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 9, 2025

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 2, 2025

IV. MAYOR'S REPORT

1. As Submitted

V. RECESS TO THE COMMITTEE OF THE WHOLE

VI. COMMITTEE OF THE WHOLE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

GREG LANGER, CHAIRMAN

1. Consider a Motion Granting Approval of a Waiver of the Village's Sound Amplification Ordinance for the 4th Annual St. Thomas of Villanova Parish Picnic on Saturday, August 2, 2025 (Council District: Four)

2. Consider a Motion Opening the 30-Day Public Review and Comment Period for the PY2025-2029 CDBG Consolidated Plan and PY2025 Action Plan

3. As Submitted

B. POLICE POLICY & CODE SERVICES COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. Consider an Ordinance Transferring Special Use #O-151-94 to Permit the Continued Operation of a Restaurant at 383 W. Northwest Highway (Council District: Six)

2. Consider an Ordinance Granting a Special Use to Permit a Medical Office at 501 N. Hicks Road (Council District: Four)

3. Consider an Ordinance Transferring Special Use Ordinance #O-24-19 for the Property at 1417 N. Rand Road (Council District: Four)

4. Consider an Ordinance Increasing the Number of Product Sampling Liquor Licenses by One for Kabir 507 Inc. (dba Millennium Cigar & Liquor) Located at 235 W. Northwest Highway (Council District: Six)

5. Consider an Ordinance Decreasing the Number of Class D (Restaurant) Liquor Licenses by One for Tacos Y Mariscos La Presa Located at 1572 N. Rand Road (Council District: Four)

6. Consider an Ordinance Decreasing the Number of Class G (Restaurant with Beer & Wine) Liquor Licenses by One for Chicago Ramen Palatine Located at 3 E. Northwest Highway (Council District: Six)

7. As Submitted

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. Consider a Resolution Approving the Preliminary & Final Plat of Subdivision, Ordinances Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential and Vacating 3 Feet of Right-of-Way for the Property at 839 W. Brookside Street, 262 S. Quentin Road, Including the 3 Vacant Lots South of 262 S. Quentin Road, and 836 W. Dorchester Road (Council District: One)

2. Consider an Ordinance Approving a Variation and Planned Development Amendment to Permit a Donation Bin in the Deer Grove Centre Shopping Center Parking Lot at 605-619 E. Dundee Road (Council District: Three)

3. As Submitted

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

BRAD HELMS, CHAIRMAN

1. Consider a Motion Authorizing the Village Manager to Purchase a 2025 Ford F550 Cab/Chassis and Ambulance Patient Module Remounting Service

2. As Submitted

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. Consider a Motion Authorizing the Village Manager to Execute a Proposal for Construction Engineering Services for Lead Water Service Line Replacement Project

2. Building Automation System Replacement

   A. Consider a Motion to Award a Contract for Building Automation System Replacement for the Village Hall (Council District: Six)

   B. Consider a Motion to Award a Contract for Building Automation System Replacement for the Police Headquarters (Council District: Four)

3. As Submitted

F. BUSINESS FINANCE & BUDGET COMMITTEE

JOE FALKENBERG, CHAIRMAN

1. As Submitted

VII. RECONVENE THE VILLAGE COUNCIL MEETING

VIII.CONSENT AGENDA

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

1. Consider a Motion Granting Approval of a Waiver of the Village's Sound Amplification Ordinance for the 4th Annual St. Thomas of Villanova Parish Picnic on Saturday, August 2, 2025 (Council District: Four)

2. Consider a Motion Opening the 30-Day Public Review and Comment Period for the PY2025-2029 CDBG Consolidated Plan and PY2025 Action Plan

3. Consider an Ordinance Transferring Special Use #O-151-94 to Permit the Continued Operation of a Restaurant at 383 W. Northwest Highway (Council District: Six)

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10. Consider a Motion Authorizing the Village Manager to Purchase a 2025 Ford F550 Cab/Chassis and Ambulance Patient Module Remounting Service

11. Consider a Motion Authorizing the Village Manager to Execute a Proposal for Construction Engineering Services for Lead Water Service Line Replacement Project

12. Consider a Motion to Award a Contract for Building Automation System Replacement for the Village Hall (Council District: Six)

13. Consider a Motion to Award a Contract for Building Automation System Replacement for the Police Headquarters (Council District: Four)

14. Consider a Resolution Approving a Security Deposit Reduction and Completion of the Required One-Year Maintenance Period for Fontaine Hill Subdivision (Council District: Two)

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

GREG LANGER, CHAIRMAN

1. As Submitted

B. BUSINESS FINANCE & BUDGET COMMITTEE

JOE FALKENBERG, CHAIRMAN

1. As Submitted

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. Consider an Ordinance Approving a Variation and Planned Development Amendment to Permit a Donation Bin in the Deer Grove Centre Shopping Center Parking Lot at 605-619 E. Dundee Road (Council District: Three)

2. As Submitted

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted

F. POLICE POLICY & CODE SERVICES COMMITTEE

DOUG MYSLINSKI, 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 2, 2025

Regular Meeting **7:00 PM**

Minutes Acceptance: Minutes of Jun 2, 2025 7:00 PM (APPROVAL OF MINUTES)

I. ROLL CALL: TIME: 7:01 PM

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

Also Present:
Village Clerk Maureen Pasqualucci, Village Manager Reid Ottesen, Deputy Village Manager Hadley Skeffington-Vos, Village Attorney Rick Veenstra, Director of Community Development Mike Jacobs, Director of Planning & Zoning Ben Vyverberg, Director of Public Works Matt Barry, Police Chief William Nord, Fire Chief Patrick Gratzianna, IT Director Larry Schroth, Director of Finance Andrew Brown, and Director of Human Resources Monika Pandya

II. PLEDGE TO THE FLAG

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

III. APPROVAL OF MINUTES

1. Village Council & Committee of the Whole - Regular Meeting - May 19, 2025 - **Accepted**

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Joe Falkenberg, District 4 Councilman
AYES:	Langer, Lamerand, Myslinski, Falkenberg, Helms
ABSENT:	Kozlowski

IV. MAYOR'S REPORT

1. Certificates of Recognition for the Immanuel Lutheran Girls Basketball Team and Immanuel Lutheran Boys Basketball Team **-**

   Mayor Schwantz presented the Immanuel Lutheran Boys and Girls basketball teams with certificates celebrating their win in the Lutheran State Championship, while Coach John Ulrich Sr. reflected on the team's history and the achievements of both players and coaches.

2. As Submitted **-**

   Mayor Schwantz announced upcoming events:

   Thursday, June 5 - Saturday, June 7: 10:00 AM - 5:00 PM
   Downtown Palatine Business Association's Annual Sidewalk Sales
   Downtown Palatine

V. RECESS TO THE COMMITTEE OF THE WHOLE

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

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

VI. COMMITTEE OF THE WHOLE

A. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

BRAD HELMS, CHAIRMAN

1. Consider a Motion Approving the TwiLight Fun Run Including a Waiver of the Village's Sound Amplification Ordinance and Temporary Street Closures on August 8, 2025 **- Approved by Voice Vote** (Council District: One)

   Village Manager Reid Ottesen spoke regarding the 3rd annual event and is recommended approval.

Minutes Acceptance: Minutes of Jun 2, 2025 7:00 PM (APPROVAL OF MINUTES)

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

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 19 - 21, 2025 **- Approved by Voice Vote** (Council District: Six)

   Village Manage Reid Ottesen provided details about the Oktoberfest event, highlighting that the event fees are waived, with all proceeds being donated to the community, while also discussing the reconfiguration of the site plans; Ottesen acknowledged the presence of a Rotary Club representative at the meeting, and staff recommended approval.

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

3. As Submitted **-**

   Nothing was submitted.

B. POLICE POLICY & CODE SERVICES COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. Consider an Ordinance Granting a Special Use for a Fence at 1239 W. Autumn Road **- Motion Failed by Roll Call** (Council District: One)

   Director of Planning & Zoning Ben Vyverberg presented the petitioner's request for a Special Use for a corner lot fence at 1239 W. Autumn Road, with a 5-foot setback, specified elevation, and noting an email objection from a neighbor. While staff could not recommend approval, the Planning & Zoning Commission ultimately voted 6-3 to deny the Special Use request.

   Councilman Langer discussed the safety, views, and vistas, suggesting a 10-foot setback after visiting the location.

Minutes Acceptance: Minutes of Jun 2, 2025 7:00 PM (APPROVAL OF MINUTES)

Petitioners Yanet Miranda and Jose Hernandez, 1239 W. Autumn Road, spoke about their petition and explained why they wanted the fence. In response to Councilman Myslinski, Yanet Miranda explained that she uses a walker and thanked Councilman Langer for visiting the proposed site of the fence. She also shared her conversation that she had with the builder, as well as discussing accessibility, aesthetic value, and safety concerns.

Councilman Myslinski questioned the support of the neighbors and Vyverberg responded that those on the cul-de-sac are supportive of the petition.

Councilman Helms sought clarification on the fence's placement between the house and sidewalk. The Petitioner discussed other property fences and foliage, leading to further discussion on safety and zoning considerations. Councilman Helms agrees with Councilman Lamerand with a 10-foot setback.

Village Manager Reid Ottesen explained the topography of the land to avoid flooding to nearby properties. Ottesen clarified that ADA regulations do not impact fence zoning and that staff suggested a 15-foot setback.

Petitioners questioned foliage instead of a fence and Ottesen responded that foliage is allowed.

Mayor Schwantz discussed the foliage site line and suggested a 15-foot setback.

Councilman Myslinski advised the petitioner to consider modifications and return at a future date before proceeding with a vote.

Councilman Lamerand disagreed with the fence and suggested an open design, while encouraging a compromise before moving forward with the final consideration.

RESULT:	**MOTION FAILED BY ROLL CALL [1 TO 6]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Greg Langer, District 1 Councilman
AYES:	Langer
NAYS:	Schwantz, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

2. As Submitted -

Nothing was submitted.

C. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

GREG LANGER, CHAIRMAN

1. As Submitted -

Nothing was submitted.

Minutes Acceptance: Minutes of Jun 2, 2025 7:00 PM (APPROVAL OF MINUTES)

D. BUSINESS FINANCE & BUDGET COMMITTEE

JOE FALKENBERG, CHAIRMAN

1. As Submitted **-**

Nothing was submitted.

E. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted **-**

Nothing was submitted.

F. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

In the absence of Chairman Kozlowski, Vice-Chairman Brad Helms opened the Infrastructure & Environment Committee.

1. As Submitted **-**

Nothing was Submitted.

VII. RECONVENE THE VILLAGE COUNCIL MEETING

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

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

VIII.CONSENT AGENDA

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

Minutes Acceptance: Minutes of Jun 2, 2025 7:00 PM (APPROVAL OF MINUTES)

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

1. Consider a Motion to Approve Warrant 2025 #11 **- Approved**

2. Consider a Motion Approving the TwiLight Fun Run Including a Waiver of the Village's Sound Amplification Ordinance and Temporary Street Closures on August 8, 2025 **- Approved** (Council District: One)

3. 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 19 - 21, 2025 **- Approved** (Council District: Six)

4. Consider an Ordinance Authorizing the Village Manager to Grant Administrative Approval for Certain Items Recommended for Approval by the Planning and Zoning Commission **- Approved**

   Ordinance #O-51-25

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

GREG LANGER, CHAIRMAN

1. As Submitted **-**

   No Report

B. BUSINESS FINANCE & BUDGET COMMITTEE

JOE FALKENBERG, CHAIRMAN

1. As Submitted **-**

   No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted **-**

   No Report

Minutes Acceptance: Minutes of Jun 2, 2025 7:00 PM (APPROVAL OF MINUTES)

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted -

   No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

In the absence of Chairman Kozlowski, Vice-Chairman Brad Helms reported on the Infrastructure & Environment Committee.

1. As Submitted -

   No Report

F. POLICE POLICY & CODE SERVICES COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. Consider an Ordinance Granting a Special Use for a Fence at 1239 W. Autumn Road **- Motion Failed by Roll Call** (Council District: One)

RESULT:	**MOTION FAILED BY ROLL CALL [1 TO 4]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Joe Falkenberg, District 4 Councilman
AYES:	Langer
NAYS:	Lamerand, Myslinski, Falkenberg, Helms
ABSENT:	Kozlowski

2. 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

Minutes Acceptance: Minutes of Jun 2, 2025 7:00 PM (APPROVAL OF MINUTES)

C. VILLAGE ATTORNEY

1. As Submitted -

No Report

XI. CLOSED SESSION AS REQUIRED

No Closed Session requested.

XII. RECOGNITION OF AUDIENCE

XIII.ADJOURNMENT: TIME: 7:45 PM

- Motion Carried by Voice Vote

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

SUBMITTED BY:

Maureen Pasqualucci
Village Clerk

Minutes Acceptance: Minutes of Jun 2, 2025 7:00 PM (APPROVAL OF MINUTES)

Consider a Motion Granting Approval of a Waiver of the Village's Sound Amplification Ordinance for the 4th Annual St. Thomas of Villanova Parish Picnic on Saturday, August 2, 2025

BACKGROUND:
St. Thomas of Villanova wishes to hold their 4th annual Parish Picnic event on Saturday, August 2, 2025 from 12 PM to 9 PM at 1141 E. Anderson Drive. The picnic includes an outdoor mass, kid's events, food tent, drinks and music. In conjunction with the event, St. Thomas is requesting the following approvals:

Waiver of the Sound Amplification Ordinance for an outdoor mass on Saturday, August 2 from 5:00 - 6:00 PM and DJ music from 6:00 - 9:00 PM

KEY ISSUES:
The Picnic event details are as follows:

- Saturday, August 2 from 12 PM to 9 PM;
- Bring together parish for a day and night of food, drinks and music;
- Estimated attendance of 400 - 500 people;
- DJ, music, outdoor mass (5 - 6 PM), kids events;
- Food tent;
- Beer and wine.

ALTERNATIVES:
1. Approve the St. Thomas of Villanova Parish Picnic.
2. Do not approve the event.

RECOMMENDATION:
Staff recommends action at the Village Council's discretion for approval of the St. Thomas of Villanova Parish Picnic.

ACTION REQUIRED:
A motion to approve the St. Thomas of Villanova Parish Picnic and related sound waiver request.

ATTACHMENTS:

- STOV Parish Picnic

VILLAGE OF PALATINE
SPECIAL EVENT PERMIT APPLICATION

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

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

GENERAL EVENT INFORMATION

Name of Event
St Thomas of Villanova Parish Picnic

Exact Address of Event
1141 e Anderson Dr

Type of Event (Check all applicable)

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

Date(s) of Event	Hours of Event	Total Hours (Step-up - Tear down)
August 2nd 2025	12pm - 9pm	14

Phone number/website for publication	Estimated attendance	Last years actual attendance
847 358-6999	400 - 500	475

Describe the event's community and/or cultural benefit

To have and event to bring the community together with kids games, magicians,crafts, food and

SPONSORING ORGANIZATION INFORMATION

Name of Sponsoring Organization	Contact person from Sponsoring Organization	
St Thomas of Villanova Parish	[redacted]	
Sponsoring Organization Address	**City**	**Zip**
1201 e Anderson Dr.	Palatine	60074
Phone Number	**E-Mail**	**Website**
[redacted]	[redacted]	

ORGANIZER/COORDINATOR INFORMATION

Name of Organizer/Coordinator	E-mail	
[redacted]	[redacted]	
Organizer/Coordinator Address	**City**	**Zip**
[redacted]	[redacted]	[redacted]
Phone Number	**Cell Phone Number**	**Fax Number**
[redacted]	[redacted]	

EMERGENCY CONTACT INFORMATION

Name of Emergency Contact	E-mail	
[redacted]	[redacted]	
Emergency Contact Address	**City**	**Zip**
[redacted]	[redacted]	[redacted]
Phone Number (24hours)	**Cell Phone Number**	**Fax Number**
[redacted]	[redacted]	

Attachment: STOV Parish Picnic (St. Thomas of Villanova Parish Picnic 2025)

VILLAGE OF PALATINE
SPECIAL EVENT PERMIT APPLICATION

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

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

EVENT OVERVIEW

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

ACKNOWLEDGEMENT/SIGNATURE

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

Vito Manola
Signature of Organizer

5/28/25
Date

Application must include the following documentation

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

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

APPLICATIONS WITH MISSING INFORMATION WILL NOT BE PROCESSED.

Attachment: STOV Parish Picnic (St. Thomas of Villanova Parish Picnic 2025)

VILLAGE OF PALATINE
SPECIAL EVENT PERMIT APPLICATION

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

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

Name of Event

St Thomas of Villanova Parish Picnic (Summerfest)

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

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

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

SECTION 2: NOISE CONTROL PLAN ☐ Not Applicable

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

Amplified sound will be used from: (am/pm)	Amplified sound will be used to: (am/pm)
5pm - 6pm Outdoor Mass	6pm - 9pm DJ Music

Describe the sound system(s)

Portable sound system for Mass. Sound system supplied by DJ for music.

Explain how the sound will be controlled and identify the means by which it can be further controlled if necessary:

Sound monitored by church staff to insure sound is not too loud and abides by Village ordinances

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

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

Public Parking Lot / Property Intended for "Event"

Lot Number or Location	Date of Closure	Time of Closure	Date to Reopen	Time of Reopen

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

Attachment: STOV Parish Picnic (St. Thomas of Villanova Parish Picnic 2025)

VILLAGE OF PALATINE
SPECIAL EVENT PERMIT APPLICATION

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

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

SECTION 4: INDEMNITY/HOLD HARMLESS AGREEMENT

Name of Sponsoring Organization
St Thomas of Villanova Parish

Name of Event
St Thomas of Villanova Parish Picnic (Summerfest)

Date(s) of Event
August 2nd 2025

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

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

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

Vito Manola

SIGNATURE

Vito Manola	Operations Mgr.	5/28/2025
PRINT NAME	TITLE/POSITION	DATE

SECTION 5: INSURANCE REQUIREMENTS

INSURANCE REQUIREMENTS

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

Attachment: STOV Parish Picnic (St. Thomas of Villanova Parish Picnic 2025)

Consider a Motion Opening the 30-Day Public Review and Comment Period for the PY2025-2029 CDBG Consolidated Plan and PY2025 Action Plan

BACKGROUND:
The CDBG FY2025 Subrecipient Application period for funding occurred from April 4 - May 1, 2025. Per HUD requirements, Palatine's Draft Consolidated Plan and Action Plan are now available for the required 30-day public review and comment period. The required Public Hearing will occur on June 19th at 11 AM at Village Hall (Community Room A) for additional input about the 2025-2029 Consolidated and 2025 Action Plan. Per the Village's annual process, the Draft Plan will be available for review at the Village Clerk's Office and posted on the Village's website. The final version of the Action Plan and Consolidated Plan will come back to the Village Council at the July 14th meeting and then forwarded on to HUD through the Cook County Consortium in August. Therefore, Staff is recommending the following:

Motion commencing the 30-day public review and comment period for the PY2025-2029 CDBG Consolidated Plan and PY2025 Action Plan.

KEY ISSUES:

- The Village's anticipated CDBG FY2025 entitlement amount is $462,638, which represents a 4% decrease from last year. Palatine's program-year runs from October 1st through September 31st. Per HUD regulations, the Village may recommend up to 15% ($69,396) for social service providers and up to 20% ($92,527) for program administration, with the Village using the remaining funding for Public Improvement projects.
- The subrecipient application notice was posted on the Village's website on April 4th and Staff sent the FY2025 CDBG notices to all social service agencies that applied for or received funding from the Village over the past three years.
- The 5-Year Consolidated Plan contains a Citizen Participation Plan, Housing and Homeless Needs Assessment, Housing Market Analysis, and a Strategic Plan. As HUD requires, the data analysis is based on U.S. Census 2013-2017 ACS Data.
- The Village and the other CDBG communities within the North CDBG Network conducted a survey of non-profits, community organizations, and residents, asking them to identify community needs. 719 survey responses were received.
    - HUD guidelines require that all subrecipient agencies provide services to Palatine residents qualifying as low- to moderate-income. The agencies also submit biannual reports to the Village documenting the number of Palatine residents served.
    - All of the funded CDBG programs must meet the proposed Palatine's PY 2025-2029 Consolidated Plan objectives, the Housing and Homeless Needs Assessment, the Housing Market Analysis, and the Strategic Plan. Staff will also utilize this information when formulating infrastructure recommendations for use of CDBG funds.
- The FY2025 Action Plan recommends CDBG funding for the following HUD identified objective activities: program administration, public infrastructure, facility improvements (eligible projects associated with low- to moderate-income areas and clientele), childcare/community center administration, homelessness service

and prevention, emergency transitional shelter program, supportive services for senior citizens, and counseling and advocacy for abuse victims. As required, the 30-day public comment period was noticed in the Daily Herald. Staff recommends the following CDBG expenditures for PY2025:

Administration and Infrastructure/Public Facilities			
Organization	**Activity**	**Funding Requested**	**Funding Recommended**
Village of Palatine Planning & Zoning	CDBG Administration (maximum 20%)	$92,527	$92,527
Village of Palatine Public Works	Public Improvement Projects	$300,715	$300,715
Public Services	Social Service Agencies (maximum 15%)	$103,500	$69,396
	Total Requested	**$496,742**	
	Total Available		**$462,638**

Organization	**Activity**	**Funding Requested**	**Funding Recommended**
Children's Advocacy Center	Child Abuse Counseling	$6,000	$5,000
Family Forward	Financial Assistance for Rent and Case Management	$3,500	$3,000
Fellowship Housing Corp	Financial Assistance for Rent and Case Management	$10,000	$0
Northwest Compass	Homeless Services	$5,000	$0
JOURNEYS	Homeless Services	$20,000	$18,000
POC	Case Management Service Coordinator	$24,000	$22,396
Palatine Township	Support Services for Older Adults	$10,000	$4,000
PTSCC	Resources and Programs for Very Low-Income Clients	$16,500	$13,000
WINGS	Homeless Services for Domestic Violence Victims	$8,500	$4,000
	Total Requested	**$103,500**	
	Total Available		**$69,396**

The full draft PY2025-2029 Consolidated Plan and PY2025 Action Plan can be reviewed on the Village Website at:
<https://www.palatine.il.us/162/Community-Development-Block-Grant-Progra>

ALTERNATIVES:

1. Recommend commencing the required 30-day public review and comment period.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends a motion commencing the required 30-day public review and comment period. If the public comment and review period does not commence, the Village risks losing its CDBG 2025 funding.

