



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 13, 2022

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 6, 2022

IV. MAYOR'S REPORT

1. Certificates of Recognition - Eagle Scouts
2. As Submitted

V. RECESS TO THE COMMITTEE OF THE WHOLE

VI. COMMITTEE OF THE WHOLE

A. POLICE POLICY & CODE SERVICES COMMITTEE

BRAD HELMS, CHAIRMAN

1. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Car Wash at 101 W. Northwest Highway (Council District: Six)
2. As Submitted

B. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

GREG SOLBERG, CHAIRMAN

1. As Submitted

C. BUSINESS FINANCE & BUDGET COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted

D. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted

E. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

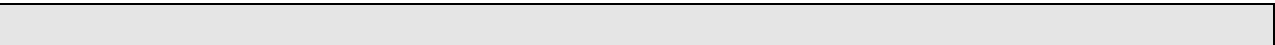
DOUG MYSLINSKI, CHAIRMAN

1. As Submitted

F. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted

VII. RECONVENE THE VILLAGE COUNCIL MEETING**VIII. CONSENT AGENDA**

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

1. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Car Wash at 101 W. Northwest Highway (Council District: Six)
2. Consider a Motion to Approve the Ordinance Establishing Rates of Compensation for Certain Officers and Employees of the Village

IX. REPORTS OF STANDING COMMITTEE**A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE**

GREG SOLBERG, CHAIRMAN

1. As Submitted

B. BUSINESS FINANCE & BUDGET COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted

F. POLICE POLICY & CODE SERVICES COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted

X. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted

B. VILLAGE CLERK

1. As Submitted

C. VILLAGE ATTORNEY

1. As Submitted

XI. CLOSED SESSION AS REQUIRED

XII. RECOGNITION OF AUDIENCE

XIII. ADJOURNMENT



VILLAGE OF PALATINE
 VILLAGE HALL - COUNCIL CHAMBERS
 200 E. WOOD STREET
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VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

JUNE 6, 2022

Regular Meeting

7:00 PM

I. ROLL CALL – Time: 7:00 PM

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

Also Present:

Village Manager Reid Ottesen, Deputy Village Manager Hadley Skeffington-Vos, Village Attorney Nick Standiford, Director of Community Development Mike Jacobs, Director of Planning & Zoning Ben Vyverberg, Director of Public Works Matt Barry, Police Chief Dave Daigle, Fire Chief Patrick Gratziana, IT Director Larry Schroth, Director of Finance Paul Mehning, and Director of Human Resources Pam Jackson and Deputy Village Clerk Doris Sadik

II. PLEDGE TO THE FLAG

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

III. APPROVAL OF MINUTES

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

1. Village Council & Committee of the Whole - Special Meeting - May 16, 2022 - **Accepted**
2. Village Council & Committee of the Whole - Regular Meeting - May 16, 2022 - **Accepted**

IV. MAYOR'S REPORT

1. Certificates of Recognition for Winston Campus Junior High IESA Track and Field State Athletes -

Mayor Schwantz presented certificates and recognized the track and field team from Winston Campus Junior High for their 2022 IESA 2nd placement finish at the State Championship. Coach Alex Soto announced it was the team's first time going to State and explained the individual accomplishments of each team member.

2. As Submitted -

Saturday, June 11: 7:30AM

Oneness Run 5K Run/Walk
Deer Park Forest Preserve

Saturday, June 11: 10AM-Noon

Flag Day Ceremony
The Clayson House Museum

Saturday, June 11: 11AM-2PM

Community Party
Christ Lutheran Church

Saturday, June 11: 1PM- 6PM

Hometown Fest Kickball Tournament
Palatine Community Park

Saturday June 12: 1PM - 4PM

History Crawl
Palatine Historical Society presents its History Crawl in downtown Palatine

V. RECESS TO THE COMMITTEE OF THE WHOLE – Time: 7:10 PM

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

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

VI. COMMITTEE OF THE WHOLE

A. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. Consider a Motion Approving a Minor Amendment to the Existing Special Use to Permit Limited Live Entertainment on the Rooftop Deck at Dirty Nellies at 180 N. Smith Street - **Approved by Voice Vote** (Council District: Six)

Village Manager Reid Ottesen reported on Dirty Nellies request to allow live entertainment on the rooftop deck during the summer months. During Covid the Village allowed live entertainment to expand to the upstairs rooftop for outdoor space. Any complaints will be addressed with the owners. Staff recommends approval of the Minor Amendment allowing live entertainment from May 1 through November 1 until 10 PM, Monday through Saturday, and 7 PM on Sunday.

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

2. As Submitted -

Nothing was submitted.

B. POLICE POLICY & CODE SERVICES COMMITTEE

BRAD HELMS, CHAIRMAN

1. Consider an Ordinance Granting a Variation to Permit an Existing Single-Family Detached Dwelling to Eliminate the Minimum Required One Garage Parking Space, as part of the Required Parking for Single-Family Dwellings, at 1045 E. Lilac Drive - **Motion Failed by Roll Call** (Council District: Four)

Director of Planning and Zoning Ben Vyverberg reported the Petitioner's request to convert the one-car garage into 300 square feet of living space, eliminating the minimum required one garage parking space for single-family residential properties. The existing driveway extends along the south side of the garage and can accommodate the three required parking spaces. The application requested a two-year window to complete the construction of the garage. In reviewing the request for the Variation, staff found the neighborhood has 53 homes, one with a garage build out. Staff found that eliminating the only garage parking space was inconsistent with the character of the neighborhood. A petition of support for the Variation was provided by the petitioner. The Zoning Board voted 4-1 to deny the request and staff concurs.

In response to Councilman Helms regarding non-conforming homes and the

allowance of this type of garage expansion, Vyverberg explained that from the 53 homes in the neighborhood, one home showed the garage built out. The property was annexed in 1999, and there were no ordinances reflecting a variation for the build out, which could suggest the construction was completed while in unincorporated Cook County. Allowing variations of this type depend on what the petitioner is requesting and what our Code allows.

Village Manager Reid Ottesen stated he does not recall a single incident where the Village allowed eliminating the garage. There may be situations where a garage was converted to living space with a garage added on, all being part of the permit process but not to move forward with eliminating the garage.

In response to Councilman Kozlowski regarding the one-year permit time frame to complete the both components of the project, Ottesen explained if both garage build out and adding a garage were part of the request, the variation would not need to come before the Council. The problem is the separation of the project with a two-year timeframe.

Fred Conforti, Senior Architect of Design First Builders, 1201 Norwood Avenue, Itasca, IL, addressed the Council to answer any questions.

Ottesen explained the denial of this variation does not prevent the petitioner from obtaining a building permit to complete both the garage build out and add a garage within the one-year permit timeframe.

Kristen Mendez, 1045 E. Lilac Dr., addressed the Council asking why not having a garage is a detriment to Palatine. Ottesen explained that the item before the Council is a Variation, which is the highest standard we need to prove. It is up to the petitioner to show a unique situation; economics does not meet the standard that has been upheld in the past. The Village has no problem with the site plan; however, the two-year timeframe is out of the scope to accept.

RESULT:	MOTION FAILED BY ROLL CALL [0 TO 7]
MOVER:	Greg Solberg, District 4 Councilman
SECONDER:	Tim Millar, District 1 Councilman
NAYS:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

2. Consider an Ordinance Granting a Special Use for a Fence to be Located in the Side Yard Abutting a Street and Abutting the Side Lot Line of an Adjacent Front Yard at 1463 W. Winnetka Street - **Motion Carried by Voice Vote** (Council District: One)

Director of Planning & Zoning Ben Vyverberg reported on the petitioner's proposal to install a 4-foot open wrought iron style fence in the side yard abutting the street along Palos Avenue with a setback of 3 feet instead of the required 20 feet. There are existing trees between the proposed fence and

the side lot line abutting the street, however Staff did not identify any line of site concerns with the driveway at 1068 N. Palos Avenue. The Zoning Board unanimously recommended approval and staff concurs.

Simon Hill addressed the Council for any additional questions, which there were none.

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

3. Consider an Ordinance Granting Front and Side Yard Setback Reductions to Allow an Addition to Encroach into the Required Front Yard and Side Yard Setbacks at 224 W. Kenilworth Avenue - **Motion Carried by Voice Vote** (Council District: Two)

Director of Planning & Zoning Ben Vyverberg reported the petitioner's request to construct a front room/porch and second story addition to be setback 7 feet from the interior side-yard lot line instead of the 10 feet minimum required, and 26 feet setback from the front-yard lot line instead of the 30 feet minimum. The proposal aligns with the existing non-conforming side yard setback. No one testified at the public hearing, and the Zoning Board voted unanimously to approve and staff concurs.

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

4. 300 N. Northwest Hwy. (Council District: Six)
Motion to approve Items A. and B.

Planning and Zoning Director Ben Vyverberg reported on Cafe 14 request to include alcohol service to their menu permitting the restaurant to operate with a liquor license. The petitioner applied for a Class G (Beer & Wine) liquor license, and the Zoning Board unanimously approved the Special Use and staff concurs.

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

- A. Consider an Ordinance Granting a Special Use to Permit a Restaurant to Operate with a Local Liquor License at 300 N. Northwest Highway - **Approved** (Council District: Six)

- B. Consider an Ordinance Increasing the Number of Class G (Restaurant - Beer & Wine) Liquor Licenses by One for Cafe 14 at 300 N. Northwest Highway - **Approved** (Council District: Six)

5. As Submitted -

Councilman Kozlowski asked for clarification on the requirement of holding a license for one-year before applying for video gaming.

Village Manager Reid Ottesen explained that an establishment must hold a Class D liquor license for one year before being eligible for video gaming to ensure they are in good standing with the Village.

C. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. Consider a Motion Granting a Waiver of the Village's Temporary Sound Amplification Ordinance and Closure of Village Parking Lot to Permit the Annual 'Fall Back Brewfest' Sponsored by the Palatine Jaycees on October 15, 2022 at 155 W. Wilson Street - **Approved by Voice Vote** (Council District: Six)

Village Manager Reid Ottesen presented the Jaycees request to hold their 5th annual Fall Back Brewfest on October 14 and 15 at a new location, 155 W. Wilson Street. This event is similar as in past years and is recommended for approval.

Chairpersons Kimberly King and Zach Kulig addressed the Council expressing their excitement for the move and the event.

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

2. Consider a Motion Granting a Waiver of the Sound Amplification Ordinance, Closure of Village Parking Lots and a Portion of Slade Street, Waiver of Village Fees, and Waiver of the Village's Construction Hours for the Rotary Club of Palatine's Annual Oktoberfest Celebration to be Held on September 16 - 18, 2022 - **Approved by Voice Vote** (Council District: Six)

Village Manager Reid Ottesen presented the Rotary Club of Palatine's request to hold their annual Oktoberfest on September 16 -18, Friday - Sunday. The requests are the same as in past years and recommended for approval.

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

3. Consider a Motion Granting Approval of a Waiver of the Village's Sound Amplification Ordinance for the St. Thomas of Villanova Parish Picnic on Saturday, August 13, 2022 - **Approved by Voice Vote** (Council District: Four)

Village Manager Reid Ottesen presented St. Thomas of Villanova's request to hold their Parish Picnic on Saturday, August 13 at 1141 E. Anderson Drive that includes a waiver of the sound amplification ordinance for an outdoor mass from 4:30-5:30 PM and live music from 6:30-9:30 PM.

Vito Manola addressed the Council to express how this event will bring people together for a family fun day, especially after the limitations of Covid. Letters to neighboring residents will be sent as notification of the event.

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

4. As Submitted -

Nothing was submitted.

D. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

GREG SOLBERG, CHAIRMAN

1. Ordinance Authorizing the Establishment of New Village Council Districts - **Motion Carried by Voice Vote**

Village Manager Reid Ottesen reported on the establishment of new Village Council Districts. Every 10 years after the census information is released, Council Districts are reviewed to ensure balance in relation to population. The census resulted in a spread of 13% in the population of the smallest and largest Council Districts. The two extremes were Districts 1 and 6. Staff set out to re-balance the districts and drew a new map reflecting under 1% difference in population. Staff recommends approval.

