



VILLAGE OF PALATINE

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

PLANNING AND ZONING COMMISSION

AGENDA • JULY 11, 2023

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Jun 27, 2023 7:00 PM

III. PUBLIC HEARING

1. 2120 N. Rand Road

Variation to permit a third freestanding sign on the subject property; and a Variation to permit the second and third freestanding signs to exceed 20 feet in height.

2. 1855 N. Hicks Road

Preliminary Planned Development to allow for a residential supportive housing building and use, with up to 12 residents and full-time support staff, provided through Shelter Inc.

IV. COMMUNICATIONS

V. ADJOURNMENT



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PLANNING AND ZONING COMMISSION

MINUTES • JUNE 27, 2023

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Patrick Noonan	Plan Commissioner	Present	
Cindy Roth-Wurster	Commissioner	Present	
Eric Friedman	Vice Chairperson	Present	
Jan Wood	Chairperson	Present	
Jerry Luszczak	Commissioner	Present	
Rodney Bettenhausen	Plan Commissioner	Present	
Robert Kolososki	Plan Commissioner	Present	
Kevin Cavanaugh	Commissioner	Present	
Stephen Fedota	Plan Commissioner	Absent	

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Jun 13, 2023 7:00 PM - **Accepted**

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Patrick Noonan, Plan Commissioner
SECONDER:	Kevin Cavanaugh, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Luszczak, Bettenhausen, Kolososki, Cavanaugh
ABSENT:	Fedota

Minutes Acceptance: Minutes of Jun 27, 2023 7:00 PM (Meeting Minutes)

III. PUBLIC HEARING

1. 786 W. Evergreen Court - **Recommend To Approve**

VAR-000039-2023 - 786 W. Evergreen Ct.

Notice was published in the Journal & Topics on June 8th, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

- 1.) Variation Application
- 2.) Plat of survey
- 3.) Fence elevation
- 4.) Certificate of Publication
- 5.) Public Notice

Ms. Bremanis gave a brief overview of the request stating the petitioner is requesting to extend an existing 6' fence that does not meet the 5' setback. He is requesting the fence to be set back 1' from the side property line abutting the street instead of the minimum 5'.

Sworn in petitioner: Mr. Donald Axe - 786 W. Evergreen Ct.

Mr. Axe states he is requesting to extend the fence because his backyard faces Quentin Rd which is a busy, loud road. He states that he and his wife would like to enjoy sitting on his patio without hearing the commotion.

Commissioner Cavanaugh asks if the natural barrier/existing landscaping would remain.

Mr. Axe states it would.

Commissioner Friedman asks if the existing fence shown in the picture is the existing fence or a neighbor's fence.

Mr. Axe states it is the existing.

Commissioner Friedman clarifies that the fence would be installed behind the existing landscaping.

Mr. Axe states it would.

Commissioner Kolososki asks who shovels the sidewalk.

Mr. Axe states he or the school district.

Ms. Bremanis provides an overview of the request and states the property is Zoned R-2 Single-Family and has an existing 6-foot fence set back approximately 1.5' from the side lot line along Quentin. She states that the existing landscaping will remain. She further explains that other fences along Quentin Rd on or near the lot lines is not uncommon.

Building and Engineering reviewed and had no issues.

STAFF RECOMMENDATION:

Staff understands that the petitioner would like to have a buffer from Quentin Road, which is a Cook County Highway Department roadway. The requested 6-foot fence extends an existing fence on the property and is consistent with the corner lots to the north and south of the subject property along Quentin Road, which have similar fence setbacks. In addition, the fence would be located behind the existing landscaping, and the existing bushes along the lot line would remain. Lastly, the extension of the fence will not have an effect the current line of sight. Therefore, Staff recommends approval of the proposed Special Use subject to the following conditions:

1. The Special Use shall substantially conform to the Site Plan and Fence Elevation submitted by the Petitioner, Donald Axe, except as such plans may be changed to conform to the Village Codes and Ordinances.
2. The existing landscaping in front of the fence shall be maintained.

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

Commissioner Kavanaugh made a motion to approve subject staff's conditions; seconded by Commissioner Roth-Wurster

DELIBERATIONS:

Commissioner Kavanaugh states it meets the standard and is a common practice for the area. Does not look to be visible from Quentin and is keeping with the neighborhood.

Commission Roth- Wurster agrees it meets the standards. Chairman Wood states it is a unique circumstance and acknowledges that there are similar fences along Quentin Rd and states it is a reasonable request.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on July 10th, 2023.

RESULT:	RECOMMEND TO APPROVE [UNANIMOUS]
MOVER:	Kevin Kavanaugh, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Luszczak, Bettenhausen, Kolososki, Kavanaugh
ABSENT:	Fedota

2. 1507 E. Gloria Drive - **Recommend To Approve**

SU-000038 - 1507 E. Gloria Drive

Notice was published in the Journal & Topics on June 8th, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Special Use Application**
2. **Petitioner Statement**
3. **Site Plan**
4. **Fence Elevation**
5. **Site Photos**
6. **Petitioner Pictures**
7. **Neighbor Support**
8. **Certificate of Publication**
9. **Public Notice**

Ms. Bremanis gave a brief overview of the request stating the petitioner is proposing to build a 4' tall picket fence set 5' off the property line along N. Richards Dr. which is the side yard abutting a street yard and a minimum set back of 20 feet is required.

Sworn in petitioner: Chris Mortiz - 1507 E. Gloria Drive

Mr. Mortiz states that he and his wife would like to extend the backyard so that his kids and pets would have more room to play in the yard. He doesn't want to close off his yard to the neighborhood and explains that his yard is a u-shape configuration and provides pictures of the existing conditions. The picket fence would deter people from cutting through his yard or theft of his lawn furniture. He states that they purchased the house recently and there were bushes in the corner lot that he removed before realizing a special use would be required for the 4-foot picket fence.

Commissioner Cavanaugh confirms that it would be an open style fence and that there would be no issues with the neighbor's driveway.

Mr. Mortiz states that is correct.

Ms. Woods asks how long they have lived in the home and have they spoke to the neighbor.

Mr. Mortiz states they have lived there since July of 2022 and the neighbor has no issues.

Ms. Bremanis give an overview of the property and states the required minimum

front yard setback is 30 feet and the petitioner is proposing to install a 4-foot tall open picket style fence in the front yard approximately 5' from the property line. She states that the height and setback from the driveway to the south was reviewed by Staff and should not pose a line of site concern with the proposed fence location. She also states the neighbor to the south has submitted a letter of support for the proposed fence.

Building and Engineering reviewed and had no issues.

STAFF RECOMMENDATION:

The Petitioner is proposing to enclose their rear and side yard abutting N. Richards Drive with a 4-foot tall picket fence. The proposed fence will be set back 5 feet from the side property line. Until recently there were bushes at the lot line along N. Richards Ave. The Petitioner removed these bushes and is proposing to replace them with a 4-foot picket style fence which allows for a better line of sight than the bushes allowed. In addition, the Petitioner indicated several properties in the area with fences corner side yards. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the Site Plan submitted by the Petitioner, Christopher Mortiz, except as such plans may be changed to conform to the Village Codes and Ordinances.

Ms. Bremanis notes states that it should say "Site Plan & Elevation Plan" in the "Conditions".

Commissioner Friedman asks if landscaping screening is applicable to this request as per the ordinance.

Ms. Bremanis states that ordinance was changed approximately a year ago that allows open style 4' fencing to not have landscaping. If it was a closed fence, it would be required.

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

Commissioner Cavanaugh made a motion to approve subject staff's conditions; seconded by Commission Kolososki.

DELIBERATIONS:

Commissioner Cavanaugh states this is a unique case and technically the front yard is more of a side yard. He states the open style fence at 4 feet tall is an easy "yes".

Commissioner Kolososki states the fence would address and solve the safety issue factor that the petitioner mentioned.

Commissioner Friedman stated his concern regarding the line of site risk factor backing out of the driveway even with an open style picket it is an L-shape configuration which would put you at risk.

Commissioner Kolososki notes the 4-foot height would provide visual access.

Commissioner Friedman notes that would be true if you were driving a truck.

Commissioner Roth-Wurster states it is a bit of a concern but states the open fence would reduce the risk factor.

Commissioner Wood states it fits in with the neighborhood and they are duplicating similar styles.

Chairman Wood summarized that this request has met the standards and was approved by a vote of 7-1. This item will tentatively go to Village Council on July 10th, 2023.

RESULT:	RECOMMEND TO APPROVE [7 TO 1]
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Robert Kolososki, Plan Commissioner
AYES:	Noonan, Roth-Wurster, Wood, Luszczak, Bettenhausen, Kolososki, Cavanaugh
NAYS:	Friedman
ABSENT:	Fedota

3. 552 E. Northwest Highway - **Recommend To Approve**
 SU-000044 - 552 E. Northwest Highway

Notice was published in the Journal & Topics on June 8th, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Special Use Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Floor Plan**
5. **Business Plan**
6. **Public Notice**

Mr. Bradshaw provides an overview of the request and states the petitioner is proposing to take over the existing tenant space and open a dental laboratory, Prosthetics Dental Laboratory, that specializes in making dentures for dental clinics.

Sworn in petitioner: Hugo Cazares - 552 E. Northwest Highway

Mr. Cazares states his business makes teeth for dental offices such as dentures and crowns. The process is a work of art and all prosthetics are made by hand. Their business works directly with the dentists who provide them with the molds. They do not work with patients and patients do not come to their office.

Chairman Wood asks if they make molds.

Mr. Cazares states the dentist makes the impressions and they process and finish and send back to the dentist for the patients.

Commissioner Kolososki confirms that the work is sent to them and that patients are not in the office.

Mr. Cazares states that is correct - they do not see people in the office.

Commissioner Kolososki asks what the standard business hours are.

Mr. Cazares states they are open from 8am-5pm.

Chairman Wood asks if this is a new or existing business.

Mr. Cazares states it is a new business.

Commissioner Roth-Wurster asks if there are any safety risks in regards to noise or smells.

Mr. Cazares states there is absolutely no risks or concerns.

Commissioner Friedman asks if there are any issues from the drilling/grinding that would produce fine dust or anything else that could be air borne or water concerns.

Mr. Cazares explain that the teeth are prefabricated from wax and are made according to doctors' instructions.

Mr. Bradshaw states the property is zoned B-2 General Business. All departments reviewed and have identified no issues with this request.

STAFF RECOMMENDATION:

The Petitioner is proposing to open a dental laboratory at the subject property. The dental lab will only have a few employees and does not service customers, as their customers are dental practices and practitioners, therefore the existing parking should be sufficient for the proposed use and complies with Code. Additionally, as the process of creating prosthetic teeth will be contained to the interior of the tenant space, and the final product is typically mailed to the final recipient, the use should not cause any injury to the value of the properties in the surrounding neighborhood. Therefore, Staff recommends approval of the Special Use, subject to the following condition:

1. The Special Use shall substantially conform to the Flood Plan and Business Plan submitted by the Petitioner, Hugo Cazares, except as such plans may be changed to conform to the Village Codes and Ordinances.

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

Commissioner Roth-Wurster Made a motion to approve subject staff's conditions; seconded by Commissioner Noonan.

DELIBERATIONS:

Commissioner Roth-Wurster states it meets the standards of public health safety and welfare - should cause no harm.

Chairman Wood states this is a medical use with normal business hours and does not require any parking demands or hazardous materials.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on Monday, July 10th, 2023.

RESULT:	RECOMMEND TO APPROVE [UNANIMOUS]
MOVER:	Cindy Roth-Wurster, Commissioner
SECONDER:	Patrick Noonan, Plan Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Luszczak, Bettenhausen, Kolososki, Cavanaugh
ABSENT:	Fedota

4. 790 W. Northwest Highway - **Recommend To Approve**

SU-000042 - 790 W. Northwest Highway

Notice was published in the Journal & Topics on June 8th, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Special Use Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Site Plan**
5. **Elevations**
6. **Floor Plan**
7. **Business Plan**
8. **Public Notice**

Mr. Bradshaw gave a brief overview of the request stating the petitioner is proposing to renovate the existing building on the site to open a restaurant with a drive thru. The restaurant will be a full-service coffee bar and dine-in restaurant with liquor service.

Sworn in petitioner: Spiro Kalkounos - attorney for 790 W. Northwest Highway - representing the petitioner.

Mr. Kalkounos states the location is the former Peapod location and his client is a long-time restaurateur. Would like to open coffee shop/full service restaurant on the inside with liquor and drive thru would not have liquor but would offer other breakfast and lunch selection. His business plan requires the drive thru to meet his economic plan.

Chairman Wood asks about the 45-degree parking space.

Mr. Kalkounos states that the reason for the parking is for maneuvering thru the drive thru area and backing out safety.

Chairman Wood asks about his other ventures.

Mr. Kalkounos notes he is the current principal in this venture and is also the principal at other notable restaurants and states he has had 13 restaurants in recent years.

Commissioner Kolososki asks if there is any access to site off Northwest Highway.

Mr. Kalkounos states a curb cut could be requested but he doesn't see any

benefit from that.

Commissioner Bettenhausen asks if there will be signs to direct customers to drive thru.

Mr. Kalkounos states there would be sign/arrows.

Commissioner Bettenhausen asks if there is a handicap access ramp.

Mr. Kalkounos states he is not sure if there is an existing ramp but would provide one as required.

Chairman Wood asks if the footprint of the existing building would remain the same and only the interior would be remodeled.

Mr. Kalkounos states that is correct.

Chairman Wood asks about hours and the liquor license.

Mr. Kalkounos states it would be open for breakfast thru dinner.

Chairman Wood notes that the request states hours would be 6am to 8pm.

Mr. Kalkounos states that is correct.

Commissioner Cavanaugh asks if there is a full bar or just a service bar.

Mr. Kalkounos states it is just a service bar.

Commissioner Bettenhausen asks if the shopping center parking is also available.

Mr. Kalkounos states that it is being discussed but currently it is not part of the plan.

Mr. Bradshaw states that parking will meet code as is.

Chairman Wood asks about an escape lane at the drive thru.

Mr. Bradshaw states the drive thru has an adequate escape lane at the drive thru because there are various escape points that will allow them to access the exterior drive aisle to exit the property.

Commissioner Friedman asks about the order board - is it in the drive lane or the side.

Mr. Kalkounos states he's not sure but he believes it is at the side by the entrance.

Mr. Bradshaw provides background on the property. He states the petitioner is proposing to open a new restaurant with drive thru and requesting a liquor license for the restaurant. He states it will be a full-service coffee bar and a dine in restaurant. Proposed hours are 7 days a week from 6am to 8pm. He states the parking spaces would require a variation to permit the angles parking spaces that would be 19.1 feet deep instead of the required 19.8 feet. There are 28 parking spaces provided which 2 are handicapped. All departments have reviewed and Community Services stated Bollards need to be added around the

exterior of the outdoor patio seating. Environmental Health stated a permanent food establishment permit shall be applied for and reviewed during permit stage. All other departments had no issues.

Commissioner Kolososki asks about signage.

Mr. Bradshaw states that signs have not been proposed at this time.

Commissioner Cavanaugh if there are any staff parking requirements.

Mr. Bradshaw states that parking is still being discussed with landlord.

STAFF RECOMMENDATION:

The Petitioner is proposing to open a new restaurant, with drive-thru at the former Peapod food store. The existing building will be renovated to accommodate a full-service coffee bar and a dine-in restaurant with alcohol service included. Additionally, the Site Plan submitted by the Petitioner indicates that the existing parking stalls south of the building will be reconfigured to allow for an increased number of parking stalls, thus meeting the minimum required parking count.

Ultimately, as the previous business at the subject property operated with a drive-thru, with no identified issues, the proposal should not cause any injury to the value of the other properties within the surrounding neighborhood. Therefore, Staff recommends approval of the Special Use and Variation, subject to the following conditions:

1. The Special Use shall substantially conform to the Site Plan, Floor Plan, and Business Plan submitted by the Petitioner, George Kalkounos, 790 W. Northwest Highway, LLC, except as such plans may be changed to conform to Village Codes and Ordinances.
2. Any final traffic directional signage or pavement markings for the one-way drive aisle shall be submitted in a manner acceptable to the Village Engineer.
3. Bollards shall be installed as a buffer between the outdoor patio seating, south of the building, and the one-way drive aisle. A Site Plan and elevation of the bollards shall be submitted in a manner acceptable to the Director of Planning and Zoning.

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

Commissioner Cavanaugh Made a motion to approve subject staff's conditions; seconded by Commissioner Bettenhausen.

DELIBERATIONS:

Commissioner Cavanaugh states his only issue is the parking but finds it to be a great use of the property.

Chairman Wood states that it would be a good use of the vacant building. Business hours are acceptable and states the small variation would be acceptable.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on July 10th, 2023.

RESULT:	RECOMMEND TO APPROVE [UNANIMOUS]
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Rodney Bettenhausen, Plan Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Luszczak, Bettenhausen, Kolososki, Cavanaugh
ABSENT:	Fedota

5. 1280 E. Dundee Road - **Recommend To Approve**

SU-000028 - 1280 E. Dundee Road

Notice was published in the Journal & Topics on June 8th, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Special Use Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Floor Plan**
5. **Business Plan**
6. **Business Plan Addendum Email**
7. **Menu**
8. **Retail Food Store Information**
9. **Public Notice**

Mr. Bradshaw provides an overview of the request and states the petitioner is proposing to renovate the existing tenant space to open a new restaurant, Aragvi. The Georgian style restaurant will be a full service restaurant with a bar. As an accessory use of the space, the Petitioner is also proposing to host banquet events with live entertainment within the space. Petitioner is requesting special use to permit a restaurant to operate with a liquor license and special use to permit live entertainment.

Sworn in petitioner: Oleg Gurevich -1280 E. Dundee Road - representing the petitioner.

Mr. Gurevich is representing the petitioner. He gave a brief overview of the request stating the petitioner is proposing to open a restaurant and has a history in the restaurant business. He currently has an existing location in Buffalo Grove. The restaurant would be a Georgian Style and would be Turkish, Middle Eastern food consisting of meat, breads and healthy food selections. Looking forward to a successful business.

Chairman Wood asks if this is the same style restaurant as the Buffalo Grove location and would like more information on the live entertainment.

Mr. Gurevich states that they would be providing the space and the patrons would be providing the live entertainment.

Chairman Wood asks what hours would live entertainment be allowed and if they plan to provide live entertainment if there are no parties planned.

Mr. Gurevich states the hours would be Friday and Saturday 12PM to 1am and Sunday 12PM to 8pm. The restaurant may consider their own live entertainment if no parties are booked during a weekend.

Chairman Wood asks about the back door and if there would be employees or patrons entering or exiting through the back door. It is her concern that the opening of the back door would allow excess noise that may be a bother to the neighbors. She asks how this might be addressed.

Mr. Bradshaw states that the door would only be accessed by employees who may use it to take out garbage but the owner could work with the employees to ensure it would not be left open.

Commissioner Cavanaugh points out that there are several walls from the stage area to the back door that would buffer the live entertainment.

Mr. Bradshaw provides information on the site and states the property is zoned B-2 General Business District. The space is approximately 10,000 sq. feet with an additional 10,00 sq. foot basement. The basement is mostly unimproved and no additional work is proposed, except for the reuse of the walk in cooler and storage. The petitioner is proposing to keep the general existing layout which include a dining room, bar area, party room and kitchen. The main changes are to include the retail food store, new kitchen equipment and a stage for entertainment. All departments have reviewed. Environmental Health noted a permanent food establishment permit and building permit shall be obtained. All other departments have no issues.

Chairman Wood asks how far is the back door from the closest resident.

Mr. Bradshaw states it is approximately 100 feet.

Commissioner Kolososki asks if the shopping center has a history of any noise complaints from previous tenants.

Mr. Bradshaw is not aware of any previous complaints.

Conversation ensues regarding whether the back door will be left open and how this will be deterred.

Commissioner Cavanaugh notes a similar request had a security plan in place and wondered if there would be security plan in place for this location.

Mr. Bradshaw states that there is a condition in place that the petitioner would submit a security plan to the Police Department and Planning and Zoning Director.

Chairman Wood states she would like to strike a balance regarding the back-door noise issue.

Commission Noonan states that there is actually 200' from the backdoor to the resident and believes that the noise should not be an issue.

Commissioner Cavanaugh asks where the dumpsters are located.

Mr. Bradshaw states the dumpsters are fence and closed and refers to the drawing to provide the location.

Commissioner Cavanaugh states that the doors would require to be opened for garbage but with all the buffers between the stage and the back door it really shouldn't be a problem.

Chairman Wood states that the dumpster banging and the live entertainment noise may be disruptive.

STAFF RECOMMENDATION:

The Petitioner is proposing to open a new restaurant at the subject property, with a liquor license and occasional live entertainment events. The Petitioner has indicated that the layout of the new restaurant will remain similar to the previous restaurant's occupancy, therefore, the parking requirement remains unchanged. Regarding the live entertainment, the stage will be setup near the front entrance, putting it as far as possible from the rear of the building which abuts a residential district to the north of the shopping center.

As the subject tenant space has been utilized as a restaurant in the past, the proposed use should not cause substantial injury to the value of other properties within the surrounding neighborhood. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the Floor Plan and Business Plan submitted by the Petitioner, Pavel Ivanoff, except as such plans may be changed to conform to the Village Codes and Ordinances.
2. Hours of operation shall not be later than 2 AM for special events and for those with live entertainment. Prior to implementing the first special event, the Petitioner shall submit a security plan in a manner acceptable to the Police Department and Planning and Zoning Director. This could include additional security measures and protocols required by the Village.
3. Live entertainment shall only be on the weekends, Friday through Sunday, and shall only be located at the designated stage area within the restaurant.

Commissioner Cavanaugh asks what the standards are for the Security plan in condition 2.

Mr. Bradshaw explains that the petitioner would email a security plan to staff that would explain the safety measures that will be in place for the shopping center and the venue.

Ms. Bremanis states that a meeting may also occur between the tenant and police department to address safety issues.

Chairman Wood asks if the protocols might include noise abatement.

Mr. Bradshaw states there are codes in place for noise standards and restrictions.

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

Commissioner Kavanaugh made a motion to approve subject staff's conditions; seconded by Commissioner Noonan.

DELIBERATIONS:

Commissioner Cavanaugh states the petitioner has proven management, with a successful past and comfortable with conditions proposed., meets the standards and a good use of the space.

Chairman Wood states there are definite differences from previous tenants and hopes that they work with the residents if there are any noise complaints. Will be a good addition to the plaza.

Commissioner Kolososki states he thinks it is a good use.

Commission Roth-Wurster states she is familiar with the area and believes this will be a good use of the space.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on July 10th, 2023.

RESULT:	RECOMMEND TO APPROVE [UNANIMOUS]
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Patrick Noonan, Plan Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Luszczak, Bettenhausen, Kolososki, Cavanaugh
ABSENT:	Fedota

IV. COMMUNICATIONS

Communications:

Mr. Bradshaw states the July 11th meeting will have a couple of items. The last meeting of June 13th will be heard at the 7/10/23 Village Council Meeting.

