VILLAGE OF PALATINE

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

VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

AGENDA

JUNE 17, 2024

Regular Meeting **7:00 PM**

I. ROLL CALL

II. PLEDGE TO THE FLAG

III. APPROVAL OF MINUTES

1. Village Council & Committee of the Whole - Regular Meeting - June 10, 2024

IV. MAYOR'S REPORT

1. As Submitted

V. RECESS TO THE COMMITTEE OF THE WHOLE

VI. COMMITTEE OF THE WHOLE

A. POLICE POLICY & CODE SERVICES COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. Consider an Ordinance Granting a Special Use for a Fence in the Side Yard Abutting a Street at 1227 W. Kenilworth Avenue (Council District: One)

2. Consider an Ordinance Decreasing the Number of Class B (Package Liquor), Class P (Caterer), and Class PS (Product Sampling) Liquor Licenses by One and Increasing the Number of Class G (Beer & Wine) Liquor Licenses by One for Cook, Cork & Fork at 34 W. Palatine Road (Council District: Six)

3. Consider an Ordinance Granting a Special Use for a Medical Office (Physical Therapy Clinic) to Operate at 916 E. Northwest Highway (Council District: Six)

4. As Submitted

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

TIM MILLAR, CHAIRMAN

1. Consider an Ordinance Amending the 2011 Comprehensive Plan and Future Land Use Recommendations for the Dundee Road Sub Area

2. As Submitted

C. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

GREG SOLBERG, CHAIRMAN

1. Consider a Motion to Accept a Perpetual Public Utilities, Waterlines and Storm Drainage Easement on Lot 75 in Willow Walk Unit One (Council District: Two)

2. Consider a Motion to Award a Contract for the Spring Willow Bay Drainage Improvements Phase II Project (Council District: Two)

3. As Submitted

D. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

BRAD HELMS, CHAIRMAN

1. Consider a Motion Authorizing the Village Manager to Execute an Extension of Agreement with Marsh for Risk Management Broker Services

2. As Submitted

E. BUSINESS FINANCE & BUDGET COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted

VII. RECONVENE THE VILLAGE COUNCIL MEETING

VIII.CONSENT AGENDA

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

1. Consider a Motion to Approve Warrant 2024 #12

2. Consider an Ordinance Granting a Special Use for a Fence in the Side Yard Abutting a Street at 1227 W. Kenilworth Avenue (Council District: One)

3. Consider an Ordinance Decreasing the Number of Class B (Package Liquor), Class P (Caterer), and Class PS (Product Sampling) Liquor Licenses by One and Increasing the Number of Class G (Beer & Wine) Liquor Licenses by One for Cook, Cork & Fork at 34 W. Palatine Road (Council District: Six)

4. Consider an Ordinance Granting a Special Use for a Medical Office (Physical Therapy Clinic) to Operate at 916 E. Northwest Highway (Council District: Six)

5. Consider an Ordinance Amending the 2011 Comprehensive Plan and Future Land Use Recommendations for the Dundee Road Sub Area

6. Consider a Motion to Accept a Perpetual Public Utilities, Waterlines and Storm Drainage Easement on Lot 75 in Willow Walk Unit One (Council District: Two)

7. Consider a Motion to Award a Contract for the Spring Willow Bay Drainage Improvements Phase II Project (Council District: Two)

8. Consider a Motion Authorizing the Village Manager to Execute an Extension of Agreement with Marsh for Risk Management Broker Services

9. Consider an Ordinance Granting a Special Use Transfer to Permit the Continued Operation of a Dental Office at 1590 N. Rand Road Unit A (Council District: Four)

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted

B. BUSINESS FINANCE & BUDGET COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

GREG SOLBERG, CHAIRMAN

1. As Submitted

F. POLICE POLICY & CODE SERVICES COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted

X. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted

B. VILLAGE CLERK

1. As Submitted

C. VILLAGE ATTORNEY

1. As Submitted

XI. CLOSED SESSION AS REQUIRED

XII. RECOGNITION OF AUDIENCE

XIII. ADJOURNMENT

VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS
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VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

JUNE 10, 2024

Regular Meeting **7:00 PM**

Minutes Acceptance: Minutes of Jun 10, 2024 7:00 PM (APPROVAL OF MINUTES)

I. ROLL CALL – Time: 7:00 PM

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

Also Present:
Village Manager Reid Ottesen, Deputy Village Manager Hadley Skeffington-Vos, Village Attorney Patrick Brankin, Director of Public Works Matt Barry, Police Chief William Nord, Fire Chief Patrick Gratzianna, IT Director Larry Schroth, Director of Finance Paul Mehring, Director of Human Resources Pam Jackson and Kristin La Russo

II. PLEDGE TO THE FLAG

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

III. APPROVAL OF MINUTES

1. Village Council & Committee of the Whole - Regular Meeting - June 3, 2024 - **Accepted**

   Village Council & Committee of the Whole - Regular Meeting - June 3, 2024

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

IV. MAYOR'S REPORT

1. As Submitted **-**

Mayor Schwantz announced upcoming events:

Saturday June 15: 9:00 AM - 11:00 AM
Clayson House Flag Day Celebration
Clayson House Museum

Friday, June 21 - Sunday, June 23
St. Nectarios Greek Fest
St. Nectarios Greek Orthodox Church

Saturday, June 29: 10:30 AM - 1:00 PM
Islamic Society of Northwest Suburbs Open House
Islamic Society of Northwest Suburbs (ISNS)

Wednesday, July 3 - Sunday, July 7
Hometown Fest
Palatine Jaycees
Fireworks July 5th - Parade July 6th

V. RECESS TO THE COMMITTEE OF THE WHOLE

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

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

VI. COMMITTEE OF THE WHOLE

A. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. Consider a Motion Granting a Waiver of the Village's Temporary Sound Amplification Ordinance and Closure of Village Parking Lot J to Permit the Annual 'Fall Back Brewfest' Sponsored by the Palatine Jaycees on October 19, 2024 at 155 W. Wilson Street **- Approved by Voice Vote** (Council District: Six)

   Village Manager Reid Ottesen presented the petitioners request stating that this event is similar to what they have done in the past and staff recommends approval.

Minutes Acceptance: Minutes of Jun 10, 2024 7:00 PM (APPROVAL OF MINUTES)

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

2. Consider a Motion Granting a Waiver of the Village's Sound Amplification Ordinance, the Temporary Closure of a Portion of Bothwell Street, and a Temporary Amendment to Lamplighter's Licensed Premises All in Conjunction with the Proposed 'Pipes for Pits' Event on August 11, 2024 at Lamplighter Inn, 60 N. Bothwell Street **- Approved by Voice Vote** (Council District: Six)

   Village Manager Reid Ottesen presented the petitioners request stating that this is an event they have had in the past without issue. All their employees will be doing the liquor service on premise and are Bassett licensed. Staff is recommending approval.

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

3. As Submitted **-**

B. POLICE POLICY & CODE SERVICES COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. Consider an Ordinance Decreasing the Number of Class G (Restaurant with Beer & Wine) Liquor Licenses by One for Sunrise Ramen & Sushi Located at 309 E. Northwest Highway **- Motion Carried by Voice Vote** (Council District: Six)

   Village Manager Reid Ottesen stated that the establish indicated that they will not be renewing their liquor license with the upcoming renewal in July and that this was the appropriate time.

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

2. Consider an Ordinance Decreasing the Number of Class F (Park District) Liquor Licenses by One for the Palatine Park District Located at 250 E. Wood Street **- Motion Carried by Voice Vote**

Minutes Acceptance: Minutes of Jun 10, 2024 7:00 PM (APPROVAL OF MINUTES)

Village Manage Reid Ottesen specified that the Park District no longer wishes to renew their liquor license. A separate liquor license is held by a vendor for the golf course or the Park District can come forward for a temporary liquor license for special events.

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

3. Consider an Ordinance Decreasing the Number of Class B-3 (Drug Store with Package Liquor) Liquor Licenses by One for CVS Pharmacy Located at 200 W. Northwest Highway **- Motion Carried by Voice Vote** (Council District: Six)

   Village Manager Reid Ottesen stated that CVS has closed this location and will not be renewing their liquor license.

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

4. As Submitted **-**

C. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

BRAD HELMS, CHAIRMAN

1. Consider a Resolution Authorizing Palatine's Participation as a Member in the Illinois Emergency Management Mutual Aid System Response Pursuant to an Intergovernmental Agreement for the Establishment of a Mutual Aid Intergovernmental Service Agreement **- Adopted by Voice Vote**

   Fire Chief Patrick Gratzianna explained that the Village of Palatine has been an active participant for the last 20 years in the Illinois Emergency Management Mutual Aid System. This is a structural framework in place for natural disasters and emergencies with surrounding communities to give and take services from one municipality to another. This document has been updated with new terminology, insurance and indemnification which is supported and reviewed by the JEMS coordinator. This document has been updated and reviewed by the EMA coordinator and our internal coordinator, Sarah Mckillop to have in place for another 20 years.

Minutes Acceptance: Minutes of Jun 10, 2024 7:00 PM (APPROVAL OF MINUTES)

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

2. Approve an Amendment to the IGA Between District 15 and Village of Palatine for School Resource Officers **- Approved by Voice Vote**

   Village Manager Reid Ottesen explained that an overhaul of the Intergovernmental Agreement (IGA) was done in 2018. District 15 reached out regarding the Records Act asking for minor provisions they would like to make so that the School Resource Officers are properly covered in the event there was ever questions. This is a minor change and recommends staff approval.

RESULT:	**APPROVED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Greg Solberg, District 4 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

3. As Submitted **-**

D. BUSINESS FINANCE & BUDGET COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted **-**

   Nothing was submitted

E. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted **-**

   Nothing was submitted

F. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

GREG SOLBERG, CHAIRMAN

1. As Submitted **-**

   Nothing was submitted

VII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 7:08 PM

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

Minutes Acceptance: Minutes of Jun 10, 2024 7:00 PM (APPROVAL OF MINUTES)

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

VIII.CONSENT AGENDA

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

RESULT:	**ADOPTED BY ROLL CALL [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

1. Consider a Motion Granting a Waiver of the Village's Temporary Sound Amplification Ordinance and Closure of Village Parking Lot J to Permit the Annual 'Fall Back Brewfest' Sponsored by the Palatine Jaycees on October 19, 2024 at 155 W. Wilson Street **- Approved** (Council District: Six)

2. Consider a Motion Granting a Waiver of the Village's Sound Amplification Ordinance, the Temporary Closure of a Portion of Bothwell Street, and a Temporary Amendment to Lamplighter's Licensed Premises All in Conjunction with the Proposed 'Pipes for Pits' Event on August 11, 2024 at Lamplighter Inn, 60 N. Bothwell Street **- Approved** (Council District: Six)

3. Consider an Ordinance Decreasing the Number of Class G (Restaurant with Beer & Wine) Liquor Licenses by One for Sunrise Ramen & Sushi Located at 309 E. Northwest Highway **- Approved** (Council District: Six)

   Ordinance #O-54-24

4. Consider an Ordinance Decreasing the Number of Class F (Park District) Liquor Licenses by One for the Palatine Park District Located at 250 E. Wood Street **- Approved**

   Ordinance #O-55-24

5. Consider an Ordinance Decreasing the Number of Class B-3 (Drug Store with Package Liquor) Liquor Licenses by One for CVS Pharmacy Located at 200 W. Northwest Highway **- Approved** (Council District: Six)

   Ordinance #O-56-24

Minutes Acceptance: Minutes of Jun 10, 2024 7:00 PM (APPROVAL OF MINUTES)

6. Consider a Resolution Authorizing Palatine's Participation as a Member in the Illinois Emergency Management Mutual Aid System Response Pursuant to an Intergovernmental Agreement for the Establishment of a Mutual Aid Intergovernmental Service Agreement **- Adopted by Roll Call**

   Resolution #R-25-24

7. Approve an Amendment to the IGA Between District 15 and Village of Palatine for School Resource Officers **- Approved**

8. Consider a Resolution Reducing the Olms Corner Subdivision Public Improvement Security Deposit **- Adopted by Roll Call** (Council District: Six)

   Resolution #R-26-24

IX. REPORTS OF STANDING COMMITTEE – Time: 7:09 PM

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted **-**

   No Report

B. BUSINESS FINANCE & BUDGET COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted **-**

   No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted **-**

   No Report

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted **-**

   No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

GREG SOLBERG, CHAIRMAN

Minutes Acceptance: Minutes of Jun 10, 2024 7:00 PM (APPROVAL OF MINUTES)

1. As Submitted -

No Report

F. POLICE POLICY & CODE SERVICES COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted -

No Report

X. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted -

No Report

B. VILLAGE CLERK

1. As Submitted -

No Report

C. VILLAGE ATTORNEY

1. As Submitted -

No Report

XI. CLOSED SESSION AS REQUIRED

No Closed Session requested

XII. RECOGNITION OF AUDIENCE

No one came forward

XIII.ADJOURNMENT – Time: 7:09 PM

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

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

Submitted by:
Kristin La Russo

Minutes Acceptance: Minutes of Jun 10, 2024 7:00 PM (APPROVAL OF MINUTES)

Consider an Ordinance Granting a Special Use for a Fence in the Side Yard Abutting a Street at 1227 W. Kenilworth Avenue

BACKGROUND:
The Subject Property, a corner lot, is zoned R-1A single-family residential and contains a single-family residence, with a deck and a frame shed in the rear yard. The required front yard is along W. Kenilworth Avenue to (north), and the rear yard (south) directly abuts the front yard of the adjacent property 224 S. Hampton Court.

The Petitioner is proposing to construct a 5-foot tall open-style aluminum fence set back approximately 10 feet from the subject property's side property line abutting S. Hampton Court. Therefore, the Petitioner is requesting:

> **Special Use to permit a fence to be set back 10 feet from the side property line abutting a street, instead of the minimum required 35 feet.**

KEY ISSUES:
- The Petitioners are proposing to construct a 5-foot tall open-style aluminum fence in their side yard abutting S. Hampton Court. The proposed fence would be set back approximately 10 feet from the side property line along, and approximately 30 feet from the back of curb, as there is an approximately 20-foot parkway abutting Hampton Court.
- The driveway for the directly adjacent property to the south, 224 S. Hampton Court, is located approximately 45 feet from the shared property line with the subject property.
- Per the submitted application, the Petitioner has indicated that the proposed fence would help establish a safe place for two young children to play, and to provide a fenced area for their dog.

ALTERNATIVES:
1. Approve the Special Use for a fence in the side yard abutting a street.
2. Do not approve the Special Use for a fence in the side yard abutting a street.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on June 11, 2024.
Residents testifying:	None.
Vote:	The PZC voted unanimously to approve the Special Use for a fence in the side yard abutting a street and Staff concurs.

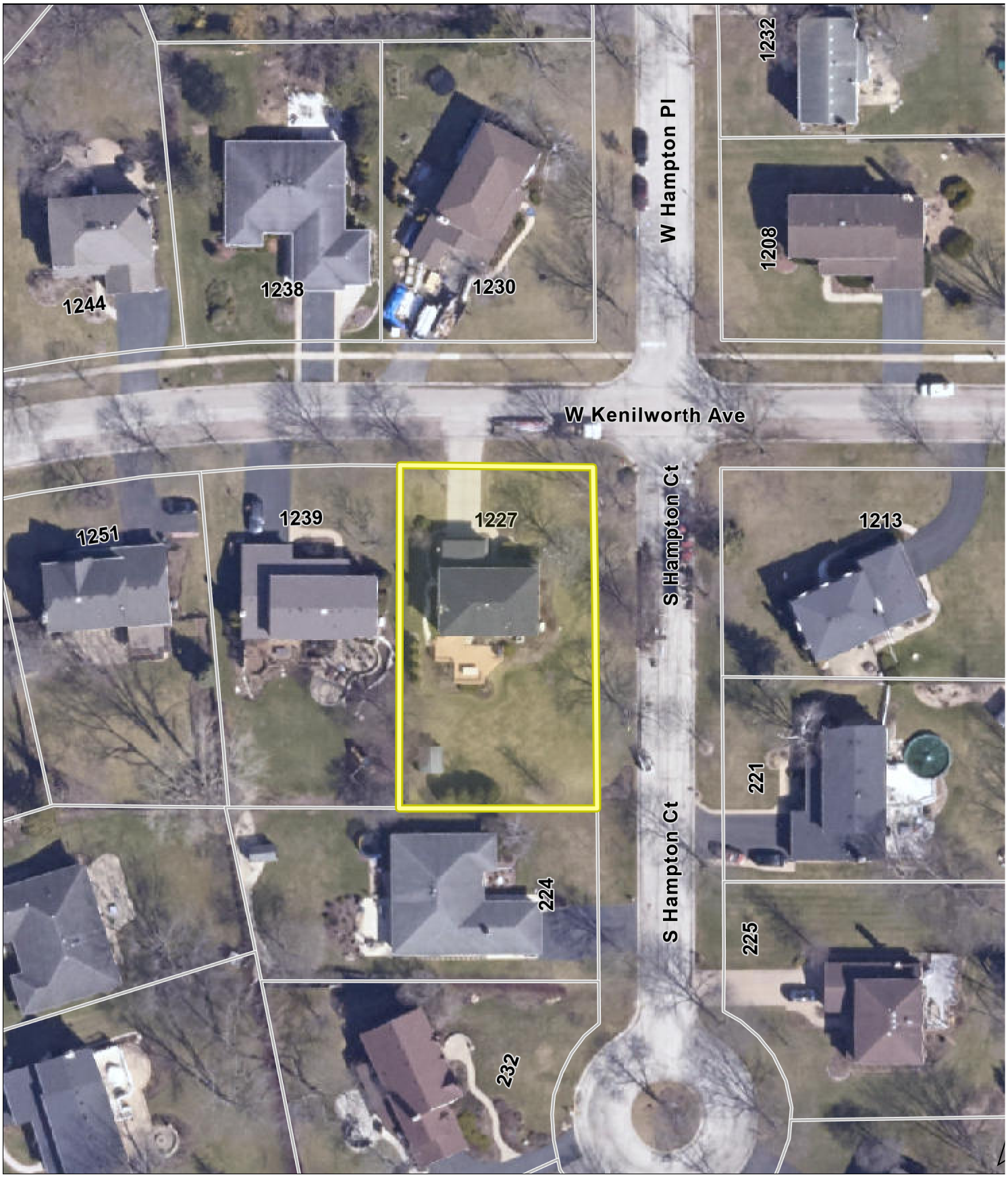
ACTION REQUIRED:
A motion to approve the ordinance granting a Special Use to permit a fence in the side yard abutting a street at 1227 E. Kenilworth Avenue.

ATTACHMENTS:
- Aerial Map
- ORD SU 1227 W Kenilworth Ave
- EXHIBIT - Site Plan and Fence Elevation
- 1227 W Kenilworth Ave - PZC Materials - June 11, 2024

- DRAFT PZC Minutes - June 11, 2024
- Public Notice

GISConsortium

1227 W. Kenilworth Avenue



Attachment: Aerial Map (1227 W Kenilworth - SU Fence SYAS)

0 50 100 ft

Print Date: 5/17/2024

Notes

Cook County Aerial 2022

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.

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE
1227 W. KENILWORTH AVENUE

WHEREAS, pursuant to a petition and public hearing on June 11, 2024, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings, relative to a request for a Special Use to permit a 5-foot tall fence to be located 10 feet from the side lot line abutting a street, which abuts the side lot line of an adjacent front yard, instead of the minimum required 35 feet, pursuant to Section 6.03 (b) (6) (b) of the Village of Palatine Zoning Ordinance, on the following legally described property:

> **LOT 78 IN CAMBRIDGE AT PALATINE UNIT NO. 1, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 28, 1969, AS DOCUMENT NO. 20912197, IN BOOK 7 OF PLATS, PAGE 42 AND 43, IN COOK COUNTY, ILLINOIS.**

commonly known as 1227 W. Kenilworth Avenue (02-21-106-004-0000).

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

SECTION 1: Special Use to permit a 5-foot tall fence to be located 10 feet from the side lot line abutting a street, which abuts the side lot line of an adjacent front

Attachment: ORD SU 1227 W Kenilworth Ave (1227 W Kenilworth - SU Fence SYAS)

yard, instead of the minimum required 35 feet, pursuant to Section 6.03 (b) (6) (b) of the Village of Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. **The Special Use shall substantially conform to the site plan and fence elevation plan submitted by the Petitioner, Nicholas Wiskirchen, except as said plans may be changed to conform to the Village Code of Ordinances.**

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

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

PASSED: This _____day of _____, 2024

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

APPROVED by me this _____day of _____, 2024

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____day of _____, 2024

_____
Deputy Village Clerk

Attachment: ORD SU 1227 W Kenilworth Ave (1227 W Kenilworth - SU Fence SYAS)

LEGEND

A = ASSUMED	NW = NORTHWEST
C = CALCULATED	P.O.B. = POINT OF BEGINNING
CH = CHORD	P.O.C. = POINT OF COMMENCEMENT
CL = CENTERLINE	R = RECORD
D = DEED	RAD = RADIUS
E = EAST	R.O.W. = RIGHT OF WAY
F.I.P. = FOUND IRON PIPE	S = SOUTH
F.I.R. = FOUND IRON ROD	S.I.P.= SET IRON PIPE
FT. = FEET/FOOT	S.I.R.= SET IRON ROD
L = ARC LENGTH	SE = SOUTHEAST
M = MEASURED	SW = SOUTHWEST
N = NORTH	W = WEST
NE = NORTHEAST	

= CHAIN LINK FENCE
= WOOD FENCE
= METAL FENCE
= VINYL FENCE
= EASEMENT LINE
= SETBACK LINE
= INTERIOR LOT LINE

PLAT OF SURVEY

OF

LOT 78 IN CAMBRIDGE AT PALATINE UNIT NO. 1, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 28, 1969, AS DOCUMENT NO. 20912197, IN BOOK 7 OF PLATS, PAGE 42 AND 43, IN COOK COUNTY, ILLINOIS.

20' 10' 0 20'

BASIS OF BEARING:
WEST LINE OF W. HAMPTON PLACE AS FOUND MONUMENTED AND OCCUPIED

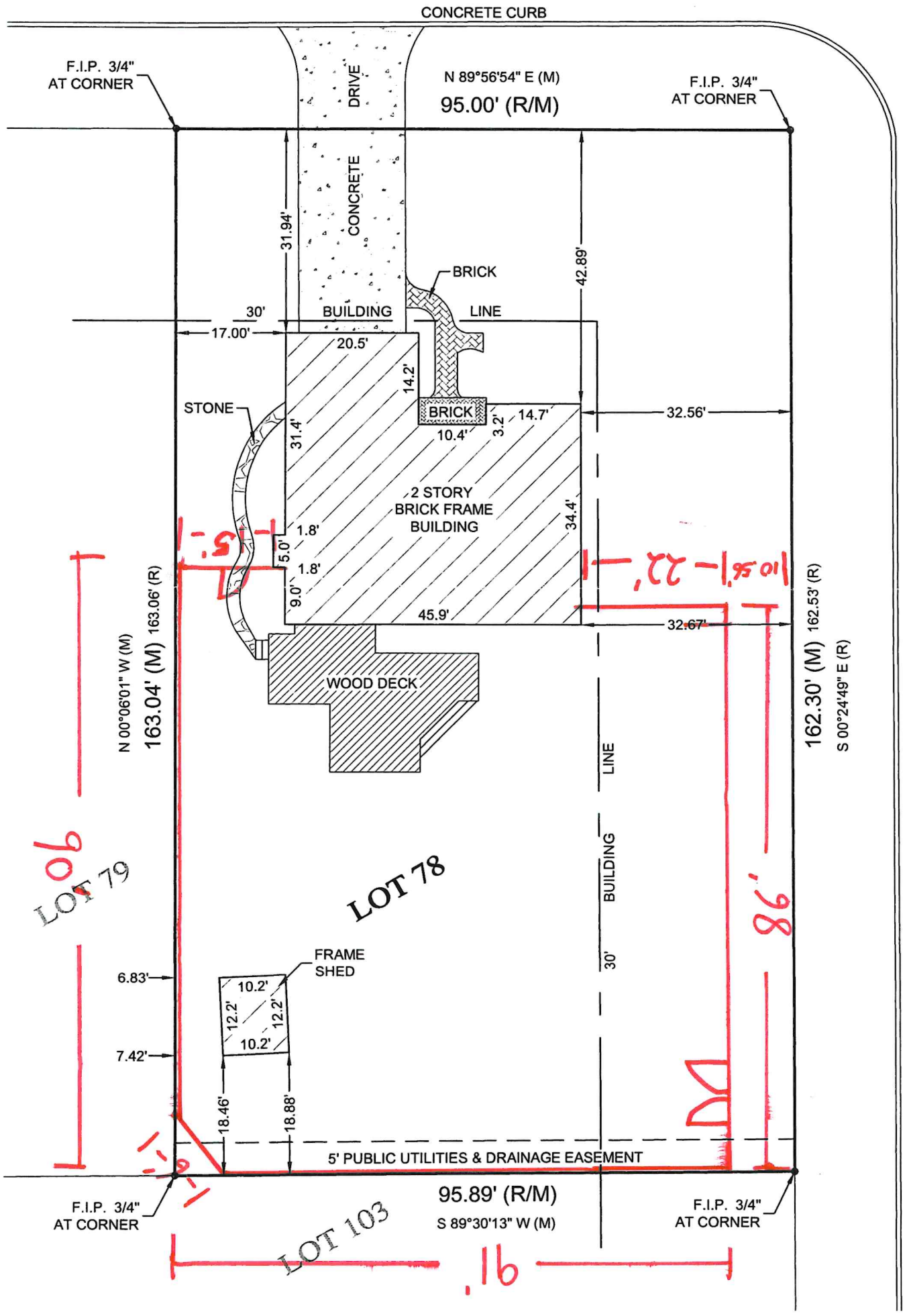
S 00°24'49" E (R)

AREA OF SURVEY:

"CONTAINING 15,522 SQ. FT. OR 0.36 ACRES MORE OR LESS"

(60' R.O.W.)

W. KENILWORTH AVENUE



TALL BLACK 3-RAIL FLAT TOP ORNAMENTAL ALUMINUM

Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS }SS
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 22ND DAY OF APRIL, A.D., 2024, AT LISLE, ILLINOIS.

JAMES LEE MORRISON 2317 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LISLE, ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317
LICENSE EXPIRATION DATE NOVEMBER 30, 2024
ILLINOIS BUSINESS REGISTRATION NO. 184-001245

NOTE:
1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
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4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 1227 W. KENILWORTH AVENUE
PALATINE, IL 60067

CLIENT TRIVEDI & KHAN, LLP

FIELDWORK DATE (CREW) 4/17/2024 (JB/PW)
DRAWN BY: RJ REVISED: JOB NO. 24-04-0096

Attachment: EXHIBIT - Site Plan and Fence Elevation (1227 W Kenilworth - SU Fence SYAS)

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ORNAMENTAL ALUMINUM by Master Hal

Independence Ornamental Aluminum

Attachment: EXHIBIT - Site Plan and Fence Elevation (1227 W Kenilworth - SU Fence SYAS)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 06/11/24 07:00 PM

STAFF REPORT (ID # 9141)

1227 W. Kenilworth Avenue

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Nicholas Wiskirchen

PLAN NUMBER: SU-000111-2024

BACKGROUND:

The Subject Property is zoned R-1A single-family residential and is part of the Cambridge of Palatine Subdivision. The property contains a single-family residence, with a deck and a frame shed in the rear yard. The subject property is a corner lot with the required front yard abutting W. Kenilworth Avenue to the north. The rear yard of the property directly abuts the front yard of the adjacent property to the south, 224 S. Hampton Court.

The Petitioner is proposing to construct a 5-foot tall open-style aluminum fence set back approximately 10 feet from the subject property's side property line abutting S. Hampton Court. Therefore, the Petitioner is requesting:

> **Special Use to permit a fence to be set back 10 feet from the side property line abutting a street, instead of the minimum required 35 feet.**

Surrounding Zoning/Uses:

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

KEY ISSUES:

- The Petitioners are proposing to construct a 5-foot tall open-style aluminum fence in their side yard abutting S. Hampton Ct. The proposed fence would be set back approximately 10 feet from the side property line along, and approximately 30 feet from the back of curb.
- The driveway for the directly adjacent property to the south, 224 S. Hampton Ct, is

Attachment: 1227 W Kenilworth Ave - PZC Materials - June 11, 2024 (1227 W Kenilworth - SU Fence SYAS)

located approximately 45 feet from the shared property line with the subject property.

- Per the submitted application, the Petitioner has indicated that the proposed fence would help establish a safe place for two young children to play, and to provide a fenced area for their dog.

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2), (3) and (5) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, will be operated in a manner consistent with the public health, safety, and welfare, and that the Special Use will not have a negative impact on the value of surrounding properties. The Petition for a Special Use is attached, and the Petitioners have attempted to address the required standards.

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

a. Will meet the following aesthetic criteria:
   i. Will not destroy existing vistas in the area;
   ii. Will enhance the appearance of the homes and the streets in the area; and
   iii. Will not detract from the overall appearance of the community; or
b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

STAFF RECOMMENDATION:

The Petitioner is proposing to construct an open-style fence that encroaches into the required side yard abutting the street. Although the subject property's rear side yard abuts the front yard of the adjacent property to the south, Staff notes that the driveway of said adjacent property is approximately 45 feet from the shared property line with the subject property, and with the proposed fence being an open-style, no issues with line-of-sight were identified.

Additionally, there is substantial parkway of approximately 20 feet, between the subject side property line and the back of the curb along S. Hampton Court, which further decreases the effect the fence could have on the existing vista in the area. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the site plan and fence elevation plans submitted by the Petitioner, Nicholas Wiskirchen, except as such plans may be changed to conform to the Village Codes and Ordinances.

Attachment: 1227 W Kenilworth Ave - PZC Materials - June 11, 2024 (1227 W Kenilworth - SU Fence SYAS)

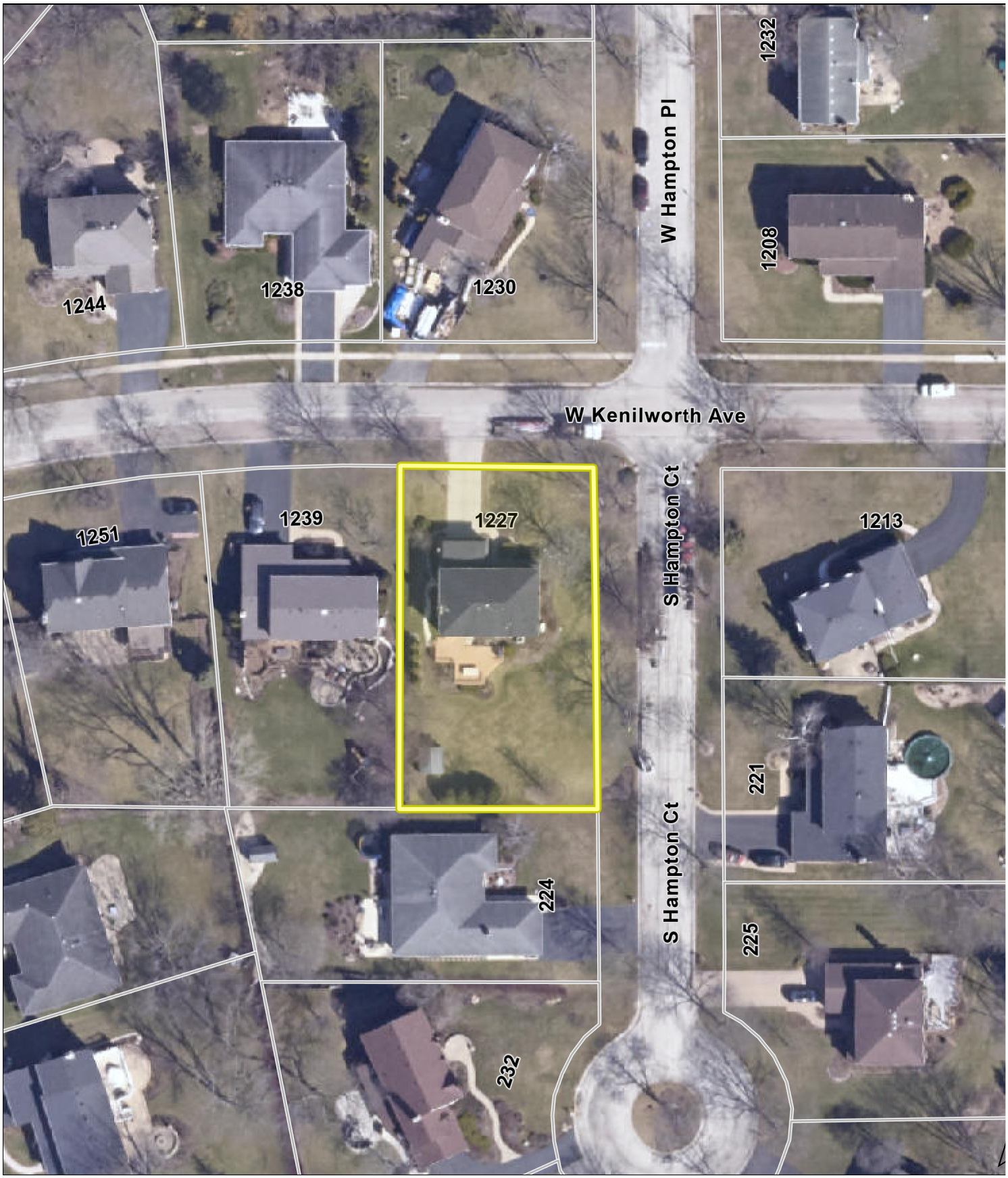
ATTACHMENTS:

- Aerial Map
- Special Use Application
- Plat of Survey
- Site Plan
- Fence Elevation
- Public Notice

Attachment: 1227 W Kenilworth Ave - PZC Materials - June 11, 2024 (1227 W Kenilworth - SU Fence SYAS)

GISConsortium

1227 W. Kenilworth Avenue



0 50 100 ft

Print Date: 5/17/2024

Notes

Cook County Aerial 2022

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: 1227 W Kenilworth Ave - PZC Materials - June 11, 2024 (1227 W Kenilworth - SU Fence SYAS)

VILLAGE OF PALATINE

SPECIAL USE APPLICATION

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

Petitioner Name

Nicholas Wiskirchen

Business Name (if applicable)

Subject Property Address

1227 W. Kenilworth Avenue

Please provide a description of your proposed request:

We would like to install a fence in a manner that maximizes the size and use of the backyard as we have a toddler and dog that like to run and play outside, as well as a second child coming in 4-5 weeks.

Petitioner Justification

Special Uses 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 use deemed necessary for the public convenience at that location. Explain:

We have a larger dog that is very friendly and loves to be outside as well as a toddler that likes to open the door and go outside and play and would like to keep both of them contained to our property.

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

We will have multiple gates around the perimeter of the newly installed fence that allow for access to the backyard from the interior and exterior of the property as to allow access in from multiple points of entry.

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

We have spoken with the neighbors and shown them what design we are considering, as well as purposely choosing a black flat top aluminum fence as to not inhibit or obstruct any view from neighboring properties, nor go with a wood or vinyl fence that may deteriorate in quality or color as to become an eyesore to those around us.

Attachment: 1227 W Kenilworth Ave - PZC Materials - June 11, 2024 (1227 W Kenilworth - SU Fence SYAS)

In order to supplement the above standards, the Planning and Zoning Commission may also consider the following:

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

a. Will meet the following aesthetic criteria:

i. Will not destroy existing vistas in the area;

ii. Will enhance the appearance of the homes and the streets in the area; and

iii. Will not detract from the overall appearance of the community; or

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

We have chosen a black flat top aluminum fence that will hold up to the elements as well as be aesthetically pleasing to the eye while not obstructing the view of surrounding yards or street for neighboring houses. We have a toddler and a larger dog that both like to be in the backyard quite often as well as another little one on the way. We want a fence to keep all the children and dog contained while they play, as well as add a level of protection from anyone being able to easily access our backyard without welcome while the children and/or dog may be out there.

Attachment: 1227 W Kenilworth Ave - PZC Materials - June 11, 2024 (1227 W Kenilworth - SU Fence SYAS)

LEGEND

A = ASSUMED	NW = NORTHWEST
C = CALCULATED	P.O.B. = POINT OF BEGINNING
CH = CHORD	P.O.C. = POINT OF COMMENCEMENT
CL = CENTERLINE	R = RECORD
D = DEED	RAD = RADIUS
E = EAST	R.O.W. = RIGHT OF WAY
F.I.P. = FOUND IRON PIPE	S = SOUTH
F.I.R. = FOUND IRON ROD	S.I.P.= SET IRON PIPE
FT. = FEET/FOOT	S.I.R.= SET IRON ROD
L = ARC LENGTH	SE = SOUTHEAST
M = MEASURED	SW = SOUTHWEST
N = NORTH	W = WEST
NE = NORTHEAST	

= CHAIN LINK FENCE
= WOOD FENCE
= METAL FENCE
= VINYL FENCE
= EASEMENT LINE
= SETBACK LINE
= INTERIOR LOT LINE

PLAT OF SURVEY

OF

LOT 78 IN CAMBRIDGE AT PALATINE UNIT NO. 1, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 28, 1969, AS DOCUMENT NO. 20912197, IN BOOK 7 OF PLATS, PAGE 42 AND 43, IN COOK COUNTY, ILLINOIS.

20' 10' 0 20'

BASIS OF BEARING:
WEST LINE OF W. HAMPTON PLACE AS FOUND MONUMENTED AND OCCUPIED

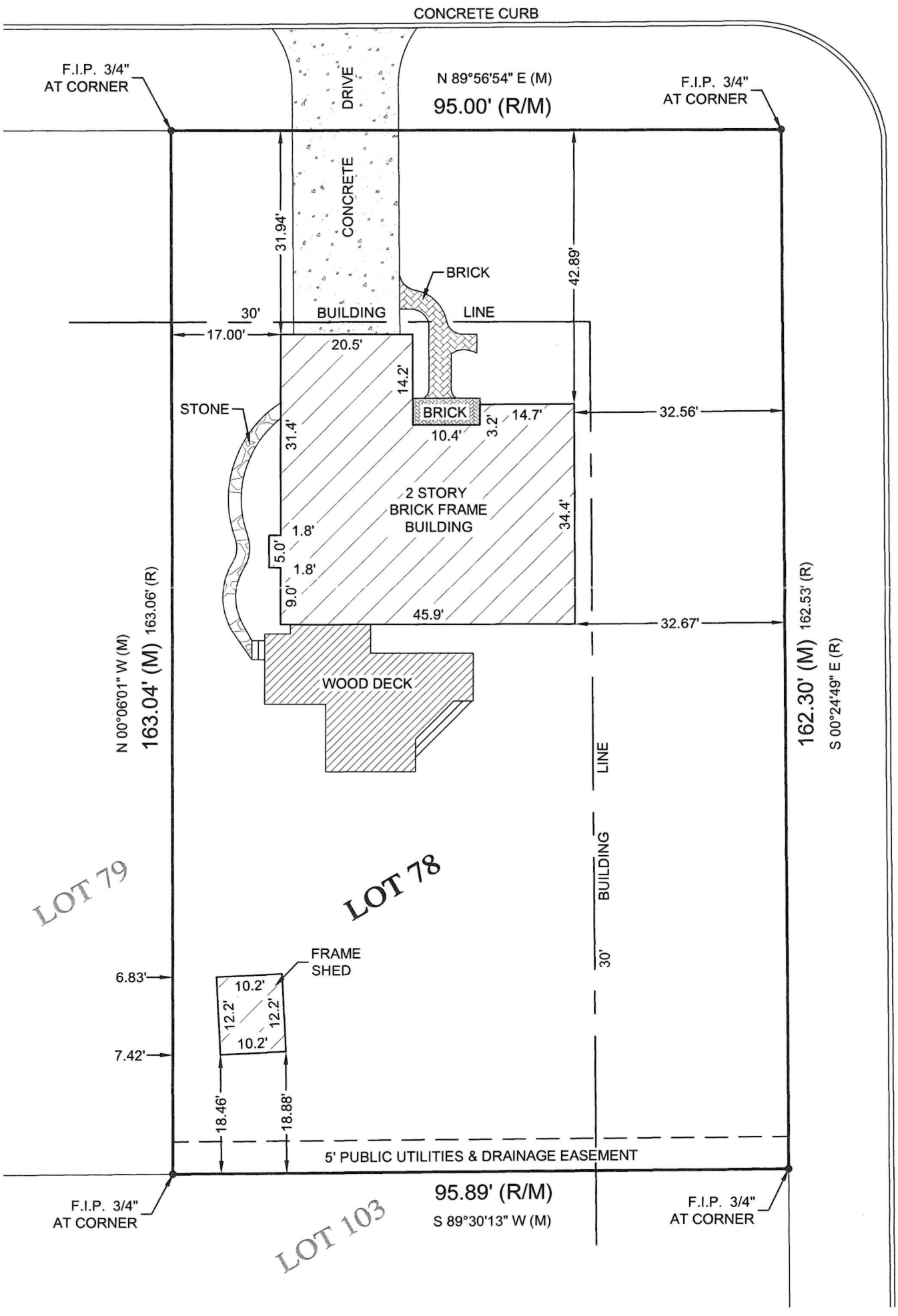
S 00°24'49" E (R)

AREA OF SURVEY:

"CONTAINING 15,522 SQ. FT. OR 0.36 ACRES MORE OR LESS"

(60' R.O.W.)