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

2. As Submitted -

Nothing was submitted.

E. BUSINESS FINANCE & BUDGET COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted -

Nothing was submitted.

F. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted -

Nothing was submitted.

VII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 7:35 PM

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

RESULT:	MOTION CARRIED BY VOICE VOTE [UNANIMOUS]
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	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.

Item 3. was removed from the Consent Agenda and will be heard at the Police Policy & Code Services Standing Committee.

Approval is for Items 1-2 and 4-11.

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 to Approve 2022 Warrant #11 - **Approved**

2. Consider a Motion Approving a Minor Amendment to the Existing Special Use to Permit Limited Live Entertainment on the Rooftop Deck at Durty Nellies at 180 N. Smith Street - **Approved** (Council District: Six)
3. Consider an Ordinance Granting a Variation to Permit an Existing Single-Family Detached Dwelling to Eliminate the Minimum Required One Garage Parking Space, as part of the Required Parking for Single-Family Dwellings, at 1045 E. Lilac Drive - **Approved** (Council District: Four)

This item was removed from the Consent Agenda and will be heard at the Police Policy & Code Services Standing Committee.

4. Consider an Ordinance Granting a Special Use for a Fence to be Located in the Side Yard Abutting a Street and Abutting the Side Lot Line of an Adjacent Front Yard at 1463 W. Winnetka Street - **Approved** (Council District: One)

Ordinance #O-50-22

5. Consider an Ordinance Granting Front and Side Yard Setback Reductions to Allow an Addition to Encroach into the Required Front Yard and Side Yard Setbacks at 224 W. Kenilworth Avenue - **Approved** (Council District: Two)

Ordinance #O-51-22

6. Consider an Ordinance Granting a Special Use to Permit a Restaurant to Operate with a Local Liquor License at 300 N. Northwest Highway - **Approved** (Council District: Six)

Ordinance #O-52-22

7. Consider an Ordinance Increasing the Number of Class G (Restaurant - Beer & Wine) Liquor Licenses by One for Cafe 14 at 300 N. Northwest Highway - **Approved** (Council District: Six)

Ordinance #O-53-22

8. Consider a Motion Granting a Waiver of the Village's Temporary Sound Amplification Ordinance and Closure of Village Parking Lot to Permit the Annual 'Fall Back Brewfest' Sponsored by the Palatine Jaycees on October 15, 2022 at 155 W. Wilson Street - **Approved** (Council District: Six)
9. Consider a Motion Granting a Waiver of the Sound Amplification Ordinance, Closure of Village Parking Lots and a Portion of Slade Street, Waiver of Village Fees, and Waiver of the Village's Construction Hours for the Rotary Club of Palatine's Annual Oktoberfest Celebration to be Held on September 16 - 18, 2022 - **Approved** (Council District: Six)
10. Consider a Motion Granting Approval of a Waiver of the Village's Sound Amplification Ordinance for the St. Thomas of Villanova Parish Picnic on Saturday, August 13, 2022 - **Approved** (Council District: Four)

11. Ordinance Authorizing the Establishment of New Village Council Districts -
Approved

Ordinance #O-54-22

IX. REPORTS OF STANDING COMMITTEE

A. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted -

No report

B. POLICE POLICY & CODE SERVICES COMMITTEE

BRAD HELMS, CHAIRMAN

1. Consider an Ordinance Granting a Variation to Permit an Existing Single-Family Detached Dwelling to Eliminate the Minimum Required One Garage Parking Space, as Part of the Required Parking for Single-Family Dwellings, at 1045 E. Lilac Drive - **Motion Failed by Roll Call**

This item was previously discussed earlier this evening during the Police Policy & Code Services Committee meeting.

RESULT:	MOTION FAILED BY ROLL CALL [0 TO 6]
MOVER:	Greg Solberg, District 4 Councilman
SECONDER:	Tim Millar, District 1 Councilman
NAYS:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

2. As Submitted -

No report

C. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted -

No report

D. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

GREG SOLBERG, CHAIRMAN

1. As Submitted -

No Report

E. BUSINESS FINANCE & BUDGET COMMITTEE*TIM MILLAR, CHAIRMAN*

1. As Submitted -

No Report

F. INFRASTRUCTURE & ENVIRONMENT 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: 7:45 PM

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

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

SUBMITTED BY:

Doris Sadik
Deputy Village Clerk

Minutes Acceptance: Minutes of Jun 6, 2022 7:00 PM (APPROVAL OF MINUTES)

Certificates of Recognition - Eagle Scouts

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

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

Troop 182: Scoutmaster - Kevin David Reidel

Charlie Rossi

Troop 188: Scoutmaster Brock Everett Lindquist

James Anton John Schneiderwind

David Saum Gedgaud

Andrew Michael Tobin

Thomas Glenn Haasser

Troop 209: Scoutmaster - Mike Blanck and Scott Ziomek

Ken Takao - Extra Honorary - Achieved in 2018

Kai Takao

Joe Nowakowski

Tony Pluta

Nate Szczupaj

Saahili Patel

Marcus Wiseman

Nayan Srinivasan

James Hoadley

Trevor Daugerdas

Jack Hagenbuch

Saipranav Venkatakrishnan

Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Car Wash at 101 W. Northwest Highway

BACKGROUND:

The most recent Special Use for a car wash was approved in 1995 and included the construction of the current car wash. True Blue Car Wash LLC (DBA - Rainstorm) has acquired the business and seeking approval of the following:

- Transfer of Special Use #O-26-95 to permit the continued operation of a car wash at 101 W. Northwest Highway.

KEY ISSUES:

- The Subject Property, zoned B-2 General Business District, was approved for a Special Use in March 1995 (Ordinance #O-26-95). The Subject Property's original Special Use for a car wash and service station was approved in 1968.
- Other than the ownership change, the Petitioner is not proposing any other changes. The Petitioner operates 19 other locations in the Chicago area.
- Any changes to the floor plan or business operations would require additional Village review. Staff also advised the Petitioner about the temporary sign regulations as part of the Special Use transfer application process.

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 101 W. Northwest Highway.

ACTION REQUIRED:

A motion to approve the Special Use Transfer of Ordinance #O-26-95 to True Blue Car Wash LLC (DBA Rainstorm) to permit the continued operation of a car wash at 101 W. Northwest Highway.

ATTACHMENTS:

- Aerial Map
- ORD SUT 101 W Northwest Hwy
- EXHIBIT - Business Plan
- ORD #O-26-95 - 101 W Northwest Highway Special Use - car wash
- Special Use Transfer Application

101 W Northwest Highway

6.A.1.a

VILLAGE OF
PALATINE



ORDINANCE NO. _____

**AN ORDINANCE TRANSFERRING
SPECIAL USE ORDINANCE #O-26-95
101 W. NORTHWEST HIGHWAY**

WHEREAS, Ordinance #O-26-95 granted a Special Use for a car wash on the property commonly known as 101 W. Northwest Highway; and

WHEREAS, pursuant to Section 14.05(h) in Appendix A of the Village of Palatine Code of Ordinances, in the event of the sale or lease of this business, the Special Use may be transferred after review and consent of the Village Council; and

WHEREAS, since the Village Council did meet on June 13, 2022 to review a request by Stu Crum, True Blue Car Wash LLC (CEO Stu Crum), that the Special Use be transferred to permit the continued operation of a car wash, with no substantial changes and it was the recommendation of the Village Council that the transfer of the Special Use to True Blue Car Wash LLC (CEO Stu Crum), 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-26-95 is hereby transferred to True Blue Car Wash LLC (Stu Crum), to permit the continued operation of a car wash, subject to the following conditions:

SECTION 2: All conditions of Special Use Ordinance #O-26-95 shall remain in full force and effect.

DATED: This ____ day of _____, 2022

AYES:____ NAYS:____ ABSENT:____ PASS:____

APPROVED by me this ____ day of _____, 2022

Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk

this ____ day of _____, 2022

Village Clerk

RAINSTORM

CAR WASH

True Blue Carwash has been a good neighbor for more than 13 years, operating 26 locations in Arizona as Clean Freak, 6 locations in the northeast as Personal Touch and 37 in the Midwest under the brand of Rainstorm. Including 19 locations in the greater Chicagoland area. Each location brings a needed service to their community and creates customer loyalty to through an unlimited monthly car wash pass model that is simple to use and convenient. Our brand is well- loved, and we embrace the communities we serve. You will find clean, well-maintained sites with 2-3 staff members on site always to serve customers. Each of our trained car wash team members have a focus on safety and have the tools, systems, and support to maintain an exemplary car wash experience for the customer and community.

We take pride in serving our community through our fleet programs, including municipal entities, police departments as well as local business benefit programs for employees. Keeping communities clean and our customers happy with clean and shiny cars is important to us. We look forward to being a part of The Village of Palatine community.

The RAINSTORM Brand is growing in the Midwest

- We currently have 37 Rainstorm Car wash locations in Illinois, Indiana with 6 more locations set to open through either acquisition or ground ups by the end of 2022

Operations Standards & Practices

- Each of our teammates complete a thorough training program with ongoing career development.
- Each location has a onsite manager, in addition to District and Regional support leaders who will visit the sites weekly.
- Hours of Operation are typically 7:00am to 8:00pm
- Peak times vary by site with 8:00am to 10:00am and 4:00pm to 6:00pm seeing a light spike in activity.
- Simple system for loading and exiting cars to maintain smooth traffic flow and not hinder neighboring businesses or residential neighbors.

Safety & Security

- Attractive lighting to create a safe experience for customers, but not interfere with neighbors ambiance.
- Security camera system. Some locations have alarm systems as needed for safety
- Our business will be primarily a card-based payment system, with little need for cash on hand. We will have a Loomis Smart Safe onsite and will have a maximum of \$200 available cash accessible.
- Alarm systems as needed for safety
- Always code compliant for noise



ORDINANCE NO. 0-26-95

**SPECIAL USE FOR AUTOMOBILE LAUNDRY -
CAR-A-VAN CAR WASH - 101 W. NORTHWEST HIGHWAY (GERALI)**

**Published in pamphlet form by authority of the
President and Board of Trustees of the Village of Palatine
on March 27, 1995**

ORDINANCE NO. 0-26-95

AN ORDINANCE
GRANTING A SPECIAL USE FOR AN AUTOMOBILE LAUNDRY FACILITY
CAR-A-VAN CAR WASH - 101 W. NORTHWEST HWY.

WHEREAS, pursuant to a petition and public hearing held on February 14, 1995, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Municipal Code of the Village of Palatine, in such case made and provided, has held such public hearing regarding granting a Special Use to permit the operation of an automobile laundry facility pursuant to Sec. 11.02 D (16) of the Palatine Zoning Ordinance on the following legally described property:

All of Block 2 (except the Northerly 19 feet thereof) and the East half of vacated Easy Street lying North of the North line of Gilbert Avenue and lying Southerly of a line 17 feet Southerly of and parallel to the Southerly line of Northwest Highway, all in Frank E. Merrill and Company's Palatine Homesites, being a subdivision of part of the Northeast quarter of Section 15, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois, excepting therefrom the following described parcel beginning at a point in the Southerly line of Lot 4 that is 72 feet Southeasterly of the centerline of vacated Easy Street, as measured along the Southerly line of Lots 4 and 5 and an extension thereof; thence North 19° 27' 15" East at right angles to the last described course for 130.42 feet to a point in the Southerly line of the Northerly 19 feet of Lot 4 thence North 70° 31' West along the Southerly line of the Northerly 19 feet of Lots 4 and 5 for 83.08 feet to a point in the West line of Lot 5, being the East line of vacated Easy Street; thence North along the East line of vacated Easy Street for 2.12 feet to a point in the Southerly line of the Northerly 17 feet of Lot 5; thence North 70° 31' West for 35 feet to a point in the centerline of vacated Easy Street; thence South along the centerline of vacated Easy Street for 145.80 feet to a point in the Southerly line of the Northerly 5 feet of Lot 6, extended Northwesterly; thence South 70° 32' 45" East along an extension of the Southerly line of the Northerly 5 feet of Lot 6 for 70.23 feet; thence North 19° 27' 15" East for 5 feet to the place of beginning

commonly known as 101 W. Northwest Highway.
(hereinafter sometimes called the subject property).