ACTION REQUIRED:
A motion commencing the 30-day public review and comment period for the Village of Palatine PY2025-2029 Consolidated Plan and PY2025 Action Plan.

ATTACHMENTS:

- 2025 CDBG Funding Request Summary & Comparison to 2024

Agency	Activity	Description	Total Palatine Residents Served by Agency	Palatine Clients for Funded Program	Units	Cost per Unit as submitted by application	FY 2025 CDBG Request	Recommended Funding	FY 2024 $ Granted $ Requested	2024 Number of Clients	FY 2023 $ Granted $ Requested2	Priority Need	HUD Matrix Code	National Objective
Children's Advocacy Center	Program Staff Time	Direct services including crisis intervention, fact-finding interviews, medical evaluations, and court advocacy for child victims of sexual abuse and/or severe physical abuse	115	115	Individuals	$150	$6,000	$5,000	$5,000 $6,000	72	$5,000 $5,000	Public Service Needs	05N Abused & Neglected Children	LMI
Family Forward	Program Staff Time	Two-year program to assist low income, working families. The program consists fo two primary elements: financial assistance for rent and case management/mentoring to help families budget and mange their resources to achieve financeial stabiltiy	30	30	Individuals	$2,271	$3,500	$3,000	$3,000 $3,000	28	$3,000 $3,000	Homelessness / Continuum of Care	05 Public Services (General)	LMI
Fellowship Housing Corporaton	Housing Services for low-income single mothers	Provides a 2 year housing subsities program that supports single mothers	6	6	Individuals	$22,006	$10,000	$0	N/A	N/A	N/a	Homelessness / Continuum of Care	05 Public Services (General)	LMI
Northwest Compass	Program Staff Time	Counseling and education of to clientele of low to moderate income levels. Most clientele are experencing a housing crisis caused by loss of employment or illness to avoid homelessness.	200	90	Individuals	$55	$5,000	$0	$0 $10,000	67	$0 $0	Homelessness / Continuum of Care	05 Public Services (General)	LMI
JOURNEYS	Support Services	The HOPE Center is a drop-in center where clients receive case management, access to food pantry, clothing closet, health care, mental health counseling.	165	165	Individuals	$321	$20,000	$18,000	$18,000 $20,000	200	$19,000 $19,000	Homelessness / Continuum of Care	05 Public Services (General)	LMI
POC	Services for low-income children	General operating support and services for Edgebrook Community Center, including rent and direct services (crime preventin and public safety, childcare, health services, educationsal and recreational programs) for low-income children and families.	33,150	560	Individuals	$1,000	$24,000	$22,396	$24,000 $24,000	500	$24,000 $24,000	Public Service Needs	05L Child Care Services	LMI
Palatine Township	Program Staff Time	The focus is to assist Palatine residents ages 18 and older who are in jepordy of losing their housing/shelter due to to eviction inorder to avoid more homelessness in Palatine. CDBG funds will be used to supplement the salary of the Case Management Service Coordinator.	3,905	585	Individuals	$86	$10,000	$4,000	$4,000 $10,000	1,360	$4,620 $10,000	Homelessness / Continuum of Care	05 Public Services (General)	LMI
PTSCC	Program Staff Time	Social services staff salaries, helping seniors apply for programs that subsidize the cost of healthcare, utilities, home repair, and public aid	900	122	Individuals	$135	$16,500	$13,000	$14,019 $15,000	800	$15,000 $15,000	Public Service Needs	05A Senior Services	LMI
WINGS	Services to Prevent Homelessness of Victims of Domestic Violence	Requested funds will cover emergency shelter, meals served, counseling services, and PPE supplies to assist victims of domestic violence to safely plan and prepare to leave abusive situations during the pandemic.	55	15	Individuals	$155/night	$8,500	$4,000	$4,000 $5,000	5	$4,000 $5,000	Public Service Needs	05D Youth Services	LMI
				1688		Total Requested	**$103,500**	**$69,396**						
						Total Availble	**$69,396**		**$74,620**					
SUB-TOTAL														
						Total Grant	$462,638							

		Clients
Homeless Services	$25,000	780
Social Services	$44,396.00	812
Administration	$92,527.00	
Infrastructure	$300,715.00	
Total 2025 Grant	$462,638	

Attachment: 2025 CDBG Funding Request Summary & Comparison to 2024 (CDBG Consolidated and Action Plan - Public Comment period)

Children's Advocacy Center	Program Staff Time	Direct services including crisis intervention, fact-finding interviews, medical evaluations, and court advocacy for child victims of sexual abuse and/or severe physical abuse		82	**$4,000.00**
POC	Services for low-income children	General operating support and services for Edgebrook Community Center, including rent and direct services (crime preventin and public safety, childcare, health services, educationsal and recreational programs) for low-income children and families.		245	**$24,000.00**
PTSCC	Program Staff Time	Social services staff salaries, helping seniors apply for programs that subsidize the cost of healthcare, utilities, home repair, and public aid		990	**$10,000.00**
The Bridge	Program Staff Time	Bilingual/bi-cultural counselors to work with Spanish-speaking families experiencing family conflict, behavior disorders, substance abuse, anxiety and depression		125	**$15,000.00**
				1442	**$53,000.00**

JOURNEYS	Support Services	The HOPE Center is a drop-in center where clients receive case management, access to food pantry, clothing closet, health care, mental health counseling.		135	**$9,000.00**
WINGS	Services to Prevent Homelessness of Victims of Domestic Violence	Requested funds will cover emergency shelter, meals served, counseling services, and PPE supplies to assist victims of domestic violence to safely plan and prepare to leave abusive situations during the pandemic.		41	**$5,000.00**
Northwest Compass	Program Staff Time	Counseling and education of to clientele of low to moderate income levels. Most clientele are experencing a housing crisis caused by loss of employment or illness to avoid homelessness.		285	**$2,741.00**
Palatine Township	Program Staff Time	The focus is to assist Palatine residents ages 18 and older who are in jepordy of losing their housing/shelter due to to eviction inorder to avoid more homelessness in Palatine. CDBG funds will be used to supplement the salary of the Case Management Service Coordinator.		15	**$3,000.00**
				476	$19,741.00

Consider an Ordinance Transferring Special Use #O-151-94 to Permit the Continued Operation of a Restaurant at 383 W. Northwest Highway

BACKGROUND:
The Subject Property contains the existing India Foodie Lounge restaurant. Omdharti Inc. is requesting a transfer of the existing Special Use to permit the continued operation of the restaurant. Therefore, the Petitioner is requesting approval of the following:

> **Transfer of Special Use Ordinance #O-151-94 to Omdharti Inc. to permit the continued operation of a restaurant at 383 W. Northwest Highway.**

KEY ISSUES:
- A Special Use for the existing restaurant was originally approved in 1994. The original Special Use was most recently transferred in January 2023, per Ordinance #O-57-23.
- The Petitioner is not proposing any changes to the name, business operations, or floor plan. The addition of another owner and changes in percentage of ownership is significantly changing, therefore, a Special Use Transfer is required.
- Any future changes in the seating, floor plan, or operations will require an additional Village review.

ALTERNATIVES:
1. Recommend approval of the Special Use Transfer.
2. Do not recommend approval of the Special Use Transfer.

RECOMMENDATION:
Staff recommends approval of the Special Use Transfer at 383 W. Northwest Highway.

ACTION REQUIRED:
A motion transferring Special Use Ordinance #O-151-94 to Omdharti Inc. (India Foodie Lounge) to permit the continued operation of a restaurant at 383 W. Northwest Highway.

ATTACHMENTS:
- Aerial Map
- ORD SUT 383 W Northwest Hwy
- SUT Application
- #O-151-94 - SU 383 W. Northwest Highway
- O-57-23

GISConsortium

383 W. Northwest Highway



0 200 400 ft

Print Date: 5/1/2023

Notes

Cook County Aerial 2020

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

Attachment: Aerial Map (383 W. Northwest Highway - SU Transfer)

ORDINANCE NO._____

AN ORDINANCE TRANSFERRING SPECIAL USE ORDINANCE #O-151-94 383 W. NORTHWEST HIGHWAY

WHEREAS, Ordinance #O-151-94 granted a Special Use for a restaurant on the property commonly known as 383 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 9, 2025 to review a request by Omdharti Inc. (India Foodie Lounge), that the Special Use be transferred to permit the continued operation of a restaurant, with no substantial changes to the existing use or floorplan and it was the recommendation of the Village Council that the transfer of the Special Use to Omdharti Inc. (India Foodie Lounge) 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-151-94 is hereby transferred to Omdharti Inc. (India Foodie Lounge), to permit the continued operation of a restaurant.

SECTION 2: All conditions of Special Use Ordinance #O-151-94 shall remain in full force and effect.

DATED: This _____day of _____, 2025

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

APPROVED by me this _____day of _____, 2025

_____

Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk this ____ day of _____, 2025

_____

Village Clerk

Attachment: ORD SUT 383 W Northwest Hwy (383 W. Northwest Highway - SU Transfer)

VILLAGE OF PALATINE

SPECIAL USE TRANSFER

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

Required Materials

- □ Application Form
- □ Business Plan (including but not limited to nature of business, hours or operation, number of employees, floor plan, menu, and any proposed changes to the business
- □ Proof of Ownership

Business Owner(s):

Omdharthi Inc

Subject Property Address:

383 W Northwest Hwy Palatine IL 60067

The owner(s) listed above are requesting that Special Use Ordinance # O-151-94 be transferred from Yagnesh Patel to individuals(s) and/or company listed above. I have read the ordinance(s) and agree to comply with all applicable ordinance(s) and any conditions contained therein. As the new business owner(s), the following changes (if any) are proposed to the business operation and/or floor plan:

All the ploor flans remain the same, no changes wil be need, There will be no buisness Operations too, everything remains the same

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: SUT Application (383 W. Northwest Highway - SU Transfer)

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.

Yagnesh Patel — Name

05/30/2025 — Date

Yagnesh Patel — Signature

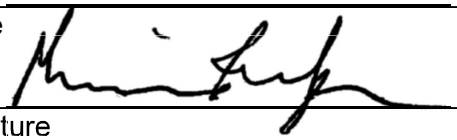
Digitally signed by Yagnesh Patel
Date: 2025.05.30 12:38:11 -05'00'

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.

Manny Rafidia — Name

6/2/25 — Date



Signature

Attachment: SUT Application (383 W. Northwest Highway - SU Transfer)

ORDINANCE NO. O-151-94

AN ORDINANCE
GRANTING A SPECIAL USE FOR A RESTAURANT
"PANCHO'S VILLA RESTAURANT" - 383 W. NORTHWEST HWY.

WHEREAS, pursuant to a petition and public hearings, held on September 20, 1994 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 a restaurant on the following legally described property:

That part of Lot 1 of Kuntze's Industrial Addition to Palatine, being a subdivision of part of the East 1/2 of the Northwest 1/4 and part of the West 1/2 of the northeast 1/4 of Section 15, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

Commencing at the most northerly corner of said Lot 1; thence southeasterly along the northeasterly line of said Lot 1, being along the southwesterly line of Baldwin Road, a distance of 60.0 feet for the point of beginning; thence southwesterly along a line that forms an angle of 90° 01' 46" to the right with the prolongation of the last described course, a distance of 220.0 feet; thence southeasterly parallel with the northeasterly line of said Lot 1, a distance of 127.83 feet; thence southerly parallel with the most westerly of said Lot 1, a distance of 585.50 feet to the southerly line of said Lot 1; thence northeasterly along said southerly line, a distance of 125.55 feet to the southeast corner of said Lot 1; thence northeasterly along the easterly line of said Lot 1 a distance of 666.81 feet to the northeast corner of said Lot 1; thence northwesterly along the northeasterly line of said Lot 1, being along the southwesterly line of Baldwin Road, a distance of 239.19 feet to an angle in said northeasterly line; thence northwesterly along said northeasterly line, a distance of 149.20 feet to the point of beginning, all in Cook County, Illinois, except that part thereof described as follows:

Commencing at the most northerly corner of said Lot 1; thence southeasterly along the northeasterly line of said Lot 1, being along the southwesterly line of Baldwin Road, a distance of 60.0 feet for the place of beginning of this exception, thence southwesterly along a line that forms an angle of 90° 01' 46" to the right with the prolongation of the last described course, a distance of 220.0 feet; thence southeasterly parallel with the northeasterly line of said Lot 1, a distance of 131.83 feet, thence northeasterly along a line that forms an angle of 89° 58' 14" to the left with the prolongation of the last described course, a distance of 220.0 feet to

Attachment: #O-151-94 - SU 383 W. Northwest Highway (383 W. Northwest Highway - SU Transfer)

the northeasterly line of said Lot 1; thence northwesterly along said northeasterly line, a distance of 131.83 feet to the place of beginning, in Palatine Township, Cook County, Illinois

commonly known as 383 W. Northwest Hwy.

(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 a restaurant is hereby granted for the subject property, subject to the following conditions:

1. The Special Use to permit the operation of the Pancho's Villa restaurant is granted solely to Jose Chavez and El Torero, 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 property, the existing and the prospective proprietors shall appear before a public meeting of the Zoning Board of Appeals. The Zoning Board of Appeals shall review the request and in its sole discretion, shall either:

   1.1 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

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

2. The restaurant shall be constructed to substantially conform to the Floor Plan attached hereto as Exhibit "A", except as such plans may be changed to conform to Village Codes and Ordinances and the conditions below.

3. The floor plan shall indicate a revised number of seats which shall not exceed 92.

4. Any changes to the Floor Plan shall receive Village Board approval.

5. The hours of operation for the restaurant shall be limited to 7:00 AM to 10:00 PM Monday through Thursday, 7:00 AM to 12:00 Midnight Friday and Saturday, unless a liquor license is approved by the Village for this restaurant in which case the hours of operation shall be determined by the regulations of said liquor license.

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.

Attachment: #O-151-94 - SU 383 W. Northwest Highway (383 W. Northwest Highway - SU Transfer)

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 10 day of October, 1994

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

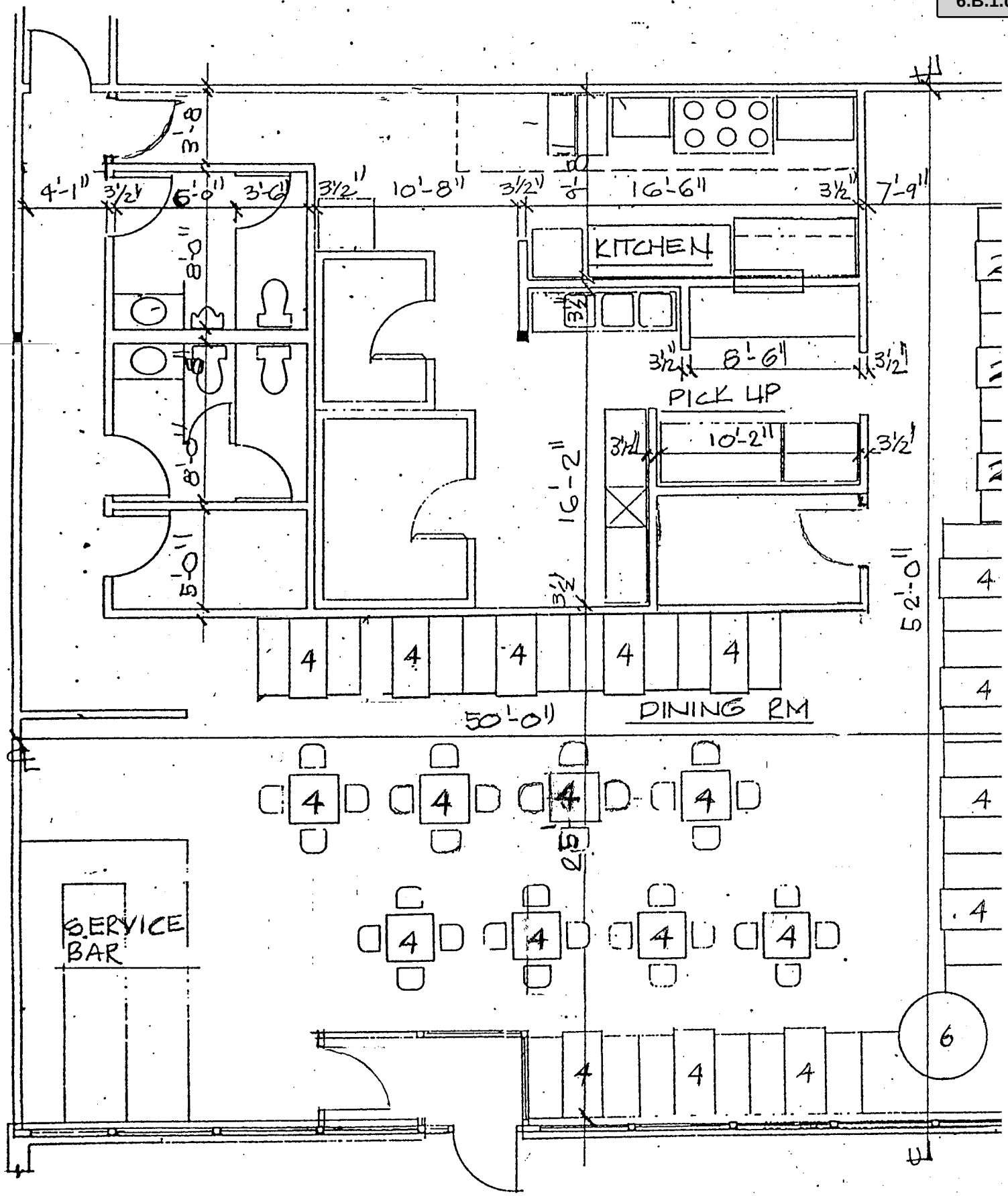
APPROVED by me this 10 **day of** October, 1994

President of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 10 **day of** October, 1994

Village Clerk

Attachment: #O-151-94 - SU 383 W. Northwest Highway (383 W. Northwest Highway - SU Transfer)



PANCHO'S VILLA RESTAURANT
- El Torero, Inc. by Jose G. Chavez
- Century Plaza Shopping Center
383 W. Northwest Highway

SEATING: 92 patrons

PARKING: 157 spaces in center

EXHIBIT "A"

Attachment: #O-151-94 - SU 383 W. Northwest Highway (383 W. Northwest Highway - SU Transfer)

4. The property shall also be subject to any conditions of approval of the lot setback variations as approved by the village board.

Responding to staff's recommendations, Stitt said the problem with the line proposed by staff is that it is on a common driveway.

Buening said that by redrawing as he has, lot #2 has access to a public street. Without the redrawing, there is no access. It is important to have this access for signage, so that signs for future uses do not need to seek a variation each time.

Stitt responded that he would prefer having the line redrawn on the east side of the building rather than the west.

RECOMMENDATION
Bellas moved, Mrs. Huening seconded that the plan commission recommend to the village board that it approve the preliminary and final plats of subdivision and authorize the chairman to sign the linen for a 2-lot subdivision and a variation to permit a lot without frontage on a public street for the Cronfel-Heraty Subdivision at 330-350 W. Colfax st. subject to the staff conditions above, including a change to Condition #2 stating: "The proposed lot line for lot #1 shall be revised such that it goes south along the eastern or western line of the proposed ingress and egress easement."

Unanimously carried.

REPORT OF PUBLIC HEARING - Docket P-94-42
Scott Buening reported that the planning study for the area in which this parcel is located is completed. A public hearing before the plan commission has been advertised for October 4.

RECOMMENDATION
Bellas moved, Laymon seconded that the plan commission continue the public hearing for Docket P-94-42 until October 4, 1994.

Unanimously carried.

REPORT OF PUBLIC HEARING - Docket P-94-51
The notice of public hearing was read by the acting chairman. The petitioner in Docket P-94-51, El Torero, Inc., represented by Bruce Blanck, seeks a special use permit in the R2 zone to permit operation of a Pancho's Villa Restaurant at 383 W. Northwest hwy., Century Plaza.

The following petitioner's exhibits were introduced:

1. Petition for Special Use
2. Palatine Real Estate Interest Disclosure Form
3. Affidavit
4. Proof of Ownership - Lease
5. Proof of Ownership - Title Insurance policy
6. Proof of Ownership - Amendment to Articles of Incorporation
7. Site Plan/Plat of Survey
8. Floor Plan
9. 2 photographs
10. Menu

Scott Buening was sworn in. He described surrounding uses and zones and gave background on the site.

Attachment: #O-151-94 - SU 383 W. Northwest Highway (383 W. Northwest Highway - SU Transfer)

north	Palatine Animal Hospital	B2
	Vacant Property	R1
east	Oasis Plaza	B2
south	C-E Right-of-Way	M
west	Yellow Freight	M
	Framar Plaza	B2

Located at 355-385 W. Northwest hwy. in the Century Plaza Shopping Center, this unit, formerly occupied by the Baldwin Deli Restaurant, is currently vacant. All restaurants must have a special use permit to operate in Palatine.

Buening noted that seven more parking spaces would have to be provided, because restaurants require more spaces than plain retail uses for which the center was designed. Also, a carry-out restaurant which the deli was, has a less restrictive parking ratio. This restaurant would have a formal sit-down atmosphere.

The following persons were sworn in to address the petition:

Steve Alloy, attorney
Jose Chavez, petitioner and restaurateur
Bruce Blanck, realtor and petitioner's agent
Roy Marzano, real estate consultant

Blanck said the actual number of seats proposed is 104. The petitioner would have no problem eliminating another 12 seats bringing the number of parking spaces into conformance with the ordinance.