W. KENILWORTH AVENUE



Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS }SS
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 22ND DAY OF APRIL, A.D., 2024, AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317
LICENSE EXPIRATION DATE NOVEMBER 30, 2024
ILLINOIS BUSINESS REGISTRATION NO. 184-001245

JAMES LEE MORRISON 2317 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LISLE, ILLINOIS

NOTE:
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CLIENT TRIVEDI & KHAN, LLP

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DRAWN BY: RJ REVISED: JOB NO. 24-04-0096

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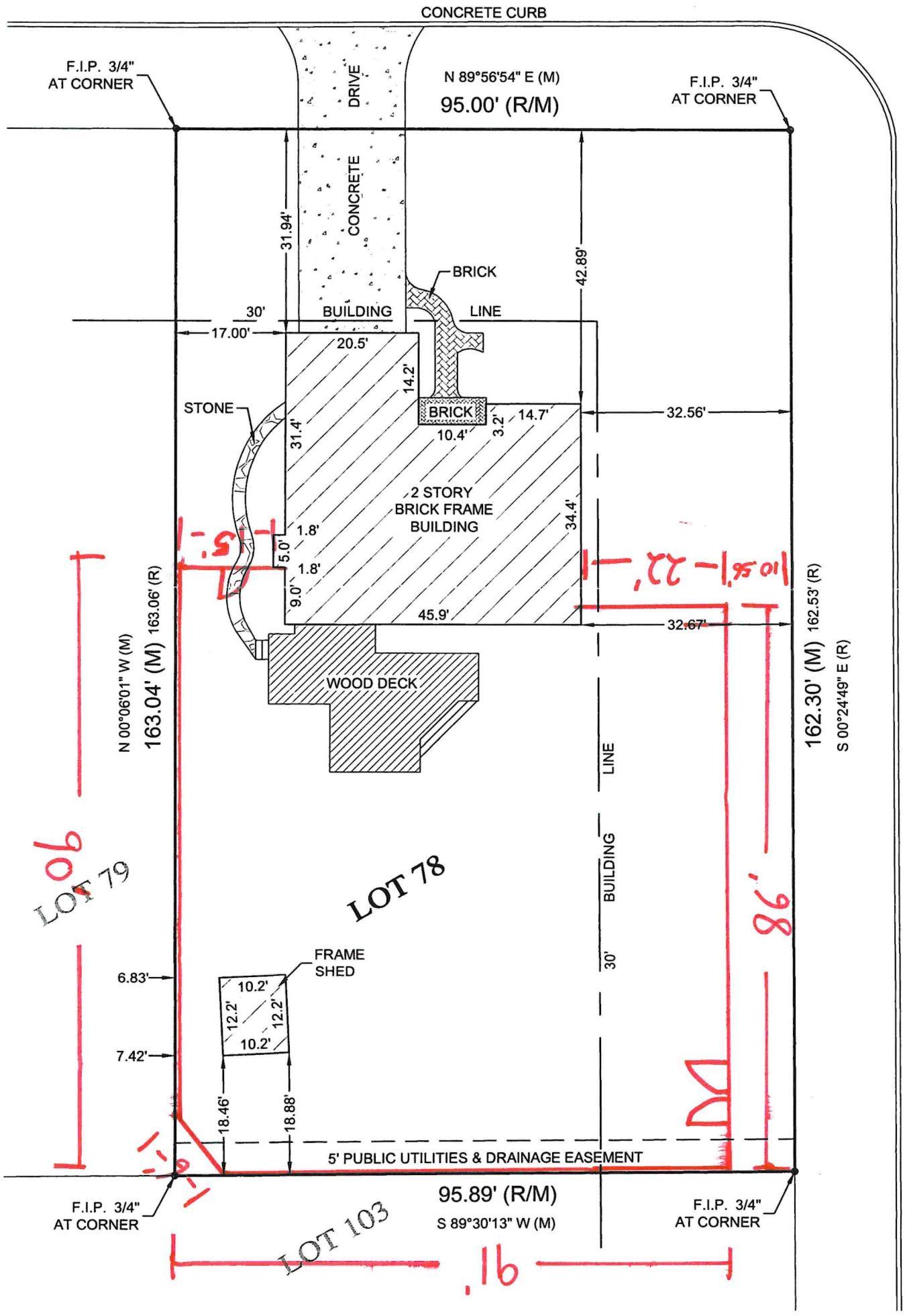

CONCRETE CURB
(60' R.O.W.)
W. HAMPTON PLACE (SIGNED)
HAMPTON COURT (PLATTED)

TALL BLACK 3-RAIL FLAT TOP ORNAMENTAL ALUMINUM

5' 10.06

.16

MEI
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STATE OF ILLINOIS }SS
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Attachment: 1227 W Kenilworth Ave - PZC Materials - June 11, 2024 (1227 W Kenilworth - SU Fence SYAS)

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 1227 W. KENILWORTH AVE.

(●) ( ) ( ) ( )

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 23RD day of MAY, A.D. 20 24., and the last publication thereof was made on the 23RD day of MAY, A.D. 20 24.

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

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

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 23RD day of MAY A.D., 20 2024.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 23RD day of MAY A.D., 20 24.

My commission expires the 15TH day of JULY A.D., 20 25.

Attachment: 1227 W Kenilworth Ave - PZC Materials - June 11, 2024 (1227 W Kenilworth - SU Fence SYAS)

III. PUBLIC HEARING

1. 1227 W. Kenilworth Avenue

SU-000111-2024 - 1227 W. Kenilworth Avenue

Notice was published in the Journal & Topics on May 23th,2024 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. **Fence Elevation**
6. **Public Notice**

Background: The Subject Property is zoned R-1A single-family residential and is part of the Cambridge of Palatine Subdivision. The property contains a single-family residence, with a deck and a frame shed in the rear yard. The subject property is a corner lot with the required front yard abutting W. Kenilworth Avenue to the north. The rear yard of the property directly abuts the front yard of the adjacent property to the south, 224 S. Hampton Court.

The Petitioner is proposing to construct a 5-foot tall open-style aluminum fence set back approximately 10 feet from the subject property's side property line abutting S. Hampton Court. Therefore, the Petitioner is requesting:

Special Use to permit a fence to be set back 10 feet from the side property line abutting a street, instead of the minimum required 35 feet.

Sworn in petitioner: Nicholas Wiskirchen - 1227 W. Kenilworth Ave. (owner)
Mr. Wiskirchen explains his proposal to install a fence around the property line. He states that he intends to extend the fence 22 feet off the east end of the house to just behind the shrubbery. The purpose of the fence is to contain his dog and children, thereby providing a safe environment for them.

Commissioner Bettenhausen asks for clarification on the triangular area shown on the drawing.
Mr. Wiskirchen states that the electrical boxes are in that area. The area gets wet due to drainage from sump pumps. He states that the fence company recommended installing the fence in a way that allows access to the utility boxes.

Chairman Wood asks if he is aware of any similar corner lot properties with fences.
Mr. Wiskirchen replies that he is not aware of any similar properties in the

Attachment: DRAFT PZC Minutes - June 11, 2024 (1227 W Kenilworth - SU Fence SYAS)

vicinity, although there are corner lots with similar fences. He mentions that he chose a 5-foot wrought iron fence with a flat top to avoid impeding sight lines.
Chairman Wood acknowledges that the fence selection was based on enclosing the property without affecting the line of sight.
Mr. Wiskirchen confirms this, adding that he aims to keep the fence open and aesthetically pleasing.

Commissioner Friedman states the site plan shows the fence at a specific location. What is the reason for this location?
Mr. Wiskirchen explains that he initially considered extending the fence up to 30 feet from the corner but decided against it to avoid obstructing the sight line. By placing the fence 22 feet out, the neighbor will still have a clear view of the neighborhood.

Commissioner Cavanaugh questions if neighbors are aware and approve of the project.
Mr. Wiskirchen states they have talked to the neighbors and have positive input.

Mr. Vyverberg states this is a unique property that is on an angle. He describes the setback situation, noting the presence of an unimproved parkway. He added that there are no future plans for roadway improvement in this area.

Commissioner Fedota asks if there are sidewalks in the area or are contemplated for sidewalks.
Mr. Vyverberg states that this area is not contemplated for sidewalks.

Mr. Friedman asks if there was intended sidewalks would there be an issue with the fence.
Mr. Vyverberg states that there is usually a minimum of a 5' parkway and a 5' sidewalk. The 30' setback would be diminished to 20'setback. But since there is no intentions for a sidewalk staff does not have any issues.

Mr. Friedman further clarifies that the documents show the house is on a 30' minimum setback - actual positioning at 32' but zoning ordinance has the fence at 35' in the same area that the building is allowed at 30'.
Mr. Vyverberg states that is correct and there are areas of non-conformity. There may be some nuance with regard to placement. The current zoning R-1A would require a 35' setback. The house was built substandard and non-conforming and he is not sure if there was relief granted for the subdivision.

STAFF RECOMMENDATION:
The Petitioner is proposing to construct an open-style fence that encroaches into the required side yard abutting the street. Although the subject property's rear side yard abuts the front yard of the adjacent property to the south, Staff notes that the driveway of said adjacent property is approximately 45 feet from the shared property line with the subject property, and with the proposed fence being

Attachment: DRAFT PZC Minutes - June 11, 2024 (1227 W Kenilworth - SU Fence SYAS)

an open-style, no issues with line-of-sight were identified.

Additionally, there is substantial parkway of approximately 20 feet, between the subject side property line and the back of the curb along S. Hampton Court, which further decreases the effect the fence could have on the existing vista in the area. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the site plan and fence elevation plans submitted by the Petitioner, Nicholas Wiskirchen, 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 Cavanaugh made a motion to approve subject staff's conditions; seconded by Commissioner Ruth-Wurster.

Discussion:
Commissioner Cavanaugh commends the petitioner for effectively addressing the standards and congratulates him on the upcoming new addition to his family. He acknowledges that the property is unique and highlights the absence of sidewalks as a distinguishing factor from normal requests. He concludes that the request meets the standards, and he expresses his support for it.

Commissioner Kolososki states the fence style is perfect for the neighborhood. In favor of the request.

Commissioner Roth-Wurster praises the fence style chosen by the petitioner, noting its appropriateness for the property. She acknowledges the perennial concern regarding sightlines on corner lots but expresses confidence that the proposed fence will effectively serve its purpose of containing the petitioner's dog and children within the property. Additionally, she asserts that the fence will not have any adverse effects on the neighborhood.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on Monday, June 17th, 2024.

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

Attachment: DRAFT PZC Minutes - June 11, 2024 (1227 W Kenilworth - SU Fence SYAS)

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 1227 W. KENILWORTH AVE.

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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.

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- ☐ Northwest Journal
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"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

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 23RD day of MAY A.D., 20 2024.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 23RD day of MAY A.D., 20 24.

My commission expires the 15TH day of JULY A.D., 20 25.

Attachment: Public Notice (1227 W Kenilworth - SU Fence SYAS)

Consider an Ordinance Decreasing the Number of Class B (Package Liquor), Class P (Caterer), and Class PS (Product Sampling) Liquor Licenses by One and Increasing the Number of Class G (Beer & Wine) Liquor Licenses by One for Cook, Cork & Fork at 34 W. Palatine Road

BACKGROUND:
Petitioner and owner John Mahler currently operates Cook, Cork and Fork with Class B (Package Liquor), Class P (Caterer) and Class PS (Product Sampling) Liquor Licenses. Cook, Cork and Fork is currently expanding their business to include a wine bar and is requesting a Class G (Beer & Wine) License to replace the Class B, P, and PS Licenses they currently hold.

KEY ISSUES:

- The Village Council recently approved an amendment to the special use for this establishment that includes the creation of a wine bar area as well as an expansion in the floor plan. As part of the expanded operation, a change in liquor license classification is appropriate as they will be offering full servings of beer and wine.
- A condition of a Class G (Beer and Wine) licenses is to have food service as part of a restaurant operation. Cook, Cork and Fork has a full service kitchen that can be used for food service. They are developing their menu for the wine bar area and a condition of issuing the actual license will be a menu approved by the Village Manager.

ALTERNATIVES:

1. Approve the Ordinance decreasing the number of Class B, P, and PS Liquor Licenses by one and increasing the number of Class G Liquor Licenses by one.
2. Do not approve the Ordinance decreasing the number of Class B, P, and PS Liquor Licenses by one and increasing the number of Class G Liquor Licenses by one.

RECOMMENDATION:
Staff recommends approval of a reduction in the number of Class B, P and PS Liquor Licenses and an increase in the number of Class G licenses.

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

ATTACHMENTS:

- ORD Decrease Class B, P, PS & Increase Class G LIQ LIC - Cook, Cork & Fork
- Cook Cork Fork Business Plan 01_31_24
- Floor Plan

ORDINANCE NO._____

CONSIDER AN ORDINANCE AMENDING THE CODE OF ORDINANCES CHAPTER 3, SECTION 3-35 LIQUOR LICENSES DECREASING CLASS "B" (PACKAGE LIQUOR), CLASS "P" (CATERER), AND CLASS "PS" (PRODUCT SAMPLING) LIQUOR LICENSES BY ONE AND INCREASING CLASS "G" (BEER & WINE) LIQUOR LICENSES BY ONE FOR COOK, CORK & FORK LOCATED AT 34 W. PALATINE ROAD

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

SECTION 1: That the Code of Ordinances of the Village of Palatine, Illinois, as amended, be and the same is hereby further amended by decreasing the number of Class "B" (Package Liquor) liquor licenses by one for a total of 16, decreasing Class "P" (Caterer) liquor licenses by one for a total of zero, and decreasing Class "PS" (Product Sampling) liquor licenses by one for a total of seven and increasing the number of Class "G" (Beer & Wine) liquor licenses by one for a total of 12 listed in Section 3-35, Chapter 3 for Cook, Cork & Fork located at 34 W. Palatine Road.

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

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

PASSED this _____ day of _____, 2024

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

APPROVED by me this _____ day of _____, 2024

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this _____ day of _____, 2024

_____
Deputy Village Clerk

Attachment: ORD Decrease Class B, P, PS & Increase Class G LIQ LIC - Cook, Cork & Fork (34 W. Palatine Rd - Decrease Class B, P,

Business Plan

For

THE CORK @
Cook, Cork & Fork

OWNERS
John & Mica Mahler
Cook, Cork & Fork
(The Sizzle Kitchen LLC)
911 E Carpenter Dr.
Palatine, IL 60074
Phone: 847-348-3356
john@CookCorkandFork.com

Attachment: Cook Cork Fork Business Plan 01_31_24 (34 W. Palatine Rd - Decrease Class B, P, PS/Increase Class G Liq Lic. - Cook, Cork &

Business Plan Table of Contents

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Attachment: Cook Cork Fork Business Plan 01_31_24 (34 W. Palatine Rd - Decrease Class B, P, PS/Increase Class G Liq Lic. - Cook, Cork &

II. Executive Summary

Cook, Cork & Fork (CCF) has successfully operated it's retail and cooking classes for nine years. CCF has established itself as a premier cooking school in the northwest suburbs. Guests for our cooking classes have come from as far as 28 miles to attend. Retail operations have not realized the same success as the cooking classes. In part due to the continued growth of online shopping, especially for small ticket items that currently utilize the majority of our retail space. CCF has become primarily a destination rather than a "walk upon". We have determined that CCF would be better suited by exploiting its significant reach and "destination" appeal. A logical progression is to offer a wine bar. A wine bar will provide existing cooking class guests the opportunity to arrive early to enjoy a glass of wine, small plate dining, beer or coffee drink and will also provide an after class opportunity to remain at CCF after their cooking class has completed. In addition to providing additional opportunities to our cooking class guests, a wine bar will provide a new and exciting destination in Palatine for guests looking for an evening out for "date night", "girls night out" or just a place to gather with friends in a relaxed cultured environment.

Food has always been the center of our lives. The meal, since the dawn of time, has always been a gathering place for family, friends and guests. We "come to the table" to negotiate peace, to speak our mind and to air our grievances. We come to the table because in sharing a meal we share ourselves. The meal is more than nutrients to feed our body. When we treat our meals as the event they are, we are a stronger family, group and people. We can all raise the level of our cooking skills and enjoyment. When we enjoy cooking we will do it more often, and will WANT to share our cooking.

Cooking is, and always will be a social endeavor. From ancient days when the tribe gathered for the feast of the kill, to today when we gather around the table with friends and family for holidays, special events or just the evening dinner.

Downtown Palatine is in need of an upscale location catering to guests that would not otherwise patronize existing drinking establishments in downtown Palatine.

Attachment: Cook Cork Fork Business Plan 01_31_24 (34 W. Palatine Rd - Decrease Class B, P, PS/Increase Class G Liq Lic. - Cook, Cork &

III. General Company Description

CCF provides an entertaining and unique culinary experience, with fully structured cooking classes conducted in our Kitchen Classroom. Cook, Cork & Fork provides an open “at home” kitchen environment creating open dialogue and engaging conversation between the student guests and the chef instructor. Guests of every culinary measure are guided through varying class types from simple knife skills to advanced culinary boot camps over several days, exploring all things food. Hands-on classes provide an immersive experience like couples themed cooking or "date nights", kids classes like Junior and Teen Chef classes and summer camps, baking, pasta, sauces, chicken, beef, pork and seafood, and a variety of different ethnic creations.
Current offerings focus classes like knife skills, pizza, pasta, gnocchi, sauces 101, sushi and feature classes for every cuisine, Greek, Italian, Peruvian, French, Asian, American Bistro and more.

The retail component includes kitchenware, cutlery, cooks tools, cookware, and other unique kitchen items. We have and will continue to add pre-packaged prepared foods including gourmet spice mixes, Extra Virgin Olive Oil, EVOO infusions, balsamic vinegar, balsamic vinegar infusions, BBQ sauces, hot sauces and other “consumables”. Focusing on local providers whenever possible.

The Cork @ CCF (“The Cork”)
The Cork @ CCF will be a wine bar, providing a curated selection of fine wines from around the world by the bottle with several selections available by the glass or “flights”, craft beers and prepared coffee drinks. The Cork will also provide prepared food items, charcuterie boards/flights, prepared deserts, cheese plates. [SEE SAMPLE MENU ATTACHMENT]

Unlike the standard wine list presented at most bars and restaurants, The Cork will provide a “Wine Catalog” to include extensive details, “tech sheets” of each wine offered. In most cases the information can be gathered directly from the vineyard via their “tech sheets”. Information to include information on the wines growing environment, fermentation process, region, vineyards history, paring notes, average ratings, as well as our own tasting notes. The catalog will also contain our “staff picks”.

The Cork will be a welcoming space with couches and lounge chairs, coffee tables and end tables, bistro tables (small two chair tables). Continuing the overall theme of Cook, Cork & Fork as a feeling of being in someone’s home. With the addition of ~500sft, The Cork will utilize the entire store front of 34 W. Palatine Rd. and its expansive window front. The storefront will provide view to the wine bar and seating area as well as a clear line of sight into our kitchen classroom which is currently mostly blocked by retail floor fixtures. Total combined retail and wine bar space will be approximately 1,500 SqFt

The Cork will provide CCF with additional space to host additional classes at the same time classes are being held in the kitchen classroom. Class concepts include wine tastings, wine parings, charcuterie board building classes, wine fundamentals and more. Regular tasting events will showcase vineyards, breweries and vendors driving sales.

The Cork will also provide live entertainment options w/ small “coffee shop” sessions.

Ownership

John and Mica Mahler are long time residents of Palatine, and have raised their family here.

The Sizzle Kitchen LLC (“TSK”) DBA, Cook, Cork & Fork (“CCF”), DBA, The Cork @ CCF (The Cork”) is established as an LLC in the state of Illinois.

Attachment: Cook Cork Fork Business Plan 01_31_24 (34 W. Palatine Rd - Decrease Class B, P, PS/Increase Class G Liq Lic. - Cook, Cork &

IV. Products and Services

Cook, Cork & Fork has four core areas of business: hands-on and demonstration cooking classes, fine wine and craft beer available at the bar and for purchase from retail selections, cookware and The Cork @ CCF Wine Bar

Cooking Classes

Cook, Cork & Fork provides recreational cooking classes for up to 20 guest-students depending on the particular class and required space. Average class size is 16 guest-students. Hands-On classes incorporate complete guest-student participation in the meal preparation process. For Demonstration classes guest-students are invited to observe the Chef Instructor prepare the meal and walk the guests through the preparation and presentation. All guests must pre-register for each class. Walk-ins are not accepted.

Private Cooking Events

Private Events are available for groups of 16 or more and provide a more social environment than our regular cooking classes. Each Private Event provides a 30 minute reception, 60-90 minutes of prep and cook and 60 minutes of dining. Examples of Private Events include corporate team building, birthdays, anniversaries, neighborhood gatherings, customer appreciation events and more.

Retail

Several items available in the retail store are made available to customers to trial in our Kitchen Classroom. This will allows the customer to actually use an item they may be interested in purchasing. The retail space includes the sale of gourmet kitchenware and cookware like Shun, Wusthof, Zwilling, Staub, and many, many more. With the addition of consumable items like dried herbs, sauces and other prepared foods. Retail displays will be interspersed into The Cork's seating area as well. All the wines and beers available at the bar will be available for sale within the retail space.

Retail Wine & Beer

Our wine and beer selection will provide a diverse array of varietals and brews.

The Cork @ CCF Wine Bar

Our wine bar will provide an upscale atmosphere, comfortable seating and a curated list of fine wines, soft drinks, coffee drinks and beers. We will also provide a selection of prepared foods, charcuterie boards/flights, small plates and deserts for purchase. The Charcuterie Flights will provide the guest to select which components of a "board" they would like, similar to a "Tapas" menu. The flights concept allows for the flights to be premade and ready for service upon order.

The bar will provide an area for guests to conduct product sampling of products available for retail purchase and limited special offering products from distributors which may or may not be available for retail purchase.

Potential Ideas and Concepts

- Wine tasting classes
- Charcuterie board making classes
- Private wine events

Attachment: Cook Cork Fork Business Plan 01_31_24 (34 W. Palatine Rd - Decrease Class B, P, PS/Increase Class G Liq Lic. - Cook, Cork &

- Live Music
    - We will provide ambient or incidental music provided for guests by musicians such as a piano player, harpist, strolling violinist, traditional juke box karaoke or guitarist. We will not charge a fee for this entertainment.
- Open to the public wine tasting events
- Cross-market sales opportunities
    - Wineries
    - Breweries
    - Guest chefs from area restaurants to teach a cooking class
- Guest Chef authors-book signing-guest cooking classes
- Immersion or boot-camp classes spanning an entire day or multiple days.
- On site customer cooking and team building events
- In home cooking lessons/private parties

Our Advantage

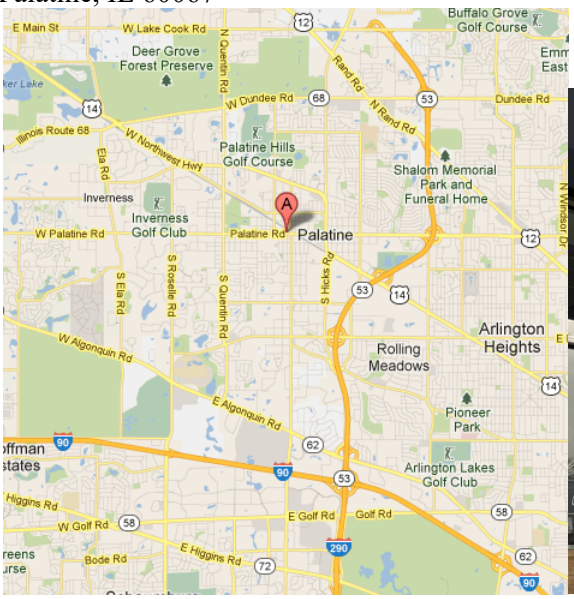
Cook, Cork & Fork has set itself apart from the competition by creating an entertaining *experience* for our guests. With careful attention paid to all aspects of the culinary process, we create an atmosphere of open exploration of food. Every guest is made to feel welcome and at home.

- We are the only school in the suburbs to incorporate ALL aspects of the meal preparation from ingredients to presentation, while including various retail wine and beer options and access to all the tools used in class for purchase in our store.

VI. Operational Plan

Location

34/36 W Palatine Road
(At the intersection of Palatine Rd and Bothwell St)
Palatine, IL 60067



The Village of Palatine has invested significant resources in the last several years to update and modernize the down town area.

Attachment: Cook Cork Fork Business Plan 01_31_24 (34 W. Palatine Rd - Decrease Class B, P, PS/Increase Class G Liq Lic. - Cook, Cork &

http://www.palatine.il.us

- Palatine Streetfest is held one block over from our location each year in August (http://www.palatinestreetfest.com)
- The Palatine French farmers market is held at one of the train station parking lots just around the corner from our store.

The space we are currently utilizing includes 1500 SF of retail space and 1500 SF for the Kitchen Classroom. We will secure an additional 500SqFt from the current Allstate office at 36 W Palatine Rd. With the reduction in retail items the wine bar with integrated retail will utilize approximately 1,500 SqFt. With 500SqFt dedicated to retail items.

Access

Our current Palatine location is 2.2 miles from IL Hwy 53, 5.4 miles from Interstate 90.

The current location is 1,000 feet from the Palatine train station on the Union Pacific Northwest line reaching from downtown Chicago to Harvard with 23 stops, stretching approximately 70 miles end to end.

Hours of Operation

Retail business hours will be:
Same as The Cork @ CCF hours

Available Cooking Class start times will be (approximately)
Daytime classes 11:00am-4:00pm
Evening classes 5:00pm-9:00pm

The Cork @ CCF
Tuesday-Saturday 3pm-11pm
Sunday 12pm-8pm

Zoning

Cook, Cork and Fork will require retail/bar zoning.

Licensing requirements

- VOP Business License (Currently in place)
- VOP Liquor License
    - Currently in place
        - Class B (Package Liquor)
        - Class P (Caterer)
    - Proposed
        - Class B (Package Liquor)
        - Class G (Restaurant with Beer & Wine)
- Illinois Liquor License (currently in place)

Attachment: Cook Cork Fork Business Plan 01_31_24 (34 W. Palatine Rd - Decrease Class B, P, PS/Increase Class G Liq Lic. - Cook, Cork &

We will proceed in applying for the various Village of Palatine Permits and licenses as the business proceeds through the approval process.

Permits

Village of Palatine Building Permit
Village of Palatine Special Use
Village of Palatine Permanent Food Establishment Permit
Village of Palatine Alcohol Servers Permits (all staff members serving or selling alcohol) Currently in place

Final determination will be made upon submission of detail operations information for the required permits and licenses

Health, workplace, or environmental regulations

A staff member/Person In Charge certified as a Food Protection Manager must be present at all times.

All staff working with unpackaged foods, food equipment or utensils or food contact surfaces will require a Food Handler certificate.

We will be required to conform to the Illinois Department of Public Health (IDPH) Food Service Sanitation Code as well as The United States Department of Labor and the Occupational Safety and Health Administration (OSHA).

In the village of Palatine, employees acting as manager, assistant manager, bartenders and/or bouncers, servers, and checkout clerks are required to obtain an Alcoholic Beverage Seller & Server Permit in addition to Beverage Alcohol Sellers and Servers Education Training (BASSET).

Insurance Coverage Requirements

Cook, Cork & Fork has in place the following insurance coverage.

General Liability: Coterie Insurance
Dram Shop Insurance: National Specialty Insurance
Workman's Compensation: Pie Insurance

Suppliers

Fortune Fish & Gourmet
1068 W South Thorndale Avenue
Bensenville, Illinois 60106

European Imports (Sysco)
600 E Brook Dr.
Arlington Heights, IL 60005

Wine and beer will be supplied through local distributors which currently include:

Heritage Wine Cellars

Attachment: Cook Cork Fork Business Plan 01_31_24 (34 W. Palatine Rd - Decrease Class B, P, PS/Increase Class G Liq Lic. - Cook, Cork &

6600 West Howard Street
Niles, Illinois 60714

Romano Beverage – Regal Wine Co.
185 Industrial Drive
Elmhurst, IL 60126

Windy City Distributing
1103 Butterfield Rd
Aurora, IL 60502

Town & Country
1050 Ardmore Ave
Itasca, IL 60143

Potential additional wine suppliers will be sourced to expand wine offerings.

Personnel

Type of labor (skilled, unskilled, and professional)

- General Manager – Skilled (Bachelors preferred) – John Mahler
- Operations Manager – Skilled– Mica Mahler
- Chef Instructor – Skilled (1099-Contractor)
- Culinary Assistant – Semi skilled in food preparation
- Bar Server/Tender – Skilled (Wine/beer knowledge)
- Retail – Semi skilled (general product knowledge, wine & beer)
- Wine Instructor/Sommelier – Certification preferred

Training methods and requirements

- HACCP formal training, Commercial instruction/certification. Ongoing general staff training by HACCP certified kitchen staff.
- BASSET Commercial instruction/certification.
- Ongoing retail product training with vendor representation
- Wine and beer. Ongoing training with Sommelier and management.
- Wine Instructor. Certified Sommelier preferred.

Roles & Responsibilities

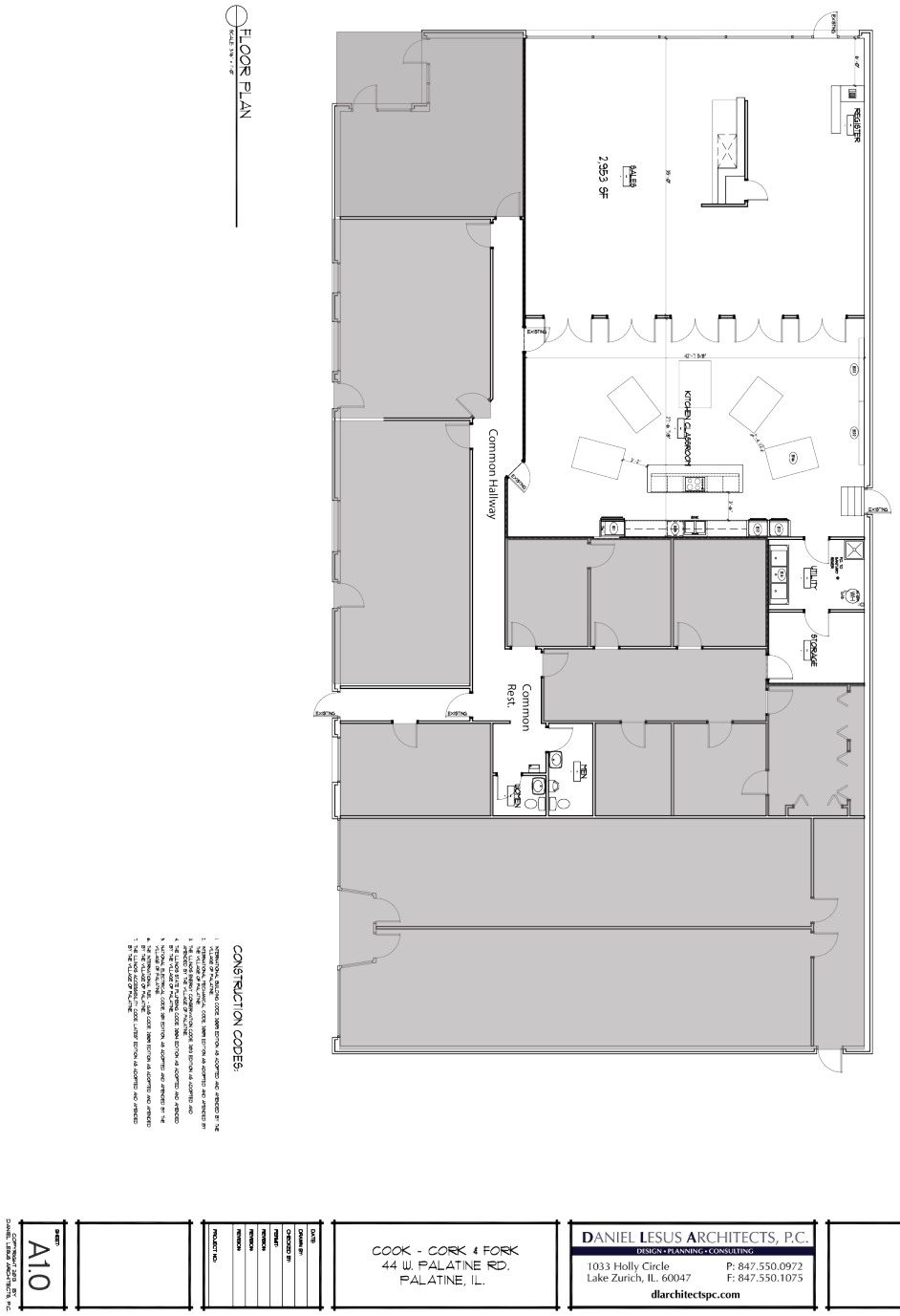
Store General Manager – The General Manager is responsible for all day-to-day operations and the overall success of the store.
Operations Manager – The Operations Manager is responsible for working with the General Manager in general operations and the overall success of the store.
Chef Instructor – The Chef Instructor delivers hands on instruction. This role is responsible for an exceptional experience for customers by creating a fun, interactive learning environment that inspires the home chef.
Chef Assistant – Kitchen Assistants help to create an inspiring experience for every student and assist the instructor (Head, Chef Instructor and/or Guest Chef) with the hands on nature of the class. Chef Assistants are responsible for the overall set up and take down of each culinary class, which may include shopping for supplies.

Attachment: Cook Cork Fork Business Plan 01_31_24 (34 W. Palatine Rd - Decrease Class B, P, PS/Increase Class G Liq Lic. - Cook, Cork &

Wine Instructor – The Wine Instructor is responsible for overseeing all aspects of the wine and beer programs. This position is also responsible for working with the Head Chef to identify wine and recipe pairing suggestions.
Retail Associate – Sales Associates help create an experience for our customer that delights and inspires. This position assists in executing and supporting all store initiatives that contribute to generating sales.

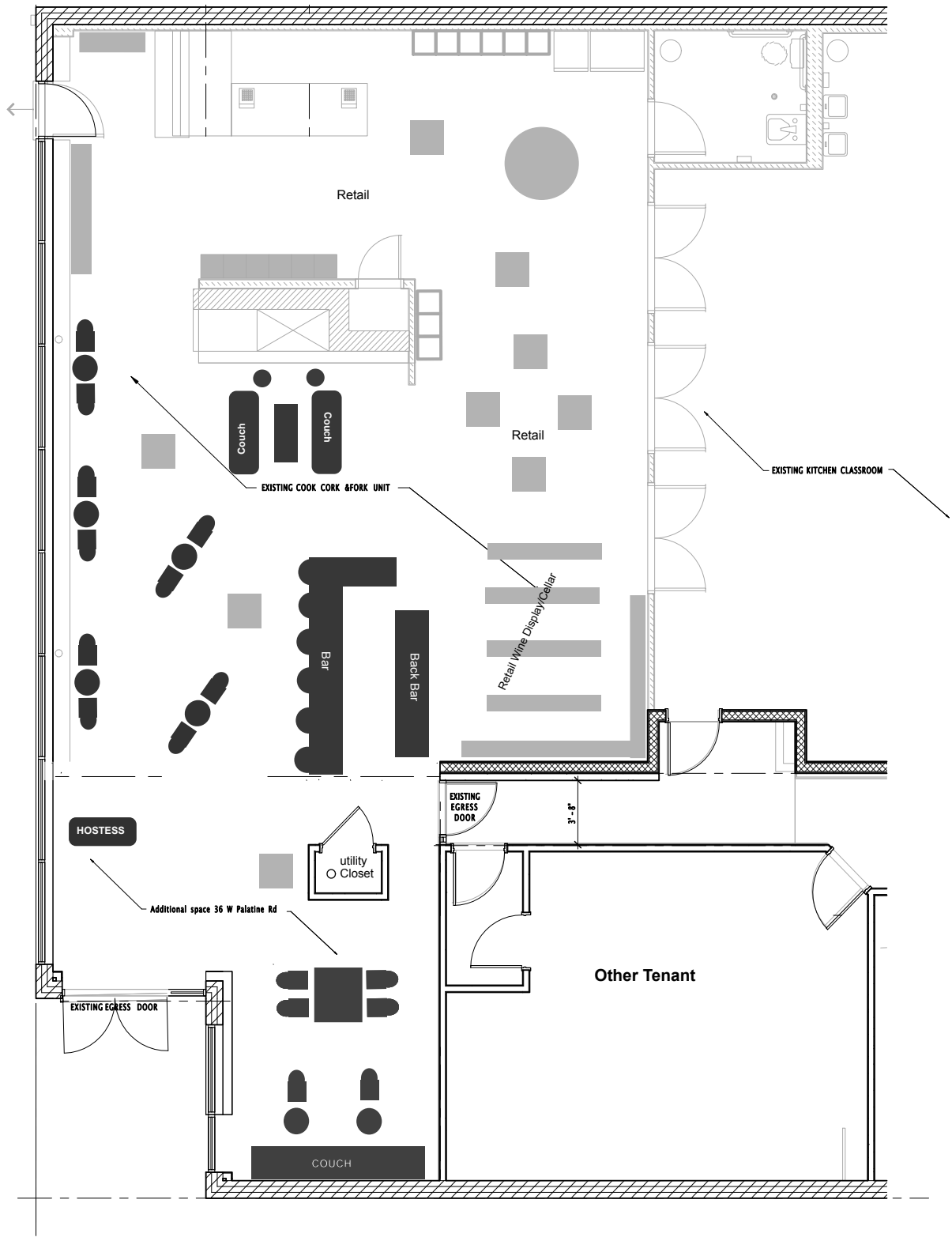
Attachment: Cook Cork Fork Business Plan 01_31_24 (34 W. Palatine Rd - Decrease Class B, P, PS/Increase Class G Liq Lic. - Cook, Cork &

Appendix D2 – Floor Plan – (Current)



Attachment: Cook Cork Fork Business Plan 01_31_24 (34 W. Palatine Rd - Decrease Class B, P, PS/Increase Class G Liq Lic. - Cook, Cork &

Appendix D3 – Floor Plan – (Existing space and 36 W expansion)



Attachment: Cook Cork Fork Business Plan 01_31_24 (34 W. Palatine Rd - Decrease Class B, P, PS/Increase Class G Liq Lic. - Cook, Cork &

Appendices E1 – Menu (Preliminary)

This is a sample of the proposed menu items. Items will change up seasonally.

Red/White/Sparkling Wines

- By the bottle
- By The Glass
- Flights

Crafts Beers (bottles/cans)

Soft Drinks (bottles/cans)

Charcuterie Flights: Each Flight provides selections curated by our Chef & Sommelier. Serves 1-2 guests per flight.

- The Meat – A seasonal selection of three of the finest cured meats. Prosciutto, soppresatta & spanish chorizo – Served w/ Seasonal Mustards $x.xx
- The Cheese – Brie, Blue, Sharp Cheddar – Served w/ Seasonal Preserves $x.xx
- The Bread – French, Whole Grain, Sour Dough $x.xx
- The Butter – 3 Seasonal Compound Butters
- The Crisp – Seasonal Crackers $x.xx
- The Fermented – Pickles, Olives and Other Favorites $x.xx
- The Spread – House Prepared Spreads $x.xx
- The Chocolate – Dark, Milk, White
- The Caviar – Seasonal/Regional $Market

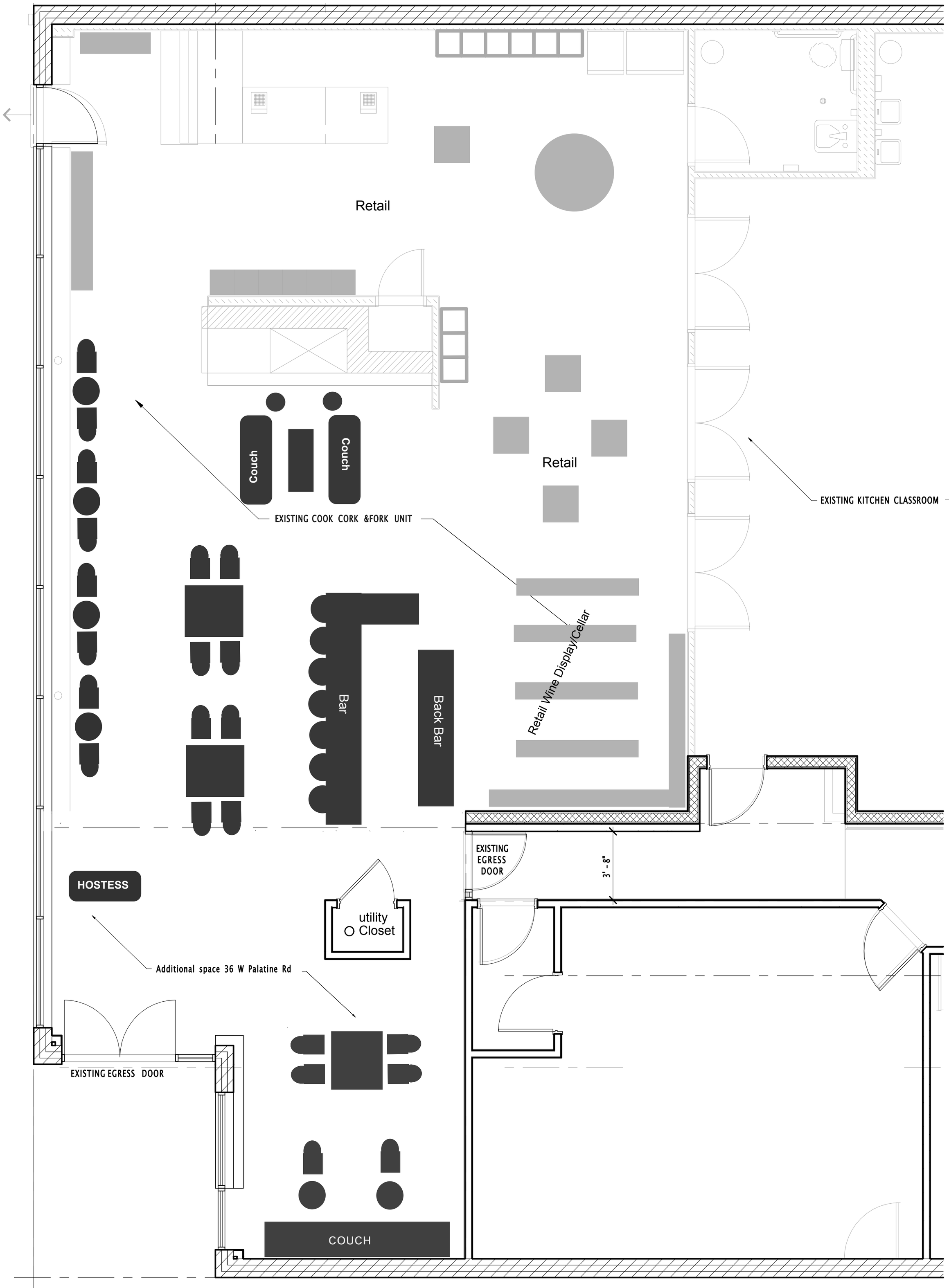
Coffee

- Coffee $x.xx
- Espresso $xxx (Double $x.xx, Triple $x.xx, Quad $x.xx)
- Americano $x.xx
- Capucino $x.xx
- Mocha $x.xx

Desert

- Selections of premade deserts from either Fortune Gourmet or European Imports

Attachment: Cook Cork Fork Business Plan 01_31_24 (34 W. Palatine Rd - Decrease Class B, P, PS/Increase Class G Liq Lic. - Cook, Cork &



Attachment: Floor Plan (34 W. Palatine Rd - Decrease Class B, P, PS/Increase Class G Liq Lic. - Cook, Cork & Fork)

Consider an Ordinance Granting a Special Use for a Medical Office (Physical Therapy Clinic) to Operate at 916 E. Northwest Highway

BACKGROUND:
The subject property, part of the Willow Creek Planned Development, is zoned B-2 General Business, with a Special Use for a Planned Development. The subject tenant is part of the 6500 square foot retail/office portion of The Grand (senior living retirement community) and is approximately 750 square feet.

The Petitioner is proposing to relocate the existing medical therapy office, Rehab Maxx, to the subject tenant space. The business provides out-patient therapy services to both residents at The Grand and the general public. Therefore, the Petitioner is requesting:

> **Special Use to permit a medical office (physical therapy clinic) at the subject property.**

KEY ISSUES:
- The existing physical therapy clinic was previously located, as an accessory use, within The Grand. The Petitioner is proposing to relocate their business, Rehab Maxx, to an existing storefront that had previously been occupied by another medical office, Signature Medical Group.
- Per the submitted business plan, the proposed hours of operation would be Monday through Friday from 8 AM to 6 PM.
- The Petitioner has indicated that the relocated therapy clinic anticipates approximately 30 - 35 clients daily.

ALTERNATIVES:
1. Approve the Special Use to permit a medical office (physical therapy clinic) at the subject property.
2. Do not approve the Special Use to permit a medical office (physical therapy clinic) at the subject property.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on June 11, 2024.
Residents testifying:	None.
Vote:	The PZC voted unanimously to approve the Special Use for a medical office and Staff concurs.