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

SECTION 1: A Special Use for an Automobile Laundry Facility pursuant to Sec. 11.02 D (16) is hereby granted for the subject

Attachment: ORD #O-26-95 - 101 W Northwest Highway Special Use - car wash (101 W. Northwest Highway - SUT Car Wash)

property, subject to the following conditions:

1. The Car Wash Facility shall substantially conform to the Site Plan attached hereto as Exhibit "A", and the Stacking Plan attached hereto as Exhibit "B", except as such plans may be changed to conform to Village Codes and Ordinances and the conditions below.
2. All proposed site improvements outlined in a letter by James A. Gerali dated July 11, 1994 shall be completed no later than October 1, 1995, unless said deadline is extended by the Village Board.
3. All signs must have valid building permits issued for their installation no later than 30 days from the date of Village Board approval.
4. The apron along Brockway Street shall be widened no later than October 1, 1995 unless this deadline is extended by the Village Board.
5. Additional areas of the site may be paved for employee and/or customer parking. All additional areas so paved shall be subject to Village Building Permits, and shall conform to Village Codes and Ordinances regarding parking area construction. Areas which are not paved with asphalt or concrete may not be used for parking of vehicles.
6. All temporary signs shall be removed from the property no later than 30 days from the date of Village Board approval. New signage shall be proposed on the freestanding sign in conjunction with the temporary sign removal. No signs shall be permitted in public rights-of-way at any time.
7. The rear access drive shall be maintained free and clear at all times to allow cars to egress the Northwest Oilers site.

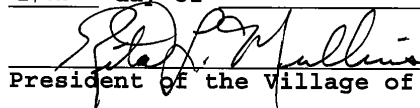
SECTION 2: That the petition for special use, a copy of the public notice and the report of the Zoning Board of Appeals be attached hereto and form a part of this ordinance.

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 27th day of March, 1995.

AYES: 4 NAYS: 0 ABSENT: 2 PASS: 0

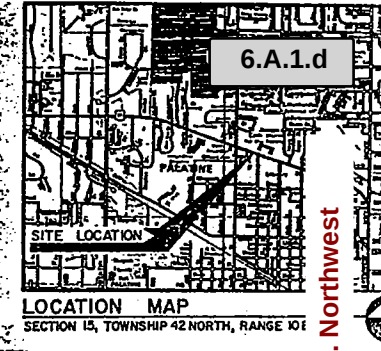
APPROVED by me this 27th day of March, 1995.


President of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 27th day of March, 1995.


Village Clerk

NORTHWEST (BALDWIN ROAD) HIGHWAY



PARKING SUMMARY

WASH LANES	19
DRY/DOWN LANES	15

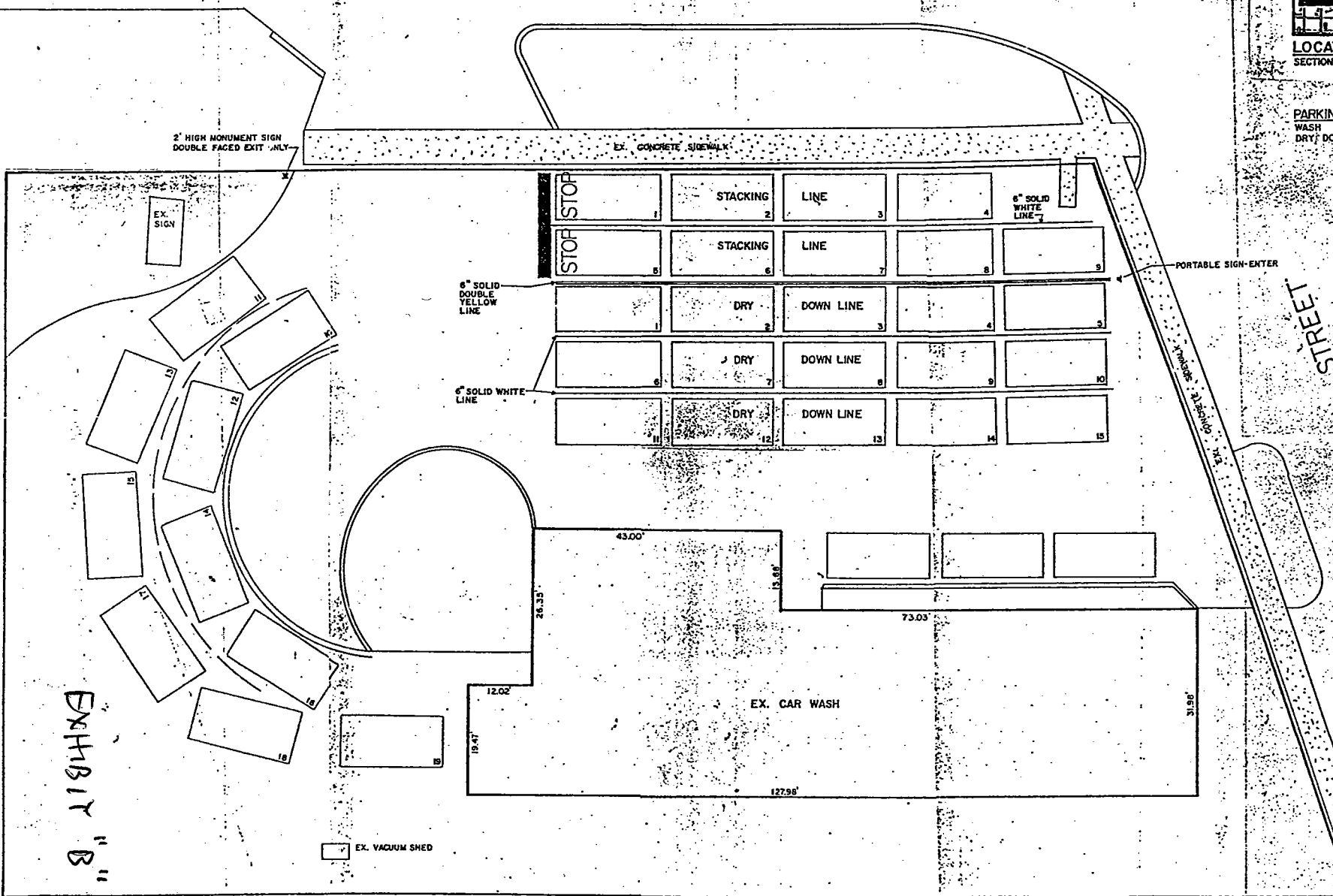


EXHIBIT "B"

BROCKMAN STREET

VILLAGE OF PALATINE

SECTION---15

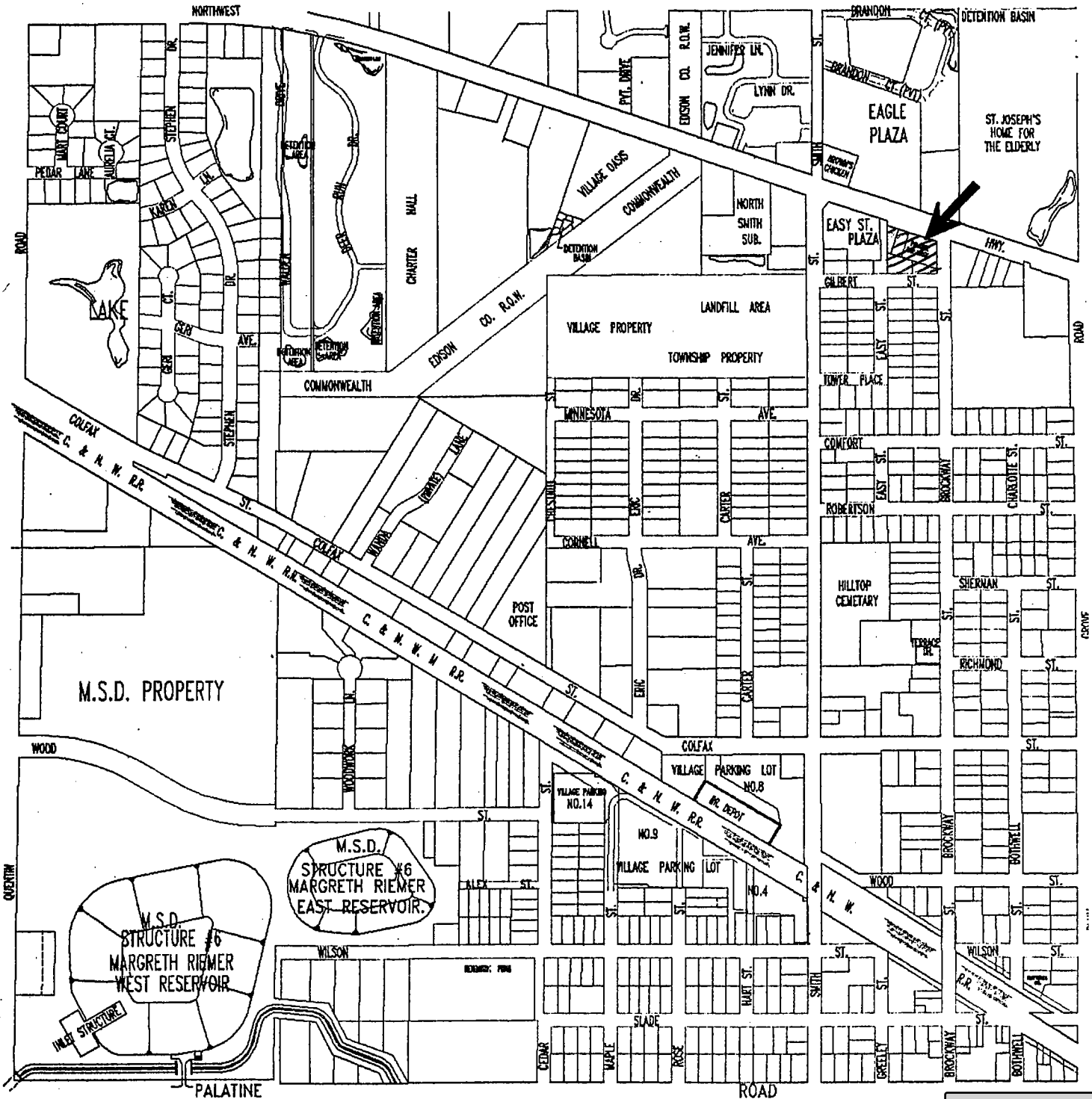


NORTH

AREA MAP

101 W. NORTHWEST HIGHWAY

9	10	11
16	15	14
21	22	23



Attachment: ORD #O-26-95 - 101 W Northwest Highway Special Use - car wash (101 W. Northwest Highway - SUT Car Wash)



CAR WASH

& APPEARANCE CENTER

(708) 358-9552

July 11, 1994

Scott Buening
Community Development
Village of Palatine
200 E. Wood St.
Palatine, IL 60067

Re: Application for "Special Use" permit for Palatine Express Car Wash

Dear Scott,

Enclosed please find a copy of the court order requiring Mr. Bosco to show proof in the amount of \$390,000.00. Harris Bank has informed me that as of this date he has not shown said proof.

In addition, enclosed is a site plan for the car wash at 101 W. Northwest Hwy. You will notice that I propose additional landscaping in the following areas:

1. Front 73' of the building to contain a full compliment of Golden Drop Potentillas-24" balled and burlapped.
2. Easement along Northwest Hwy. to contain Peking Cotoneaster, 36" balled and burlapped around the existing easement trees.
3. Sign between Northwest Oilers and the car wash to be surrounded by Bumalda Spirea 24" balled and burlapped.
4. The existing landscaping shall be cleaned and weeded and the sweet corn plants shall be removed.

In addition to the above landscaping changes I propose the following changes to the building:

1. A windowed aluminum overhead door shall be installed at the entrance to the car wash replacing the existing plywood barrier..
2. All broken glass shall be replaced.