Staff Recommendation
Staff recommends approval of a special use to permit the operation of a Pancho's Villa restaurant at 383 W. Northwest hwy. with the following conditions:

1. The Special Use to permit the operation of the Pancho's Villa restaurant is granted solely to Jose Chavez and El Torero, 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 property, the existing and the prospective proprietors shall appear before a public meeting of the Zoning Board of Appeals, which shall review the request and in its sole discretion, shall either:

   1.1 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

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

2. The restaurant shall be constructed to substantially conform to the floor plan attached hereto as Exhibit "A", except as such plans may be changed to conform to Village codes and ordinances and the conditions below.

3. A new floor plan shall be submitted indicating a revised number of seats that shall not exceed 92, prior to scheduling this item for review before the Planning, Building, and Zoning Committee of the Village Board.

4. Any changes to the floor plan shall receive village board approval.

Attachment: #O-151-94 - SU 383 W. Northwest Highway (383 W. Northwest Highway - SU Transfer)

5. Hours of operation for the restaurant shall be limited to 7:00 a.m. to 10:00 p.m., Monday through Thursday, 7:00 a.m. to 12 midnight, Friday and Saturday, unless a liquor license is approved by the village for this restaurant, in which case the hours of operation shall be determined by the regulations of said liquor license.

Buening noted that condition #2 would disappear when the revised floor plan showing fewer seats was submitted to bring the number of parking spaces into conformance.

The petitioner said he accepted the staff conditions.

The public hearing was closed at 9:05 p.m.

RECOMMENDATION

Bellas moved, Laymon seconded that the plan commission recommend to the village board that it approve the petition in Docket P-94-51, El Torero, Inc., represented by Bruce Blanck, which seeks a special use permit in the R2 zone to permit operation of a Pancho's Villa Restaurant at 383 W. Northwest hwy., Century Plaza. Said approval shall be conditioned upon petitioner's complying with five staff conditions stated above.

Unanimously carried.

After communications, the meeting adjourned at 9:20 p.m.

Natalie Meyer McKenzie
secretary

Attachment: #O-151-94 - SU 383 W. Northwest Highway (383 W. Northwest Highway - SU Transfer)

DEPT. OF COMMUNITY DEVELOPMENT
VILLAGE OF PALATINE

FOR OFFICE USE ONLY
Zoning Docket # _____
Property recorded in Torrens _____
Filing Fee $ _____ Date Filed _____

PETITION FOR HEARING

SPECIAL USE

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): EL TORERO, INC.
   Address: 533 E. DUNDEE ROAD, PALATINE, IL 60067
   (City, State, Zip)
   Telephone No. 358-2360 Business Telephone No. 358-2360 OR 397-7200
2. Authorized Agent of Petitioner (if different):
   Name: JOSE G. CHAVEZ
   Address: 3409 BETTY, ARLINGTON HEIGHTS, IL. 60005
   (City, State, Zip)
   Telephone No. 215-4686 Relationship to Petitioner: PRESIDENT/SOLE OWNER
3. Property interest of Petitioner(s): LESSEE
   (Owner, Lessee, Contract Purchaser, etc.)
4. Address of the property for which this application is being filed: 383 W. NORTHWEST HIGHWAY Palatine, Illinois
5. All existing land use(s) on the property are:
   A RETAIL STRIP MALL WITH MIXED RETAIL STORES, COMM BUILDINGS AND ATTACHED PARKING.
6. The proposed use(s) on the property, if this petition is approved is (are):
   PETITIONER INTENDS TO OPEN RESTAURANT IN PREMISES WHERE RESTAURANT RECENTLY CLOSED. PETITIONER WILL TAKE OVER ALL EQUIPMENT AND FIXTURES ON SITE AND WILL NOT MAKE ANY FLOOR PLAN CHANGES
7. Current zoning of property: B-2 GENERAL BUSINESS ZONING
8. State the specific action requested. City ordinance numbers and distances where applicable.
   GRANT SPECIAL USE
   UNDER A PALATINE MUNICIPAL CODE ARTICLE XIV
   14.05-(SPECIAL USE)
   SECTION A (2) (a)

PETITIONER'S EXHIBIT
1

Attachment: #O-151-94 - SU 383 W. Northwest Highway (383 W. Northwest Highway - SU Transfer)

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.

PETITIONER WILL MAKE NO FLOOR PLAN OR STRUCTURAL CHANGES FROM PREVIOUS RESTAURANT ON SAME SITE

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.

-WILL HAVE SAME EFFECT AS PRIOR RESTAURAN
-WILL BE CLOSELY MANAGED AND CLEANED

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

SURROUNDING AREA IS ALREADY DEVELOPED AS COMMERCIAL AREA (SHOPPING MALLS) —
WILL ENHANCE VALUE + DEVELOPMENT BY RE-OPENING RESTAURANT

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: 8-17-94

SUBSCRIBED AND SWORN to before me this 17TH day of AUGUST, 1994.

OFFICIAL SEAL
STEPHEN E. ALLOY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3-31-97

Notary Public

(FORMS\SPECUSE\PET)

Attachment: #O-151-94 - SU 383 W. Northwest Highway (383 W. Northwest Highway - SU Transfer)

VILLAGE OF PALATINE

REAL ESTATE INTEREST DISCLOSURE FORM

Check applicable proceeding:

- [ ] Annexation
- [x] Special Use
- [ ] Condemnation
- [ ] Rezoning
- [ ] Variation
- [ ] Other

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

2. Address of Disclosing Party:
   3409 BETTY, ARLINGTON HEIGHTS, IL. 60005

3. Brief description of the petition:
   ASKING FOR SPECIAL USE TO OPEN RESTAURANT AT FORMER RESTAURANT SITE

4. Common street address of real estate or general description:
   383 WEST NORTHWEST HIGHWAY, PALATINE 600

5. Legal description of real estate:
   SEE ATTACHED

5a. **PLEASE PROVIDE PROOF AS TO WHETHER OR NOT THIS PROPERTY IS REGISTERED UNDER TORRENS ACT.**

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
EL TORERO, INC	533 E. DUNDEE, PALATINE	100% OWNE CORPORATI

(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 of Disclosing Party

SUBSCRIBED AND SWORN TO before me this 17th day of AUGUST 19 99.

Notary Public

OFFICIAL SEAL
STEPHEN E. ALLOY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3-31-97

PETITIONER'S EXHIBIT

2

Attachment: #O-151-94 - SU 383 W. Northwest Highway (383 W. Northwest Highway - SU Transfer)

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

AFFIDAVIT

JOSE G. CHAVEZ, an individual, OR the PRESIDENT (Title of Office) of EL TORERO, INC. (Name of Firm or Corporation), being first duly sworn, on oath, deposes and says:

1. HE 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 383 WEST NORTHWEST HIGHWA.

2. Affiant is the PRESIDENT (Title) of EL TORERO, INC (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 of Affiant

SUBSCRIBED AND SWORN to before me this 17th day of AUGUST, 19 94

OFFICIAL SEAL
STEPHEN E. ALLOY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3-31-97

Notary Public

PETITIONER'S EXHIBIT

3

Attachment: #O-151-94 - SU 383 W. Northwest Highway (383 W. Northwest Highway - SU Transfer)

Public Notice

A public hearing will be held before the Palatine Plan Commission on Tuesday, September 20, 1994, at 8:00 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 a "Pepe's Grill" restaurant, pursuant to Section 11.03 D (25) of the Palatine Zoning Ordinance.

The property is legally described as follows:

That part of Lot 1 of Kuntze's Industrial Addition to Palatine, being a subdivision of part of the East ½ of the Northwest ¼ and part of the West ½ of the northeast ¼ of Section 15, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

Commencing at the most northerly corner of said Lot 1; thence southeasterly along the northeasterly line of said Lot 1, being along the southwesterly line of Baldwin Road, a distance of 60.0 feet for the point of beginning; thence southwesterly along a line that forms an angle of 90°01'46" to the right with the prolongation of the last described course, a distance of 220.0 feet; thence southeasterly parallel with the northeasterly line of said Lot 1, a distance of 127.83 feet; thence southerly parallel with the most westerly of said Lot 1, a distance of 585.50 feet to the southerly line of said Lot 1; thence northeasterly along said southerly line, a distance of 125.55 feet to the southeast corner of said Lot 1; thence northeasterly along the easterly line of said Lot 1 a distance of 666.81 feet to the northeast corner of said Lot 1; thence northwesterly along the northeasterly line of said Lot 1, being along the southwesterly line of Baldwin Road, a distance of 239.19 feet to an angle in said northeasterly line; thence northwesterly along said northeasterly line, a distance of 149.20 feet to the point of beginning, all in Cook County, Illinois, except that part thereof described as follows:

Commencing at the most northerly corner of said Lot 1; thence southeasterly along the northeasterly line of said Lot 1, being along the southwesterly line of Baldwin Road, a distance of 60.0 feet for the place of beginning of this exception, thence southwesterly along a line that forms an angle of 90°01'46" to the right with the prolongation of the last described course, a distance of 220.0 feet; thence southeasterly parallel with the northeasterly line of said Lot 1, a distance of 131.83 feet, thence northeasterly along a line that forms an angle of 89°58'14" to the left with the prolongation of the last described course, a distance of 220.0 feet to the northeasterly line of said Lot 1; thence northwesterly along said northeasterly line, a distance of 131.83 feet to the place of beginning, in Palatine Township, Cook County, Illinois

commonly known as 383 W. Northwest Highway in the Century Plaza.

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

Zoning Docket: P-94-51
Village of Palatine
DENNIS DWYER,
Chairman
Palatine Plan Commission

DATED: This 3rd day of September, 1994.

Published in Palatine-Inverness Herald Sept. 3, 1994. 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/Inverness, 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-Ill. Revised Statutes, Chap. 100, Para. 1 and 5.

That a notice of which the annexed printed slip is a true copy, was published September 3, 1994 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: #O-151-94 - SU 383 W. Northwest Highway (383 W. Northwest Highway - SU Transfer)

TO: Administration FROM: Community Development DATE: Oct. 3, 1994

X ORDINANCE
___ RESOLUTION
___ MOTION
___ PUBLIC HEARING
___ DISCUSSION ONLY

DESCRIPTION: Consider a Special Use to permit the operation of a Pancho's Villa Restaurant located at 383 W. Northwest Highway. (Chavez) DISTRICT: 3

COMMITTEE ACTION: UNANIMOUS APPROVAL DATE: 10/3/94

BACKGROUND: The subject property is a unit in the Century Plaza Shopping Center located at 355-385 W. Northwest Highway. This unit is currently vacant, but was formerly occupied by the Baldwin Deli Restaurant, which had a Special Use. This facility closed earlier this summer. The petitioner would now like to open a "Pancho's Villa" restaurant in this unit. All restaurants in the Village require a Special Use in order to operate.

DISCUSSION: A Special Use is required, pursuant to Section 11.03 D (25) of the Palatine Zoning Ordinance. The petitioner's floor plan shows the proposed use of the 2,600 square foot space. A total of 110 seats would be provided in the restaurant facility. The seats ratio would require a total of 44 parking spaces, while the area ratio would require a total of 26 parking spaces. Therefore, since the seats ratio is more restrictive, a total of 44 parking spaces would need to be provided. The site currently provides 157 parking spaces. A total of 164 parking spaces would need to be provided with the above required parking spaces for the restaurant facility. Therefore, a deficit of seven (7) parking spaces would be present with the proposed restaurant. The petitioner has submitted a revised floor plan which does not exceed 92 seats in order to comply with Village Parking requirements.

The restaurant would serve primarily Mexican food, as indicated on the attached menu. The restaurant would have a formal sit-down atmosphere. They are proposing to serve beer, wine and other cocktails at the facility, and will need to apply for a liquor license in conjunction with or after the Special Use is approved.

ALTERNATIVES:

1. Recommend approval of an Ordinance granting a Special Use for a Pancho's Villa Restaurant at 383 W. Northwest Highway.

2. Do not recommend approval of the Ordinance.

RECOMMENDATION: After due public notice, the Plan Commission held the required public hearing on September 20, 1994. There were no objectors present. The PC voted unanimously to recommend approval of the Special Use subject to the 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 for the Pancho's Villa Restaurant at 383 W. Northwest Highway.

Attachment: #O-151-94 - SU 383 W. Northwest Highway (383 W. Northwest Highway - SU Transfer)

VILLAGE OF PALATINE

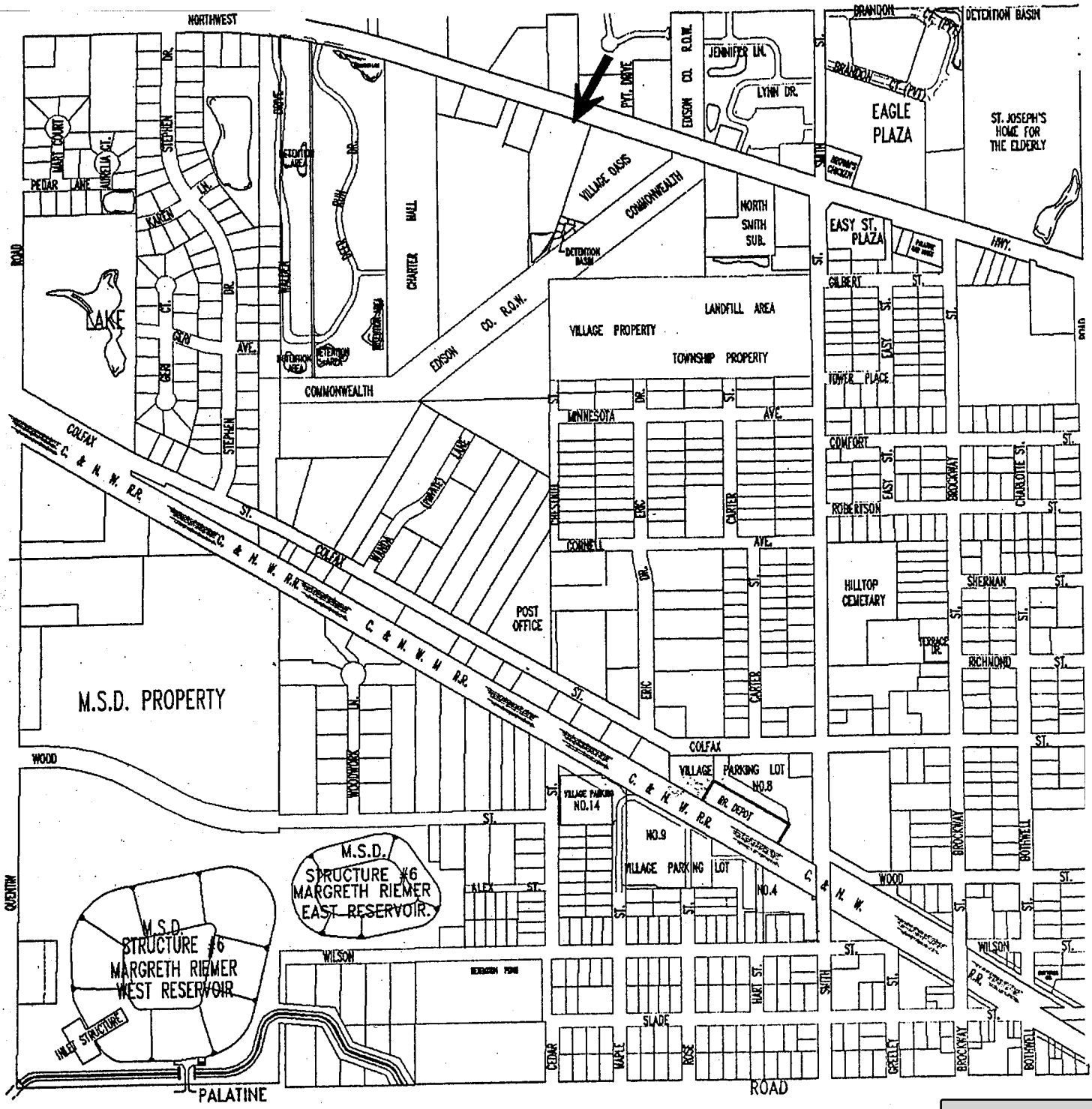
SECTION---15

9	10	11
16	15	14
21	22	23

NORTH

AREA MAP

383 W. NORTHWEST HIGHWAY
(CenturyPlaza)



REVISED 12-10-93 LWU

Attachment: #O-151-94 - SU 383 W. Northwest Highway (383 W. Northwest Highway - SU Transfer)

THAT PART OF LOT 1 OF KNUTH'S INDUSTRIAL ADDITION TO PALATINE, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE N.E. 1/4 AND PART OF THE WEST 1/2 OF THE N.E. 1/4 OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 1; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 1, BEING ALONG THE SOUTHWESTERLY LINE OF RALDWIN ROAD, A DISTANCE OF 60.0 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 90° 01' 46" TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 320.0 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 127.83 FEET; THENCE SOUTHERLY PARALLEL WITH THE MOST WESTERLY OF SAID LOT 1, A DISTANCE OF 345.50 FEET TO THE SOUTHERLY LINE OF SAID LOT 1; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE, A DISTANCE OF 125.55 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 666.81 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 1, BEING ALONG THE SOUTHWESTERLY LINE OF BALDWIN ROAD, A DISTANCE OF 239.19 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE; THENCE NORTHEASTERLY ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 149.30 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 1; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 1, BEING ALONG THE SOUTHWESTERLY LINE OF BALDWIN ROAD, A DISTANCE OF 60.0 FEET FOR THE PLACE OF BEGINNING OF THIS EXCEPTION; THENCE SOUTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 90° 01' 46" TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 320.0 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 131.83 FEET; THENCE NORTHEASTERLY ALONG A LINE THAT FORMS AN ANGLE OF 90° 58' 14" TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 320.0 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 1; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 131.83 FEET TO THE PLACE OF BEGINNING, IN PALATINE TOWNSHIP, COOK COUNTY, ILLINOIS.

STATE OF ILLINOIS)
COUNTY OF COOK)SS

TO: FIRST AMERICAN TITLE INSURANCE COMPANY OF THE MID-WEST
AND ARLINGTON HEIGHTS BANK

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

DATED DECEMBER 10, 1989

ILLINOIS REGISTERED LAND SURVEYOR No. 2156

NORTHWEST HIGHWAY RT. 14

Scale 1" = 50'

Note: Sod side Beach found cross cut on South flange and 0.2' South of N.W. Hwy. R.O.W. & center of Property P.K. No. 755-76 USGS

Note: (1) Lot 1 parking spaces 3 Handicapped spaces
(2) Total of 149 Parking Spaces on site.
(3) Area: 168,838± Sq.ft. 3.8761 acres
(4) Property is in Zone "C" according to FIRM map No. 170170 0001 C dated August 1, 1984

Line Parallel with the most westerly line of Lot 1

S 85 40

Deed 666.81'
Meas. 667.16'

Deed 125.55'
Meas. 125.07'

Southerly Line of Lot 1

STATE OF ILLINOIS)
COUNTY OF COOK)

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

by _____
ILLINOIS REGISTERED LAND SURVEYOR NO 3507158

1203 W WHITE OAK ST
ARLINGTON HEIGHTS, ILL 60005
PHONE 253-6566

ORDERED BY SPACE HOME IMPROVEMENTS

ORDER NO 880814

DATE AUGUST 3, 1989

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

Attachment: #O-151-94 - SU 383 W. Northwest Highway (383 W. Northwest Highway - SU Transfer)

Extras

CORN CHIPS	$1.50
TORTILLAS	.95¢
GUACAMOLE	$1.95
SOUR CREAM	.95¢
FRENCH FRIES	$1.25
REFRIED BEANS	$1.25
MEXICAN RICE	$1.25
MILD or HOT SAUCE	.75¢
MELTED CHEESE	$1.50
TACO, BURRITO, TAMAL or ENCHILADA	$1.75

Cocktails

MARGARITAS
Original recipe
or
strawberry

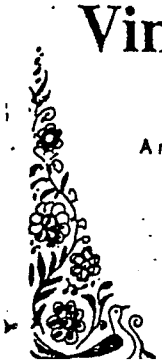
Try Our Delicious
PIÑA COLADAS
Made with CAPTAIN
MORGAN Spiced Rum

Cervezas - Beers

Corona light
Corona
Dos XX

Miller lite
Genuine Draft

Vinos - Wines



Sangrias
A refreshing blend of fruit juices
and wine red or white.
Glass or Pitcher

House Wines
Red - White - Rose



PANCHO'S VILLA

CATERING SERVING
YOUR SOCIAL AND
CORPORATE OCASSION
WITH STYLE

FOR DISTINCTIVE
PARTY SERVICE

PREPARED WITH
100%
CHOLESTEROL - FREE
VEGETABLE OIL

Attachment: #O-151-94 - SU 383 W. Northwest Highway (383 W. Northwest Highway - SU Transfer)

Appetizers - Munchies
Botanas - Tapas - Antojitos

Guacamole ..... $3.50 Large $4.50
Fresh avocado mashed with chopped onions and tomatoe

Nachos $4.25
Corn chips spread with refried beans, tomato garlic sauce and topped with melted cheesea and sour cream.

Quesadillas $3.75
Flour or corn tortillas with cheese, grilled and served with guacamole and sour cream.

Queso Fundido 4.25
Melted cheese served on a hot steel plate with flour tortillas.

Queso Fundido con Rajas or Chorizo $4.75
Melted cheese with slices of poblano pepper or Mexican sausage or both.

Ensaladas - Salads

Ensalada de Aguacate $4.25
Sliced avocados, lettuce and tomatoes.

Ensalada Suprema $4.25
Lettuce, tomatoes, onions, olives, sliced avocado and cheese.

Super Taco Salad $4.50
A Flour tortilla bowl filled with shredded lettuce, onions, peppers, tomatoes, olives and avocado. Then we add cheese and chicken topped with our special avocado dressing or one of your choice. Also available with beef.

Old Mexico Favorites
Favoritos mexicanos

Served with Mexican rice and refried beans

Chiles Rellenos 7.00
Poblano peppers stuffed with beef or cheese. Served basted with our special ranchero sauce.