V. ADJOURNMENT

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 07/11/23 07:00 PM

STAFF REPORT (ID # 8487)

2120 N. Rand Road

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Karen Dodge (agent), Northwest Freightliner

PLAN NUMBER: VAR-000048-2023

ADDRESS: 2120 N. Rand Road

PROPOSAL:

Variation to permit a third freestanding sign on the subject property; and a Variation to permit the second and third freestanding signs to exceed 20 feet in height.

<u>LOCATION:</u> 2120 N. Rand Road District 3 (Myslinski)	<u>CURRENT ZONING:</u> B-5 Highway Business District
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SURROUNDING CONDITIONS:

<u>North:</u>	B-5 Highway Business District
<u>South:</u>	P - Planned Development
<u>East:</u>	B-2 General Business District
<u>West:</u>	P - Planned Development (UPS)

BACKGROUND:

The Petitioner proposed to install a new 54 square foot cabinet on an existing freestanding sign pole. The proposed sign cabinet will replace the previous cabinet that had been removed from the pole over 15 years ago. The proposed sign would be the third freestanding sign on the subject property. The original submitted sign elevation had designed the freestanding sign to exceed the maximum permitted height of 20 feet. However, the sign elevation plans have since been revised to be approximately 19.66 feet in height, which complies with Code. Therefore, the Petitioner is now only requesting:

Variation to permit a third freestanding sign on the subject property.

SITE ANALYSIS:

- The Subject Property is zoned B-5 Highway Business District and is located at the western corner at the intersection of N. Hicks Road and N. Rand Road. The Subject

Property is approximately 4.5 acres and is occupied by Northwest Freightliner. At one point in time the subject property had three freestanding signs. The pole for the sign now requiring relief still exists, however, the cabinet for the sign was removed over 15 years ago.

- Per Code, 2 freestanding signs are permitted within the B-5 zoning district where a single user lot is greater than 2 acres. There are currently 2 existing signs on the lot. The larger of the two, with multiple sign cabinets, is 24 feet in height and approximately 277.5 square feet. The other existing sign, which is being replaced as part of this project will be approximately 19.66 feet in height and approximately 53.5 square feet.
- The Petitioner is requesting a Variation to permit a third freestanding sign on the subject property. The original proposal also required relief for the height of the proposed sign, but has since been updated to comply with the maximum permitted height of 20 feet.
- The sign elevations indicate that the proposed signage will be attached to the existing 13-foot-tall steel pole. The total height of the sign, including the pole, will be approximately 19.66 feet. Therefore, as the maximum permitted height for the proposed freestanding signs is 20 feet, a Variation is not needed for the height of the second and third freestanding signs.
- Per the submitted application, the Petitioner points to the size of the 4.5 acres property and the unusually long frontage as justification for the third freestanding sign. The Petitioner indicates that the additional signage will help to better direct traffic to the site from Rand Road. Additionally, the proposed third freestanding sign had been utilized previously, prior to the removal of the sign cabinet, and did not create any issues while in use.
- Staff notes that similar relief was granted to Cabinet City (O-107-21), on the property commonly known as 1630 N. Rand Road. The Variation granted approval to reuse an existing sign pole for a 2nd freestanding sign facing E. Dundee Road. The pole had been left on the site since annexation and helps to delineate the access drive to the site off of E. Dundee Road.

DEPARTMENTAL REVIEWS:

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

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:

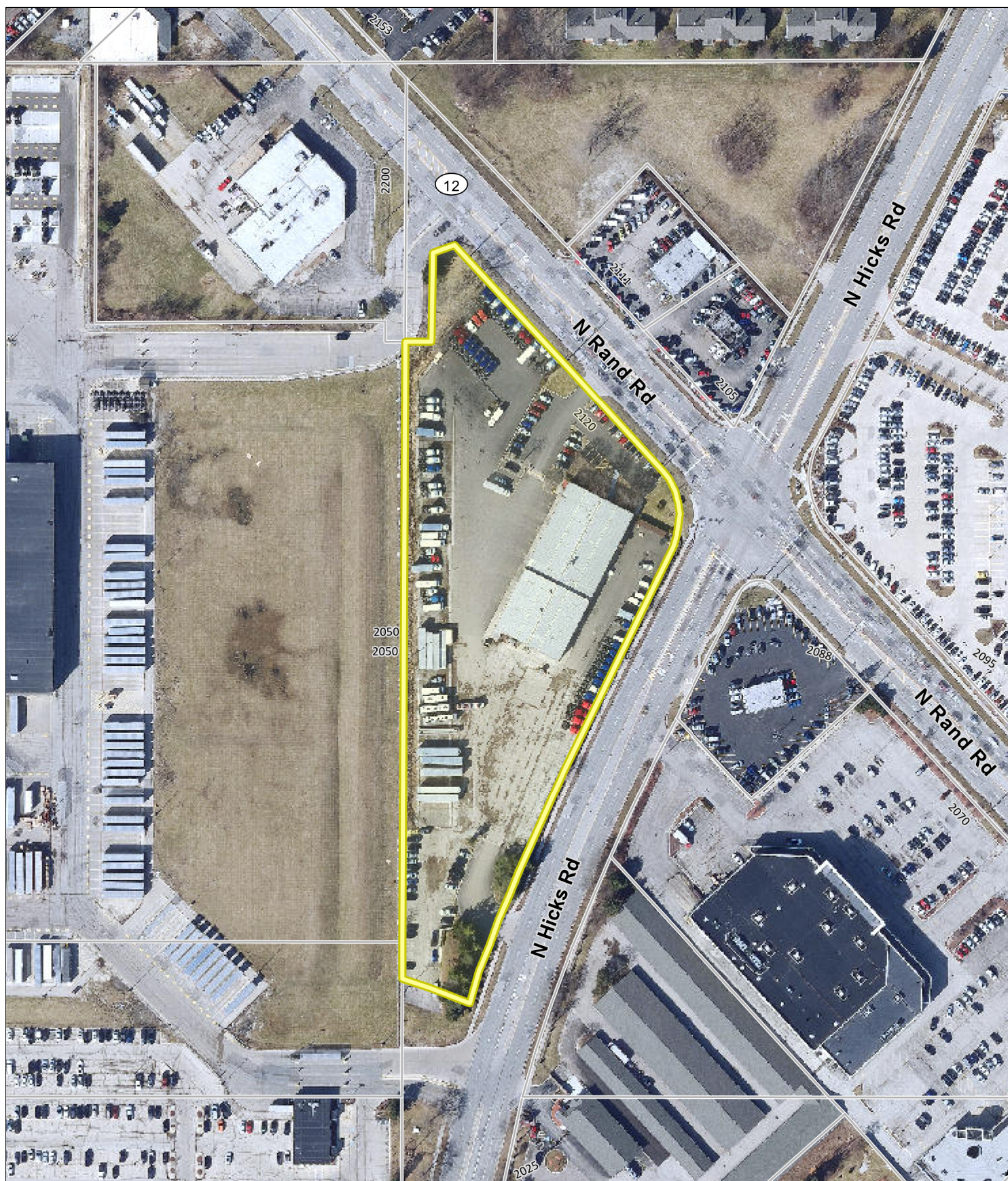
The Petitioner is proposing to reuse an existing sign pole towards the north end of the lot to install a new sign cabinet, which will function as the third freestanding sign on the subject property. While the pole is an existing condition, it has not contained any signage for an extended period of time.

The property is unique as there are entrances on both N. Hicks Road and N. Rand Road. In addition, Freightliner has also expanded their part/service and auto repair operations to the building north of the IDOT access drive servicing UPS off of Rand Road. This expansion increases the already significant amount of lot frontage near the intersection of two major thoroughfares. The re-introduction of the third freestanding sign should help to direct access to the subject property accordingly. Ultimately, the proposal should not alter the character of the locality. Therefore, Staff recommends approval of the proposed Variation subject to the following conditions:

1. The Variation shall substantially conform to the Site Plan and Sign Elevation Plans submitted by the Petitioner, Karen Dodge, Northwest Freightliner, expect as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Variation Application
- Plat of Survey
- Site Plan
- Sign Elevation - Freightliner 07-05-23
- Public Notice



Attachment: Aerial Map (2120 N Rand Road - VAR Signage)

0 200 400
ft

Print Date: 6/9/2023

Notes

Cook County Aerial 2020

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



VARIATION APPLICATION

Department of Planning & Zoning

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

Petitioner Name

Karen Dodge

Business Name (if applicable)

Freightliner

Subject Property Address

2120 N. Rand Road

Please provide a description of your proposed request:

We are proposing to install a new 6' X 6' cabinet to an existing pole. The existing pole used to have a 4' X 10' cabinet and that cabinet has been removed for more than 6 months.

Petitioner Justification

Variations shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

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

The lot is very large and needs the signs to direct traffic.

That the plight of the owner is due to unique circumstances:

The lot has an unusually long frontage.

That the Variation, if granted, will not alter the essential character of the locality:

There was a sign there before and was not aware of any issues.

In order to supplement the above standards, the Planning and Zoning Commission 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.

Attachment: Variation Application (2120 N Rand Road - VAR Signage)

- 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 the public welfare or other properties in the neighborhood.
- f. The request will not impair 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.

There was an existing cabinet that was 40 square feet and we are proposing a 36 square foot cabinet sign.

PLAT OF SURVEY

GEORGE D. HARKER & ASSOCIATES
1800 WOODLAND AVENUE • TRUCK RIDGE, ILLINOIS 60086
PHONE: (312) 763-6066

REGISTERED LAND SURVEYORS

LEGAL DESCRIPTION:

That part of the East 1/2 of Section 2, Township 42 North, Range 10 East of the 3rd Principal Meridian lying Southwesterly of the Southwesterly right of way line of Rand Road and lying Westerly of the Westerly right of way line of Hicks Road, excepting therefrom the West 33.0 feet thereof and except these parts thereof conveyed by trustees deed recorded as Document No. 2328510, Cook County, Illinois.

also described as

That part of the East 1/2 of Section 2, Township 42 North, Range 10 East of the 3rd Principal Meridian (except the West 33.0 feet thereof), lying Southwesterly of the Southwesterly right of way line of Rand Road and lying Westerly of the Westerly right of way line of Hicks Road as said roads are delineated by Document No. 11200340, except those parts thereof included and described as follows: Beginning at the point of intersection of the West line of Hicks Road as delineated by Document No. 11200340 and the East line of Hicks Road (Kays Road) by Township prescription dated February 12, 1884; thence North along said East line of Hicks Road (Kays Road), 200.0 feet to a point; thence Southwesterly to a point, said point being on the West line of Hicks Road as delineated by Document No. 11200340 and 190.0 feet (as measured along said West line of Hicks Road) from the point of beginning; thence Southwesterly along said West line to the point of beginning and also except that part described as beginning at the point of intersection of the West line of Rand Road as delineated by Document No. 11200340 and the East line of Hicks Road (Kays Road) by Township prescription dated February 12, 1884; thence South along said East line of Hicks Road (Kays Road) 90.0 feet to a point; thence Northwesterly to a point, said point being on the West line of Rand Road as delineated by Document 11200340 and 48.0 feet (as measured along said West line of Rand Road) from the point of beginning; thence Northwesterly along said West line to the point of beginning, all in Cook County, Illinois.

Together with

All that part of the East 1/2 of Old House Road as vacated by an Ordinance of the Village of Plankton, Cook County, Illinois - No. C-10-85 recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 8402461, in the East 1/2 of Section 2, Township 42 North, Range 10 East of the 3rd Principal Meridian.

Area of Survey = 212,242.0 sq. ft. or 4.8795 acres.

RECEIVED
OFF 10 10 85
Cook County, Illinois

SCALE: 1 inch equals 40 feet.
Distances are marked in feet and decimal parts thereof.

Building lines and easements: Every shown herein as building lines and easements shown on the recorded subdivision plat. Consult local authorities for building lines established by local ordinances.

Please check legal description with Deed; also compare all acreage before building and report any DISCREPANCY IMMEDIATELY.

ORDERED BY: MID STATES TRUCK LEASING

ORDERED FOR:

FIELD BOOK: File PAGE

ORDER NO: 920262

Please see Blue Order Set, in Case reference to this survey.

State of Illinois
County of Cook

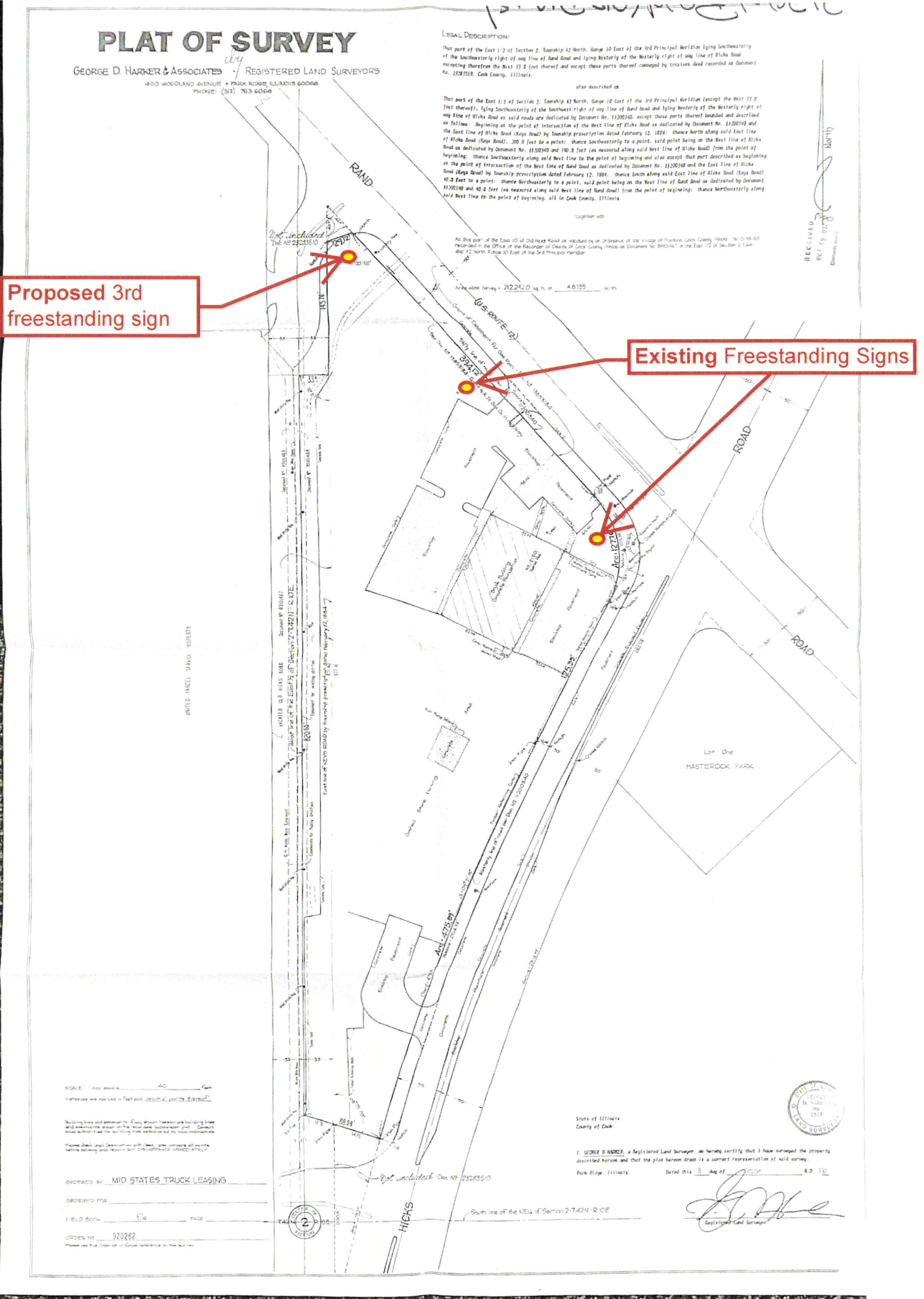
I, GEORGE D. HARKER, a Registered Land Surveyor, do hereby certify that I have surveyed the property described herein and that the plat herein drawn is a correct representation of said survey.

Park Ridge, Illinois

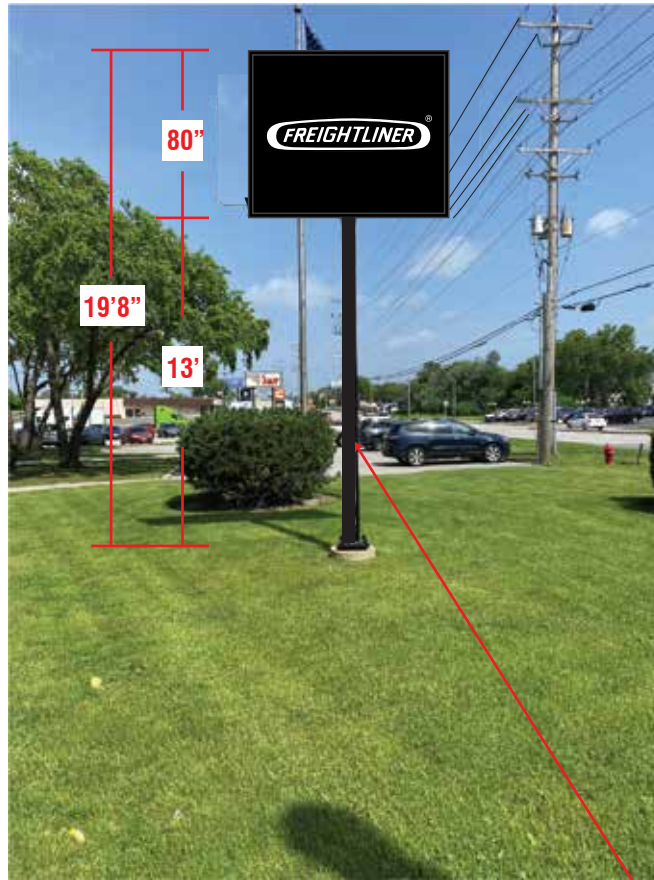
Dated this 5 day of October, A.D. 1992

[Signature]
Registered Land Surveyor





Attachment: Site Plan (2120 N Rand Road - VAR Signage)



EXISTING 4' x 10' SIGN CABINET



MOUNT NEW CABINET TO
EXISTING 6" x 6" STEEL POLE

CUSTOMER: NORTHWEST TRUCKS
ADDRESS:
CITY: PALANTINE STAT
ZIP CODE: PHONE#: (000) 000

DESCRIPTION:

TYPE 1.00 - ILLUMINATED CABINET
(1) NEW 6'8" x 8' D/F ILLUMINATED SIGN C
TO REPLACE EXISTING 4' x 10' SIGN CABIN

MOUNT NEW CABINET TO EXISTING 6" x 6"
POLE

VINYL COLORS:

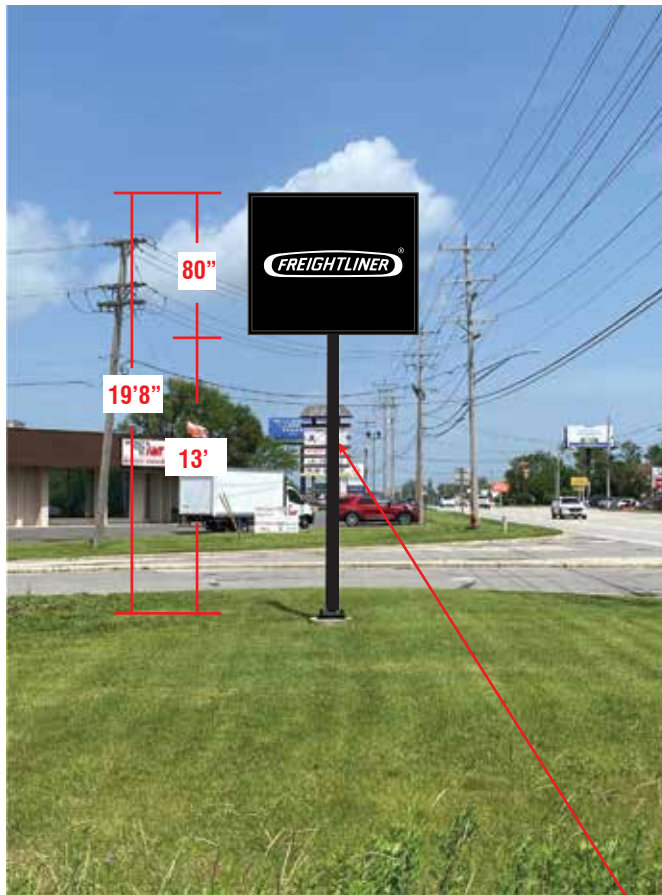
PANTONE COLORS:

BLACK

DRAWN BY: CR START DATE: 06/16/
REVISION NUMBER: 2 REVISION DATE: 07/
SALESMAN: KEVIN MONAHAN



NOTE: THIS IS AN ORIGINAL UNPUBLISHED DRA
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PERSONAL USE IN CONNECTION WITH A PROJECT
BEING PLANNED FOR YOU BY ASC, INC. IT IT NOT TO
BE SHOWN TO ANY
NOR IS IT TO BE RE
IN ANY FASHION.



**MOUNT NEW CABINET TO
EXISTING 6" x 6" STEEL POLE**



CUSTOMER: NORTHWEST TRUCKS
ADDRESS:
CITY: PALANTINE STAT
ZIP CODE: PHONE#: (000) 000

DESCRIPTION:

TYPE 2.00 - ILLUMINATED CABINET
(1) NEW 6'8" x 8' D/F ILLUMINATED SIGN C
MOUNT NEW CABINET TO EXISTING 6" x 6"
POLE

VINYL COLORS:

PANTONE COLORS:

BLACK

DRAWN BY: CR START DATE: 06/16/
REVISION NUMBER: 1 REVISION DATE: 07/
SALESMAN: KEVIN MONAHAN



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CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a 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:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 2120 N. RAND RD.
☒ ☐ ☐ ☐
 County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 22ND day of JUNE, A.D. 20²³, and the last publication thereof was made on the 22ND day of JUNE, A.D. 20²³.

Your Legal appeared in
the following Journal & Topics
Newspapers
(Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☒ Prospect Heights Journal
- ☒ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☒ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 22ND day of JUNE, A.D., 20²³.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 22ND day of JUNE, A.D., 20²³.

My commission expires the 15TH day of JULY, A.D., 20²⁵.

Attachment: Public Notice (2120 N Rand Road - VAR Signage)

**VILLAGE OF PALATINE
Planning and Zoning Commission**

SCHEDULED 07/11/23 07:00 PM

STAFF REPORT (ID # 8486)

1855 N. Hicks Road

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ben Vyverberg – Director of Planning and Zoning

PETITIONERS: Housing Opportunity Development Corporation (HODC) and Shelter Inc.