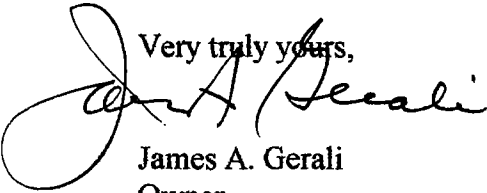
PETITIONER'S EXHIBIT

#

5

3. All existing code violations shall be remedied and complied with.
4. Painting of the entire building shall take place similar to the color combination at my other car washes, Car-A-Van located at 2031 N. Rand Rd and Great American Car Wash at 1049 S. Mannheim Rd., Bellwood, IL.
5. The existing sheet advertising on the office windows will be replaced with blinds.
6. The "Blue Coral" flag on the front of the building will be removed.
7. The interior will be redecorated in the same professional manner as Car-A-Van.
8. The gasoline pumps, tanks and islands will be removed from the parking lot.
9. The existing conveyor and other faulty equipment will be replaced in the tunnel.
10. The existing E.P.A. problems shall be cleaned up.
11. The connection to village water shall be completed.

Hoping this meets with village satisfaction.

Very truly yours,

James A. Gerali
Owner

**VILLAGE OF PALATINE**

200 East Wood Street • Palatine, Illinois 60067 • 708-358-7500
FAX 359-9040

Member:
Northwest Municipal Conference
Illinois Municipal League
National League of Cities

February 20, 1995

TO: President and Board of Trustees

FROM: Joel Goldman, Chairman Zoning Board of Appeals

RE: Findings of Fact

ZONING DOCKET: Z-95-4

LOCATION: 101 W. Northwest Highway

PETITIONER: Caravan Associates, Inc. by James A. Gerali

PROPOSAL: Consider A Special Use to permit the operation of an Automobile Laundry Facility.

PUBLIC HEARING:

After due notice as required by law, the Zoning Board of Appeals conducted a hearing relative to the above mentioned petition on February 14, 1994.

The petitioner was present and provided testimony as to the reasons for the request and attempted to show that the petition met the necessary standards.

Scott Buening, Planning and Zoning Administrator was present and testified it was staff's recommendation the proposal be approved.

There were no objectors present.

FINDINGS:

The standards have been met.



Re: Findings of Fact Z-95-4, 101 W. Northwest Highway
2/20/95

RECOMMENDATION:

Therefore, by a vote of five (5) Ayes to zero (0) Nays, the Zoning Board of Appeals voted to approve the Special Use subject to the following conditions:

1. The Car Wash Facility shall substantially conform to the Site Plan attached hereto as Exhibit "A", except as such plans may be changed to conform to Village Codes and Ordinances and the conditions below.
2. All proposed site improvements outlined in a letter by James A. Gerali dated July 11, 1994 shall be completed no later than October 31, 1995, unless said deadline is extended by the Village Board.
3. All signs must have valid building permits issued for their installation no later than 30 days from the date of Village Board approval.
4. The apron along Brockway Street shall be widened no later than October 31, 1995 unless this deadline is extended by the Village Board.
5. Additional areas of the site may be paved for employee and/or customer parking. All additional areas so paved shall be subject to Village Building Permits, and shall conform to Village Codes and Ordinances regarding parking area construction. Areas which are not paved with asphalt or concrete may not be used for parking of vehicles.
6. All temporary signs shall be removed from the property no later than 30 days from the date of Village Board approval. After all signs are removed, any future signs shall conform to the Temporary Event Sign regulations as stated in the Zoning Ordinance. No signs shall be permitted in public rights-of-way at any time.
7. The rear access drive shall be maintained free and clear at all times to allow cars to egress the Northwest Oilers site.

Captain Crowcroft noticed no evidence of careless smoking during his inspection.

The public hearing was closed. Because of the late hour and large amount of testimony, Mr. O'Brien motioned and Mr. Glaser seconded the motion to continue the deliberations to the next meeting on February 28.

Mr. Reifman said he will be unable to attend the meeting on February 28 but that another representative of his firm will be there.

The motion to continue was unanimously approved by voice vote.

IV. PUBLIC HEARING

Z-95-4 - 101 W. Northwest Highway. Consider a Special Use to permit the operation of an Automobile Laundry Facility.

Mr. Goldman read the public notice. There was proof of publication in the Daily Herald dated January 30, 1995. There was evidence the surrounding property owners were notified of the public hearing.

The following Petitioner Exhibits were entered into evidence:

- #1: Special Use Petition for Hearing
- #2: Real Estate Interest Disclosure Form
- #3: Affidavit
- #4: Industrial Building Lease
- #5: Letter dated July 11 from Caravan Carwash regarding landscaping and building upgrades
- #6: Ordinance 0-28-92
- #7a, 7b, 7c, 7d:
Four Photographs
- #8: Site Plan on Plat of Survey

Mr. Buening summarized the Staff Statement. The current zoning is "B-2" General Business District. The surrounding conditions are as follows:

- North: "R-1" Single Family Residential and Water Tower Market Plaza, "B-2" General Business District
- East: Palatine Inn Restaurant, "B-2" General Business District.
- South: "R-1" Single Family Residential District.
- West: Northwest Oilers Oil Change Facility, "B-2" General Business District.

Special Use Ordinance 0-28-92 permitted William Lussow to operate this car wash at this location. During foreclosure proceedings this year, Mr. Lussow lost the subject property which was handed over to Mr. Gerali of Caravan Associates, Inc., the petitioner.

The petitioner plans to operate the car wash essentially as it has been in the past, without the operation of a truck rental facility at this location. The petitioner has submitted a new site plan and a letter dated July 11, 1994, Petitioner Exhibit #5, detailing proposed improvements to the property.

These improvements include the following:

1. The front portion of the building and areas around the freestanding sign will contain additional landscaping to enhance the site. New parkway trees will be planted along

Northwest Highway.

2. A windowed aluminum overhead door will be installed at the entrance to the car wash replacing an existing plywood barrier. It appears that this has already been completed.
3. All broken glass in the facility has been replaced.
4. Painting of the building such that it is similar to other Car-A-Van car washes. This has not been done due to weather conditions.
5. Existing sheet advertising has been removed from the office windows. It is proposed that blinds will be installed in these windows.
6. The "Blue Coral" flag on the front of the building has been removed.
7. The interior is proposed to be redecorated in the same manner as the other Car-A-Van car washes. This has been completed.
8. The gasoline pumps, tanks and islands will be removed from the parking lot. To date the pumps have been removed, but the islands and tanks still remain.
9. The existing conveyor and other faulty equipment has been replaced in the car wash tunnel.
10. In conjunction with the underground tank removal, the existing E.P.A. problems will be cleaned up.
11. A connection to the Village water system will be completed. The existing well will need to be properly abandoned.

In addition, the petitioner plans to clean up and maintain the rear lots of the property such that they are in a neat and orderly condition.

However, several other issues need to be adequately addressed regarding this site as follows:

1. Building permits need to be issued to permit face changes on all existing signs. This includes the existing freestanding sign along Northwest Highway, and the "menu" sandwich board on the internal part of the site.
2. The apron along Brockway Street needs to be widened to accommodate cars exiting the site and/or Northwest Oilers along the south side of the building.
3. The petitioner has stated that he would like to provide additional parking areas for employees on site. All additional parking areas need a building permit prior to construction, and must be paved with asphalt or concrete. Gravel is not an acceptable surface for parking of vehicles.
4. Temporary signs stating "OPEN" and daily specials have been erected daily in the Northwest Highway right-of-way. These signs are temporary signs and are only permitted for a maximum period of seven (7) consecutive days, four (4) times per year with a temporary event sign permit issued from the Village. No signs are permitted in the public right-of-way at any time.
5. The rear access from the Northwest Oilers needs to be maintained free and clear for cars to egress the site if needed.

Mr. Buening read the standards for a Special Use:

James A. Gerali, the petitioner and President of Caravan Associates, Inc., was sworn in by Mr. Goldman.

Mr. Gerali has been in business since 1987. He has owned the car wash on Rand and Hicks for two years. The subject property has been run down for a few years. He would like to make it as nice as possible. He was supposed to take possession last April but was involved in a court problem. There will be no gasoline service on the property. The gasoline tanks will be removed. There was leakage from the tanks and it will take some time to accomplish the removal and clean-up. They have a contract for the subject property and will close early next week. They would like until October 31, 1995 to complete site improvements. They currently don't have adequate parking space on the site. Because of cross easement with Northwest Oilers, there is no place for employees to park.

There were no objectors present.

Mr. Buening was sworn in and said staff recommends approval of a Special Use to permit the operation of an Automobile Laundry facility at 101 W. Northwest Highway. The petitioner seems to have adequately addressed the required standards on the attached petition and by past performance at other facilities which he operates. However, this recommendation is based on the following conditions:

1. The Car Wash Facility shall substantially conform to the Site Plan attached hereto as Exhibit "A", except as such plans may be changed to conform to Village Codes and Ordinances and the conditions below.
2. All proposed site improvements outlined in a letter by James A. Gerali dated July 11, 1994 shall be completed no later than October 31, 1995, unless said deadline is extended by the Village Board.
3. All signs must have valid building permits issued for their installation no later than 30 days from the date of Village Board approval.
4. The apron along Brockway Street shall be widened no later than October 31, 1995 unless this deadline is extended by the Village Board.
5. Additional areas of the site may be paved for employee and/or customer parking. All additional areas so paved shall be subject to Village Building Permits, and shall conform to Village Codes and Ordinances regarding parking area construction. Areas which are not paved with asphalt or concrete may not be used for parking of vehicles.
6. All temporary signs shall be removed from the property prior to forwarding this item to the Planning, Building and Zoning Committee of the Village Board. After all signs are removed, any future signs shall conform to the Temporary Event Sign regulations as stated in the Zoning Ordinance. No signs shall be permitted in public rights-of-way at any time.
7. The rear access drive shall be maintained free and clear at all times to allow cars to egress the Northwest Oilers site.

Dennis Krzeminski of Northwest Oilers said he hasn't had a problem regarding the easement so far.

It was suggested Mr. Gerali move a temporary sign that says "OPEN" to the existing free standing sign. Mr. Buening said if the Zoning Board set a date limitation for removal of the temporary sign, Mr. Gerali could have the temporary sign until that date limitation, as long as the sign isn't in the public right-of-way.

DELIBERATIONS:

Mr. Marek motioned and Mr. Glaser seconded the motion to approve the Special Use with Conditions recommended by staff except that the first sentence in Condition No. 6 should be modified to read as follows:

"All temporary signs shall be removed from the property no later than 30 days from the date of Village Board approval. After all signs are removed..."

The motion was unanimously approved by a vote of five (5) Ayes to zero (0) Nays.

The meeting adjourned at 12:15 a.m.

DEPT. OF COMMUNITY DEVELOPMENT
VILLAGE OF PALATINE

PETITION FOR HEARING

SPECIAL USE

FOR OFFICE USE ONLY

Zoning Docket # _____

Property recorded in Torrens _____

Filing Fee \$ _____ Date Filed _____

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): CARAVAN ASSOC. INC.
Address: 2031 N. RAND RA. PALATINE IL 60074
Telephone No. 358-5552 Business Telephone No. 358-5552 City, State, Zip

2. Authorized Agent of Petitioner (if different):

Name: _____
Address: _____
Telephone No. _____ Relationship to Petitioner: _____ City, State, Zip

3. Property interest of Petitioner(s): CONTRACT PURCHASER
Owner, Lessee, Contract Purchaser, etc.

4. Address of the property for which this application is being filed: 101 W. NORTHWEST HWY
Palatine, Illinois 60067

5. All existing land use(s) on the property are:

CAR WASHING & DETAILING

6. The proposed use(s) on the property, if this petition is approved is (are):

THE SAME - CAR WASHING & DETAILING

7. Current zoning of property: SPECIAL USE - CAR WASH

8. State the specific action requested. City ordinance numbers and distances where applicable.

SPECIAL USE PERMIT FOR CARAVAN ASSOCIATES, INC.
TO OPERATE A CAR WASH CODE # 14.05

PETITIONER'S EXHIBIT

#

PETITIONER JUSTIFICATION:

The petitioner is required to present specific evidence, not opinions, that the general standards for the granting of a special use (See Section 14.05), enumerated below, will be met.