Steak Tacos $7.50
Corn Tortillas, with broiled strips of beef, onion and poblano peppers. Served with pico de gallo.

Tacos $6.00
Crisp or soft corn tortillas with beef, or chicken, garnished with lettuce and tomatoes

Enchiladas $6.50
Corn tortillas dipped in red tomato sauce, stuffed with cheese onions, beans, beef or chicken with meltedcheese.

Enchiladas Suizas $7.00
Dipped in red tomatoe sauce, topped with melted cheese and sour cream. Stuffed with chicken.

Flautas con Aguacate $7.00
Crisp corn tortillas, rolled and stuffed beef, or chicken, covered with our special avocado sour cream sauce.

Tostadas $6.25
Flat crisp tortillas with refried beans, topped with beef, chicken, chorizo, topped with guacamole and sour cream.

Chalupas $6.75
Chalupa corn shells with beans, filled with beef, chicken. Topped with melted cheese, garnished with lettuce, tomatoes, onions capped with sour cream and guacamol

El Burro Grande (beef or Chicken) ... $6.75
A jumbo flour tortilla stuffed with your choice of beef or chicken, beans cheese, lettuce, chopped tomatoes and onions. Smothered in sauce and topped with melted cheese.

Chimichangas $7.00

FAJITAS DE CAMARON
1 lb. broiled shrimp with garlic, sliced peppers, tomatoes and onions. Served with guacamole or pico de gallo.
$19.00

FAJITAS
1 lb. serves two people. Your choice of steak, chicken or pork. Served with guacamole and beans.
1 lb. $16.50
1/2 lb. $8.25

FAJITAS GRATINADAS: ---------- $ 9.25
Your choice of Chicken or Beef Fajitas with melted cheese on top, with guacamole and sour cream.

"CHEF SUGGESTIONS"*

COMBINATION PATRON: 1/2 Carne Asada y Chile Relleno---- $ 9.
1/2 Tender Steak and Poblano Pepper stuffed with cheese.

Zapoteca 6.75
Taco • Enchilada • Tostada • Choice of Beef or Chicken

Arroz con Pollo .....$ 8.25
Boneless chicken, sauteed with spices, simmered with tomatoes, onions and green peppers, mixed with our special rice.

Arroz con Camarones 10.50
Large Shrimps, simmered in tomatoes, onions, peppers and spices stirred with spanish rice.

Camarones con Cilantro 10.50
Jumbo Shrimps, seasoned with garlic, lemon, and fresh cilantro broiled with green onions and peppers. Served with rice.

Carne Asada 8.95
U.S. choice skirt steak basted with a special sauce, then broiled to your taste....tender and juicy.

Carne Tampiquena 9.50
Same as above and a cheese enchilada.

PUNTAS DE FILETE GRATINADAS ---------- $ 9.25
Points of Filet on Green Tomato Sauce with melted Chihuahua cheese.

Desserts - Postres

Pastelillos 2.00
Our version of fried pies with strawberry or peach.

Sopapillas 1.50
Fried flour patties to with Honey.

Flan 1.90
Rum egg curstrad.

Ice Cream or Sherbert $1.25

Coffee ..... $ $.75
Fresh brewed Regular and Decaffinated.

Attachment: #O-151-94 - SU 383 W. Northwest Highway (383 W. Northwest Highway - SU Transfer)

STAFF STATEMENT TO THE
PALATINE PLAN COMMISSION
DENNIS DWYER, CHAIR
FROM
SCOTT BUENING, PLANNING AND ZONING ADMINISTRATOR
MEETING TUESDAY, SEPTEMBER 20, 1994 8:00 PM

PLANNING DOCKET:	P-94-51
PETITIONER:	El Torero, Inc. by Jose G. Chavez
AGENT:	Bruce Blanck
LOCATION:	383 W. Northwest Highway (Century Plaza)
PROPOSAL:	Consider a Special Use to permit the operation of a Pancho's Villa Restaurant.
CURRENT ZONING:	"B-2" General Business District and "M" Manufacturing District.
SURROUNDING CONDITIONS:	NORTH: Palatine Animal Hospital "B-2" General Business District and vacant property "R-1" Single Family District. EAST: Oasis Plaza, "B-2" General Business District. SOUTH: Commonwealth Edison right-of-way, "M" Manufacturing District. WEST: Yellow Freight, "M" Manufacturing District and Framar Plaza "B-2" General Business District.

BACKGROUND:

The subject property is a unit in the Century Plaza Shopping Center located at 355-385 W. Northwest Highway. This unit is currently vacant, but was formerly occupied by the Baldwin Deli Restaurant, which had a Special Use. This facility closed earlier this summer. The petitioner would now like to open a "Pancho's Villa" restaurant in this unit. All restaurants in the Village require a Special Use in order to operate.

ANALYSIS:

A Special Use is required, pursuant to Section 11.03 D (25) of the Palatine Zoning Ordinance. The petitioner's floor plan shows the proposed use of the 2,600 square foot space. A total of 110 seats would be provided in the restaurant facility. The seats ratio would require a total of 44

Attachment: #O-151-94 - SU 383 W. Northwest Highway (383 W. Northwest Highway - SU Transfer)

parking spaces, while the area ratio would require a total of 26 parking spaces. Therefore, since the seats ratio is more restrictive, a total of 44 parking spaces would need to be provided. The site currently provides 157 parking spaces. A total of 164 parking spaces would need to be provided with the above required parking spaces for the restaurant facility. Therefore, a deficit of seven (7) parking spaces would be present with the proposed restaurant. The petitioner will need to submit a revised floor plan such that seats do not exceed 92 in order to comply with Village Parking requirements.

The restaurant would serve primarily Mexican food, as indicated on the attached menu. The restaurant would have a formal sit-down atmosphere. They are proposing to serve beer, wine and other cocktails at the facility, and will need to apply for a liquor license in conjunction with or after the Special Use is approved.

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 a Pancho's Villa restaurant at 383 W. Northwest Highway. The petitioner seems to have adequately addressed the required standards. However, this recommendation is based on the following conditions:

1. The Special Use to permit the operation of the Pancho's Villa restaurant is granted solely to Jose Chavez and El Torero, 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 property, the existing and the prospective proprietors shall appear before a public meeting of the Zoning Board of Appeals. The Zoning Board of Appeals shall review the request and in its sole discretion, shall either:

   1.1 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

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

2. The restaurant shall be constructed to substantially conform to the Floor Plan attached

Attachment: #O-151-94 - SU 383 W. Northwest Highway (383 W. Northwest Highway - SU Transfer)

hereto as Exhibit "A", except as such plans may be changed to conform to Village Codes and Ordinances and the conditions below.

3. A new floor plan shall be submitted indicating a revised number of seats which shall not exceed 92, prior to scheduling this item for review before the Planning, Building and Zoning Committee of the Village Board.

3. Any changes to the Floor Plan shall receive Village Board approval.

4. The hours of operation for the restaurant shall be limited to 7:00 AM to 10:00 PM Monday through Thursday, 7:00 AM to 12:00 Midnight Friday and Saturday, unless a liquor license is approved by the Village for this restaurant in which case the hours of operation shall be determined by the regulations of said liquor license.

ATTACHMENTS:

1. Area Map.
2. Petition for Special Use.
3. Floor Plan.
4. Site Plan.
5. Proposed Menu.

Reviewed By:_____
Richard F. Kozdras
Director Community Development

Attachment: #O-151-94 - SU 383 W. Northwest Highway (383 W. Northwest Highway - SU Transfer)

ORDINANCE NO. O-57-23

AN ORDINANCE TRANSFERRING SPECIAL USE ORDINANCE #O-151-94 383 W. NORTHWEST HIGHWAY

Attachment: O-57-23 (383 W. Northwest Highway - SU Transfer)

Published in pamphlet form by authority of the Mayor and Village Council of the Village of Palatine on May 08, 2023

ORDINANCE NO. O-57-23

AN ORDINANCE TRANSFERRING SPECIAL USE ORDINANCE #O-151-94 383 W. Northwest Highway

WHEREAS, Ordinance #O-151-94 granted a Special Use for a restaurant on the property commonly known as 383 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 May 8, 2023 to review a request by India Foodie Lounge, Yagneshkumar Patel, that the Special Use be transferred to permit the continued operation of a restaurant with a Class "D" liquor license and without any substantial changes and it was the recommendation of the Village Council that the transfer of the Special Use to Yagneshkumar Patel 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-151-94 is hereby transferred to India Foodie Lounge, Yagneshkumar Patel, to permit the continued operation of a restaurant with a Class "D" liquor license, subject to the following conditions:

SECTION 2: All conditions of Special Use Ordinance #O-151-94 shall remain in full force and effect.

DATED: This 8th day of May, 2023

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

APPROVED by me this _____ day of _____, 2023

Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk this 8th day of May, 2023

Village Clerk

5/5/2023 10:01 AM

Attachment: O-57-23 (383 W. Northwest Highway - SU Transfer)

Consider an Ordinance Granting a Special Use to Permit a Medical Office at 501 N. Hicks Road

BACKGROUND:
The Subject Property, zoned B-1- Shopping Center and containing approximately 42,500 square feet, most recently operated as a medical office. The Petitioner is proposing to operate a new dental and dental cosmetics practice. Per Code, Medical offices require special use review in the business districts. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit a medical office.

KEY ISSUES:

- The Subject Property was previously used for a physician's office use (Special Use approval in 2004). Prior to the physician's office use, the site was used for a bank, with a drive-through.
- The proposed business hours are Monday - Friday, from 10am - 6pm. The business anticipates serving 10-15 patients daily.
- The building is approximately 2,300 square feet, excluding the drive-through canopy area, and requires a minimum of 8 parking spaces, with 27 on-site spaces currently provided.
- There are no exterior building modifications included in this proposal.
- Staff noted some existing site elements (site landscaping) and sections of the existing asphalt/pavement, which will require additional maintenance activities, through the building permit process and prior to final occupancy.
- The proposed use is consistent with the previous medical office use and the business/commercial use in the Comprehensive Plan's future land use map.

ALTERNATIVES:
1. Approve the Special Use to Permit a Medical Office.
2. Do not approve the Special Use to Permit a Medical Office.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on May 27, 2025.
Residents testifying:	None
Vote:	The PZC voted unanimously to approve the Special Use for a medical office and Staff concurs.

ACTION REQUIRED:
A motion to approve the ordinance granting Special Use to Permit a Medical Office at 501 N. Hicks Road.

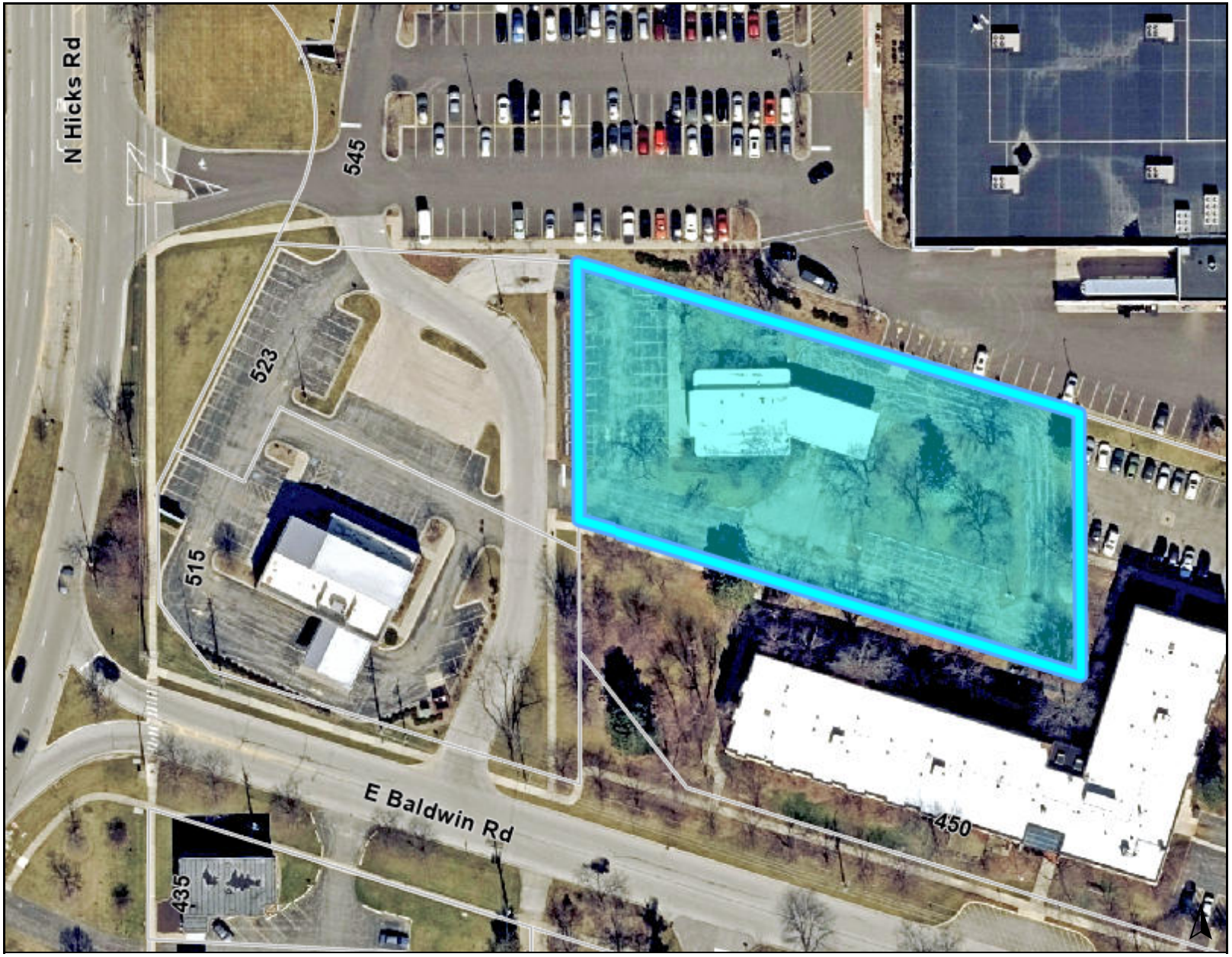
ATTACHMENTS:

- Aerial Map
- ORD - Special Use
- EXHIBITS - Proposed floorplan and business plan
- Planning and Zoning Commission materials - May 27, 2025

- DRAFT PZC minutes - May 27, 2024
- Public Notice

GISConsortium

501 N. Hicks Road



Legend

0 150 300 ft

Print Date: 5/23/2025

Notes

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

Attachment: Aerial Map (501 N. Hicks Road - SU Medical Office)

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE TO PERMIT A MEDICAL OFFICE AT 501 N. HICKS ROAD

WHEREAS, pursuant to a petition and public hearing on May 27, 2025, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit a medical office pursuant to Section 11.02 (d) (15) of the Palatine Zoning Ordinance, on the following legally described property:

PARCEL 1:
Lot 2 IN SUBURBAN BANCORPSUBDIVISION BEING A SUBDIVSION IN THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 4, 1994, AS DOCUMENT 94398783 IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS.

PARCEL 2:
RECIPROCAL EASEMENT FOR PARKING, DRIVING AND SERVICE AREAS. TOGETHER WITH ACCESS ROUTES OVER CERTAIN PREMISES DESCRIBED ON THE SITE PLAN ATTACHED THERETO AND MADE A PART THEREOF MARKED EXHIBIT 1 AS DESCRIBED AMD SHOWN IN THE DECLARATION OF EASEMENT FILED AS DOCUMENT NUMBER LR2805303.

Commonly known as 501 N. Hicks Road (02-14-200-012-0000)

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

Attachment: ORD - Special Use (501 N. Hicks Road - SU Medical Office)

SECTION 1: **A Special Use to permit a medical office pursuant to Section 11.02 (d) (15) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):**

1. **The Special Use shall substantially conform to the Floor Plan and Business Plan submitted by Balaji Singamsetti, except as such plans may be changed to conform to the Village's Codes and Ordinances.**

2. **In conjunction with the building permit review for the dental office, a landscaping plan and a pavement maintenance plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and include any necessary building permit application submissions.**

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

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

PASSED: This _____day of _____, 2025

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

APPROVED by me this _____day of _____, 2025

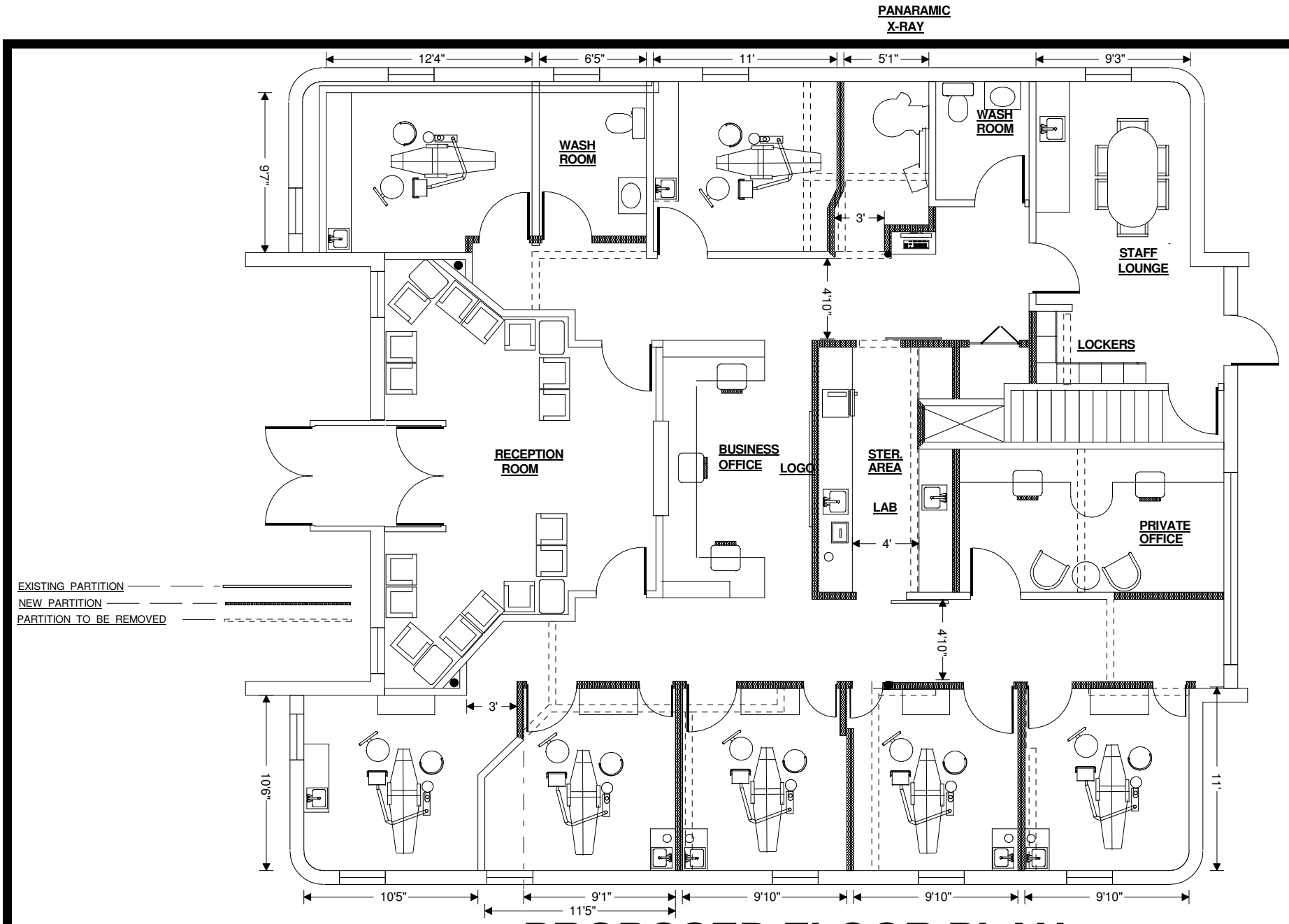
_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____day of _____, 2025

_____
Village Clerk

Attachment: ORD - Special Use (501 N. Hicks Road - SU Medical Office)



PROPOSED FLOOR PLAN

HENRY SCHEIN
DENTAL

DR. HARINI
501 N. HICKS RD.
PALATINE IL, 60067

JOB # 00252
REVISION: 1 DATE:
SHEET #

DRAWN BY: STEVE OI
DATE:
SCALE: 1/4" = 1' - 0 "

Attachment: EXHIBITS - Proposed floorplan and business plan (501 N. Hicks Road - SU Medical Office)

We are requesting a special use permit for the property located at 501 N Hicks Road, Palatine, which has historically served as a medical office building. The intent of this permit is to allow continued medical use of the space by converting it into a general dental and cosmetic office.

Dr. Harini Katakamsetti, a licensed General Dentist and current practice owner, plans to renovate and establish a new dental office at this location. The proposed layout includes seven treatment rooms on the first floor, while the basement will be designated solely for storage and housing mechanical equipment, such as the dental compressor and vacuum systems.

No exterior modifications to the building are planned, and the existing drive-thru structure—remnant from a prior tenant—will remain unused and unchanged.

As a standalone structure, the building's continued use as a healthcare facility is expected to have no negative impact on the surrounding neighborhood. On the contrary, it will enhance local access to quality dental care.

Upon opening, the practice will employ one dentist and two staff members, with anticipated growth to two dentists and an additional two support staff. We expect to accommodate 10 to 15 patients per day. The doctors will share an office space, as illustrated in the submitted floor plan.

The office will operate five days a week, from 10:00 AM to 6:00 PM.

Additionally, the site offers ample parking to accommodate patients and staff.

We appreciate your consideration and support for this application and are excited to contribute to the Palatine community through high-quality dental care.