PLAN NUMBER: PPD-000004-2023

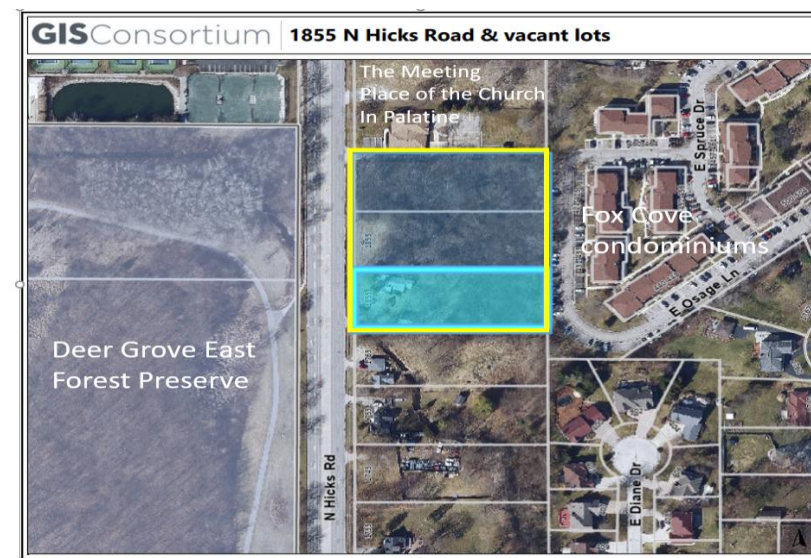
ADDRESS: **1855 N. Hicks Road and the 2 vacant lots to the north**

PROPOSAL: Preliminary Planned Development to allow for a residential supportive housing building and use, with up to 12 residents and full-time support staff, provided through Shelter Inc.

<u>LOCATION:</u> 1855 N. Hicks Rd and the 2 vacant lots to the north. District 3 (Myslinski)	<u>CURRENT ZONING:</u> R-1 Single-Family Residential
---	---

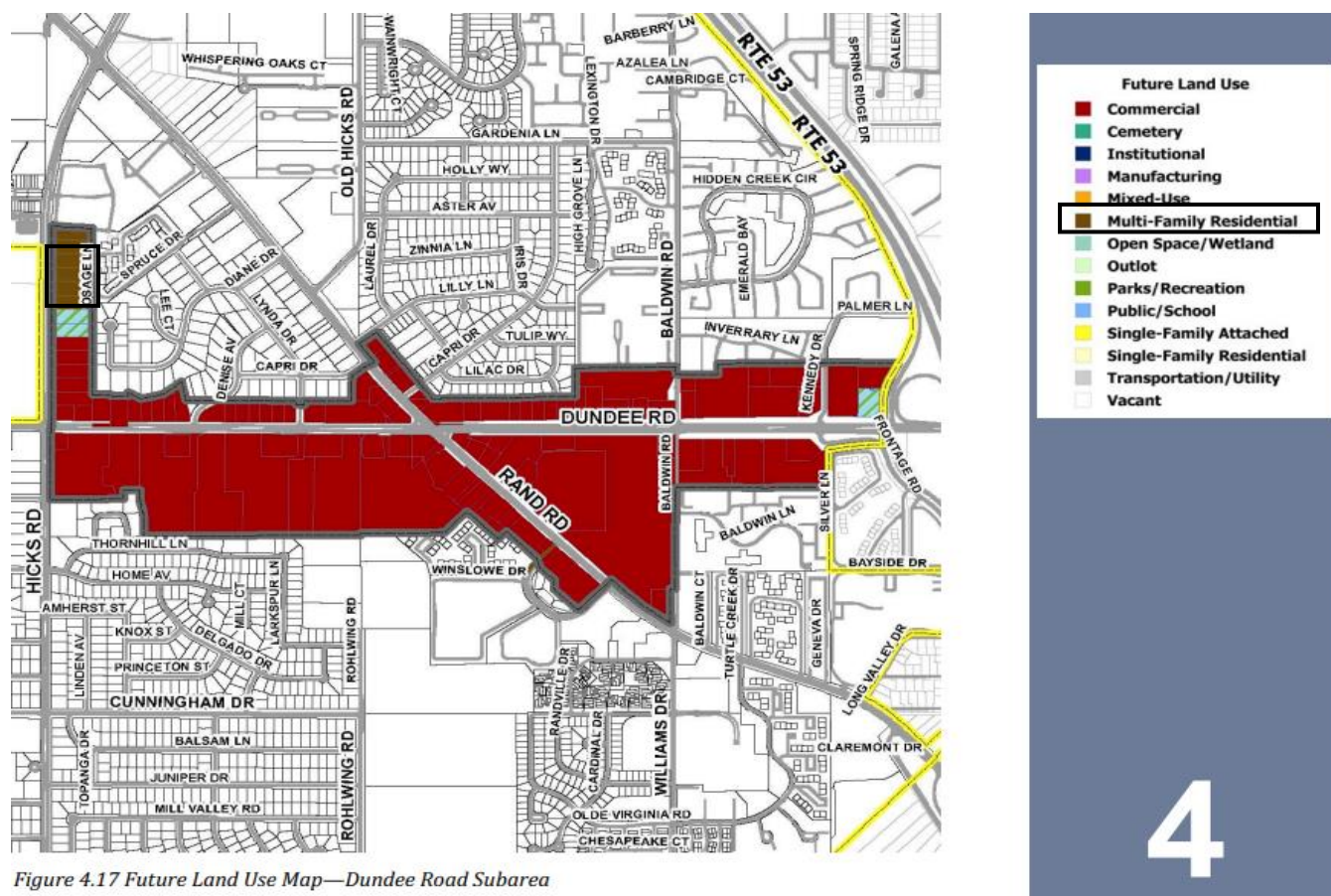
SURROUNDING ZONING AND USES:

North:	R-1 Single-Family Residential; Meeting Place of the Church of Palatine
South	R-1 Single-Family Residential;
East:	Planned Development - Fox Cove/The Nursery; condominium use
West:	P-1 - Public Land District; Cook County (UNIN.); Deer Grove East Forest Preserve



ZONING HISTORY AND COMPREHENSIVE PLAN - FUTURE LAND USE MAP RECOMMENDATION:

The Subject Property was annexed into the Village in 1999 and, per code zoned with an R-1 zoning designation. The home was occupied as a single-family home, with two adjoining vacant lots. The vacant lots were under common ownership, but were never developed and remain vacant. Over the last several years the home has not been occupied. The Subject Property is a component of the Hick Road Sub Area (2011 Comprehensive Plan), which also recognized the myriad of surrounding land uses and zoning classifications. Ultimately, the comprehensive plan contemplated a multi-family use as a potential future land use. As noted, there is not necessarily an established land use pattern in this area.

**BACKGROUND:**

- HODC, which developed and operates Spruce Village on Rand Road, has applied for a Preliminary Planned Development to allow for a supportive housing building and use. HODC would partner with Shelter Inc. (<https://www.shelter->

inc.org/) to provide a 12-room home for temporary housing for foster system youth, prior to being placed in permanent homes through DCFS.

- Shelter Inc. has applied for DCFS funding as part of the development of the proposed use. The DCFS grant application and proposed business plan indicates the residents would be females aged 12-18 and identify as being victims of human trafficking or commercial sexual exploitation and are temporarily homeless, awaiting placement in a permanent foster home (comparable to other Shelter Inc. locations). Per the grant application and business plan, there may be clients who are pregnant or parenting youth, during their residency. The maximum number of residents at this location would be 12, but could fluctuate below that number, depending upon the circumstances and needs of the residents.

SITE ANALYSIS:

- The Subject Property and 2 vacant lots contain an existing single-family home and detached garage, which would be demolished to accommodate the new building and parking lot. The subject property contains 3 separate lots, with an aggregate acreage of approximately 2.92 acres.
- Shelter Inc. was established in 1975 in Arlington Heights. It services the needs of both children and young adults, providing both access to temporary shelter and counseling services. In this instance, Shelter Inc. would provide temporary housing and services for a female population of up to 12 residents. The residents are victims of sexual abuse and are awaiting permanent placement in a stable foster home. These activities are in coordination with DCFS. Visitors are not allowed at the facility. The home is staffed on a 24-hour basis, at a 3:1 ratio, providing 4 employees, when 12 residents are living on-site. Although the facility is not a locked building, it is secure with both 24-hour security cameras and fencing/gates ensconcing the building and parking lot.
- The Site Plan provides a circular drive, with two curb cuts onto N. Hicks Road, which transitions into a 15-stall parking lot located in front of the proposed building. The proposed building would maintain the following setbacks:
 - Front (Hicks Road) – 123 feet;
 - Rear (east side, abutting Spruce Drive {private} parking lot) – 110 feet;
 - Side (north side, abutting the church parking lot) – 80 feet;
 - Side (south side; abutting the floodway and residence at 1763 N. Hicks Road) – 189 feet.
- The floorplan consists of 12 separate bedrooms and 6 private bathrooms. The

residential building includes a full-service kitchen (240 square feet) and dining room area (377 square feet). There is also a community space area for the residents (1,230 square feet), with several separate sitting areas therein. A study hall is also planned (362 square feet), as the residents will continue to participate in schooling and academic activities, while living at the residence.

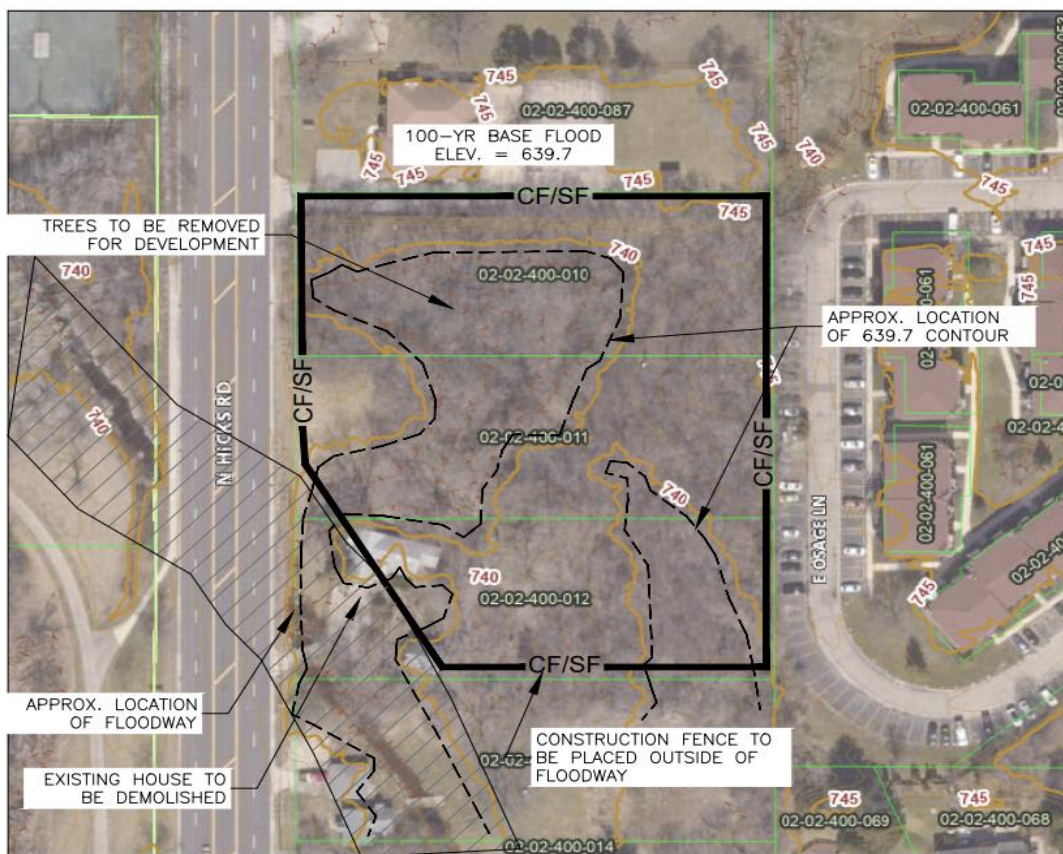
- As the building will be staffed on a 24-hour basis, there are 3 separate offices for the Shelter Inc. staff to assist and supervise the residents during the occupancy of the building. In addition to the residential and support office components of the floorplan, a covered porch (642 square feet) is planned at the front of the building and an exterior fenced recreation area (2,500 square feet) is contemplated at the southeast corner of the property.

ARCHITECTURE:

- The proposed building would be of modular construction and then ultimately cladded in an architecturally compliant building material to comply with the Village Code requirements. The proposed building is approximately 6,400 square feet.
- The plans contemplate the use of container units to design the various living, office, and community areas of the building. The units would then be cladded in a compliant exterior material.

ENGINEERING:

- The property grades north to south, with a 5-foot grade down from 745 to 740.
- Also, as an existing condition, the Subject Property contains sections encumbered by both the floodplain and a smaller section of the floodway:



- The engineering plans separate out the southerly lot as the location for the stormwater detention and volume control, so as not impact the existing floodway. Per the engineering plans, it will be necessary to fill some sections of the floodplain. This will require both a Special Use review and compensatory storage (per the Subdivision Ordinance, any fill in the floodplain must provide compensatory storage at 110% from opposite or adjacent areas of the volume filled in the floodplain) during Final Planned Development review, if the Preliminary Planned Development is approved.
- The site is heavily landscaped and tree covered. The engineering plans envision maintaining the existing tree line and landscaping within the eastern portion and portions of the area adjacent to the proposed detention area.
- The Village Engineer has preliminarily and conditionally accepted the Preliminary Engineering Plans.

DEPARTMENTAL REVIEWS:

Engineering	Final Engineering Plan review subject to additional comments and conditions.
Fire Prevention	In addition to the review by the Fire Marshal, the site would also be reviewed and inspected by the State Fire Marshal.
Public Works	N/A
Police	Staff and Shelter INC. met to further discuss and review the proposed use and operations. Should the use be approved, Shelter Inc. and the Police Department would coordinate a liaison to address and questions or concerns.

PLANNED DEVELOPMENT STANDARDS:

13.03. Standards. (a) Standards for all planned developments. All planned developments shall comply with the following general standards.

- (1) The planned development shall be designed, located and proposed to be operated so that the public health, safety and welfare will be protected.
- (2) The planned development shall not cause substantial injury to the value of other property in the area in which it is located.
- (3) The establishment of the planned development shall not impede the normal and orderly development and improvement of surrounding property.
- (4) Adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.
- (5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

STAFF RECOMMENDATION:

The application and narrative indicate that there is a significant lack of temporary youth housing in the suburban area. In a meeting with the Police Department, Shelter Inc. indicates that there is no housing of this type in the State of Illinois for female residents. All of residents in this circumstance are presently taken to other states, while permanent housing is being secured.

From a site plan perspective, the proposed building exceeds the current R-1 minimum setback requirements and bulk standards. While the existing lots do contain both floodplain and floodway areas, the location of the building and parking are situated on the northern portions of the lots, with the stormwater detention and volume control

discharging directly to the existing creek.

Shelter Inc. has an established history of providing such counseling services and presently operates various residences in the area.

Nevertheless, the proposed use would be the first in the Village and the State of Illinois. Therefore, the proposed use is a policy decision for the Village Council and therefore Staff recommends action at the Planning and Zoning Commission's discretion. If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

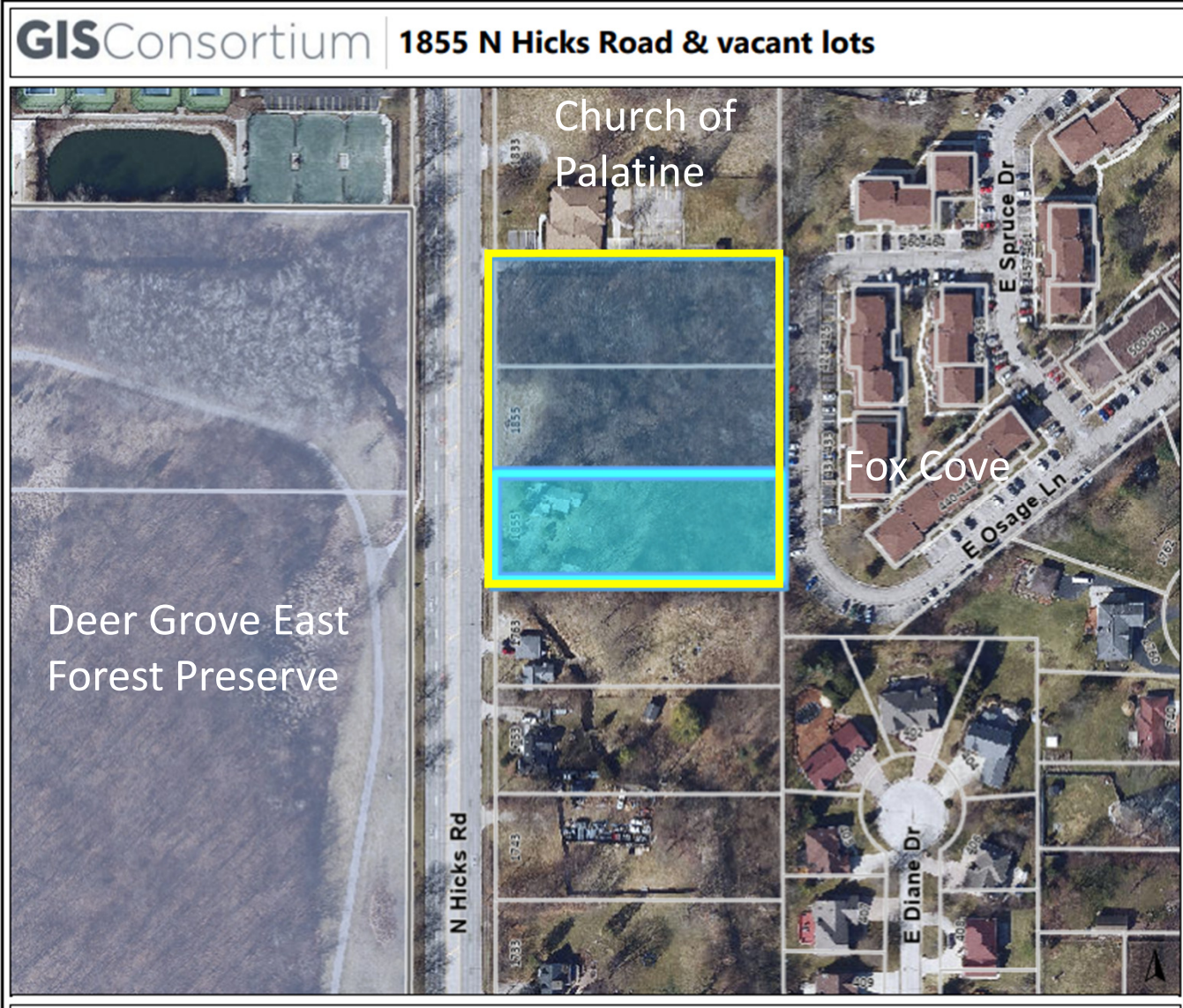
1. The Final Engineering Plans shall be submitted and revised in a manner acceptable to the Village Engineer, including the parking lot and access to N. Hicks Road.
2. A LOMAF (Letter of Map Amendment Fill) shall be required before the issuance of a building permit. The Sanitary on the West side of Hicks is a MWRD sanitary Interceptor. The Petitioner should be aware that the sanitary main will likely need to be extended from the rear of the property starting on E. Osage (Easement may be required).
3. The final Shelter Inc. business and operations' plan shall be revised in a manner acceptable to the Police Chief and Village Attorney.
4. All extra agency permits shall be submitted in a manner acceptable to the Village Engineer.
5. The final landscaping plan shall be submitted and revised in a manner acceptable to the Director of Planning and Zoning.
6. The Engineers Estimate of Probable Cost (EEOPC) shall be submitted in a manner acceptable to the Village Engineer.
7. Review fees, based upon the finally accepted EEOPC shall be submitted in a manner acceptable to the Village Engineer.
8. The Final Architectural Plans shall be revised in a manner acceptable to the Director of Community Development/Planning and Zoning, including the final material quantities and distribution and in compliance with the Chapter 6 and the Architectural Design Guidelines of the Village Code.
9. The final fencing plans, including the access gates, shall be submitted in a

manner acceptable to the Director of Planning and Zoning and Fire Marshal.

10. The Final Landscaping Plan shall be revised in a manner acceptable to the Director of Planning and Zoning. The plan should review the ability to maintain any of the existing healthy trees within the property.
11. A Public Improvement letter of credit in an amount of 115% of the approved EEOPC, for said public improvements, shall be submitted in a manner acceptable to the Village Engineer.
12. A Planned Development Letter of Credit, per Article 14 of the Zoning Ordinance) shall be submitted in a manner acceptable to the Director of Planning and Zoning.
13. If required, a Final Plat of Subdivision (Consolidation) shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning, including any additional required easements.
14. A construction management plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer and shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, in conjunction with the building permit application submission.