9. Describe how the Special Use will be designed, located, and operated so that the public health, safety and welfare will be protected.

WE WILL USE THE SAME SAFETY PROGRAM THAT ~~WE~~ WE USE AT CAR-A-WASH CAR WASH ON RAND; EMPLOYEES TRAINING & CUSTOMER INFORMATION

10. Describe how the proposed Special Use will not be injurious to the value of other property in the neighborhood in which it is located.

THIS PROPERTY HAS OPERATED AS A CAR WASH FOR 25 YEARS AND IT IS NOT BELIEVED THAT THE ADJOINING PROPERTIES HAVE BEEN HURT AT ALL

11. Describe how the Special Use will not impede the normal and orderly development and improvement of the surrounding property.

THE OTHER SURROUNDING PROPERTIES ARE ALREADY DEVELOPED AND MESH IN WITH THIS BUSINESS VERY WELL. NEXT YEAR IS AN UP CHANGE.

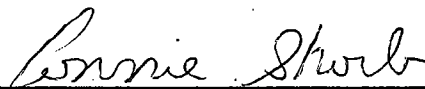
12. The petitioner's signature below indicates that the information contained in this application and on any accompanying documents is true and correct to the best of his/her knowledge.

Date: _____

6/28/94



SUBSCRIBED AND SWORN to before me this 1 day of JULY, 1994.

Notary Public

VILLAGE OF PALATINE

REAL ESTATE INTEREST
DISCLOSURE FORM

Check applicable proceeding:

☐ Annexation	☐ Rezoning
☐ Special Use	☐ Variation
☐ Condemnation	☐ Other

1. Name of Disclosing Party (individual, business firm, partnership, corporation, etc.):

CAVANA ASSOCIATES, INC.

2. Address of Disclosing Party:

2031 N. RAND RD.

3. Brief description of the petition:

REQUESTING SPECIAL USE PERMIT FOR OPERATING THE EXISTING CAR WASH FACILITY

4. Common street address of real estate or general description:

101 W. NORTHWEST HWY., PALATINE, IL, 60067

5. Legal description of real estate:

LOTS 1, 2, 3, 4, 6, 7 IN BLOCK 2 (EXCEPT THE NORTHERLY 19 FEET THEREOF), IN FRANK E. MERRILL AND COMPANY'S SUBSITES, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CO

- 5a. PLEASE PROVIDE PROOF AS TO WHETHER OR NOT THIS PROPERTY IS REGISTERED UNDER COUNTY TORRENS ACT. NO TORRENS

6. The name, address, legal nature, and extent of interests of any persons deriving an interest from or through the disclosing or filing party:

Name

Address

Legal Nature and
Extent of Interest

<u>HARRIS BANK</u>	<u>50 S. LINCOLN ST.</u>	<u>HARRIS BANK</u>	<u>MORTGAGEE</u>
<u>CAVANA ASSOC. INC.</u>	<u>2031 N. RAND RD.</u>	<u>PALATINE</u>	<u>CONTRACT PURCHASER</u>

(If additional space is required, please use reverse side or attach rider.)

7. I swear (or affirm) that there are no other persons deriving any interest from or through me or from or through any other person or entities above set forth in the property which is the subject of the contract or application for which I am filing this disclosure notice whom I have not disclosed. I understand that if there are any changes in the interest disclosed in this disclosure notice during the terms of the subject contract or before the Village has taken final action on the matter for which this disclosure notice is filed, I shall file a subsequent disclosure notice disclosing such changes.

[Signature]
Signature of Disclosing Party

SUBSCRIBED AND SWORN TO before me this 1 day of JULY

19 94.



[Signature]

Notary Public

PETITIONER'S EXHIBIT

Packet Pg. 36

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

AFFIDAVIT

_____, an individual, OR the President
 of PARAN Associates, Inc., being first duly sworn, on oath,
Name of Firm or Corporation
 deposes and says:

1. James A. Goral has filed with the Village of Palatine, concurrently
 herewith, a petition for SPECIAL USE
Rezoning, Variation, Zoning Change, Special Use, Planned Development, etc.
 with respect to the property located at 101 W. Northwest Hwy.
2. Affiant is the President of PARAN Associates, Inc.
Title Name of Firm or Corporation
3. Affiant has received and examined a true copy of Sec. 2-442 of the Village of Palatine Code of Ordinances entitled: "Disclosure statements and conflict of interest disclaimers."
4. Affiant understands said Section of the Code of Ordinances and states that he (or his corporation) has not retained, nor will be represented by, any person in violation of said Section.

[Signature]
 Signature of Affiant

SUBSCRIBED AND SWORN to before me this 1 day of JULY, 1994.



Bonnie Shorb
 Notary Public

PETITIONER'S EXHIBIT

3

Packet Pg. 37

Public Notice

A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, February 14, 1995, at 7:00 PM, in the Village Board Room in the Palatine Community Center, 200 E. Wood Street, relative to a request for a Special Use to permit the operation of an automobile laundry facility, pursuant to Section 11.03 (D) (3) of the Palatine Zoning Ordinance.

The property is legally described as follows:

All of Block 2 (except the Northerly 19 feet thereof) and the East half of vacated Easy Street lying North of the North line of Gilbert Avenue and lying Southerly of a line 17 feet Southerly of and parallel to the Southerly line of Northwest Highway, all in Frank E. Merrill and Company's Palatine Homesites, being a subdivision of part of the Northeast quarter of Section 15, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois, excepting therefrom the following described parcel beginning at a point in the Southerly line of Lot 4 that is 72 feet Southeasterly of the centerline of vacated Easy Street, as measured along the Southerly line of Lots 4 and 5 and an extension thereof; thence North 19°27'15" East at right angles to the last described course for 130.42 feet to a point in the Southerly line of the Northerly 19 feet of Lot 4 thence North 70°31' West along the Southerly line of the Northerly 19 feet of Lots 4 and 5 for 83.08 feet to a point in the West line of Lot 5, being the East line of vacated Easy Street; thence North along the East line of vacated Easy Street for 2.12 feet to a point in the Southerly line of the Northerly 17 feet of Lot 5; thence North 70°31' West for 35 feet to a point in the centerline of vacated Easy Street; thence South along the centerline of vacated Easy Street for 145.80 feet to a point in the Southerly line of the Northerly 5 feet of Lot 6, extended Northwestwardly; thence South 70°32'45" East along an extension of the Southerly line of the Northerly 5 feet of Lot 6 for 70.23 feet; thence North 19°27'15" East for 5 feet to the place of beginning commonly known as 101 W. Northwest Highway.

The above petition has been filed by Caravan Associates, Inc. and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

Zoning Docket: Z-95-4
Village of Palatine
JOEL GOLDMAN,
Chairman

Zoning Board of Appeals
DATED: This 30th day of January, 1995.

Published in Palatine Herald
Jan. 30, 1995. C

CERTIFICATE OF PUBLICATION

PADDOCK PUBLICATIONS, INC.

Daily Herald

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 **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been published daily in the Village of _____ Palatine _____, County(ies) of _____ Cook _____ and State of Illinois, continuously for more than one year prior to, on and since the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village, County(ies) and State.

I further certify that **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended to Act approved July 17, 1959-III. Revised Statutes, Chap. 100, Para. 1 and 5.

That a notice of which the annexed printed slip is a true copy, was published

January 30, 1995

in said **DAILY HERALD**.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed and its corporate seal affixed hereto, by MARGIE FLANDERS, its Treasurer, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.,
DAILY HERALD NEWSPAPERS

BY Margie Flanders Treasurer.

Attachment: ORD #O-26-95 - 101 W Northwest Highway Special Use - car wash (101 W. Northwest Highway - SUT Car Wash)

TO: Administration FROM: Community Development CLK DATE: March 6, 1995

☒ ORDINANCE DESCRIPTION: Consider a Special Use to permit the operation of an
☐ RESOLUTION Automobile Laundry Facility at 101 W. Northwest Highway. (Gerali)
☐ MOTION DISTRICT: 3
☐ PUBLIC HEARING
☐ DISCUSSION ONLY

COMMITTEE ACTION:

UNANIMOUS APPROVAL

DATE: 3-6-95

BACKGROUND: The subject property is located at 101 W. Northwest Highway. This location was formerly the site of the Palatine Express Car Wash. Special Use Ordinance O-28-92 permitted William Lussow to operate this car wash at this location. Mr. William Lussow, the former property owner, leased the business to Mr. Louis Bosco to continue operating the facility as a Personal Touch Car Wash. Mr. Bosco petitioned for a transfer of the original Special Use Ordinance O-28-92. The Zoning Board of Appeals reviewed the transfer on June 28, 1994 and recommended that since the proposed use was not consistent with the original Special Use, a new Special Use was required. Mr. Bosco filed a petition for a new Special Use. At the same time the current petitioner, Mr. James A. Gerali, also submitted a petition Special Use. However, since the property was in the middle of foreclosure proceedings, actual ownership could not be determined. Village staff held both petitions until the foreclosure hearings were completed. Mr. Lussow and Mr. Bosco lost the foreclosure action, therefore, the property was handed over to Mr. Gerali of Caravan Associates, Inc. This is now their petition for a Special Use on this property.

NOTE: Stacking plan has been submitted and attached to ordinance as Exhibit "B"

DISCUSSION: The petitioner, Mr. James Gerali, would now like to continue operating the car wash as a Car-A-Van Car Wash facility. All car washes (Automobile Laundries) require a Special Use in a "B-2" General Business District, pursuant to Section 11.03 (D) (3) of the Palatine Zoning Ordinance. The petitioner has a lease and a contract to purchase the land from the bank which won the foreclosure lawsuit. The petitioner plans to operate the car wash essentially as it has been in the past. The petitioner no longer contemplates the operation of a truck rental facility at this location as was granted by a previous Special Use. However, the petitioner has submitted a new site plan and a letter dated July 11, 1994 detailing the improvements to the property which are being proposed.

In addition, the petitioner plans to clean up and maintain the rear lots of the property such that they are in a neat and orderly condition. It is expected that if all of the conditions of approval are properly addressed, the site cleanup and improvement will significantly enhance the appearance of the property.

ALTERNATIVES:

1. Recommend approval of an Ordinance granting a Special Use Ordinance to permit the operation of an Automobile Laundry Facility at 101 W. Northwest Highway.
2. Do not recommend approval of the Ordinance.

RECOMMENDATION: After due public notice, the Zoning Board of Appeals (ZBA) held the required public hearing on February 14, 1995. There were no objectors present. The ZBA voted unanimously to recommend approval of the Special Use, subject to the seven (7) conditions in the attached Ordinance. Staff concurs with this recommendation.

BUDGET IMPACT: N/A

ACTION REQUIRED: Motion to recommend approval of an Ordinance granting a Special Use Ordinance to permit the operation of an Automobile Laundry Facility at 101 W. Northwest Highway.



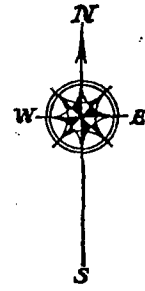
MURRY AND MOODY, LTD.