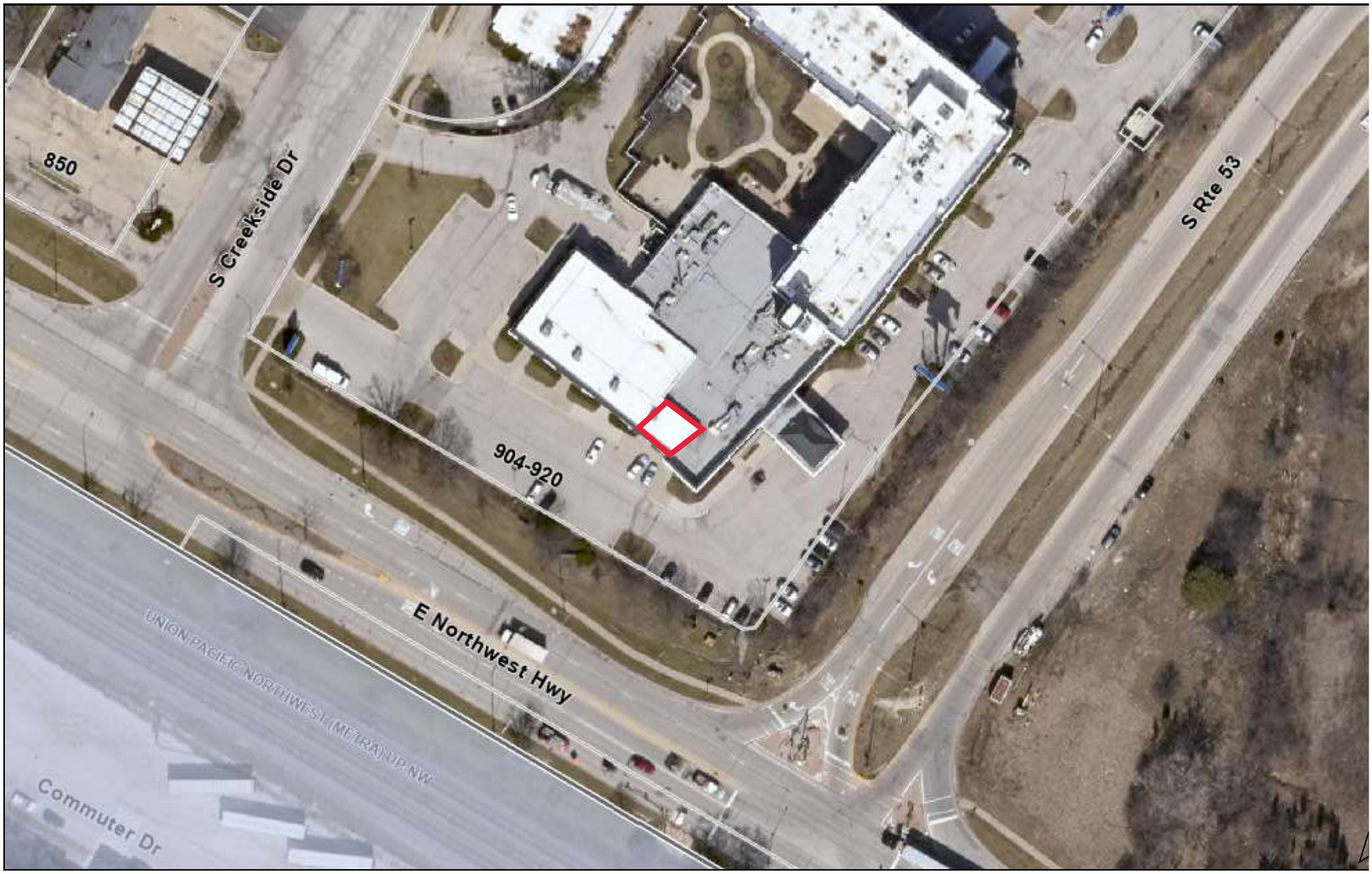
ACTION REQUIRED:
A motion to approve the Special Use to permit a medical office (physical therapy clinic) at 916 E. Northwest Highway.

ATTACHMENTS:
- Aerial Map
- SU ORD 916 E Northwest Hwy
- EXHIBIT - Floor Plan

- EXHIBIT - Business Plan (email)
- 916 E Northwest Hwy - PZC Materials - June 11, 2024
- DRAFT PZC Minutes - June 11, 2024
- Public Notice

GISConsortium

916 E. Northwest Hwy



0 150 300 ft

Print Date: 5/1/2024

Notes

Cook County Aerial 2022

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: Aerial Map (916 E NW Hwy SU - Physical Therapy Clinic)

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL USE AT
916 E. NORTHWEST HIGHWAY

WHEREAS, pursuant to a petition and public hearing on June 11, 2024, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit a medical office (physical therapy clinic) at the subject property pursuant to Section 11.03 (d) (22) of the Palatine Zoning Ordinance on the following legally described property:

LOT 4 (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 00 DEGREES 01 MINUTES 35 SECONDS WEST ALONG THE MOST EASTERLY LINE OF LOT 4 FOR A DISTANCE OF 209 FEET TO A CORNER IN THE EASTERLY LINE OF LOT 4; THENCE SOUTH 42 DEGREES 11 MINUTES 02 SECONDS WEST ALONG AN EASTERLY LINE OF SAID LOT 4 FOR A DISTANCE OF 170.12 FEET TO A CORNER IN THE SAID EASERLY LINE OF LOT 4; THENCE NORTH 52 DEGREES 11 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 332.66 FEET TO A POINT IN THE WESTERLY LINE OF LOT 4 THAT IS 152.38 FEET SOUTHWESTERLY OF THE NORTHWEST CORNER OF SAID LOT 4 AS MEASURED ALONG A WESTERLY LINE OF LOT 4; THENCE NORTH 30 DEGREES 33 MINUTES 00 SECONDS EAST ALONG A WESTERLY LINE OF LOT 4 FOR A DISTANCE 152.36 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 89 DEGREES 58 MINUTES 25 SECONDS EAST ALONG THE NORTH LINE OF LOT 4 A DISTANCE OF 299.70 FEET (TO THE PLACE OF BEGINNING) IN WILLOW CREEK, BEING A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF FILED APRIL 19, 1968 AS DOCUMENT LR-2383379, IN COOK COUNTY, ILLINOIS.

commonly known as 916 E. Northwest Highway (PIN# 02-24-106-019-0000)

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the

Attachment: SU ORD 916 E Northwest Hwy (916 E NW Hwy SU - Physical Therapy Clinic)

Village of Palatine, Cook County, Illinois, acting in the exercise of their home rule power that:

SECTION 1: Special Use to permit a medical office (physical therapy clinic) at the subject property pursuant to Section 11.03 (d) (22) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. **The Special Use shall substantially conform to the floor plan and business plan submitted by the Petitioner, Emil Guintu, Rehab Maxx, LLC, except as such plans may be changed to conform to Village Codes and Ordinances.**

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

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

PASSED: This _____day of _____, 2024

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

APPROVED by me this _____day of _____, 2024

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____day of _____, 2024

_____
Deputy Village Clerk

Attachment: SU ORD 916 E Northwest Hwy (916 E NW Hwy SU - Physical Therapy Clinic)

REHABMAXX, LLC.

PHYSICAL THERAPY
916 E. NORTHWEST HWY.
PALATINE, ILLINOIS 60067
SCOPE OF WORK: TENANT SPACE BUILD-OUT

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19) DO NOT SCALE DRAWINGS.

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

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

22) CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL ARCHITECTURAL, WITH EXISTING MECHANICAL, TELEPHONE, ELECTRICAL (INCLUDING LIGHTING), AND PLUMBING SO TO ENSURE THAT REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ALL EQUIPMENT ARE PROVIDED. **NO CHANGES TO LIGHTING, MECHANICAL, TELEPHONE, AND POWER**

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

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

DRAWING INDEX

A-1 COVER SHEET, FLOOR PLAN, GENERAL NOTES

CODE REVIEW

ALL WORK PERFORMED SHALL CONFORM TO ALL CODES RECOGNIZED BY THE VILLAGE OF PALATINE, IL

- INTERNATIONAL BUILDING CODE, 2015 EDITION W/ AMENDMENTS
- INTERNATIONAL MECHANICAL CODE, 2015 EDITION W/ AMENDMENTS
- ILLINOIS PLUMBING CODE, 2014 EDITION
- NATIONAL ELECTRICAL CODE, 2017 EDITION W/ AMENDMENTS
- INTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION W/ AMENDMENTS
- INTERNATIONAL FUEL GAS CODE, 2015 EDITION
- PALATINE CODE OF ORDINANCES
- INTERNATIONAL FIRE CODE, 2015 EDITION

AUTHORITY: VILLAGE OF PALATINE
200 E. WOOD STREET
PALATINE, ILLINOIS 60067
(847)358-7500

FINISH NOTES

1) ALL WALLS, FLOORING, CEILING EXISTING TO REMAIN
2) CONTRACTOR TO PATCH WALLS AND FLOOR AS REQUIRED TO MATCH EXISTING ADJACENT TO REMOVED WALLS- FIELD VERIFY

NOTE:
EXISTING CEILING TILES, GRID, LIGHT FIXTURES, HVAC REGISTERS, EXHAUST FANS TO REMAIN - NO CHANGE- FIELD VERIFY

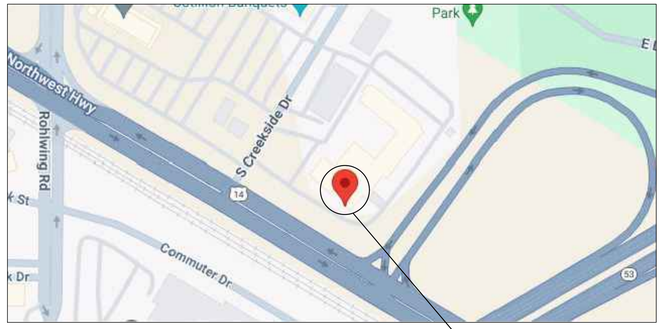
NOTE:
EXISTING OUTLETS, SWITCHES, TO REMAIN. REMOVE OUTLETS AND SWITCHES AS REQUIRED AT REMOVED WALLS. FIELD VERIFY

NOTE:
EXISTING FIRE ALARM SYSTEMS I.E. FIRE PULLS, CEILING SMOKE DETECTORS, EMERGENCY LIGHT FIXTURES TO REMAIN- NO CHANGE. FIELD VERIFY LAYOUT AND LOCATIONS

WALL LEGEND

EXISTING WALL TO REMAIN. P
PATCH & REPAIR AS REQUIRED.

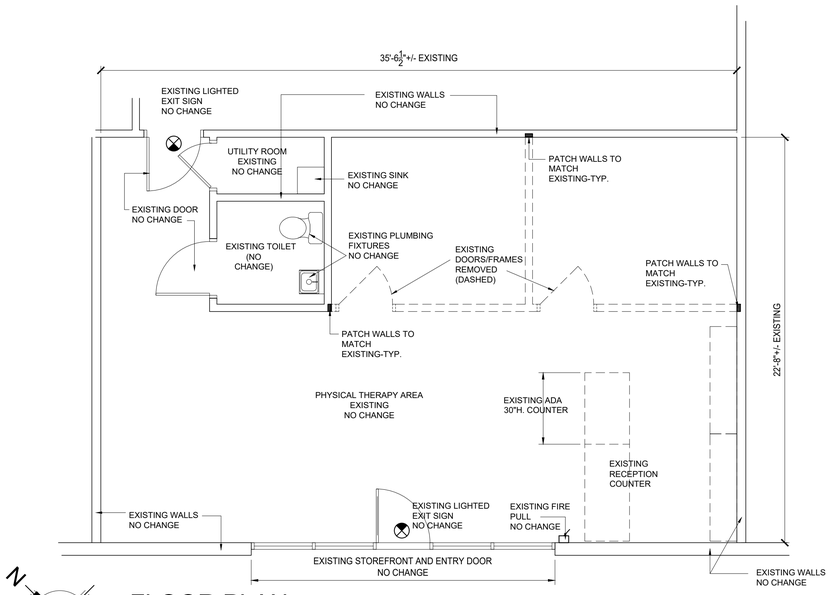
EXISTING WALL REMOVED.



N

LOCATION MAP

NO SCALE



N

FLOOR PLAN

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

NOTE:
NO CEILING, LIGHTING, HVAC, OR POWER CHANGES.
ALL EXISTING TO REMAIN

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

LICENSED ARCHITECT
WARREN JOHNSON
001.006302
PALATINE, IL
STATE OF ILLINOIS

5-8-2024 DATE
11-30-2024 LIC. EXPIRES

PROFESSIONAL DESIGN FIRM - ARCHITECTURAL CORPORATION
LICENSE NO. 184-000318

ISSUE DATES / REVISIONS

NO:	DESCRIPTION	DATE:
	RELEASE	5/8/24

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DRAWN BY	: DGM
CHECKED BY	: W. JOHNSON
DATE	: 5-8-24
PROJECT No	:

INTERIOR REMODEL
REHABMAXX, LLC.
PHYSICAL THERAPY
916 E. NORTHWEST HWY.
PALATINE, IL.

COVER SHEET
FLOOR PLAN
&
GENERAL NOTES

SHEET
A-1
1 OF 1

Attachment: EXHIBIT - Floor Plan (916 E NW Hwy SU - Physical Therapy Clinic)

Alex Bradshaw

From: Emil Guintu <emil@rehabmaxx.com>
Sent: Friday, April 26, 2024 8:32 AM
To: Alex Bradshaw
Cc: eric@rehabmaxx.com
Subject: Re: 916 E. Northwest Hwy - Special Use for Physical Therapy Business

Caution: This is an external email, Please take care when clicking links or opening attachments. When in doubt, please talk with the sender or check with VOP IT

Good Morning Alex,

Wasn't sure if you needed a formal outlined business plan but just a quick reply to some of the questions you needed answers to :

* Services Offered:
- RehabMaxx provides out patient Therapy services to the residents at The Grand but is also open to the community outside of The Grand. Therapy services include Physical, Occupational and Speech therapy services. The services will be under the orders of an MD for patients who may have disabilities that require therapy services to improve their function.

*Number of Clients per day:
- will vary daily but can be probably be between 30-35 clients daily

*Hours of Operations:
8 AM-6 PM

*Differences from old location:
- There really are no differences from what services we were providing when we were located in the main building of The Grand.

Please let me know if you have any further questions. Thanks.

Emil Guintu, PT
RehabMaxx, LLC Managing Partner
Ph: 224-595-1546

> On Apr 25, 2024, at 3:34 PM, Alex Bradshaw <ABradshaw@palatine.il.us> wrote:
>
> Hi Emil –
> Thank you for looking into that. Ultimately, if the there has been over 6 months since the previous operator we will likely need to go through the full Special Use process. However, I would like to explore one last avenue that may help push this towards administrative approval. Can you please send me a quick bulleted business plan explaining the services offered, number of expected clients per day, hours of operation, and specifically any differences from the operations in your old location.

Attachment: EXHIBIT - Business Plan (email) (916 E NW Hwy SU - Physical Therapy Clinic)

Contact me with any questions.

Thank you,

Alex Bradshaw | Planner
Planning & Zoning Department
200 E. Wood Street | Palatine, IL 60067
T: 847-359-9056 | abradshaw@palatine.il.us

From: Emil Guintu <emil@rehabmaxx.com>
Sent: Thursday, April 25, 2024 11:29 AM
To: Alex Bradshaw <ABradshaw@palatine.il.us>
Cc: eric@rehabmaxx.com
Subject: Re: 916 E. Northwest Hwy - Special Use for Physical Therapy Business

Caution: This is an external email, Please take care when clicking links or opening attachments. When in doubt, please talk with the sender or check with VOP IT

Hi Alex,
I did find out that the previous medical office that was there have not been there for more than 6 months now.

Emil Guintu, PT
Managing Partner
C: 224.595.1546
Rehabmaxx.com

On Apr 25, 2024, at 10:20 AM, Alex Bradshaw <ABradshaw@palatine.il.us> wrote:

Emil & Eric –
I am reaching out in regards to the business license application for a medical office (physical therapy) at 916 E. Northwest Hwy. Per the Zoning Ordinance, a Special Use is required for the proposed use to operate within the Village. The Special Use process typically takes approximately 6-9 weeks, which includes an internal Staff review followed by a public hearing before the Planning and Zoning Commission, and a final decision made by the Village Council shortly after.

Please note that all Special Use applications are to be submitted through the Village of Palatine Citizen Self Service (CSS) portal. The link below will take you to the Planning and Zoning Department's webpage for Special Use applications, which provides additional details on how to apply. If you do not have an existing CSS account, please register prior to applying. You will then need to login, and apply for a Special Use under **"Plans" → "Special Use – All Others".** Please reach out to us directly with any questions on applying.

Attachment: EXHIBIT - Business Plan (email) (916 E NW Hwy SU - Physical Therapy Clinic)

https://www.palatine.il.us/152/Special-Uses-Application

1. Application fee ($1,006)
2. Plat of Survey
3. Floor plan
4. Business Plan (overview of business including but not limited to a business narrative, types of services offered, hours of operation, number of employees, estimated number of customers, products sold, etc.)
5. Proof of ownership (copy of lease or intent to lease)

In addition, as the Petitioner, you would be responsible for the following public notice requirements:

1. Public Hearing Sign: The Village provides the sign and posts. The sign must be posted in a place visible from the public right-of-way. The sign must be posted through the Village Council meeting date. A $125 deposit per sign is required, and is refunded within 10 business days of the conclusion of the petition review process when the sign is returned to Village Hall.
2. Surrounding Property Owners Letter: The Village writes and provides the letter for the Petitioner to send via certified mail to all property owners within 250 feet of the Subject Property. A list of property owners can be obtained by calling the Palatine Township Assessor's Office at 847-358-6700, visiting their office at 721 S. Quentin Road, Palatine, or emailing irabinovitch@palatinetownship-il.gov. Please reach out to the Township as soon as possible to ensure that you have the address list when needed.

Contact me with questions.

Always happy to help.

Alex Bradshaw | Planner
Planning & Zoning Department
200 E. Wood Street | Palatine, IL 60067
T: 847-359-9056 | abradshaw@palatine.il.us

Attachment: EXHIBIT - Business Plan (email) (916 E NW Hwy SU - Physical Therapy Clinic)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 06/11/24 07:00 PM

STAFF REPORT (ID # 9140)

916 E. Northwest Highway

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Emil Guintu, Rehab Maxx LLC

PLAN NUMBER: SU-000103-2024

BACKGROUND:

The subject property, part of the Willow Creek Planned Development, is zoned B-2 General Business, with a Special Use for a Planned Development. This was the process by which Planned Developments were reviewed by the Village in 1966 (ORD #O-031-66). The Willow Creek Planned Development also includes the 800 E. Northwest Highway building, the gas station, the Cotillion Banquet, and the office, retail and residential buildings.

The Willow Creek Planned Development has been amended over the years and was most recently amended in 2011 to permit the existing hotel to be converted into senior living facility with a retails tenant spaces on the ground floor to be governed by the B-2 Business District use list (ORD #O-131-11). The Grand senior living facility was approved to operate with 118 senior residential units, and approximately 6,700 square feet of retail space facing Northwest Highway. The subject tenant space for the Petitioner's business is approximately 750 square feet.

The Petitioner is proposing to relocate an existing medical office, Rehab Maxx, to the subject tenant space. The business provides out-patient therapy services to both residents at The Grand senior living retirement community and the general public. Therefore, the Petitioner is requesting:

> **Special Use to permit a medical office (physical therapy clinic) at the subject property.**

Surrounding Zoning/Uses:

North:	B-2 General Business (Day Care and Senior Living Facility)
South:	Rolling Meadows (Harvest Bible Chapel)
East:	State Highway 53
West:	B-2 General Business (Gas Station)

Attachment: 916 E Northwest Hwy - PZC Materials - June 11, 2024 (916 E NW Hwy SU - Physical Therapy Clinic)

Attachment: 916 E Northwest Hwy - PZC Materials - June 11, 2024 (916 E NW Hwy SU - Physical Therapy Clinic)

KEY ISSUES:

- The existing physical therapy clinic was previously located within The Grand senior living retirement community. The Petitioner is proposing to relocate their business, Rehab Maxx, into an existing storefront that had previously been occupied by another medical office, Signature Medical Group.

- Per the submitted business plan, the proposed hours of operation would be Monday through Friday from 8 AM to 6 PM.

- The Petitioner has indicated that the relocated therapy clinic anticipates approximately 30 - 35 clients daily.

- The parking requirement for the proposed use would not change the total required parking on-site. Therefore, a parking Variation is not needed.

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

STAFF RECOMMENDATION:

The proposed medical office will operate within a retail space most recently occupied by another medical office, which received a Special Use to in 2017. As the business has already operated within The Grand, as an accessory use, the use should continue to be compatible with the surrounding uses. The medical therapy clinic will not increase the parking requirement and Staff does not have any operational concerns with the proposed use. 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, Emil Guintu, Rehab Maxx LLC, except as such plans may be changed to conform to the Village Code and Ordinances.

ATTACHMENTS:

- Aerial Map

- Special Use Application
- Plat of Survey
- Floor Plan
- Business Plan
- Public Notice

Attachment: 916 E Northwest Hwy - PZC Materials - June 11, 2024 (916 E NW Hwy SU - Physical Therapy Clinic)

GISConsortium

916 E. Northwest Hwy

0 150 300 ft

Print Date: 5/1/2024

Notes

Cook County Aerial 2022

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.

VILLAGE OF PALATINE

SPECIAL USE APPLICATION

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

Petitioner Name

Emil Guintu

Business Name (if applicable)

RehabMaxx, LLC

Subject Property Address

916 E. Northwest Highway

Please provide a description of your proposed request:

RehabMaxx,LLC will set up an outpatient clinic providing therapy services for the residents at The Grand. Therapy services will be under the order of each clients MD and will include physical, occupational and speech therapy.

Petitioner Justification

Special Uses 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 use deemed necessary for the public convenience at that location. Explain:

Clients at The Grand will be able to easily access the clinic from the main building

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

Clients will be able to access the clinic without any difficulties and will be provided with therapy services to improve functional capacities /abilities

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

This will not cause any injury with services be provided within the said property

Attachment: 916 E Northwest Hwy - PZC Materials - June 11, 2024 (916 E NW Hwy SU - Physical Therapy Clinic)

In order to supplement the above standards, the Planning and Zoning Commission may also consider the following:

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

a. Will meet the following aesthetic criteria:

i. Will not destroy existing vistas in the area;

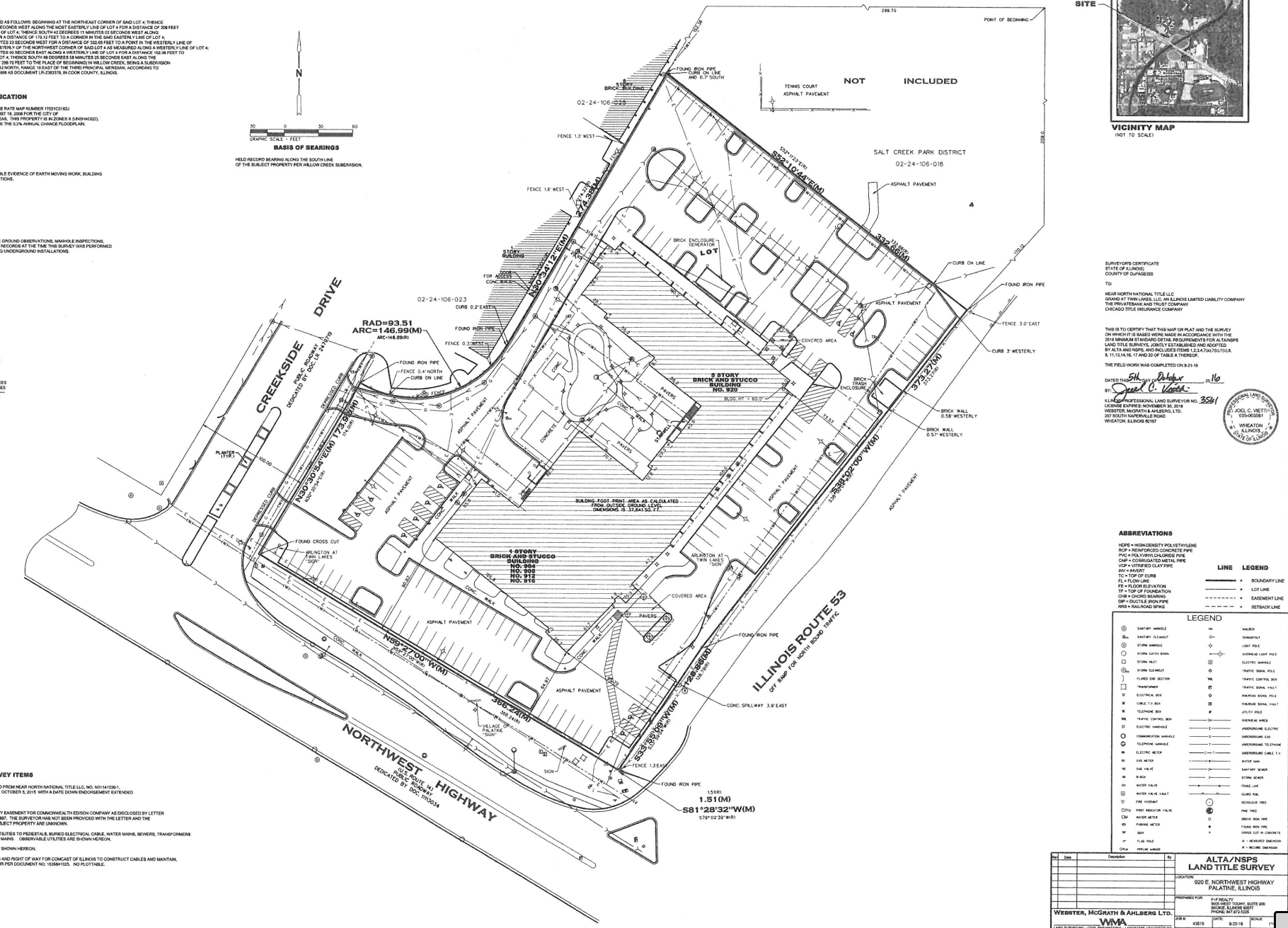
ii. Will enhance the appearance of the homes and the streets in the area; and

iii. Will not detract from the overall appearance of the community; or

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

Attachment: 916 E Northwest Hwy - PZC Materials - June 11, 2024 (916 E NW Hwy SU - Physical Therapy Clinic)

ALTA/NSPS LAND TITLE SURVEY



LEGAL DESCRIPTION

LOT 4 (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 00 DEGREES 01 MINUTES 35 SECONDS WEST ALONG THE MOST EASTERLY LINE OF LOT 4 FOR A DISTANCE OF 209 FEET TO A CORNER IN THE EASTERLY LINE OF LOT 4; THENCE SOUTH 43 DEGREES 11 MINUTES 02 SECONDS WEST ALONG AN EASTERLY LINE OF SAID LOT 4 FOR A DISTANCE OF 170.12 FEET TO A CORNER IN THE SAID EASTERLY LINE OF LOT 4; THENCE NORTH 52 DEGREES 11 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 332.69 FEET TO A POINT IN THE WESTERLY LINE OF LOT 4 THAT IS 152.36 FEET SOUTHWESTERLY OF THE NORTHWEST CORNER OF SAID LOT 4 AS MEASURED ALONG A WESTERLY LINE OF LOT 4; THENCE NORTH 30 DEGREES 39 MINUTES 00 SECONDS EAST ALONG A WESTERLY LINE OF LOT 4 FOR A DISTANCE 152.36 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 89 DEGREES 58 MINUTES 25 SECONDS EAST ALONG THE NORTH LINE OF LOT 4 A DISTANCE OF 299.70 FEET TO THE PLACE OF BEGINNING) IN WILLOW CREEK, BEING A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF FILED APRIL 19, 1988 AS DOCUMENT LR-2383378, IN COOK COUNTY, ILLINOIS.

FLOOD ZONE CLASSIFICATION

AS DEPICTED ON FLOOD INSURANCE RATE MAP NUMBER 17031C0182J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008 FOR THE CITY OF PALATINE AND INCORPORATED AREAS. THIS PROPERTY IS IN ZONES X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

TABLE A ITEMS

ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

GENERAL NOTES

UTILITIES SHOWN ARE FROM ABOVE GROUND OBSERVATIONS, MANHOLE INSPECTIONS, J.U.L.I.E. MARKINGS AND AVAILABLE RECORDS AT THE TIME THIS SURVEY WAS PERFORMED AND DOES NOT DEPICT ALL EXISTING UNDERGROUND INSTALLATIONS.

PARKING SPACE TABLE

THE SUBJECT PROPERTY CONTAINS:

157 REGULAR STRIPED PARKING SPACES
12 HANDICAP STRIPED PARKING SPACES

169 TOTAL STRIPED PARKING SPACES

LAND AREA

174,231 SQ. FT OR 4.00 ACRES

BASIS OF BEARINGS

HELD RECORD BEARING ALONG THE SOUTH LINE OF THE SUBJECT PROPERTY PER WILLOW CREEK SUBDIVISION.

SCHEDULE B SURVEY ITEMS

THIS SURVEY WAS PREPARED FROM NEAR NORTH NATIONAL TITLE LLC, NO. NO1141030-1, WITH AN EFFECTIVE DATE OF OCTOBER 5, 2015 WITH A DATE DOWN ENDORSEMENT EXTENDED TO DATE OF RECORDING.

2. UNRECORDED UTILITY EASEMENT FOR COMMONWEALTH EDISON COMPANY AS DISCLOSED BY LETTER DATED AUGUST 28, 1997. THE SURVEYOR HAS NOT BEEN PROVIDED WITH THE LETTER AND THE AFFECTS ON THE SUBJECT PROPERTY ARE UNKNOWN.
4. RIGHTS OF PUBLIC UTILITIES TO PEDESTALS, BURIED ELECTRICAL CABLE, WATER MAINS, SEWERS, TRANSFORMERS MANHOLES AND GAS MAINS. OBSERVABLE UTILITIES ARE SHOWN HEREON.
6. CONCRETE FLUME IS SHOWN HEREON.
9. EASEMENT IN GROSS AND RIGHT OF WAY FOR COMCAST OF ILLINOIS TO CONSTRUCT CABLES AND MAINTAIN, OPERATE AND REPAIR PER DOCUMENT NO. 1538461025. NO PLOT TABLE.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPAGE)SS

TO:

NEAR NORTH NATIONAL TITLE LLC
GRAND AT TWIN LAKES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
THE PRIVATEBANK AND TRUST COMPANY
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7(a),7(b),7(c),8, 9, 11,13,14,16, 17 AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 9-21-16

DATED THIS 5th DAY OF October, 2016

BY: Joel C. Vietti

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3561
LICENSE EXPIRES: NOVEMBER 30, 2016
WEBSTER, McGRATH & AHLBERG, LTD.
207 SOUTH NAPERVILLE ROAD
WHEATON, ILLINOIS 60187

JOEL C. VIETTI
035-003561
WHEATON
ILLINOIS
STATE OF ILLINOIS

ABBREVIATIONS

HDPE = HIGH-DENSITY POLYETHYLENE
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYLCHLORIDE PIPE
CMP = CORRUGATED METAL PIPE
VCP = VITRIFIED CLAY PIPE
INV = INVERT
TC = TOP OF CURB
FL = FLOW LINE
FE = FLOOR ELEVATION
TF = TOP OF FOUNDATION
CHB = CHORD BEARING
DIP = DUCTILE IRON PIPE
RRS = RAILROAD SPIKE

LINE	LEGEND
	= BOUNDARY LINE
	= LOT LINE
	= EASEMENT LINE
	= SETBACK LINE

LEGEND

SANITARY MANHOLE		MAILBOX	
SANITARY CLEANOUT		DOWNSPOUT	
STORM MANHOLE		LIGHT POLE	
STORM CATCH BASIN		OVERHEAD LIGHT POLE	
STORM INLET		ELECTRIC MANHOLE	
STORM CLEANOUT		TRAFFIC SIGNAL POLE	
FLARED END SECTION		TRAFFIC CONTROL BOX	
TRANSFORMER		TRAFFIC SIGNAL VAULT	
ELECTRICAL BOX		RAILROAD SIGNAL POLE	
CABLE T.V. BOX		RAILROAD SIGNAL VAULT	
TELEPHONE BOX		UTILITY POLE	
TRAFFIC CONTROL BOX	OH	OVERHEAD WIRES	
ELECTRIC HANDHOLE	E	UNDERGROUND ELECTRIC	
COMMUNICATION MANHOLE	C	UNDERGROUND CATV	
TELEPHONE MANHOLE	T	UNDERGROUND TELEPHONE	
ELECTRIC METER	E	UNDERGROUND CABLE T.V.	
GAS METER	G	WATER MAIN	
GAS VALVE		SANITARY SEWER	
B-BOX		STORM SEWER	
WATER VALVE		FENCE LINE	
WATER VALVE VAULT		GUARD RAIL	
FIRE HYDRANT		DECIDUOUS TREE	
POST INDICATOR VALVE		PINE TREE	
WATER METER		DRIVE IRON PIPE	
PARKING METER		FOUND IRON PIPE	
SIGN		CROSS CUT IN CONCRETE	
FLAG POLE		M - MEASURED DIMENSION	
PIPELINE MARKER		R - RECORD DIMENSION	

Ref	Date	Description	By

ALTA/NSPS LAND TITLE SURVEY

LOCATION: 920 E. NORTHWEST HIGHWAY PALATINE, ILLINOIS

PREPARED FOR: F+F REALTY, 9605 WEST TOUHY, SUITE 200, SKOKIE, ILLINOIS 60077, PHONE: 847.673.5225

WEBSTER, McGRATH & AHLBERG LTD.
WMA
LAND SURVEYING · CIVIL ENGINEERING · LANDSCAPE ARCHITECTURE
Over a Century of Service in our Client
207 South Naperville Road Wheaton, Illinois 60187
(630)668-7800 Fax: (630)668-1780 Email: email@wmaltd.com
Illinois Firm License No. 184-001512

JOB #:	DATE:	SCALE:
43518	9-22-16	1"=
SURV: JCV	DRAWN: JCV	DESIGN:
FILE #: COOK CO. 24-40-12	SHEET #	1

10/5/2016 3:22:04 PM

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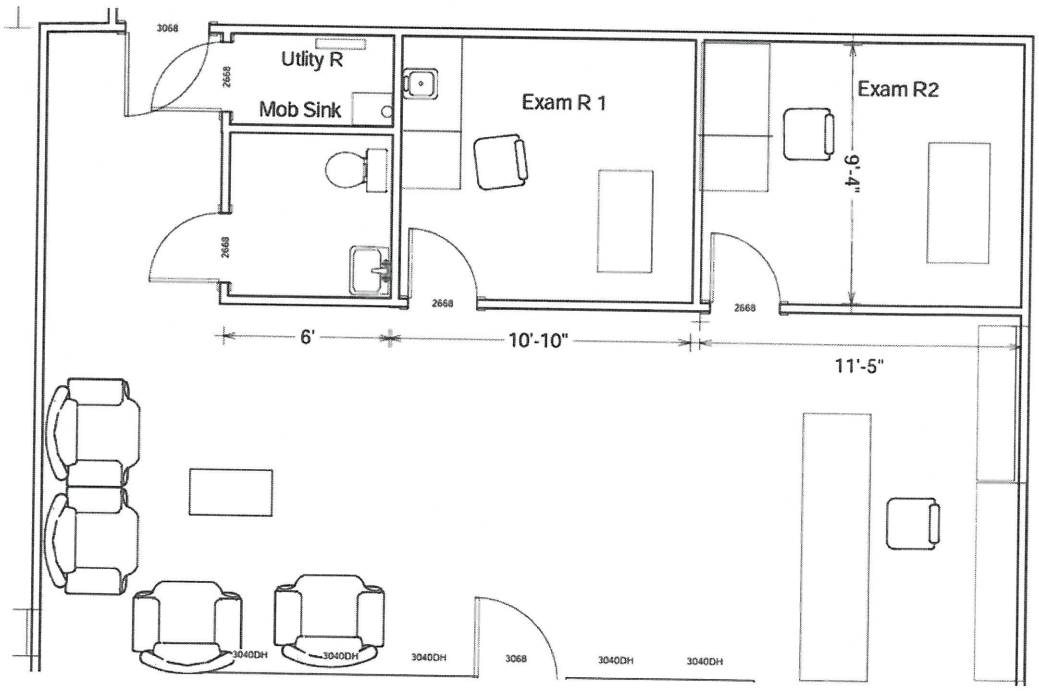

Attachment: 916 E Northwest Hwy - PZC Materials - June 11, 2024 (916 E NW Hwy SU - Physical Therapy Clinic)

Alex Bradshaw

From: Emil Guintu <emil@rehabmaxx.com>
Sent: Friday, April 26, 2024 8:32 AM
To: Alex Bradshaw
Cc: eric@rehabmaxx.com
Subject: Re: 916 E. Northwest Hwy - Special Use for Physical Therapy Business

Caution: This is an external email, Please take care when clicking links or opening attachments. When in doubt, please talk with the sender or check with VOP IT

Good Morning Alex,

Wasn't sure if you needed a formal outlined business plan but just a quick reply to some of the questions you needed answers to :

* Services Offered:
- RehabMaxx provides out patient Therapy services to the residents at The Grand but is also open to the community outside of The Grand. Therapy services include Physical, Occupational and Speech therapy services. The services will be under the orders of an MD for patients who may have disabilities that require therapy services to improve their function.

*Number of Clients per day:
- will vary daily but can be probably be between 30-35 clients daily

*Hours of Operations:
8 AM-6 PM

*Differences from old location:
- There really are no differences from what services we were providing when we were located in the main building of The Grand.

Please let me know if you have any further questions. Thanks.

Emil Guintu, PT
RehabMaxx, LLC Managing Partner
Ph: 224-595-1546

> On Apr 25, 2024, at 3:34 PM, Alex Bradshaw <ABradshaw@palatine.il.us> wrote:
>
> Hi Emil –
> Thank you for looking into that. Ultimately, if the there has been over 6 months since the previous operator we will likely need to go through the full Special Use process. However, I would like to explore one last avenue that may help push this towards administrative approval. Can you please send me a quick bulleted business plan explaining the services offered, number of expected clients per day, hours of operation, and specifically any differences from the operations in your old location.

Attachment: 916 E Northwest Hwy - PZC Materials - June 11, 2024 (916 E NW Hwy SU - Physical Therapy Clinic)

Contact me with any questions.

Thank you,

Alex Bradshaw | Planner
Planning & Zoning Department
200 E. Wood Street | Palatine, IL 60067
T: 847-359-9056 | abradshaw@palatine.il.us

From: Emil Guintu <emil@rehabmaxx.com>
Sent: Thursday, April 25, 2024 11:29 AM
To: Alex Bradshaw <ABradshaw@palatine.il.us>
Cc: eric@rehabmaxx.com
Subject: Re: 916 E. Northwest Hwy - Special Use for Physical Therapy Business

Caution: This is an external email, Please take care when clicking links or opening attachments. When in doubt, please talk with the sender or check with VOP IT

Hi Alex,
I did find out that the previous medical office that was there have not been there for more than 6 months now.

Emil Guintu, PT
Managing Partner
C: 224.595.1546
Rehabmaxx.com

On Apr 25, 2024, at 10:20 AM, Alex Bradshaw <ABradshaw@palatine.il.us> wrote:

Emil & Eric –
I am reaching out in regards to the business license application for a medical office (physical therapy) at 916 E. Northwest Hwy. Per the Zoning Ordinance, a Special Use is required for the proposed use to operate within the Village. The Special Use process typically takes approximately 6-9 weeks, which includes an internal Staff review followed by a public hearing before the Planning and Zoning Commission, and a final decision made by the Village Council shortly after.

Please note that all Special Use applications are to be submitted through the Village of Palatine Citizen Self Service (CSS) portal. The link below will take you to the Planning and Zoning Department's webpage for Special Use applications, which provides additional details on how to apply. If you do not have an existing CSS account, please register prior to applying. You will then need to login, and apply for a Special Use under **"Plans" → "Special Use – All Others".** Please reach out to us directly with any questions on applying.

Attachment: 916 E Northwest Hwy - PZC Materials - June 11, 2024 (916 E NW Hwy SU - Physical Therapy Clinic)

https://www.palatine.il.us/152/Special-Uses-Application

1. Application fee ($1,006)
2. Plat of Survey
3. Floor plan
4. Business Plan (overview of business including but not limited to a business narrative, types of services offered, hours of operation, number of employees, estimated number of customers, products sold, etc.)
5. Proof of ownership (copy of lease or intent to lease)

In addition, as the Petitioner, you would be responsible for the following public notice requirements:

1. Public Hearing Sign: The Village provides the sign and posts. The sign must be posted in a place visible from the public right-of-way. The sign must be posted through the Village Council meeting date. A $125 deposit per sign is required, and is refunded within 10 business days of the conclusion of the petition review process when the sign is returned to Village Hall.
2. Surrounding Property Owners Letter: The Village writes and provides the letter for the Petitioner to send via certified mail to all property owners within 250 feet of the Subject Property. A list of property owners can be obtained by calling the Palatine Township Assessor's Office at 847-358-6700, visiting their office at 721 S. Quentin Road, Palatine, or emailing irabinovitch@palatinetownship-il.gov. Please reach out to the Township as soon as possible to ensure that you have the address list when needed.

Contact me with questions.

Always happy to help.

Alex Bradshaw | Planner
Planning & Zoning Department
200 E. Wood Street | Palatine, IL 60067
T: 847-359-9056 | abradshaw@palatine.il.us

Attachment: 916 E Northwest Hwy - PZC Materials - June 11, 2024 (916 E NW Hwy SU - Physical Therapy Clinic)

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 916 E. NORTHWEST AVE.

(●) ( ) ( ) ( )

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 23RD day of MAY, A.D. 20 24., and the last publication thereof was made on the 23RD day of MAY, A.D. 20 24.

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

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

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 23RD day of MAY A.D., 20 2024.

By _____

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 23RD day of MAY A.D., 20 24.

My commission expires the 15TH day of JULY A.D., 20 25.

Attachment: 916 E Northwest Hwy - PZC Materials - June 11, 2024 (916 E NW Hwy SU - Physical Therapy Clinic)

2. 916 E. Northwest Highway

SU-000103-2024 - 916 E. Northwest Highway

Notice was published in the Journal & Topics on May 23th, 2024 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. Vyverberg provides background and states the petitioner is seeking a special use for medical use for a Physical Therapy clinic at the subject property

Sworn in petitioner: Emil Guintu - 415 W. Golf Rd - Suite 512, Arlington Heights, IL - one of the owners of RehabMaxx.
Mr. Guintu introduces his company, stating that they specialize in providing home physical therapy services for home health agencies. He explains that their primary practice involves visiting patients at their homes or at assisted living facilities. Additionally, they establish partnerships with facilities and set up clinics within them.
The new clinic would serve patients from The Grand, a neighboring senior living facility, as well as the surrounding community. Mr. Guintu mentions that they currently have space within The Grand facility, and the new location is connected to it. This setup allows residents to access the clinic through the facility, providing them with a safe and convenient access to their services.
Chairman Wood confirms with Mr. Guintu that their company is currently located within The Grand, to which Mr. Guintu confirms the accuracy of this statement.
Chairman Wood asks if there are any additional services offered.
Mr. Guintu states it would be primarily physical and speech therapy.

Commissioner Roth-Wurster asks if he has other locations or mostly home health.
Mr. Guintu states it has been mostly home health. He explains they have partnered with 3 other assisted care locations and next steps would be the clinics to provide therapy for the community and the assisted living patients.