Attachment: EXHIBITS - Proposed floorplan and business plan (501 N. Hicks Road - SU Medical Office)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 05/27/25 07:00 PM

STAFF REPORT (ID # 9837)

501 N. Hicks Road - SU Dental Office

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: R. Auer

PETITIONER: Balaji Singamsetti

PLAN NUMBER: SU-000172-2025

BACKGROUND:

The Subject Property is zoned B-1 - Shopping Center business and was most recently operated as a medical office. The Petitioner is proposing to operate a dental and dental cosmetics practice. Pursuant to 11.02(d)(15) of the Palatine Zoning Ordinance, the "B-1" zoning district requires medical office uses to be reviewed through the special use process.

Surrounding Zoning/Uses:

North	Planned Development District - Mariano's Planned Development
South:	Planned Development District - Green Castle senior residential housing
East:	Planned Development District - Mariano's
West:	Planned Development District - Mariano's Planned Development - PNC bank and drive-through

KEY ISSUES:

- The Subject Property is approximately 42,500 square feet in area. The principal building was previously used for a physician's office use after being granted special use approval in 2004. Prior to the physician's office use, the site was used for a bank, with drive-through facilities.
- The proposed business hours are Monday through Friday, between 10am and 6pm. The business anticipates to serve 10-15 patients daily.
- The building is approximately 2,300 square feet, excluding the drive-through canopy and requires a minimum of 8 parking spaces, with 27 spaces provided on site.
- There are no exterior building modifications included in this proposal.

Attachment: Planning and Zoning Commission materials - May 27, 2025 (501 N. Hicks Road - SU Medical Office)

- Staff noted some of the existing site elements (site landscaping) and sections of the existing asphalt/pavement, which will require additional maintenance activities, prior to final occupancy.

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

STAFF RECOMMENDATION:

The proposed use is contemplated as special use in the current "B-1" zoning district and is consistent with the previous medical office use and the envisioned business/commercial use of the property by the Comprehensive Plan's future land use map. Therefore, Staff recommends approval of the special use application. If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. The Special Use shall substantially conform to the Floor Plan and Business Plan submitted by Balaji Singamsetti, except as such plans may be changed to conform to the Village's Codes and Ordinances.

2. In conjunction with the building permit review for the dental office, a landscaping plan/narrative and a pavement maintenance plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.

ATTACHMENTS:

- Aerial Map
- Plat of Survey
- Proposed floorplan
- Business Plan
- Previously approved Special Use- medical office - O-208-04 - 501 N. Hicks Rd
- O-208-04 - 501 N. Hicks Rd
- Public Notice

Attachment: Planning and Zoning Commission materials - May 27, 2025 (501 N. Hicks Road - SU Medical Office)

GISConsortium

501 N. Hicks Road



Legend

0 150 300 ft

Print Date: 5/23/2025

Notes

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

Attachment: Planning and Zoning Commission materials - May 27, 2025 (501 N. Hicks Road - SU Medical Office)

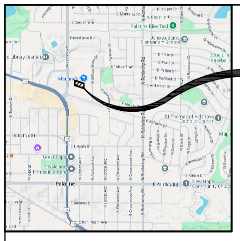
Attachment: Planning and Zoning Commission materials - May 27, 2025 (501 N. Hicks Road - SU Medical Office)

Attachment: Plat of Survey (501 N. Hicks Road - SU Dental Office)

A.L.T.A./N.S.P.S.
LAND TITLE SURVEY

COMMON ADDRESS: 501 N HICKS RD, PALATINE, IL 60067
PARCEL INDEX NUMBER: 02-14-200-012

SHEET 1

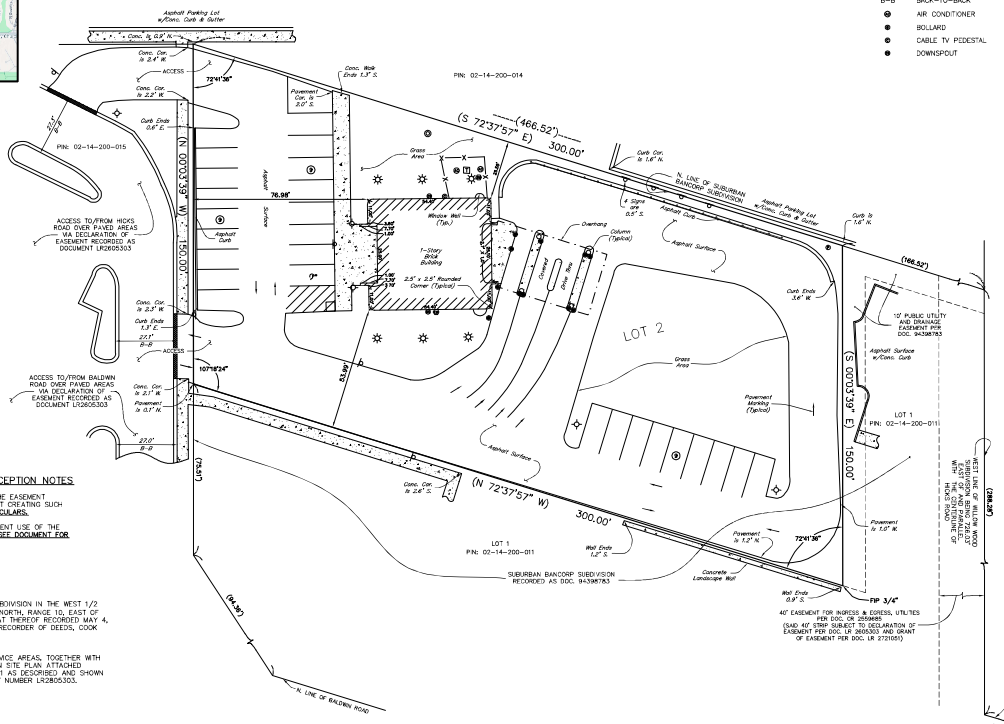


VICINITY MAP

LINE/SYMBOL/ABBREVIATION LEGEND

- BOUNDARY LIMITS
- ADJACENT PROPERTY OR R.O.W. LINE
- EASEMENT LIMITS
- FENCE
- GUARDRAIL
- FIP FOUND IRON PIPE
- B-B BACK-TO-BACK
- AIR CONDITIONER
- BOLLARD
- CABLE TV PEDESTAL
- DOWNSPOUT
- SANITARY MANHOLE
- GAS METER
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- LIGHT STANDARD
- LANDSCAPE LIGHT
- SIGN
- TELEPHONE PEDESTAL
- HANDICAP DESIGNATION
- DEPRESSED CURB
- CONCRETE SURFACE

SCALE: 1 INCH = 20 10 0



SCHEDULE B SURVEY RELATED TITLE EXCEPTION NOTES

8. TERMS, PROVISIONS AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SUCH EASEMENT: DOES NOT PLOT. SEE DOCUMENT FOR PARTICULARS.

9. RIGHTS OF THE ADJOINING OWNERS TO THE CONCURRENT USE OF THE EASEMENT DESCRIBED AS PARCEL 2: DOES NOT PLOT. SEE DOCUMENT FOR PARTICULARS.

PARCEL DESCRIPTION

PARCEL 1:
LOT 2 IN SUBURBAN BANCORP SUBDIVISION BEING A SUBDIVISION IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 4, 1994, AS DOCUMENT 94398783 IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS.

PARCEL 2:
RECIPROCAL EASEMENT FOR PARKING, DRIVING AND SERVICE AREAS, TOGETHER WITH ACCESS ROUTES OVER CERTAIN PREMISES DESCRIBED ON SITE PLAN ATTACHED THERETO AND MADE A PART THEREOF MARKED EXHIBIT 1 AS DESCRIBED AND SHOWN IN THE DECLARATION OF EASEMENT FILED AS DOCUMENT NUMBER LR2805303.

SURVEYOR'S CERTIFICATE

TO: OLD REPUBLIC TITLE
THE HUNTINGTON NATIONAL BANK , ISAOA/ATIMA

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8, 9, 11a AND 20 OF TABLE "A" THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY

THE FIELDWORK WAS COMPLETED ON APRIL 4TH OF 2025.

DATED THIS _____ DAY OF _____ 20____.

_____
JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937
EXPIRES APRIL 30, 2025

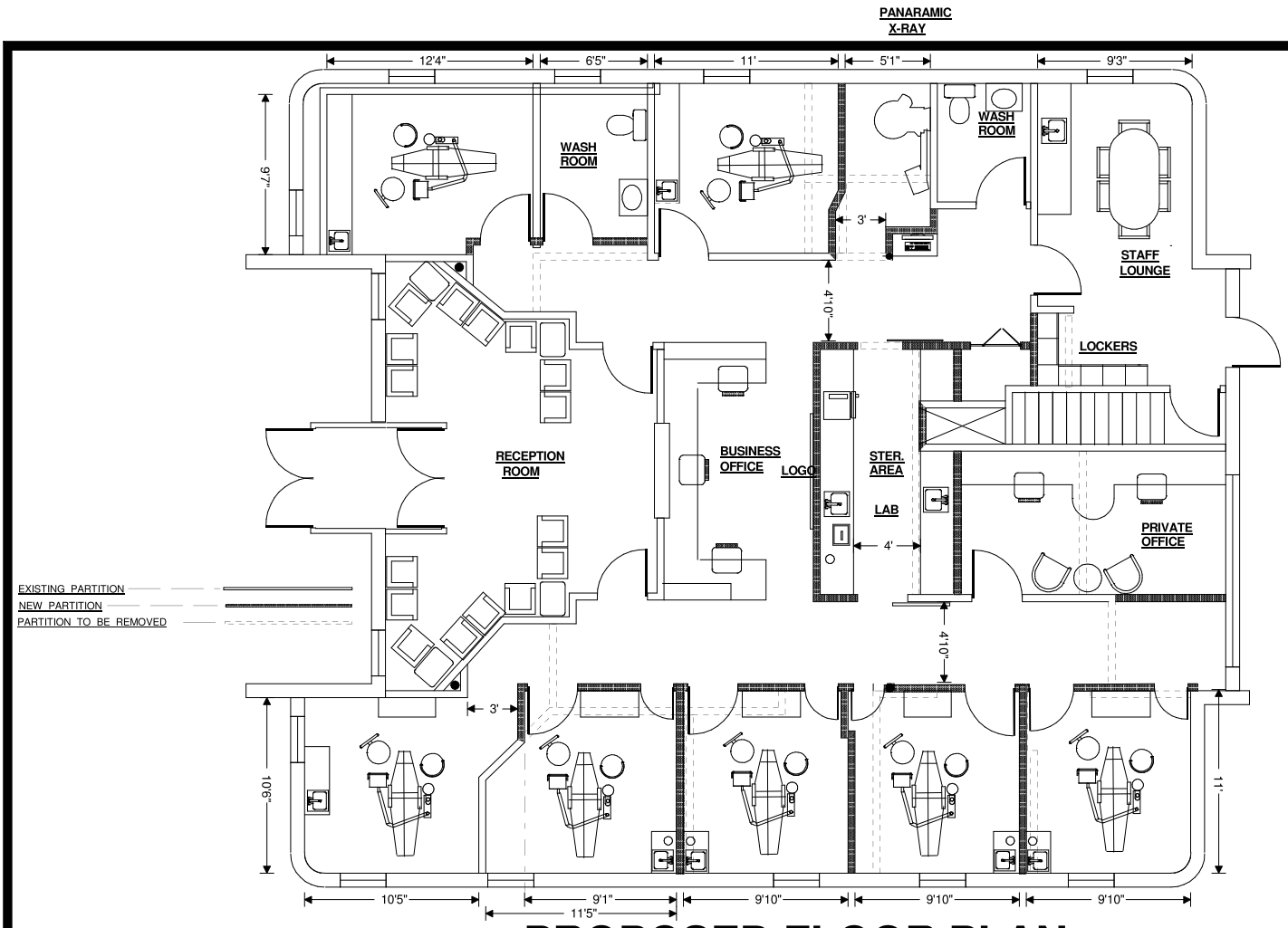
SURVEYOR'S NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIEL SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAK GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SUR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SH ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATIO AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGN AND IMPRESSED SEAL.
3. EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TI COMMITMENT ISSUED BY OLD REPUBLIC TITLE IDENTIFIED AS NUMBER 25172027 WITH AN EFFECTIVE DATE OF MARCH 7, 2025.
4. THE BEARINGS SHOWN HEREON ARE BASED UPON THE RECORD DATA SUBURBAN BANCORP SUBDIVISION.
5. DIMENSIONS ALONG CURVES ARE ARC DISTANCES.
6. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
7. DIMENSIONS ENCLOSED IN ( ) INDICATE RECORD OR DEED DATA. ALL DIMENSIONS ARE MEASURED OR RECORD EQUALS MEASURED.
8. BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F FLOOD INSURANCE RATE MAP PANEL NO. 17031C0181J WITH AN EFFE DATE OF AUGUST 19, 2008, IT IS OUR OPINION THAT THE PROPERTY DESCRIBED HEREON FALLS WITHIN ZONE X AS DESIGNATED AND DEFIN F.E.M.A.
9. PARCEL CONTAINS 42,963 S.F. OR 0.986 ACRES, MORE OR LESS AND MATHEMATICALLY CLOSES.
10. PROPERTY CONTAINS 27 TOTAL PARKING SPACES OF WHICH 1 IS DES HANDICAP.
11. ITEM 11 OF TABLE "A" OPTIONAL SURVEY REQUIREMENTS AMENDED BY 2D LIMITING UTILITY DATA TO SURFACE INDICATION ONLY. NO UTILITY SHOWN SUPPLEMENTED BY ATLAS ETC.
12. CHARACTER/LOCATION OF EVIDENCE OF VISIBLE OCCUPATION OR POS SHOWN ALONG PERIMETER BOUNDARY OF SUBJECT SITE.
13. POTENTIAL VISIBLE ENCROACHMENTS SHOWN, IF APPLICABLE (SURVEYI NO OPINION AS TO OWNERSHIP OF SAID ENCROACHMENTS).
14. EVIDENCE OF VISIBLE UNRECORDED EASEMENTS SHOWN, IF APPLICABL
15. POSSIBLE NON-DOCUMENTED EASEMENTS FOR UTILITIES SHOWN WHERE DELINEATED & VISIBLE ON SURFACE.
16. NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED
17. NO VISIBLE WATER FEATURES OBSERVED (i.e. STREAMS, PONDS, ETC.)
18. NO GAPS OR OVERLAPS FOUND WITH RESPECT TO ADJOINING PROPER AND RIGHTS OF WAY.
19. THE PROPERTY MAPPED HEREON IS THE SAME AS THAT DESCRIBED I TITLE COMMITMENT REFERENCED IN SURVEYOR'S NOTE #3.

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Plan
2280 White Oak Circle, Suite 100 Aurora, Il
60502-9675 PH: 630.862.2100 FAX: 63
E-Mail: cadd@cemcon.com Website: www.

DISC NO.: 656005 FILE NAME: ALTA
DRAWN BY: SMR FLD. BK. / PG. NO.:
COMPLETION DATE: 4-15-2025 JOB NO.:
PROJECT REFERENCE: R:\656005P
CHECKED BY:
REVISIONS:

Copyright © 2025 Cemcon, Ltd.



PROPOSED FLOOR PLAN

HENRY SCHEIN
DENTAL

DR. HARINI
501 N. HICKS RD.
PALATINE IL, 60067

JOB # 00252
REVISION: 1 DATE:
SHEET #

DRAWN BY: STEVE
DATE:
SCALE: 1/4" =

Attachment: Planning and Zoning Commission materials - May 27, 2025 (501 N. Hicks Road - SU Medical Office)

We are requesting a special use permit for the property located at 501 N Hicks Road, Palatine, which has historically served as a medical office building. The intent of this permit is to allow continued medical use of the space by converting it into a general dental and cosmetic office.

Dr. Harini Katakamsetti, a licensed General Dentist and current practice owner, plans to renovate and establish a new dental office at this location. The proposed layout includes seven treatment rooms on the first floor, while the basement will be designated solely for storage and housing mechanical equipment, such as the dental compressor and vacuum systems.

No exterior modifications to the building are planned, and the existing drive-thru structure—remnant from a prior tenant—will remain unused and unchanged.

As a standalone structure, the building's continued use as a healthcare facility is expected to have no negative impact on the surrounding neighborhood. On the contrary, it will enhance local access to quality dental care.

Upon opening, the practice will employ one dentist and two staff members, with anticipated growth to two dentists and an additional two support staff. We expect to accommodate 10 to 15 patients per day. The doctors will share an office space, as illustrated in the submitted floor plan.

The office will operate five days a week, from 10:00 AM to 6:00 PM.

Additionally, the site offers ample parking to accommodate patients and staff.

We appreciate your consideration and support for this application and are excited to contribute to the Palatine community through high-quality dental care.

Attachment: Planning and Zoning Commission materials - May 27, 2025 (501 N. Hicks Road - SU Medical Office)

ORDINANCE NO. 0-208-04

ORDINANCE GRANTING A SPECIAL USE
FOR A PHYSICIAN'S OFFICE
501 N. HICKS ROAD

Attachment: Planning and Zoning Commission materials - May 27, 2025 (501 N. Hicks Road - SU Medical Office)

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On October 4, 2004

ORDINANCE NO. 0-208-04

ORDINANCE GRANTING A SPECIAL USE
FOR A PHYSICIAN'S OFFICE
501 N. HICKS ROAD

Attachment: Planning and Zoning Commission materials - May 27, 2025 (501 N. Hicks Road - SU Medical Office)

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On October 4, 2004

ORDINANCE NO. O-208-04

AN ORDINANCE GRANTING
A SPECIAL USE FOR A PHYSICIAN'S OFFICE
501 N. HICKS ROAD

WHEREAS pursuant to a petition and public hearing, held on September 14, 2004 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 a Special Use for a physician's office, pursuant to Section 11.02 (d) (16) of the Palatine Zoning Ordinance, on the following legally described property:

> Lot 2 in Suburban Bancorp Subdivision, being a subdivision in the West half of the Northeast quarter of Section 14, Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded May 4, 1994, as Document 94398783 in the Office of the Recorder of Deeds, Cook County, Illinois

commonly known as 501 N. Hicks Road (PIN #02-14-200-012).

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

SECTION 1: That a Special Use for a physician's office, pursuant to Section 11.02 (d) (16) of the Palatine Zoning Ordinance, is hereby granted, subject to the following conditions:

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

Attachment: Planning and Zoning Commission materials - May 27, 2025 (501 N. Hicks Road - SU Medical Office)

2. A dumpster enclosure shall be provided in a manner acceptable to the Director of Community Services.

3. A security alarm shall be installed.

4. The owner shall dedicate an easement for a future public street as shown on the attached Exhibit "D".

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

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

PASSED: This 4 day of October, 2004

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

APPROVED by me this 4 day of October, 2004

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 4

day of October, 2004

Village Clerk

Attachment: Planning and Zoning Commission materials - May 27, 2025 (501 N. Hicks Road - SU Medical Office)