Land Surveyors

93.1 S. Plum Grove Rd., Suite 101 Palatine, Illinois 60067

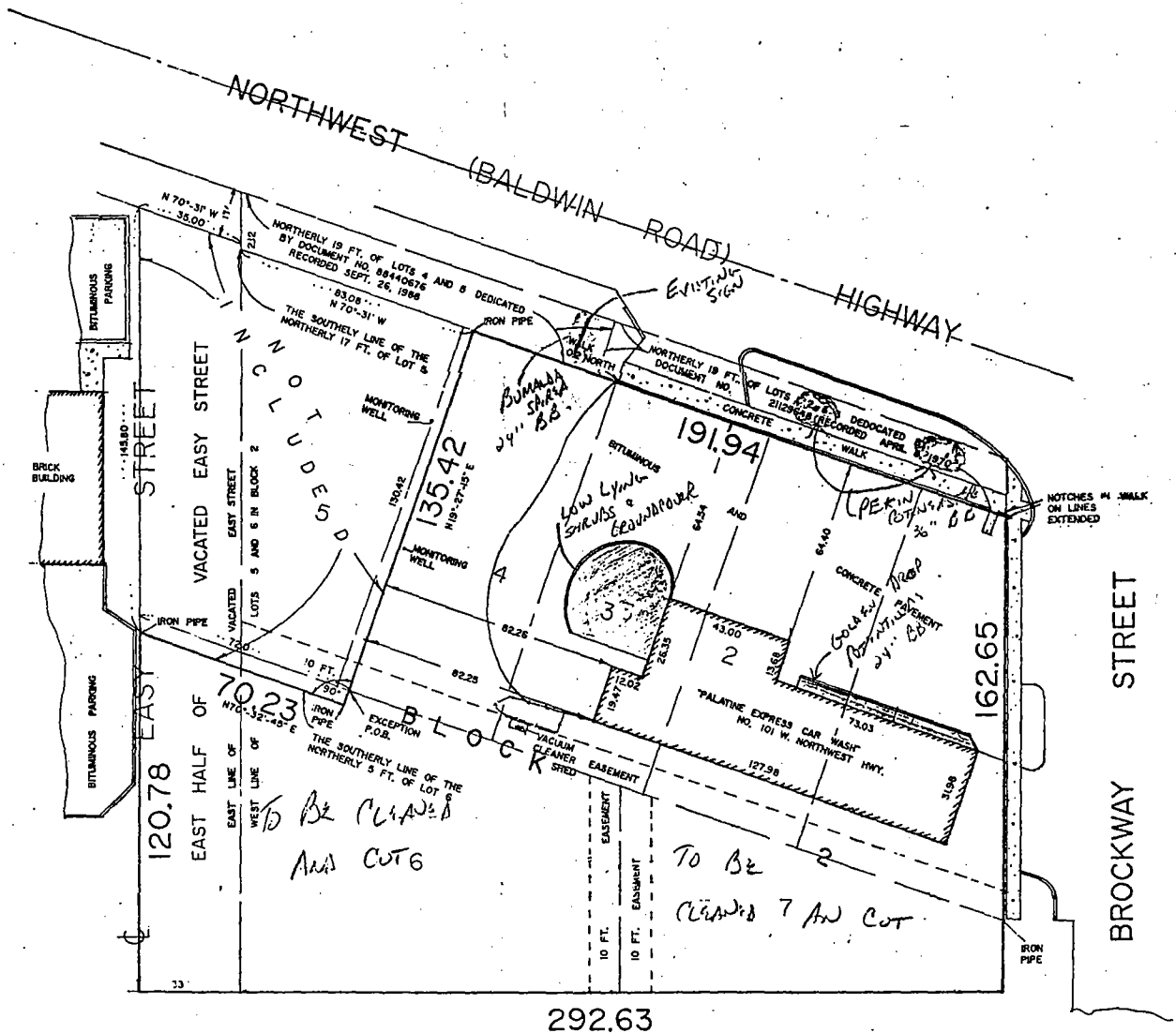
Phone (708) 358-3960

SITE PLAN PLAT OF SURVEY OF



ALL OF BLOCK 2 (EXCEPT THE NORTHERLY 19 FEET THEREOF) AND THE EAST HALF OF VACATED EASY STREET LYING NORTH OF THE NORTH LINE OF GILBERT AVENUE AND LYING SOUTHERLY OF A LINE 17 FEET SOUTHERLY OF AND PARALLEL TO THE SOUTHERLY LINE OF NORTHWEST HIGHWAY, ALL IN FRANK E. HERRILL AND COMPANY'S PALATINE HOMESITES, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCEL BEGINNING AT A POINT IN THE SOUTHERLY LINE OF LOT 4 THAT IS 72 FEET SOUTHEASTERLY OF THE CENTERLINE OF VACATED EASY STREET, AS MEASURED ALONG THE SOUTHERLY LINE OF LOTS 4 AND 5 AND AN EXTENSION THEREOF; THENCE NORTH 19°27'15" EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE FOR 130.42 FEET TO A POINT IN THE

SOUTHERLY LINE OF THE NORTHERLY 19 FEET OF LOT 4 THENCE NORTH 70°31' WEST ALONG THE SOUTHERLY LINE OF THE NORTHERLY 19 FEET OF LOTS 4 AND 5 FOR 83.08 FEET TO A POINT IN THE WEST LINE OF LOT 5, BEING THE EAST LINE OF VACATED EASY STREET; THENCE NORTH ALONG THE EAST LINE OF VACATED EASY STREET FOR 2.12 FEET TO A POINT IN THE SOUTHERLY LINE OF THE NORTHERLY 17 FEET OF LOT 5; THENCE NORTH 70°31' WEST FOR 35 FEET TO A POINT IN THE CENTERLINE OF VACATED EASY STREET; THENCE SOUTH ALONG THE CENTERLINE OF VACATED EASY STREET FOR 145.80 FEET TO A POINT IN THE SOUTHERLY LINE OF THE NORTHERLY 5 FEET OF LOT 6, EXTENDED NORTHWESTERLY; THENCE SOUTH 70°32'45" EAST ALONG AN EXTENSION OF THE SOUTHERLY LINE OF THE NORTHERLY 5 FEET OF LOT 6 FOR 70.23 FEET; THENCE NORTH 19°27'15" EAST FOR 5 FEET TO THE PLACE OF BEGINNING.



GILBERT STREET.

(NOT IMPROVED)

EXHIBIT "A"

NOTE: DITCH BEING RELOCATED NEAR SOUTH LINE OF PROPERTY NOT SHOWN

Dimensions shown thus: 50.35 are feet and decimal parts thereof.
Dimensions shown thus: 50'-3" are feet and inches.

STATE OF ILLINOIS
COUNTY OF McHENRY } ss.
THOMAS M. SHEETS

I, an Illinois Registered Land Surveyor do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey.

Huntley, Illinois JULY 8, 1993

**STAFF STATEMENT TO THE
PALATINE ZONING BOARD OF APPEALS
JOEL GOLDMAN, CHAIR
FROM
SCOTT BUENING, PLANNING AND ZONING ADMINISTRATOR
MEETING TUESDAY, FEBRUARY 14, 1995 7:00 PM**

ZONING DOCKET: Z-95-4

PETITIONER: Caravan Associates, Inc. by James A. Gerali

LOCATION: 101 W. Northwest Highway

PROPOSAL: Consider a Special Use to permit the operation of an Automobile Laundry Facility.

CURRENT ZONING: "B-2" General Business District

SURROUNDING CONDITIONS: NORTH: "R-1" Single Family Residential and Water Tower Market Plaza, "B-2" General Business District.
EAST: Palatine Inn Restaurant, "B-2" General Business District.
SOUTH: "R-1" Single Family Residential District.
WEST: Northwest Oilers Oil Change Facility, "B-2" General Business District.

BACKGROUND:

The subject property is located at 101 W. Northwest Highway. This location was formerly the site of the Palatine Express Car Wash. Special Use Ordinance O-28-92 permitted William Lussow to operate this car wash at this location. Mr. William Lussow, the former property owner, leased the business to Mr. Louis Bosco to continue operating the facility as a Personal Touch Car Wash. Mr. Bosco petitioned for a transfer of the original Special Use Ordinance O-28-92. The Zoning Board of Appeals reviewed the transfer on June 28, 1994 and recommended that since the proposed use was not consistent with the original Special Use, a new Special Use was required. Mr. Bosco filed a petition for a new Special Use. At the same time the current petitioner, Mr. James A. Gerali, also submitted a petition Special Use. However, since the property was in the middle of foreclosure proceedings, actual ownership could not be determined. Village staff held both petitions until the foreclosure hearings were completed. Mr. Lussow and Mr. Bosco lost the foreclosure action, therefore, the property was handed over to Mr. Gerali of Caravan Associates, Inc. This is now their petition for a Special Use on this property.

101 W. Northwest Highway

February 14, 1995

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DISCUSSION:

The petitioner, Mr. James Gerali, would now like to continue operating the car wash as a Car-A-Van Car Wash facility. All car washes (Automobile Laundries) require a Special Use in a "B-2" General Business District, pursuant to Section 11.03 (D)(3) of the Palatine Zoning Ordinance. The petitioner has a lease and a contract to purchase the land from the bank which won the foreclosure lawsuit. The petitioner plans to operate the car wash essentially as it has been in the past. The petitioner no longer contemplates the operation of a truck rental facility at this location as was granted by a previous Special Use. However, the petitioner has submitted a new site plan and a letter dated July 11, 1994 detailing the improvements to the property which are being proposed. These improvements include the following:

1. The front portion of the building and areas around the freestanding sign will contain additional landscaping to enhance the site. New parkway trees will be planted along Northwest Highway.
2. A windowed aluminum overhead door will be installed at the entrance to the car wash replacing an existing plywood barrier. It appears that this has already been completed.
3. All broken glass in the facility has been replaced.
4. Painting of the building such that it is similar to other Car-A-Van car washes. This has not been done due to weather conditions.
5. Existing sheet advertising has been removed from the office windows. It is proposed that blinds will be installed in these windows.
6. The "Blue Coral" flag on the front of the building has been removed.
7. The interior is proposed to be redecorated in the same manner as the other Car-A-Van car washes. This has been completed.
8. The gasoline pumps, tanks and islands will be removed from the parking lot. To date the pumps have been removed, but the islands and tanks still remain.
9. The existing conveyor and other faulty equipment has been replaced in the car wash tunnel.
10. In conjunction with the underground tank removal, the existing E.P.A. problems will be cleaned up.
11. A connection to the Village water system will be completed. The existing well will need to be properly abandoned.

Attachment: ORD #O-26-95 - 101 W Northwest Highway Special Use - car wash (101 W. Northwest Highway - SUT Car Wash)

101 W. Northwest Highway

February 14, 1995

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In addition, The petitioner plans to clean up and maintain the rear lots of the property such that they are in a neat and orderly condition.

However, several other issues need to be adequately addressed regarding this site. These include the following:

1. Building permits need to be issued to permit face changes on all existing signs. This includes the existing freestanding sign along Northwest Highway, and the "menu" sandwich board on the internal part of the site.
2. The apron along Brockway Street needs to be widened to accommodate cars exiting the site and/or Northwest Oilers along the south side of the building.
3. The petitioner has stated that he would like to provide additional parking areas for employees on site. All additional parking areas need a building permit prior to construction, and must be paved with asphalt or concrete. Gravel is not an acceptable surface for parking of vehicles.
4. Temporary signs stating "OPEN" and daily specials have been erected daily in the Northwest Highway right-of-way. These signs are temporary signs and are only permitted for a maximum period of seven (7) consecutive days, four (4) times per year with a temporary event sign permit issued from the Village. No signs are permitted in the public right-of-way at any time.
5. The rear access from the Northwest Oilers needs to be maintained free and clear for cars to egress the site if needed.

It is expected that if all of the above listed items are properly addressed, the site cleanup and improvement will significantly enhance the appearance of the property.

Standards for a Special Use.

Since this petition is not for a use publicly operated or traditionally affected with the public interest, only those standards under Section 14.05 C (2) and (3) are applicable. Specifically, the petitioner 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 petitioner has attempted to address the required standards.