Commissioner Roth-Wurster asks how many employees would be at this location.
Mr. Guintu states there would be a (1) Director of Rehab, (2) Physical Therapist, (3) PT Assistant, (4) Occupational Therapist with (5) assistant, and (6) speech

Attachment: DRAFT PZC Minutes - June 11, 2024 (916 E NW Hwy SU - Physical Therapy Clinic)

therapist.

Commissioner Fedota notes the footprint of the space and states the space seems to be limited.
Mr. Guintu responds by stating that they plan to maximize the utilization of the space through scheduling. He reassures that they do not anticipate having all patients present at the clinic simultaneously. Additionally, they will continue to provide services to patients within their homes or assisted living spaces as needed.
Chairman Wood expresses concern about the potential volume of patients, noting that 25 to 30 patients a day seems like a lot for this location, and asks how they would accommodate this demand.
Mr. Guintu responds by explaining that the location would be equipped with necessary equipment and primarily utilized for physical therapy services. He anticipates that they would be able to manage the therapy and patient needs effectively through their scheduling process, ensuring that there is enough room to accommodate the expected volume of patients.

Chairman Fedota asks if the existing waiting area would remain.
Mr. Guintu states it may be used for therapy equipment.

Commissioner Roth-Wurster asks if the assisted living facility, The Grand, has any therapy equipment.
Mr. Guintu states they do and also have a pool.

Commissioner Freidman inquires if the door on the floor plan is the door the patients would use.
Mr. Guintu states that is correct.

Commissioner Friedman asks if the door would be ADA accessibility. Not sure if the existing door would have to be addressed.
Mr. Vyverberg states that there is an architectural plan submitted as part of the building permit and is in review.

Commissioner Friedman asks if there will be a proposed layout submitted and will it be available for the upcoming Village Council meeting.
Mr. Guintu explains what the intent will be but unsure as to whether there will be proposed layout drawings with all equipment.

Mr. Vyverberg provides further information and explains the property is part of the Willow Creek planned development approved in 1966 and follow the B-2 guidelines. Petitioner has the opportunity to take upon a new tenant space. It was previously a medical office approved in 2011. Parking requirements do not change with the subject use. Hours will be M-F 8am - 6pm and will provide services to The Grand and community.
The previous use of the space as a medical facility and the proposed use as a

Attachment: DRAFT PZC Minutes - June 11, 2024 (916 E NW Hwy SU - Physical Therapy Clinic)

physical therapy clinic are considered similar uses.
Chairman Wood notes that the previous medical office has been vacant for over 6 months. She asks if it had been vacant for less than 6 months, would it have been required to be replaced with the same type of medical office.
Mr. Vyverberg responds that it would be at the discretion of the Village. He explains that if there were changes to the floor plan, the Village would likely request to go through the process again. He mentions that it could have been possible to transfer the special use from Party A to Party B, but this was not feasible due to the tenant space being vacant for more than 6 months.
Commissioner Fedota asks what other operations are in the plaza.
Mr. Vyverberg states there is a pharmacy and 6500 square feet of accessory commercial space for The Grand and an vacant tenant space.

STAFF RECOMMENDATION:
The proposed medical office will operate within a retail space most recently occupied by another medical office, which received a Special Use to in 2017. As the business has already operated within The Grand, as an accessory use, the use should continue to be compatible with the surrounding uses. The medical therapy clinic will not increase the parking requirement and Staff does not have any operational concerns with the proposed use. 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, Emil Guintu, Rehab Maxx LLC, except as such plans may be changed to conform to the Village Code and Ordinances

Chairman Wood asks if the floor plan is being changed.
Mr. Vyverberg states that there will be a wall removed but the overall space is not changing. If the detailed site plan was submitted with the building permit, they will be provided at the Village Council meeting.
Chairman Wood encourages the petitioner to provide a more detailed floor plan.

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

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

Discussion:
Commissioner Cavanaugh expresses his support for the proposal, deeming it a logical use of the space. He notes that the space was formerly a medical clinic and believes it would be ideal for the residents of The Grand. Additionally, he highlights that the proposal is cost-effective for the petitioner and meets the standards necessary for their operations.

Commissioner Fedota states that the expansion of the practice into the community serves as a valuable community service, benefiting both the

Attachment: DRAFT PZC Minutes - June 11, 2024 (916 E NW Hwy SU - Physical Therapy Clinic)

community at large and the residents of The Grand.

Chairman Wood states it is a positive move.

Commissioner Roth-Wurster states that offering the service to the residents of The Grand and the public is a beneficial use of the space.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on Monday, June 17th, 2024.

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

Attachment: DRAFT PZC Minutes - June 11, 2024 (916 E NW Hwy SU - Physical Therapy Clinic)

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(●) ( ) ( ) ( )

County of COOK

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- ☑ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

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 23RD day of MAY A.D., 20 2024.

By _____

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 23RD day of MAY A.D., 20 24.

My commission expires the 15TH day of JULY A.D., 20 25.

Attachment: Public Notice (916 E NW Hwy SU - Physical Therapy Clinic)

Consider an Ordinance Amending the 2011 Comprehensive Plan and Future Land Use Recommendations for the Dundee Road Sub Area

BACKGROUND:
The Village of Palatine initiated the process of creating a new Tax Increment Financing District (2024 Dundee Road and IL 53) for properties generally located along the Dundee Road corridor between Baldwin Road and IL Route 53. In coordination with this review, Staff also reviewed the 2011 Comprehensive Plan, to ensure that the recommendations are coordinated with the Redevelopment Plan and evaluation. Staff is recommending Comprehensive Plan Amendments to provide additional land use consideration and flexibility. Therefore, the Village is requesting:

Amendments to the Village of Palatine's current 2011 Comprehensive Plan and Future Land Use recommendations for the Dundee Road Sub Area

KEY ISSUES:

- The Village's current comprehensive plan was adopted in 2011. In addition to a Village-wide Future Land Map, the Comprehensive Plan includes specific Sub Areas, including the Dundee Road corridor, to further identify relevant planning issues and development recommendations.
- Staff notes that commercial and retail uses are preferred within the Dundee Road Corridor, but Staff also recognizes the proximity of the IL Route 53 to the Dundee Road corridor in its ability to provide a unique redevelopment opportunity. Staff is also recommending the inclusion of the following recommendation to the Dundee Road Sub Area recommendations:
    - ***While commercial and retail uses are preferred within the Dundee Road corridor, the properties east of Kennedy Drive, north of Dundee Road, and west of IL Route 53 present a unique opportunity, given their combined size. With this in mind, a potential mix of commercial, office, light industrial and/or distribution uses could be appropriate.***
- Therefore, in order to provide additional flexibility and alignment with the TIF Eligibility Report, Staff is recommending a Future Land Use Map update to include a mixed use designation (Commercial, Office, Light Industrial, and/or Distribution) for the noted area of the Dundee Road Sub Area and Future Land Use Map below:

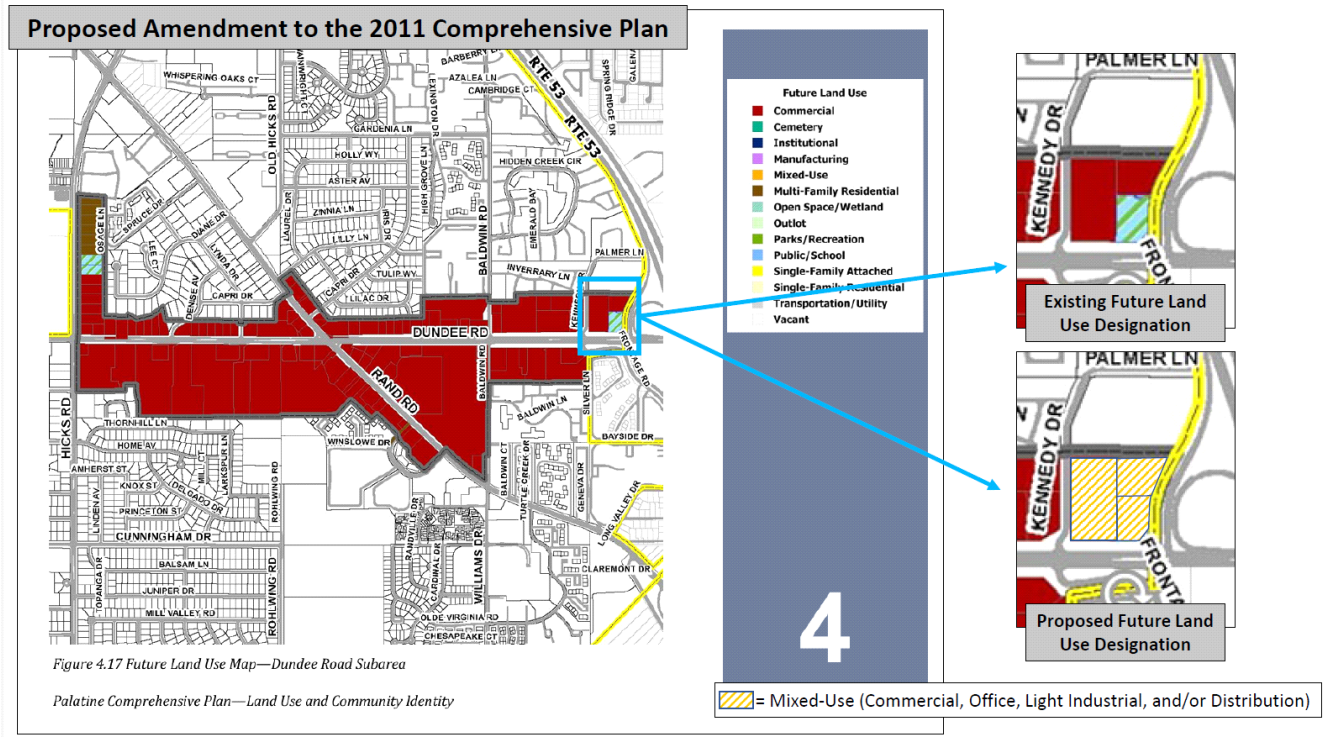


Figure 4.17 Future Land Use Map—Dundee Road Subarea

Palatine Comprehensive Plan—Land Use and Community Identity

- The proposed Comprehensive Plan Amendments would not replace or reduce any required zoning process or typical zoning review procedures for any potential redevelopment projects in this area.

ALTERNATIVES:

1. Approve the Amendments to the Village of Palatine's current 2011 Comprehensive Plan and Future Land Use recommendations for the Dundee Road Sub Area.
2. Do not approve the Amendments to the Village of Palatine's current 2011 Comprehensive Plan and Future Land Use recommendations for the Dundee Road Sub Area

RECOMMENDATION:

Public Hearing**:**	PZC meeting on June 11, 2024.
Residents testifying:	None.
Vote:	The PZC voted unanimously to approve the Amendments to the current (2011) Comprehensive Plan for the (Dundee Road) and Staff concurs.

ACTION REQUIRED:

A motion to approve the ordinance amending the Village of Palatine's 2011 Comprehensive Plan and Future Land Use Map for the Dundee Road Sub Area.

ATTACHMENTS:

- ORD COMP PLAN (2011) Amendment

- EXHIBIT - 2011 Comprehensive Plan Amendments - Dundee Road Sub Area
- Comp Plan Amendment - PZC materials - 6-11-24
- DRAFT PZC Minutes - June 11, 2024
- Public Notice

ORDINANCE NO._____

AN ORDINANCE AMENDING THE 2011 COMPREHENSIVE PLAN AND FUTURE LAND USE MAP FOR THE DUNDEE ROAD SUB AREA OF THE VILLAGE OF PALATINE'S COMPREHENSIVE PLAN

WHEREAS, a document entitled Village of Palatine Comprehensive Plan, dated December 19, 2011 and prepared by Camiros, Ltd., was adopted as the Village of Palatine's Comprehensive Plan per Ordinance #0-175-11; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission, pursuant to notice, on June 11, 2024 to review the amendments to the Comprehensive Plan and Future Land Use Map for the Dundee Road Sub Area of the Village of Palatine's 2011 Comprehensive Plan; and

WHEREAS, the Planning and Zoning Commission has recommended adopting these amendments.

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

SECTION 1: The Official Comprehensive Plan, as adopted by Ordinance #0-175-11, is hereby amended to include the Michigan Avenue/Plum Grove Road Sub-Area Plan, which is attached hereto as Exhibit.

SECTION 2: This ordinance shall be in full force and effect from and after its passage and approval as provided by law.

SECTION 3: All ordinances or parts of ordinances in conflict with this ordinance be and the same are hereby repealed.

PASSED: This _____day of _____, 2024

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

APPROVED by me this _____day of _____, 2024

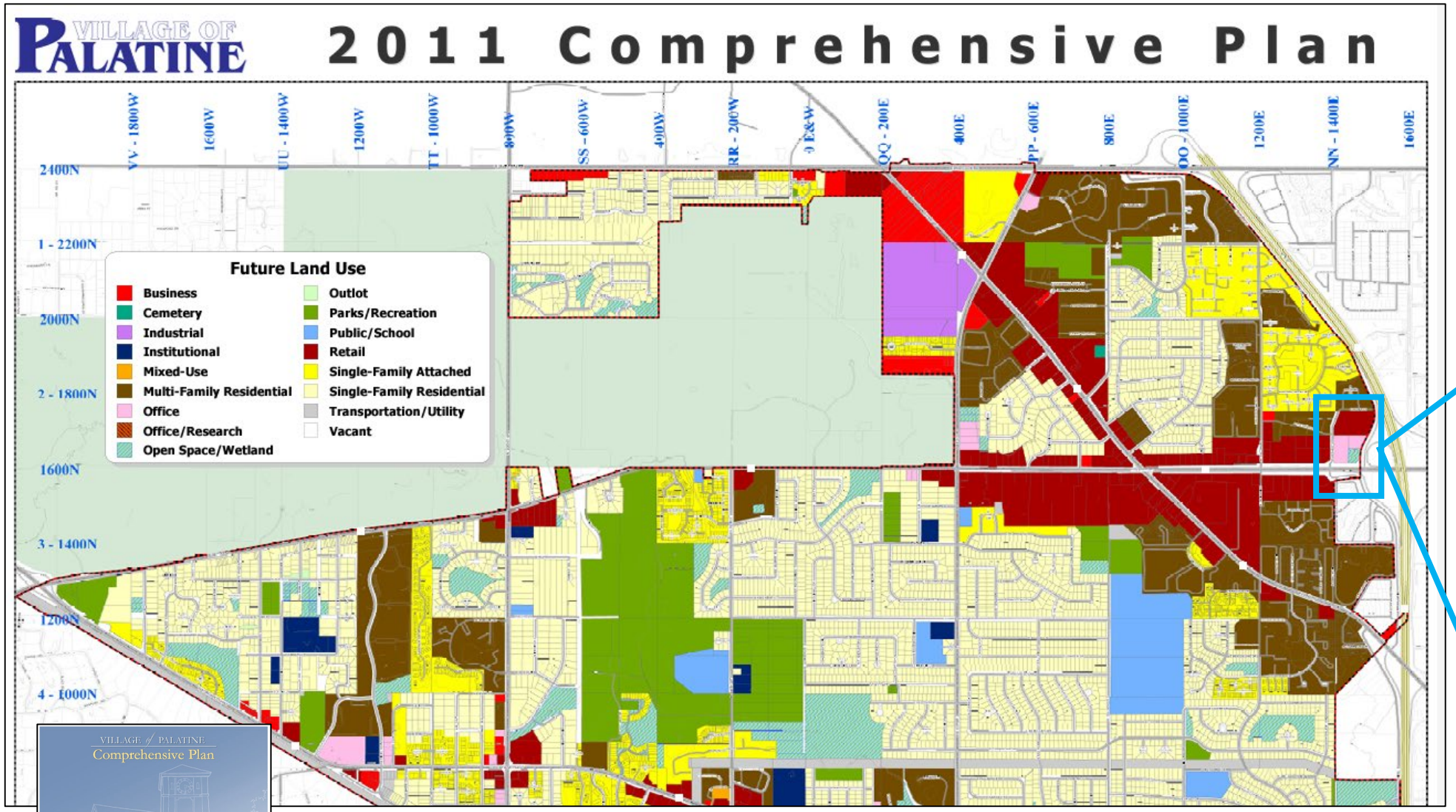
_____
Mayor of the Village of Palatine

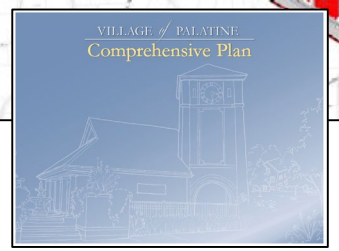
ATTESTED and FILED in the office of the Village Clerk this _____day of _____, 2024

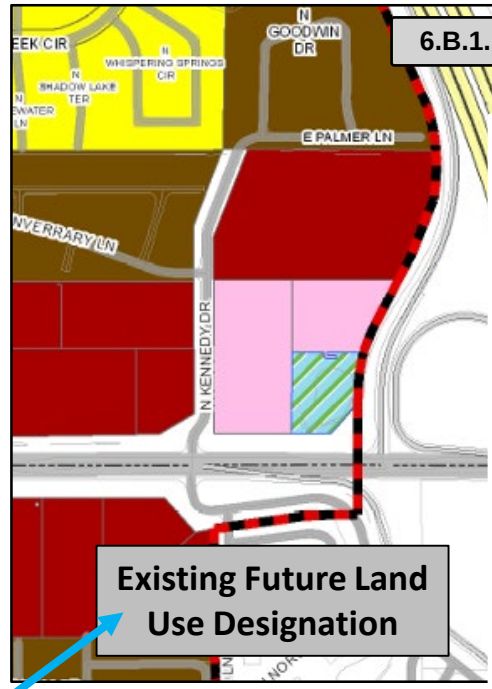
_____
Deputy Village Clerk

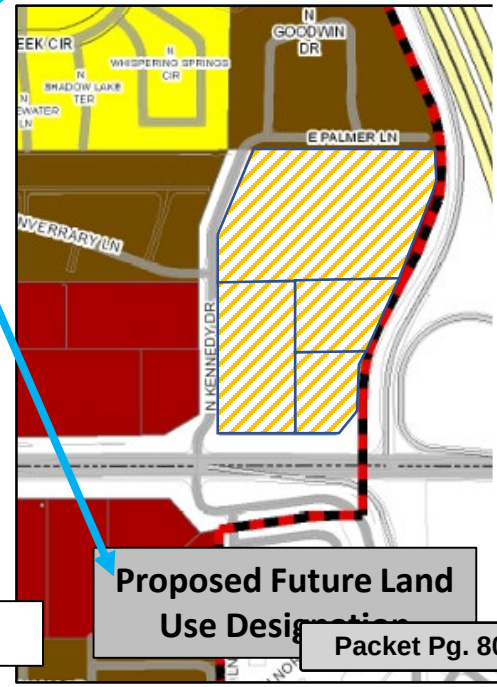
Attachment: ORD COMP PLAN (2011) Amendment (ORD -Comp Plan Amendment Dundee Road Sub Area)

Proposed Amendment to the 2011 Comprehensive Plan Future Land Use Map









= Mixed-Use (Commercial, Office, Light Industrial, and/or Distribution)

Attachment: EXHIBIT - 2011 Comprehensive Plan Amendments - Dundee Road Sub Area

VILLAGE of PALATINE
Comprehensive Plan

4. Land Use and Community Identity

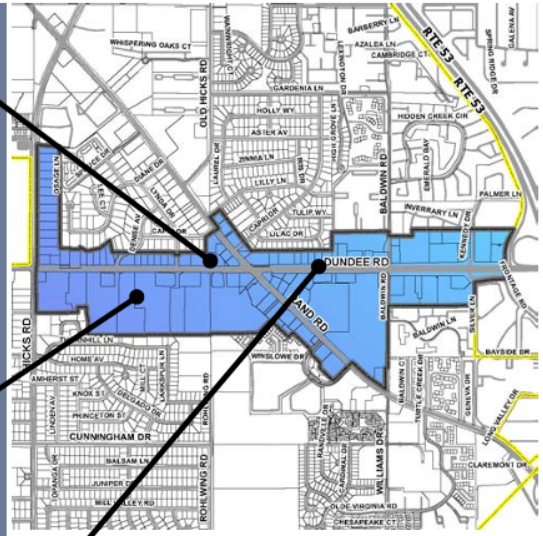


Figure 4.14 Dundee Road Subarea

Dundee Road Subarea

The Dundee Road Subarea generally includes frontage along Dundee Road between Hicks Road and Route 53. Much of this corridor is included in one of two tax increment financing districts. "Big-box" commercial uses are concentrated along this corridor in several commercial centers. This area represents the strongest commercial concentration in the Village.

Much of the land within this subarea was developed through the planned development process. There are a number of residential developments that ring this commercial corridor. One of the challenges with respect to repositioning this area to be more sustainable and flexible for the future is to improve connections between land use types. This mus be done in a way that protects residential neighborhoods from increased vehicular traffi but provides safe pedestrian and bicycle acces to retail and service destinations for neighborhood residents.

As the existing retail centers reach the end of their useful lives, there will be opportunities t capitalize on this redevelopment potential to redefine the area as a more contemporary, urban retail district. While redevelopment cou take many forms, it should emphasize more intensive development types that support multimodal transportation and better connections to neighborhoods and employmer centers. The overall land use goal is to maintai the Dundee Road Subarea as a regional destination for attractive retail in the northwe suburbs. New commercial development could sited around prominent locations within the internal circulation grid to create local "places or town squares.

Current Land Use Pattern:

- "Big-box" retail centers.
- Smaller shopping centers located on the north side of Dundee Road.
- Single-family residential frontage west of Rand Road and along Hicks Road north of Dundee Road.

4

Attachment: EXHIBIT - 2011 Comprehensive Plan Amendments - Dundee Road Sub Area

Proposed Amendment to the 2011 Comprehensive Plan

Add the following to the Recommendations in the Dundee Road Subarea Section:

- While commercial and retail uses are preferred within the Dundee Road corridor, the properties east of Kennedy Drive, north of Dundee Road, and west of IL Route 53 present a unique opportunity given their combined size. With this in mind, a potential mix of commercial, office, light industrial, and/or distribution uses could be appropriate.

Planning Issues:

- Poor pedestrian access across streets and on commercial properties, including a lack of sidewalks along some sections of Dundee and Hicks.
- Difficult traffic movements and operations.
- Residential frontage on the north side of Dundee Road east of Hicks Road is generally incompatible with the traffic volumes along this portion of Dundee Road.

Recommendations:

- Encourage redevelopment of residential properties on the north side of Dundee, between Rand and Hicks for commercial use.
- Support commercial or multi-family residential along the east side of Hicks Road north of Dundee Road.
- Where desired and appropriate, create links to the surrounding residential neighborhood to enhance access via bicycle and foot.
- Use a local streetscaping palette to create a commercial environment with an appropriate scale, unique character, and focus on pedestrian safety.
- Maximize on-site landscaping in parking areas to reduce urban heat island effect and other impacts on the environment and infrastructure.
- Place entry facades along segments of the street grid to reinforce the feel of a traditional street and make pedestrian access easy between commercial tenants.
- Accommodate parking to the rear of buildings away from the street grid.

Figure 4.15 Dundee Road Redevelopment Concept

Palatine Comprehensive Plan—Land Use and Community Identity

The south side of the Dundee Road corridor is characterized by large-scale commercial development. The north side of Dundee Road includes a mix of smaller scale commercial uses and residential development. The clustering of major tenants has created a regional retail destination. Differences between streets and private parcels limit visibility and accessibility. The existing commercial centers were designed to separate the commercial uses from adjacent residential neighborhoods, but such separation limits access for pedestrians and bicyclists.

4

Attachment: EXHIBIT - 2011 Comprehensive Plan Amendments - Dundee Road Sub Area

Proposed Amendment to the 2011 Comprehensive Plan

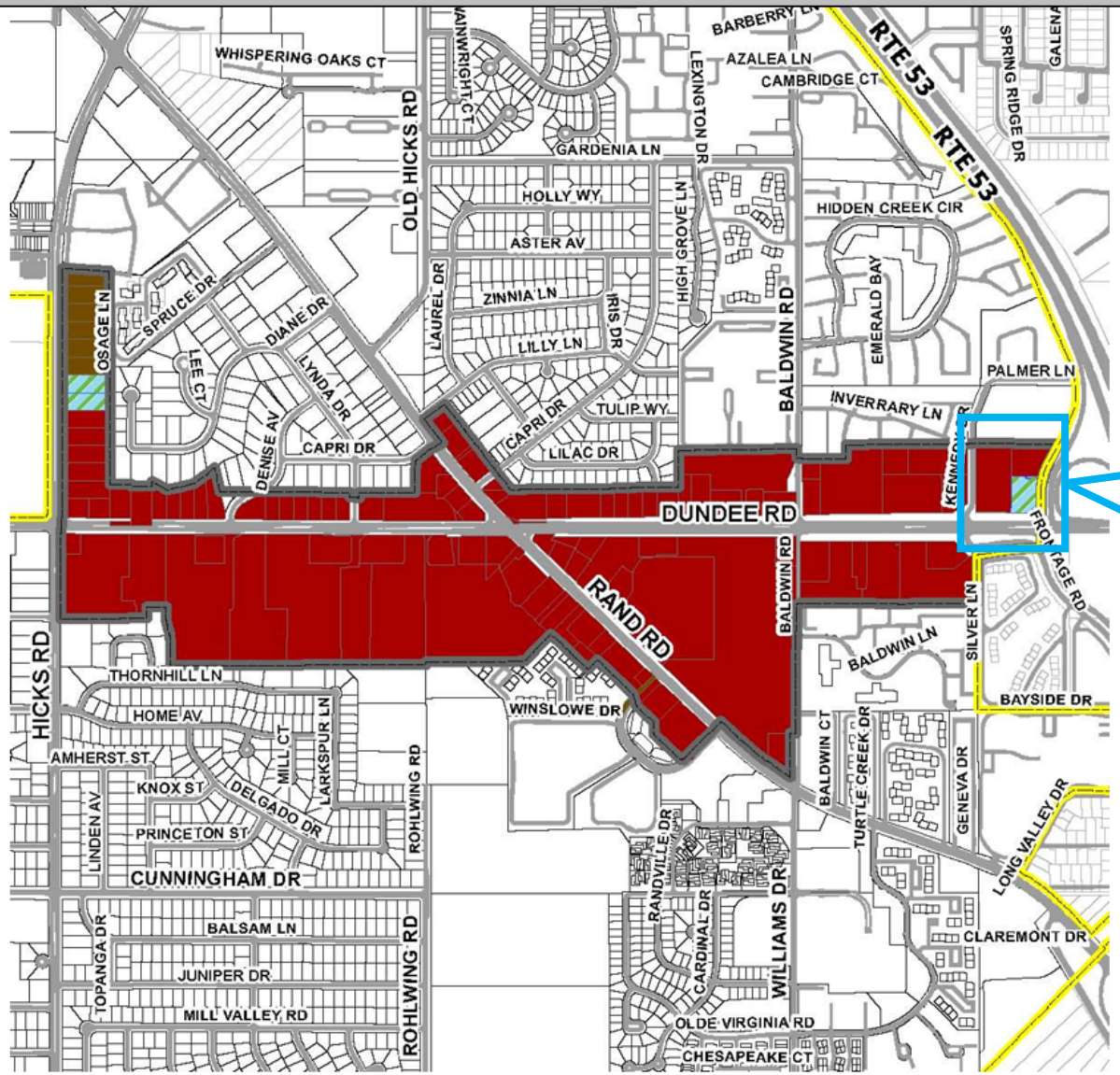
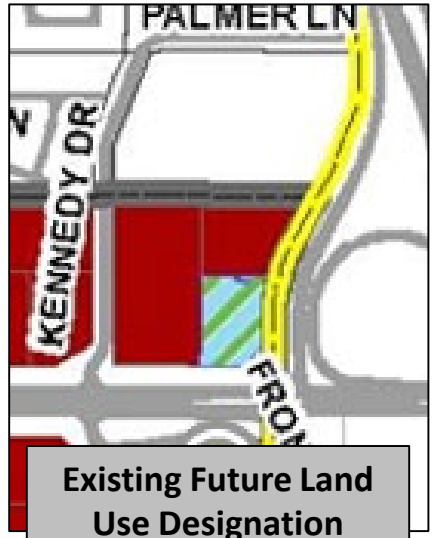


Figure 4.17 Future Land Use Map—Dundee Road Subarea

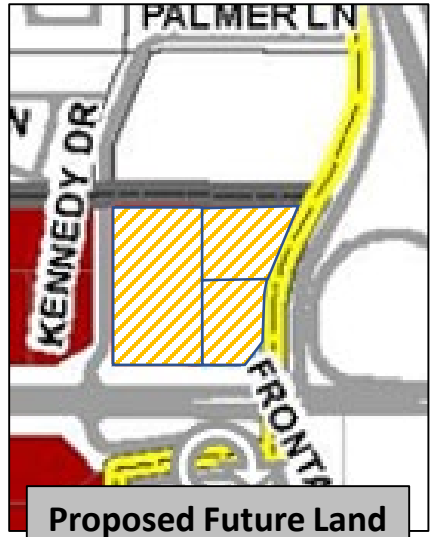
Future Land Use

- Commercial
- Cemetery
- Institutional
- Manufacturing
- Mixed-Use
- Multi-Family Residential
- Open Space/Wetland
- Outlot
- Parks/Recreation
- Public/School
- Single-Family Attached
- Single-Family Residential
- Transportation/Utility
- Vacant

4



Existing Future Land Use Designation



Proposed Future Land Use Designation

▨ = Mixed-Use (Commercial, Office, Light Industrial, and/or Distribution)

Attachment: EXHIBIT - 2011 Comprehensive Plan Amendments - Dundee Road Sub Area

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 06/11/24 07:00 PM

STAFF REPORT (ID # 9113)

Amendment to the Village of Palatine's current 2011 Comprehensive Plan and Future Land Use recommendations for the Dundee Road Sub Area

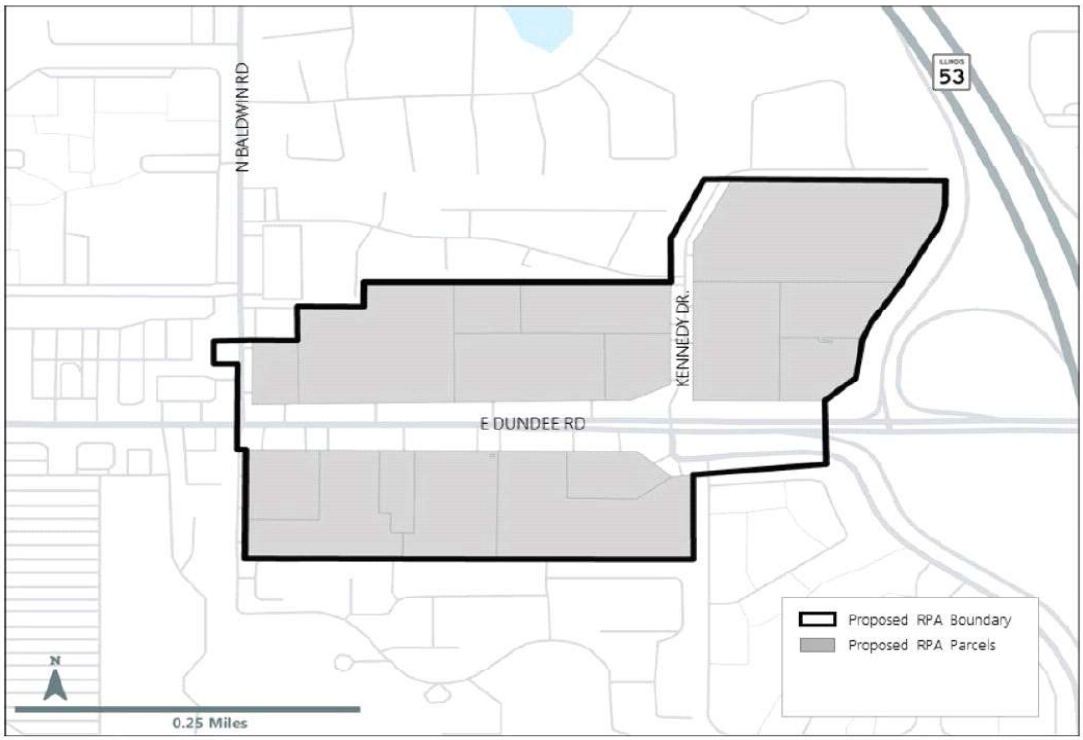
TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ben Vyverberg, Director of Planning and Zoning

PETITIONER: Village of Palatine

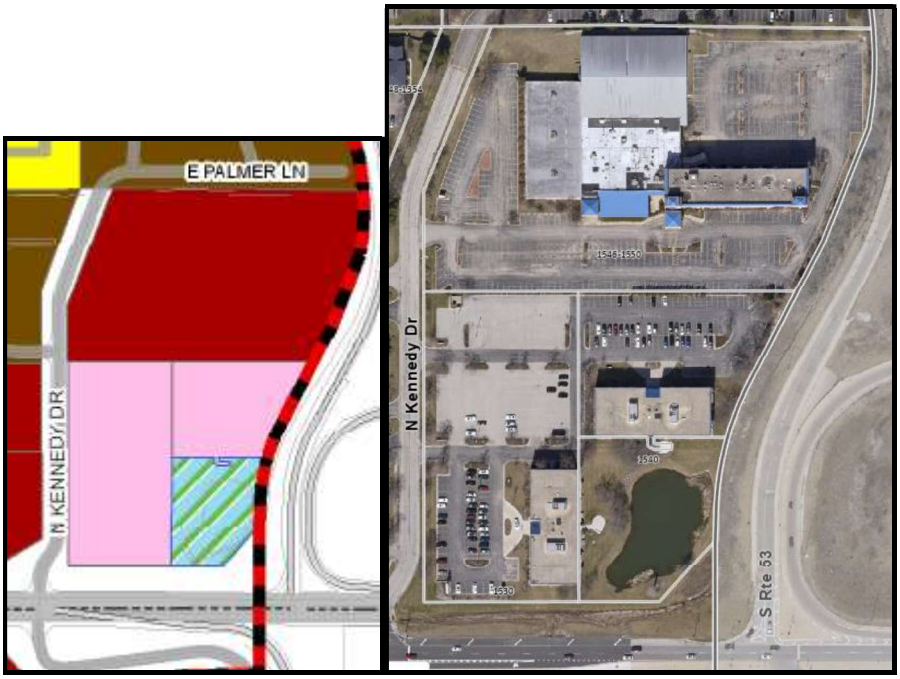
BACKGROUND:

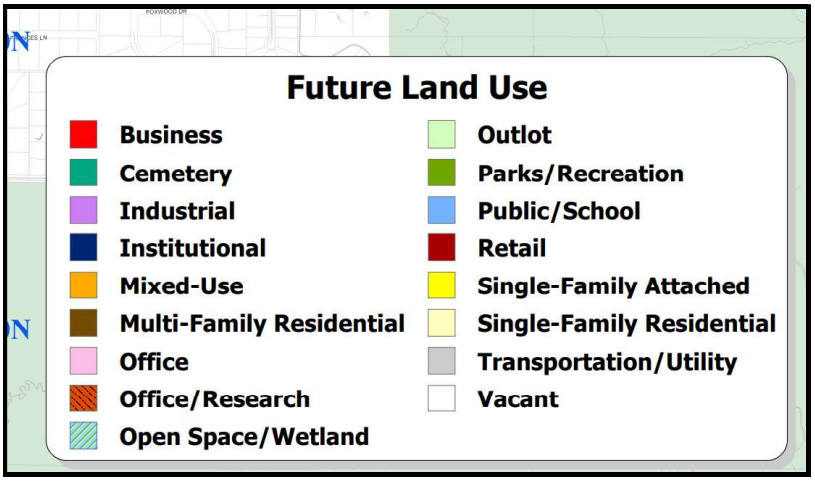
The Village of Palatine initiated the process of creating a new Tax Increment Financing (TIF) District at Dundee Road and IL 53 (2024 Dundee Road and IL 53 District). The proposed district, approximately 50 acres, is generally located along the Dundee Road corridor between Baldwin Road and IL Route 53:



Attachment: Comp Plan Amendment - PZC materials - 6-11-24 (ORD -Comp Plan Amendment Dundee Road Sub Area)

As part of this process, Staff also reviewed the current (2011) Comprehensive Plan and Dundee Road Sub Area recommendations for the proposed new TIF area. The current Future Land Use Map contemplates business, office, and open space/wetland (recognition of existing stormwater detention ponds at the northeast corner of Dundee and IL 53):





Also, the Dundee Road corridor was identified as a Sub Area in the current

Attachment: Comp Plan Amendment - PZC materials - 6-11-24 (ORD -Comp Plan Amendment Dundee Road Sub Area)

Comprehensive Plan. As the Village Council will be considering the creation of a new TIF district in this area of the Village, Staff is recommending changes to the current Comprehensive Plan and Future Land Use Recommendations for the Subject Property to provide additional land use consideration flexibility. Therefore, the Village is requesting:

Amendments to the Village of Palatine's current 2011 Comprehensive Plan and Future Land Use recommendations for the Dundee Road Sub Area.

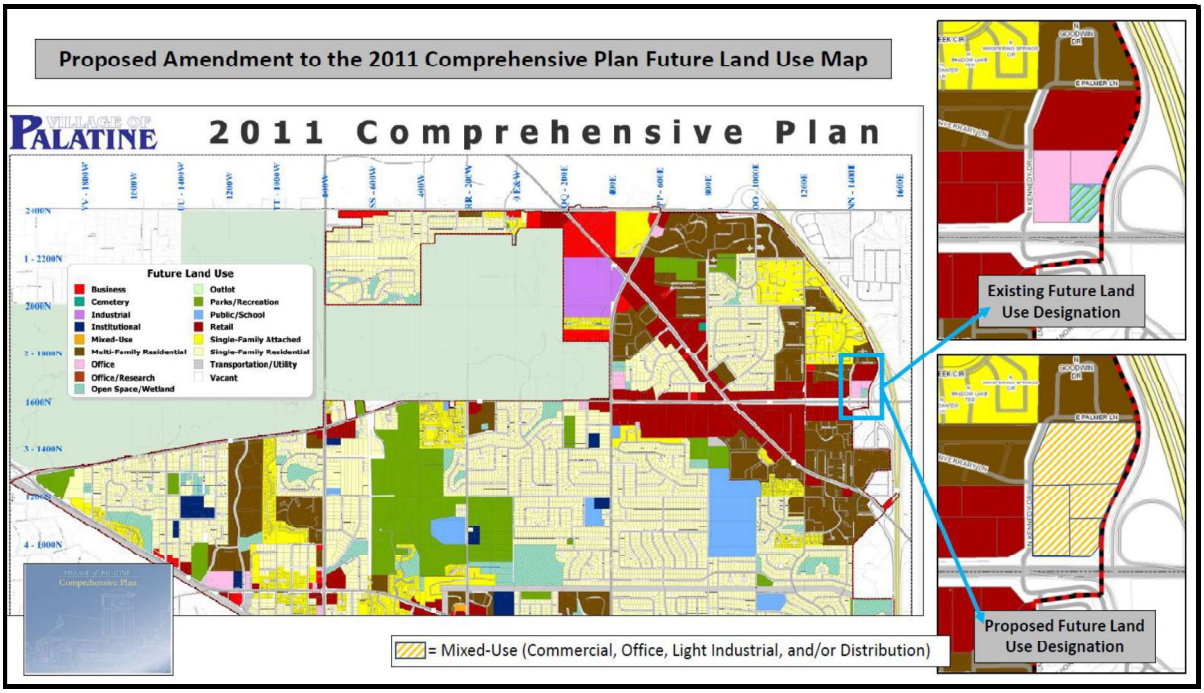
KEY ISSUES:

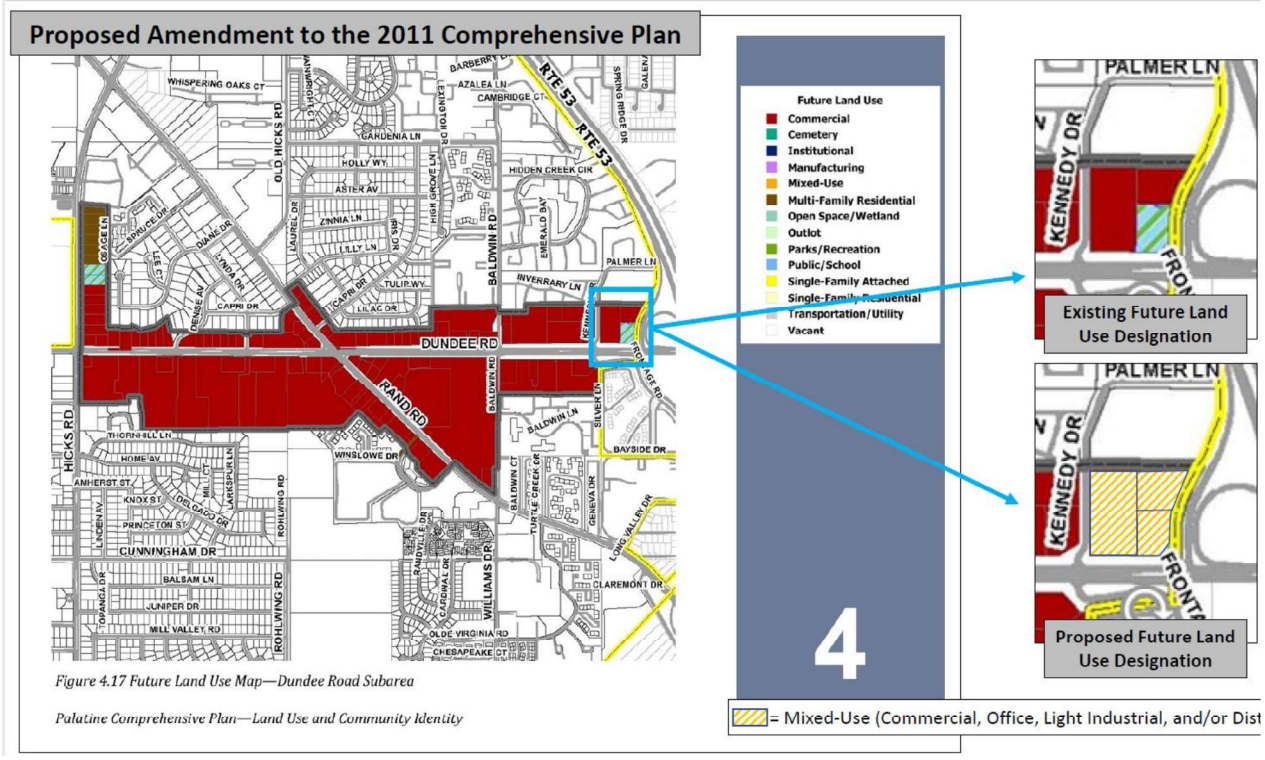
- The Village's current comprehensive plan was adopted in 2011. In addition to a Village wide Future Land Map, the Comprehensive Plan includes specific Sub Areas, including the Dundee Road corridor, to further identify relevant planning issues and development recommendations.

- Since the adoption of the Comprehensive Plan, the Village identified approximately along Dundee Road (between Baldwin Road and IL Route 53) for consideration of creating a new TIF district. In recognizing the Dundee Road corridor's importance to the Village, the proposed TIF district recognizes the desire to facilitate redevelopment in this area of the Village.