ATTACHMENTS:

- Aerial Map
- 1855 Hicks Road - Preliminary Engineering Plans
- 1855 Hicks Road Concept Set 3.31.23
- Revised elevation - 1855 Hicks Road
- 1855 Hicks Road Elevation 6.2.23
- 1855 N Hicks Road - utility and FIRM
- Preliminary Planned Development Application and property surveys
- Shelter Inc.'s Empowerment Program grant draft mlm (002)
- Plat of Survey
- Public Notice - certificate of publication

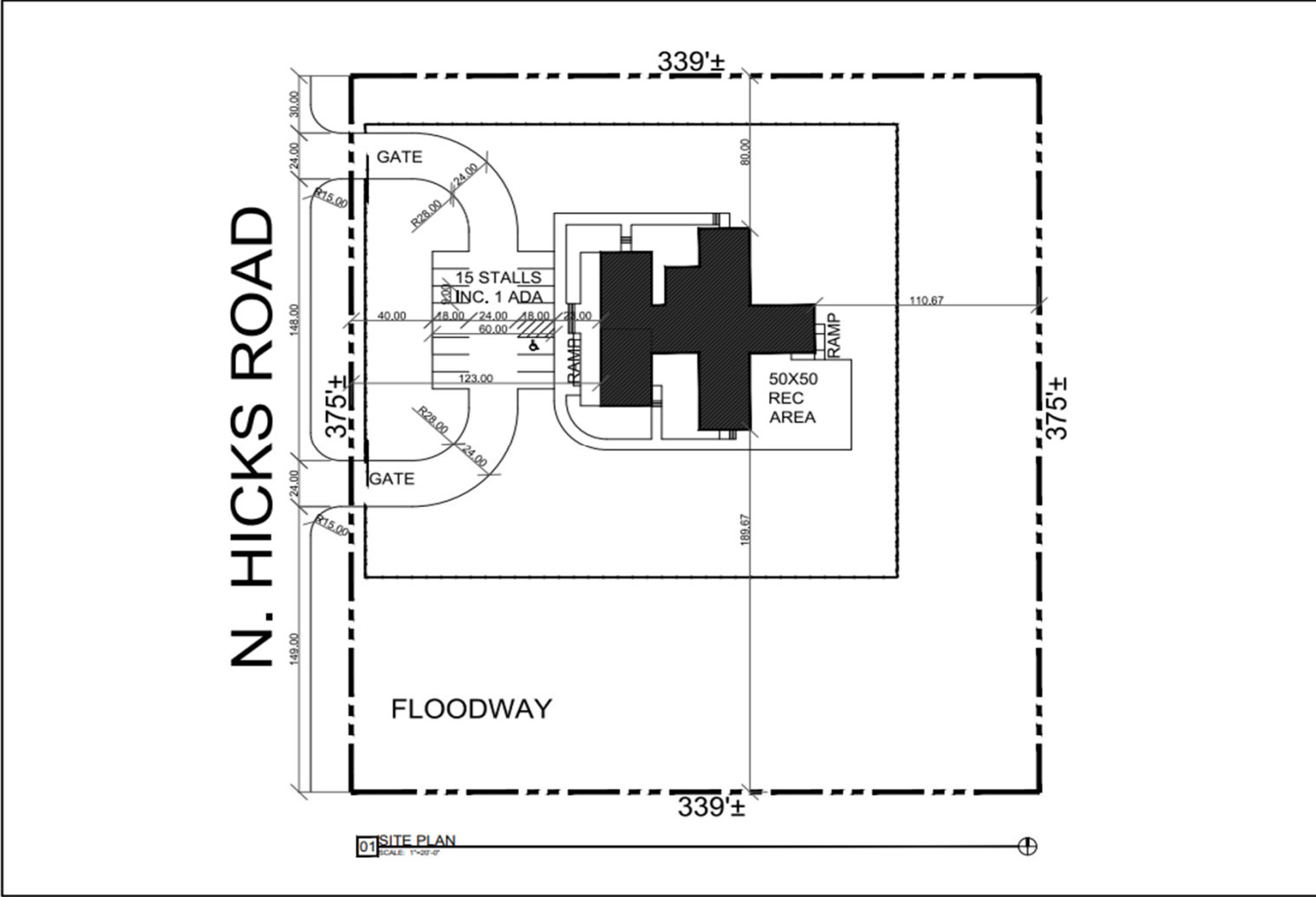


1855 N. Hicks Road - Rendering



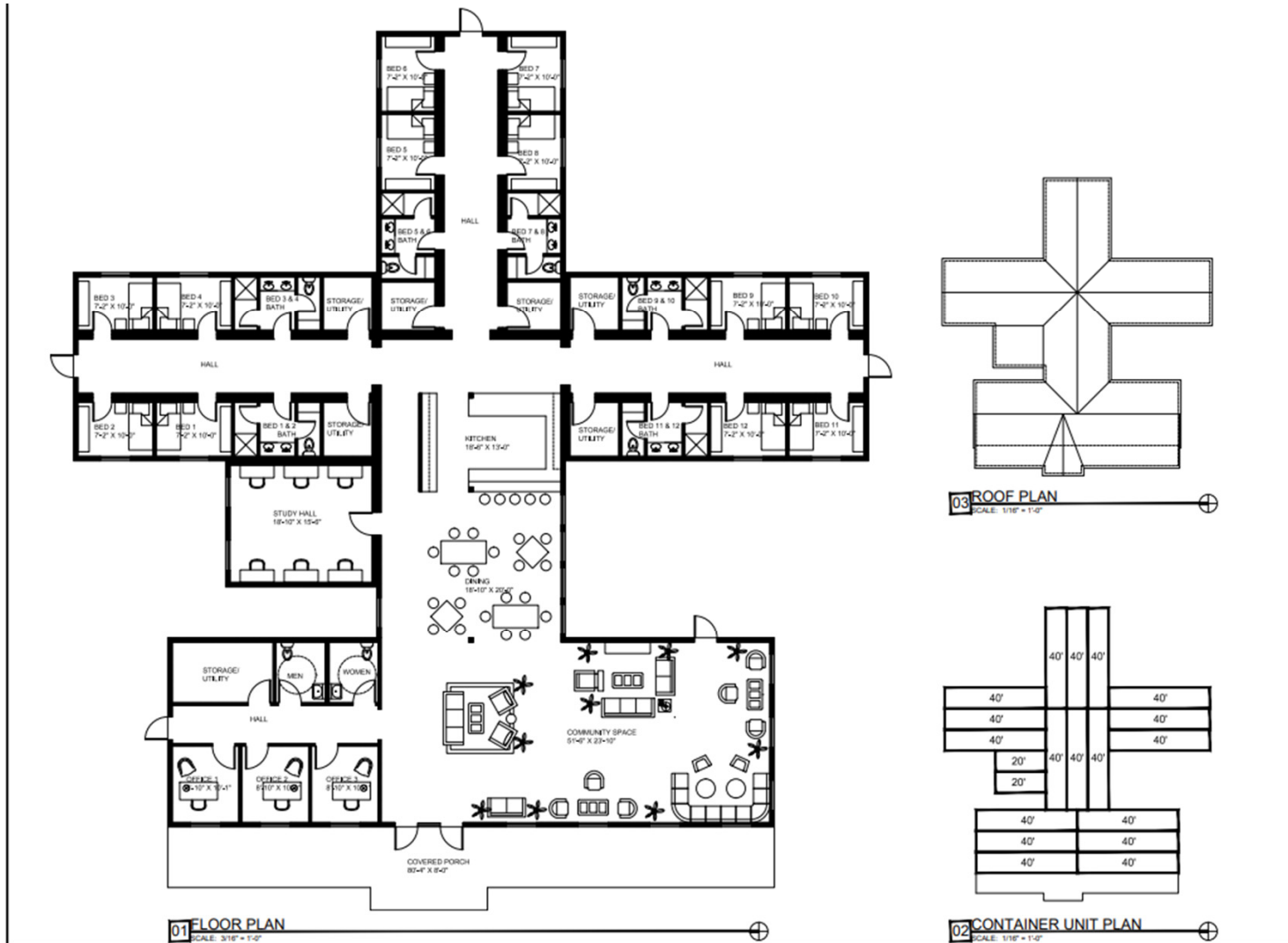
Attachment: Aerial Map (1855 N. Hicks Road - PPD Group Home)

1855 N. Hicks Road – Site Plan



Attachment: Aerial Map (1855 N. Hicks Road - PPD Group Home)

1855 N. Hicks Road – Floorplan

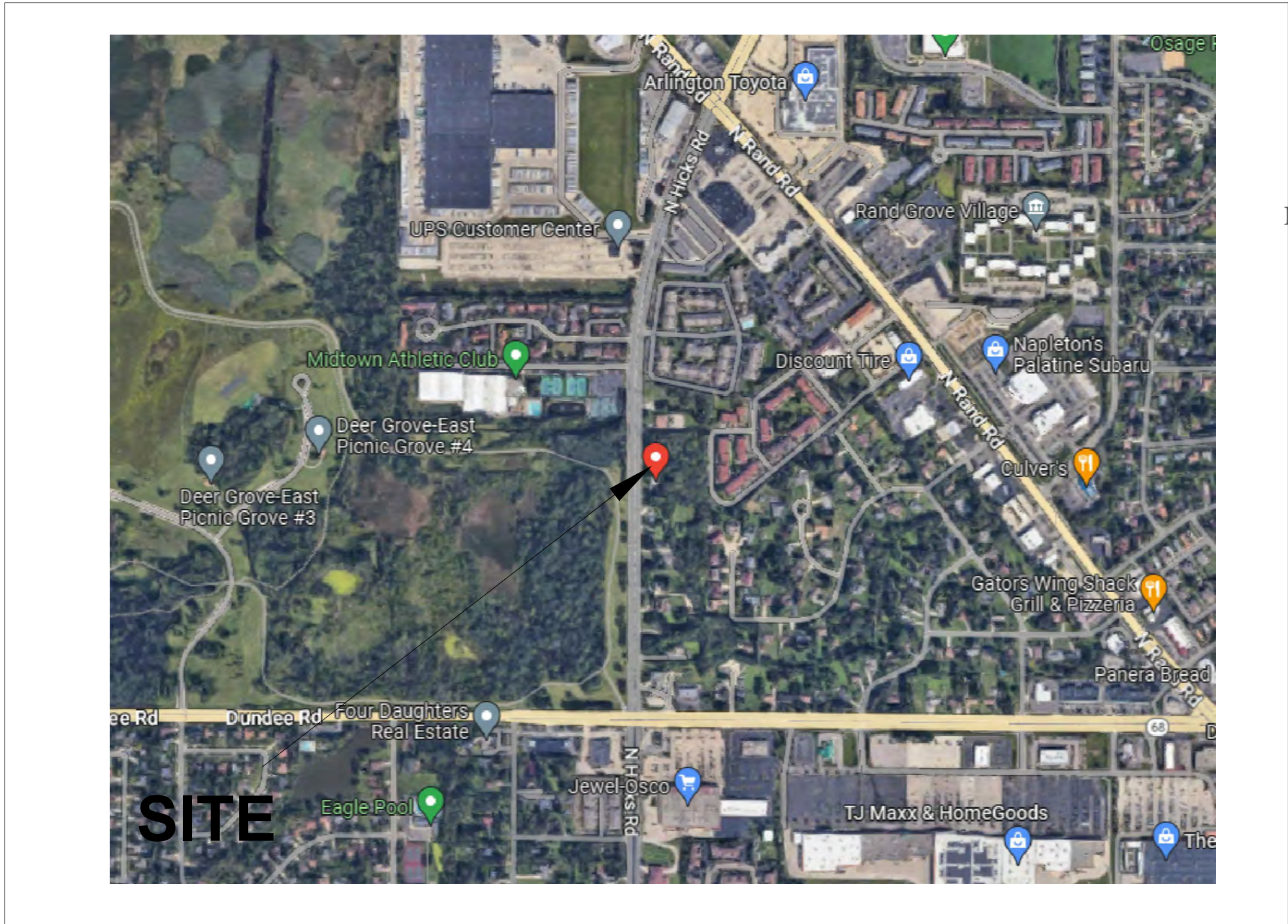


CONCEPT PLANS

NEW GROUP HOME FOR FOSTER CHILDREN

1855 N. HICK ROAD., PALATINE, COOK COUNTY, IL

SITE LOCATION MAP



NOTE

The location of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and the Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered, and that the actual location of those which are shown may be different from the location as shown on the plans.

Bono Consulting, Inc. is not responsible for the safety of any party at or on the construction site. Safety is the sole responsibility of the contractor and any other person or entity performing work or services. Neither the owner nor engineer assumes any responsibility for the job site safety of persons engaged in the work or the means or methods of construction.

Current Standard Specifications of the Judicial Authority shall apply to the construction on this project.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call:
J.U.L.I.E. 1 (800) 892-0123

DRAWING INDEX:

1. TITLE SHEET, LEGEND, SITE LOCATION MAP & AERIAL MAP
- 1.2 SITE MAPS
2. EXISTING TOPOGRAPHY, DEMOLITION PLAN, SOIL EROSION & SEDIMENTATION CONTROL PLAN
3. PROPOSED GRADING & UTILITY PLAN
4. PROPOSED SITE & GEOMETRIC PLAN

PROJECT NARRATIVE

GENERAL: NEW GROUP HOME TO BE CONSTRUCTED ON EXISTING, WOODED LOT.

AREA SUMMARY:
TOTAL AREA OF SITE: ~2.92 ACRES
DISTURBED AREA OF SITE: ? ACRES

SPECIAL PROTECTION AREAS: THERE IS FLOODWAY AND FLOODPLAIN ZONE AE ON THE SITE. PER FEMA MAPS, 100 YEAR BASE FLOOD ELEVATION IS APPROXIMATELY 739.7. THE CREEK AREA IS CONSIDERED WETLAND ACCORDING TO THE NATIONAL WETLAND INVENTORY, BUT NO OTHER WETLAND AREAS ON SITE.

UPSTREAM TRIBUTARY: THERE IS NO KNOWN UPSTREAM TRIBUTARY AREA FOR THE SITE.

COMBINED/SEPARATE SEWER AREA INFO: PROPOSED PROJECT IS LOCATED IN A SEPARATE SEWER AREA.

DETENTION/VOLUME CONTROL FACILITY: DETENTION (SITE AREA<3AC.) IS NOT REQUIRED PER MWRD AND VOLUME CONTROL IS REQUIRED (SITE AREA>0.5AC.) DETENTION IS REQUIRED PER LOCAL REQUIREMENTS, WHICH APPLIES MWRD PROCESS TO CALCULATIONS.

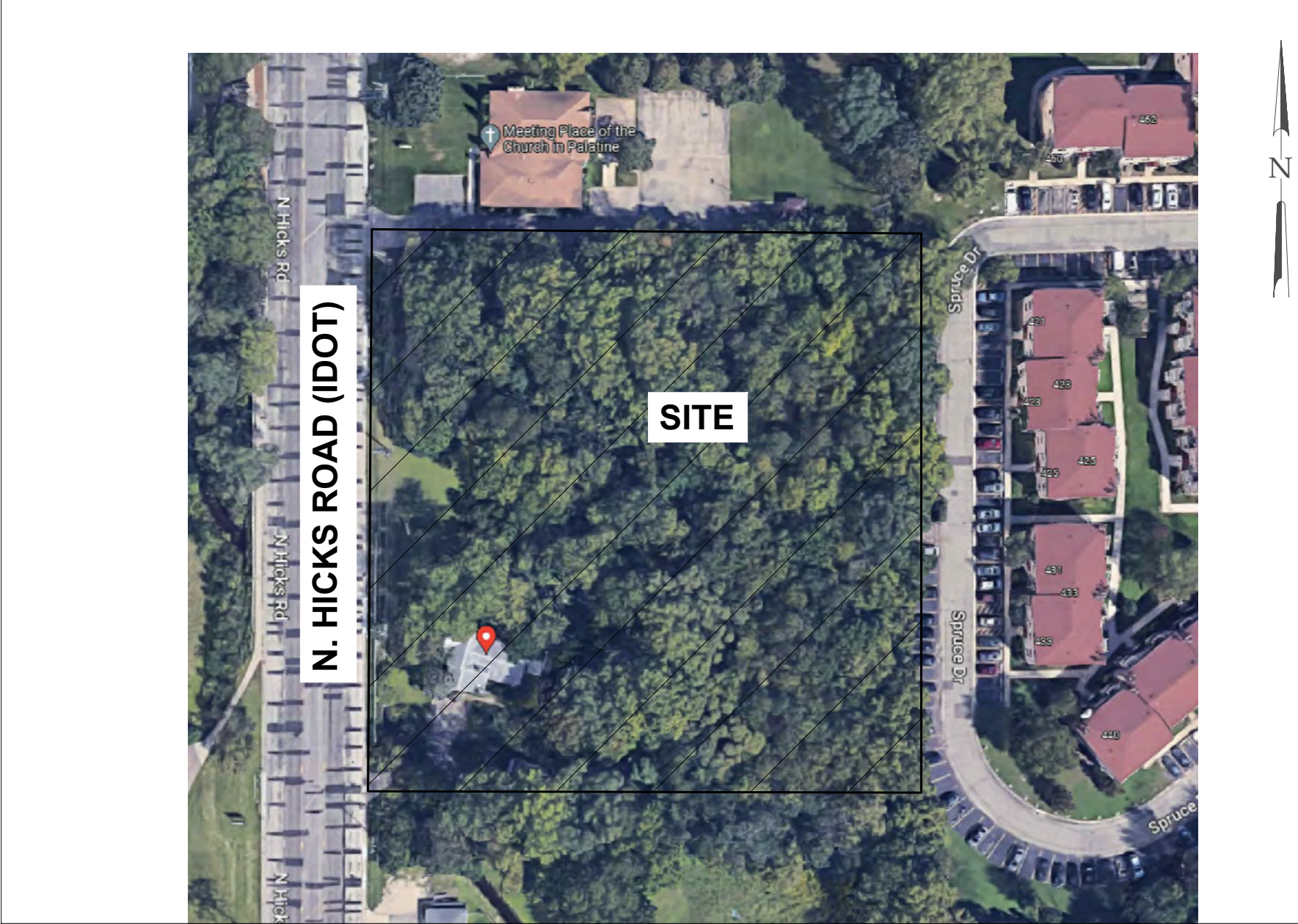
SANITARY SEWERS: NEW SANITARY SERVICE AND INSPECTION MANHOLE PROPOSED.

SOILS/INFILTRATION RATE: N/A.

GROUNDWATER ELEVATION: UNKNOWN

EROSION CONTROL: FILTER BASKETS, SILT FENCE, TREE PROTECTION FENCE

AERIAL MAP



3-2-2023

	LEGEND:	
	EXISTING	PROPOSED
PROPERTY LINE	---	---
SANITARY SEWER LINE	---	---
WATER LINE	---	---
STORM SEWER LINE	---	---
STORM MANHOLE	---	---
SANITARY MANHOLE	---	---
COMBINED SEWER	---	---
COMBINED MANHOLE	---	---
CATCH BASIN	---	---
INLET	---	---
WATER VALVE VAULT	---	---
WATER VALVE	---	---
GRADE	---	---
DRAINAGE DIVIDE	---	---
CURB & GUTTER	---	---
CLEANOUT	---	---
DOWNSPOUT (ROOF DRAINS)	---	---
WATER B. BOX	---	---
TREE PROTECTION FENCE	---	---
CONSTRUCTION FENCE/EROSION EEL	---	---
INLET FILTER BASKET	---	---
TRAFFIC DIRECTION PAVEMENT MARKING	---	---
FIRE HYDRANT	---	---
LINEAR REMOVAL	---	---
RETAINING WALL W/RAILING	---	---
TOP OF CURB	---	---
BOTTOM OF CURB	---	---
TOP OF CURB	---	---
BOTTOM OF GUTTER	---	---
WALK	---	---
BOTTOM OF WALK	---	---
SOD GRADES	---	---
DESRESSED CURB	---	---
BOTTOM OF GUTTER	---	---



3-31-23

TITLE SHEET, LEGEND, SITE LOCATION MAP, & AERIAL MAP

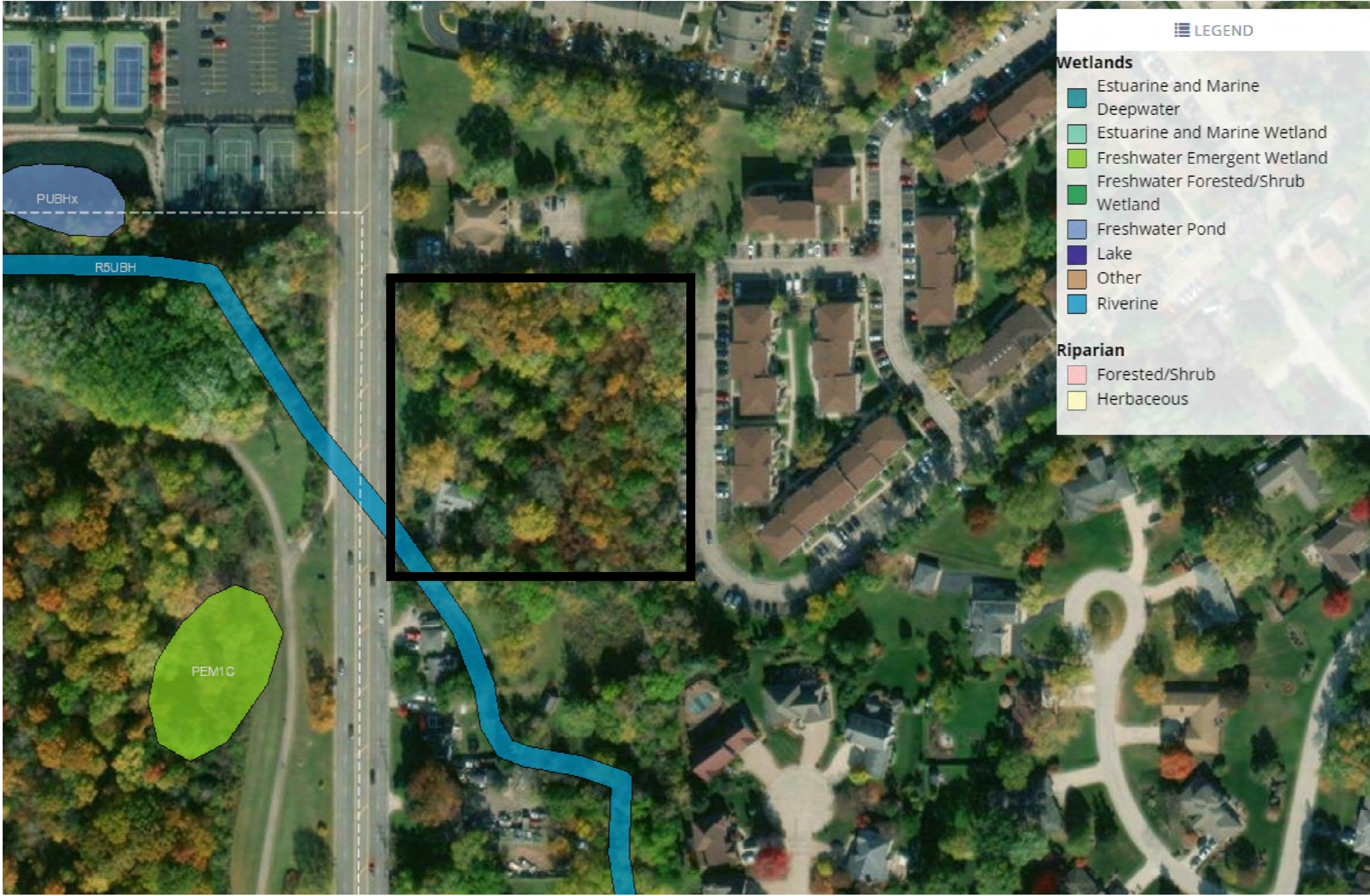
GROUP HOME FOR FOSTER CHILDREN

1855 N. HICKS RD., PALATINE, IL 60074

PROJECT NO.: 230522
ISSUE DATE: 3-30-2023
GRAPHIC SCALE: 0
SCALE: NTS
SHEET NUMBER: 1

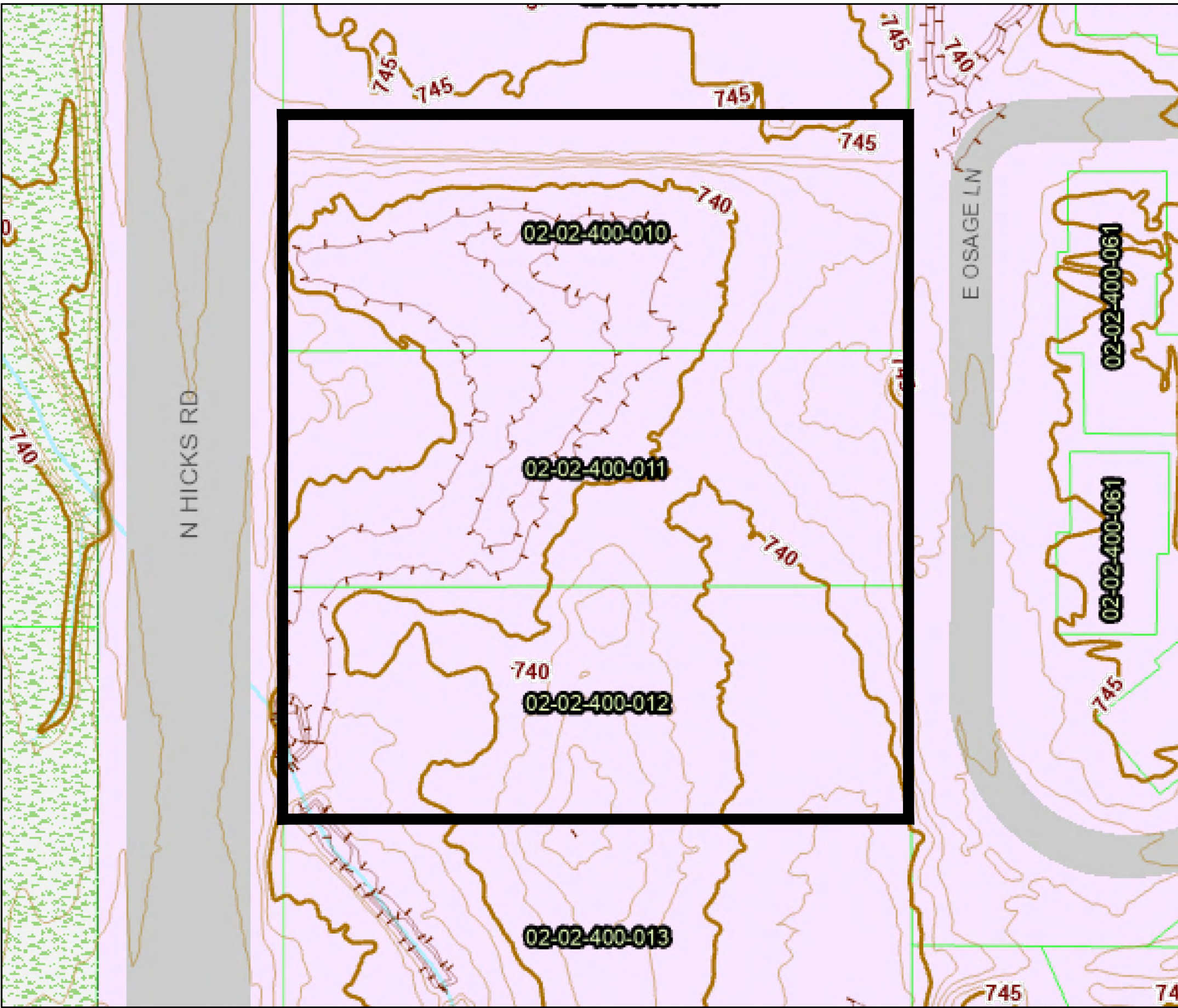


NATIONAL WETLANDS INVENTORY



COOK COUNTY VIEWER AERIAL WITH GIS CONTOURS

COOK COUNTY GIS CONTOURS



FEMA FLOOD MAP (ENLARGED AREA)