STAFF RECOMMENDATION:

Staff recommends approval of a Special Use to permit the operation of an Automobile Laundry

facility at 101 W. Northwest Highway. The petitioner seems to have adequately addressed the required standards on the attached petition and by past performance at other facilities which he operates. However, this recommendation is based on the following conditions:

1. The Car Wash Facility shall substantially conform to the Site Plan attached hereto as Exhibit "A", except as such plans may be changed to conform to Village Codes and Ordinances and the conditions below.
2. All proposed site improvements outlined in a letter by James A. Gerali dated July 11, 1994 shall be completed no later than July 1, 1995, unless said deadline is extended by the Village Board.
3. All signs must have valid building permits issued for their installation no later than 30 days from the date of Village Board approval.
4. The apron along Brockway Street shall be widened no later than July 1, 1995 unless this deadline is extended by the Village Board.
5. Additional areas of the site may be paved for employee and/or customer parking. All additional areas so paved shall be subject to Village Building Permits, and shall conform to Village Codes and Ordinances regarding parking area construction. Areas which are not paved with asphalt or concrete may not be used for parking of vehicles.
6. All temporary signs shall be removed from the property prior to forwarding this item to the Planning, Building and Zoning Committee of the Village Board. After all signs are removed, any future signs shall conform to the Temporary Event Sign regulations as stated in the Zoning Ordinance. No signs shall be permitted in public rights-of-way at any time.
7. The rear access drive shall be maintained free and clear at all times to allow cars to egress the Northwest Oilers site.

ATTACHMENTS:

1. Area Map.
2. Petition for Special Use.
3. Plat of Survey/Site Plan.
4. Letter dated July 11, 1994.
5. Special Use Ordinance O-28-92.

Reviewed By: _____

Richard F. Kozdras

Director Community Development

Attachment: ORD #O-26-95 - 101 W Northwest Highway Special Use - car wash (101 W. Northwest Highway - SUT Car Wash)

ORDINANCE NO. 0-28-92

AN ORDINANCE
GRANTING AN AMENDMENT TO SPECIAL USE ORDINANCE #0-24-91
101 W. NORTHWEST HIGHWAY

WHEREAS, pursuant to a petition and public hearing held of February 11, 1992, 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 hearings and reported its findings regarding granting an amendment to Special Use Ordinance 0-24-91 (which permitted the operation of a car wash, and an automobile service station) to permit a truck rental facility pursuant to Section 11.03 D (27) of the Palatine Zoning Ordinance; and a variation of twenty (20) feet to permit an overhead canopy (over the gas pumps) to be located five (5) feet from the front property line abutting Northwest Highway instead of the minimum setback of twenty-five (25) feet, pursuant to Section 11.03 G (1) of the Palatine Zoning Ordinance on the following legally described property.

All of Block 2 (except the northerly 19 feet thereof) and the east half of vacated Easy Street lying north of the north line of Gilbert Avenue and lying southerly of a line 17 feet southerly of and parallel to the southerly line of Northwest Highway, all in Frank E. Merrill and Company's Palatine Homesites, being a Subdivision of part of the Northeast Quarter of Section 15, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois excepting the following described parcel:

Beginning at a point in the southerly line of Lot 4 that is 72 feet southeasterly of the centerline of vacated Easy Street, as measured along the southerly line of Lots 4 and 5 and an extension thereof; thence N 19° - 27' - 15" E at right angles to the last described course for 130.42 feet to a point in the southerly line of the northerly 19 feet of Lot 4 thence N 70° - 31' W along the southerly line of the northerly 19 feet of Lots 4 and 5 83.08 feet to a point in the west line of Lot 5 being the east line of vacated Easy Street; thence north along the east line of vacated Easy Street for 2.12 feet to a point in the southerly line of the northerly 17 feet of Lot 5; thence N 70° - 31' W for 35 feet to a point in the centerline of vacated Easy Street; thence south along the centerline of vacated Easy Street for 145.80 feet to a point in the southerly line of the northerly 5 feet of Lot 6, extended northwesterly; thence S 70° - 32' - 45" W along an extension of the southerly line of the northerly 5 feet of Lot 6 for 70.23 feet; thence N 19° - 27' - 15" E for 5 feet to the place of beginning.

Commonly known as 101 W. Northwest Highway

(Hereinafter sometimes called the "subject property").

Attachment: ORD #0-26-95 - 101 W Northwest Highway Special Use - car wash (101 W. Northwest Highway - SUT Car Wash)

OWNER'S EXHIBIT

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of Palatine, Cook County, Illinois, acting in the exercise of their home rule power:

SECTION 1: That an amendment to Special Use Ordinance 0-24-91 (which permitted the operation of a car wash and an automobile service station), to permit a truck rental facility pursuant to Section 11.03 D (27) of the Palatine Zoning Ordinance; and a variation of twenty (20) feet to permit an overhead canopy (over the gas pumps) to be located five (5) feet from the front property line abutting Northwest Highway instead of the minimum setback of twenty-five (25) feet, pursuant to Section 11.03 G (1) of the Palatine Zoning Ordinance is hereby granted subject to the following conditions:

1. The property shall be improved to conform to the Site Plan (Petitioner's Exhibit No. 8 as attached hereto as Exhibit "A") by Robert Boles, dated 12-28-91 and revised 2-20-92, except as such plans may be changed to conform to the conditions below.
2. The property owner shall connect to the Village water system in the Northwest Highway right-of-way in conjunction with the completion of the improvements shown on the Site Plan attached hereto as Exhibit "A".
3. All proposed signage shall conform to the standards in Article VIII of the Palatine Zoning Ordinance.
4. A maximum of twelve (12) rental vehicles may be permitted on the property in the spaces shown on the Site Plan attached hereto as Exhibit "A", and all vehicles must be properly licensed as required by Village Code.
5. The Special Use is granted solely to William J. Lussow, Charles J. Sidlow, and Rance Buehler as officers of the Palatine Express Car Wash, Inc., and may be transferred only after review by the Zoning Board of Appeals and consent of the Village Board. In the event of the sale or lease of this business in this location only, the existing and the prospective proprietors shall appear before a public meeting of the Zoning Board of Appeals of the Village of Palatine. The Zoning Board of Appeals shall review the request and in its sole discretion shall either:

5.1 Recommend that the Village Board approve of the transfer of the lease and/or ownership to the new proprietor without amendment to the Special Use Ordinance, or

5.2 If the Zoning Board of Appeals deems that the new proprietor contemplates a change in use which is inconsistent with this Special Use Ordinance, the new proprietor shall be required to petition for a public hearing before the Zoning Board of Appeals to amend the Special Use Ordinance.

6. The Owner of the property shall draft a Cross Access Easement Agreement with the adjacent property owner to the west, acceptable to the Village Administration, prior

Diane B. Gr
Deputy Vill

enc.



to the issuance of building permits for the required improvements.

7. The petitioner shall submit a letter of credit in a form acceptable to the Village Administration in the amount of \$25,707.50 along with a ten (10) per cent cash bond, to ensure adequate completion of public improvements, prior to the issuance of building permits for the proposed oil change facility.

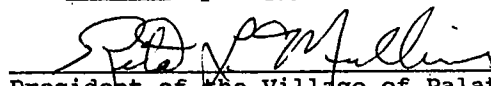
SECTION 2: That the petition for special use, a copy of the public notice, and the report of the Zoning Board reporting on this petition be attached hereto and form a part of this ordinance.

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

PASSED: This 18 day of March, 1992

AYES: 5 NAYS: 1 ABSENT: 0 PASS: 0

APPROVED by me this 18 day of March, 1992



President of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 18
day of March, 1992



Village Clerk

Diane B. G.
Deputy Vi

enc.





SPECIAL USE TRANSFER

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

CONTACT INFORMATION WORKSHEET

PETITIONER(S)		Business Name (If applicable)
Address		City/State/Zip Code
Telephone	Fax	
Email		
Subject Property Address		
AUTHORIZED AGENT (if applicable)		Business Name (if applicable)
Address		City/State/Zip Code
Telephone	Fax	
Email		

Attachment: Special Use Transfer Application (101 W. Northwest Highway - SUT Car Wash)



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 of operation, number of employees, floor plan, menu, and any proposed changes to the business)
- ☐ Proof of Ownership

Business Owner(s):

Subject Property Address:

The owner(s) listed above are requesting that Special Use Ordinance # _____ be transferred from _____ to individual(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:

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: Special Use Transfer Application (101 W. Northwest Highway - SUT Car Wash)

**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.

Stu Crum

05.18.2022

Name

Date

Stu Crum

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.

~~Stu Crum~~

John Karner's

05.18.2022

Name

Date

Signature

Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Car Wash at 101 W. Northwest Highway

BACKGROUND:

The most recent Special Use for a car wash was approved in 1995 and included the construction of the current car wash. True Blue Car Wash LLC (DBA - Rainstorm) has acquired the business and seeking approval of the following:

- Transfer of Special Use #O-26-95 to permit the continued operation of a car wash at 101 W. Northwest Highway.

KEY ISSUES:

- The Subject Property, zoned B-2 General Business District, was approved for a Special Use in March 1995 (Ordinance #O-26-95). The Subject Property original Special Use for a car wash and service station was initially approved in 1968.
- Other than the ownership change, the Petitioner is not proposing any other changes. The Petitioner operates 19 other locations in the Chicago area.
- Any changes to the floor plan or business operations would require additional Village review. Staff also advised the Petitioner about the temporary sign regulations as part of the Special Use transfer application process.

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 101 W. Northwest Highway.

ACTION REQUIRED:

A motion to approve the Special Use Transfer of Ordinance #O-26-95 to True Blue Car Wash LLC (DBA Rainstorm) to permit the continued operation of a car wash at 101 W. Northwest Highway.

Consider a Motion to Approve the Ordinance Establishing Rates of Compensation for Certain Officers and Employees of the Village

BACKGROUND:

The Mayor and Village Council annually adopt a salary schedule as part of the budget approval process. The proposed salary schedule remains in effect throughout the year unless formally amended. In this amended schedule for consideration, a new position title is added.

KEY ISSUES:

- The Finance Department currently has a vacant accountant position.
- In order to provide the greatest amount of flexibility in the Department's staffing, it is requested that the title "Finance Analyst" be added to the salary schedule.
- This action simply adds this title to the existing accountant pay grade, thus has no budgetary impact.

BUDGET CONSIDERATIONS:

This change has a zero net impact to the 2022 Budget.

ALTERNATIVES:

1. Approve the ordinance.
2. Do not approve the ordinance.

RECOMMENDATION:

Staff recommends approval of the ordinance establishing rates of compensation for certain officers and employees of the Village.

ACTION REQUIRED:

A motion to approve the Ordinance Establishing Rates of Compensation for Certain Officers and Employees of the Village.

ATTACHMENTS:

- Salary Ordinance
- CY 2022 Step Schedule - June Amend

ORDINANCE NO. O - _____ - 22

**AN ORDINANCE AMENDING ORDINANCE #0-126-21,
ESTABLISHING RATES OF COMPENSATION FOR CERTAIN OFFICERS
AND EMPLOYEES OF THE VILLAGE OF PALATINE**

WHEREAS, Ordinance #0-126-22 established the rates of compensation for certain officers and employees of the Village of Palatine, with Salary Schedule I and Schedule II; and

WHEREAS, a new position title to provide operating flexibility in the Finance Department is now needed;

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

SECTION 1: Ordinance #0-126-21, is hereby amended by deleting Schedule I in its entirety and by substituting a new Schedule I, as attached hereto.