- This area of the Village was annexed from 1986 through 1994. As such, many of the existing properties were developed in unincorporated Cook County. Over time, these properties have experienced declining conditions, lack of maintenance and little investment, leading to the consideration of a TIF District. Staff notes that commercial and retail uses are preferred within the Dundee Road Corridor, but Staff also recognizes the proximity of the IL Route 53 to the Dundee Road corridor in its ability to provide a unique redevelopment opportunity. Therefore, in order to provide additional flexibility and alignment with the TIF Eligibility Report, Staff is recommending a Future Land Use Map update to include a mixed use designation (Commercial , Office, Light Industrial, and/or Distribution) for this area:

Attachment: Comp Plan Amendment - PZC materials - 6-11-24 (ORD -Comp Plan Amendment Dundee Road Sub Area)





- Staff is also recommending the inclusion of the following recommendation to the Dundee Road Sub Area recommendations:

Attachment: Comp Plan Amendment - PZC materials - 6-11-24 (ORD -Comp Plan Amendment Dundee Road Sub Area)

Attachment: Comp Plan Amendment - PZC materials - 6-11-24 (ORD -Comp Plan Amendment Dundee Road Sub Area)

- ***While commercial and retail uses are preferred within the Dundee Road corridor, the properties east of Kennedy Drive, north of Dundee Road, and west of IL Route 53 present a unique opportunity, given their combined size. With this in mind, a potential mix of commercial, office, light industrial and/or distribution uses could be appropriate.***

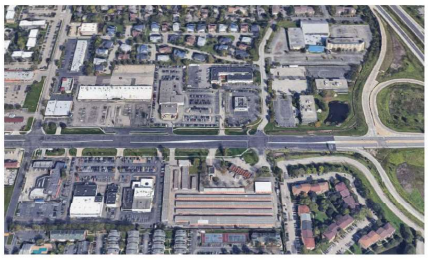
- It should be noted that the proposed Comprehensive Plan Amendments would not replace or reduce any required zoning process or typical zoning review procedures for any potential redevelopment projects in this area.

STAFF RECOMMENDATION:

The Village initiated the process to create a new TIF district on Dundee Road at IL Route 53 and Staff is recommending amendments to the 2011 Comprehensive Plan to provide additional flexibility in coordination with the consideration of a new TIF District along the Dundee Road corridor. Therefore, Staff recommends approval of the Amendments to the Comprehensive Plan, as identified, and further outlined on the attached exhibit.

ATTACHMENTS:

- Comp Plan Related Amendment
- Public Notice



VILLAGE OF PALATINE, IL

Proposed Dundee Road and IL 53 Redevelopment Project Area

Tax Increment Financing District
Eligibility Report and Redevelopment Plan and Project
REPORT | March 12, 2024

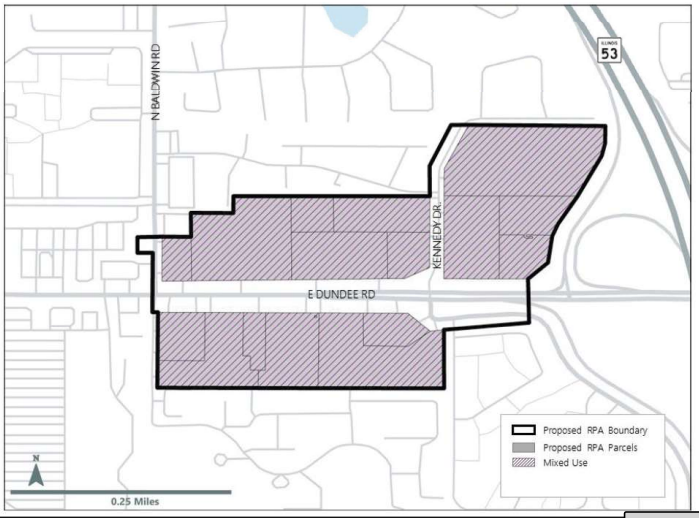
SB FRIEDMAN

Proposed Future Land Use

The proposed future land use of the proposed RPA, as shown in **Map 6**, reflects the objectives of tl Redevelopment Plan. For the purposes of this plan, the mixed-use designation is meant to allow for a varie of uses throughout the proposed RPA in a manner that is in conformance with the 2011 Comprehensive Pla The mixed-use designation allows for the following land uses within the proposed RPA:

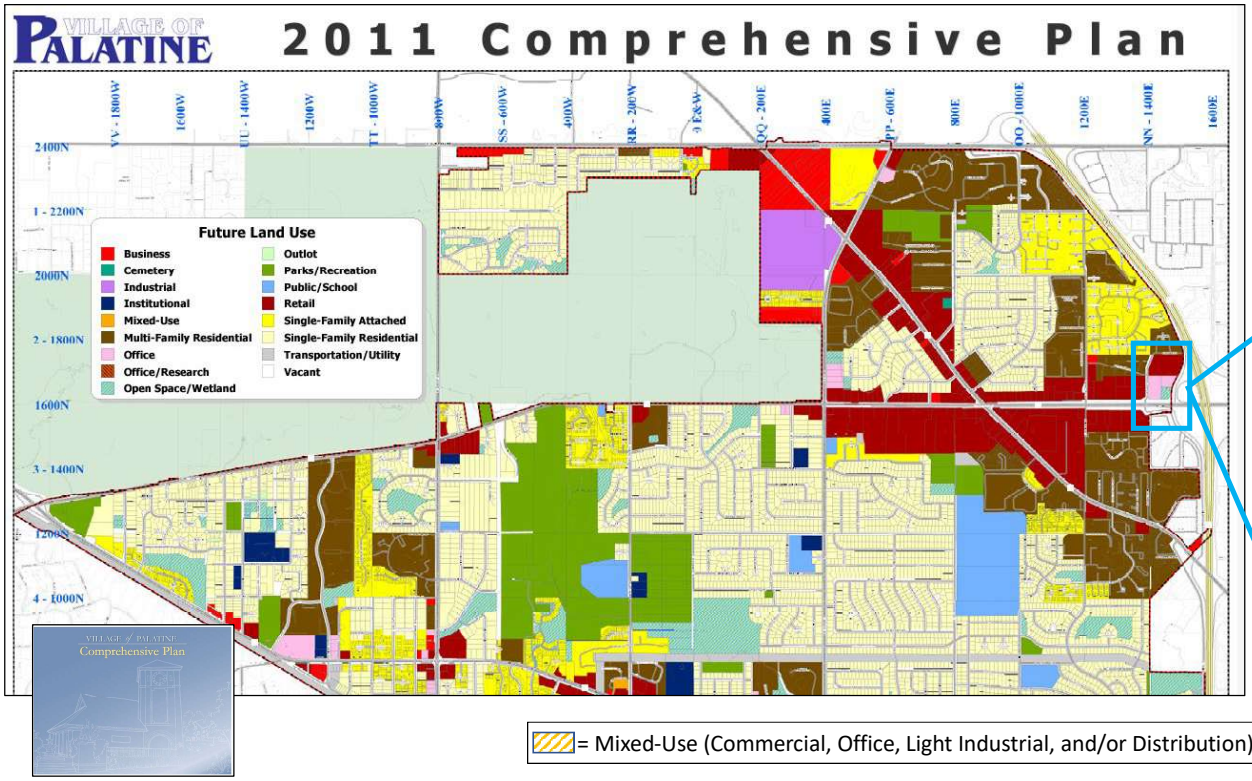
- Commercial
- Industrial
- Utilities
- Right-of-Way

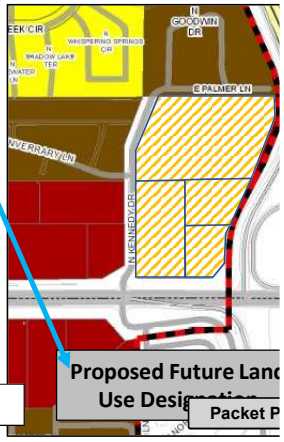
Map 6: Proposed Future Land Use



Attachment: Comp Plan Amendment - PZC materials - 6-11-24 (ORD -Comp Plan Amendment Dundee Road Sub Area)
Attachment: Comp Plan Related Amendment (Comprehensive Plan Future Land Use Map

Proposed Amendment to the 2011 Comprehensive Plan Future Land Use Map





= Mixed-Use (Commercial, Office, Light Industrial, and/or Distribution)

VILLAGE of PALATINE
Comprehensive Plan

4. Land Use and Community Identity

Figure 4.14 Dundee Road Subarea

Dundee Road Subarea

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4

Attachment: Comp Plan Amendment - PZC materials - 6-11-24 (ORD -Comp Plan Amendment Dundee Road Sub Area)
Attachment: Comp Plan Related Amendment (Comprehensive Plan Future Land Use Map

Proposed Amendment to the 2011 Comprehensive Plan

Add the following to the Recommendations in the Dundee Road Subarea Section:

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Figure 4.15 Dundee Road Redevelopment Concept

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Packet P

Attachment: Comp Plan Amendment - PZC materials - 6-11-24 (ORD -Comp Plan Amendment Dundee Road Sub Area)

Proposed Amendment to the 2011 Comprehensive Plan

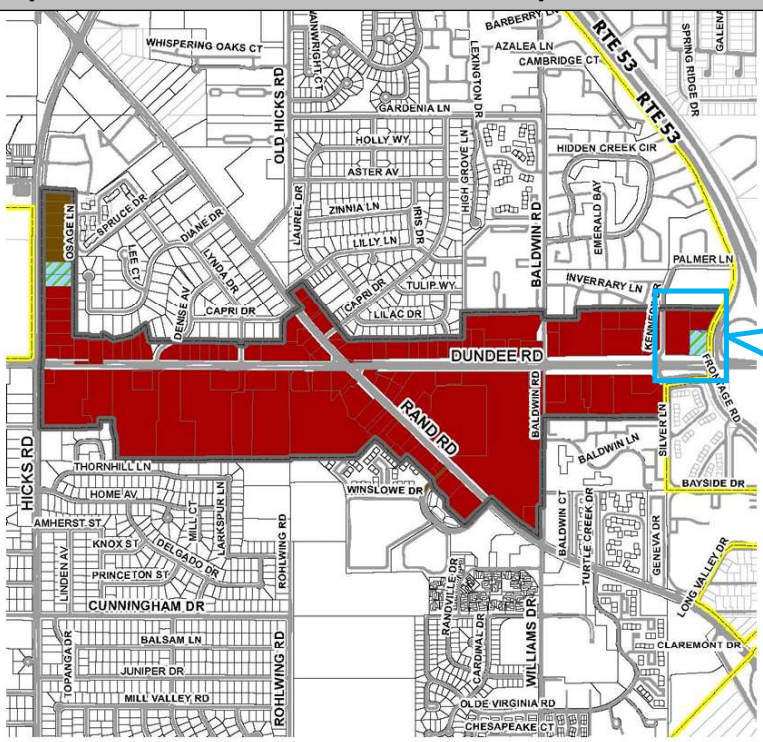
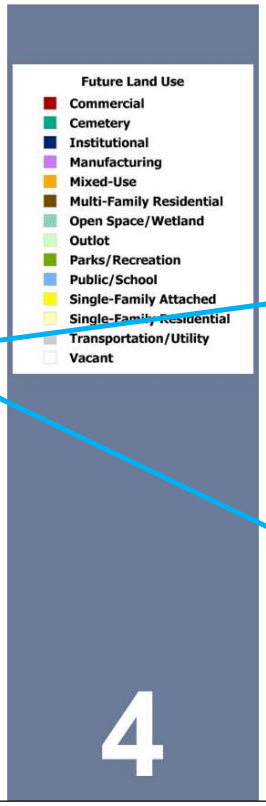


Figure 4.17 Future Land Use Map—Dundee Road Subarea

Palatine Comprehensive Plan—Land Use and Community Identity



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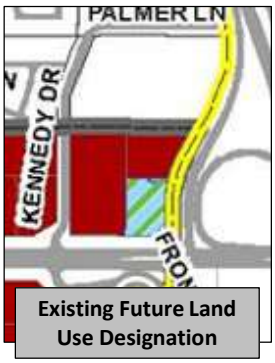
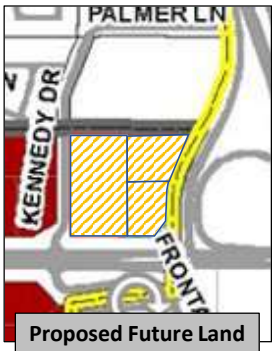


Existing Future Land Use Designation



Proposed Future Land Use Designation

Attachment: Comp Plan Amendment - PZC materials - 6-11-24 (ORD -Comp Plan Amendment Dundee Road Sub Area)

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 COMPREHENSIVE PLAN - DUNDEE RD. SUBAREA

(●) ( ) ( ) ( )

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 23RD day of MAY, A.D. 20 24., and the last publication thereof was made on the 23RD day of MAY, A.D. 20 24.

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

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

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 23RD day of MAY A.D., 20 2024.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 23RD day of MAY A.D., 20 24.

My commission expires the 15TH day of JULY A.D., 20 25.

Attachment: Comp Plan Amendment - PZC materials - 6-11-24 (ORD -Comp Plan Amendment Dundee Road Sub Area)

3. Amendment to the Village of Palatine's current 2011 Comprehensive Plan and Future Land Use recommendations for the Dundee Road Sub Area - **Recommend To Approve**

2011 Comprehensive Plan and Future Land Use for Dundee Road Sub Area

Notice was published in the Journal & Topics on May 23th, 2024

Petitioner's Exhibits:

1. **Comp Plan Related Amendment**
2. **Public Notice**

Mr. Vyverberg explains that this proposal involves an amendment to the current comprehensive plan, which was approved by the Village Council in 2011. He notes that the Village Council has initiated the process of considering a new Tax Increment Finance (TIF) district along the Dundee Road corridor. Staff and consultants are reviewing some of the land use recommendations in the comprehensive plan to ensure both currency and flexibility. He highlights that the 2011 plan, which did not consider the possibility of a TIF district, which will now allow staff to review the current land use recommendations.

Mr. Vyverberg explains that there are two key components to the amendment: Future Land Use Map and the Dundee Road Sub Area recommendations. The existing land use designates the northern portion for continued business use and the southern portion for office use, with a retention pond, serving as open space. The proposal suggests changing the land use to a mixed-use designation that includes commercial office, light industrial, and distribution. He clarifies that the land use map serves as a guide and does not eliminate any of the required steps for zoning approval. The underlying zoning district will determine what is appropriate and any required process of review and approval will still go before the Planning and Zoning commission and the Village Council.

Mr. Vyverberg continues to explain that the 2011 comprehensive plan outlines several sub-areas, including the Dundee Road corridor stretching from Hicks Road to the west and Route 53 to the east. The comprehensive plan for this sub-area recommends commercial and retail uses along the Dundee Road corridor. Additionally, properties east of Kennedy Drive, north of Dundee Road, and west of IL Route 53 present a unique opportunity due to their combined size. With this in mind, a potential mix of commercial, office, light industrial, and/or distribution uses could be appropriate.
He notes that the northern parcel was not included in the Dundee Road Sub Area plan, as it does not front on Dundee Road. Mr. Vyverberg highlights the boundaries for the proposed TIF district, which were initiated by the Village in 2023. This proposal will be reviewed before the Village Council in a July meeting. Staff sees this as an opportunity to provide more flexibility for review in the current recommendations.

Attachment: DRAFT PZC Minutes - June 11, 2024 (ORD -Comp Plan Amendment Dundee Road Sub Area)

Mr. Vyverberg explains that the term "light industrial" generally refers to uses that involve light assembly, manufacturing, or processing operations that are conducted on a smaller scale. He emphasizes that the Village does not own any of the properties in question.

He further clarifies that the amendment is aimed at providing flexibility in land use, allowing for a broader range of potential developments that could come before the Village for consideration. For instance, if a proposal for a light assembly facility were presented, this designation would enable the Village to contemplate and review such a use.

Commissioner Fedota asks about the utility of reclassifying the retention basin into the mixed-use category, questioning if it's due to the availability of underground storage and whether this reclassification would make the entire property more flexible.

Mr. Vyverberg responds by clarifying that no specific engineering studies were conducted for this review. He explains that the property was initially developed in unincorporated Cook County and later annexed into the village. The stormwater management was mandated by the Metropolitan Water Reclamation District (MWRD). If a potential developer were to propose an alternative solution to the retention basin, it could be considered. This reclassification provides the flexibility to explore such alternatives and potentially enhance the utility of the property for various uses.

Commissioner Fedota notes that recreational or park use is not contemplated.

Mr. Vyverberg states that is correct - it is not contemplated for that type of use and was only classified as open space because of the existing of the detention pond.

Commissioner Fedota asks who owns that property.

Mr. Vyverberg states it is privately owned.

Commissioner Roth-Wurster wonders if the property could be considered for housing.

Mr. Vyverberg responds that commercial and retail would be the first recommended uses for this property, as these uses are consistent the current recommendations with what surrounds it. He explains that if someone were to contemplate a residential use, it would be inconsistent with the previous comprehensive plan and the proposed amendments. The current business land use is not being changed, but expanded

Chairman Wood notes that the only residential use indicated in the current comprehensive plan is on Hicks Road, and this is not the area being discussed. The focus remains on commercial, office, light industrial, and distribution uses for the properties east of Kennedy Drive, north of Dundee Road, and west of IL Route 53.

Commissioner Friedman clarifies that "mixed use" encompasses multiple potential uses. He asks if the comprehensive plan's designation of mixed use provides a broader opportunity for various types of uses to potentially occupy the property or if it intentionally recommends multiple specific uses for the property.

Mr. Vyverberg confirms that the Future Land Use Map's purpose is to consider the overall land use for the lots. The recommendation is for a mix of light

Attachment: DRAFT PZC Minutes - June 11, 2024 (ORD -Comp Plan Amendment Dundee Road Sub Area)

industrial, commercial, and/or distribution uses, providing flexibility for future development while aligning with the village's goals and policies.

STAFF RECOMMENDATION:

Staff is recommending amendments to the 2011 Comprehensive Plan to provide additional flexibility in coordination with the consideration of a new TIF District along the Dundee Road corridor. Therefore, Staff recommends approval of the Amendments to the Comprehensive Plan, as identified, and further outlined on the attached exhibit.

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

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

Discussion:

Commissioner Kolososki supports the staff's approach, noting that designating the area as a TIF district is a positive step. He believes that providing a little incentive through the TIF could encourage development and attract interest in the area.

Chairman Wood emphasizes that the designated area for the TIF district represents a substantial piece of land. She highlights the potential benefits of creating more development opportunities, particularly given its proximity to major expressways. She also underscores the current need for development in the area

Commissioner Roth-Wurster expresses her view that the area has experienced a decline in recent years. She sees expanding the TIF district in this location as a positive incentive to encourage new development and revitalization.

Commissioner Friedman asks if the motion should be amended and remove the condition, as there are no conditions to the recommendation.

Commissioners Kavanaugh and Kolososki accepted that amendment and motioned and seconded to approve staff recommendation regarding the amendment.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on June 17, 2024.

Attachment: DRAFT PZC Minutes - June 11, 2024 (ORD -Comp Plan Amendment Dundee Road Sub Area)

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

Attachment: DRAFT PZC Minutes - June 11, 2024 (ORD -Comp Plan Amendment Dundee Road Sub Area)

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 COMPREHENSIVE PLAN - DUNDEE RD. SUBAREA

(●) ( ) ( ) ( )

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 23RD day of MAY, A.D. 20 24., and the last publication thereof was made on the 23RD day of MAY, A.D. 20 24.

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

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

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 23RD day of MAY A.D., 20 2024.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 23RD day of MAY A.D., 20 24.

My commission expires the 15TH day of JULY A.D., 20 25.

Attachment: Public Notice (ORD -Comp Plan Amendment Dundee Road Sub Area)

Consider a Motion to Accept a Perpetual Public Utilities, Waterlines and Storm Drainage Easement on Lot 75 in Willow Walk Unit One

BACKGROUND:
As part of the design engineering for the Willow Walk Subdivision Phase II Project, it was determined that a permanent easement over the subject property is required to be granted to accommodate installation of the public utility, water and storm sewer improvements.

KEY ISSUES:

- The easement is necessary to allow for the construction, installation, maintenance and repair of future public utilities, water line and storm sewer.
- A permanent easement agreement has been fully executed for the undeveloped lot on South White Willow Bay (PIN 02-21-309-003-0000).

ALTERNATIVES:

1. Accept the easement.
2. Do not accept the easement.

RECOMMENDATION:
Staff recommends acceptance of the perpetual easement on South White Willow Bay.

ACTION REQUIRED:
Motion to accept a perpetual easement for the installation of public utility, water, and storm sewer improvements on the undeveloped lot on South White Willow Bay.

ATTACHMENTS:

- EASEMENT - UTILITIES WATERLINES AND STORM DRAINAGE - WILLOW WALK 5-25-2021

Attachment: EASEMENT - UTILITIES WATERLINES AND STORM DRAINAGE - WILLOW WALK 5-25-2021 (Easement for Public Utilities on

This instrument prepared by
and after recording, please
return to:

Patrick Brankin
Schain, Banks, Kenny & Schwartz, Ltd.
70 West Madison
Three First National Plaza
Suite 2300
Chicago, Illinois 60602

GRANT OF PUBLIC UTILITIES, WATERLINES AND STORM DRAINAGE EASEMENT AGREEMENT

This **GRANT OF PUBLIC UTILITIES, WATERLINES AND STORM DRAINAGE EASEMENT AGREEMENT** ("Agreement") is made and entered into this _____ day of _____, 2021, by and between: **WILLOW WALK, INC.**, an Illinois not-for-profit corporation (hereinafter "Grantor") and **THE VILLAGE OF PALATINE, ILLINOIS**, an Illinois municipal corporation (hereinafter "Grantee"). (Grantor and Grantee shall each sometimes hereinafter be individually referred to as "Party" or, collectively, "Parties").

RECITALS:

WHEREAS, Grantor, whose office is c/o The Girard Law Group, P C., 1464 West Webster Avenue, Chicago, Illinois 60614, is the owner of certain real property located in Cook County, Illinois, commonly known as Lot 75, in Willow Walk Unit One, Palatine, Illinois, Permanent Index Number 02-29-309-003-0000, legally described in Exhibit "A", attached hereto and made a part hereof and as shown on that certain Plat recorded in the Office of the Cook County Recorder of Deeds on December 3, 1971 as Document No. T2596876 ("Property");

WHEREAS, Grantor desires to grant to Grantee, its successors, assigns, guests, invitees, employees, Grantees, contractors, a certain non-exclusive easement for utilities, waterlines and stormwater drainage ("Easement") over, across, through, in and under the entirety of the Property all as hereinafter further provided;

WHEREAS, Grantee desires to accept the Easement over, across, through, in and under the Property, all as hereinafter further provided.

Attachment: EASEMENT - UTILITIES WATERLINES AND STORM DRAINAGE - WILLOW WALK 5-25-2021 (Easement for Public Utilities on

NOW, THEREFORE, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following grants, agreements, covenants and restrictions are made:

1. **Non-Exclusive Easement**. Grantor hereby grants and conveys to Grantee, its successors, assigns, guests, invitees, employees, Grantees, contractors, and Grantee hereby accepts from Grantor, as an Easement appurtenant to the Property, a non-exclusive perpetual Easement over, across, through, in and under the Property, including the right of reasonable access thereto, solely for the purposes of the construction, installation, operation, maintenance, repair and replacement of: (i) any and all public utilities and public utility lines and any and all related appurtenances and facilities (collectively "Public Utility Easement"); (ii) a water line(s) and for the flow through such line(s) and any and all related appurtenances and facilities (collectively Water Line Easement"); and (iii) stormwater drainage and any line(s) installed below ground related thereto for such stormwater drainage and any and all related appurtenances and facilities and for the flow through such line(s) (collectively "Stormwater Easement") (the public utility line(s) and any and all related appurtenances and facilities shall be collectively referred to as "Public Utility Improvements", the water line(s) and any and all related appurtenances and facilities shall be collectively referred to as "Water Improvements", the stormwater drainage line(s) and any and all related appurtenances and facilities shall be collectively referred to as "Stormwater Drainage Improvements". The Public Utility Easement, Water Line Easement and Stormwater Easement are sometimes hereinafter collectively included in the defined term "Easement").

2. **Purpose of Easement**. The Easement granted hereunder is to ensure that the Property shall, at all times, remain as a utility, waterline and stormwater drainage area. No building, fence or other structure intended for permanent use shall be constructed or maintained for any purpose on, within, in or under the Property, provided, however, _____ _____ of The Girard Law Group, P C. may reasonably approve work to be completed on the Property for Public Utility Improvements installation, Water Improvements installation and operation, Stormwater Drainage Improvements and stormwater detention and drainage control purposes only, at _____'s reasonable discretion. No dumping, mowing, filling, excavating or transferring of any earth material or yard clippings shall permitted on, within, in or under the Property except upon the express, prior written approval of Grantee.

3. **Term**. The term of this Easement shall commence on _____, 20 _____, and shall continue on a perpetual basis, subject to being terminable and revocable pursuant to the terms and conditions of this Agreement. Notwithstanding anything contained herein to the contrary, this Agreement and the Easement shall automatically terminate and be null and void and of no further force or effect upon Grantee's termination of the Easement or Grantee's abandonment of the Public Utility Improvements, Water Improvements and Stormwater Drainage Improvements for a period in excess of three hundred sixty five (365) days.

4. **Remedies.** (a) In the event of a breach, or attempted breach or threatened breach of any of the obligations of the Easement, Grantee shall be entitled forthwith to obtain an injunction to specifically enforce the performance of such obligation, the parties hereby acknowledging the inadequacy of legal remedies and the irreparable harm which would be caused by any such breach.

(b) No breach of the provisions of this Easement shall defect or render invalid the lien of any mortgage or deed of trust made in good faith and for value covering any part of the Property or the Property, and any improvements which may be located thereon. The provisions of the Easement shall be binding upon and effective against any owner of the Property, or any portion thereof, whose title is acquired by foreclosure or trustee sale or any grantee by deed in lieu of foreclosure or trustee sale.

5. **Transfers.** (a) Any transferee of any part of the Property shall automatically be deemed, by acquiring title to any portion of the Property, to have assumed all the obligations of the Easement and this document, relating thereto, and to have agreed with the then owner or owners of all other portions of the Property to execute any and all instruments and do any and all things reasonably required to carry out the intentions of the Easement. If any transferor shall expressly condition the transfer of its interest in such portion of the Property on the assumption by its transferee of the obligations imposed on such transferor and such transferee assumes in writing such obligations, such transferor shall, upon the completion of such transfer, be relieved of all liability under the Easement, except such liabilities which may have arisen during the period of ownership of the portion of the Property so conveyed and which remains unsatisfied.

(b) Nothing contained in the Easement shall be deemed to be gift or dedication of any portion of the Property or the Property to the general public or for any public use or purposes whatsoever, except as specifically provided herein, it being the intention of the parties hereto and their successors and assigns and that nothing in the Easement, express or implied, shall confer upon any person other than the parties hereto and their successors and assigns, any rights or remedies under or by any reason of the Easement, except as specifically set forth herein7.

6. **Maintenance and Taxes**. Grantor, its successors and assigns, shall be fully responsible for and shall pay for any and all real estate taxes and special assessments assessed against the Property and shall maintain, at its sole cost and expense, the Property pursuant to the terms and conditions of this Easement.

7. **Construction.** This instrument shall be construed in conformity with the laws of the State of Illinois and in accordance with the usage in said State of Illinois regarding easements. The rule of strict construction does not apply to this grant. This grant shall be given a reasonable construction so that the intention of the parties is carried out.

Attachment: EASEMENT - UTILITIES WATERLINES AND STORM DRAINAGE - WILLOW WALK 5-25-2021 (Easement for Public Utilities on

8. **Notice.** For the purposes of giving notices under this Agreement, Grantor's address is: Village of Palatine, 200 East Wood Street, Palatine, Illinois 60067, Attention: Reid Ottesen, Village Manager, Facsimile: (847) 359-9094; with a copy to Schain, Banks, Kenny & Schwartz, Ltd., Three First National Plaza, 70 West Madison Street, Suite 2300, Chicago, Illinois 60602; Attention: Patrick Brankin; Facsimile: (312) 345-5701; and to Grantee c/o The Girard Law Group, P C., 1464 West Webster Avenue, Chicago, Illinois 60614, Attention: _____ _____. Any party may lodge written notice of a change of address. All notices shall be sent by overnight courier for delivery the next business day or by certified mail, return receipt requested, to the addresses provided for in this paragraph and shall be deemed given when placed in the mail.

9. **Compliance with Laws**. Grantee shall, at its sole cost and expense, comply with any and all applicable laws, statutes, ordinances and regulations with respect to the ownership, operation, maintenance, repair, preservation and replacement of the Public Utility Improvements, Water Improvements and Stormwater Drainage Improvements and the Property.

10. **No Liens.** Grantee shall not record nor permit to be recorded any mechanic's or other lien against the Property for any labor or materials in connection with work of any character performed on the Property. In the event of the recordation of any such lien, Grantee shall have such lien immediately discharged. In addition, Grantor shall have the right, but not the obligation, to cause such lien to be released and Grantee shall pay, on demand, all of Grantor's costs and reasonable attorneys fees in connection therewith.

11. **Condition of the Premises; Indemnity**. (a) Grantee acknowledges that it has inspected the Property with full knowledge of the physical condition thereof. Grantee hereby agrees to indemnify, defend and hold Grantor, its agents, representatives and employees harmless from and against any and all loss, injury, liability, expense, costs, penalty, fee, damage or claim, including, but not limited to, reasonable attorneys fees and court costs, incurred in connection with or related to any claim of negligence that may arise by reason of Grantee and it's independent contractors, employees, representatives and agents entry upon and use of the Property pursuant to this Agreement.

(b) Notwithstanding anything contained herein to the contrary, nothing contained in this Agreement shall be deemed or construed as a waiver of any tort immunity rights in favor of or retained by The Village of Palatine, Illinois, in its municipal capacity, under applicable governmental laws, rules, regulations, and ordinances.

12. **Insurance**. (a) Grantee shall procure and maintain, at its sole cost and expense, during the term of this Agreement, a policy or policies of insurance, with a company or companies authorized to do business in Illinois, insuring Grantee and Grantor against general liability, fire, casualty, theft and property damage occurring on the Property due to or caused by Grantee and it's guests, invitees, employees, Grantees and contractors use of the Property during the term of this Agreement. The amount of coverage under any such policy of insurance referenced herein shall be $1,000,000.00 for each single occurrence and $2,000,000.00 in the aggregate.

Attachment: EASEMENT - UTILITIES WATERLINES AND STORM DRAINAGE - WILLOW WALK 5-25-2021 (Easement for Public Utilities on

(b) Notwithstanding anything contained in this Agreement to the contrary, Grantee may. At Grantee's option, upon written notice to Grantor, maintain self-insurance, or provide or maintain insurance through such alternative risk management programs as the Grantee may provide or participate in from time to time (such types of insurance programs being herein collectively and severally referred to as "self insurance"), provided the same does not thereby decrease the insurance coverage or limits set forth in this Section 12. Any self-insurance shall be deemed to contain all of the terms and conditions applicable to such insurance as required in this Section 12.

13. **Binding Effect**. All provisions of this Agreement, including the benefits and burdens, run with the land and are binding upon and inure to the benefit of the heirs, assigns, licensees, invitees, successors, tenants, employees and personal representatives of the parties.

14. **Survival Clause.** If any term, provision, covenant or condition in this Agreement shall be or be held to be invalid, whether in general or as to any particular situation or circumstance, the remainder of this instrument and the applicability to any other situation or circumstance, as the case may be, shall not be invalidated or terminated thereby, but shall remain in full force and effect for all intents and purposes as though such invalid term, provision, covenant or condition had never been and it shall not be deemed that any such invalid provision effects the consideration for the Easement; and each provision of the Easement shall be valid and enforceable to the fullest extent permitted by law.

15. **No Waiver; Counterpart Execution**. No waiver of any default of any obligation by any party hereto shall be implied from any omission by the other party to take any action with respect to such default. This Agreement may be executed in any number of counterparts, each of which shall be an original, but all of which shall constitute one and the same instrument.

16. **Assignment**. Grantee may assign Grantee's rights in this Agreement without Grantor's prior written consent, but such assignment shall not be effective against Grantor until a copy of said assignment is delivered to Grantor.

17. **Attorney's Fees**. In the event of any action or proceeding brought by either Party against the other for any matter arising out of or in any way relating to this Agreement or the Easement contained herein, the non-prevailing party in such action or proceeding shall pay all costs, expenses and reasonable attorneys' fees incurred by the prevailing party in connection with such action or proceeding.

Attachment: EASEMENT - UTILITIES WATERLINES AND STORM DRAINAGE - WILLOW WALK 5-25-2021 (Easement for Public Utilities on

19. **Easement Shall Continue Notwithstanding Breach.** It is expressly agreed that no breach of this Agreement shall (i) entitle any Party to cancel, rescind, or otherwise terminate the Easement contained herein. However, such limitation shall not affect in any manner any other rights or remedies which any Party may otherwise have hereunder by reason of any such breach.

20. **Entire Agreement**. This Agreement contains the complete understanding and agreement of the Parties hereto with respect to all matters referred to herein, and all prior representations, negotiations, and understandings are superseded hereby.

21. **Proprietary Capacity**. The Parties hereto understand, acknowledge and agree that no provision or term in this Agreement shall be interpreted to be an admission, approval, acquiescence, right or permit by or from The Village Of Palatine, Illinois, an Illinois municipal corporation regarding any matter relating to the Grantee's municipal power and authority. The Parties hereto understand, acknowledge and agree they must fully comply in all respects to the Grantee's regulatory and permitting ordinances and requirements.

22. **Miscellaneous.**

(a) The Article headings in this document are for convenience only, shall in no way define or limit the scope or content of the Agreement, and shall not be considered in any construction or interpretation for any part hereof.

(b) Nothing in this Agreement shall be construed to make Grantor and Grantee partners or joint venturers or render either of said parties liable for the debts or obligations of the other.

(c) This Agreement may be amended, modified or terminated at any time by declaration in writing, executed and acknowledged by Grantor and Grantee, or their respective successors or assigns.

(g) The recitals set forth hereinabove are incorporated herein and made a part hereof.

(h) Time is of the essence of this Agreement.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK]

Attachment: EASEMENT - UTILITIES WATERLINES AND STORM DRAINAGE - WILLOW WALK 5-25-2021 (Easement for Public Utilities on

IN WITNESS WHEREOF, Grantor and Grantee have executed this Agreement as of the day and date first above written.

GRANTOR:

WILLOW WALK, INC., an Illinois not-for-profit corporation

By: _____
Name: _____
Its: _____

GRANTEE:

THE VILLAGE OF PALATINE, ILLINOIS, an Illinois municipal corporation

By: _____
Name: _____
Its: _____

Attachment: EASEMENT - UTILITIES WATERLINES AND STORM DRAINAGE - WILLOW WALK 5-25-2021 (Easement for Public Utilities on

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

I, _____, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, _____ of _____. and _____, _____ of said _____, personally known to me to be the same persons whose names are subscribed to the foregoing Grant Of Public Utilities, Waterlines And Storm Drainage Easement Agreement, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument, on behalf of the _____ and as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal, this _____ day of _____, 20_____.

_____
Notary Public

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

I, _____, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, _____ of _____. and _____, _____ of said _____, personally known to me to be the same persons whose names are subscribed to the foregoing Grant Of Public Utilities, Waterlines And Storm Drainage Easement Agreement, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument, on behalf of the _____ and as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal, this _____ day of _____, 20_____.

_____
Notary Public

Attachment: EASEMENT - UTILITIES WATERLINES AND STORM DRAINAGE - WILLOW WALK 5-25-2021 (Easement for Public Utilities on

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

LOT 75, IN WILLOW WALK UNIT ONE, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21 AND PART OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 28, IN TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED DECEMBER 3, 1971, AS DOCUMENT T2596876, IN COOK COUNTY, ILLINOIS.

PIN: 02-21-309-003-0000

F:\PTBrankin\PALATINE\Agreements\EASEMENT - UTILITIES WATERLINES AND STORM DRAINAGE - WILLOW WALK 5-25-2021.doc

Attachment: EASEMENT - UTILITIES WATERLINES AND STORM DRAINAGE - WILLOW WALK 5-25-2021 (Easement for Public Utilities on

Consider a Motion to Award a Contract for the Spring Willow Bay Drainage Improvements Phase II Project

BACKGROUND:
In the last eight years, storm water inundation has occurred, resulting in structural flooding on multiple occasions on Spring Willow Bay. Storm water has also impounded White Willow Bay, downstream of Spring Willow Bay. A comprehensive study of the watershed was performed and presented to the neighborhood in two public meetings. The recommended improvements were developed to be implemented in two phases. The first phase was completed in 2021. The second phase includes additional storm sewer and collection at the intersection and upstream of Spring Willow Bay and Willow Walk Drive as well as at the intersection and upstream of Peebles Road and Haddington Court. Removing sediment in the detention pond east of White Willow Bay and adjacent to Mallard Park is also included in this effort.

KEY ISSUES:
- On Tuesday, June 11, 2024, five bids were received, ranging from a high of $514,793 to a low of $356,843.
- The low responsive and responsible bidder was DeVinci Construction, Incorporated of Oak Brook, Illinois in the amount of $356,843.
- The Engineer's estimate was $331,385.

ALTERNATIVES:
1. Award the contract for the Spring Willow Bay Drainage Improvements Phase II Project to DeVinci Construction.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the contract for the Spring Willow Bay Drainage Improvements Phase II Project be awarded to DeVinci Construction.

BUDGET IMPACT:
Funding in the amount of $250,530 was rolled over from the 2023 budget and is available in the sewer fund of the 2024 Capital Improvement Program to accommodate this work. Savings from storm sewer work on Doe Road are proposed to be used to cover the additional resources to accommodate the improvement $106,313.

ACTION REQUIRED:
Motion to award the contract for the Spring Willow Bay Drainage Improvements Phase II Project to DeVinci Construction, Incorporated of Oak Brook, Illinois in the amount of $356,843.