SITE MAPS

GROUP HOME FOR FOSTER CHILDREN

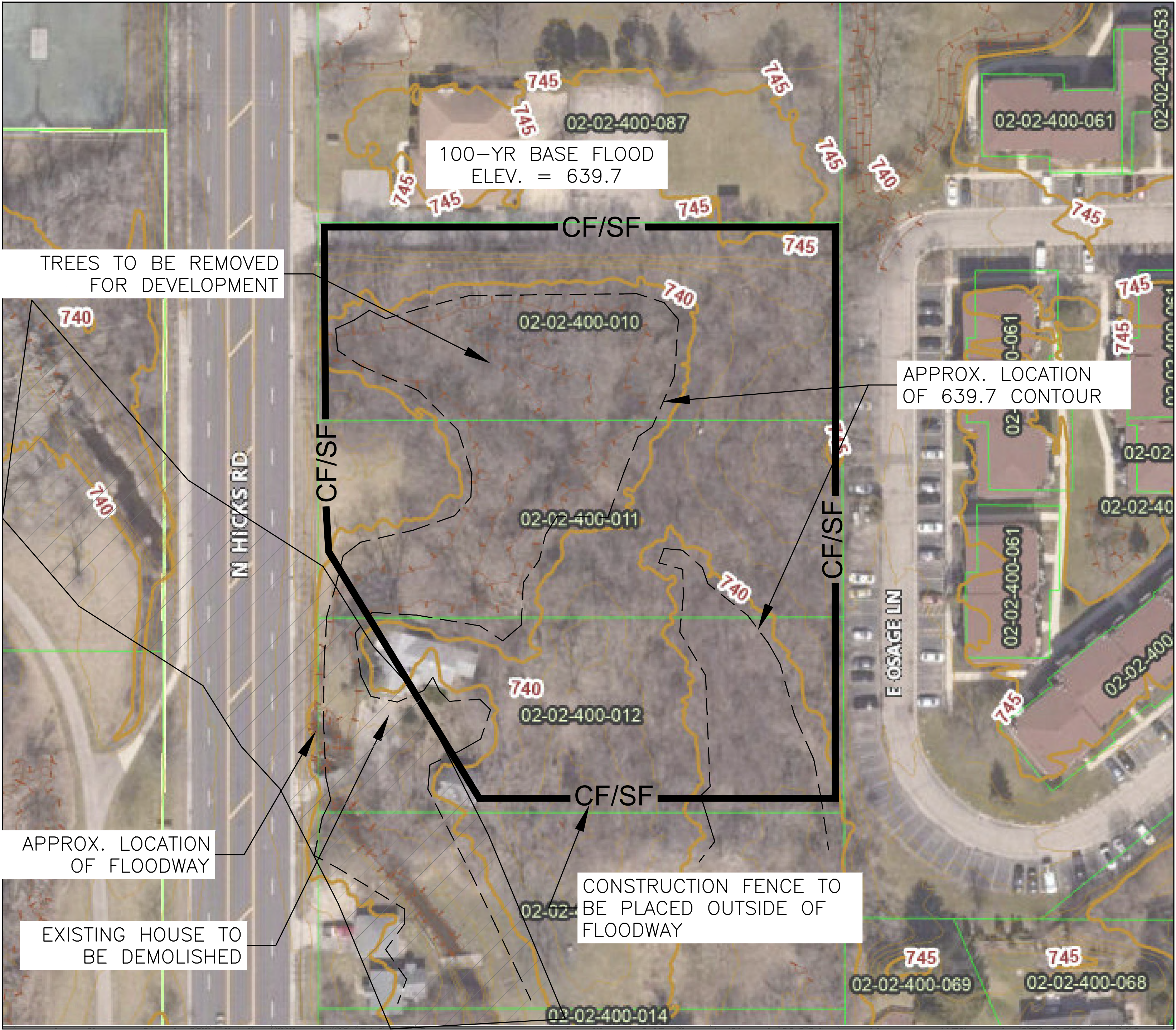
1855 N. HICKS RD., PALATINE, IL 60074

PROJECT NO.: 230522
ISSUE DATE: 3-30-2023
GRAPHIC SCALE: 0
SCALE: NTS
SHEET NUMBER: 1.2

BCI
BONO CONSULTING
CIVIL ENGINEERS

1801 BOND STREET, SUITE 305
PALATINE, ILLINOIS 60067
847-582-1000
bbono@bonoconsulting.com
www.bonoconsulting.com

PROJECT STAFF
PROJECT MANAGER: W. HEBURN
ENGINEER:
TECHNICIAN:
ISSUE: 1
CONCEPT PLAN
DATE: 3-31-2023



1018 BUSSE HIGHWAY
PARK RIDGE, IL 60018
bbono@bonoconsulting.com
bbono@bonoconsulting.com

1601 BOND STREET, SUITE 305
NAPERVILLE, IL 60563
nwalker@bonoconsulting.com
nwalker@bonoconsulting.com

BCI
BONO CONSULTING
CIVIL ENGINEERS
A Sevee & Maher Engineers company

PROJECT NO.: 230522
ISSUE DATE: 3-30-2023
GRAPHIC SCALE
0 20
SCALE: NTS
SHEET NUMBER
2

EXIST. TOPOGRAPHY, DEMOLITION, EROSION AND
SEDIMENTATION CONTROL PLAN
GROUP HOME FOR FOSTER CHILDREN
1855 N. HICKS RD., PALATINE, IL 60074

PROJECT STAFF
PROJECT MANAGER: W. HEBURN
ENGINEER:
ENGINEER:
TECHNICIAN:

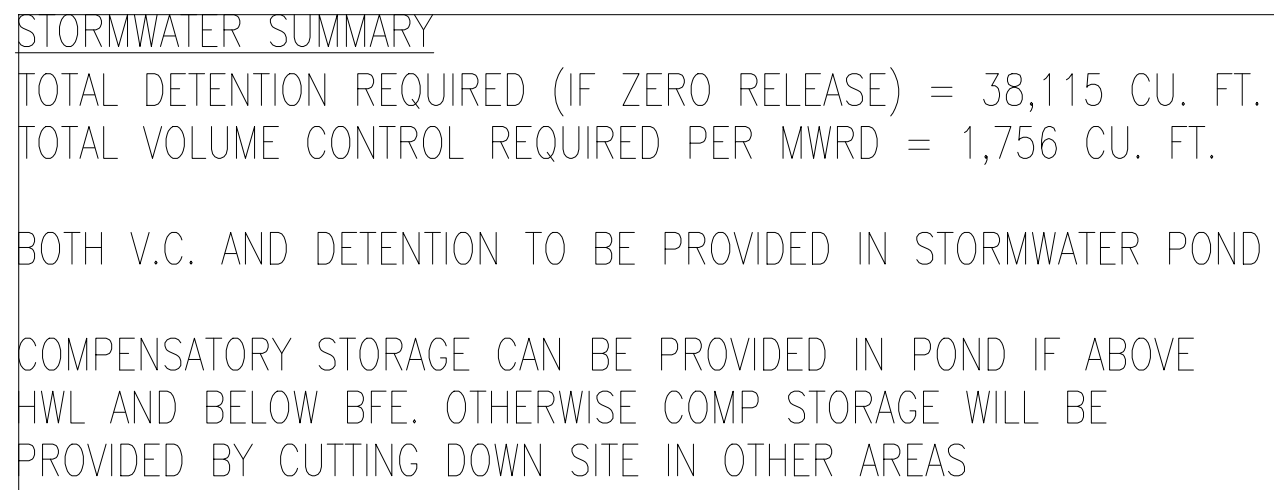
ISSUE
1
CONCEPT PLAN

REVISIONS

DATE
3-31-2023

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REPRODUCED, MODIFIED OR SOLD EITHER
WHOLLY OR IN PART, EXCEPT WHEN
AUTHORIZED IN WRITING BY THE ENGINEER.

Attachment: 1855 Hicks Road - Preliminary Engineering Plans (1855 N. Hicks Road - PPD Group Home)



PRELIMINARY BEST MANAGEMENT PRACTICES			
Impervious Area (Disturbed)	21,074 s.f.		
VOLUME CONTROL BEST MANAGEMENT PRACTICES			
Volume Control Requirements	1"	Rainfall	
Volume Control Storage Required	1,756	Cu. Ft.	
Total Volume Control Provided =			
	1,800	>	1,756 Cu. Ft.
	0.041		0.040 ac-ft

DETENTION CONSERVATIVELY CALCULATED WITH ZERO RELEASE
RATE FOR ASSUMPTION THAT DISCHARGE WILL BELOW BFE



PROPOSED GRADING & UTILITY PLAN

GROUP HOME FOR FOSTER CHILDREN

1855 N. HICKS RD., PALATINE, IL 60074

1018 BLUSSE HIGHWAY
PARK RIDGE, IL 60018
312.433.1515
bbono@bonoconsulting.com
nwaller@bonoconsulting.com

BONO CONSULTING
CIVIL ENGINEERS

A Series & Keller Engineers company

1601 BOND STREET, SUITE 305
PARK RIDGE, IL 60065
312.433.1515
nwaller@bonoconsulting.com

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WHOLLY OR IN PART, EXCEPT WHEN
AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NO.: 230522

ISSUE DATE: 3-30-2023

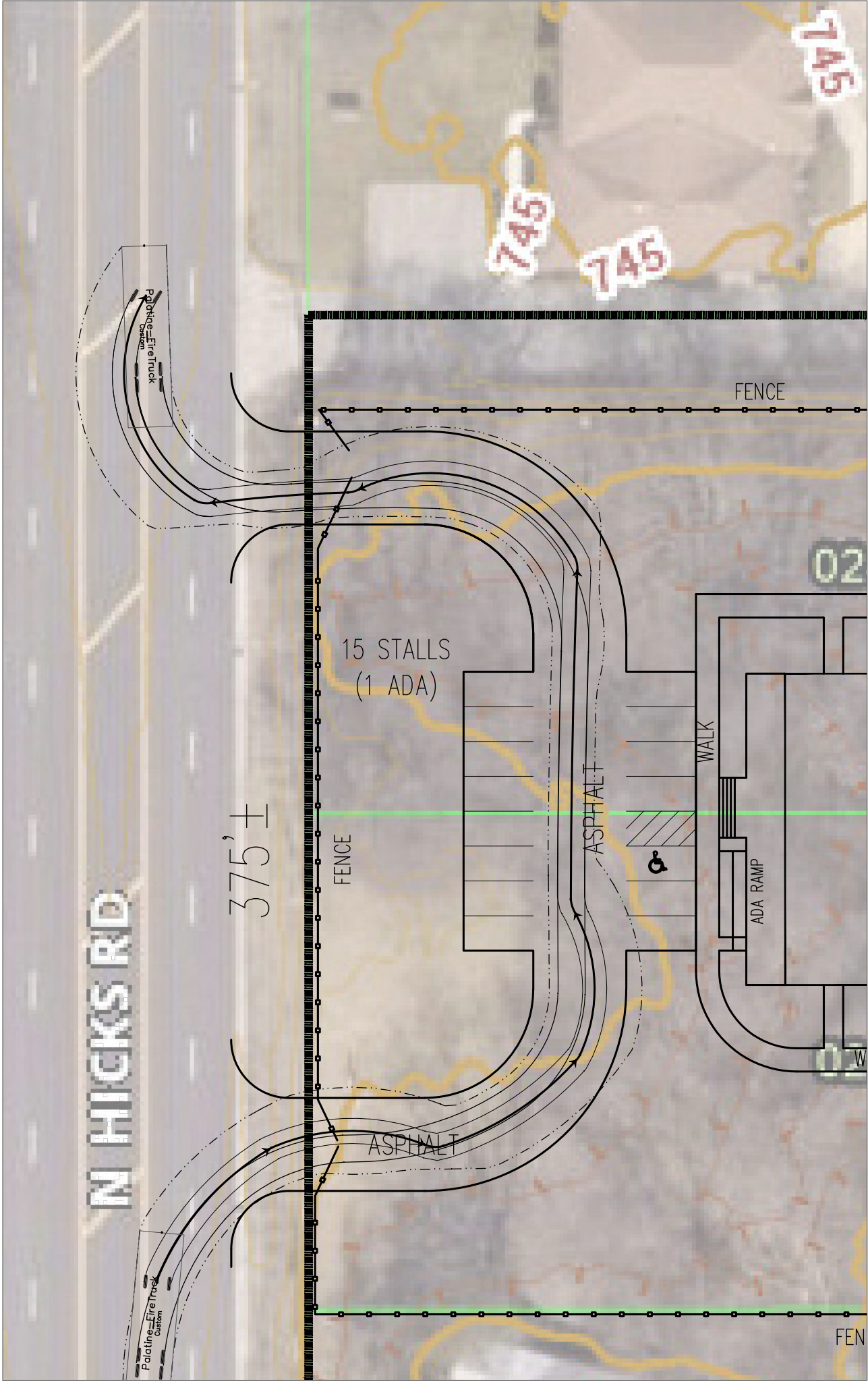
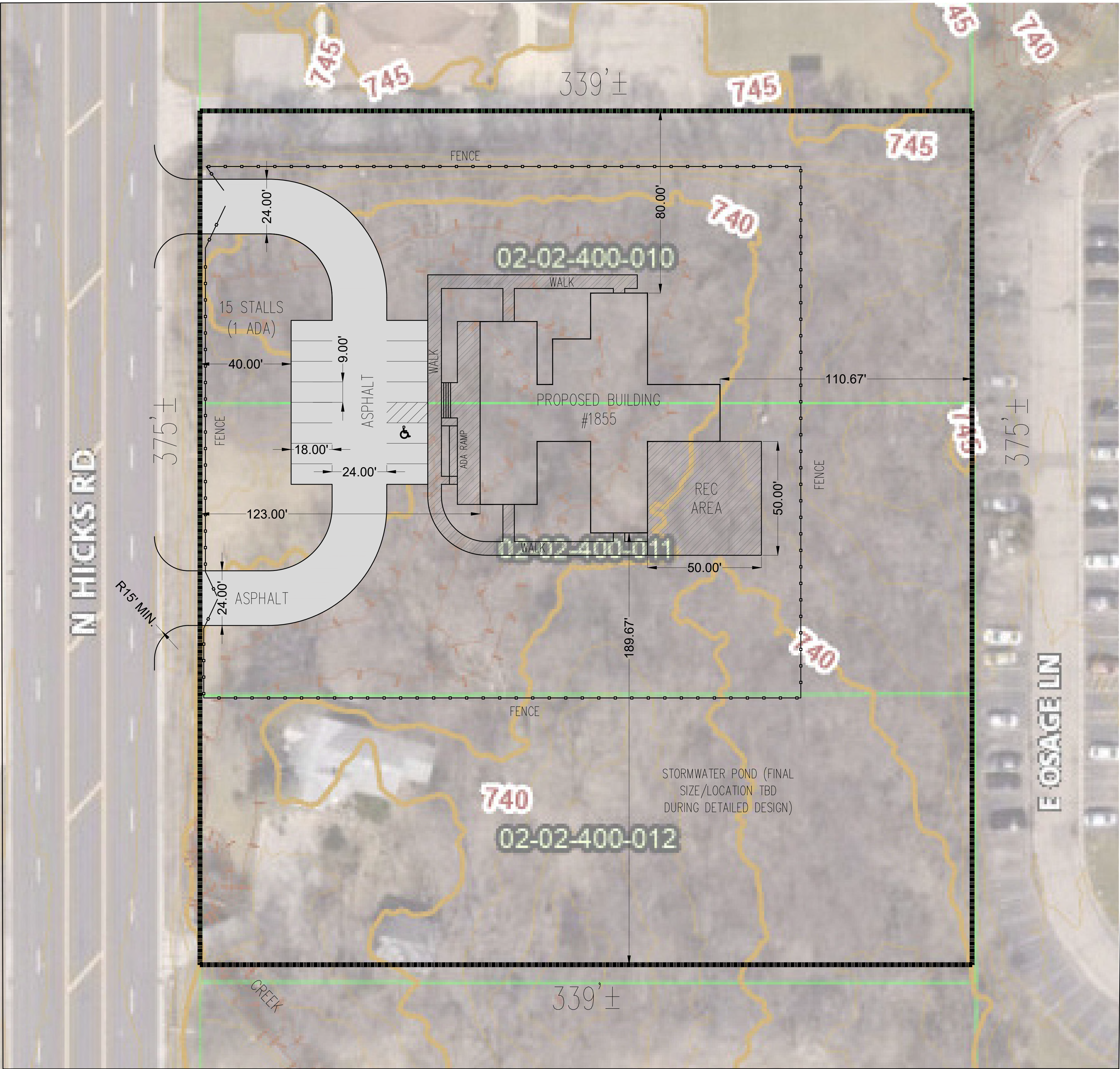
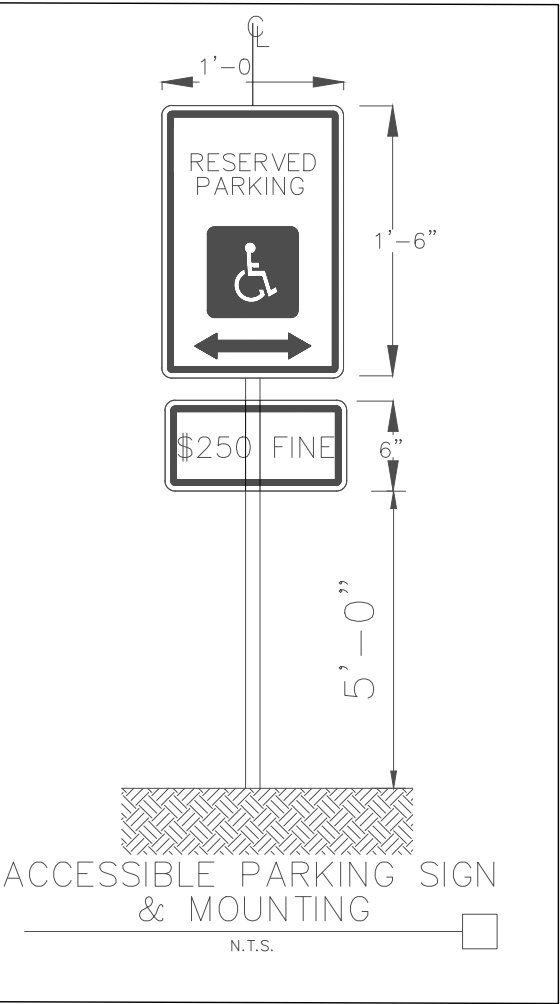
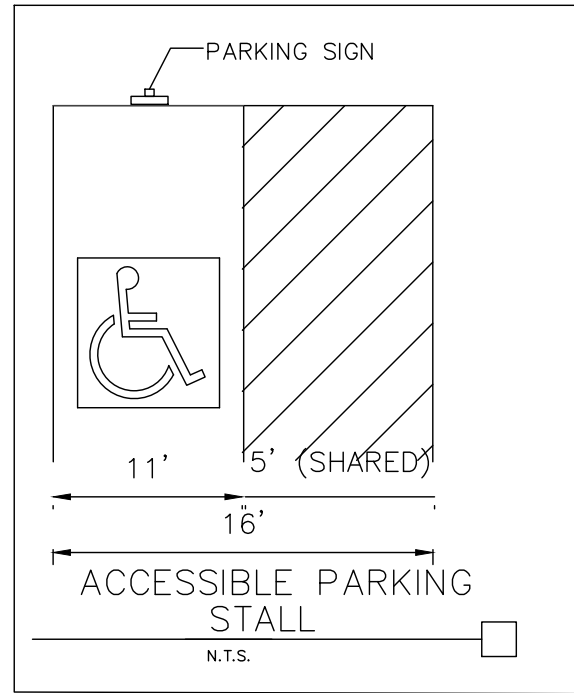
GRAPHIC SCALE

SCALE: N.T.S.