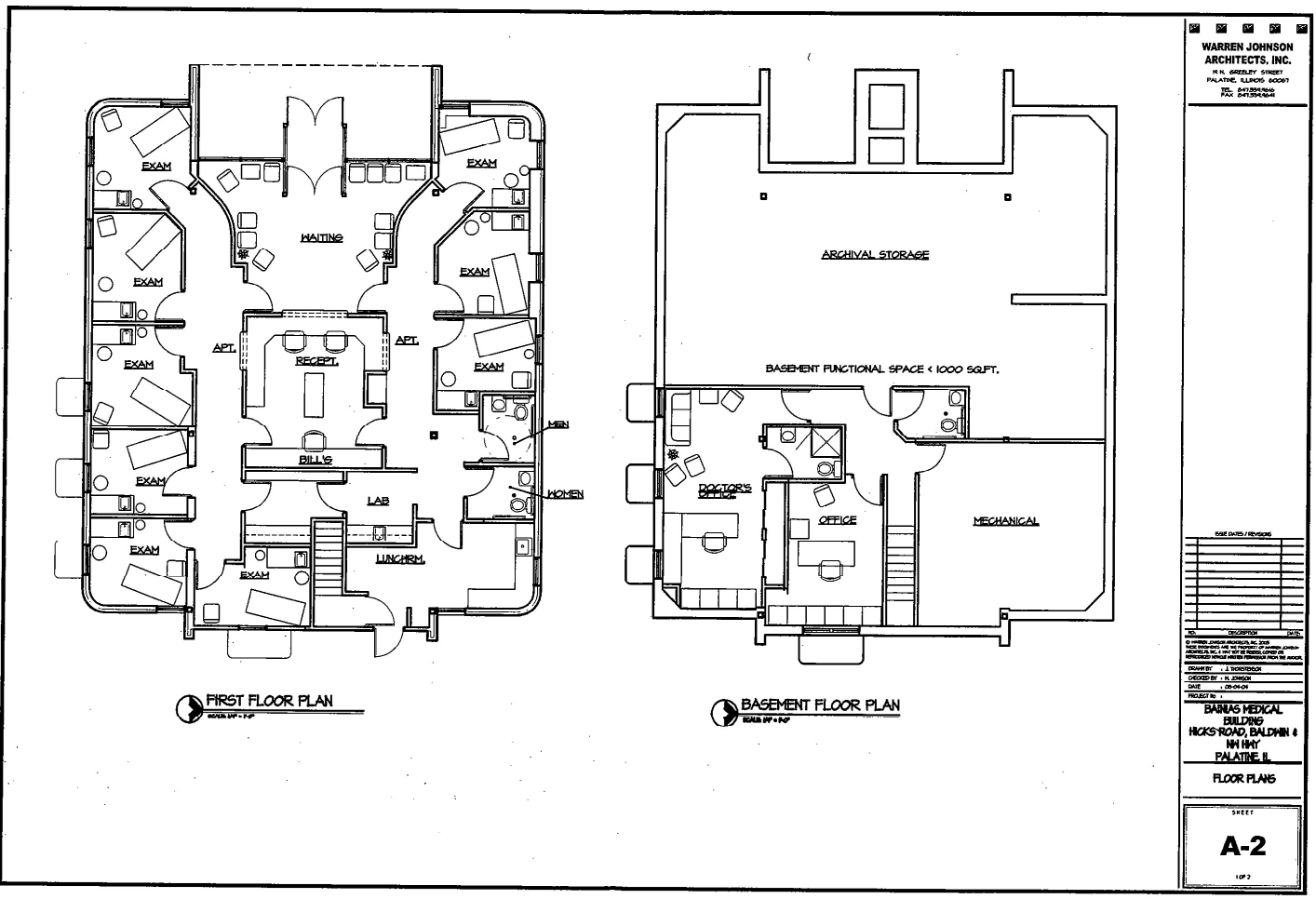
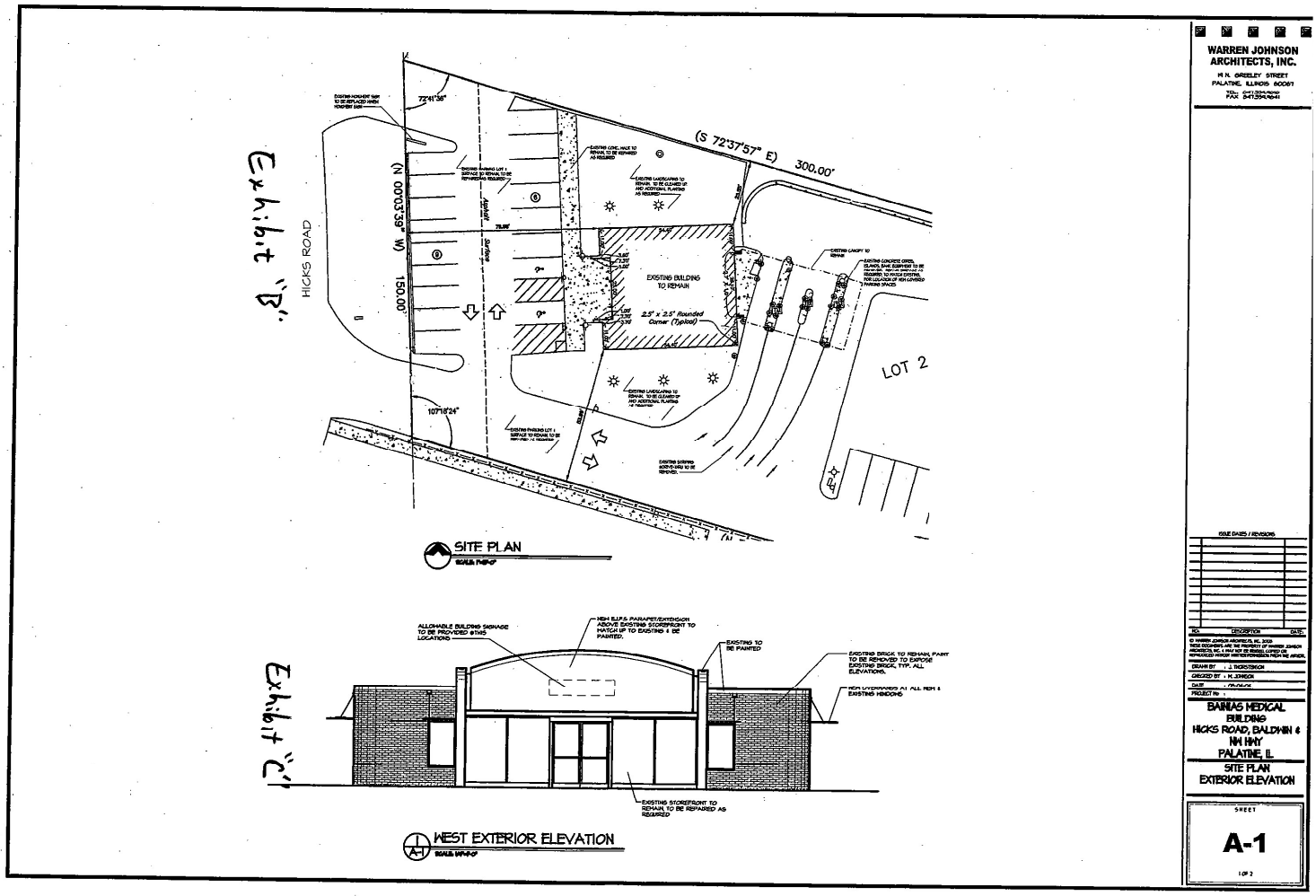


Exhibit "A"

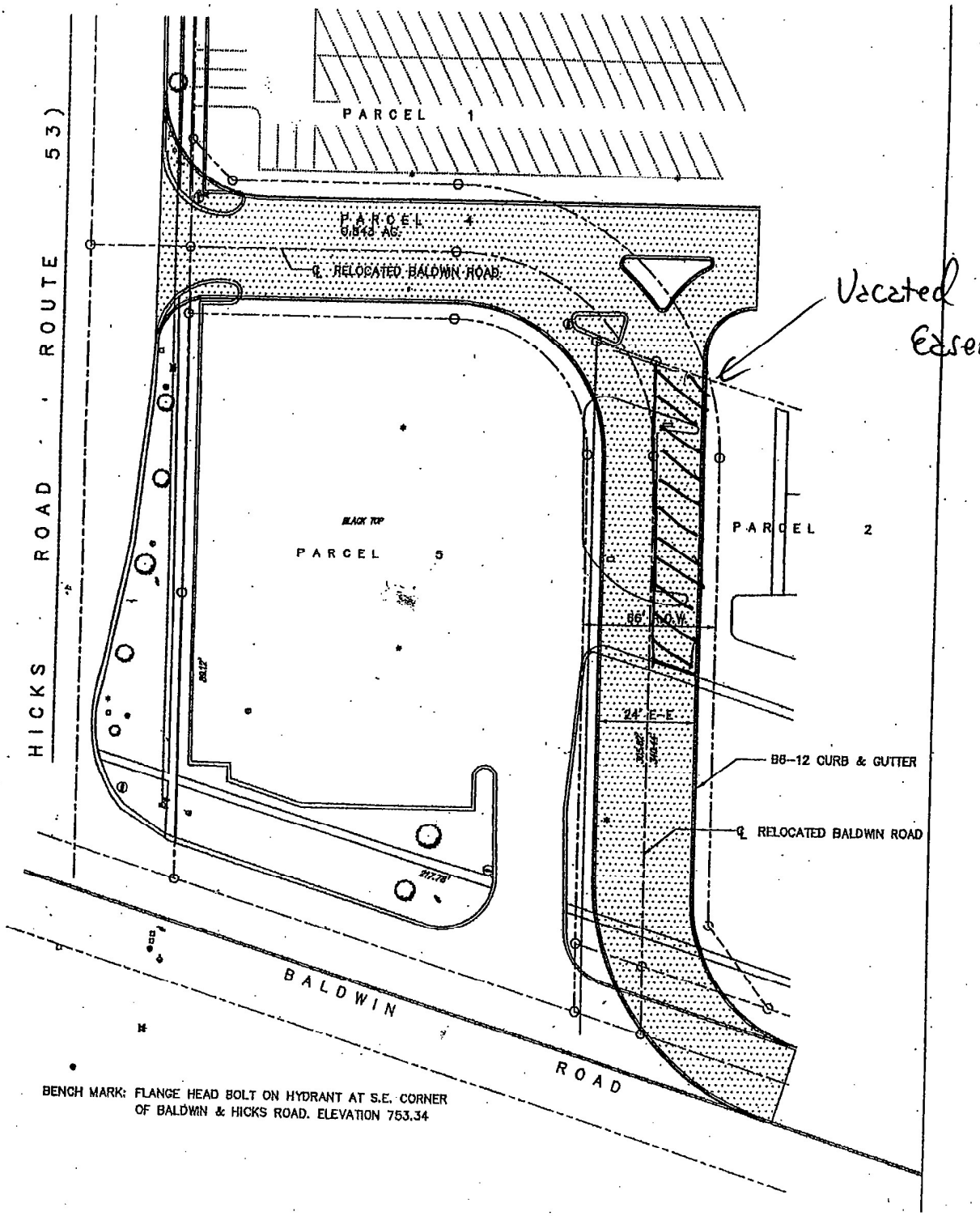
Attachment: Planning and Zoning Commission materials - May 27, 2025 (501 N. Hicks Road - SU Medical Office)



Attachment: Planning and Zoning Commission materials - May 27, 2025 (501 N. Hicks Road - SU Medical Office)

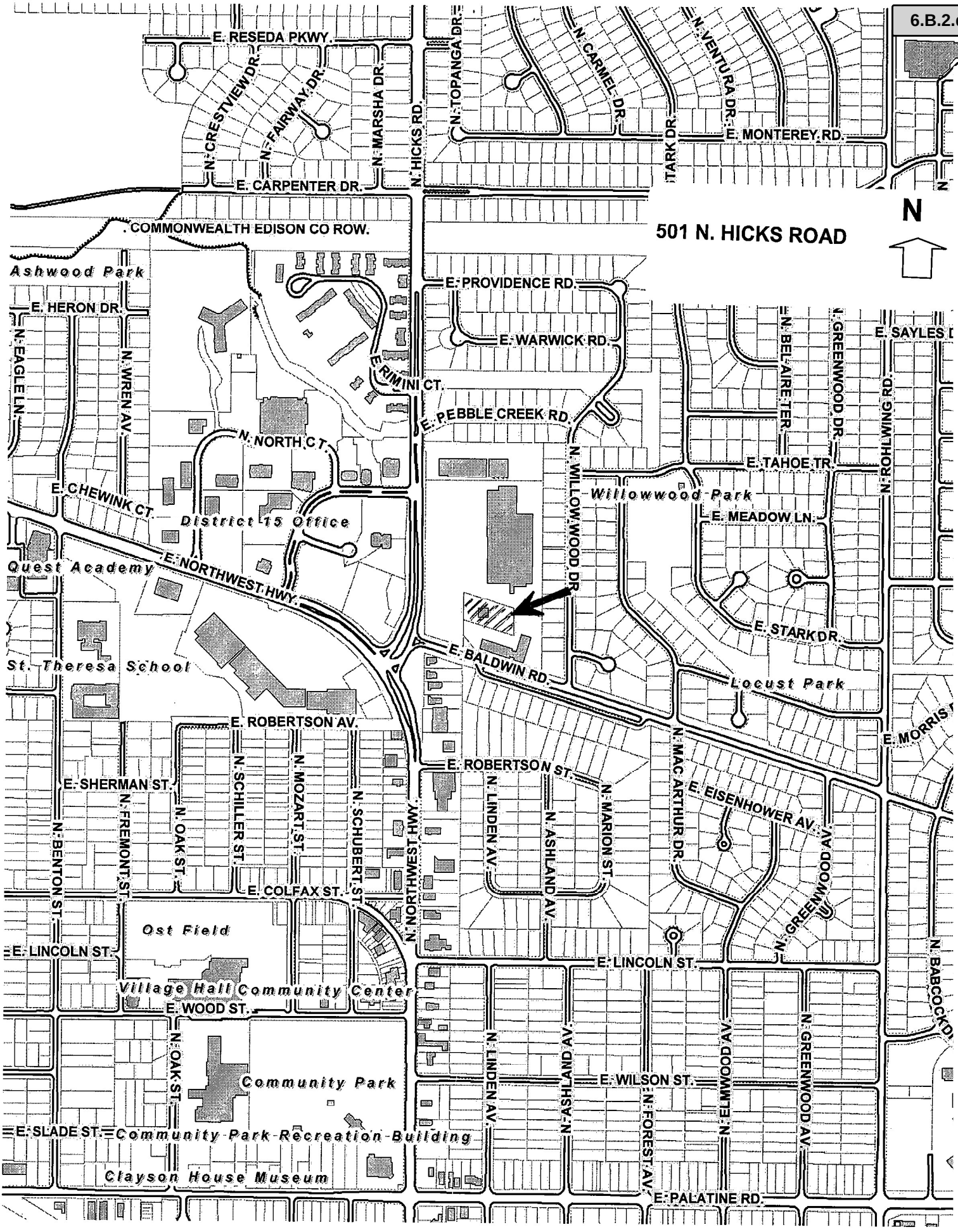
Vacated Future Street Easement Exhibit "D"

Attachment: Planning and Zoning Commission materials - May 27, 2025 (501 N. Hicks Road - SU Medical Office)



Future Street Plan and Vacated Easement

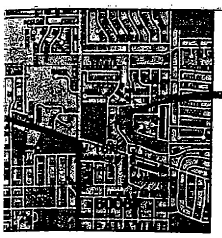
Attachment: Planning and Zoning Commission materials - May 27, 2025 (501 N. Hicks Road - SU Medical Office)



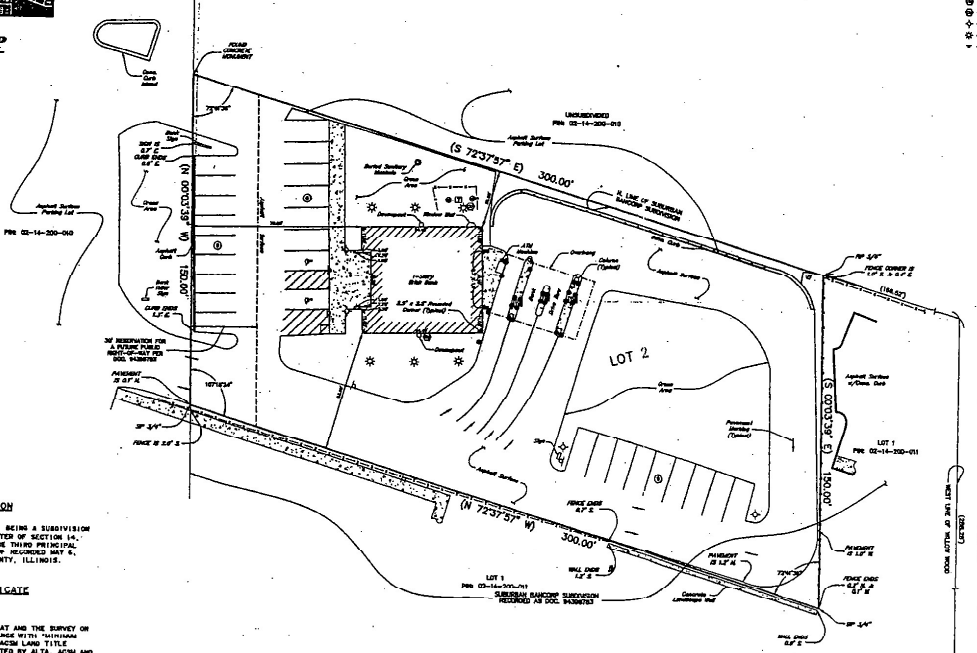
Attachment: Planning and Zoning Commission materials - May 27, 2025 (501 N. Hicks Road - SU Medical Office)

A.L.T.A./A.C.S.M.
LAND TITLE SURVEY

SHEET 1 OF 1



VICINITY MAP



LINE LEGEND

- PROPERTY LINE (Heavy Solid Line)
- ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE (Light Solid Line)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)

SYMBOL LEGEND

- MANHOLE
- TRANSFORMER
- BOLLARD
- GAS METER
- ELECTRIC METER
- STREET LIGHT
- LANDSCAPE LIGHT
- STREET SIGN
- AIR CONDITIONING UNIT
- NUMBER OF PARKING STALLS
- TELLER MACHINE
- GUARDRAIL
- FENCE LINE
- CONCRETE SURFACE

N

SCALE: 1" = 20'

SURVEYOR'S NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

2. COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND REPORT ANY DIFFERENCE IMMEDIATELY.

3. BUILDING LINES ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE MAPS. REFER TO YOUR DEED OR ABSTRACT FOR ADDITIONAL ZONING RESTRICTIONS.

4. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND IMPRESSED SEAL.

5. A PRELIMINARY TITLE COMMITMENT WAS NOT FURNISHED TO CEMCON, LTD. FOR USE IN THE PREPARATION OF THIS SURVEY. THEREFORE, THERE MAY BE ADDITIONAL EASEMENTS AND/OR SERVITUDES AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN HEREON.

6. THE BEARINGS SHOWN HEREON ARE BASED ON THE FINAL PLAT OF SUBDIVISION FOR SUBURBAN BANCORP SUBDIVISION.

7. DIMENSIONS ENCLOSED IN ( ) INDICATE RECORD OR DEED DATA. ALL OTHER DIMENSIONS ARE MEASURED.

8. FIP = FOUND IRON PIPE (Ø AS SHOWN)
FIR = FOUND IRON ROD
SIP = SET IRON PIPE (Ø AS SHOWN)

9. PARCEL CONTAINS 42,963 S.F. OR 0.986 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

2 IN SUBURBAN BANCORP SUBDIVISION, BEING A SUBDIVISION HE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, SHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL IAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 6, AS DOCUMENT 94396783, IN COOK COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

HARRIS TRUST & SAVINGS BANK

I IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON ON IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STAND DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE EYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND IN 1998, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 10 AND 11a ABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS TED BY ALTA, NSPS, AND ASCM AND IN EFFECT ON THE DATE OF CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT ER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY ONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS ARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH ROL LAND BOUNDARIES" FOR ALTA/ACSM LAND TITLE SURVEYS".

D THIS 17TH DAY OF DECEMBER, 2001.

R A. BLAESER
1018 PROFESSIONAL LAND SURVEYOR NO. 3072
FESSIONAL REGISTRATION EXPIRES ON NOVEMBER 30, 2002

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
1N131 COUNTY FARM ROAD
WINFIELD, ILLINOIS 60190-2032
PH: (630) 653-1030 FAX: (630) 653-0652
e-mail: cadd@cemcon.com

DSC NO.: 0MK008P FILE NAME: ALTA
DRAWN: EM SMR FLD. BK. / PG. NO.: 804/31 34
COMPLETION DATE: 11-20-01 JOB NO.: 586.005
EXREF:

Attachment: Planning and Zoning Commission materials - May 27, 2025 (501 N. Hicks Road - SU Medical Office)

VILLAGE OF PALATINE

200 E. Wood Street · Palatine, IL 60067-5339
Telephone (847) 358-7500 · Fax (847) 359-9040
www.palatine.il.us

MEMBER:
Northwest Municipal Confer
Illinois Municipal League
National League of Cities
U.S. Conference of Mayors

DATE: September 14, 2004

TO: Mayor and Village Council

FROM: Susan Tibbitts, Chair, Zoning Board of Appeals

RE: Findings of Fact

ZONING DOCKET: Z-04-106

PETITIONER: Pandelis Banias

LOCATION: 501 N. Hicks Road

PROPOSAL: Consider a Special Use to permit a physician's office pursuant to Section 11.02 (d) (16) of the Palatine Zoning Ordinance.

PUBLIC HEARING:

After due notice as required by law, the Zoning Board of Appeals conducted a hearing relative to the above mentioned petition on September 14, 2004.

The petitioner, Pandelis Banias, represented by Jennifer Thorstenson of Warren Johnson Architects and Bruce Blank, realtor, were present and provided testimony as to the reasons for the request and why they believed that the petition met the necessary standards. No objectors were present.

Kevin Anderson, Planning and Economic Development, was present and testified it was Staff's recommendation to approve the proposal subject to conditions.

FINDINGS:

The Standards have been met.

Attachment: Planning and Zoning Commission materials - May 27, 2025 (501 N. Hicks Road - SU Medical Office)

RE: Findings of Fact Z-04-106
501 N. Hicks Road
September 14, 2004

RECOMMENDATION:

Therefore, by a vote of (6) Ayes to (0) Nays, the Zoning Board of Appeals voted to recommend approval of the Special Use to permit the above proposal subject to the following conditions:

1. The Special Use shall substantially conform to the floor plans attached hereto as Exhibit "A", the elevations attached hereto as Exhibit "C", and the site plan attached hereto as Exhibit "B" except as such plans may be changed to conform to Village Codes and Ordinances and the following condition:

2. A dumpster enclosure shall be provided in a manner acceptable to the Director of Community Services.

3. A central burglar alarm system, which will summon police, must be installed prior to occupancy.

Attachment: Planning and Zoning Commission materials - May 27, 2025 (501 N. Hicks Road - SU Medical Office)

V I. Z-04-105 158 S. Benton Street

This item was tabled at the request of the Petitioner.

VII. Z-04-106 501 N. Hicks Road

Consider a Special Use to permit a physicians office Pursuant to Section 11.02 (d) 16 of the Palatine Zoning Ordinance.

Consider a Special Use to permit a physicians office Pursuant to Section 11.02 (d) 16 of the Palatine Zoning Ordinance.

Notice was published in the Daily Herald on 8/30/04. Approximately 90 property owners were notified by mail.

Petitioner's exhibits:
1 Petition for Special Use
2 Real Estate Interested Disclosure Form
3 Real estate contract
4 Land title survey
5 Site plan, floor plan, elevations
6 Photos (36)

Mr. Anderson gave the background of this request. The subject property is currently a vacant building previously occupied by a bank. The petitioners, owners of the property, are proposing to operate a physicians office from the building. Physician's offices require a Special Use in a B-1 district. Therefore the petitioners are seeking a Special Use.

ANALYSIS:

- The petitioners are proposing to occupy a vacant building in the K-Mart out-lot.
- The petitioner would operate a general physician's office.
- The building is approximately 3100 square feet and would contain 9 exam rooms, a reception area and a lab.
- The petitioner is proposing to paint the exterior trim and brick. No colors have yet been indicated. An EIFS addition would be added to the existing storefront.
- The petitioner is proposing to demolish the existing curbing between the drive through lanes and to maintain the existing canopy as staff parking.
- Ten parking spaces are required for this building and use. There are 26 parking spaces on site.

Ms. Tibbitts asked was EIFS was; Mr. Anderson said this was a building material and deferred to the Petitioner for detailed information.

There were no further questions of Staff.

Attachment: Planning and Zoning Commission materials - May 27, 2025 (501 N. Hicks Road - SU Medical Office)

The Petitioners, Bruce Blank, of 1417 Anderson Drive (realtor) and Jennifer Thorstenson of Warren Johnson Architects, both representing the buyer, were sworn in.