ATTACHMENTS:
- Bid Tabulation
- Location Map

VILLAGE OF PALATINE

Bidding Summary
2024 Spring Willow Bay Drainage Improvements Phase II
11:00 AM Tuesday, June 11, 2024

	Bidding Contractors	As Read Bid Amount	As Corrected Bid Amount
1	DeVinci Const., Inc.	$ 356,843.00	Correct as Read
2	Berger Contractors, Inc.	$ 416,457.00	Correct as Read
3	H. Linden & Sons Sewer & Water	$ 428,908.00	Correct as Read
4	Martam Construction Inc.	$ 468,186.00	Correct as Read
5	Mauro Sewer Const., Inc.	$ 514,793.00	Correct as Read

Attachment: Bid Tabulation (Spring Willow Bay Drainage Improvements Phase II)

VILLAGE OF PALATINE - DEPARTMENT OF PUBLIC WORKS
TABULATION OF BIDS
FOR
2024 Spring Willow Bay Drainage Improvements Phase II
DPW 2302

Bid open: 11:00 AM Tuesday, June 11, 202
Location: Village Hall
Section #
COMPUTED BY: RMG

Red unit price = unit price is above median unit pri
Blue unit price = unit price is equal to median unit
Green unit price = unit price is below median unit price

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	Cost Estimate UNIT PRICE	Cost Estimate TOTAL	Low Bidder DeVinci Const., Inc. PO Box 4716 Oak Brook, IL 60522 630-548-3400 Fax 630-548-3402 UNIT PRICE	Low Bidder TOTAL	2 Berger Contractors, Inc 1205 N Garland Rd Wauconda, IL 60084 847-526-5457 Fax 847-526-4204 UNIT PRICE	2 TOTAL	3 H. Linden & Sons Sewer & 722 E. South Street, Unit I Plano, IL 60545 UNIT PRICE	3 TOTAL	4 Martam Construction In 1200 Gasket Dr. Elgin, IL 60120 847-608-6800 UNIT PRICE	4 TOTAL	5 Mauro Sewer Const., Inc. 1251 Redeker Road Des Plaines, IL 60013 UNIT PRICE	5 TOTAL
1	MOBILIZATION	LS	1	$5,000.00	$5,000.00	$3,000.00	$3,000.00	$28,000.00	$28,000.00	$20,000.00	$ 20,000.00	$20,000.00	$ 20,000.00	$5,000.00	$5,000.00
2	PRE-CONSTRUCTION VIDEO	LS	1	$1,500.00	$1,500.00	$1,000.00	1,000.00	$3,700.00	3,700.00	3,000.00	3,000.00	3,000.00	3,000.00	1,500.00	1,500.00
3	CONSTRUCTION SURVEYING AND STAKING	LS	1	$2,000.00	$2,000.00	$7,000.00	7,000.00	$7,000.00	7,000.00	7,000.00	7,000.00	8,500.00	8,500.00	6,000.00	6,000.00
4	AS-BUILT DRAWINGS	LS	1	$1,000.00	$1,000.00	$4,800.00	4,800.00	$3,650.00	3,650.00	3,000.00	3,000.00	5,500.00	5,500.00	4,000.00	4,000.00
5	SOIL TESTING AND LPC-662/663 FORMS	LS	1	$2,000.00	$2,000.00	$6,000.00	6,000.00	$3,800.00	3,800.00	3,000.00	3,000.00	6,500.00	6,500.00	5,000.00	5,000.00
6	TREE PROTECTION	LF	50	$6.50	$325.00	$10.00	500.00	$8.00	400.00	8.00	400.00	16.00	800.00	15.00	750.00
7	TRENCH BACKFILL	CY	300	$60.00	$18,000.00	$1.00	300.00	$0.01	3.00	45.00	13,500.00	66.00	19,800.00	50.00	15,000.00
8	POROUS GRANULAR EMBANKMENT	CY	20	$60.00	1,200.00	$65.00	1,300.00	$135.00	2,700.00	45.00	900.00	66.00	1,320.00	150.00	3,000.00
9	REMOVE EXISTING STORM SEWER - 10"	LF	124	$10.00	1,240.00	$12.00	1,488.00	$25.00	3,100.00	5.00	620.00	8.00	992.00	15.00	1,860.00
10	REMOVE EXISTING STORM SEWER - 15"	LF	115	$10.00	1,150.00	$12.00	1,380.00	$25.00	2,875.00	5.00	575.00	8.00	920.00	20.00	2,300.00
11	REMOVE EXISTING STORM SEWER - 18"	LF	53	$10.00	530.00	$12.00	636.00	$42.00	2,226.00	5.00	265.00	12.00	636.00	30.00	1,590.00
12	REMOVE EXISTING STORM SEWER - 21"	LF	22	$10.00	220.00	$12.00	264.00	$42.00	924.00	5.00	110.00	15.00	330.00	50.00	1,100.00
13	REMOVE EXISTING STORM SEWER STRUCTURE	EA	6	$200.00	1,200.00	$300.00	1,800.00	$565.00	3,390.00	300.00	1,800.00	560.00	3,360.00	650.00	3,900.00
14	STORM SEWER, PVC SDR-26, 12"	LF	53	$100.00	5,300.00	$99.00	5,247.00	$192.00	10,176.00	120.00	6,360.00	146.00	7,738.00	155.00	8,215.00
15	STORM SEWER, PVC SDR-26, 15"	LF	100	$120.00	12,000.00	$125.00	12,500.00	$182.00	18,200.00	150.00	15,000.00	178.00	17,800.00	175.00	17,500.00
16	STORM SEWER, PVC SDR-26, 18"	LF	190	$140.00	26,600.00	$142.00	26,980.00	$222.00	42,180.00	200.00	38,000.00	199.00	37,810.00	225.00	42,750.00

Attachment: Bid Tabulation (Spring Willow Bay Drainage Improvements Phase II)

VILLAGE OF PALATINE - DEPARTMENT OF PUBLIC WORKS
TABULATION OF BIDS
FOR
2024 Spring Willow Bay Drainage Improvements Phase II
DPW 2302

Bid open: 11:00 AM Tuesday, June 11, 202
Location: Village Hall
Section #
COMPUTED BY: RMG

Red unit price = unit price is above median unit pri
Blue unit price = unit price is equal to median unit
Green unit price = unit price is below median unit price

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	Cost Estimate UNIT PRICE	Cost Estimate TOTAL	Low Bidder DeVinci Const., Inc. PO Box 4716 Oak Brook, IL 60522 630-548-3400 Fax 630-548-3402 UNIT PRICE	Low Bidder TOTAL	2 Berger Contractors, Inc 1205 N Garland Rd Wauconda, IL 60084 847-526-5457 Fax 847-526-4204 UNIT PRICE	2 TOTAL	3 H. Linden & Sons Sewer & 722 E. South Street, Unit I Plano, IL 60545 UNIT PRICE	3 TOTAL	4 Martam Construction In 1200 Gasket Dr. Elgin, IL 60120 847-608-6800 UNIT PRICE	4 TOTAL	5 Mauro Sewer Const., Inc. 1251 Redeker Road Des Plaines, IL 60013 UNIT PRICE	5 TOTAL
17	STORM SEWER, PVC SDR-26, 24"	LF	80	$170.00	13,600.00	$200.00	16,000.00	$297.00	23,760.00	225.00	18,000.00	296.00	23,680.00	400.00	32,000.00
18	STORM SEWER, DUCTILE IRON PIPE, CL 52, 15"	LF	52	$200.00	10,400.00	$205.00	10,660.00	$300.00	15,600.00	200.00	10,400.00	311.00	16,172.00	200.00	10,400.00
19	STORM SEWER, DUCTILE IRON PIPE, CL 52, 18"	LF	106	$220.00	23,320.00	$212.00	22,472.00	$325.00	34,450.00	225.00	23,850.00	338.00	35,828.00	315.00	33,390.00
20	PAVEMENT REMOVE AND REPLACE, FULL DEPTH	SY	160	$150.00	24,000.00	$203.00	32,480.00	$114.00	18,240.00	85.00	13,600.00	122.00	19,520.00	100.00	16,000.00
21	REMOVE AND REPLACE PCC CURB AND GUTTER	LF	230	$65.00	14,950.00	$50.00	11,500.00	$66.00	15,180.00	61.00	14,030.00	62.00	14,260.00	80.00	18,400.00
22	PORTLAND CEMENT CONCRETE DRIVEWAY REMOVAL & REPLACEMENT	SY	47	$90.00	4,230.00	$173.00	8,131.00	$109.00	5,123.00	175.00	8,225.00	181.00	8,507.00	169.00	7,943.00
23	F &P TOPSOIL - 6"	SY	3120	$6.00	18,720.00	$11.00	34,320.00	$8.00	24,960.00	8.00	24,960.00	1.00	3,120.00	11.00	34,320.00
24	SODDING (SPECIAL)	SY	350	$12.00	4,200.00	$21.00	7,350.00	$17.50	6,125.00	15.00	5,250.00	36.00	12,600.00	20.00	7,000.00
25	DRAINAGE STRUCTURE INLET FILTER BASKET & CLEANING	EA	16	$170.00	2,720.00	$125.00	2,000.00	$275.00	4,400.00	180.00	2,880.00	350.00	5,600.00	250.00	4,000.00
26	TRAFFIC CONTROL AND PROTECTION (SPECIAL)	LS	1	$10,000.00	10,000.00	$5,400.00	5,400.00	$4,500.00	4,500.00	20,000.00	20,000.00	30,000.00	30,000.00	24,000.00	24,000.00
27	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	CY	10	$100.00	1,000.00	$75.00	750.00	$111.00	1,110.00	90.00	900.00	66.00	660.00	155.00	1,550.00
28	MANHOLE, TYPE A, 6' DIAMETER, TYPE 1 F & G, CLOSED LID	EA	1	$10,000.00	10,000.00	$9,370.00	9,370.00	$8,300.00	8,300.00	8,000.00	8,000.00	7,420.00	7,420.00	18,000.00	18,000.00
29	CATCH BASIN, TYPE A, 4' DIAMETER, TYPE 1 F & G, OPEN LID	EA	9	$5,000.00	45,000.00	$5,500.00	49,500.00	$5,000.00	45,000.00	4,000.00	36,000.00	4,810.00	43,290.00	6,000.00	54,000.00

Attachment: Bid Tabulation (Spring Willow Bay Drainage Improvements Phase II)

VILLAGE OF PALATINE - DEPARTMENT OF PUBLIC WORKS
TABULATION OF BIDS
FOR
2024 Spring Willow Bay Drainage Improvements Phase II

Bid open: 11:00 AM Tuesday, June 11, 202 **DPW 2302**
Location: Village Hall **Section #** COMPUTED BY: RMG

Red unit price = unit price is above median unit pri
Blue unit price = unit price is equal to median unit
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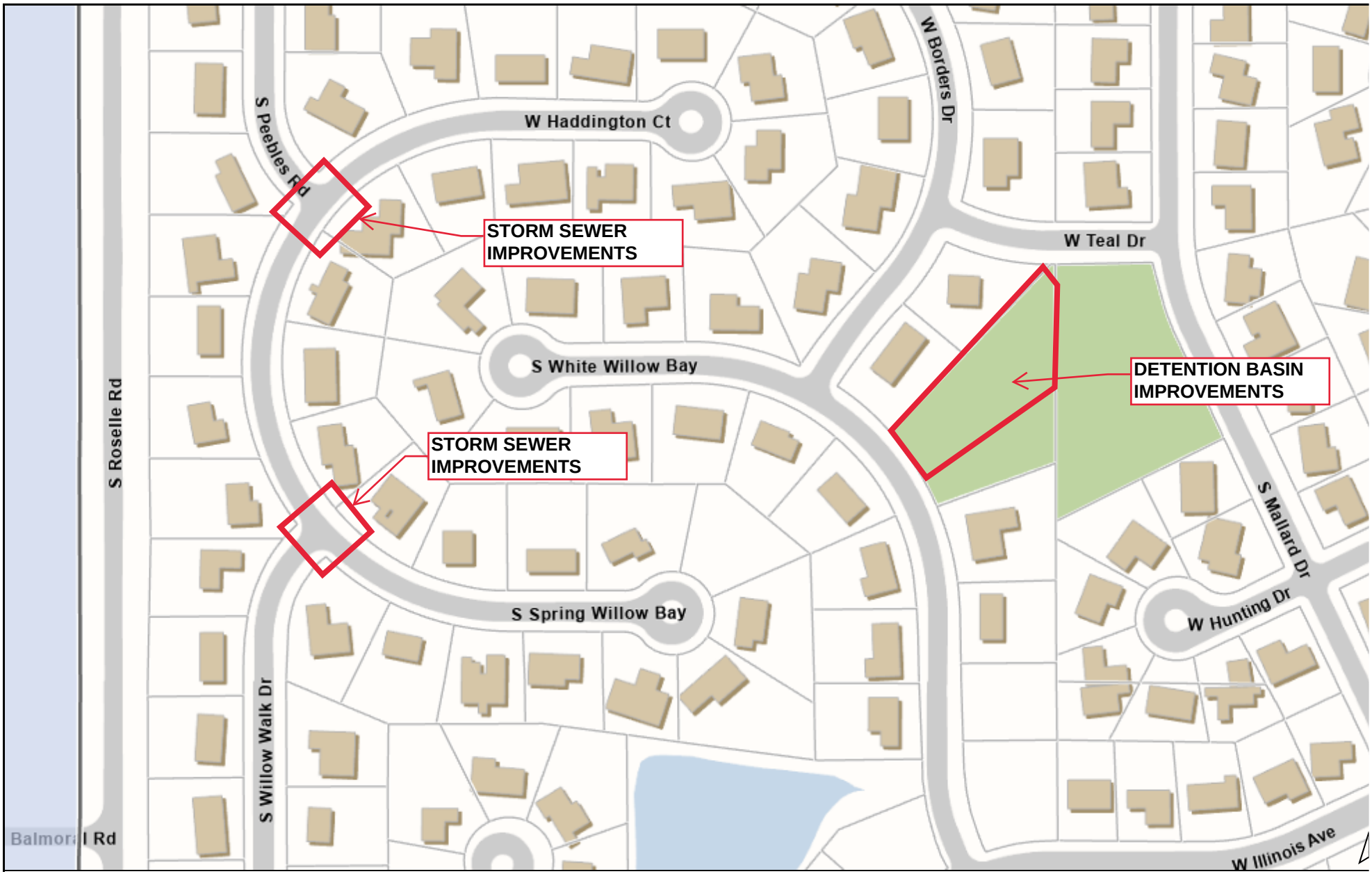
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	Cost Estimate UNIT PRICE	Cost Estimate TOTAL	Low Bidder DeVinci Const., Inc. PO Box 4716 Oak Brook, IL 60522 630-548-3400 Fax 630-548-3402 UNIT PRICE	Low Bidder TOTAL	2 Berger Contractors, Inc 1205 N Garland Rd Wauconda, IL 60084 847-526-5457 Fax 847-526-4204 UNIT PRICE	2 TOTAL	3 H. Linden & Sons Sewer & 722 E. South Street, Unit I Plano, IL 60545 UNIT PRICE	3 TOTAL	4 Martam Construction In 1200 Gasket Dr. Elgin, IL 60120 847-608-6800 UNIT PRICE	4 TOTAL	5 Mauro Sewer Const., Inc. 1251 Redeker Road Des Plaines, IL 60013 UNIT PRICE	5 TOTAL
30	INLET, TYPE A, 24" DIAMETER, WITH FRAME AND GRATE	EA	6	$2,000.00	12,000.00	$2,120.00	12,720.00	$2,300.00	13,800.00	3,000.00	18,000.00	2,120.00	12,720.00	2,000.00	12,000.00
31	SUPPLEMENTAL WATERING (SPECIAL)	EA	8	$200.00	1,600.00	$600.00	4,800.00	$500.00	4,000.00	1.00	8.00	1.00	8.00	650.00	5,200.00
32	GRADING AND SHAPING	LS	1	$10,000.00	10,000.00	$15,750.00	15,750.00	$22,000.00	22,000.00	40,000.00	40,000.00	27,000.00	27,000.00	41,500.00	41,500.00
33	PERMANENT BROAD-LEAF SEEDING (TURF) AND BLANKET (SPECIAL)	SY	2770	$4.00	11,080.00	$4.00	11,080.00	$3.50	9,695.00	10.00	27,700.00	16.00	44,320.00	5.00	13,850.00
34	UNDERDRAIN (w/ 6" perf. pipe)	LF	385	$80.00	30,800.00	$49.00	18,865.00	$49.00	18,865.00	95.00	36,575.00	57.00	21,945.00	115.00	44,275.00
35	REMOVE AND RESET 18" F.E.S.	EA	1	$800.00	800.00	$2,000.00	2,000.00	$2,000.00	2,000.00	1,500.00	1,500.00	1,160.00	1,160.00	2,000.00	2,000.00
36	REMOVE AND RESET 21" F.E.S.	EA	1	$1,000.00	1,000.00	$2,000.00	2,000.00	$2,100.00	2,100.00	1,500.00	1,500.00	1,280.00	1,280.00	3,500.00	3,500.00
37	REMOVE AND RESET 24" F.E.S.	EA	1	$1,200.00	1,200.00	$2,400.00	2,400.00	$2,425.00	2,425.00	2,000.00	2,000.00	1,630.00	1,630.00	5,000.00	5,000.00
38	REMOVE AND RESET 33" F.E.S.	EA	1	$1,500.00	1,500.00	$3,100.00	3,100.00	$2,500.00	2,500.00	2,000.00	2,000.00	2,460.00	2,460.00	7,000.00	7,000.00
TOTAL BASE BID AS READ						**$ 356,843.00**		**$ 416,457.00**		**$ 428,908.00**		**$ 468,186.00**		**$ 514,793.00**	
TOTAL BASE BID AS CORRECTED				**$ 331,385.00**											
PROPOSAL GUARANTEE						5.00%		5.00%		5.00%		5.00%		5.00%	

Attachment: Bid Tabulation (Spring Willow Bay Drainage Improvements Phase II)

GISConsortium

Spring Willow Bay Drainage Improvements, Phase II - Location Map



0 300 600 ft

Print Date: 6/11/2024

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: Location Map (Spring Willow Bay Drainage Improvements Phase II)

Consider a Motion Authorizing the Village Manager to Execute an Extension of Agreement with Marsh for Risk Management Broker Services

BACKGROUND:
The Village of Palatine liability insurance program is self-insured and a broker is retained for the purpose of bidding and placement of insurance coverage. The current broker, Marsh, has provided services since July 2018. The existing agreement expires June 30, 2024.

Village staff worked with consultant, Nugent LLC, to prepare an RFP for broker services. The RFP was issued to the marketplace in April 2024. Village staff and Mike Nugent interviewed three finalist firms. Of the finalists, Marsh continues to be the most competitive in terms of scope of services, access to market, and price. Marsh's proposed terms provide ongoing services with a flat fee of $35,000 per year for the next three years. Staff recommends an extension of the Marsh agreement.

KEY ISSUES:
Marsh's team has provided the necessary brokerage services for the purchase of liability insurance coverage to the Village of Palatine over the past six years in a professional and cost-competitive manner.

The Broker does not earn or retain commission on the Village's policies. Instead, the Broker earns an annual fee. The broker services fee is included as part of the annual budget, and has already been paid for 2024. This recommended Agreement covers services over the next three years.

ALTERNATIVES:
1. Approve the motion.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends entering into a three-year Agreement with Marsh, Risk Management Broker, for the purpose of purchasing property, casualty and workers compensation insurance.

ACTION REQUIRED:
Motion authorizing the Village Manager to execute an agreement with Marsh for providing broker services for the Village's Risk Management Program.

ATTACHMENTS:

- Marsh VOP Extension Amendment (Track Changes)
- Marsh VOP Extension Amendment (Final)

Marsh

Second Amendment to Agreement

The Client Service Agreement effective 07/1/2019 (the "Agreement") between Marsh USA LLC formerly known as Marsh USA Inc. ("Marsh USA") and Village Of Palatine ("you") is hereby amended, effective 07/01/2024, as follows:

1. The term of the Agreement is hereby extended until 06/30/2027 (each year of the term shall be deemed to be a "Contract Year") subject to termination as provided in Section 4. The agreement may be extended in writing by mutual agreement of the parties.

2. Section 3. Fee-Based Compensation is amended ~~as follows~~ by deleting the following:

   "Marsh will deliver its Services to you for an annual fee of "25,000. The Annual fee shall be paid by you on January 1 of each Contract Year."

   ~~2.~~ And replaced with the following:

   "Marsh will deliver its Services to you for an annual fee as follows:

   7/1/2024 – 6/30/2025: $35,000
   7/1/2025 – 6/30/2026: $35,000
   7/1/2026 – 6/30/2027: $35,000

   The annual fee shall be paid by you on January 1st of each Contract Year. If the parties agree to extend the agreement, they agree to negotiate in good faith the annual fee to be paid to Marsh for such period."

3. Section 1 is hereby amended by deleting the following:

   "Marsh USA will not serve as your insurance broker, but only as your risk consultant, with respect to placements with ineligible insurers. In those circumstances, the Non-US Affiliates shall provide the brokerage Services."

   And is replaced with the following:

   "Marsh USA will not serve as your insurance broker, but only as your risk consultant, with respect to placements with ineligible insurers."

4. Section 8 **Disclaimers: Limitation of Liability** is hereby amended by deleting the following:

   "Marsh may provide you with modeling and/or business analytics services, including Loss Projection Model (LPM), Workers' Compensation Performance Assessment (WCPA), IDEAL, Risk Bearing Capacity and risk tolerance analysis (RBC), benchmarking and industry risk mapping ("Modeling and Analytics")." Modeling and Analytics services will be based upon a number of assumptions, conditions and factors. If any of them or any information provided to Marsh are inaccurate or incomplete or should change, the Modeling and Analytics provided by Marsh could be materially affected. These services are subject to inherent uncertainty, and actual results may differ materially from that projected by Marsh. They are provided solely for your benefit, and do not constitute, and are not intended to be a substitute for, actuarial, accounting or legal advice. Marsh shall have no liability to any third party in connection with these services or to you with regard to any services performed or provided by a third party. Except to your insurers in connection with the placement of coverage by Marsh, you shall not share any of Marsh's Modeling and Analytics work product with a third party without Marsh's prior written consent."

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Attachment: Marsh VOP Extension Amendment (Track Changes) (Risk Management Broker RFP)

Marsh

And is replaced with the following:

"We may also provide you with modeling and/or business analytics services ("Modeling and Analytics"). These services are based upon a number of assumptions, conditions and factors. If any of them, or any information provided to us, is inaccurate or incomplete or should change then the Modeling and Analytics could be materially affected. These services are subject to inherent uncertainty, and actual results may differ materially from our projections. They are provided solely for your benefit. They do not constitute, and are not intended to be a substitute for, actuarial, accounting or legal advice. We will have no liability to any third party in connection with these services or to you with regard to any services performed or provided by a third party. Except to your insurers in connection with the placement of coverage by Marsh, you agree not to share any of our Modeling and Analytics work product with a third party without our prior written consent."

5. Appendix A is amended by deleting the following:

"Risk Financing Optimization (RFO), Catastrophic (CAT) Modeling and Enterprise Risk Management (ERM), including Dynamic Risk Mapping, services;"

And is replaced with the following:

"Enterprise Risk Management (ERM), including Dynamic Risk Mapping, services;"

In all other respects the Agreement shall remain in full force and effect.

Marsh USA LLC, on behalf of itself and the Non-US Affiliates

By: _____ Date: _____
Frank D Cella
Managing Director

Accepted and agreed:

Village Of Palatine

By: _____ Date: _____
Reid Ottesen
Village Manager

Attachment: Marsh VOP Extension Amendment (Track Changes) (Risk Management Broker RFP)

Marsh

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Attachment: Marsh VOP Extension Amendment (Final) (Risk Management Broker RFP)

Marsh

And is replaced with the following:

"We may also provide you with modeling and/or business analytics services ("Modeling and Analytics"). These services are based upon a number of assumptions, conditions and factors. If any of them, or any information provided to us, is inaccurate or incomplete or should change then the Modeling and Analytics could be materially affected. These services are subject to inherent uncertainty, and actual results may differ materially from our projections. They are provided solely for your benefit. They do not constitute, and are not intended to be a substitute for, actuarial, accounting or legal advice. We will have no liability to any third party in connection with these services or to you with regard to any services performed or provided by a third party. Except to your insurers in connection with the placement of coverage by Marsh, you agree not to share any of our Modeling and Analytics work product with a third party without our prior written consent."

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In all other respects the Agreement shall remain in full force and effect.

Marsh USA LLC, on behalf of itself and the Non-US Affiliates

By: _____ Date: _____
Frank D Cella
Managing Director

Accepted and agreed:

Village Of Palatine

By: _____ Date: _____
Reid Ottesen
Village Manager

Attachment: Marsh VOP Extension Amendment (Final) (Risk Management Broker RFP)

Consider a Motion to Approve Warrant 2024 #12

Village of Palatine
Warrant approval

_____
Village Clerk

_____
Mayor

Warrant # 12 having been approved by the Village Council on 06/17/2024 authorizes the Treasurer to deposit funds from the accounts indicated below:

		Check/ACH Disbursements	Electronic (EFT/W-T) Disbursements	Manual Checks	UB Refunds Processed	Fund Expense
General Fund	100	255,168.91	40,717.19	-	-	295,886.10
CDBG Fund	210	75,915.38	-	-	-	75,915.38
Rand Corridor TIF Fund	234	33,758.48	-	-	-	33,758.48
Capital Improvements Fund	402	65,289.96	1,444.00	-	-	66,733.96
Water Fund	605	183,412.56	1,300.00	-	-	184,712.56
Sewer Fund	610	5,164.88	234.87	-	-	5,399.75
Refuse Fund	615	132,659.00	269,654.39	-	3,339.92	405,653.31
Parking Fund	620	2,616.19	46.76	-	-	2,662.95
Fleet Services Fund	710	65,121.18	4,135.56	-	-	69,256.74
Total Report		**819,106.54**	**317,532.77**	**-**	**3,339.92**	**1,139,979.23**

ATTACHMENTS:

- Warrant #12

VILLAGE OF PALATINE

Warrant #12

Invoice Due Date Range 05/01/24 - 07/02/24
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **2385 - A & A Body Shop, Inc.**									
5915	Repairs-T-407	Open		03/27/2024	06/01/2024	06/07/2024			1,894.25
			Vendor **2385 - A & A Body Shop, Inc.** Totals			Invoices	1		$1,894.25
Vendor **5416 - Advance Auto Parts**									
6432414335498	Parts - STOCK	Open		05/22/2024	06/21/2024	05/29/2024			45.59
6432414335501	Parts - E-618	Open		05/22/2024	06/21/2024	05/29/2024			31.48
6432414535593	Parts - G-009	Open		05/24/2024	06/23/2024	06/05/2024			60.19
6432414535619	Parts - Stock	Open		05/24/2024	06/23/2024	06/05/2024			18.52
6432415235882	Parts - T-421	Open		05/31/2024	06/30/2024	06/05/2024			129.98
6432415235883	Parts - T-421	Open		05/31/2024	06/30/2024	06/05/2024			200.01
6432415241193	Parts - T-421/Stock	Open		05/31/2024	06/30/2024	06/05/2024			93.58
6432415335956	Parts - T-421	Open		06/01/2024	07/01/2024	06/05/2024			200.01
			Vendor **5416 - Advance Auto Parts** Totals			Invoices	8		$779.36
Vendor **3030 - Advanced Automation & Control**									
24-4474	Heron Pump Station VFD Replacement	Open		05/10/2024	06/09/2024	06/12/2024			9,578.80
			Vendor **3030 - Advanced Automation & Control** Totals			Invoices	1		$9,578.80
Vendor **5350 - Airespring Inc**									
185091721	Telephone Service	Open		06/01/2024	07/01/2024	06/04/2024			1,851.03
			Vendor **5350 - Airespring Inc** Totals			Invoices	1		$1,851.03
Vendor **2611 - Al Warren Oil Co**									
W1654139	Motor Fuel	Open		05/20/2024	06/19/2024	05/22/2024			2,261.20
W1654140	Motor Fuel	Open		05/20/2024	06/19/2024	05/22/2024			16,717.80
W1654951	Motor Fuel	Open		05/22/2024	06/21/2024	05/22/2024			22,528.80
			Vendor **2611 - Al Warren Oil Co** Totals			Invoices	3		$41,507.80
Vendor **3060 - Allegra Print & Imaging**									
103487	Thank You Note Cards (300)	Open		05/28/2024	06/27/2024	06/12/2024			169.41
			Vendor **3060 - Allegra Print & Imaging** Totals			Invoices	1		$169.41
Vendor **2491 - Anderson Pest Solutions**									
61850588	Pest Control Services June 2024-Fire Station 85	Open		06/02/2024	07/02/2024	06/10/2024			41.00
61850590	Pest Control Services June 2024-Fire Station 84	Open		06/02/2024	07/02/2024	06/10/2024			42.42
61850598	Pest Control Services June 2024-Fire Station 82	Open		06/02/2024	07/02/2024	06/10/2024			50.63
			Vendor **2491 - Anderson Pest Solutions** Totals			Invoices	3		$134.05
Vendor **5021 - Arlington Heights Ford LLC**									
140235H	Parts - T-494	Open		05/21/2024	06/20/2024	05/24/2024			96.96

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VILLAGE OF PALATINE

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Invoice Due Date Range 05/01/24 - 07/02/24
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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
140268H	Parts - T-478	Open		05/21/2024	06/20/2024	06/05/2024			105.76
140305H	Parts - T-482	Open		05/22/2024	06/21/2024	05/24/2024			67.23
140523H	Parts - T-383	Open		05/24/2024	06/23/2024	06/05/2024			22.91
			Vendor **5021 - Arlington Heights Ford LLC** Totals			Invoices	4		$292.86
Vendor **1443 - Arlington Power Equipment**									
192476	Parts -PT-18	Open		05/02/2024	06/13/2024	06/05/2024			32.47
193095	Parts -PT-124	Open		05/07/2024	06/13/2024	06/05/2024			252.00
195246	Parts - PT-48, PT-182, PT-7, PT-2	Open		05/22/2024	06/21/2024	05/24/2024			251.39
			Vendor **1443 - Arlington Power Equipment** Totals			Invoices	3		$535.86
Vendor **3805 - Bartels Plants Inc**									
20221	Annual Flowers	Open		05/21/2024	06/20/2024	05/29/2024			8,455.60
			Vendor **3805 - Bartels Plants Inc** Totals			Invoices	1		$8,455.60
Vendor **1101 - Beverly Materials LLC**									
304708	Wash Stone-WMB Restoration Repair	Open		05/25/2024	06/24/2024	06/07/2024			580.04
			Vendor **1101 - Beverly Materials LLC** Totals			Invoices	1		$580.04
Vendor **1722 - BLA, Inc**									
23335-14	Palatine Road Reconstruction Phase II Engineering Services	Open		05/31/2024	06/30/2024	06/03/2024			9,538.33
23347-13	Palatine and Rohlwing Improvements Phase I Engineering Services	Open		05/31/2024	06/30/2024	06/11/2024			19,766.48
			Vendor **1722 - BLA, Inc** Totals			Invoices	2		$29,304.81
Vendor **2856 - Blackburn Manufacturing Company**									
0737220-IN	Locate Flags	Open		05/28/2024	06/27/2024	06/07/2024			500.75
			Vendor **2856 - Blackburn Manufacturing Company** Totals			Invoices	1		$500.75
Vendor **1857 - Brian Edward Landscaping Inc**									
25097	June 2024 Landscape Maintenance	Open		06/01/2024	07/01/2024	06/12/2024			10,296.00
			Vendor **1857 - Brian Edward Landscaping Inc** Totals			Invoices	1		$10,296.00
Vendor **4850 - Builders Asphalt, Llc**									
136327	Binder and Surface for Hot Paving	Open		05/31/2024	06/30/2024	06/07/2024			11,532.18
136704	Binder and Surface for Hot Paving	Open		05/31/2024	06/30/2024	06/12/2024			19,844.22
			Vendor **4850 - Builders Asphalt, Llc** Totals			Invoices	2		$31,376.40

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Vendor **4978 - C. Acitelli Heating & Piping Contractors, Inc**									
0000038013	Village Hall Chiller Flow Switch Replacement	Open		04/22/2024	06/14/2024	06/12/2024			2,983.14
0000038076	Piping Insulation	Open		04/22/2024	06/14/2024	06/12/2024			1,140.00
			Vendor **4978 - C. Acitelli Heating & Piping Contractors, Inc** Totals			Invoices	2		$4,123.14
Vendor **2650 - Case Lots**									
24317	Laundry Detergent	Open		04/30/2024	06/01/2024	06/10/2024			194.50
			Vendor **2650 - Case Lots** Totals			Invoices	1		$194.50
Vendor **5218 - Casey Automotive**									
30556080	Repairs & Maintenance - T-421	Open		05/06/2024	06/13/2024	06/05/2024			698.55
30556767	Repairs & Maintenance - T-485	Open		05/24/2024	06/23/2024	06/05/2024			105.91
			Vendor **5218 - Casey Automotive** Totals			Invoices	2		$804.46
Vendor **1319 - Casey Equipment Company**									
P10476	Parts-E-220	Open		05/20/2024	06/19/2024	05/22/2024			1,545.43
			Vendor **1319 - Casey Equipment Company** Totals			Invoices	1		$1,545.43
Vendor **2732 - CDW Government Inc**									
QW57830	Adobe Pro License	Open		04/24/2024	06/03/2024	06/03/2024			533.04
			Vendor **2732 - CDW Government Inc** Totals			Invoices	1		$533.04
Vendor **4968 - Cellebrite Inc**									
INVUS266841	Digital Forensic Cell Phone Retrieval Software (3/5/24 - 3/4/25)	Open		04/01/2024	05/01/2024	06/12/2024			6,100.00
			Vendor **4968 - Cellebrite Inc** Totals			Invoices	1		$6,100.00
Vendor **2555 - Chicago Parts & Sound**									
1-0442220	Parts - STOCK	Open		05/20/2024	06/19/2024	05/24/2024			400.61
1-0444671	Parts - STOCK	Open		05/29/2024	06/30/2024	06/07/2024			1,389.47
1-0445234	Parts - STOCK	Open		05/31/2024	06/30/2024	06/07/2024			4.78
1CR0078273	Credit Memo	Open		05/31/2024	06/30/2024	06/07/2024			(1,386.00)
			Vendor **2555 - Chicago Parts & Sound** Totals			Invoices	4		$408.86
Vendor **3050 - Cintas #22**									
4193163646	Village Hall Carpets	Open		05/20/2024	06/19/2024	05/23/2024			147.13
1904884746	Public Works Lined Jackets	Open		05/23/2024	06/22/2024	06/12/2024			321.71
4193743581	Shop Rags	Open		05/24/2024	06/23/2024	05/29/2024			17.12
4193743754	Uniform Cleaning	Open		05/24/2024	06/23/2024	05/29/2024			187.90
5213308499	Restock Ready Room First Aid Kits	Open		05/28/2024	06/27/2024	05/29/2024			246.26

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
4194465852	CSF Carpets	Open		05/31/2024	06/30/2024	06/07/2024			151.00
4194465885	Shop Rags	Open		05/31/2024	06/30/2024	06/07/2024			17.12
4194465938	Uniform Cleaning	Open		05/31/2024	06/30/2024	06/07/2024			137.65
4191738119	Village Hall Carpets	Open		05/06/2024	06/05/2024	06/11/2024			147.13
			Vendor **3050 - Cintas #22** Totals			Invoices	9		$1,373.02
Vendor **5435 - Emilie Clark**									
2024-00000484	50/50 Curb and Apron Replacement Program Reimbursement	Open		06/10/2024	06/14/2024	06/11/2024			250.00
			Vendor **5435 - Emilie Clark** Totals			Invoices	1		$250.00
Vendor **4199 - Clark Baird Smith LLP**									
247	2024 Services Legal	Open		05/31/2024	06/07/2024	06/07/2024			1,125.00
			Vendor **4199 - Clark Baird Smith LLP** Totals			Invoices	1		$1,125.00
Vendor **1488 - CNS Tire Supply**									
27265	Parts - T-403	Open		05/20/2024	06/19/2024	05/24/2024			494.00
27267	Parts - E-348	Open		05/21/2024	06/20/2024	05/24/2024			105.00
27268	Parts - E-618	Open		05/21/2024	06/20/2024	05/24/2024			515.08
27269	Parts - STOCK	Open		05/21/2024	06/20/2024	05/24/2024			507.48
			Vendor **1488 - CNS Tire Supply** Totals			Invoices	4		$1,621.56
Vendor **3033 - Comcast Cable**									
CC 05-24 A	Backup Internet Connections	Open		05/16/2024	06/13/2024	06/03/2024			42.00
FD83 05-24 A	Backup Internet Connections	Open		05/24/2024	06/21/2024	06/03/2024			84.90
PW 05-24 B	Backup Internet Connections	Open		05/24/2024	06/21/2024	06/03/2024			6.30
CC 05-24 B	Backup Internet Connections	Open		05/25/2024	06/22/2024	06/03/2024			59.70
			Vendor **3033 - Comcast Cable** Totals			Invoices	4		$192.90
Vendor **2980 - Commonwealth Edison**									
9314784000 5/24	Electricity-25 W. Palatine Rd American Data Building	Open		05/20/2024	06/19/2024	06/11/2024			36.87
			Vendor **2980 - Commonwealth Edison** Totals			Invoices	1		$36.87
Vendor **2981 - Continental Weather Service**									
195819	Monthly Weather Forecasting - June 2024	Open		06/01/2024	07/01/2024	06/07/2024			150.00
			Vendor **2981 - Continental Weather Service** Totals			Invoices	1		$150.00
Vendor **2773 - Core & Main LP**									
U617081	682333N 1 C110 To CF Bushing Assembly	Open		02/28/2024	05/31/2024	06/07/2024			242.79
U963663	510M S/Point M2 ,ILL 39A Touchpad,OMNI+ 1 1/2 R2 & 2 R2,Cplg	Open		05/24/2024	06/23/2024	06/07/2024			11,273.00

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U963685	6&10 MJ L/P SLV,8&10 EBAA Megalug, 8&10 MJ Reg Gasket, ReedWrenc	Open		05/24/2024	06/23/2024	05/22/2024			1,562.19
			Vendor **2773 - Core & Main LP** Totals			Invoices	3		$13,077.98
Vendor **1929 - Delta Sonic Car Wash Systems**									
INV-0015917	Car Wash	Open		05/24/2024	06/23/2024	06/07/2024			228.36
			Vendor **1929 - Delta Sonic Car Wash Systems** Totals			Invoices	1		$228.36
Vendor **4781 - Document Imaging Services, LLC**									
3177	Toner	Open		05/02/2024	06/04/2024	06/03/2024			178.00
			Vendor **4781 - Document Imaging Services, LLC** Totals			Invoices	1		$178.00
Vendor **1728 - Doland Engineering, LLC**									
24-10577	May 2024 Engineering Plan Review Services	Open		05/31/2024	06/30/2024	06/11/2024			1,650.00
24-10578	May 2024 Site Development Permit Inspection Fees	Open		05/31/2024	06/30/2024	06/11/2024			4,822.00
24-10586	US 14 Water Main Ext. & Heron Valve Isolation Const Eng DPW-2224	Open		05/31/2024	06/30/2024	06/11/2024			5,407.50
24-10587	Fire Stations 82 and 85 Renovations Pre-Construction Services	Open		05/31/2024	06/30/2024	06/11/2024			1,687.50
24-10588	2023 WM Replacement Contract 1 Phase 2 Const Eng DPW-2321-2	Open		05/31/2024	06/30/2024	06/11/2024			14,081.25
24-10609	2024 Water Main Extensions Design Engineering DPW-2425	Open		05/31/2024	06/30/2024	06/11/2024			16,270.00
			Vendor **1728 - Doland Engineering, LLC** Totals			Invoices	6		$43,918.25
Vendor **5225 - DVBC Inc DBA Terrazon Group**									
2105	2023 Fiber Optic Link Project DPW-2242	Open		05/30/2024	06/29/2024	06/11/2024			214,603.47
			Vendor **5225 - DVBC Inc DBA Terrazon Group** Totals			Invoices	1		$214,603.47
Vendor **1535 - Equipment Management Company**									
63766	Equipment Repair	Open		04/23/2024	05/22/2024	05/30/2024			500.00
			Vendor **1535 - Equipment Management Company** Totals			Invoices	1		$500.00
Vendor **2438 - Federal Express**									
8-507-87270	Shipping Charges	Open		05/22/2024	06/21/2024	05/29/2024			16.19
			Vendor **2438 - Federal Express** Totals			Invoices	1		$16.19
Vendor **3693 - Finkbiner Equipment Co Inc**									
P52726	Parts - T-276	Open		05/06/2024	06/13/2024	06/11/2024			248.30

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		Vendor **3693 - Finkbiner Equipment Co Inc** Totals				Invoices	1		$248.30
Vendor **3249 - Fire Investigators Strike Force**									
2024-00000464	Membership Dues	Open		05/29/2024	06/28/2024	06/05/2024			100.00
		Vendor **3249 - Fire Investigators Strike Force** Totals				Invoices	1		$100.00
Vendor **4505 - First Responders Wellness Center**									
19737	Fitness for Duty Examination	Open		04/01/2024	05/31/2024	06/12/2024			2,475.00
		Vendor **4505 - First Responders Wellness Center** Totals				Invoices	1		$2,475.00
Vendor **2195 - FMP**									
162-178861	Parts - T-421	Open		05/31/2024	06/30/2024	06/05/2024			34.08
50-5332598	Parts - T-438	Open		05/24/2024	06/23/2024	06/05/2024			312.00
162-178805	Parts - Stock	Open		05/30/2024	06/29/2024	06/05/2024			17.40
		Vendor **2195 - FMP** Totals				Invoices	3		$363.48
Vendor **5073 - FulLife Safety LLC**									
70247	Salas-Black Rubber Boots	Open		05/22/2024	06/21/2024	05/22/2024			214.00
		Vendor **5073 - FulLife Safety LLC** Totals				Invoices	1		$214.00
Vendor **3400 - Gewalt Hamilton Associates Inc**									
4501.009-4	Michigan and Brockway Rehabilitation Design Engineering	Open		05/08/2024	06/14/2024	06/11/2024			3,406.00
4510.008-5	Tulip Way Reconstruction Design Engineering	Open		05/08/2024	06/07/2024	06/11/2024			9,786.00
		Vendor **3400 - Gewalt Hamilton Associates Inc** Totals				Invoices	2		$13,192.00
Vendor **1667 - Gilio Landscape Contractors**									
9678	704 E Dundee 5/25/24	Open		05/27/2024	06/26/2024	06/06/2024			80.00
9679	671 Lake Cook Rd 5/25/24	Open		05/27/2024	06/26/2024	06/06/2024			80.00
9681	5999 W Northwest Hwy 6/1/24	Open		06/02/2024	07/02/2024	06/06/2024			80.00
9682	1140 E Dundee Rd 6/1/24	Open		06/02/2024	07/02/2024	06/06/2024			80.00
		Vendor **1667 - Gilio Landscape Contractors** Totals				Invoices	4		$320.00
Vendor **1234 - Golf Rose Animal Hospital**									
404049	Vet Visit, K-9 "Jax" & Meds for K-9 "Hondo"	Open		04/03/2024	05/03/2024	06/12/2024			513.10
409136	Vet Visit for K-9 Hondo & Med's for K-9 Jax	Open		05/31/2024	06/30/2024	06/12/2024			320.48
		Vendor **1234 - Golf Rose Animal Hospital** Totals				Invoices	2		$833.58
Vendor **4753 - Granicus Llc**									
182901	Civic Streaming & Agenda & Minutes Renewal	Open		05/01/2024	05/31/2024	06/03/2024			1,647.80

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184581	Civic Streaming & Agenda & Minutes Renewal	Open		06/01/2024	07/01/2024	06/03/2024			1,647.80
			Vendor **4753 - Granicus Llc** Totals			Invoices	2		$3,295.60
Vendor **1173 - Graybar Electric Company, Inc.**									
9337434667	Parking Deck-Cooper Crouse Vertical GFCI Cover FS/FD Boxes	Open		05/29/2024	06/28/2024	06/10/2024			64.49
			Vendor **1173 - Graybar Electric Company, Inc.** Totals			Invoices	1		$64.49
Vendor **5438 - Logan Hanselmann**									
2024-00000483	Taser Master Instructor School in LA (05/19/24 - 05/25/24)	Open		06/11/2024	06/17/2024	06/11/2024			320.00
			Vendor **5438 - Logan Hanselmann** Totals			Invoices	1		$320.00
Vendor **3150 - Joshua P Hester**									
2024-00000477	FBI National Academy Session #291 (07/06 - 09/12)	Open		06/04/2024	06/17/2024	06/11/2024			1,147.96
			Vendor **3150 - Joshua P Hester** Totals			Invoices	1		$1,147.96
Vendor **5046 - Hoosier Fire Equipment Inc**									
119529	Parts - T-413	Open		04/23/2024	06/01/2024	06/07/2024			407.50
			Vendor **5046 - Hoosier Fire Equipment Inc** Totals			Invoices	1		$407.50
Vendor **5434 - Natalie Hudson**									
2024-00000475	50/50 Curb and Apron Program Reimbursement	Open		05/31/2024	06/15/2024	06/11/2024			2,250.00
			Vendor **5434 - Natalie Hudson** Totals			Invoices	1		$2,250.00
Vendor **1827 - ICC**									
101795548	2021 code books	Open		05/28/2024	06/27/2024	06/06/2024			283.00
			Vendor **1827 - ICC** Totals			Invoices	1		$283.00
Vendor **2470 - ILCMA**									
5297	2024 ILCMA - NIU - Job Ad Posting Fee - HR Generalist	Open		05/21/2024	06/03/2024	06/03/2024			50.00
			Vendor **2470 - ILCMA** Totals			Invoices	1		$50.00
Vendor **2827 - Illinois Dept Of Agriculture**									
EW114053 24-26	2024, 2025, 2026 Pest Control Operator License-Weidner	Open		05/01/2024	05/31/2024	06/07/2024			90.00
			Vendor **2827 - Illinois Dept Of Agriculture** Totals			Invoices	1		$90.00
Vendor **2822 - Illinois Secretary Of State**									

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PWVM 2024 T-309	License Plate Reclassification T-309	Open		06/01/2024	06/14/2024	06/11/2024			29.00
		Vendor **2822 - Illinois Secretary Of State** Totals				Invoices	1		$29.00
Vendor **4951 - Interstate Batteries of North Chicago**									
8403236	Parts - E-348	Open		05/20/2024	06/19/2024	05/29/2024			383.28
23048035	Parts - STOCK	Open		05/21/2024	06/20/2024	06/07/2024			441.03
31156318	Parts - T-438	Open		05/28/2024	06/27/2024	06/07/2024			133.16
		Vendor **4951 - Interstate Batteries of North Chicago** Totals				Invoices	3		$957.47
Vendor **2992 - James Messineo**									
5-30-24 Messineo	Administrative Adjudication	Open		05/30/2024	06/18/2024	05/31/2024			1,912.50
		Vendor **2992 - James Messineo** Totals				Invoices	1		$1,912.50
Vendor **3869 - John Nelson Architect Inc**									
JN 6/13/24	Plan Review/ Consultation Services 5/29-6/7	Open		06/13/2024	06/13/2024	06/06/2024			1,960.00
		Vendor **3869 - John Nelson Architect Inc** Totals				Invoices	1		$1,960.00
Vendor **2268 - Journal & Topics Newspapers**									
192514	legal notice Comprehensive Plan	Open		05/22/2024	06/21/2024	06/06/2024			65.00
192515	legal notice 1227 W Kenilworth	Open		05/22/2024	06/21/2024	06/06/2024			50.00
192516	legal notice 916 E Northwest Hwy	Open		05/22/2024	06/21/2024	06/06/2024			52.50
		Vendor **2268 - Journal & Topics Newspapers** Totals				Invoices	3		$167.50
Vendor **2594 - Kenneth J Kogut & Associates**									
KJK5-28-24SF	2025-2027 Electricity RFP Consulting Services	Open		05/28/2024	06/27/2024	05/20/2024			1,400.00
KJK5-28-24SL	2025-2027 Electricity RFP Consulting Services	Open		05/28/2024	06/27/2024	05/20/2024			1,400.00
		Vendor **2594 - Kenneth J Kogut & Associates** Totals				Invoices	2		$2,800.00
Vendor **2075 - Kimball Midwest**									
102254857	Parts - STOCK	Open		05/23/2024	06/22/2024	05/29/2024			183.81
		Vendor **2075 - Kimball Midwest** Totals				Invoices	1		$183.81
Vendor **3137 - Robert L King**									
PWBRRK060324	Boot Reimbursement	Open		06/03/2024	06/17/2024	06/07/2024			117.24
		Vendor **3137 - Robert L King** Totals				Invoices	1		$117.24
Vendor **2290 - Lake Zurich Radiator & A/C Service**									
59610	Parts - T-412	Open		05/21/2024	06/20/2024	05/29/2024			529.80
59643	Parts - T-412	Open		05/28/2024	06/27/2024	06/11/2024			624.28