SHEET NUMBER

3

DATE	REVISIONS	ISSUE	PROJECT STAFF
3-31-2023		1	W. KETBURN
			PROJECT MANAGER
			ENGINEER
			ENGINEER
			TECHNICIAN



PRELIMINARY IMPERVIOUS CALCS

1855 N. Hicks, Palatine				
Date: 3/31/2023				
Approx. Site Area	Existing		Proposed	
	Sq. Ft.	Acres	Sq. Ft.	Acres
Building	1860	0.043	6358	0.146
Pavement/Walks	2500	0.057	14716	0.338
Impervious Area	4,360	0.100	21,074	0.484
Pervious Area	122,765	2.818	106,051	2.435
Increase in Impervious Area	16,714	Sq. Ft.		

FIRE TRUCK TURNING EXHIBIT

BCI

BONO CONSULTING
CIVIL ENGINEERS

108 BUSSE HIGHWAY
PARK RIDGE, IL 60018
847.623.3300
bono@bonoconsulting.com

1601 BOND STREET, SUITE 305
NAPERVILLE, IL 60563
331.229.3512
www.bonoconsulting.com

PROJECT NO.: 230522

ISSUE DATE: 3-30-2023

20' GRAPHIC SCALE

SCALE: N.T.S.

SHEET NUMBER

4

SITE PLAN & GEOMETRIC PLAN

OVERALL SITE

GROUP HOME FOR FOSTER CHILDREN

1855 N. HICKS RD., PALATINE, IL 60074

PROJECT STAFF

PROJECT MANAGER: W. LEIBMAN

ENGINEER: [blank]

ENGINEER: [blank]

TECHNICIAN: [blank]

ISSUE

1

REVISIONS

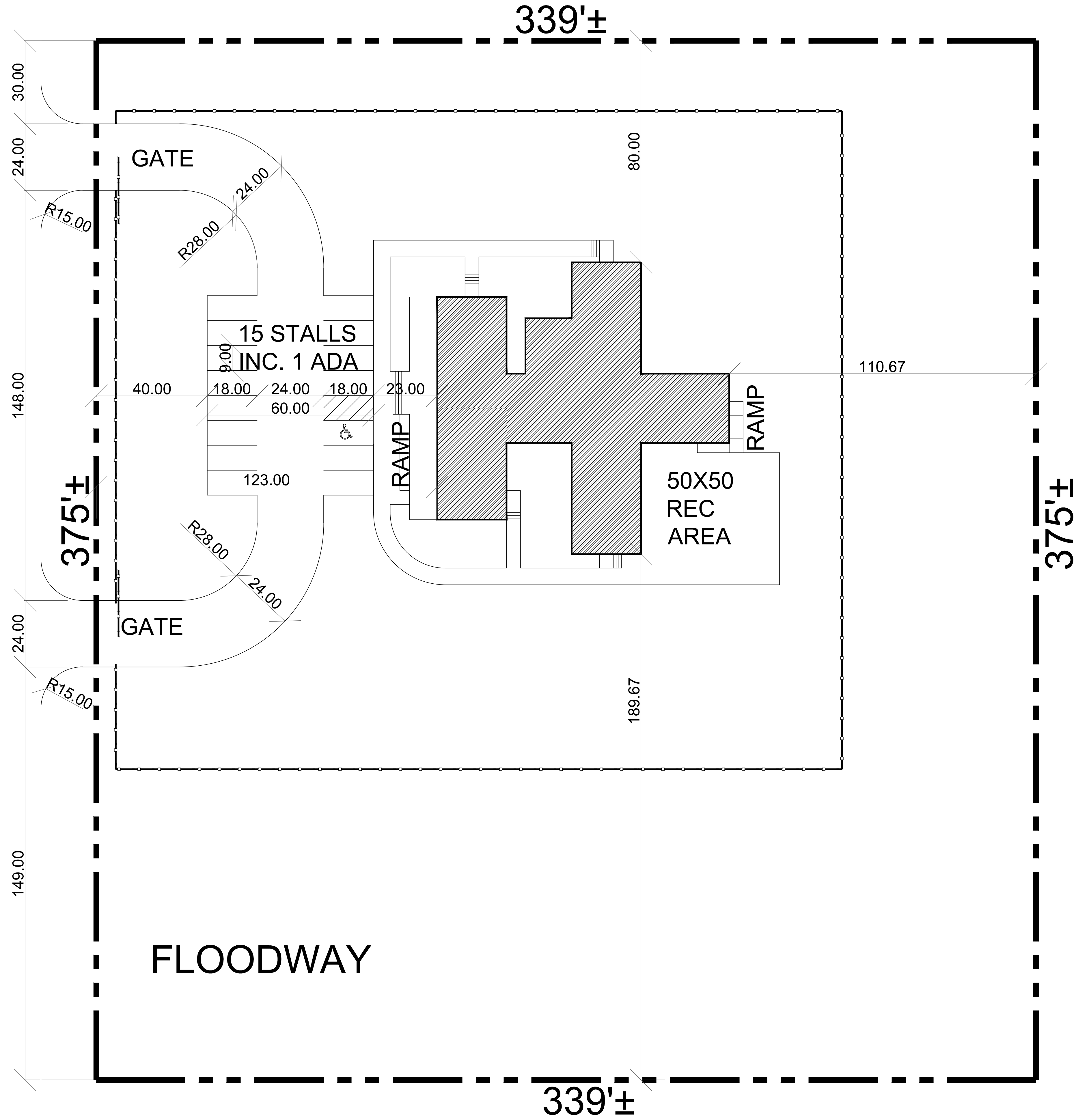
DATE

3/31/2023

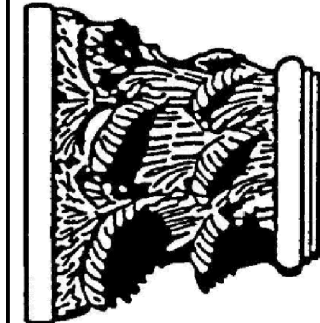
Attachment: 1855 Hicks Road - Preliminary Engineering Plans (1855 N. Hicks Road - PPD Group Home)

Packet Pg. 46

N. HICKS ROAD



01 SITE PLAN
SCALE: 1"=20'-0"



TOWN STUDIOS, INC.

1297 SHERMER ROAD
NORTHBROOK, ILLINOIS 60062

PHONE: 847-498-0900
WWW.TOWNSTUDIOS.COM

Attachment: 1855 Hicks Road Concept Set 3.31.23 (1855 N. Hicks Road - PPD Group Home)

GROUP HOME FOR FOSTER CHILDREN
1855 HICKS ROAD
PALATINE, ILLINOIS

DATE:
03.31.23

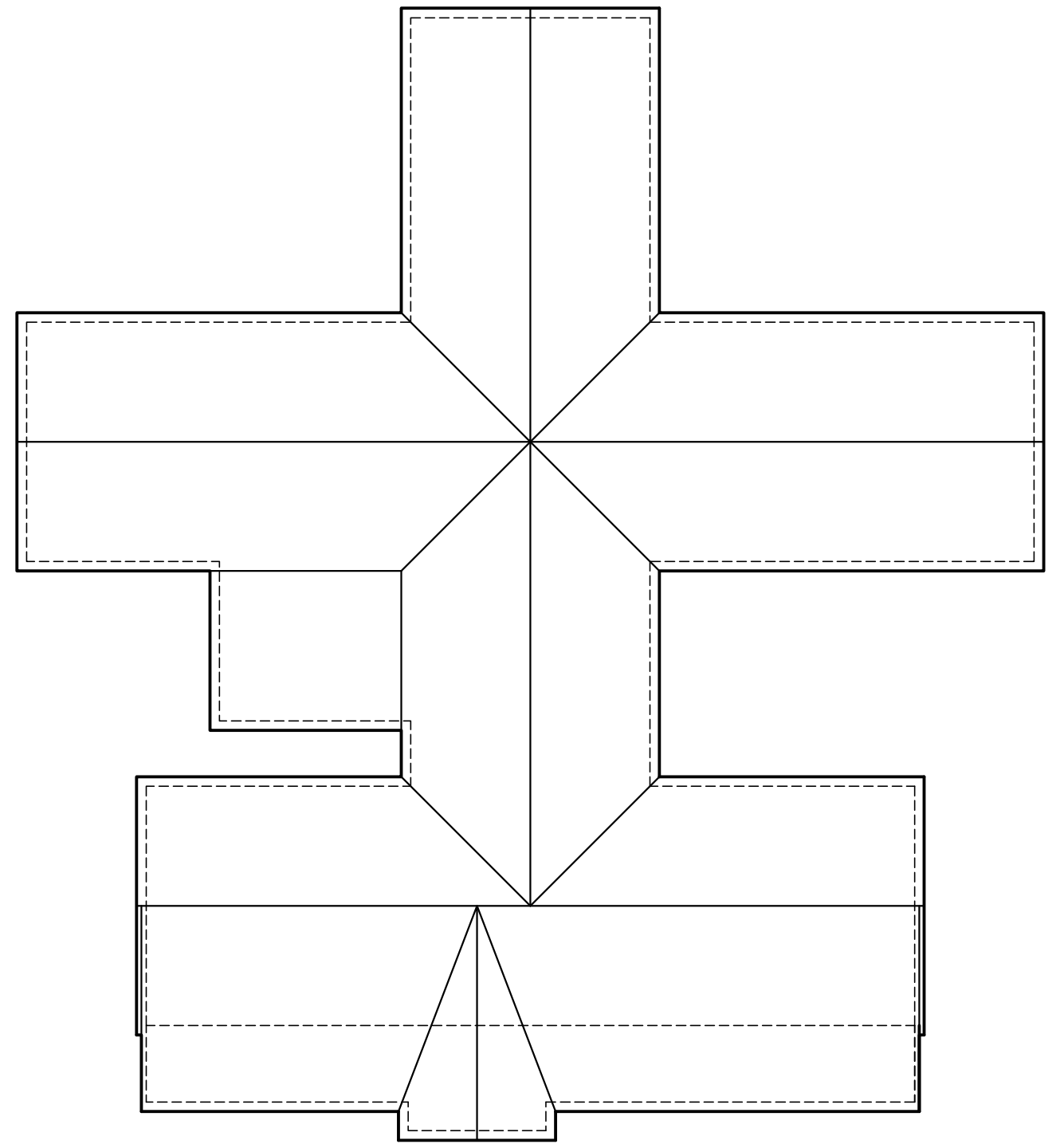
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A-1

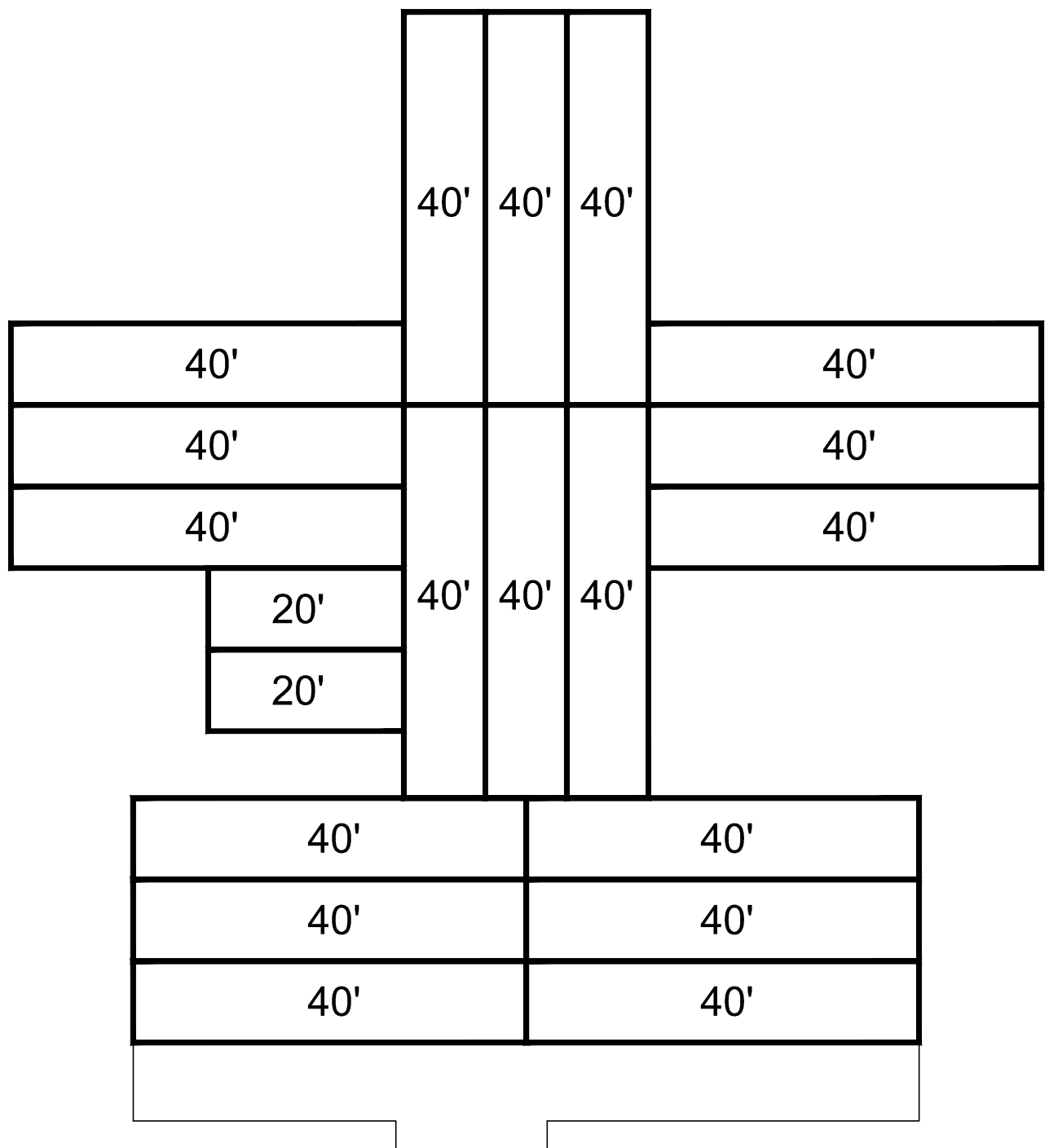
OF 3 SHEETS



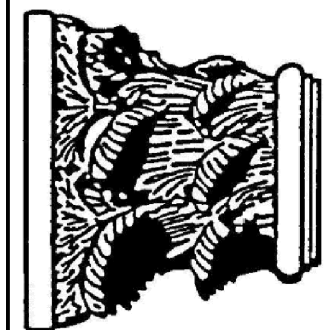
01 FLOOR PLAN
SCALE: 3/16" = 1'-0"



03 ROOF PLAN
SCALE: 1/16" = 1'-0"



02 CONTAINER UNIT PLAN
SCALE: 1/16" = 1'-0"



TOWN STUDIOS, INC.

1297 SHERMER ROAD
NORTHBROOK, ILLINOIS 60062

PHONE: 847-498-0900
WWW.TOWNSTUDIOS.COM

Attachment: 1855 Hicks Road Concept Set 3.31.23 (1855 N. Hicks Road - PPD Group Home)

GROUP HOME FOR FOSTER CHILDREN
1855 HICKS ROAD
PALATINE, ILLINOIS

SHEET NO.

A-2

OF 3 SHEETS

DATE:
03.31.23



01 WEST (FRONT) ELEVATION
SCALE: 3/16" = 1'-0"



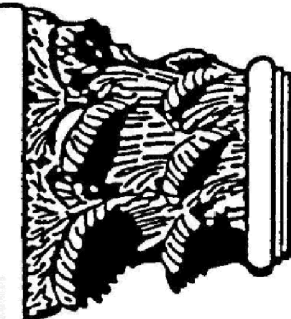
02 SOUTH (RIGHT SIDE) ELEVATION
SCALE: 3/16" = 1'-0"



03 EAST (REAR) ELEVATION
SCALE: 3/16" = 1'-0"



04 NORTH (LEFT SIDE) ELEVATION
SCALE: 3/16" = 1'-0"



TOWN STUDIOS, INC.

1297 SHERMER ROAD
NORTHBROOK, ILLINOIS 60062

PHONE: 847-498-0900
WWW.TOWNSTUDIOS.COM

Attachment: 1855 Hicks Road Concept Set 3.31.23 (1855 N. Hicks Road - PPD Group Home)

GROUP HOME FOR FOSTER CHILDREN

1855 HICKS ROAD

PALATINE, ILLINOIS

SHEET NO.

A-3

OF 3 SHEETS

DATE:

03.31.23





WEST ELEVATION OPTION A

1855 N.HICKS ROAD, PALATINE

6.2.23

Attachment: 1855 Hicks Road Elevation 6.2.23 (1855 N. Hicks Road - PPD Group Home)

**Legend**

Federal Emergency Management Agency

FIRM Panels



GIS Third Party Data

1% Annual Chance Flood Hazard

Regulatory Floodway

Special Floodway

Area of Undetermined Flood Hazard

0.2% Annual Chance Flood Hazard

Future Conditions 1% Annual Chance

Flood Hazard

Area with Reduced Risk Due to Levee

Area with Risk Due to Levee

Water Utilities

Hydrant

Water Fitting

Water Valve

Water Service Valve

Water Main Break

Water Main

Sanitary Utilities

Sanitary Manhole

Sanitary Main

Active

Active

Sanitary Utilities

Sanitary Manhole

Sanitary Main

Active

Active

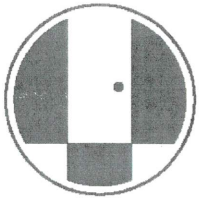
0 150 300
ft

Print Date: 4/19/2023

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

Attachment: 1855 N Hicks Road - utility and FIRM (1855 N. Hicks Road - PPD Group Home)



**HOUSING
OPPORTUNITY
DEVELOPMENT
CORPORATION**

5340 Lincoln Avenue ♦ Skokie, Illinois 60077
(847) 564-2900 ♦ (847) 564-2992 fax ♦ hodc@hodc.org ♦ www.hodc.org



April 3, 2023

Mr. Ben Vyverberg
Village of Palatine
200 E. Wood Street
Palatine, IL 60067

RE: 1855 Hicks Rd.
Zoning Application & Preliminary Plans

Dear Ben:

On behalf of HODC and Shelter Inc. please see attached a Zoning Application and preliminary plans regarding 1855 Hicks Road. HODC is partnering with Shelter Inc. to provide housing for youth in the foster system. Currently there is a serious lack of temporary housing available in the suburbs for youth entering the foster system before they get placed in permanent homes. We have heard that kids are left to sleep in staff offices or get turned away. In response, Shelter Inc. is trying to create a temporary housing solution in this geography for homeless teens similar to their other properties.

HODC proposes to acquire the three properties at 1855 Hicks, demolish the existing house, and build a single 12 bedroom house with six bathrooms, large kitchen, living room, dining room, meeting rooms, and common space. The project would be funded by the Illinois Department of Children and Family Services (DCFS).

Attached are concept plans including preliminary engineering, site plan, building plan, and elevations. Since a portion of the 3 parcels is within the floodway, the site plan has been designed to keep improvements out of the flood zone. The plan includes stormwater detention and retains as many trees as possible while providing a protected site. Construction will use modular units to decrease overall construction timing.

Please let me know if there are any questions or additional information needed to evaluate the feasibility of this development.

Sincerely,

Richard Koenig, PhD
Executive Director





PRELIMINARY PLANNED DEVELOPMENT

Department of Planning & Zoning

200 E. Wood Street • Palatine, IL • 60067-5339

Telephone: (847) 359-9047 • Fax (847) 963-6247

www.palatine.il.us

CONTACT INFORMATION WORKSHEET

PETITIONER(S)		Business Name (If applicable)	
Richard Koenig, Executive Director, Housing Opportunity Development Corporation			
Address		City/State/Zip Code	
5340 Lincoln Avenue, Skokie IL 60077			
Telephone		Fax	
847-564-2900		847-564-2992	
Email			
rkoenig@hodc.org			
Subject Property Address			
1855 Hicks Rd, Palatine			
AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
Address		City/State/Zip Code	
Telephone		Fax	
Email			

I swear that the information contained herein and in any accompanying documents is accurate to the best of my knowledge.

Richard Koenig
Signature

4/2/2023
Date

Attachment: Preliminary Planned Development Application and property surveys (1855 N. Hicks Road - PPD Group Home)



PRELIMINARY PLANNED DEVELOPMENT

Department of Planning & Zoning

200 E. Wood Street • Palatine, IL • 60067-5339

Telephone: (847) 359-9047 • Fax (847) 963-6247

www.palatine.il.us

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

date received

PLEASE TYPE OR PRINT IN INK:

- Name of Petitioner(s): Richard Koenig, Executive Director, Housing Opportunity Development Corporation
- Authorized Agent of Petitioner (if different):

Name: n/a

Address: _____

Telephone No. _____ Business No. _____

Email: _____

Relationship to Petitioner: _____

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

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

1855 Hicks Rd, Palatine

- All existing land use(s) on the property are:
single family house and vacant land

- Current zoning of property: R-2 Size of the property: 3 acres

- 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.:

HODC proposes to partner with Shelter Inc. to construct and operate a transitional group home for youth in the foster system prior to placement in permanent homes. We propose to build a single 12 bedroom house with six bathrooms, a single large kitchen, living room, and dining room.

8. Describe any Variations from the Village Ordinances which would be required if the proposed Planned Development were to be developed as a traditionally zoned project (if any):

To be determined

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.

Signature: *Richard A. Koenig*

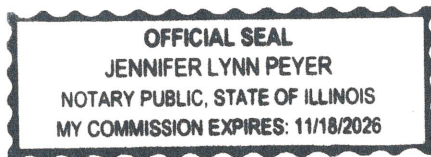
Date: 4/2/2023

State of Illinois

County of Cook

This instrument was acknowledged before me on April 3rd, 20 23 by

Jennifer Lynn Peyer



(Seal)

Jennifer Lynn Peyer

Notary Public



Real Estate Interest Disclosure Form

Name of Disclosing Party (individual, business, etc.) Richard Koenig, Executive Director, Housing Opportunity Development Corporation		
Relationship to Petitioner (check one) ☒ Petitioner ☐ Legal Entity holding an Interest (i.e. realtor, attorney, etc.) ☐ Legal Entity Holding a Right of Control (i.e. landlord, etc.)		
Address of Disclosing Party 5340 Lincoln Avenue, Skokie IL 60077		City/State/Zip Code
Telephone 847-564-2900	Fax 847-564-2992	Email rkoenig@hodc.org
Address of Subject Property 1855 Hicks Rd, Palatine		City/State/Zip Code
Legal Description of Subject Property (see plat of survey or title)		
List All Persons Deriving an Interest in Subject Property (i.e. owner, lessee, etc.)		
Name	Address	Legal Interest

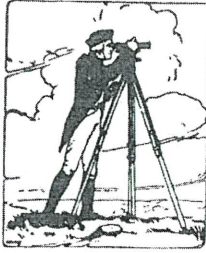
I affirm that there are no other persons deriving any interest from or through me or from or through any other person or entities above set forth in the property which is the subject of the contract or application for which I am filing this disclosure notice whom I have not disclosed. I understand that if there are any changes in the interest disclosed in this disclosure notice during the terms of the subject contract or before the Village has taken final action on the matter for which this disclosure notice is filed, I shall file a subsequent disclosure notice disclosing such changes.	
<i>Richard Koenig</i> Signature	4/2/2023 Date
SUBSCRIBED AND SWORN TO before me this <u>3</u> day of <u>APRIL</u> 20 <u>23</u> <i>Jennifer Lynn Peyer</i> Notary Public Signature	

Project Planner	Zoning Case #
-----------------	---------------

NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 11/18/2026

NEEDHAM SEAL

Attachment: Preliminary Planned Development Application and property surveys (1855 N. Hicks Road - PPD Group Home)



MURRY AND MOODY, LTD.