Mr. Blank said this bank building had been vacant for a couple years. The Petitioners would like to occupy it with a doctor's office with exam rooms. Dr. Banias is Mr. Blank's family doctor. Dr. Banias has a thriving office in Arlington Heights, another in Evanston and one in Palatine. He plans to consolidate his Palatine and Arlington Heights offices at the Subject Property.

Ms. Thorstenson said the exterior would be of EIFS, a dryvit material. They may use the natural color of the brick or paint it.

Ms. Tibbitts asked the number of doctors in the practice; at least 3 – himself, Dr. Kara and a third doctor. They are affiliated with Northwest Community hospital. They are board certified and 2 specialize in internal medicine.

Ms. Tibbitts asked about security; Mr. Blank could not address this nor any information concerning an alarm.

There was no information on hours of operation.

Ms. Roth-Wurster asked about the bathrooms; both upstairs will be ADA compliant, the one in the basement, for the doctors' use, will not be ADA compliant. The front entrance is currently accessible.

Ms. Tibbitts asked about dumpster enclosure; there is not one now.

There were no further questions by Staff, the Board or the Audience.

There was nothing further.

Mr. Anderson gave Staff's recommendation for the approval of the Special Use subject to the following conditions:

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

2. A dumpster enclosure shall be provided in a manner acceptable to the Director of Community Services.

There were no questions of the recommendation.

There was nothing further.

The Public Hearing was closed.

DELIBERATIONS:

Mr. Goldstein said the request meets the standards and made a motion to approve the petition, subject to Staff's recommendation and an additional condition:

3. A central burglar alarm system, which will summon police, must be installed prior to occupancy.

Attachment: Planning and Zoning Commission materials - May 27, 2025 (501 N. Hicks Road - SU Medical Office)

Discussion followed about language for condition 3.

Mr. Witt seconded the motion, and commended the Petitioner for recycling the building.

Ms. Roth-Wurster felt it would be helpful for the doctors to be present and to know the intended hours of operation.

Ms. Tibbitts said this rehab plan was attractive.

Vote: All Ayes (6-0)

Attachment: Planning and Zoning Commission materials - May 27, 2025 (501 N. Hicks Road - SU Medical Office)

IX. FINDINGS OF FACT

Z-04-103
Voice Vote: All Ayes

Z-04-104
Voice Vote: All Ayes

Z-04-106 as amended
Voice Vote: All Ayes

Z-04-107
Voice Vote: All Ayes

X. COMMUNICATIONS

There are 7 upcoming petitions for the next meeting.

Mr. Prats-Reyes continues to keep in touch.

Meeting adjourned at: 10:35 PM

Attachment: Planning and Zoning Commission materials - May 27, 2025 (501 N. Hicks Road - SU Medical Office)

DEPT. OF COMMUNITY DEVELOPMENT

VILLAGE OF PALATINE

Zoning Docket #: _____

Property recorded in Torrens: _____

Filing Fee: $ 625.00 Date Filed: 8-4-09

PETITION FOR HEARING

SPECIAL USE

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): PANDELIS BANIAS, M.D.

   Address: 800 AUSTIN, SUITE 369 EVANSTON, IL 60202
   City, State, Zip

   Telephone No. 312-945-3538 Business No. 847-316-4455 Fax No. 847-316-4456

2. Authorized Agent of Petitioner (if different):

   Name: JENNIFER THORSTENSON / WARREN JOHNSON ARCHITE

   Address: 19 N. GREELEY ST. PALATINE, IL 60067
   City, State, Zip

   Telephone No. 847-359-9616 Fax No. 847-359-9641

   Relationship to Petitioner: ARCHITECT.

3. Property interest of Petitioner(s): WILL BE PURCHASING
   Owner, Lessee, Contract Purchaser, etc.

4. Address of the property for which this application is being filed: 501 N. HICKS RD.

   _____ Palatine, Illinois

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

   VACANT HARRIS BANK BLDG.

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

   PHYSICIAN MEDICAL FACILITY

7. Current zoning of property: BI

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

   TO ALLOW THE USE OF A MEDICAL FACILITY IN A BI DISTRICT.

Attachment: Planning and Zoning Commission materials - May 27, 2025 (501 N. Hicks Road - SU Medical Office)

PETITIONER JUSTIFICATION:

9 The petitioner is required to present specific evidence, (not opinions) that the general standards for the granting of a special use will be met. Please justify the need for the special use making sure to address the attached standards (Section 14.05 of the Zoning Ordinance.

WE ARE SEEKING TO OPERATE A MEDICAL OFFICE IN A B1 DISTRICT & WILL COMPLY TO ALL STANDARDS OF THE SPECIAL USE.

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

Date: 8-4-04

Jennifer Thorstenson
AGENT FOR PETITIONER

(forms\special use petition.doc)

Attachment: Planning and Zoning Commission materials - May 27, 2025 (501 N. Hicks Road - SU Medical Office)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Public Notice
A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, September 14, 2004, at 7:00 PM, in the Village Council Chambers in the Palatine Community Center, 200 E. Wood Street, relative to a request for a Special Use for a physician's office, pursuant to Section 11.02 (d) (16) of the Palatine Zoning Ordinance.
The property is legally described as follows:
Lot 2 in Suburban Bancorp Subdivision, being a subdivision in the West half of the Northeast quarter of Section 14, Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded May 4, 1994, as Document 94398783 in the Office of the Recorder of Deeds, Cook County, Illinois
commonly known as 501 N. Hicks Road (PIN #02-14-200-012).
The above petition has been filed by Pandelis Banias, M.D. and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
Zoning Docket:
Z-04-106
Village Of Palatine
Susan Tibbitts, Chair
Zoning Board of Appeals
DATED: This 30th day of August, 2004
Published in Daily Herald
August 30, 2004 (3371207)N

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD.** That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Arlington Heights, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake,Fox River Grove,Geneva, Gilberts,Grayslake, Gurnee,Hampshire,Hainesville,Hanover Park,Hawthorn Woods,Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Schaumburg, Sleepy Hollow, St. Charles, Streamwooc Tower Lakes,Vernon Hills,Volo,Wauconda,Wheeling,West Dundee,Wildwood,Green Oaks

County(ies) of Cook, Kane, Lake, McHenry and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published August 30, 2004 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Mary M. Barnett
Authorized Agent

Control # T3371207

Attachment: Planning and Zoning Commission materials - May 27, 2025 (501 N. Hicks Road - SU Medical Office)

TYPE: ORDINANCE **SUBMITTED BY:** PLANNING & ECON. DEV. **DATE:** 10/04/2004

DESCRIPTION: Consider a Special Use to permit a physicians office for the property at 501 N. Hicks Rd.

(Banias) (District: 6)

COMMITTEE ACTION: **DATE:**

BACKGROUND:
The subject property is currently a vacant building previously occupied by a bank. The petitioners, contract purchases of the property, are proposing to operate a physician's office from the building. Physician's offices require a Special Use in a B-1 district. Therefore the petitioners are seeking:

A Special Use to permit a physician's office Pursuant to Section 11.02 (d) 16 of the Palatine Zoning Ordinance.

KEY ISSUES:

- The petitioners are proposing to occupy a vacant building in the K-Mart out-lot.
- The petitioner would operate a general physician's office.
- The building is approximately 3100 square feet and would contain 9 exam rooms, a reception area and a lab.
- The petitioner is proposing to paint the exterior trim and brick. No colors have yet been indicated. An EIFS addition would be added to the existing storefront.
- The petitioner is proposing to demolish the existing curbing between the drive through lanes and to maintain the existing canopy as staff parking.
- Ten parking spaces are required for this building and use. There are 26 parking spaces on site.
- The recently vacated easement for a future public street may be required to be re-dedicated. With the pending revitalization of the Kmart center, this street may be constructed to improve traffic flow in the area. Condition 4 in the draft Ordinance requires the easement dedication.

ALTERNATIVES:
1. Recommend approval of the Special Use
2. Do not recommend approval of the Special Use

RECOMMENDATION:

Public Hearing:	9/14/04 Zoning Board of Appeals
Residents Testifying:	None
Concerns:	None
Vote:	The ZBA voted unanimously to approve the Special Use. Staff concurs with this recommendation.

ACTION REQUIRED:
Motion to recommend approval of a Special Use permit a physicians office for the property 501 N. Hicks Rd.

Attachment: Planning and Zoning Commission materials - May 27, 2025 (501 N. Hicks Road - SU Medical Office)

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

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

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

(Village) (Town) (City) (Township) of PALATINE 501 N. HICKS RD.

(●) ( ) ( ) ( )

County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 8TH day of MAY, A.D. 20 25., and the last publication thereof was made on the 8TH day of MAY, A.D. 20 25.

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

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

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

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 8TH day of MAY A.D., 20 25.

By Todd Wessel

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 8TH day of MAY A.D., 20 25.

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

Attachment: Planning and Zoning Commission materials - May 27, 2025 (501 N. Hicks Road - SU Medical Office)

III. PUBLIC HEARING

1. 501 N. Hicks Road - SU Dental Office

SU-000172-2025 - 501 N HICKS RD

Notice was published in the Journal & Topics on May 8, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **AERIAL MAP**
2. **PLAT OF SURVEY**
3. **PROPOSED FLOOR PLAN**
4. **BUSINESS PLAN**
5. **ORDINACE O-208-04**
6. **PUBLIC NOTICE**

Staff - Mr. Auer Provides Background:
The Subject Property is zoned B-1 - Shopping Center business and was most recently operated as a medical office. The Petitioner is proposing to operate a dental and dental cosmetics practice. Pursuant to 11.02(d)(15) of the Palatine Zoning Ordinance, the "B-1" zoning district requires medical office uses to be reviewed through the special use process.

Sworn in petitioner:
Balaji Singamsetti - 241 Taylor Court - Buffalo Grove, IL - Owner
Sharon Bogetz - 7300 N Western Avenue- Chicago, IL - Business Consultant
John Mazr - 3100 Dundee Road - Contractor
Ms. Bogetz states they have a contract for this property and plans to convert it into a dental office. The owners currently operate another office in Mundelein and anticipates hiring an associate. The doctor will work part-time at both locations. The practice will offer general and specialty dentistry, treating patients of all ages, with or without insurance. Services will be affordable for most patients and will include preventive and emergency care.
Ms. Bogetz provides details of the services to be offered: dentures, partials, crowns, fillings, and more. They will also offer clear aligner braces and have a specialist on staff for orthodontics.
The clinic will have 7 treatment rooms and a large reception area. It will include a business area and a lab at the first floor and the basement will be used for storage. There will be a private office for staff and doctor discussions. The practice will have 2 dentists, both CPR-certified and trained in OSHA and HIPAA regulations. Ms. Bogetz presents a floor plan. Chairman Wood notes that the layout allows for future growth.
Ms. Bogetz anticipates seeing 10-14 patients initially and expects the practice to grow. She plans for 3-5 chairs to start, with additional chairs to be added as the practice expands. The clinic will be fully built out and ready to accommodate future growth.

Attachment: DRAFT PZC minutes - May 27, 2024 (501 N. Hicks Road - SU Medical Office)

STAFF RECOMMENDATION:
The proposed use is contemplated as special use in the current "B-1" zoning district and is consistent with the previous medical office use and the envisioned business/commercial use of the property by the Comprehensive Plan's future land use map. Therefore, Staff recommends approval of the special use application. If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. The Special Use shall substantially conform to the Floor Plan and Business Plan submitted by Balaji Singamsetti, except as such plans may be changed to conform to the Village's Codes and Ordinances.

2. In conjunction with the building permit review for the dental office, a landscaping plan/narrative and a pavement maintenance plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.

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

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

DISCUSSION:
Commissioner Noonan states that the request is straightforward.
Commissioner Fedota notes that there are no parking issues.
Commissioner Fedota inquired about the previous special use conditions and if there was any applicability to the proposed use and any storage of narcotics for use in the dental office.
Staff responded that the proposed conditions for the current use would apply, notwithstanding any medical licensure requirements or protocols.
Chairman Wood states that dental offices typically do not have high demand for parking during late hours and do not generate noise. She adds that the practice will include an experienced dentist, and the proposal meets the required standards.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on Monday, June 9, 2025.

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

Attachment: DRAFT PZC minutes - May 27, 2024 (501 N. Hicks Road - SU Medical Office)

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

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

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

(Village) (Town) (City) (Township) of PALATINE 501 N. HICKS RD.

(●) ( ) ( ) ( )

County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 8TH day of MAY, A.D. 20 25., and the last publication thereof was made on the 8TH day of MAY, A.D. 20 25.

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

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

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

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 8TH day of MAY A.D., 20 25.

By Todd Wessel

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 8TH day of MAY A.D., 20 25.

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

Attachment: Public Notice (501 N. Hicks Road - SU Medical Office)

Consider an Ordinance Transferring Special Use Ordinance #O-24-19 for the Property at 1417 N. Rand Road

BACKGROUND:
The Subject Tenant Space is located in the Park Place shopping center and received a Special Use for a restaurant in 2019, which was later transferred in 2020. Therefore, the Petitioner is requesting approval of the following:

> **Special Use Transfer of Ordinance #O-24-19 to permit the continued operation of a restaurant (Islas Jarochas) at 1417 N. Rand Road.**

KEY ISSUES:
- The proposed restaurant, Islas Jarochas, is not requesting any changes except for the business name. Any future modifications to the floor plan or business operations will require additional review by the Village.
- As part of the new restaurant operations, the Petitioner is also applying for a restaurant liquor license, in conjunction with the Special Use transfer.

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 to Islas Jarochas, Inc (Karla Acevedo Villanueva) at 1417 N. Rand Road.

ACTION REQUIRED:
A motion transferring Special Use Ordinance #O-24-19 to Islas Jarochas, Inc (Karla Acevedo Villanueva) for the continued operation of a restaurant at 1417 N. Rand Road.

ATTACHMENTS:
- Aerial Map
- ORD SUT 1417 N Rand Rd
- Application - redacted
- O-24-19
- O-089-20

GISConsortium

1417 N Rand Road



Attachment: Aerial Map (1417 N Rand Road - SUT Restaurant)

0 200 400 ft

Print Date: 5/30/2025

Notes

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

ORDINANCE NO._____

AN ORDINANCE TRANSFERRING SPECIAL USE ORDINANCE #O-24-19 1417 N. RAND ROAD

WHEREAS, Ordinance #O-24-19 granted a Special Use for a restaurant for the property commonly known as 1417 N. Rand Road; 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 December 7, 2020 to review a request by Islas Jarochas, Inc. (Karla Acevedo Villanueva) that the Special Use be transferred to permit the continued operation of a restaurant, with no substantial changes to the existing use or floorplan, and it was the recommendation of the Village Council that the transfer of the Special Use to Islas Jarochas, Inc. (Karla Acevedo Villanueva) 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-24-19 is hereby transferred to Islas Jarochas, Inc. (Karla Acevedo Villanueva), to permit the continued operation of a restaurant.

SECTION 2: All conditions of Special Use Ordinance #O-24-19, as amended, shall remain in full force and effect.

DATED: This _____day of _____, 2025

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

APPROVED by me this _____day of _____, 2025

_____

Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk this ____ day of _____, 2025

_____

Village Clerk

Attachment: ORD SUT 1417 N Rand Rd (1417 N Rand Road - SUT Restaurant)

VILLAGE OF PALATINE

SPECIAL USE TRANSFER

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

Required Materials

- ☐ Application Form
- ☐ Business Plan (including but not limited to nature of business, hours or operation, number of employees, floor plan, menu, and any proposed changes to the business
- ☐ Proof of Ownership

Business Owner(s):

KARLA ACEVEDO VILLANUEVA -

Subject Property Address:

1417 N. RAND ROAD, PALATINE IL 60074

The owner(s) listed above are requesting that Special Use Ordinance # O-89-20 be transferred from ISLAS VERACRUZ INC. - ADALBERTO HUERTA to individuals(s) and/or company listed above. I have read the ordinance(s) and agree to comply with all applicable ordinance(s) and any conditions contained therein. As the new business owner(s), the following changes (if any) are proposed to the business operation and/or floor plan:

NO CHANGES WILL BE DONE TO ANY PART OF THE CURRENT BUSINESS EXCEPT FOR NEW NAME AND OWNERSHIP.

I understand that if the Village determines the nature or characteristics of the business will substantially change, a new Special Use may be required.

Attachment: Application - redacted (1417 N Rand Road - SUT Restaurant)

VILLAGE OF PALATINE

SPECIAL USE TRANSFER

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

CONTACT INFORMATION WORKSHEET

PETITIONER(S) KARLA ACEVEDO VILLANUEVA - ISLAS JAROCHAS INC.	**Business Name (If applicable)**
Address 1417 N. RAND ROAD, PALATINE IL 60074	**City/State/Zip Code**
Telephone 847-496-5035	**Fax**
Email ODRIVILLANUEVA ISLAS AZULES @ GMAIL. COM	
Subject Property Address 1417 N. RAND ROAD, PALATINE IL 60074	
AUTHORIZED AGENT (if applicable)	**Business Name (if applicable)**
Address	**City/State/Zip Code**
Telephone	**Fax**
Email	

Attachment: Application - redacted (1417 N Rand Road - SUT Restaurant)

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.

Karla L Acevedo Villanueva
Name

05-29-25
Date

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.

ADALBERTO HUERTA
Name

5/29/2025
Date

Signature

Attachment: Application - redacted (1417 N Rand Road - SUT Restaurant)

ORDINANCE NO. O-24-19

Ordinance Granting a Special Use at 1417 N. Rand Road

Attachment: O-24-19 (1417 N Rand Road - SUT Restaurant)

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On March 18, 2019

ORDINANCE NO. O-24-19

AN ORDINANCE GRANTING A SPECIAL USE
1417 N. RAND ROAD

WHEREAS, pursuant to a petition and public hearing on March 12, 2019, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit a restaurant pursuant to Section 11.02 (d)(19) of the Palatine Zoning Ordinance, on the following legally described property:

> **LOT 2 IN THE FINAL PLAT OF PARK PLACE/WAL-MART SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 1,2003 PER DOCUMENT NUMBER 0312103000, IN COOK COUNTY, ILLINOIS**
>
> **commonly known as 1417 N. Rand Road (02-12-101-040-0000).**

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

SECTION 1: A Special Use to permit a restaurant pursuant to Section 11.02 (d)(19) of the Palatine Zoning Ordinance is hereby granted, subject to the following condition:

1. **The Special Use shall substantially conform to the floor plan and business plan submitted by the petitioner on 02/08/2019, except as such plans may be changed to conform to Village Codes and Ordinances.**

03/15/2019 10:41 AM

Attachment: O-24-19 (1417 N Rand Road - SUT Restaurant)

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

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

PASSED: This 18 day of March, 2019

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

APPROVED by me this 19 day of March, 2019

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 19 day of March, 2019

Village Clerk

Attachment: O-24-19 (1417 N Rand Road - SUT Restaurant)

Sweet Basil Café

Business Plan For:
1417 N Rand Rd, Palatine, IL 60067

Attachment: O-24-19 (1417 N Rand Road - SUT Restaurant)

1.0 Executive Summary

The Sweet Basil Cafe ("SBC") will be a family owned, moderately priced 165 seat full service breakfast, lunch and dinner concept. A dine-in or carry out option will be available along with a full catering service.

The unique selling points of the restaurant include our delicious home cooking that uses family recipes with fresh ingredients and large portions.

Sweet Basil Café will be open 7 days a week from 7am to 9pm. The restaurant should be perceived as a casual-theme, full service food establishment appealing to diners of all ages including business and residential customers. The average meal price for lunch and dinner is $18.00. The average length of the dining experience is anticipated to be 45 minutes.

The SBC will be leasing a square foot space located at 1417 N Rand Rd, Palatine, IL. Although the building was previously utilized as a restaurant, a significant amount of work needs to be done to renovate and equip this site properly to accommodate the Sweet Basil Café concept.

The décor will be family friendly using soft earthy colors, booths on the perimeter and tables and chairs with a matching fabric pattern as the booths. We will install additional security systems as needed.

The first 6 months of operation will require an aggressive marketing campaign to bring customers to this location. We will use television, radio, internet and community involvement to bring customers to the Sweet Basil Café.

Sales projections conservatively assume 3000 customers per week resulting in weekly sales of $54,000 or $2,800,000 annually. This equates to around $583 per square foot in sales annually which positions SBC as a desirable concept for ownership in a table service market where $200 to $325 per square foot is considered profitable and therefore a good investment.

1.1 Business Objectives

The primary objectives of the business plan for Restaurant are below:

- To be the best casual breakfast, Lunch Dinner restaurant in the Palatine area
- To provide quality meals at reasonable prices with exemplary service
- To achieve Prime Cost Ratios lower than 50%

1.2 Mission Statement

Our Mission is to provide a unique and relaxing dining experience. We will strive to achieve this goal by: 1) by providing menu items incorporating quality fresh ingredients at reasonable prices, 2) by providing a relaxed family friendly atmosphere that will ensure customer satisfaction

Attachment: O-24-19 (1417 N Rand Road - SUT Restaurant)

1.3 Guiding Principles

1. **Being Mindful of our Customers and our Staff**
   Coinciding with our family values, we will treat both our customers and staff in a manner in which we ourselves would want to be treated (or better!)
2. **Gratitude**
   "An attitude of gratitude" shown to our customers, employees and vendors – because without their input, service, labor and time, our business would not be here without them!
3. **Our Service**
   Provide delicious food made with the finest and freshest ingredients with warm and friendly service creating an informal, comfortable environment which will make the customers satisfied and want to return again and again.

2.0 Company Description

The Sweet Basil Café with be located at 1417 N Rand Rd, Palatine, IL. The restaurant will have a varied menu serving homemade dishes with large portions.

The restaurant will be open 7 days a week with hours as follows:

Monday	7:00 am – 9:00 pm
Tuesday	7:00 am – 9:00 pm
Wednesday	7:00 am – 9:00 pm
Thursday	7:00 am – 9:00 pm
Friday	7:00 am – 9:00 pm
Saturday	7:00 am – 9:00 pm
Sunday	7:00 am – 9:00 pm

2.1 Management

Our Management team has over 50 years of combined experience.