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		Vendor **2290 - Lake Zurich Radiator & A/C Service** Totals				Invoices	2		$1,154.08
Vendor **5137 - Lakeshore Recycling Systems, LLC**									
V936675	Waste Disposal	Open		05/31/2024	06/30/2024	06/07/2024			440.41
		Vendor **5137 - Lakeshore Recycling Systems, LLC** Totals				Invoices	1		$440.41
Vendor **3712 - William P Leyden**									
2024-00000476	Fire Investigator School in Champaign, IL	Open		06/05/2024	06/17/2024	06/11/2024			600.00
		Vendor **3712 - William P Leyden** Totals				Invoices	1		$600.00
Vendor **2641 - Lyons Electric Company, Inc**									
19636	Additional Repairs-Illinois Av. & Plum Grove Rd.	Open		05/20/2024	06/19/2024	06/10/2024			352.00
19639	JULIE Locate-Illinois Av. & Plum Grove Rd.	Open		05/20/2024	06/19/2024	06/10/2024			188.08
19662	JULIE Locate-Palatine Rd. & Rohlwing Rd.	Open		05/20/2024	06/19/2024	06/10/2024			566.76
19697	Additional Repairs-Palatine Rd. & Rohlwing Rd.	Open		05/20/2024	06/19/2024	06/10/2024			179.92
19700	JULIE Locate-Colfax St. & Smith St.	Open		05/29/2024	06/28/2024	06/10/2024			352.00
19820	Additional Repairs-Palatine Rd. & Winston Dr.	Open		05/29/2024	06/28/2024	06/10/2024			774.00
19127	Monthly Traffic Signal Maintenance-May 2024	Open		05/31/2024	06/30/2024	06/10/2024			940.00
18310A	EVP Controller Replacement-Smith St and Colfax St	Open		05/20/2024	06/19/2024	06/12/2024			6,569.00
		Vendor **2641 - Lyons Electric Company, Inc** Totals				Invoices	8		$9,921.76
Vendor **5128 - M.J. Taylor Law, LLC**									
MJTAYLOR 5-28-24	Village Prosecution Legal	Open		05/28/2024	06/11/2024	05/31/2024			3,450.00
		Vendor **5128 - M.J. Taylor Law, LLC** Totals				Invoices	1		$3,450.00
Vendor **2366 - Mabas Div 1**									
1023	2024 Membership Dues	Open		05/29/2024	06/28/2024	06/11/2024			6,200.00
		Vendor **2366 - Mabas Div 1** Totals				Invoices	1		$6,200.00
Vendor **4957 - MacQueen Equipment, LLC**									
P28494	Parts - T-467	Open		05/28/2024	06/27/2024	06/11/2024			475.80
P28523	Parts - T-504	Open		05/28/2024	06/27/2024	06/11/2024			40.38
		Vendor **4957 - MacQueen Equipment, LLC** Totals				Invoices	2		$516.18
Vendor **5066 - Marco Technologies LLC**									
529951584	Copier Maintenance Agreement	Open		05/24/2024	06/23/2024	06/03/2024			1,906.82

Attachment: Warrant #12 (Warrant 2024 # 12)

VILLAGE OF PALATINE

Warrant #12

Invoice Due Date Range 05/01/24 - 07/02/24
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
		Vendor **5066 - Marco Technologies LLC** Totals				Invoices	1		$1,906.82
Vendor **1709 - Master Hitch**									
91386	Parts - E-618	Open		05/23/2024	06/22/2024	06/11/2024			38.62
		Vendor **1709 - Master Hitch** Totals				Invoices	1		$38.62
Vendor **4065 - Master Truck & Trailer Llc**									
S55329	Parts - E-618	Open		05/21/2024	06/20/2024	06/11/2024			387.23
		Vendor **4065 - Master Truck & Trailer Llc** Totals				Invoices	1		$387.23
Vendor **2756 - Mc Master Carr Supply Co.**									
25531022	Parts - E-646	Open		04/16/2024	06/01/2024	06/07/2024			18.94
27334622	Parts - E-348	Open		05/20/2024	06/19/2024	05/29/2024			80.82
27437919	Parts - STOCK	Open		05/21/2024	06/20/2024	06/07/2024			131.02
27779605	Parts - T-413	Open		05/29/2024	06/28/2024	06/07/2024			23.46
27787310	Parts - STOCK	Open		05/29/2024	06/28/2024	06/07/2024			74.91
		Vendor **2756 - Mc Master Carr Supply Co.** Totals				Invoices	5		$329.15
Vendor **3994 - Metro Federal Credit Union**									
05-30-2024 Date	2024 Services Other - Wellness Gift Cards (Metro Invoice Quote)	Open		05/30/2024	06/06/2024	06/06/2024			25,692.25
		Vendor **3994 - Metro Federal Credit Union** Totals				Invoices	1		$25,692.25
Vendor **5431 - MGT of America Consulting, LLC**									
01-00315	GovHR Consulting	Open		05/31/2024	06/17/2024	06/07/2024			8,600.00
		Vendor **5431 - MGT of America Consulting, LLC** Totals				Invoices	1		$8,600.00
Vendor **2421 - Mikes Towing/Auto & Truck Repair**									
1073071	Safety Lane - T-500	Open		05/31/2024	06/30/2024	06/11/2024			40.00
		Vendor **2421 - Mikes Towing/Auto & Truck Repair** Totals				Invoices	1		$40.00
Vendor **5430 - Modaxo Traffic Management**									
1721163	Red Light Camera Vendor Fees (April)	Open		05/09/2024	06/23/2024	06/12/2024			3,500.95
		Vendor **5430 - Modaxo Traffic Management** Totals				Invoices	1		$3,500.95
Vendor **5118 - Municipal GIS Partners, Inc**									
7494	May Invoice	Open		05/31/2024	05/31/2024	05/31/2024			19,170.36
		Vendor **5118 - Municipal GIS Partners, Inc** Totals				Invoices	1		$19,170.36
Vendor **3233 - Joseph E Murphy**									
2024-00000472	Taser Master Instructor School in LA (05/19/24 - 05/25/24)	Open		05/31/2024	06/17/2024	06/11/2024			2,313.47
		Vendor **3233 - Joseph E Murphy** Totals				Invoices	1		$2,313.47

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VILLAGE OF PALATINE

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **5099 - NAPA Auto Parts**									
436074	Parts - E-618	Open		05/21/2024	06/20/2024	05/29/2024			89.28
436107	Parts - PT-112	Open		05/21/2024	06/20/2024	06/07/2024			46.58
436108	Parts - PT-122	Open		05/21/2024	06/20/2024	06/07/2024			43.02
436129	Parts - E-618	Open		05/21/2024	06/20/2024	05/29/2024			3.54
436340	Parts - STOCK	Open		05/22/2024	06/21/2024	05/29/2024			12.24
436502	Parts - PT-997	Open		05/23/2024	06/22/2024	06/07/2024			4.70
436607	Parts - PT-401	Open		05/24/2024	06/23/2024	06/07/2024			7.19
437227	Parts - T-504	Open		05/31/2024	06/30/2024	06/07/2024			13.56
437276	Parts - E-618	Open		05/31/2024	06/30/2024	06/07/2024			30.32
437313	Parts - T-513	Open		05/31/2024	06/30/2024	06/07/2024			15.74
437481	Parts - STOCK	Open		06/03/2024	07/02/2024	06/07/2024			17.90
			Vendor **5099 - NAPA Auto Parts** Totals			Invoices	11		$284.07
Vendor **5030 - Nelson Fire Protection**									
31372	5 Year Check Valve Internal Inspection-595 N. Hicks Road	Open		05/20/2024	06/19/2024	05/20/2024			2,540.00
			Vendor **5030 - Nelson Fire Protection** Totals			Invoices	1		$2,540.00
Vendor **1468 - Newcastle Electric**									
2750-4	Heron Pump Station Pump 1 VFD Driver Installation	Open		05/11/2024	06/10/2024	06/12/2024			2,540.42
			Vendor **1468 - Newcastle Electric** Totals			Invoices	1		$2,540.42
Vendor **2616 - Nicor Gas**									
93126652572-5/24	Natural Gas-150 W. Wilson Street Clu Building	Open		05/16/2024	06/15/2024	06/11/2024			413.87
37917400006-5/24	Natural Gas-914 W. Lukas Avenue Square D Lift Station	Open		05/17/2024	06/16/2024	06/11/2024			44.75
39263126664-5/24	Natural Gas-25 W. Palatine Rd. American Data	Open		05/17/2024	06/16/2024	06/11/2024			45.42
55424779829-5/24	Natural Gas-1545-47 Shires Court Lift Station	Open		05/20/2024	06/19/2024	06/11/2024			43.54
19505219626-5/24	Natural Gas-251 W. Colfax Street Parking Deck	Open		05/23/2024	06/22/2024	06/11/2024			147.90
70018165616-5/24	Natural Gas-432 W. Haleys Hill Court Dunhaven Woods Lift Station	Open		05/23/2024	06/22/2024	06/11/2024			48.00
83980510966-5/24	Natural Gas-550 N. Smith Street Well 7 Generator	Open		05/23/2024	06/22/2024	06/11/2024			42.78
25623386239-5/24	Natural Gas-1484 N. Oak Street Pepper Tree Lift Station	Open		05/24/2024	06/23/2024	06/11/2024			44.30

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VILLAGE OF PALATINE

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46007255576-5/24	Natural Gas-804 W. Panorama Drive Deer Grove Lift Station	Open		05/24/2024	06/23/2024	06/11/2024			47.97
66457600006-5/24	Natural Gas-555 E. Dundee Road Hicks and Dundee Pump Station	Open		05/24/2024	06/23/2024	06/11/2024			70.78
68017400000-5/24	Natural Gas-137 W. Wood Street Train Station	Open		05/24/2024	06/23/2024	06/11/2024			178.80
36756460568-5/24	Natural Gas-884 E. Lilly Lane Rose and Lilly Lift Station	Open		05/29/2024	06/28/2024	06/11/2024			145.06
88097600006-5/24	Natural Gas-2175 N. Coach Road Long Grove Pump Station	Open		05/29/2024	06/28/2024	06/11/2024			86.46
			Vendor **2616 - Nicor Gas** Totals			Invoices	13		$1,359.63
Vendor **2224 - Northwest Community Hospital-EMS**									
2024-00000465	System Entry Fee (Perrone)	Open		06/03/2024	07/02/2024	06/05/2024			75.00
			Vendor **2224 - Northwest Community Hospital-EMS** Totals			Invoices	1		$75.00
Vendor **3002 - Northwest Community Hospital-OEHS**									
33988	Physicals/DOT Screening/Hepatitis B Immunizations	Open		06/01/2024	07/01/2024	06/11/2024			691.00
			Vendor **3002 - Northwest Community Hospital-OEHS** Totals			Invoices	1		$691.00
Vendor **1480 - Northwest Trucks, Inc.**									
X101161098:01	Parts - T-469	Open		05/20/2024	06/19/2024	05/29/2024			84.18
			Vendor **1480 - Northwest Trucks, Inc.** Totals			Invoices	1		$84.18
Vendor **5203 - ODP Business Solutions, LLC**									
31032576	Shared Office Supplies	Open		05/31/2024	06/24/2024	06/10/2024			114.03
31032621	Department Copy Paper & Supplies	Open		05/31/2024	06/30/2024	06/12/2024			306.48
			Vendor **5203 - ODP Business Solutions, LLC** Totals			Invoices	2		$420.51
Vendor **1214 - On Time Embroidery Inc.**									
124559	Clothing	Open		05/22/2024	06/21/2024	05/23/2024			26.00
124560	Clothing	Open		05/22/2024	06/21/2024	05/23/2024			58.00
124117	Clothing	Open		05/30/2024	06/29/2024	05/30/2024			137.00
124837	Clothing	Open		05/30/2024	06/29/2024	05/30/2024			39.00
			Vendor **1214 - On Time Embroidery Inc.** Totals			Invoices	4		$260.00
Vendor **5151 - Pace Analytical Services, LLC**									
247204442	Water Sample Testing	Open		05/21/2024	06/20/2024	05/22/2024			460.00
247204827	Water Sample Testing	Open		05/24/2024	06/23/2024	05/22/2024			460.00
			Vendor **5151 - Pace Analytical Services, LLC** Totals			Invoices	2		$920.00

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **1784 - Parent Petroleum**									
1657079	Lubricants and Additives - Stock/Oil	Open		06/19/2024	06/19/2024	05/22/2024			1,505.00
			Vendor **1784 - Parent Petroleum** Totals			Invoices	1		$1,505.00
Vendor **5433 - Tarang Patel**									
2024-00000474	50/50 Apron and Sidewalk Program Reimbursement	Open		05/31/2024	06/15/2024	06/11/2024			1,800.00
			Vendor **5433 - Tarang Patel** Totals			Invoices	1		$1,800.00
Vendor **5301 - Paul Reilly Company Illinois, Inc**									
119060	Village Hall Dock Lift Repair	Open		04/30/2024	06/14/2024	06/12/2024			4,969.11
			Vendor **5301 - Paul Reilly Company Illinois, Inc** Totals			Invoices	1		$4,969.11
Vendor **4830 - Pentegra Systems LLC**									
68342	Genetec Advantage Renewal - CCTV in Investigations	Open		05/31/2024	06/30/2024	06/12/2024			512.72
			Vendor **4830 - Pentegra Systems LLC** Totals			Invoices	1		$512.72
Vendor **4634 - Pepper Tree Farms**									
KRDRPW052824	Hydrant Meter Deposit Refund	Open		05/28/2024	06/18/2024	06/06/2024			10.14
			Vendor **4634 - Pepper Tree Farms** Totals			Invoices	1		$10.14
Vendor **3512 - Petroleum Technologies Equipment**									
34865	Fuel System Electronics Repair	Open		05/26/2024	06/25/2024	05/24/2024			3,658.05
			Vendor **3512 - Petroleum Technologies Equipment** Totals			Invoices	1		$3,658.05
Vendor **2167 - Pomp's Tire Service, Inc.**									
280161126	Parts - PT-400	Open		05/24/2024	06/23/2024	06/11/2024			1,677.32
280161351	Repairs-E-601	Open		05/29/2024	06/28/2024	06/11/2024			358.27
330211627	Repairs-E-601	Open		05/29/2024	06/28/2024	06/11/2024			1,078.72
280161362	Repairs - T-413	Open		05/30/2024	06/29/2024	06/11/2024			1,642.46
			Vendor **2167 - Pomp's Tire Service, Inc.** Totals			Invoices	4		$4,756.77
Vendor **1404 - Porter Lee Corporation**									
30254	BEAST Evidence Annual Software Support	Open		06/01/2024	07/01/2024	06/12/2024			1,275.00
			Vendor **1404 - Porter Lee Corporation** Totals			Invoices	1		$1,275.00
Vendor **1622 - Prime Tack & Seal Co**									
79351	Primer for Milling and Paving Program	Open		05/24/2024	06/23/2024	05/22/2024			954.00
			Vendor **1622 - Prime Tack & Seal Co** Totals			Invoices	1		$954.00

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Vendor **2954 - Quadient Leasing USA, Inc**									
Q1355593	Village Wide Postage Machine Lease	Open		05/30/2024	06/30/2024	06/06/2024			967.86
			Vendor **2954 - Quadient Leasing USA, Inc** Totals			Invoices	1		$967.86
Vendor **1944 - Quill LLC**									
38728344	OFFICE SUPPLIES	Open		05/17/2024	06/16/2024	06/06/2024			176.72
			Vendor **1944 - Quill LLC** Totals			Invoices	1		$176.72
Vendor **4300 - Ray O'Herron Co, Inc**									
2345142	12 Gauge Target Load Bean bag Ammo Rounds	Open		05/23/2024	06/22/2024	06/12/2024			186.00
2344605	Department Ammunition - Training (9mm FX Marking Cartridges)	Open		05/21/2024	06/20/2024	05/29/2024			1,475.00
			Vendor **4300 - Ray O'Herron Co, Inc** Totals			Invoices	2		$1,661.00
Vendor **5266 - Red Oak Tree Services Inc**									
INV0370	Tree Removal-335 S. Crescent Ave	Open		05/29/2024	06/28/2024	05/29/2024			950.00
			Vendor **5266 - Red Oak Tree Services Inc** Totals			Invoices	1		$950.00
Vendor **2673 - Schain Banks Kenny & Schwartz**									
SCHAIN MAY 2024	Schain Legal Services May 2024	Open		06/07/2024	06/22/2024	06/10/2024			21,029.00
			Vendor **2673 - Schain Banks Kenny & Schwartz** Totals			Invoices	1		$21,029.00
Vendor **1609 - Sherwin-Williams**									
8570-8	Road Striping Paint	Open		05/28/2024	06/27/2024	06/07/2024			283.50
			Vendor **1609 - Sherwin-Williams** Totals			Invoices	1		$283.50
Vendor **3008 - Sikich LLP**									
57831	Annual Financial Audit	Open		05/29/2024	06/29/2024	06/11/2024			9,000.00
			Vendor **3008 - Sikich LLP** Totals			Invoices	1		$9,000.00
Vendor **4308 - Solid Waste Agency of Northern Cook County**									
7579	Refuse Service - July	Open		06/01/2024	06/24/2024	06/12/2024			132,659.00
			Vendor **4308 - Solid Waste Agency of Northern Cook County** Totals			Invoices	1		$132,659.00
Vendor **4744 - Special T Unlimited**									
47659	SLEA Recruit Uniforms (Camargo & Dezutter)	Open		05/29/2024	06/28/2024	06/12/2024			564.00
			Vendor **4744 - Special T Unlimited** Totals			Invoices	1		$564.00
Vendor **2725 - Stryker Sales, LLC**									
9206339910	Procare Service Contract (Lucas Devices)	Open		06/01/2024	06/30/2024	06/05/2024			306.00

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			Vendor **2725 - Stryker Sales, LLC** Totals			Invoices	1		$306.00
Vendor **4966 - T-Mobile**									
965537055-0524	CS Telematics Program Monthly Service Fee-May	Open		05/27/2024	06/26/2024	06/07/2024			300.00
			Vendor **4966 - T-Mobile** Totals			Invoices	1		$300.00
Vendor **1844 - Third Millennium Associates Inc**									
31527	UB Bill Processing - May 2024	Open		06/03/2024	07/01/2024	06/10/2024			3,304.97
			Vendor **1844 - Third Millennium Associates Inc** Totals			Invoices	1		$3,304.97
Vendor **4797 - Ultra Cleaning, Inc.**									
11667	Cleaning Services for CSF and Police HQ-May 2024	Open		05/31/2024	06/30/2024	06/10/2024			4,810.00
			Vendor **4797 - Ultra Cleaning, Inc.** Totals			Invoices	1		$4,810.00
Vendor **3601 - United States Alliance Fire Protection, Inc**									
1046-F129562	Annual Sprinkler Inspection-Fire Station 81	Open		05/31/2024	06/30/2024	06/12/2024			661.00
			Vendor **3601 - United States Alliance Fire Protection, Inc** Totals			Invoices	1		$661.00
Vendor **5281 - USA Blue Book**									
INV00370960	Lead Free Hydrant Adapter	Open		05/20/2024	06/19/2024	06/07/2024			94.49
INV00371214	Hydrant Out of Service Marker; Lead Free Hydrant Adapter	Open		05/20/2024	06/19/2024	05/22/2024			469.61
			Vendor **5281 - USA Blue Book** Totals			Invoices	2		$564.10
Vendor **4659 - VCG Uniform**									
30662	MCAT Uniform Items (van der Hoek)	Open		05/27/2024	06/26/2024	06/12/2024			1,121.35
			Vendor **4659 - VCG Uniform** Totals			Invoices	1		$1,121.35
Vendor **5186 - Verizon Wireless - VSAT**									
9022344891	Cellular Phone Tracking/Tower Dump (23-031366)	Open		05/01/2024	06/01/2024	06/12/2024			50.00
			Vendor **5186 - Verizon Wireless - VSAT** Totals			Invoices	1		$50.00
Vendor **4824 - Vestis First Aid**									
ORD4-013178	First Aid Cabinet Supplies	Open		04/23/2024	05/23/2024	06/12/2024			96.36
			Vendor **4824 - Vestis First Aid** Totals			Invoices	1		$96.36
Vendor **3020 - Village of Palatine Petty Cash**									
2024-00000480	Bremanis - Meeting Exp	Open		06/12/2024	06/12/2024	06/12/2024			33.36

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2024-00000481	Redlinger - GFOA Training Exp	Open		06/12/2024	06/12/2024	06/12/2024			54.00
2024-00000482	Jauch - IAEI Meeting Exp 5/29/24	Open		06/12/2024	06/12/2024	06/12/2024			30.00
2024-00000467	W. Nord - FBINAAA Retrainer x2	Open		05/22/2024	06/17/2024	06/10/2024			50.00
2024-00000468	J. Hester - FBINAA Retrainer x2	Open		05/22/2024	06/17/2024	06/10/2024			50.00
2024-00000469	M. Cohen - June Peer Jury Hearing Expenses	Open		06/05/2024	06/17/2024	06/10/2024			60.00
2024-00000479	P. Clancy - Laundry Soap - Prisoner Blanket Cleaning (Mariano's)	Open		06/12/2024	06/17/2024	06/10/2024			7.69
		Vendor **3020 - Village of Palatine Petty Cash** Totals				Invoices	7		$285.05
Vendor **2716 - W.S. Darley & Fireground Supply**									
17530750	Boots	Open		05/31/2024	06/30/2024	05/30/2024			428.43
		Vendor **2716 - W.S. Darley & Fireground Supply** Totals				Invoices	1		$428.43
Vendor **3209 - Warehouse Direct**									
5724562-0	Roll Paper Towel, TP	Open		05/20/2024	06/19/2024	05/24/2024			674.95
		Vendor **3209 - Warehouse Direct** Totals				Invoices	1		$674.95
Vendor **3901 - Wold Architects and Engineers Inc**									
93466	CSF Renovation Architectural and Engineering Services	Open		05/31/2024	06/30/2024	06/03/2024			4,300.00
		Vendor **3901 - Wold Architects and Engineers Inc** Totals				Invoices	1		$4,300.00
Vendor **3185 - Ziebell Water Service Products Inc**									
265875-000	6x7.5,6xx15,6x20,8x7.5,8x12.5,8x15 Repair Sleeves,8" Coupling	Open		05/28/2024	06/27/2024	06/12/2024			3,240.60
		Vendor **3185 - Ziebell Water Service Products Inc** Totals				Invoices	1		$3,240.60
Vendor **5003 - Zonatherm Products, Inc**									
Z31403INV	Parts - G-014	Open		05/28/2024	06/27/2024	06/11/2024			37.49
		Vendor **5003 - Zonatherm Products, Inc** Totals				Invoices	1		$37.49
Vendor **GWR Enterprises LLC**									
2024-00000471	reduction of letter of credit/ Olms Corner/ 52 W Colfax	Open		06/11/2024	06/11/2024	06/11/2024			56,300.40
		Vendor **GWR Enterprises LLC** Totals				Invoices	1		$56,300.40
Vendor **Kolatek Baking Company**									
2024-00000463	sign refund/ 1916 N Rand Rd/ SU100-2024	Open		06/03/2024	06/03/2024	06/03/2024			125.00

Attachment: Warrant #12 (Warrant 2024 # 12)

VILLAGE OF PALATINE

Warrant #12

Invoice Due Date Range 05/01/24 - 07/02/24
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
		Vendor **Kolatek Baking Company** Totals				Invoices	1		$125.00
Vendor **Curt Rothlisberger**									
2024-00000466	Capital Outlay - Improvements Other than Buildings	Open		06/10/2024	06/14/2024	06/10/2024			312.40
		Vendor **Curt Rothlisberger** Totals				Invoices	1		$312.40
		Grand Totals				Invoices	232		$819,106.54

Attachment: Warrant #12 (Warrant 2024 # 12)

VILLAGE OF PALATINE

Warrant #12 EFT #1

Payment Date Range 06/10/24 - 06/10/24
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **4466 - JP Morgan Chase Bank Commercial Card**									
HSV-052724-1	AMZN MKTP US	Paid by EFT #11720		05/27/2024	06/10/2024	06/10/2024		06/10/2024	69.99
HSV-052724-2	CANVA	Paid by EFT #11721		05/27/2024	06/10/2024	06/10/2024		06/10/2024	120.00
RTO-052724-1	Herman Miller Stamford CT	Paid by EFT #11718		05/27/2024	06/10/2024	06/10/2024		06/10/2024	1,444.00
RTO-052724-2	TST Pizza Bella	Paid by EFT #11719		05/27/2024	06/10/2024	06/10/2024		06/10/2024	49.90
FIN-052724-1	Amazon.com	Paid by EFT #11569		05/27/2024	06/10/2024	06/10/2024		06/10/2024	22.25
FIN-052724-2	Groot Industries	Paid by EFT #11570		05/27/2024	06/10/2024	06/10/2024		06/10/2024	269,654.39
FIN-052724-3	LL Bean Direct	Paid by EFT #11571		05/27/2024	06/10/2024	06/10/2024		06/10/2024	488.30
FIN-052724-4	Federal Express	Paid by EFT #11572		05/27/2024	06/10/2024	06/10/2024		06/10/2024	45.86
PDM-052724-1	AICPA	Paid by EFT #11573		05/27/2024	06/10/2024	06/10/2024		06/10/2024	350.00
PDM-052724-2	Illinois CPA Society	Paid by EFT #11574		05/27/2024	06/10/2024	06/10/2024		06/10/2024	415.00
PJ-052724-1	Amazon MKTP	Paid by EFT #11714		05/27/2024	06/10/2024	06/10/2024		06/10/2024	83.00
PJ-052724-2	Jobmatch Eagle Mountain	Paid by EFT #11715		05/27/2024	06/10/2024	06/10/2024		06/10/2024	1,272.00
PJ-052724-3	PELRA	Paid by EFT #11716		05/27/2024	06/10/2024	06/10/2024		06/10/2024	150.00
BDK-052724-1	Microsoft Azure	Paid by EFT #11669		05/27/2024	06/10/2024	06/10/2024		06/10/2024	10.98
BDK-052724-2	ChatGPT	Paid by EFT #11670		05/27/2024	06/10/2024	06/10/2024		06/10/2024	20.00
LAS-042724-8	CDWG	Paid by EFT #11709		05/27/2024	06/10/2024	06/10/2024		06/10/2024	152.55
LAS-052424-4	GMIS International	Paid by EFT #11705		05/27/2024	06/10/2024	06/10/2024		06/10/2024	350.00
LAS-052724-1	Simply NUC	Paid by EFT #11702		05/27/2024	06/10/2024	06/10/2024		06/10/2024	812.78
LAS-052724-10	Ebay	Paid by EFT #11710		05/27/2024	06/10/2024	06/10/2024		06/10/2024	390.00
LAS-052724-11	Amazon	Paid by EFT #11711		05/27/2024	06/10/2024	06/10/2024		06/10/2024	266.44
LAS-052724-12	Phone Power	Paid by EFT #11712		05/27/2024	06/10/2024	06/10/2024		06/10/2024	594.04
LAS-052724-2	Google	Paid by EFT #11703		05/27/2024	06/10/2024	06/10/2024		06/10/2024	57.60
LAS-052724-3	Google	Paid by EFT #11704		05/27/2024	06/10/2024	06/10/2024		06/10/2024	.24
LAS-052724-5	Ebay	Paid by EFT #11706		05/27/2024	06/10/2024	06/10/2024		06/10/2024	580.79
LAS-052724-6	Amazon	Paid by EFT #11707		05/27/2024	06/10/2024	06/10/2024		06/10/2024	400.35
LAS-052724-7	Amazon	Paid by EFT #11708		05/27/2024	06/10/2024	06/10/2024		06/10/2024	87.99
LAS-052724-9	CDWG	Paid by EFT #11713		05/27/2024	06/10/2024	06/10/2024		06/10/2024	33.88
BRV-52724-1	Harris Computers Niagara Falls	Paid by EFT #11575		05/27/2024	06/10/2024	06/10/2024		06/10/2024	420.00
DLG-52724-1	Signs by tomorrow	Paid by EFT #11647		05/27/2024	06/10/2024	06/10/2024		06/10/2024	337.55
DLG-52724-2	Signs by tomorrow	Paid by EFT #11648		05/27/2024	06/10/2024	06/10/2024		06/10/2024	337.55
DLG-52724-3	Target	Paid by EFT #11649		05/27/2024	06/10/2024	06/10/2024		06/10/2024	19.92
ARC-052724-1	Mariano's	Paid by EFT #11693		05/27/2024	06/10/2024	06/10/2024		06/10/2024	53.01
PAC-052724-1	Amazon.Com	Paid by EFT #11629		05/27/2024	06/10/2024	06/10/2024		06/10/2024	29.94
PAC-052724-10	Mariano's	Paid by EFT #11638		05/27/2024	06/10/2024	06/10/2024		06/10/2024	85.89
PAC-052724-11	Amazon Marketplace	Paid by EFT #11639		05/27/2024	06/10/2024	06/10/2024		06/10/2024	39.99
PAC-052724-12	Amazon Marketplace	Paid by EFT #11640		05/27/2024	06/10/2024	06/10/2024		06/10/2024	72.48
PAC-052724-13	Ray O'Herron Co	Paid by EFT #11641		05/27/2024	06/10/2024	06/10/2024		06/10/2024	1,494.36
PAC-052724-14	Ray O'Herron Co	Paid by EFT #11642		05/27/2024	06/10/2024	06/10/2024		06/10/2024	1,468.85
PAC-052724-15	Ray O'Herron Co	Paid by EFT #11643		05/27/2024	06/10/2024	06/10/2024		06/10/2024	1,492.15
PAC-052724-2	Amazon Marketplace	Paid by EFT #11630		05/27/2024	06/10/2024	06/10/2024		06/10/2024	45.99

Attachment: Warrant #12 (Warrant 2024 # 12)

VILLAGE OF PALATINE

Warrant #12 EFT #1

Payment Date Range 06/10/24 - 06/10/24
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
PAC-052724-3	Ray O'Herron Co	Paid by EFT #11631		05/27/2024	06/10/2024	06/10/2024		06/10/2024	1,482.24
PAC-052724-4	Ray O'Herron Co	Paid by EFT #11632		05/27/2024	06/10/2024	06/10/2024		06/10/2024	1,401.21
PAC-052724-5	Ray O'Herron Co	Paid by EFT #11633		05/27/2024	06/10/2024	06/10/2024		06/10/2024	1,491.00
PAC-052724-6	Amazon Marketplace	Paid by EFT #11634		05/27/2024	06/10/2024	06/10/2024		06/10/2024	35.99
PAC-052724-7	Law Enforcement Support	Paid by EFT #11635		05/27/2024	06/10/2024	06/10/2024		06/10/2024	50.00
PAC-052724-8	Mariano's	Paid by EFT #11636		05/27/2024	06/10/2024	06/10/2024		06/10/2024	42.95
PAC-052724-9	Amazon.Com	Paid by EFT #11637		05/27/2024	06/10/2024	06/10/2024		06/10/2024	28.99
ARL-052724-1	Ace Hardware	Paid by EFT #11677		05/27/2024	06/10/2024	06/10/2024		06/10/2024	21.59
ARL-052724-2	Firesmartpromotions	Paid by EFT #11678		05/27/2024	06/10/2024	06/10/2024		06/10/2024	1,340.00
ARL-052724-3	IAFC	Paid by EFT #11679		05/27/2024	06/10/2024	06/10/2024		06/10/2024	215.00
ARL-052724-4	Pizza Bella	Paid by EFT #11680		05/27/2024	06/10/2024	06/10/2024		06/10/2024	43.57
ARL-052724-5	Jimmy Johns	Paid by EFT #11681		05/27/2024	06/10/2024	06/10/2024		06/10/2024	59.98
JJA-052724-1	Amazon	Paid by EFT #11717		05/27/2024	06/10/2024	06/10/2024		06/10/2024	38.14
KV-052724-1	Ace Hardware	Paid by EFT #11686		05/27/2024	06/10/2024	06/10/2024		06/10/2024	11.69
MDB-052724-1	Menards	Paid by EFT #11752		05/27/2024	06/10/2024	06/10/2024		06/10/2024	244.92
NLB-052724-1	ISFSI	Paid by EFT #11650		05/27/2024	06/10/2024	06/10/2024		06/10/2024	135.00
PMG-052724-1	UL LLC	Paid by EFT #11682		05/27/2024	06/10/2024	06/10/2024		06/10/2024	4,000.00
PMG-052724-2	PAR-A-DICE Hotel	Paid by EFT #11683		05/27/2024	06/10/2024	06/10/2024		06/10/2024	164.86
PMG-052724-3	Cafe Fourteen	Paid by EFT #11684		05/27/2024	06/10/2024	06/10/2024		06/10/2024	26.83
PMG-052724-4	Wally's Pontiac	Paid by EFT #11685		05/27/2024	06/10/2024	06/10/2024		06/10/2024	53.55
RRK-052724-1	Cover King	Paid by EFT #11596		05/27/2024	06/10/2024	06/10/2024		06/10/2024	294.52
SEM-052724-1	Eurofresh	Paid by EFT #11722		05/27/2024	06/10/2024	06/10/2024		06/10/2024	70.52
SEM-052724-10	TycoIntegrated Security	Paid by EFT #11730		05/27/2024	06/10/2024	06/10/2024		06/10/2024	65.87
SEM-052724-11	TycoIntegrated Security	Paid by EFT #11731		05/27/2024	06/10/2024	06/10/2024		06/10/2024	65.87
SEM-052724-12	IL DPT PUB HEALTH	Paid by EFT #11732		05/27/2024	06/10/2024	06/10/2024		06/10/2024	41.00
SEM-052724-13	Dropbox	Paid by EFT #11733		05/27/2024	06/10/2024	06/10/2024		06/10/2024	540.00
SEM-052724-14	Amazon	Paid by EFT #11735		05/27/2024	06/10/2024	06/10/2024		06/10/2024	30.00
SEM-052724-15	Amazon	Paid by EFT #11736		05/27/2024	06/10/2024	06/10/2024		06/10/2024	31.64
SEM-052724-16	Amazon	Paid by EFT #11737		05/27/2024	06/10/2024	06/10/2024		06/10/2024	39.49
SEM-052724-17	Amazon	Paid by EFT #11738		05/27/2024	06/10/2024	06/10/2024		06/10/2024	214.87
SEM-052724-18	Amazon	Paid by EFT #11739		05/27/2024	06/10/2024	06/10/2024		06/10/2024	92.97
SEM-052724-19	Amazon	Paid by EFT #11740		05/27/2024	06/10/2024	06/10/2024		06/10/2024	26.48
SEM-052724-2	Jewel Osco	Paid by EFT #11723		05/27/2024	06/10/2024	06/10/2024		06/10/2024	30.85
SEM-052724-20	Amazon	Paid by EFT #11741		05/27/2024	06/10/2024	06/10/2024		06/10/2024	50.65
SEM-052724-21	Amazon	Paid by EFT #11742		05/27/2024	06/10/2024	06/10/2024		06/10/2024	18.99
SEM-052724-22	Ace Hardware	Paid by EFT #11743		05/27/2024	06/10/2024	06/10/2024		06/10/2024	30.58
SEM-052724-23	Amazon	Paid by EFT #11744		05/27/2024	06/10/2024	06/10/2024		06/10/2024	59.98
SEM-052724-24	Ace Hardware	Paid by EFT #11745		05/27/2024	06/10/2024	06/10/2024		06/10/2024	23.99
SEM-052724-25	Crowd Mgr Training	Paid by EFT #11746		05/27/2024	06/10/2024	06/10/2024		06/10/2024	19.95
SEM-052724-26	IL DPT PUB HEALTH	Paid by EFT #11747		05/27/2024	06/10/2024	06/10/2024		06/10/2024	41.00
SEM-052724-27	Amazon	Paid by EFT #11748		05/27/2024	06/10/2024	06/10/2024		06/10/2024	118.00
SEM-052724-28	Allegra	Paid by EFT #11749		05/27/2024	06/10/2024	06/10/2024		06/10/2024	199.84

Attachment: Warrant #12 (Warrant 2024 # 12)

VILLAGE OF PALATINE

Warrant #12 EFT #1

Payment Date Range 06/10/24 - 06/10/24
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
SEM-052724-29	Amazon	Paid by EFT #11750		05/27/2024	06/10/2024	06/10/2024		06/10/2024	15.99
SEM-052724-3	Amazon	Paid by EFT #11734		05/27/2024	06/10/2024	06/10/2024		06/10/2024	(55.95)
SEM-052724-30	Marine Engine	Paid by EFT #11751		05/27/2024	06/10/2024	06/10/2024		06/10/2024	102.19
SEM-052724-4	Amazon	Paid by EFT #11724		05/27/2024	06/10/2024	06/10/2024		06/10/2024	54.99
SEM-052724-5	LL BEAN	Paid by EFT #11725		05/27/2024	06/10/2024	06/10/2024		06/10/2024	188.90
SEM-052724-6	Amazon	Paid by EFT #11726		05/27/2024	06/10/2024	06/10/2024		06/10/2024	6.99
SEM-052724-7	TycoIntegrated Security	Paid by EFT #11727		05/27/2024	06/10/2024	06/10/2024		06/10/2024	76.12
SEM-052724-8	TycoIntegrated Security	Paid by EFT #11728		05/27/2024	06/10/2024	06/10/2024		06/10/2024	76.12
SEM-052724-9	TycoIntegrated Security	Paid by EFT #11729		05/27/2024	06/10/2024	06/10/2024		06/10/2024	76.12
AJB-052724-1	U of I Crop Science	Paid by EFT #11652		05/27/2024	06/10/2024	06/10/2024		06/10/2024	25.00
AJB-052724-10	Zoro Tools Inc.	Paid by EFT #11660		05/27/2024	06/10/2024	06/10/2024		06/10/2024	14.98
AJB-052724-11	ProctorU Inc.	Paid by EFT #11661		05/27/2024	06/10/2024	06/10/2024		06/10/2024	24.00
AJB-052724-12	Grainger	Paid by EFT #11662		05/27/2024	06/10/2024	06/10/2024		06/10/2024	149.16
AJB-052724-13	Locke Plumbing Int	Paid by EFT #11668		05/27/2024	06/10/2024	06/10/2024		06/10/2024	79.95
AJB-052724-14	Galco- Moto	Paid by EFT #11657		05/27/2024	06/10/2024	06/10/2024		06/10/2024	(26.43)
AJB-052724-15	ebay	Paid by EFT #11665		05/27/2024	06/10/2024	06/10/2024		06/10/2024	144.00
AJB-052724-16	ebay	Paid by EFT #11663		05/27/2024	06/10/2024	06/10/2024		06/10/2024	150.00
AJB-052724-17	Home Depot	Paid by EFT #11664		05/27/2024	06/10/2024	06/10/2024		06/10/2024	129.80
AJB-052724-2	ebay	Paid by EFT #11653		05/27/2024	06/10/2024	06/10/2024		06/10/2024	175.95
AJB-052724-3	Grainger	Paid by EFT #11654		05/27/2024	06/10/2024	06/10/2024		06/10/2024	131.89
AJB-052724-4	SP GSIstore.com	Paid by EFT #11655		05/27/2024	06/10/2024	06/10/2024		06/10/2024	827.34
AJB-052724-5	SP GSIstore.com	Paid by EFT #11656		05/27/2024	06/10/2024	06/10/2024		06/10/2024	(275.78)
AJB-052724-6	Locke Plumbing Int	Paid by EFT #11666		05/27/2024	06/10/2024	06/10/2024		06/10/2024	79.95
AJB-052724-7	Proctoru Inc.	Paid by EFT #11658		05/27/2024	06/10/2024	06/10/2024		06/10/2024	24.00
AJB-052724-8	Galco- Moto	Paid by EFT #11667		05/27/2024	06/10/2024	06/10/2024		06/10/2024	449.29
AJB-052724-9	U of I Crop Science	Paid by EFT #11659		05/27/2024	06/10/2024	06/10/2024		06/10/2024	25.00
CGJ-052724-1	Menards	Paid by EFT #11688		05/27/2024	06/10/2024	06/10/2024		06/10/2024	(65.16)
CGJ-052724-2	Menards	Paid by EFT #11689		05/27/2024	06/10/2024	06/10/2024		06/10/2024	13.39
CGJ-052724-3	Russo	Paid by EFT #11690		05/27/2024	06/10/2024	06/10/2024		06/10/2024	3.59
CGJ-052724-4	Menards	Paid by EFT #11691		05/27/2024	06/10/2024	06/10/2024		06/10/2024	22.95
CGJ-052724-5	Mutual Ace Hardware	Paid by EFT #11692		05/27/2024	06/10/2024	06/10/2024		06/10/2024	15.00
JM-052724-1	Amazon	Paid by EFT #11584		05/27/2024	06/10/2024	06/10/2024		06/10/2024	25.20
JM-052724-10	Amazon	Paid by EFT #11594		05/27/2024	06/10/2024	06/10/2024		06/10/2024	46.76
JM-052724-11	Amazon	Paid by EFT #11595		05/27/2024	06/10/2024	06/10/2024		06/10/2024	17.34
JM-052724-12	Amazon	Paid by EFT #11593		05/27/2024	06/10/2024	06/10/2024		06/10/2024	239.20
JM-052724-2	Amazon	Paid by EFT #11585		05/27/2024	06/10/2024	06/10/2024		06/10/2024	56.91
JM-052724-3	Amazon	Paid by EFT #11586		05/27/2024	06/10/2024	06/10/2024		06/10/2024	63.99
JM-052724-4	R&B Productions, Inc.	Paid by EFT #11587		05/27/2024	06/10/2024	06/10/2024		06/10/2024	55.00
JM-052724-5	Amazon	Paid by EFT #11588		05/27/2024	06/10/2024	06/10/2024		06/10/2024	9.97
JM-052724-6	Amazon	Paid by EFT #11589		05/27/2024	06/10/2024	06/10/2024		06/10/2024	20.26
JM-052724-7	Amazon	Paid by EFT #11590		05/27/2024	06/10/2024	06/10/2024		06/10/2024	79.99
JM-052724-8	Amazon	Paid by EFT #11591		05/27/2024	06/10/2024	06/10/2024		06/10/2024	(63.99)

Attachment: Warrant #12 (Warrant 2024 # 12)