Land Surveyors

Illinois Professional Land Surveying Firm Corporation License No. 184-002843

933 S. Plum Grove Road, Suite 101 Palatine, Illinois 60067

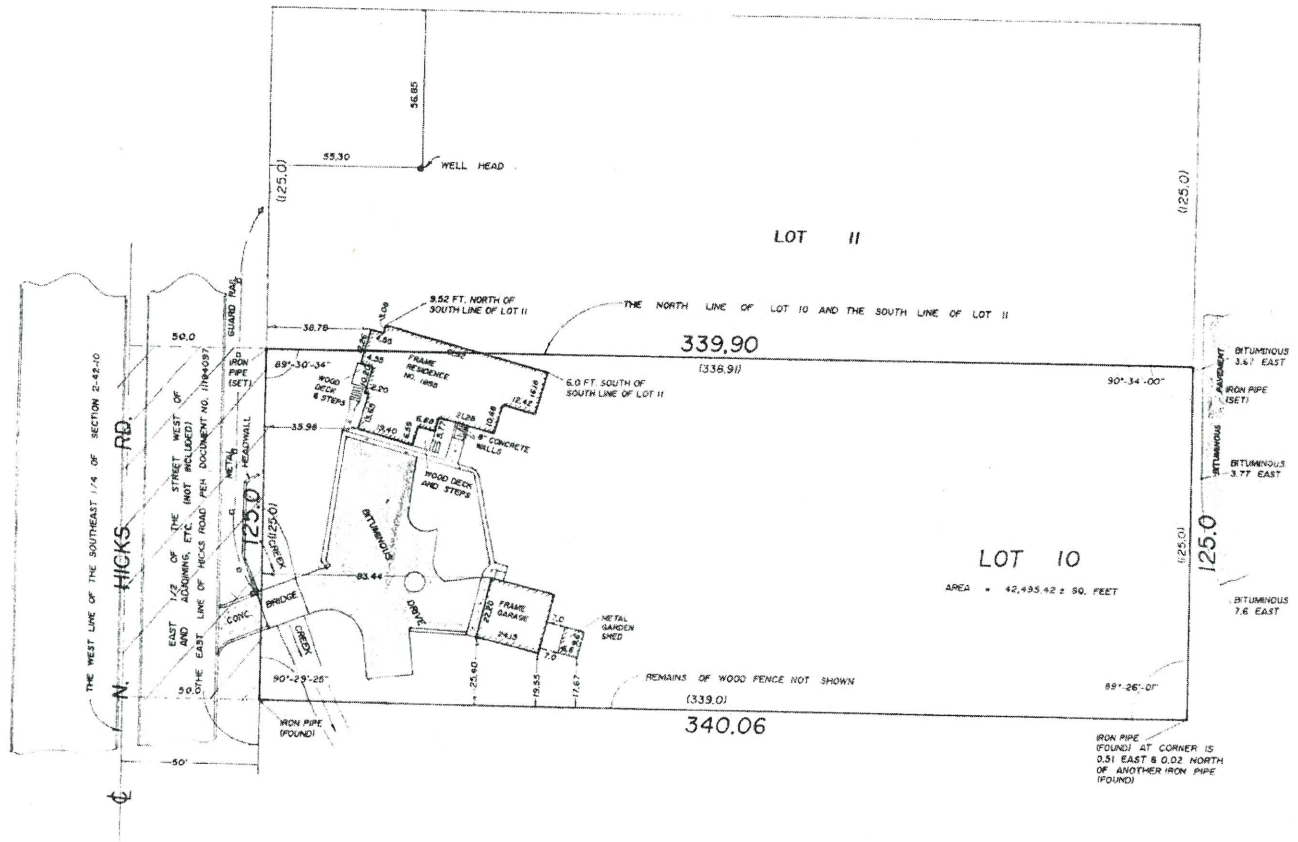
Phone: (847) 358-5960

PLAT OF SURVEY

OF



LOT 10 AND THE EAST HALF OF THE STREET WEST OF AND ADJOINING THERETO (EXCEPT THE WEST 50 FEET THEREOF) IN KLEIN'S SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON OCTOBER 11, 1949 AS DOCUMENT 14651080, IN COOK COUNTY, ILLINOIS.



SURVEY PREPARED WITHOUT BENEFIT OF A TITLE POLICY

REFER TO RIGHT-OF-WAY DEDICATION FOR THE WEST 50 FEET PER DOCUMENT NO. 11194097

WELL LOCATED ON LOT 11 IS FOR RESIDENCE PREDOMINANTLY OCCUPYING LOT 10

LEGEND AND NOTES

Dimensions shown thus: 50.25 etc. feet and decimal parts thereof. Angular data shown thus: 90° 00' 00" and so, degrees, minutes and seconds.

50.25 / N 90° 00' 00" E indicates measured dimension bearing (50.25 ft. / N 90° 00' 00" E) indicates record dimension bearing (50.25 ft. / N 90° 00' 00" E) indicates decimal dimension bearing.

Bearings shown here are if any per local or assumed data, unless shown otherwise.

Compare your points before using same and report any differences immediately.

Check legal description with deed or title policy and report any discrepancy immediately. Building lines and easements, if any, shown herein are as shown on the recorded subdivision plat or as indicated.

STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

Barbara C. Murry

I, Barbara C. Murry, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the above described property and that the above plat is a correct representation of said survey and that this professional survey conforms to the current Illinois minimum standards for a boundary survey.

Date of completion of field work: OCTOBER 5, 2006

Palatine, Illinois, NOVEMBER 8, 2006

James A. C. Murry II (03-0015276)
Barbara C. Murry (03-0015279)
License Renewal date: November 30, 2006

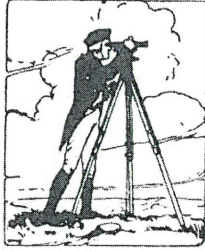
ORDER No. 06-1280.1 132M76

Refer to 77-621 132M76

SURVEY MADE FOR

LILLY CAPRIANES

SCALE 1" = 50'



MURRY AND MOODY, LTD.

Land Surveyors

Illinois Professional Land Surveying Firm Corporation License No. 184-001845

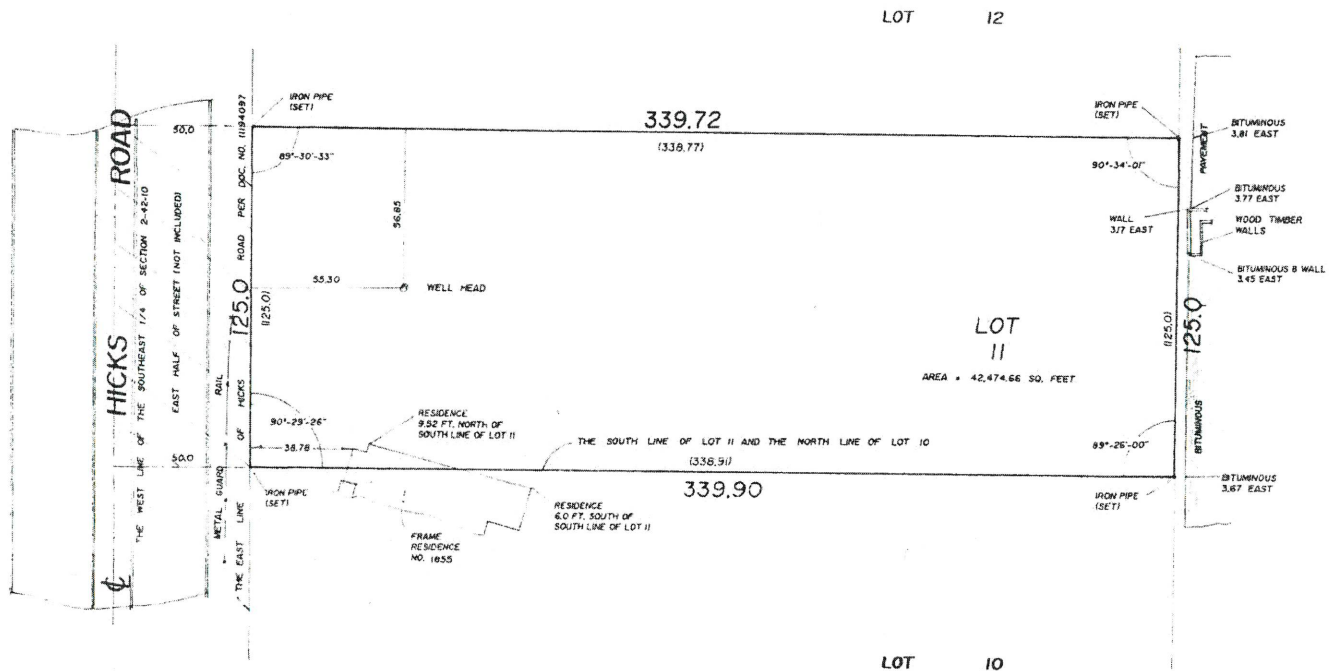
933 S. Plum Grove Road Suite 101 Palatine, Illinois 60067

Phone: (847) 338-3960

PLAT OF SURVEY OF



LOT 11 AND THE EAST HALF OF THE STREET WEST OF AND ADJOINING THERETO (EXCEPT THE WEST 50 FEET THEREOF)
IN KLEIN'S SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST
OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON OCTOBER 11, 1949 AS
DOCUMENT 14651080, IN COOK COUNTY, ILLINOIS



SURVEY PREPARED WITHOUT BENEFIT OF A TITLE POLICY
REFER TO RIGHT-OF-WAY DEDICATION FOR THE WEST 50 FEET PER DOCUMENT NO. 11194097
WELL LOCATED ON LOT 11 IS FOR RESIDENCE PREDOMINANTLY OCCUPYING LOT 10

LEGEND AND NOTES

Dimensions shown this: 50.25 are feet and decimal parts thereof. Angular data shown thus: 90° 00' 00" indicate degrees, minutes and seconds.

50.25 N 90° 00' 00" E indicates necessary dimension bearing.

150.25 (N 90° 00' 00" E) indicates record dimension bearing.

150.25 (N 90° 00' 00" E) indicates deed call dimension bearing.

Bearings shown hereon, if any, per local or assumed data, unless shown otherwise.

Compare your points before using same and report any differences immediately.

Check legal description with deed or title policy and report any discrepancies immediately. Building lines and easements, if any, shown hereon are shown on the recorded subdivision plat or as indicated.

STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

Barbara C. Murry

I, Barbara C. Murry, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey and that this professional service conforms to the current Illinois minimum standards for a boundary survey.

Date of completion of field work: OCTOBER 5, 2006

Palatine, Illinois: NOVEMBER 8, 2006

Barbara C. Murry, Illinois Professional Land Surveyor

License No. 184-001845

Barbara C. Murry, Illinois Professional Land Surveyor

License No. 184-001845

Illinois Professional Land Surveyor

ORDER No. 06-12802-132M76

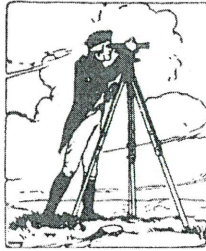
Refer to 77-621-132M76

SURVEY MADE FOR

LELLY CAPORAS

SCALE

1" = 30'



MURRY AND MOODY, LTD.

Land Surveyors

Illinois Professional Land Surveying Firm Corporation License No. 134-001845

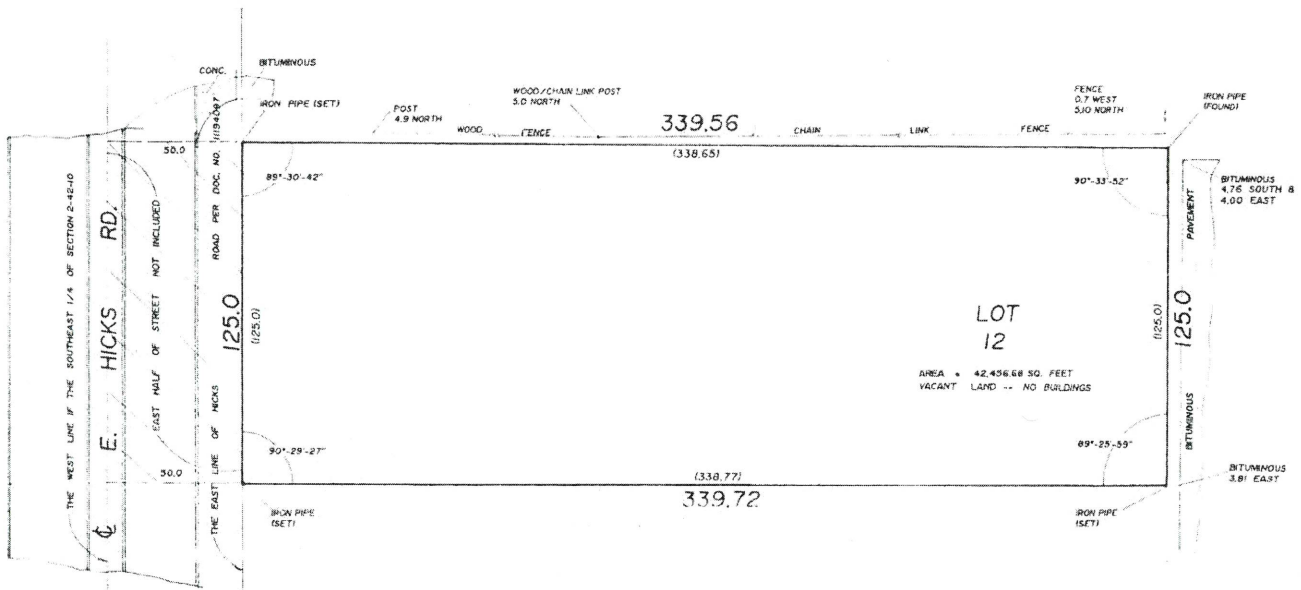
933 S. Plum Grove Road Suite 101 Palatine, Illinois 60067

Phone (847) 458-5960

PLAT OF SURVEY OF



LOT 12 AND THE EAST HALF OF THE STREET WEST OF AND ADJOINING THERETO (EXCEPT THE WEST 50 FEET THEREOF) IN KLEIN'S SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON OCTOBER 11, 1949 AS DOCUMENT 14651080, IN COOK COUNTY, ILLINOIS.



REFER TO RIGHT-OF-WAY DEDICATION FOR THE WEST 50 FEET PER DOCUMENT NO. 11194097

SURVEY PREPARED WITHOUT BENEFIT OF A TITLE POLICY

LEGEND AND NOTES

Dimensions shown thus: 50.25 are feet and decimal parts thereof. Angular data shown thus: 90° 00' 49" indicates degrees, minutes and seconds.

50.25 - N 90° 00' 00" E indicates measure dimension bearing.

50.25 - N 90° 00' 00" E indicates measure dimension bearing.

50.25 - N 90° 00' 00" E indicates measure dimension bearing.

Bearings shown hereon, if any, are based on assumed data, unless shown otherwise.

Compare your points before using same and report any differences immediately.

The field description is checked for policy and reported as shown, unless immediately following lines and dimensions thereon show otherwise as shown on the recorded subdivision plat or as indicated.

STATE OF ILLINOIS
COUNTY OF COOK } S.S.

Barbara C. Murry

I, Barbara C. Murry, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the above described property and that the plat is a true and correct representation of said survey and that the same conforms to the present Illinois minimum standards for preliminary survey.

Date of completion in field work: OCTOBER 5, 2006

Palatine, Illinois NOVEMBER 5, 2006

Illinois Professional Land Surveyor

Barbara C. Murry 03-003529

Illinois Renewal date: November 30, 2006

ORDER No. 06-12803 132M76
Refer to 77-621 132M76

SURVEY MADE FOR JULY 6, 2006

SCALE 1" = 30'

Attachment: Preliminary Planned Development Application and property surveys (1855 N. Hicks Road - PPD Group Home)

Revised: _____
Reviewed: _____**PROGRAM PLAN OUTLINE****Program Plan Name:** Shelter, Inc CSEC Housing **Agreement #:** _____**1.0 Provider Descriptive Information****1.1 Provider Agency Name: Shelter, Inc**Address: 1616 N. Arlington Heights Road
Arlington Heights, IL 60004**1.2 Corporate Office Information:**Legal Entity Status: 501C3

License Status, if applicable: Child Welfare Agency License 018607-14

Accreditation Status, if applicable: COA AccreditedExecutive Director: Carina H. Santa Maria, MSW, LCSW

Telephone #: 847-595-0135

Email Address: csantamaria@shelter-inc.org

1.2.1 Board of Directors:

Please see attached list

1.2.2 Subcontracts/Sub-grants:

Any subcontractors/sub-grantees submitted to provide services under this Agreement shall meet the same background requirements and credentialing as required for staff funded under this Agreement. Moreover, if subcontractors/sub-grantees are used, the provider must maintain records of services provided, payments made via the subcontract/sub-grant agreement, and proof of monitoring the subcontractor's/sub-grantee's performance. All subcontracts/sub-grants must follow the instructions and use the forms prescribed in Part II, Article XVII, Subcontracts/Sub-grants, of the applicable DCFS Agreement.

1.3 Brief Description of Various Services Offered by Provider: Shelter, Inc has provided child welfare services since 1975. These services include

emergency shelter for youth-in-crisis, transitional living program housing, foster care services, youth experiencing homelessness services, child abuse prevention services, and clinical services.

1.4 **Brief Description of Services Provided Under DCFS Agreement:**

This program would serve as safe housing and clinical care for youth ages 12-18 who identify as female and are victims of human trafficking or involved in commercial sexual exploitation. All youth will be screened using the West Coast CSE-IT tool and have access to housing staff, case management staff, and clinical staff who are specifically trained on working with CSEC victims. Programming also involves working a survivors' network. Provider will ensure the provision of, or access to, services that include by are not limited to: screening, assessment and short term treatment planning; crisis intervention and milieu management/services; recreational services; medical services, dental services, educational services, psychiatric monitoring, and access to therapeutic services.

Services are to promote permanency by maintain, strengthening and safeguarding the functioning of families to (1) prevent substitute care places (2) promote family reunification, (3) stabilize foster care placements, (4) facilitate youth development, and (5) ensure the safety, permanency and wellbeing of children.

Services are to promote permanency by maintaining, strengthening and safeguarding the functioning of families to (1) prevent substitute care placement (2) promote family reunification, (3) stabilize foster care placements, (4) facilitate youth development, and (5) ensure the safety, permanency and wellbeing of children.

1.5 **Geographical Service Area(s):**

<u>Accessibility</u> <u>Y/N</u>	<u>County of Service</u>	<u>Complete Address of Where</u> <u>Services Are Delivered</u>	<u>Description of Services provided at the Site.</u> <u>Program Contact Name, Telephone #, Fax #, & e-</u> <u>mail address</u>
<u>yes</u>	Cook	Palatine. The location of the services should be confidential to	Trauma sensitive case management services which include: • crisis intervention,

		protect the safety of the youth in care, but for purposes of DCFS the address is: 1855 Hicks Road in Palatine	• safety planning, • education support, • mental health services-trauma informed • and employment services. • Support to navigating systems particularly legal systems • Provide leadership for coordination of interdisciplinary services. • case managers also served as counselors, mentors, and advocates,
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The provider agrees to notify DCFS in writing of any changes in sites where client services are being delivered.

1.6 DCFS Clients

Client Capacity Under DCFS Agreement: 30
Capacity at Any Given Time: 12

1.7 Agency Clients

Client Capacity Under Program: 500
Capacity at Any Given Time: 150

1.8 Average Length of Services:

The projected average length of service for youth, served under this program is 6 months.

1.8.1 Services beyond the program plan service parameters: The provider agrees to obtain prior authorization from DCFS to serve clients outside of the program plan parameters.

1.9 Definitions:

1.9.1 Client:

Clients for whom the Department is legally responsible and for whom the Department has determined, in consultation with the Agencies, under this program,

that the client's needs may be best met by the Program and services provided under this contract.

1.9.2 Unit of Service:

This program is funded by DCFS by purchasing a set capacity.

1.9.3 Other Definitions Pertinent to the Program

Not applicable

2.0 Target Population:

2.1 Inclusions: Clients served under the program plan are between the ages of 12-18, youth identified as female, and females may be pregnant and parenting youth with their children.

2.2 Exclusions: This program cannot accept youth where the medical and mental health needs are such, that the youth cannot be supported and maintained safely, in the Agency's facility.

3.0 Referral and Admission Procedures:

3.1 Provider Responsibility:

3.1.1 Referral Decision-Making Criteria:

Referral Decision-Making Criteria:

Each shelter provider will have a clearly established intake process, which includes a review of the referral information and authorization/ approval by the Statewide Shelter Administrator/designee, 8:30AM- 5:00PM during the work week or the DCFS On-Call Area Administrator, for the worker's region, during after hours, weekends and holidays. The intake process is designed to gather pertinent information about the youth, in order to provide relevant services. The intake process will include relevant stakeholders, such as the DCFS/POS Child Welfare Specialists, DCFS Child Protection Specialists, etc.

3.1.2 Admission Notification Procedures:

All admissions to this program will occur in conjunction with the assigned DCFS/POS Child Welfare Specialist, DCFS Child Protection Specialist

and Supervisor regarding the youth, as well as the receipt and review of all required information. The discussion must also include any approved visitors to the youth, while placed in the shelter. All admissions to the shelter must be accompanied by the necessary approval authorizations as outlined by DCFS.

3.2 Department Responsibility:

All DCFS/POS staff, referring youth to the shelter are required to complete the referral form (CFS 1901) and CFS 1452-4, as well as obtain authorization from the DCFS Shelter Coordinator/designee, during the work week or DCFS On-Call Area Administrator, for the worker's region. The referring staff must provide, at a minimum, the medical card; signed consent for services; signed consents for routine and ordinary medical services; signed consents for psychotropic medications; specialized formula or special dietary food secured from parents/caregiver, when applicable at the time of custody, any medications/prescriptions secured from the parents/caregiver, other releases of information necessary to service the youth; Initial Health Screening/Passport, copy of court orders, safety plans, when applicable.