SECTION 2: That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

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

PASSED: This 13th day of June 2022

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

APPROVED by me this 13th day of June 2022

Mayor of the Village of Palatine

ATTESTED and FILED in the
Office of the Village Clerk this
13th day of June 2022

Village Clerk

Attachment: Salary Ordinance (2022 Revised Salary Ordinance (CA))

SCHEDULE 1

EFFECTIVE: January 1, 2022

VILLAGE OF PALATINE
CY 2022 SALARY SCHEDULE

Grade Code	Grade Description	Hourly Rates															
		Step 1	Step 1a	Step 2	Step 2a	Step 3	Step 3a	Step 4	Step 4a	Step 5	Step 5a	Step 6	Step 6a	Step 7	Step 7a	Step 8	Step 9
NSC-01	Non-Supv/Conf Grade 1	20.50	21.11	21.74	22.39	23.06	23.75	24.46	25.19	25.82	26.47	27.13	27.81	28.51	29.22	29.95	30.68
NSC-02	Non-Supv/Conf Grade 2	22.96	23.53	24.12	24.72	25.34	25.97	26.62	27.29	27.97	28.67	29.39	30.12	30.87	31.64	32.43	33.23
NSC-03	Non-Supv/Conf Grade 3	25.99	26.64	27.31	27.99	28.69	29.41	30.15	30.90	31.67	32.46	33.27	34.10	34.95	35.82	36.72	37.63
NSC-04	Non-Supv/Conf Grade 4	24.25	24.86	25.48	26.12	26.77	27.44	28.13	28.83	29.55	30.29	31.05	31.83	32.63	33.45	34.29	35.15
NSC-05	Non-Supv/Conf Grade 5	26.77	27.44	28.13	28.83	29.55	30.29	31.05	31.83	32.63	33.45	34.29	35.15	36.03	36.93	37.85	38.79
NSC-06	Non-Supv/Conf Grade 6	25.53	26.17	26.82	27.49	28.18	28.88	29.60	30.34	31.10	31.88	32.68	33.50	34.34	35.20	36.08	36.98
NSC-07	Non-Supv/Conf Grade 7	31.36	32.14	32.94	33.76	34.60	35.46	36.35	37.26	38.19	39.14	40.12	41.12	42.15	43.20	44.28	45.39
NSC-08	Non-Supv/Conf Grade 8	32.66	33.48	34.32	35.18	36.06	36.96	37.88	38.83	39.80	40.80	41.82	42.87	43.94	45.04	46.17	47.33
NSC-09	Non-Supv/Conf Grade 9	36.74	37.66	38.60	39.57	40.56	41.57	42.61	43.68	44.77	45.89	47.04	48.22	49.43	50.67	51.94	53.25
NSC-10	Non-Supv/Conf Grade 10	37.90	38.85	39.82	40.82	41.84	42.89	43.96	45.06	46.19	47.34	48.52	49.73	50.97	52.24	53.55	54.90
SC-01	Supv/Conf Grade 1	25.99	26.64	27.31	27.99	28.69	29.41	30.15	30.90	31.67	32.46	33.27	34.10	34.95	35.82	36.72	37.63
SC-02	Supv/Conf Grade 2	27.40	28.08	28.78	29.50	30.24	31.00	31.77	32.56	33.37	34.20	35.06	35.94	36.84	37.76	38.70	39.67
SC-03	Supv/Conf Grade 3	29.38	30.11	30.86	31.63	32.42	33.23	34.06	34.91	35.78	36.67	37.59	38.53	39.49	40.48	41.49	42.53
SC-04	Supv/Conf Grade 4	31.31	32.09	32.89	33.71	34.55	35.41	36.30	37.21	38.14	39.09	40.07	41.07	42.10	43.15	44.23	45.34
SC-05	Supv/Conf Grade 5	32.66	33.48	34.32	35.18	36.06	36.96	37.88	38.83	39.80	40.80	41.82	42.87	43.94	45.04	46.17	47.33
SC-06	Supv/Conf Grade 6	35.81	36.71	37.63	38.57	39.53	40.52	41.53	42.57	43.63	44.72	45.84	46.99	48.16	49.36	50.59	51.86
SC-07	Supv/Conf Grade 7	37.34	38.27	39.23	40.21	41.22	42.25	43.31	44.39	45.50	46.64	47.81	49.01	50.24	51.50	52.79	54.13
SC-08	Supv/Conf Grade 8	39.75	40.74	41.76	42.80	43.87	44.97	46.09	47.24	48.42	49.63	50.87	52.14	53.44	54.78	56.15	57.57
SC-09	Supv/Conf Grade 9	34.60	35.47	36.36	37.27	38.20	39.16	40.14	41.14	42.17	43.22	44.30	45.41	46.55	47.71	48.90	50.14
SC-10	Supv/Conf Grade 10	41.58	42.62	43.69	44.78	45.90	47.05	48.23	49.44	50.68	51.95	53.25	54.58	55.94	57.34	58.77	60.25
SC-11	Supv/Conf Grade 11	42.94	44.01	45.11	46.24	47.40	48.58	49.79	51.03	52.31	53.62	54.96	56.33	57.74	59.18	60.66	62.19
SC-12	Supv/Conf Grade 12	42.73	43.80	44.90	46.02	47.17	48.35	49.56	50.80	52.07	53.37	54.70	56.07	57.47	58.91	60.38	61.90

Attachment: CY 2022 Step Schedule - June Amend (2022 Revised Salary Ordinance (CA))

SCHEDULE 1 (Continued)

EFFECTIVE: January 1, 2022

VILLAGE OF PALATINE
CY 2022 SALARY SCHEDULE

Grade Code	Grade Description	Hourly Rates							
		Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
FDU-01	FD Union Grade 1	26.15	27.40	29.58	31.00	32.49	34.05	35.24	36.47
FDU-02	FD Union Grade 2	30.92	32.40	34.97	36.65	38.41	40.25	41.66	43.12
FDU-03	FD Union Grade 3	35.10	36.79	39.71	41.62	43.62	45.71	47.31	48.97
FDU-04	FD Union Grade 4	38.16	39.99	43.16	45.23	47.40	49.67	50.54	51.42
PDU-01	PD Union Grade 1	38.23	40.07	43.25	45.33	47.51	49.79	51.53	53.33
PWU-01	PW Union Grade 1	24.75	25.94	28.00	29.34	30.75	32.23	33.36	34.53
PWU-02	PW Union Grade 2	25.20	26.41	28.51	29.88	31.31	32.81	33.96	35.15
PWU-03	PW Union Grade 3	27.08	28.38	30.63	32.10	33.64	35.25	36.48	37.76
PWU-04	PW Union Grade 4	25.21	26.42	28.52	29.89	31.32	32.82	33.97	35.16
PWU-05	PW Union Grade 5	29.30	30.71	33.15	34.74	36.41	38.16	39.50	40.88
PWU-06	PW Union Grade 6	28.92	30.31	32.72	34.29	35.94	37.66	38.98	40.34
PWU-07	PW Union Grade 7	28.85	30.23	32.63	34.20	35.84	37.56	38.87	40.23
PWU-08	PW Union Grade 8	29.82	31.25	33.73	35.35	37.05	38.83	40.19	41.60
PWU-09	PW Union Grade 9	31.28	32.78	35.38	37.08	38.86	40.73	42.16	43.64
PWU-10	PW Union Grade 10	31.11	32.60	35.19	36.88	38.65	40.50	41.92	43.39
PWU-11	PW Union Grade 11	31.51	33.02	35.64	37.35	39.14	41.02	42.46	43.95
PWU-12	PW Union Grade 12	32.11	33.65	36.32	38.06	39.89	41.80	43.26	44.77

SCHEDULE 1 (Continued)

EFFECTIVE: January 1, 2022

**VILLAGE OF PALATINE
CY 2022 SALARY SCHEDULE ADDENDUM**

Grade Code	Grade Description	Positions Assigned to Grade			
NSC-01	Non-Supv/Conf Grade 1	Customer Service Representative			
NSC-02	Non-Supv/Conf Grade 2	Police Assistant	Animal Warden		
NSC-03	Non-Supv/Conf Grade 3	Support Services Specialist			
NSC-04	Non-Supv/Conf Grade 4	Police Clerk			
NSC-05	Non-Supv/Conf Grade 5	Utility Billing Clerk			
NSC-06	Non-Supv/Conf Grade 6	Associate Environmental Health Practioner			
NSC-07	Non-Supv/Conf Grade 7	Police Social Worker	Systems Specialist		
NSC-08	Non-Supv/Conf Grade 8	Inspector 1			
NSC-09	Non-Supv/Conf Grade 9	Inspector 2			
NSC-10	Non-Supv/Conf Grade 10	Environmental Health Practioner			
SC-01	Supv/Conf Grade 1	Human Resources Rep			
SC-02	Supv/Conf Grade 2	Management Analyst (80)	Volunteer Coordinator		
SC-03	Supv/Conf Grade 3	Administrative Assistant	Technical Support Specialist		
SC-04	Supv/Conf Grade 4	Management Analyst (70)	Finance Clerk		
SC-05	Supv/Conf Grade 5	Unassigned			
SC-06	Supv/Conf Grade 6	Human Resources Asst	Planner 1	Accountant 1	Finance Analyst
SC-07	Supv/Conf Grade 7	Unassigned			
SC-08	Supv/Conf Grade 8	Unassigned			
SC-09	Supv/Conf Grade 9	Unassigned			
SC-10	Supv/Conf Grade 10	Building Plans Examiner			
SC-11	Supv/Conf Grade 11	Police Sergeant	Public Works Coordinator		
SC-12	Supv/Conf Grade 12	Unassigned			
PDU-01	PD Union Grade 1	Police Officer			
FDU-01	FD Union Grade 1	Probationary Firefighter			
FDU-02	FD Union Grade 2	Firefighter/Paramedic			
FDU-03	FD Union Grade 3	Fire Lieutenant			
FDU-04	FD Union Grade 4	Fire Captain			
PWU-01	PW Union Grade 1	Asst Bldg Engineer 1			
PWU-02	PW Union Grade 2	Maintenance 1			
PWU-03	PW Union Grade 3	Supply Controller			
PWU-04	PW Union Grade 4	Mechanic 1			
PWU-05	PW Union Grade 5	Utility Tech 1			
PWU-06	PW Union Grade 6	Maintenance 2	Asst Bldg Engineer 2		
PWU-07	PW Union Grade 7	Unassigned			
PWU-08	PW Union Grade 8	Utility/Meter Service Worker	Utility Tech 2		
PWU-09	PW Union Grade 9	Team Leader	Acting Team Leader		
PWU-10	PW Union Grade 10	Electrician			
PWU-11	PW Union Grade 11	Mechanic 2			
PWU-12	PW Union Grade 12	Technical Team Leader			

Attachment: CY 2022 Step Schedule - June Amend (2022 Revised Salary Ordinance (CA))

**VILLAGE OF PALATINE
CY 2022 SALARY SCHEDULE**

EXECUTIVE LEADERSHIP

Deputy Village Manager
Finance Director
Fire Chief
Police Chief
Public Works Director
Information Technology Director
Community Development Director
Planning & Zoning Director
Human Resources Director

As determined by the Village Manager,
not to exceed \$189,100

MANAGEMENT AND PROFESSIONALS

	<u>Minimum</u>	<u>Maximum</u>
Deputy Fire Chief	\$ 115,330	\$ 161,885
Deputy Police Chief	\$ 115,330	\$ 161,885
Deputy Public Works Director	\$ 109,660	\$ 151,195
Village Engineer	\$ 109,660	\$ 151,195
Public Works Superintendent	\$ 100,195	\$ 143,750
Fire Battalion/Division Chief	\$ 100,195	\$ 143,750
Police Commander	\$ 100,195	\$ 143,750
Assistant Finance Director	\$ 95,640	\$ 140,180
Systems Engineer	\$ 95,640	\$ 140,180
Accounting Manager	\$ 81,575	\$ 122,685
Customer Service Supervisor	\$ 81,575	\$ 122,685
Field Director, Environmental Health	\$ 81,575	\$ 122,685
Field Director, Neighborhood Services	\$ 81,575	\$ 122,685
Assistant Building Official	\$ 81,575	\$ 122,685
Fire Marshal	\$ 81,575	\$ 122,685
Human Resources Coordinator	\$ 81,575	\$ 122,685
Information Technology Administrator/Manager	\$ 77,465	\$ 118,395
Civil Engineer	\$ 71,700	\$ 109,565
Accountant 2	\$ 67,740	\$ 103,510
Planner 2	\$ 67,740	\$ 103,510
Assistant Civil Engineer	\$ 67,740	\$ 103,510
Deputy Village Clerk	\$ 63,300	\$ 88,870
Communications Coordinator	\$ 63,300	\$ 88,870

OTHER

Seasonal Snow Plow Operator	Not to exceed, per hour:	\$ 28.80
Fire Inspector	Not to exceed, per hour:	\$ 28.46
Cable TV/Video Operator	Not to exceed, per hour:	\$ 22.00
Intern	Not to exceed, per hour:	\$ 18.60
Seasonal Part Time	Not to exceed, per hour:	\$ 22.00
Crossing Guard	Not to exceed, per hour:	\$ 16.18
Project Manager	Not to exceed, per hour:	\$ 75.00

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