VILLAGE OF PALATINE

Warrant #12 EFT #1

Payment Date Range 06/10/24 - 06/10/24
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
JM-052724-9	Amazon	Paid by EFT #11592		05/27/2024	06/10/2024	06/10/2024		06/10/2024	(109.99)
JRK-052724-1	Nenno Products, LLC.	Paid by EFT #11674		05/27/2024	06/10/2024	06/10/2024		06/10/2024	74.99
JRK-052724-2	Grainger	Paid by EFT #11675		05/27/2024	06/10/2024	06/10/2024		06/10/2024	30.90
JRK-052724-3	Napleton	Paid by EFT #11676		05/27/2024	06/10/2024	06/10/2024		06/10/2024	494.62
KCH-052724-1	Home Depot	Paid by EFT #11687		05/27/2024	06/10/2024	06/10/2024		06/10/2024	400.04
KML-052724-1	Mariano's	Paid by EFT #11698		05/27/2024	06/10/2024	06/10/2024		06/10/2024	129.84
KML-052724-2	Mariano's	Paid by EFT #11699		05/27/2024	06/10/2024	06/10/2024		06/10/2024	(53.93)
KML-052724-3	Spunky Dunkers	Paid by EFT #11700		05/27/2024	06/10/2024	06/10/2024		06/10/2024	33.62
KML-052724-4	Spunky Dunkers	Paid by EFT #11701		05/27/2024	06/10/2024	06/10/2024		06/10/2024	15.20
MB-052724-1	UVA Cooper Center	Paid by EFT #11576		05/27/2024	06/10/2024	06/10/2024		06/10/2024	9,500.00
MB-052724-2	Jewel Osco	Paid by EFT #11577		05/27/2024	06/10/2024	06/10/2024		06/10/2024	75.13
MB-052724-3	United	Paid by EFT #11578		05/27/2024	06/10/2024	06/10/2024		06/10/2024	342.28
MB-052724-4	Dunkin	Paid by EFT #11579		05/27/2024	06/10/2024	06/10/2024		06/10/2024	55.48
MG-052724-1	Home Depot	Paid by EFT #11694		05/27/2024	06/10/2024	06/10/2024		06/10/2024	44.92
MG-052724-2	Mutual Ace Palatine	Paid by EFT #11695		05/27/2024	06/10/2024	06/10/2024		06/10/2024	12.92
MIH-052724-1	Menards	Paid by EFT #11696		05/27/2024	06/10/2024	06/10/2024		06/10/2024	37.28
MIH-052724-2	Home Depot	Paid by EFT #11697		05/27/2024	06/10/2024	06/10/2024		06/10/2024	49.47
MJK-052724-1	Menards	Paid by EFT #11626		05/27/2024	06/10/2024	06/10/2024		06/10/2024	483.47
MJK-052724-2	Mutual Ace Palatine	Paid by EFT #11627		05/27/2024	06/10/2024	06/10/2024		06/10/2024	29.65
MJK-052724-3	Menards	Paid by EFT #11628		05/27/2024	06/10/2024	06/10/2024		06/10/2024	518.49
MWK-052724-1	Ebay	Paid by EFT #11597		05/27/2024	06/10/2024	06/10/2024		06/10/2024	82.00
MWK-052724-10	Grainger	Paid by EFT #11606		05/27/2024	06/10/2024	06/10/2024		06/10/2024	175.14
MWK-052724-11	Grainger	Paid by EFT #11607		05/27/2024	06/10/2024	06/10/2024		06/10/2024	50.35
MWK-052724-12	Ebay	Paid by EFT #11608		05/27/2024	06/10/2024	06/10/2024		06/10/2024	353.50
MWK-052724-13	Grainger	Paid by EFT #11609		05/27/2024	06/10/2024	06/10/2024		06/10/2024	111.00
MWK-052724-14	Don Brown Bus Sales	Paid by EFT #11610		05/27/2024	06/10/2024	06/10/2024		06/10/2024	217.44
MWK-052724-15	Home Depot	Paid by EFT #11611		05/27/2024	06/10/2024	06/10/2024		06/10/2024	179.00
MWK-052724-16	Home Depot	Paid by EFT #11612		05/27/2024	06/10/2024	06/10/2024		06/10/2024	9.47
MWK-052724-17	Home Depot	Paid by EFT #11613		05/27/2024	06/10/2024	06/10/2024		06/10/2024	35.88
MWK-052724-18	Grainger	Paid by EFT #11614		05/27/2024	06/10/2024	06/10/2024		06/10/2024	107.28
MWK-052724-19	Don Brown Bus Sales	Paid by EFT #11615		05/27/2024	06/10/2024	06/10/2024		06/10/2024	19.02
MWK-052724-2	Grainger	Paid by EFT #11598		05/27/2024	06/10/2024	06/10/2024		06/10/2024	55.84
MWK-052724-20	Grainger	Paid by EFT #11616		05/27/2024	06/10/2024	06/10/2024		06/10/2024	116.43
MWK-052724-21	Grainger	Paid by EFT #11617		05/27/2024	06/10/2024	06/10/2024		06/10/2024	288.81
MWK-052724-22	Grainger	Paid by EFT #11618		05/27/2024	06/10/2024	06/10/2024		06/10/2024	106.60
MWK-052724-23	Ebay	Paid by EFT #11619		05/27/2024	06/10/2024	06/10/2024		06/10/2024	50.00
MWK-052724-24	Ebay	Paid by EFT #11620		05/27/2024	06/10/2024	06/10/2024		06/10/2024	(50.00)
MWK-052724-25	Grainger	Paid by EFT #11621		05/27/2024	06/10/2024	06/10/2024		06/10/2024	7.40
MWK-052724-26	Grainger	Paid by EFT #11625		05/27/2024	06/10/2024	06/10/2024		06/10/2024	279.60
MWK-052724-27	GC Iron	Paid by EFT #11622		05/27/2024	06/10/2024	06/10/2024		06/10/2024	59.45
MWK-052724-28	Ebay	Paid by EFT #11623		05/27/2024	06/10/2024	06/10/2024		06/10/2024	38.99
MWK-052724-29	GC Iron	Paid by EFT #11624		05/27/2024	06/10/2024	06/10/2024		06/10/2024	985.88

Attachment: Warrant #12 (Warrant 2024 # 12)

VILLAGE OF PALATINE

Warrant #12 EFT #1

Payment Date Range 06/10/24 - 06/10/24
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
MWK-052724-3	Grainger	Paid by EFT #11599		05/27/2024	06/10/2024	06/10/2024		06/10/2024	114.22
MWK-052724-4	Grainger	Paid by EFT #11600		05/27/2024	06/10/2024	06/10/2024		06/10/2024	226.85
MWK-052724-5	Grainger	Paid by EFT #11601		05/27/2024	06/10/2024	06/10/2024		06/10/2024	13.44
MWK-052724-6	Grainger	Paid by EFT #11602		05/27/2024	06/10/2024	06/10/2024		06/10/2024	169.70
MWK-052724-7	Grainger	Paid by EFT #11603		05/27/2024	06/10/2024	06/10/2024		06/10/2024	97.82
MWK-052724-8	Austin Hardware	Paid by EFT #11604		05/27/2024	06/10/2024	06/10/2024		06/10/2024	160.65
MWK-052724-9	Grainger	Paid by EFT #11605		05/27/2024	06/10/2024	06/10/2024		06/10/2024	61.14
RLK-052724-1	Home Depot	Paid by EFT #11644		05/27/2024	06/10/2024	06/10/2024		06/10/2024	90.88
RLK-052724-2	Menards	Paid by EFT #11645		05/27/2024	06/10/2024	06/10/2024		06/10/2024	248.38
RLK-052724-3	Menards	Paid by EFT #11646		05/27/2024	06/10/2024	06/10/2024		06/10/2024	(20.06)
SAD-052724-1	Mutual Ace Palatine	Paid by EFT #11580		05/27/2024	06/10/2024	06/10/2024		06/10/2024	7.19
SAD-052724-2	Home Depot	Paid by EFT #11581		05/27/2024	06/10/2024	06/10/2024		06/10/2024	74.94
SAD-052724-3	Home Depot	Paid by EFT #11582		05/27/2024	06/10/2024	06/10/2024		06/10/2024	82.89
SAD-052724-4	Home Depot	Paid by EFT #11583		05/27/2024	06/10/2024	06/10/2024		06/10/2024	59.88
SC-052724-1	Mutual Ace Palatine	Paid by EFT #11671		05/27/2024	06/10/2024	06/10/2024		06/10/2024	35.08
SC-052724-2	Mutual Ace Palatine	Paid by EFT #11672		05/27/2024	06/10/2024	06/10/2024		06/10/2024	1.79
SC-052724-3	Automationdirect.com	Paid by EFT #11673		05/27/2024	06/10/2024	06/10/2024		06/10/2024	198.00
WES-052724-1	Home Depot	Paid by EFT #11651		05/27/2024	06/10/2024	06/10/2024		06/10/2024	5.97
	Vendor **4466 - JP Morgan Chase Bank Commercial Card** Totals					Invoices	184		$317,096.77
				Grand Totals		Invoices	184		$317,096.77

Attachment: Warrant #12 (Warrant 2024 # 12)

VILLAGE OF PALATINE

Warrant #12 EFT #2

Payment Date Range 06/11/24 - 06/11/24
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **1462 - Allied Benefit Systems, Inc.**									
0000509374	June 2024 Flex Spending Fees	Paid by EFT #11568		06/11/2024	06/11/2024	06/11/2024		06/11/2024	436.00
		Vendor **1462 - Allied Benefit Systems, Inc.** Totals				Invoices	1		$436.00
				Grand Totals		Invoices	1		$436.00

Attachment: Warrant #12 (Warrant 2024 # 12)

Village of Palatine

Payment Batch Register

Bank Account: AP - Accounts Payable ZBA

Batch Date: 05/31/2024

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA						
Check	05/31/2024	265094	Utility Management Refund	BARRETTE , DELANEY		8.67
	Account Type			Account Number	Transaction Date	Transaction Type
Check	05/31/2024	265095	Utility Management Refund	VENUTI , FRANK		3,305.05
	Account Type			Account Number	Transaction Date	Transaction Type
AP Accounts Payable ZBA Totals:				Transactions: 2		$3,313.72
	Checks:	2	$3,313.72			

Attachment: Warrant #12 (Warrant 2024 # 12)

Village of Palatine

Payment Batch Register

Bank Account: AP - Accounts Payable ZBA

Batch Date: 06/10/2024

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA						
Check	06/10/2024	265096	Utility Management Refund	SWARTZBAUGH , JASON		13.57
	Account Type		Account Number	Transaction Date	Transaction Type	
Check	06/10/2024	265097	Utility Management Refund	WANTUCH , GABRIELA		12.63
	Account Type		Account Number	Transaction Date	Transaction Type	
AP Accounts Payable ZBA Totals:				Transactions: 2		$26.20
	Checks:	2	$26.20			

Attachment: Warrant #12 (Warrant 2024 # 12)

Consider an Ordinance Granting a Special Use for a Fence in the Side Yard Abutting a Street at 1227 W. Kenilworth Avenue

BACKGROUND:
The Subject Property, a corner lot, is zoned R-1A single-family residential and contains a single-family residence, with a deck and a frame shed in the rear yard. The required front yard is along W. Kenilworth Avenue to (north), and the rear yard (south) directly abuts the front yard of the adjacent property 224 S. Hampton Court.

The Petitioner is proposing to construct a 5-foot tall open-style aluminum fence set back approximately 10 feet from the subject property's side property line abutting S. Hampton Court. Therefore, the Petitioner is requesting:

> **Special Use to permit a fence to be set back 10 feet from the side property line abutting a street, instead of the minimum required 35 feet.**

KEY ISSUES:
- The Petitioners are proposing to construct a 5-foot tall open-style aluminum fence in their side yard abutting S. Hampton Court. The proposed fence would be set back approximately 10 feet from the side property line along, and approximately 30 feet from the back of curb, as there is an approximately 20-foot parkway abutting Hampton Court.
- The driveway for the directly adjacent property to the south, 224 S. Hampton Court, is located approximately 45 feet from the shared property line with the subject property.
- Per the submitted application, the Petitioner has indicated that the proposed fence would help establish a safe place for two young children to play, and to provide a fenced area for their dog.

ALTERNATIVES:
1. Approve the Special Use for a fence in the side yard abutting a street.
2. Do not approve the Special Use for a fence in the side yard abutting a street.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on June 11, 2024.
Residents testifying:	None.
Vote:	The PZC voted unanimously to approve the Special Use for a fence in the side yard abutting a street and Staff concurs.

ACTION REQUIRED:
A motion to approve the ordinance granting a Special Use to permit a fence in the side yard abutting a street at 1227 E. Kenilworth Avenue.

Consider an Ordinance Decreasing the Number of Class B (Package Liquor), Class P (Caterer), and Class PS (Product Sampling) Liquor Licenses by One and Increasing the Number of Class G (Beer & Wine) Liquor Licenses by One for Cook, Cork & Fork at 34 W. Palatine Road

BACKGROUND:
Petitioner and owner John Mahler currently operates Cook, Cork and Fork with Class B (Package Liquor), Class P (Caterer) and Class PS (Product Sampling) Liquor Licenses. Cook, Cork and Fork is currently expanding their business to include a wine bar and is requesting a Class G (Beer & Wine) License to replace the Class B, P, and PS Licenses they currently hold.

KEY ISSUES:

- The Village Council recently approved an amendment to the special use for this establishment that includes the creation of a wine bar area as well as an expansion in the floor plan. As part of the expanded operation, a change in liquor license classification is appropriate as they will be offering full servings of beer and wine.
- A condition of a Class G (Beer and Wine) licenses is to have food service as part of a restaurant operation. Cook, Cork and Fork has a full service kitchen that can be used for food service. They are developing their menu for the wine bar area and a condition of issuing the actual license will be a menu approved by the Village Manager.

ALTERNATIVES:

1. Approve the Ordinance decreasing the number of Class B, P, and PS Liquor Licenses by one and increasing the number of Class G Liquor Licenses by one.
2. Do not approve the Ordinance decreasing the number of Class B, P, and PS Liquor Licenses by one and increasing the number of Class G Liquor Licenses by one.

RECOMMENDATION:
Staff recommends approval of a reduction in the number of Class B, P and PS Liquor Licenses and an increase in the number of Class G licenses.

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

Consider an Ordinance Granting a Special Use for a Medical Office (Physical Therapy Clinic) to Operate at 916 E. Northwest Highway

BACKGROUND:
The subject property, part of the Willow Creek Planned Development, is zoned B-2 General Business, with a Special Use for a Planned Development. The subject tenant is part of the 6500 square foot retail/office portion of The Grand (senior living retirement community) and is approximately 750 square feet.

The Petitioner is proposing to relocate the existing medical therapy office, Rehab Maxx, to the subject tenant space. The business provides out-patient therapy services to both residents at The Grand and the general public. Therefore, the Petitioner is requesting:

> **Special Use to permit a medical office (physical therapy clinic) at the subject property.**

KEY ISSUES:
- The existing physical therapy clinic was previously located, as an accessory use, within The Grand. The Petitioner is proposing to relocate their business, Rehab Maxx, to an existing storefront that had previously been occupied by another medical office, Signature Medical Group.
- Per the submitted business plan, the proposed hours of operation would be Monday through Friday from 8 AM to 6 PM.
- The Petitioner has indicated that the relocated therapy clinic anticipates approximately 30 - 35 clients daily.

ALTERNATIVES:
1. Approve the Special Use to permit a medical office (physical therapy clinic) at the subject property.
2. Do not approve the Special Use to permit a medical office (physical therapy clinic) at the subject property.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on June 11, 2024.
Residents testifying:	None.
Vote:	The PZC voted unanimously to approve the Special Use for a medical office and Staff concurs.

ACTION REQUIRED:
A motion to approve the Special Use to permit a medical office (physical therapy clinic) at 916 E. Northwest Highway.

Consider an Ordinance Amending the 2011 Comprehensive Plan and Future Land Use Recommendations for the Dundee Road Sub Area

BACKGROUND:
The Village of Palatine initiated the process of creating a new Tax Increment Financing District (2024 Dundee Road and IL 53) for properties generally located along the Dundee Road corridor between Baldwin Road and IL Route 53. In coordination with this review, Staff also reviewed the 2011 Comprehensive Plan, to ensure that the recommendations are coordinated with the Redevelopment Plan and evaluation. Staff is recommending Comprehensive Plan Amendments to provide additional land use consideration and flexibility. Therefore, the Village is requesting:

Amendments to the Village of Palatine's current 2011 Comprehensive Plan and Future Land Use recommendations for the Dundee Road Sub Area

KEY ISSUES:

- The Village's current comprehensive plan was adopted in 2011. In addition to a Village-wide Future Land Map, the Comprehensive Plan includes specific Sub Areas, including the Dundee Road corridor, to further identify relevant planning issues and development recommendations.
- Staff notes that commercial and retail uses are preferred within the Dundee Road Corridor, but Staff also recognizes the proximity of the IL Route 53 to the Dundee Road corridor in its ability to provide a unique redevelopment opportunity. Staff is also recommending the inclusion of the following recommendation to the Dundee Road Sub Area recommendations:
    - ***While commercial and retail uses are preferred within the Dundee Road corridor, the properties east of Kennedy Drive, north of Dundee Road, and west of IL Route 53 present a unique opportunity, given their combined size. With this in mind, a potential mix of commercial, office, light industrial and/or distribution uses could be appropriate.***
- Therefore, in order to provide additional flexibility and alignment with the TIF Eligibility Report, Staff is recommending a Future Land Use Map update to include a mixed use designation (Commercial, Office, Light Industrial, and/or Distribution) for the noted area of the Dundee Road Sub Area and Future Land Use Map below:

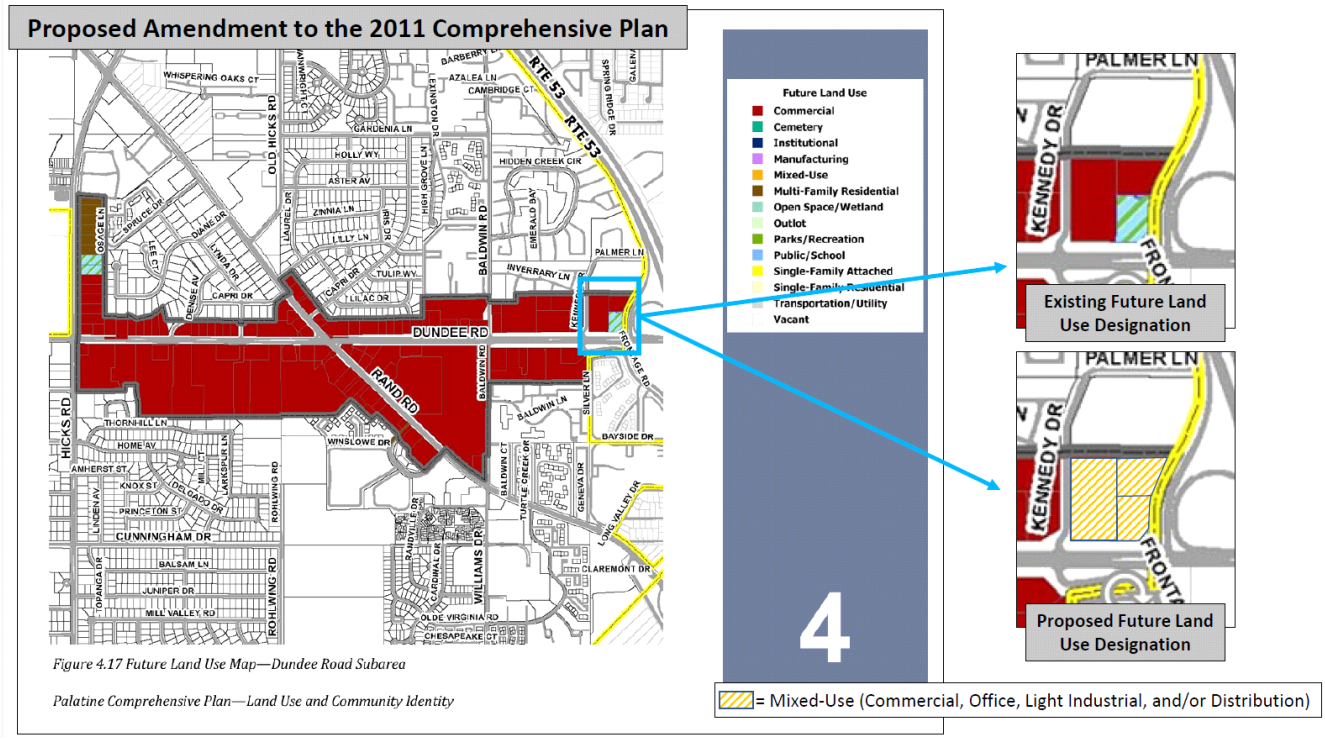


Figure 4.17 Future Land Use Map—Dundee Road Subarea

Palatine Comprehensive Plan—Land Use and Community Identity

- The proposed Comprehensive Plan Amendments would not replace or reduce any required zoning process or typical zoning review procedures for any potential redevelopment projects in this area.

ALTERNATIVES:

1. Approve the Amendments to the Village of Palatine's current 2011 Comprehensive Plan and Future Land Use recommendations for the Dundee Road Sub Area.
2. Do not approve the Amendments to the Village of Palatine's current 2011 Comprehensive Plan and Future Land Use recommendations for the Dundee Road Sub Area

RECOMMENDATION:

Public Hearing**:**	PZC meeting on June 11, 2024.
Residents testifying:	None.
Vote:	The PZC voted unanimously to approve the Amendments to the current (2011) Comprehensive Plan for the (Dundee Road) and Staff concurs.

ACTION REQUIRED:

A motion to approve the ordinance amending the Village of Palatine's 2011 Comprehensive Plan and Future Land Use Map for the Dundee Road Sub Area.

Consider a Motion to Accept a Perpetual Public Utilities, Waterlines and Storm Drainage Easement on Lot 75 in Willow Walk Unit One

BACKGROUND:
As part of the design engineering for the Willow Walk Subdivision Phase II Project, it was determined that a permanent easement over the subject property is required to be granted to accommodate installation of the public utility, water and storm sewer improvements.

KEY ISSUES:
- The easement is necessary to allow for the construction, installation, maintenance and repair of future public utilities, water line and storm sewer.
- A permanent easement agreement has been fully executed for the undeveloped lot on South White Willow Bay (PIN 02-21-309-003-0000).

ALTERNATIVES:
1. Accept the easement.
2. Do not accept the easement.

RECOMMENDATION:
Staff recommends acceptance of the perpetual easement on South White Willow Bay.

ACTION REQUIRED:
Motion to accept a perpetual easement for the installation of public utility, water, and storm sewer improvements on the undeveloped lot on South White Willow Bay.

Consider a Motion to Award a Contract for the Spring Willow Bay Drainage Improvements Phase II Project

BACKGROUND:
In the last eight years, storm water inundation has occurred, resulting in structural flooding on multiple occasions on Spring Willow Bay. Storm water has also impounded White Willow Bay, downstream of Spring Willow Bay. A comprehensive study of the watershed was performed and presented to the neighborhood in two public meetings. The recommended improvements were developed to be implemented in two phases. The first phase was completed in 2021. The second phase includes additional storm sewer and collection at the intersection and upstream of Spring Willow Bay and Willow Walk Drive as well as at the intersection and upstream of Peebles Road and Haddington Court. Removing sediment in the detention pond east of White Willow Bay and adjacent to Mallard Park is also included in this effort.

KEY ISSUES:
- On Tuesday, June 11, 2024, five bids were received, ranging from a high of $514,793 to a low of $356,843.
- The low responsive and responsible bidder was DeVinci Construction, Incorporated of Oak Brook, Illinois in the amount of $356,843.
- The Engineer's estimate was $331,385.

ALTERNATIVES:
1. Award the contract for the Spring Willow Bay Drainage Improvements Phase II Project to DeVinci Construction.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the contract for the Spring Willow Bay Drainage Improvements Phase II Project be awarded to DeVinci Construction.

BUDGET IMPACT:
Funding in the amount of $250,530 was rolled over from the 2023 budget and is available in the sewer fund of the 2024 Capital Improvement Program to accommodate this work. Savings from storm sewer work on Doe Road are proposed to be used to cover the additional resources to accommodate the improvement $106,313.

ACTION REQUIRED:
Motion to award the contract for the Spring Willow Bay Drainage Improvements Phase II Project to DeVinci Construction, Incorporated of Oak Brook, Illinois in the amount of $356,843.

Consider a Motion Authorizing the Village Manager to Execute an Extension of Agreement with Marsh for Risk Management Broker Services

BACKGROUND:
The Village of Palatine liability insurance program is self-insured and a broker is retained for the purpose of bidding and placement of insurance coverage. The current broker, Marsh, has provided services since July 2018. The existing agreement expires June 30, 2024.

Village staff worked with consultant, Nugent LLC, to prepare an RFP for broker services. The RFP was issued to the marketplace in April 2024. Village staff and Mike Nugent interviewed three finalist firms. Of the finalists, Marsh continues to be the most competitive in terms of scope of services, access to market, and price. Marsh's proposed terms provide ongoing services with a flat fee of $35,000 per year for the next three years. Staff recommends an extension of the Marsh agreement.

KEY ISSUES:
Marsh's team has provided the necessary brokerage services for the purchase of liability insurance coverage to the Village of Palatine over the past six years in a professional and cost-competitive manner.

The Broker does not earn or retain commission on the Village's policies. Instead, the Broker earns an annual fee. The broker services fee is included as part of the annual budget, and has already been paid for 2024. This recommended Agreement covers services over the next three years.

ALTERNATIVES:
1. Approve the motion.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends entering into a three-year Agreement with Marsh, Risk Management Broker, for the purpose of purchasing property, casualty and workers compensation insurance.

ACTION REQUIRED:
Motion authorizing the Village Manager to execute an agreement with Marsh for providing broker services for the Village's Risk Management Program.

Consider an Ordinance Granting a Special Use Transfer to Permit the Continued Operation of a Dental Office at 1590 N. Rand Road Unit A

The Petitioner Nathan Miller, DMD (Vital Dental, PLLC), is requesting the transfer the existing Special Use to permit the continued operation of a Dental Office at this location. Therefore, the Petitioners are requesting approval of the following:

> **Transfer of Special Use #O-41-19 to permit the continued operation of a medical office (dentist) at 1590 N. Rand Road - Unit A**

KEY ISSUES:

- The Subject Property, zoned Planned Development, follows the B-2 General Business District, previously contained High Point Dentistry (which received a Special Use in 2019).
- Vital Dentistry proposes to acquire the dentist's office and is requesting a Special Use Transfer. Other than the ownership change, the general operations remain the same with the exception of planned hours of operation being reduced from the operating hours for the previous owner.
- Any changes to the floor plan or business operations would require additional Village review.

ALTERNATIVES:

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

RECOMMENDATION:

Staff recommends approval of the Special Use Transfer at 1590 N. Rand Road Unit A.

ACTION REQUIRED:

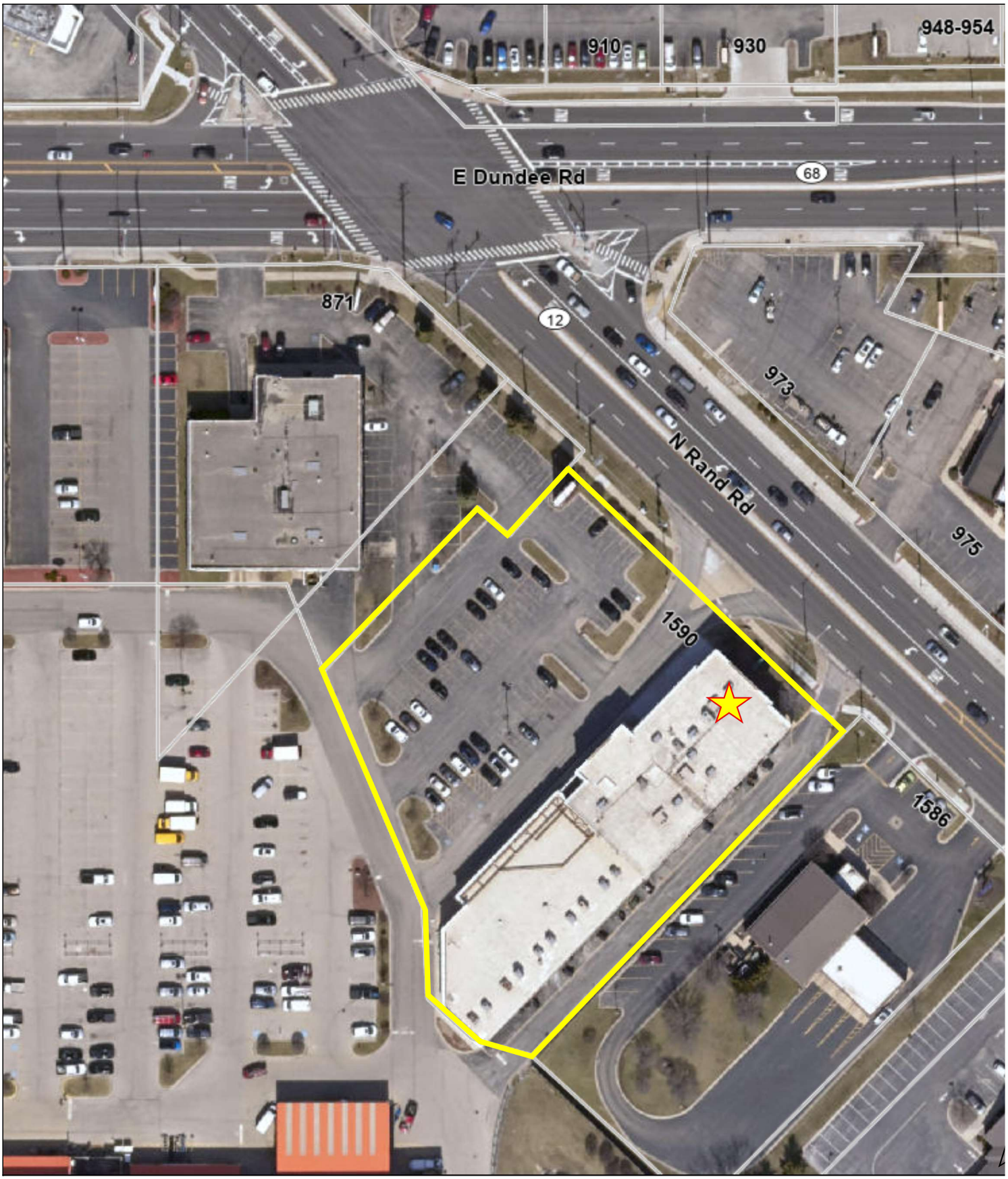
A motion to approve the Special Use Transfer of Ordinance #O-41-19 to Vital Dental, PLLC, to permit the continued operation of a Dental Office at 1590 N. Rand Road - Unit A.

ATTACHMENTS:

- Aerial Map
- ORD SU Trans - 1590 N Rand Rd A
- Application
- O-41-19

GISConsortium

1590 N Rand Road A



Attachment: Aerial Map (1590 N Rand Road A - SUT - Medical Office (CA))

0 100 200 ft

Print Date: 6/11/2024

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.

ORDINANCE NO._____

AN ORDINANCE TRANSFERRING SPECIAL USE ORDINANCE #O-41-19
1590 N. RAND ROAD A

WHEREAS, Ordinance #O-41-19 granted a Special Use for the operation of a Dental Office at the property commonly known as 1590 N. Rand Road - Unit A; and

WHEREAS, pursuant to Section 14.05(h) in Appendix A, in the event of the sale or lease of this business, the Special Use may be transferred after review and consent of the Village Council; and

WHEREAS, since the Village Council did meet on June 17, 2024, to review a request by Vital Dental, PLLC (Nathan Miller DMD), that the Special Use be transferred to permit the continued operation of a Dental Office, with no substantial change, and it was the recommendation of the Village Council that the transfer of the Special Use to Vital Dental, PLLC (Nathan Miller DMD), be approved without amendment.

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

SECTION 1: That the Special Use granted by Ordinance #O-41-19 is hereby transferred to Vital Dental, PLLC (Nathan Miller DMD).

SECTION 2: All conditions of Special Use Ordinance #O-41-19 shall remain in full force and effect.

DATED: This _____day of _____, 2024

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

APPROVED by me this _____day of _____, 2024

_____
Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk

this ____ day of _____, 2024.

_____
Deputy Village Clerk

Attachment: ORD SU Trans - 1590 N Rand Rd A (1590 N Rand Road A - SUT - Medical Office (CA))

VILLAGE OF PALATINE

SPECIAL USE TRANSFER

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

Required Materials

- ☐ Application Form
- ☐ Business Plan (including but not limited to nature of business, hours or operation, number of employees, floor plan, menu, and any proposed changes to the business
- ☐ Proof of Ownership

Business Owner(s):
Nathan Miller, D.M.D.

Subject Property Address:
1590 N Rand Rd. Ste A, Palatine, IL 60074

The owner(s) listed above are requesting that Special Use Ordinance # O-41-19 be transferred from High Point Dentistry of Palatine to individuals(s) and/or company listed above. I have read the ordinance(s) and agree to comply with all applicable ordinance(s) and any conditions contained therein. As the new business owner(s), the following changes (if any) are proposed to the business operation and/or floor plan:
Vital Dental - General Dentistry office. Hours of Operation: Monday: 8-5pm, Tuesday: 9-5pm, Wednesday 8-5pm, Thursday 8-6pm, Friday-Sunday: Closed.
Number of Employees: 4

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

Attachment: Application (1590 N Rand Road A - SUT - Medical Office (CA))

VILLAGE OF PALATINE

Signature Page

Petitioner's Signature

I affirm that the information contained on page 1 herein and in any accompanying documents is accurate to the best of my knowledge.

Nathan Miller
Name

06/10/2024
Date

Nath Mill
Signature

Signature of Consent from Landlord, Property Owner(s), or Former Operator

I consent to the Special Use Transfer of the above mentioned property and that the information contained on page 1 herein and in any accompanying documents is accurate to the best of my knowledge.

Vu Kong
Name

6/10/2024
Date

Vu Kong
Signature

Attachment: Application (1590 N Rand Road A - SUT - Medical Office (CA))

ORDINANCE NO. O-41-19

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW A DENTAL OFFICE AT 1590 N. RAND ROAD – UNIT A

Attachment: O-41-19 (1590 N Rand Road A - SUT - Medical Office (CA))

Published in pamphlet form by authority of the Mayor and Village Council of the Village of Palatine on May 6, 2019

ORDINANCE NO. O-41-19

AN ORDINANCE GRANTING A SPECIAL USE FOR A DENTAL OFFICE AT 1590 N. RAND ROAD - UNIT A

WHEREAS, pursuant to a petition and public hearing on April 23, 2019, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit a dental office pursuant to Section 11.02 (d) (15) of the Palatine Zoning Ordinance, on the following legally described property:

> **Lot 3 in Home Depot Palatine Subdivision being a subdivision of part of the Northwest ¼ of Section 12, Township 42 North, Range 10 East of the Third Principal Meridian, recorded May 19, 1997 as Document Number 97353781, Cook County, Illinois.**
>
> **commonly known as 1590 N. Rand Road #A (02-12-100-125-0000).**

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

SECTION 1: Special Use to permit a dental office pursuant to Section 11.02 (d) (15) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition:

05/03/2019 2:42 PM

Attachment: O-41-19 (1590 N Rand Road A - SUT - Medical Office (CA))

1. **The Special Use shall substantially conform to the Business Plan submitted by the Petitioner on 3/30/19 and the Floor Plan prepared EKI Architects LTD dated 2/13/19, except as such plans may be changed to conform to Village Codes and Ordinances.**

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

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

PASSED: This 6 **day of** May **, 2019**

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

APPROVED by me this 6 **day of** May **, 2019**

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this
6 **day of** May **, 2019**

Village Clerk

Attachment: O-41-19 (1590 N Rand Road A - SUT - Medical Office (CA))

High Point Family Dentistry Palatine
Business Plan and Overview

Business Type: General Dentist Office

Hours of Operation:
Monday – Friday: 8am – 6pm
Saturday 9am-1pm

Expected Number of Employees: 5

Introduction

Dental startups are one of the most successful business ventures with minimal failure rates. As in many industries where the economy has effected the retiring age, the aging dentist has extended its retirement age opting to extend their work life. As the number of dentists retiring outpacing the new dental graduates output, the current dentist population in the near future will have to adapt to the growing dental needs. Current offices will have to run more efficiently to keep pace with the demand and competition. Another variable in the industry is the new graduate debt issue. With the majority of new dental grads school loan nearing $500,000 many new dentists are forced to associate with other group practices.

The growing trends are shifting away from local family oriented dental practice and towards group dental practices. Group practices are able to run more efficiently by delegating business task away from the doctors and increasing patient volume through heavy marketing. The leading group practices in the Illinois region include Aspen Dental, Dental Works (formerly Sears Dental), Heartland Dental, Allcare Denture. These companies continue to grow and increase patient base due to there large capital and advertising dollars. Their focus is to maximize patient production, patient volume, and company revenues. Where they lack is patient care, customer service, and technology investment. They hire doctors not based on skills or personality but based on production capabilities and do little for the community in which they reside.

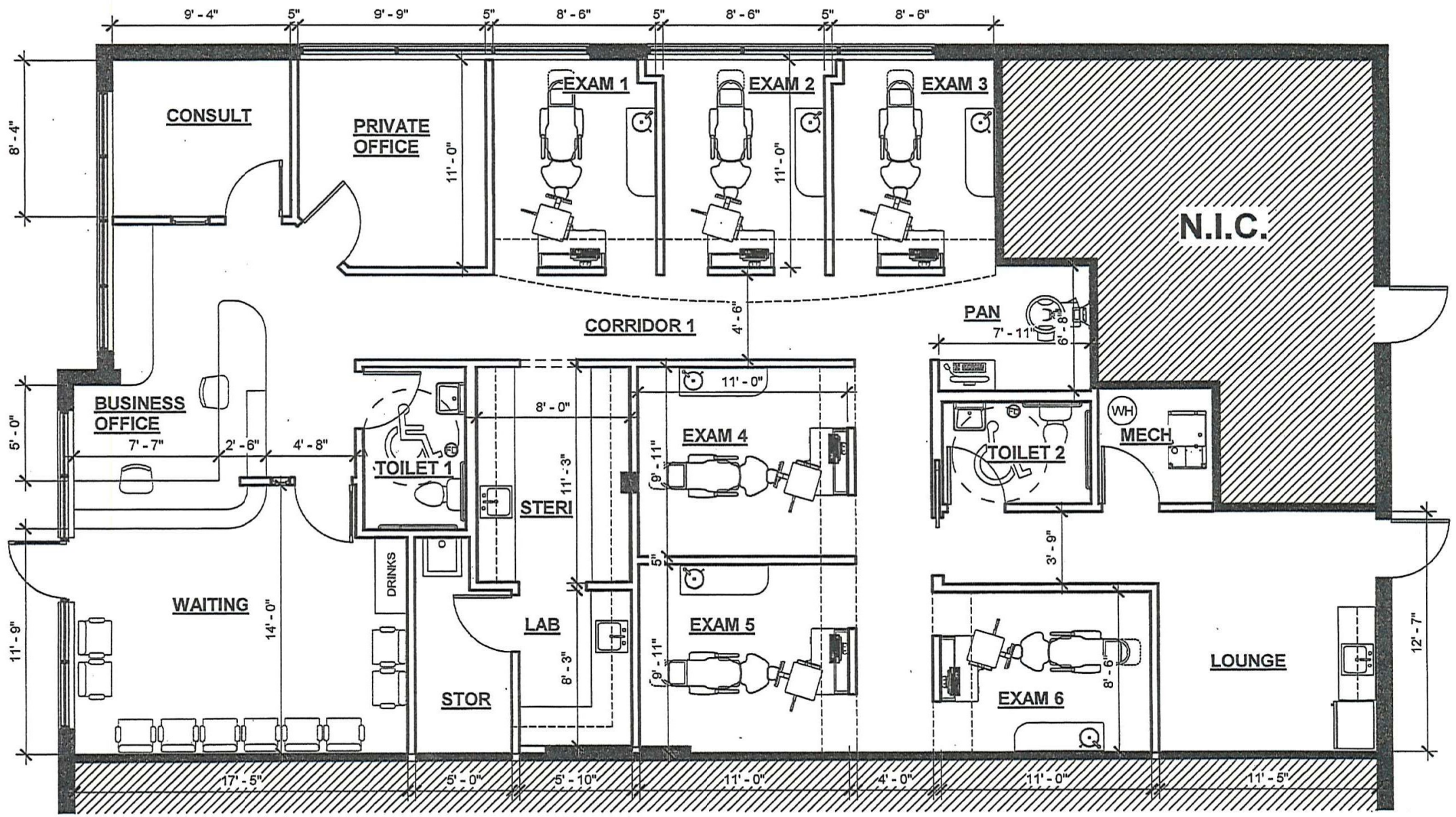
Forward Looking Statement

At High Point Family Dentistry our goal is to merge the two ideas of a local family-oriented practice with the efficiency of a group practice without sacrificing customer service and quality of care. We will offer convenient hours, the latest dental technology, and the highest standard of care. Our current office in Elgin has had rave reviews with our patients. Simply search "Elgin, IL Dentist" on Goggle to read our reviews. Our average monthly production has doubled that of an average dental office and overhead cost bettering the industry average.

We also strive to be a part of the community. In our current practice in Elgin, we work tightly with the local community groups and business to provide multiple annual charity events. We understand the importance of community and giving back to local business and residents

Attachment: O-41-19 (1590 N Rand Road A - SUT - Medical Office (CA))

We hope to continue our success with a new venture in the Palatine area. To increase our chances of success we have spent our due diligence with population and demographic research to maximize our chances of success. By reducing new start up cost by nearly $150,000 and reducing overhead by running an efficient practice we have the utmost confidence in our success in the new venture. Our projections for the first year is 10 patients a day initially for the first year and increase it to 30 patients/day within year 2,3.



N.I.C.

eki architects LTD. 111 W. LONNQUIST BLVD, MT. PROSPECT, IL 60056 Tel: 847. 749 4021 Fax: 847. 749 3322	EKI ARCHITECTS, LTD. SHALL RETAIN ALL COPYRIGHTS, STATUTORY AND COMMON LAW RIGHT WITH REGARD TO THESE PLANS AND BUILDING DESIGN. REPRODUCTION, CHANGES OR ASSIGNMENT TO ANY THIRD PARTY SHALL NOT OCCUR WITHOUT OBTAINING EXPRESS WRITTEN PERMISSION AND CONSENT OF EKI ARCHITECTS, LTD.	ACOA LTD. CONSTRUCTION COMPANY DESIGNERS AND BUILDERS 125 South Wheeling Road Wheeling, IL 60090 T. (847) 229-8414 F. (847) 229-8415 SPECIALIZING IN DENTAL & MEDICAL OFFICE BUILD-OUTS	DR. VU KONG DENTAL OFFICE - TENANT BUILD OUT 1590 North Rand Road, Palatine, IL	FLOOR PLAN (2,080 S.F.) Project number 1872-02 Date 2/13/19 Drawn by PE Checked by PE SK-2 Scale 3/16" = 1'-0"

PUBLIC NOTICE
A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, April 23, 2019 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use to permit a dental office pursuant to Section 11.02 (d) (15) of the Palatine Zoning Ordinance.
The property is commonly known as 1590 N. Rand Road Unit A (02-12-100-025).
The Petitioner is proposing to open a dental office.
The above petition has been filed by Dr. Vu Kong and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 19-16
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals
DATED: This 8th day of April, 2019
Published in Daily Herald April 8, 2019 (4522125)

CERTIFICATE OF PUBLICATION
Paddock Publications, Inc.

Daily Herald

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 08-APR-19 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY _____
Authorized Agent

Control # 4522125

Attachment: O-41-19 (1590 N Rand Road A - SUT - Medical Office (CA))