3.3 Client Contacts:

When clients are on site, providers are expected to provide supervision. Providers are expected to have written procedures about managing visitation with the clients. Collateral client contacts are coordinated by staff, in consultation with the DCFS/POS case manager

3.4 No Decline Referral Policy

The Provider will accept youth referred by the Department on a "no decline" basis when the youth falls within the program parameters mutually agreed to by the provider and the Department. The Provider and Department shall make reasonable good faith efforts to resolve any disputes, about admission.

Any dispute concerning the appropriateness of a youth's referral for shelter placement should be addressed with the Administrator of Support Services in the Office of Delinquency Prevention or designee. If a Provider has a repeated pattern of not accepting and/or not processing referrals within established Department guidelines, the Department will conduct a program review which may result in corrective action, up to and including intake hold with associated penalties, reduced capacity and contract termination for cause and/or non-renewal.

4.0 Program Staff:

The provider shall maintain personnel records of all employees who provide direct or supportive services to Department clients and a personnel information matrix listing staff assigned to/providing services under this program plan. This also includes contracted services for contractual providers. The following information for each employee shall be maintained in the provider's records:

- *Proof of education, including high school, college and training programs.*
- *A detailed summary of each employee or contractor's work experience.*
- *Annual employee performance evaluations.*
- *Documentation that a background check was completed, including but not limited to a CANTS check.*
- *Copy of a valid driver's license (if applicable).*
- *Auto liability insurance coverage (if applicable).*
- *Staff medical exam form, appropriate Form CFS-600 through CFS-604 (if applicable).*
- *Proof of State Required Licensure (if applicable)."*

4.1 Qualifications:

Providers, under this contract, will meet the requirements of all applicable Department rules, including but not limited to the licensing provisions as designated by the license type for the provider facility (**Part 401 Licensing Standards for Child Welfare Agencies, Part 403 Licensing Standards for Group Homes, Part 404 Child Care Institutions and Maternity Centers.**) The provider shall maintain personnel records of all employees who provide direct or supportive services to Department clients and a personnel information matrix listing staff assigned to/providing services under this program plan. This also includes contracted services for contractual providers. The following information for each employee shall be maintained in the provider's records:

- Proof of education, including high school, college and training programs.
- A detailed summary of each employee or contractor's work experience.
- Annual employee performance evaluations.
- Documentation that background check was completed, including but not limited to a CANTS check.
- Copy of a valid driver's license (if applicable).
- Auto liability insurance coverage (if applicable).
- Staff medical exam form, appropriate Form CFS-600 through CFS-604 (if applicable).
- Proof of State Required Licensure (if applicable).

4.1.1 Direct Service:

The Provider certifies that services to youth will be provided by staff that possess at least the minimum required education, training, and experience required by State of Illinois law(s) or regulation(s) applicable to the service(s) provided. Department Rule (Part 401 Licensing Standards for Child Welfare Agencies, Part

403 Licensing Standards for Group Homes, Part 404 Child Care Institutions and Maternity Centers) requires that direct service staff will have the following qualifications: be at least 18 years of age, if there is an on-site supervisor. If there is no on-site supervisor, child care staff must be at least 21 years of age; hold a high school diploma or GED certificate; be in good physical and mental health; have the capacity to accept supervision with the child care program and to relate constructively to authority; demonstrate skill in working with and managing children of the type served in the program and demonstrate the ability to work cooperatively with other staff and a variety of persons external to the program, including representatives of other institutions and agencies and parents of the children.

4.1.2 Supervisory:

The Provider certifies further that a supervisory plan is implemented which ensures staff providing services will be supervised and managed by staff who possess at least the minimum qualifications/credentials as required by applicable State of Illinois law(s) and regulations(s). **Department Rule (Part 401 Licensing Standards for Child Welfare Agencies, Part 403 Licensing Standards for Group Homes, Part 404 Child Care Institutions and Maternity Centers)** requires that supervisory staff will have the following minimum qualifications: at least 25 years of age; two years of college credits; two years of full-time experience in a residential child care program; demonstrate skill in working with and managing children of the type served in the program; and demonstrate ability to work cooperatively with administration, staff and persons external to the program.

4.2 Minimum Staffing Expectations:

The Provider certifies that it will always maintain staffing levels necessary to ensure the safety and welfare of youth and consistent with the rate setting methodology employed by the Department to determine per diem rates. Providers will ensure adequate, flexible staffing patterns necessary to safely meet the needs of the specific population served. Staffing patterns will meet minimum licensing standards, commensurate with the license of the program, including but not limited to Part 401 Licensing Standards for Child Welfare Agencies, Part 403 Licensing Standards for Group Homes, Part 404 Child Care Institutions and Maternity Centers.

The Provider shall strive for a staffing pattern which will match the ethnic, racial and language composition of the youth in which it serves.

4.3 Staff Development:

4.3.1 DCFS Required Trainings:

The Provider agrees to ensure its staff participates in mandated training provided by DCFS or its designee.

4.3.2 Provider Required Trainings:

Programs under this contract will have a well-established staff development program for all staff, which includes a description of all the types of agency required training, along with the types of staff required to attend. This will be available upon request by DCFS.

4.3.3 Other Staff Development Activities

The provider will submit its staff development plan to DCFS Regional Program Monitor, upon request.

4.4 Board of Directors

A list of the provider's board of directors shall be submitted to the Department with this contract with contact information including, address, email and phone numbers (including fax).

4.5 Subcontracting

Any subcontractors submitted to provide services under this contract shall meet the same background and credentialing as required for staff funded under this contract. Moreover, if subcontractors are used, the agency must maintain records of services provided, payments made via the subcontractor agreement and proof of monitoring the subcontractor's performance. The provider must use the DCFS provider subcontract agreement which must be submitted to the Department within the stipulated timeframes to be included in the executed contract prior to services being provided by a subcontractor.

5.0 Service Parameters:

The provider agrees to support achievement of the outcomes of safety, permanency, and well-being for children and their parents and other family members served under this Agreement. The Provider also agrees to ensure the safety and well-being of all clients while receiving services under this Agreement. The physical plant shall be safe, adequately maintained, and free from damage. Staffing levels shall assure the adequate supervision necessary to provide therapeutic treatment to clients. A safe and caring environment is critical for supporting therapeutic treatment, and the Provider shall facilitate and maintain this environment so that all treatment services provided to clients are supported.

5.1 Provider Physical Plant:

The Provider will maintain a facility that is large enough to safely accommodate the clientele. The facility will contain sufficient equipment and furniture to

provide the services offered and which satisfies Department licensing requirements (if applicable).

Based upon the differences in design of each house, each facility should be assessed, especially in consideration of delayed locks, in order to assure state and local fire codes are met and signed off by the State Fire Marshall and any other required local authority.

5.1.1 Accessibility:

The Provider delivery site is handicapped accessible or there are provisions for addressing handicapped accessibility.

5.2 Description of Services:

This CSEC system operates 24 hours a day, 7 days a week. The Provider agrees to support achievement of the outcomes of safety, permanency and well-being for children and their parents and other family members under this contract. The Provider also agrees to ensure the safety and well-being of all clients while receiving services under this contract.

The physical plant shall be safe, adequately maintained, and free from damage. Staffing levels shall assure the adequate supervision necessary to provide therapeutic treatment to clients. Staffing levels minimally must be maintained at a 3:1 ratio. Providers are expected to adjust the staffing ratios based on the acuity and the presenting problems of the milieu. A safe and caring environment is critical for supporting therapeutic treatment, and the Provider shall facilitate and maintain this environment so that all treatment services provided to clients are supported.

The Provider shall facilitate and maintain this environment so that all services provided to youth are supported and basic rights to food, clothing, medical care, religious freedom and education are ensured. Assessment activities are conducted to ensure the development of an individualized, comprehensive plan of care that guides service delivery, addresses youth strengths and needs.

It is the Providers staff's responsibility to administer all medications which have been approved by the parent/guardian, as evidenced by properly documented release of information signed by the parent/guardian or a contact note documenting that the parent/guardian gave verbal consent OR DCFS Guardian consent documented by the **CFS 438-A and CFS 438-A Cover**

The Provider will arrange for educational services for youth in compliance with Department Rule and Procedure 314, Educational Services, and ensure enrollment in school for all children, within 2 days of admission to the shelter. In no event will any child remain unenrolled for more than five school days. It is preferable that youth continue in their home school, whenever possible, and the provider ensures ongoing support for youth to regularly attend school. If needed, school can be provided at the location.

Programs maintain written policies and procedures governing the use and administration of medication to youth in compliance with Policy Guide 2012.03. Policies and procedures governing the use and administration of medication shall be disseminated to all staff responsible for prescribing and administering medication.

It is the Provider's staff responsibility to administer all medications which have been approved by the parent/guardian, as evidenced by properly documented release of information signed by the parent/guardian or a contact note documenting that the parent/guardian gave verbal consent or the DCFS Guardian consent documented on the **CFS 438-A**

The CSEC program is expected to manage the shelter milieu in a manner that maintains a safe, nurturing, and therapeutic environment that protects the rights of all youth, minimizes disruption and utilizes preventive de-escalation techniques prior to more restrictive interventions, and effectively manages acute crisis.

The CSEC program shall encourage and facilitate opportunities for youth to visit and communicate with parent(s), siblings, and other family members, fictive kin or significant adults as prescribed by the representative of the DCFS guardian in order to foster permanent relationships with family. Visitation protocols will adhere to the approved visitation list provided by the assigned caseworker during the youth's shelter placement. All supervised visitation will be documented on the **DCFS Visiting Record (CFS 502) and Sibling Visitation Form (CFS 315)**. The CSEC program will ensure that the worker obtains a copy of the completed documents, as well as maintain a copy in the client's respective file.

The amount and duration of passes from the program for reasons other than visits with family members, fictive kin or significant adults shall be determined by staff in consultation with the youth's assigned caseworker and child and family team. However, the final decision-making authority related to these passes shall rest with provider administration. Shelter, Inc administration shall make those decisions after taking into consideration the following: input from the youth, the caseworker and child and family team, and the provider's assessment of the risks and benefits associated with the youth's age, developmental level, behavior and medical health issues, educational, recreational or other enrichment activity opportunities available at the shelter, and potential risks that may be poised to youth in the surrounding community or to other youth placed, and staff working at, the shelter by the youth's behavior in the community. A written rationale for approval of passes should be documented in the client's file. Programs shall not allow children/youth under the age of 18 to leave the facility unless 1) prior approval is granted by the Department and 2) the youth is accompanied by a responsible adult. The Department may authorize the youth to leave the facility while unsupervised for a specific purpose.

This CSEC program shall have a written run protocol.

Upon admission to this CSEC program an evaluation of children/youths' behaviors which assess the child/youth's proclivity for violent/aggressive behavior and risk of elopement. The findings should be documented in the client's individual

treatment plan with appropriate individualized interventions. The plan should be reviewed and updated, as behaviors/circumstances change.

Whenever a child/youth is absent without authorization, the program shall utilize the standards of best practice and adopt actionable steps to locate and return the child/youth to the facility, including but not limited to, calling any known contacts, interviewing peer groups likely to know whereabouts, searching community places frequented by child/youth and checking schools, work sites

The CSEC programs must report all children/youth who run from the emergency shelter to CIRU , contact the police, contact the National Center for Missing and Exploited Children, contact the worker /supervisor and complete the 906 reflecting the absence of the youth, as required by **Procedures 329.Locating and Returning Missing, Runaway and Abducted Children.**

For frequent runners, the program staff in consultation with CIRU should complete the De-Briefing form CFS 680

The CSEC program provides youth with a program of indoor and outdoor recreation and leisure time activities, with such activities being appropriate to the age, gender, and developmental status of the youth as required by the licensing rule commensurate with the license of the program.

Activities to support the religious and spiritual beliefs and practices of youth must be provided by the Shelter program. Such activities will comply with the provisions of **Rule 403.12, Religion, or Rule 404.42, Religion**, as applicable to type of child care license for the facility in which services are provided.

If any youth admitted to the program are pregnant and/or parenting, these programs must comply with the applicable provisions of Department **Procedure 302, Services Delivered by the Department, Appendix J, Pregnant and/or Parenting Program.**

The Shelter case manager will maintain weekly communication with the assigned DCFS or POS worker either in-person, email or phone.

Although the DCFS/POS worker is ultimately responsible for transporting youth for family visits, Administrative Case Reviews and court hearings, the Provider agrees to work collaboratively and coordinate with the worker to arrange transportation in the most efficient manner possible. The Provider is responsible for providing or arranging all transportation necessary to ensure youth access to all services required under this Program Plan, e.g., behavioral health, medical, which may include the comprehensive medical exam for children recently under Department custody, specialty medical appointments, dental and vision appointments, as well as recreational, educational, and after school activities. The shelter provider is responsible to have transportation in all foreseeable circumstances.

The provider will comply with Department Procedures 301.110, Psychiatric Hospitalization, (or as may be revised by the Department), whenever staff determines a child may need hospitalization for psychiatric reasons.

5.2.1 Specialized Services:

Specialized services are available to clients on an as-needed basis (e.g.; medical or language).

5.2.2 Hard Goods: Not applicable**5.2.3 Fiscal Agent:** Not Applicable**5.3 Outcomes and metrics:**

The Department will collect and review data related to Provider performance on indicators that measure the quality of the Provider's service provision, and its compliance with federal and Illinois laws, rules, procedures, court orders and consent decrees. These measures will be a part of an agency dashboard to assess the overall performance of the Provider.

Performance Measures	Benchmark*
Youth will be free of maltreatment while in care	(†) Zero maltreatment
Within 72 hours, the program will have a plan of care with identified goals, which address the immediate needs of the client and support the permanency plan. This includes completing the West Coast CSE-IT assessment tool.	98%
Educational Services: the program will ensure enrollment in school for all children, within 2 business days of admission to the program. This may include onsite educational support.	98%
A health screening will be provided within 72 hours of admission to ensure the safety and well-being of every youth	98%

6.0 Treatment Goals/Service Plans:

All youth will have a plan of care, with identified goals, which address the immediate needs of the client and support the permanency plan, within 72 hours and weekly thereafter. All staff will be trained in working with victims/survivors of CSEC and are THINK Trauma trained and certified. All youth will have access to a clinician and a support specialist.

7.0 Discharge Policy/Conclusion of Services/After Care:

7.1 Definition of Grounds for Discharge/Conclusion of Services

7.1.1 Discharge Process when a Client's Treatment Goals are met:

Discharge Process when a Client's Treatment Goals are met

Client goals, which are met under this program, are defined as placement in an identified appropriate long term placement.

7.1.2 Discharge Process when a Client's Treatment Goals are unmet

Discharge Process when a Client's Treatment Goals are unmet

Unmet client goals under this program are defined as youth who have an unplanned discharge due to run away, self-select placement, incarceration or psychiatric hospitalization.

7.2 Aftercare Services (If Applicable): Not applicable under this program

8.0 Client and Program Reporting:

The Provider shall ensure that all services provided to a client are documented in full compliance with applicable Department Rule and Procedure, commensurate with the program license.

8.1 Client Reports:

The provider will ensure that all services provided to a client are documented in full compliance with applicable Department Rule and Procedure. Each youth will have a discharge summary, that is in the file and available upon request from the Department. The report will, at a minimum, summarize the following: the services provided to the client and course of treatment, when applicable; the client's progress in resolving problems, issues and conditions that caused the need for services; the client's emotional and behavioral status at the time of discharge; the reason for discharge, including whether this was a planned discharge or due to the program's inability to manage the client; any safety protocols that must be followed (e.g. Children with Sexual Behavior Problems plans); recommendations for services needed by the client in the future, if applicable.

8.2 Program Reports:

The provider shall develop and administer a Client Satisfaction Survey to clients, as age appropriate, in a manner outlined by the agency's quality assurance plan.

According to the provider's Quality Assurance Plan, the provider will compile the results of the survey on a quarterly and annual basis and submit the results in narrative report to the assigned program monitor.

8.3 **Immediate Reporting Requirements:**

The provider's program supervisor will notify the assigned caseworker within 24 hours of any significant events, changes in family circumstances or unusual incidents involving the client or family members. The assigned caseworker will also be expected to inform the provider of such events. Examples of such events and incidents would include: incidents of suspected abuse or neglect which have been reported to the Child Abuse Hotline, police involvement/intervention with the family; major health problems or death in the immediate family; emotional, mental or physical deterioration; change in household composition; change in residence; suspected drug or alcohol abuse; any circumstance or incident which poses a threat to the safety and well-being of any involved children, or would pose a threat if the children were in the custody of the parent/client; other significant information or changes in family circumstances. The assigned caseworker is also expected to report any modification in the dispositional court order to the provider.

Any provider doing business with the Department is a "mandated reporter" of child abuse or neglect. Failure to comply with the Abused and Neglected Child Reporting Act (ILL. Rev. Stat. 1985, ch.23, pars.2051 et seq.), may result in license suspension or revocation. Furthermore, the acquisition of privileged information from Agency clients regarding abuse or neglect does not excuse the failure to report.

8.4 Reporting Youth Placements, Absences, and Discharges

Providers are required to complete timely and accurate electronic reporting of all placement changes (CFS 906), planned or unplanned, to the Department's designated unit responsible for the payment process according to applicable Department Procedure.

Placement changes include the following:

- 1) A youth is initially placed at the Provider agency;
- 2) A youth is placed in a hospital for medical reasons;
- 3) A youth is placed in a hospital for psychiatric reasons;
- 4) A youth is placed in an in-patient substance abuse treatment facility;
- 5) A youth is placed in a jail or a county detention facility;
- 6) A youth is placed in a juvenile or adult correctional facility; or
- 7) A youth is missing due to the youth having runaway or is thought to have been abducted in accordance with requirements in Department Procedure 329, Locating and Reporting Missing, Runaway and Abducted Children.

The Department reserves the right to conduct “906 Fidelity Reviews” as necessary. Provider failure to report placement changes as required could constitute a material breach of Contract.

9.0 Fiscal and Program Monitoring:

9.1 Provider Self-Monitoring and Self-Assessment:

Each provider will have a well-defined quality assurance process which will be available to the Department, upon request

9.2 DCFS Monitoring:

9.2.1 Program Monitoring:

Under this program, the provider agrees to cooperate with any program review, evaluation or other monitoring activities that are requested or required by the Department. Program monitoring by Department staff may include but are not limited to the following activities:

- 1) Investigation of a report of suspected child abuse or neglect;
- 2) Licensing Monitoring visits and, if applicable, enforcement investigations;
- 3) Monitoring visits by Department residential care monitors; and
- 4) Department initiated utilization reviews

9.3 Corrective Action and Performance Improvement:

Under this program, the provider agrees to comply with DCFS program monitoring procedures established by DCFS and adhere to any corrective action or performance improvement plan developed through the monitoring process. Failure to comply with the terms of the contract and program plan could result in DCFS pursuing any remedy which is provided under the contract.

Child safety is of paramount importance and no instances of child maltreatment will be deemed acceptable. Instances of youth being maltreated while under the supervision of any agency will be reviewed on a case by case basis. The Division of Regulation and Monitoring will take the lead in ensuring such cases are reviewed, in collaboration with other key Department divisions. The Department will pursue corrective action as deemed necessary up to and including termination of the Provider contract.

10.0 Billing and Payment Procedures

10.1 Claim Submittal:

Billing for services will be prepared each month by the provider and presented to the Department for review and verification. The billing will be submitted on the Monthly Claim Statement. The Monthly Claim Statement will be completed in accordance with the instructions, including DCFS ID numbers for all clients.

By the fifth business day of each month, the Provider will submit the Monthly Claim Statement for the previous month to the Department's Central Payment Unit (CPU). CPU will verify the accuracy of the Claim Statement.

10.2 Description of Types of Service(s) that are Billable: All services provided as listed in Section 5.2 of this program plan.**10.3 Payment:**

The Department will process monthly payments under this contract on or about the first (1st) business day of each month. The monthly payment amount may be adjusted downward after a review of prior cost reports that indicates previous funding provided under this contract exceeded allowable and reimbursable cost.

Monthly cost reports using the "Costs", "Personnel", and "Contractual" schedule of the consolidated Financial Report (CFR) form must be submitted to the DCFS Office of Planning and Budget within 10 working days after the close of each month.

Annual excess revenue determinations will continue to be conducted consistent with Department Rule 434. No DCFS funds exceeding allowable and reimbursable costs associated with this contract may be retained. In addition, the provider will submit to DCFS quarterly outcome measures report and quarterly personnel matrix.

Provider will be reimbursed for expenses incurred for services provided as stated in sections 5.2. Reimbursement for expenses incurred above the contract budgeted and obligated amount and/ or for services rendered not noted in this contract will require prior written approval of the Department.

The Department will process a current funding payment under this contract and program plan on or about the first (1st) business day of each month. The current funding amount will be based on prior budgeted utilization of the contract. This current funding amount is posted to the Provider's receivable

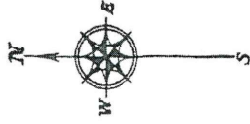
10.3.1 Payment for "Overage Days"

When the number of DCFS daily clients exceeds the DCFS Client Capacity (see section 1.6), the number of bed-days above capacity will constitute "overage

days”. At the end of the fiscal year, the Department will calculate the number of overage days delivered for the year using CFS 906 data, and will make additional payment at the agreed upon per diem rate for this contract. Any overage day payment amounts must be included in the Agency’s audited costs, will be included in Excess Revenue calculations.

10.4 Requirements for Grant and/or Lump Sum Payments

For grant payments and/or lump sum payments, the provider will submit to DCFS in accordance with the payment cycle: quarterly cost reports, quarterly outcome measures report, quarterly client listing with name and DCFS ID, quarterly personnel matrix and a quarterly progress report describing the services provided and number of clients served.



Land Surveyors

933 S. Plam Grove Road Suite 101 Palatine, Ill 60067

μ_{home} : (897) 258.7960

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LOT 12



LEGEND AND NOTES

[illegible]

... ..

an Illinois Professional Land Surveyor who has a certificate that I have surveyed the above described property, and that this professional survey is a correct representation of said survey, and that this professional survey is a conforming to the terms and conditions stated in its, i.e. a boundary plat.

DATE of completion of field work. OCTOBER 5, 2006

Publication History: NOVEMBER 8, 2006

[illegible][illegible]

Sonic 700 - 849600000

ORDER No. 06-1280-2 132M76
Refer to 77-621 132M76

SURVIVY MADE FOR

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CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a 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:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 1855 N. HICKS RD.



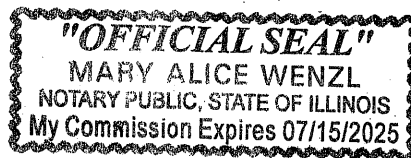
County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 22ND day of JUNE, A.D. 2023, and the last publication thereof was made on the 22ND day of JUNE, A.D. 2023.

Your Legal appeared in
the following Journal & Topics
Newspapers
(Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☒ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☒ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☒ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal



Mary Alice Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 22ND day of JUNE, A.D., 2023.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 22ND day of JUNE, A.D., 2023.

My commission expires the 15TH day of JULY, A.D., 2025.

Attachment: Public Notice - certificate of publication (1855 N. Hicks Road - PPD Group Home)