Chef Dimitri began his restaurant career at the age of 15 working at his father's side at the Ambassador Banquets in Elmhurst, Illinois. He continued to work at the family business while attending Culinary School. He completed his Culinary Arts Degree and opened his first restaurant, Peaches in Des Plaines IL at the age of 21. He has owned and operated full service restaurants successfully in the Chicagoland area.

We are currently in the process of purchasing the Streator property. We owned and operated (2) Wild Berries locations in Central Illinois until both locations were sold to corporate restaurant chains.
Currently we own and operate Sweet Basil Café in Streator. The Streator location is a 145 seat, full service operation open 7am to 9pm daily.

Denise will act as the General Manager of both the Streator and Palatine locations. Denise holds a BA from DePaul University and has in excess of 25 years, experience in Marketing. In her capacity as General Manager she will

Attachment: O-24-19 (1417 N Rand Road - SUT Restaurant)

oversee the day to day operation of both restaurants to ensure all quality standards and financial goals are met.

Kitchen Manager/Chef Gilberto has worked alongside Dimitri and Denise for the last 10 years. Gilberto Started as a line cook and has trained under Dimitri's guidance. He will be responsible for the line cooks and all phases of food preparation.

Front End Manager April has held various supervisory positions for the last 10 years. She currently manages the Streator location and will help open and develop the staff for the Palatine location. She has implemented a training program for the frontend staff and maintains expected customer service standards for day to day operation.

2.4 Location and Facilities

The 4,700 square foot free standing building is located on 1417 N Rand Rd, Palatine, Illinois.
The Palatine area, has a population of over 69,000, according to the 2016 DataUSA Report. The residential population in the immediate area is comprised of a mixture of single family and multi-family housing. The median house hold income is $75,066.

3.1 Operations and Production

SBC will be open 7 days a week for Breakfast, lunch and dinner requiring multiple shifts. The Manager will write the schedules. The schedules will be written in a manner that will allow the ability to increase or decrease hourly labor according to sales volume to maintain a consistent labor cost control.

Proper labeling and rotation techniques, accompanied by ample storage facilities will ensure that high quality prepared product will be sufficiently available to meet the demands during peak business hours. Replenishment and ongoing preparation will continue during off peak business hours.
Chef Dimitri will be responsible for all kitchen functions, including all food preparation, maintenance of quality standards, sanitation, cleanliness, methods of cooking, plate presentation, ordering, receiving and maintaining sufficient inventory to meet production demands. Ordering schedules will be staggered with perishable products being ordered multiple times per week to preserve freshness. Standard grocery and supply orders will be ordered often, according to a predetermined schedule and storage capacity. We will rely on checklists to verify that each work shift has been properly prepared for and to insure the operational standards are followed before, during and after work shifts.

The restaurant layout, including the dining room, kitchen and serving line, will be designed for efficiency and flexibility to accommodate the fluctuation in customer traffic and peak meal periods.

Attachment: O-24-19 (1417 N Rand Road - SUT Restaurant)

Upon arrival, guests will be greeted immediately by either the manager or a hostess and asked for the seating preference. Drink orders will be taken. Once the customer's order is taken, the order will automatically be printed to a requisition printer located in the grill area. The lead cook will use the printed ticket to keep track of orders and place the meal under the heating lamps until the order is complete. The kitchen preparation line designed to be operated by a minimum staff of 2 cook and a maximum of 5 cooks. This design allows line staffing to be adjusted to the business volume. Shift changes for all staff will involve cleanup, restocking and preparation. The closing shift will involve designated closing duties that will leave the restaurant clean and fully prepared for the next day.

3.2 Competitive Comparison

The US restaurant industry includes about 480,000 restaurants with combined annual revenue of about $400 billion. Major companies include Brinker International which owns Chili's Grill & Bar, Maggiano's & Ruby Tuesdays; McDonald's; YUM! Brands (KFC, Pizza Hut, Taco Bell); and Darden Restaurants (Olive Garden, Red Lobster). The industry is highly fragmented: the 50 largest companies hold just 20 percent of the market.

Some Local competitors within a five mile radius are as follows.

- Denny's, 975 E Dundee Rd. - This is a full service, Breakfast, Lunch & Dinner restaurant. Open 24 hours daily.
- Briana's, 154 W Northwest Hwy. – Is a full service, Breakfast & Lunch restaurant. The hours are 6am to 3 daily.
- Billy's Café, 440W Northwest Hwy. – Is a full service, Breakfast & Lunch. Open daily 6am to 4pm
- Palatine Inn, 95 W Northwest Hwy. – A full service Breakfast, Lunch & Dinner restaurant. The hours are 6am to 10pm daily
- Baker's Square, 270 E Northwest Hwy. – A full service restaurant, serving Lunch and Dinner. Open daily 7am to 11pm.
- Bread & Butter Café, 147 N Northwest Hwy. – Full Service Breakfast & Lunch Restaurant open 5:30am to 2:30pm daily.

3.3 Vendors

Because of our years of experience and operating restaurants in Central Illinois we have established business accounts with all necessary vendors.

3.4 Management Controls

Order Guide: The restaurant will use an online order guide to track order history and maintain designated levels of product in inventory.

Attachment: O-24-19 (1417 N Rand Road - SUT Restaurant)

Weekly Inventory: Management will conduct a weekly inventory to determine valuation for use in the preparation of weekly profit and loss reports.

Daily Inventory Tracking: Daily inventory will be taken on specific items. Movement will be compared to sales data to ensure designated products have been properly accounted for.

3.5 Administrative Systems

Daily Cash Control. Sales and receipts recorded by the POS system will be compared to actual cash and credit card deposits on a daily basis. Acceptable over/short amounts will be limited to $5.00 per day. Discrepancies greater than $5.00 will prompt management to conduct an immediate audit to account for the difference. Monthly totals will be compared to actual P&L statements for accuracy. Cash, debit card and credit card receipts will be deposited in the business operating account.

Weekly Prime Cost Report. Management will prepare a weekly report that shows the gross profit margin after cost of goods sold and labor cost has been deducted from the sales revenue. The prime cost for this type of restaurant is expected to range from 50% to 55%. Proper control of the prime cost is the single most effective measure of management's ability to operate the restaurant.

Purchasing Records/Payables. Reports detailing cash expenditures, payments by check, and accounts payable transactions will be readily available.

Payroll Processing. Payroll checks will be issued bi-weekly. Reports from the time & attendance system, will be run weekly and any necessary adjustments will be made prior to transfer to the payroll system. Payroll will be processed by a payroll processing service.

4.0 Market Analysis

4.1 Analysis

This analysis is based on the Standard Industry Code ("SIC") 5812: Eating and Drinking Places Establishments primarily engaged in the retail sale of prepared food and drinks for on premise or immediate consumption. It is also based on the North American Industry Classification System ("NAICS") 722110 - Full-Service Restaurants.

This industry comprises establishments primarily engaged in providing food services to patrons who order and are served while seated (i.e., waiter/waitress services) and pay after eating. These establishments may provide food services to patrons in combination with selling alcoholic

Attachment: O-24-19 (1417 N Rand Road - SUT Restaurant)

beverages, providing carry out services, or presenting live nontheatrical entertainment.

Demographics, consumer tastes, and personal income drive demand. The profitability of individual companies can vary: while QSRs rely on efficient operations and high volume sales, FSRs rely on high-margin items and effective marketing. Large companies have advantages in purchasing, finance, and marketing. Small companies can offer superior food or service. The industry is labor-intensive. (First Research)

Wages form a significant proportion of operating costs. The existence of a statutory minimum wage in most states increases the need for players to keep other costs as lean as possible, which in turn increases the importance of suppliers. A slight complication is that in some states, foodservice employers are able to treat tips received by their staff as contributing to their wages; in such states, this policy reduces the impact of the minimum wage from the employers' perspective. (Data Monitor)

5.0 Marketing Strategy and Implementation

5.1 Strengths

- Exceptional staff with the can do attitude. Combined 50 years in the restaurant industry
- Current Sweet Basil Café – Streator
- Key staff members have been part of our team for over 10 years.
- Established a customer market and approved vendors
- Due to our small size, we believe we can provide exceptional quality by hand selecting our market specials when compared to our larger corporate competitors
- The same concept holds true in our staffing requirements, by hand selecting our employees we will strive to offer unsurpassed service when compared to our larger competitors

5.2 Strategy Pyramid

Strategy: Be the Palatine area's premier Breakfast, Lunch and Dinner Restaurant in Customer Satisfaction.

Tactics: First create awareness; Multi Media Advertising and prominent Signage on the road to bring Customers' to us. Once inside, we will immediately acknowledge the customer with the warmest and most sincere greeting and begin the service process which will ensure repeat customers.

Programs: Provide employee training on customer service and retention; offer ongoing training programs for employees keeping them current on industry trends and food safety. Keep track of employee's progress SBC performance reviews and offer employees incentives attracting and retailing customers.

Attachment: O-24-19 (1417 N Rand Road - SUT Restaurant)

Employ Mystery Shoppers. Employ the use of surveys both at the table and online.

5.3 Unique Selling Proposition (USP)

SBC will be able to offer fresh homemade meals for a reasonable price in a comfortable setting. The average meal price is expected to be $15 to $18, which is in line with industry standards below $25.00 (First Research). Because of our current expertise with vendors we can negotiate better credit terms. We will also be able to keep our menu reasonably priced by offering menu items that take advantage of seasonal produce further reducing price. Finally we will keep our prices in check by meticulous monitoring of our controllable expenses.

5.4 Competitive Edge

SBC's competitive edge is in its people. We truly believe that your business is not only as good as your products (meals) but the quality of your staff as well. Initially, we intend to put our family members and long-time employees in key positions. Our goal is to hire team members that are truly hand selected and have the same values we do. And unlike our big chain competitors, because of our lean size, we can turn on a dime when economically pushed and make changes quickly allowing us to be proactive. (Whereas our corporate competitors must adhere more closely to their company policies thus impeding their reaction time)

5.5 Marketing Strategy and Positioning

We realize the success of SBC will have to be achieved by doing more that serving great food, and providing friendly service. We will utilize a marketing plan to build customer traffic. At SBC we will continually strive to win more customers by being proactive rather than reactive in our marketing efforts and stay current with popular industry trends.
We will achieve these goals by using the following:

- Database: We will begin our campaign by marketing to our existing
- Loyalty Program/Birthday Program. SBC will offer a birthday/loyalty club proving a complimentary sandwich or wrap to the for the birthday person. A recent report from the National Restaurant Association explained how this simple technique can increase revenues as much as 15% due to repeat business.
- Our restaurant team will also be active in the local community and we plan to take an active role by participating, sponsoring, and donating to local churches, sports clubs or teams in the market area.
- We will also strive to develop rapport with local business as a quick, comfortable lunch choice. In the future, we plan on establishing a marketing campaign to call on the local business in the market area, deliver menu's, discount coupons and samples, to

Attachment: O-24-19 (1417 N Rand Road - SUT Restaurant)

help encourage them to consider our restaurant as the restaurant of choice for their next business luncheon

5.6 Positioning Statement

SBC will be the premier family dining restaurant in Palatine.
We will offer reasonably priced meals, in a warm, relaxed and comfortable setting. We have a wide selection on our menu. We also have menu options for lighter fare as well as a children's menu. We are open 7 days a week serving breakfast, lunch and dinner.

5.7 Pricing Strategy

At SBC, cost accounting is important, since the profitability of individual dishes can vary significantly and will initially determine the cost of the menu items. We will take advantage of our excellent credit terms with our suppliers and will also update our menu to take advantage of seasonality for example in local produce items. We will also closely monitor the Prime Cost Report which focuses on the controllable expenses of Cost of Goods Sold and Labor

5.8 Promotion and Advertising Strategy

- **Word of Mouth** – We will develop a Facebook page and Google account to help drive word of mouth business.
- **Direct Mail** - Bulk mailing either directly to potential customers or by including a postcard in a value-pack-type mailing. USPS is offering a very reasonably priced bulk mailing to selected zip codes.
- **Event Marketing** -We plan on joining our local chamber of commerce and utilizing their networking services for our grand opening
- **TV/Cable Stations** – Local TV advertising

5.9 Website

- We will stay current with industry trends and develop a webpage and continue to use our Facebook page. Our menu, map, and hours of operation will be easily accessed. In the future we may consider fax or email orders as well a phone application.

5.10 Marketing Programs

- We will seek the use of a local mailing service program to assist us in the implementation of the campaign
- Ongoing- we will meticulously keep our database current
- Loyalty and Birthday Club members will be notified of upcoming special menu items and to alert them of our catering service.

6.0 Sales Strategy

Customer service is of the utmost importance. Customer surveys estimate that only 1 in 20 customers that have a problem in a restaurant will tell management about it. It will be our goal to provide a wonderful dining

Attachment: O-24-19 (1417 N Rand Road - SUT Restaurant)

experience combined with superior customer service. Training programs will include teaching materials to train our employees about service attitudes, customer perception and how to handle guest complaints. Management will conduct periodic staff meetings intended to review policy, increase guest satisfaction and to keep a general line of communication between staff and management. All guest complaints will be acknowledged by the staff and referred to management. Programs will be in place for all types of guest complaints. Customer feedback will be accomplished by customer surveys or the use of mystery shoppers.

Sweet Basil Café

201 E 12th Street, Streator, IL 61364

(815)673-1171

Breakfast - Lunch - Dinner

Custom Catering

Attachment: O-24-19 (1417 N Rand Road - SUT Restaurant)

Eggs

Served with Hash Browns and choice of toast or pancakes
Egg whites *additional $1.00*
Two Eggs, *any style* $5.95
-With-
Bacon or Sausage $7.95
Turkey Sausage $8.95
Ham off the Bone or Canadian Bacon $7.95
Corned Beef Hash $8.95
Chicken Breast $8.95
Gyros Meat $9.95

Homemade Biscuit & Gravy

Half Biscuits with Gravy $3.95
Full Biscuits with Gravy $6.95
With 2 Eggs & Hash Browns $8.95

Steak & Eggs

Served with Hash Browns and choice of toast or pancakes

Jumbo Country Fried Steak & 2 Eggs $10.95
Topped with Sausage Gravy
Rib Eye Steak & 2 Eggs $15.95
Chopped Steak & 2 Eggs $11.95

Benedicts

Served with choice of Hash Browns

Classic Eggs Benedict $8.95
2 Poached Eggs and Canadian Bacon on an English Muffin, topped with Hollandaise Sauce

Country Benedict $8.95
2 Poached Eggs and Sausage Patties on a Buttermilk Biscuit, topped with Country Sausage Gravy

Irish Benedict $8.95
2 Poached Eggs and Corned Beef Hash on an English Muffin, topped with Hollandaise Sauce

Florentine Benedict $8.95
2 Poached Eggs, Spinach and Tomato on an English Muffin, topped with Hollandaise Sauce

Veggie Benedict $8.95
2 Poached Eggs, Spinach, Mushrooms, Tomato & Peppers on an English Muffin, topped with Hollandaise Sauce

Sweet Basil Benedict $9.45
2 Poached Eggs, Turkey, Bacon and Tomato, topped with Hollandaise Sauce

Grits

Grits with Shrimp & Andouille Sausage $8.95
Grits and Cheese with Shrimp. Andouille Sausage & Green Onions topped with Hot Sauce

Classic Grits $4.25
Grits with Cheese and Butter

Skillets

Hash Browns topped with our fresh ingredients and 2 eggs any style with a choice of toast or pancakes

Irish Skillet $9.45l;u
Corned Beef Hash, Onions and Swiss Cheese

Gypsy Steak Skillet $11.95
Chopped Skirt Steak, Onions, Bell Peppers, Mushrooms, and a blend of Monterey Jack and Cheddar Cheese

Hobo Skillet $8.25
Onions and a blend of Monterey Jack and Cheddar Cheese

Mexican Skillet $9.45
Chorizo Sausage, Onions, Bell Peppers, and a blend of Monterey Jack and Cheddar Cheese with Salsa on the side

Gyros & Cheese Skillet $8.95
Gyros, Onion, Tomatoes, and Feta Cheese

Mediterranean Skillet $8.95
Spinach, Bacon, Tomato and Feta Cheese

Meat Lover's Skillet $9.45
Bacon, Ham, Sausage with a blend of Monterey Jack and Cheddar Cheese

Home Style Oatmeal

Classic Oatmeal $4.25
Served with Milk, Brown Sugar and Raisins

Cinnamon Apple Oatmeal $5.25
Topped with Cinnamon Apples & Pecans

Baked Oatmeal $5.95
Baked with Brown Sugar topped Bananas and Strawberries

Sweet Basil Fusion Oatmeal $5.95
Topped with Crunchy Granola, Blackberry & Raspberry

Waffles

Belgian Waffle $7.25
With Homemade glazed Fruit or Pecans $8.25

Sweet Basil Favorite Waffle $8.95
Topped with Strawberries, Bananas and Pecans

Nutella Waffle $9.95
Topped with Nutella, Strawberries, Bananas and Pecans

Chicken and Waffle $9.95
Waffle with Chicken Tenders dipped in Maple Syrup topped with Cinnamon Butter

Pumpkin Waffle $8.95
Served with Cinnamon Butter and Whip Cream topped with Cinnamon Sugar

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Omelets

Made with 4 large eggs, served with Hash Browns
Choice of toast or pancakes
Egg whites or Egg Beaters *additional $2.00*

Cheese Omelet $7.75
A blend of Monterey Jack and Cheddar Cheeses
Each additional ingredient $.75

Denver Omelet $8.95
Ham, Bell Peppers and Onions with a blend of Jack and Cheddar Cheeses

Garden Omelet $8.95
Tomatoes, Mushrooms, Spinach, Onion and Bell Peppers with a blend of Jack and Cheddar Cheeses

Butcher's Omelet $9.75
Bacon, Ham and Sausage with a blend of Jack and Cheddar Cheeses

Florentine Omelet $8.95
Spinach, Mushrooms, Tomatoes and Ham, topped with Hollandaise Sauce

Ham & Cheese Omelet $8.45
Minced Ham with a blend of Jack and Cheddar Cheeses

European Omelet $8.95
Spinach, Mushrooms, Tomatoes and Feta Cheese

Avocado & Bacon Omelet $9.55
Avocado, Bacon, Tomatoes and a blend of Jack and Cheddar Cheeses, topped with Avocado &Sour Cream, side of Salsa

Hawaii Five-0 Omelet $9.25
Pineapple, Bacon, ham and Jack and Cheddar Cheeses

Gyros & Feta Omelet $9.25
Gyros and Feta Cheese served with a side of Gyro Sauce

Spanish Omelet $9.50
Chorizo, Salsa, Bell Peppers, Onion and a blend of Jack and Cheddar Cheeses, served with a side of Salsa

Chicken & Veggie Omelet $9.25
Chopped Chicken Breast, Broccoli, Onion and a blend of Jack and Cheddar Cheeses

Skinny Senorita Omelet $9.95
Egg Whites Omelet with Ham, Pico de Gallo, garlic and cheese

Tuscan Omelet $9.95
Chicken, Bacon, Spinach, Tomato and Mozzarella Cheese

Jambalaya Omelet $9.95
Andouille Sausage, Chicken, Onions, Peppers, a blend of Jack and Cheddar Cheese with our Spicy Jambalaya Sauce

Prime Rib Omelet $9.95
Prime Rib, Mushrooms, Tomato, Bacon and Mozzarella Cheese, Served with Horseradish Sauce

Scramblers

Served with Hash Browns and choice of toast or pancakes

Italian Egg White Scrambler $9.25
Four Scrambled Egg Whites with Spinach, Tomato & Onions Topped with Oregano & Mozzarella Cheese

Chorizo Scrambler $8.95
Four Scrambled Eggs with Chorizo Sausage, Black Olives, Tomatoes and Jalapeno Pepper

Gyros Scrambler $8.95
Four Scrambled Eggs with Gyros, Spinach, Tomato, Onions and Feta Cheese

Country Scrambler $9.95
Four Scrambled Eggs with Bacon, Sausage, Ham, Onions and Peppers with Sausage Gravy

Pancakes

Four (4) fluffy pancakes, plain or with a choice of homemade glazed fruit – Strawberry, Blueberry, Apple Nut, Raspberry, Blackberry or Fresh Bananas

Buttermilk Pancakes $6.95
With Fruit Glaze $7.95

Blueberry Pancakes 7.95
With whole Blueberries inside and Topped with our Homemade Blueberry Glaze

Pecan Pancakes $8.25
With Pecans and dusted with Powdered Sugar

Cranberry Nut Pancakes $8.75
With Cranberries and Pecans

Chocolate Chip Pancakes $7.75

Multi Grain Pancakes $8.25
Topped with Granola & Honey

Chocolate Lover's Pancake $7.75

Silver Dollar (12) Pancakes $6.75

Pancake Sandwich $7.95
Two Slices of Ham off the bone, between Two large pancakes, topped with Two Eggs any Style

Swedish Pancakes $8.75
3 Large Thin Swedish Pancakes, served with Lingonberries and our Lingonberry Butter

Pumpkin Pancakes 7.95
Served with Cinnamon Butter and sprinkled with Cinnamon Sugar

Attachment: O-24-19 (1417 N Rand Road - SUT Restaurant)

Crepes

Three Plain Crepes $7.45

With Fresh Fruit or Glaze $8.45

Choice of homemade glazed fruit- Strawberry, Blueberry, Apple Nut, Raspberry, Blackberry or Fresh Bananas or strawberries

Sweet Basil Favorite Crepes $8.95

With Fresh Strawberries, Bananas and Pecans

Sweet Basil Best Crepes $8.75

With glazed Raspberries, Bananas and Pecans

Savory Crepes $9.25

Filled with Spinach, Mushrooms and Artichokes, topped with Hollandaise Sauce

Nutella Crepes $9.25

Filled with heavenly Nutella Cream Cheese and Topped with Fresh Bananas and Cocoa Powder

French Toast

Plain or with a choice of homemade glazed fruit- Strawberry, Blueberry, Apple Nut, Raspberry, Blackberry or Fresh Bananas

Traditional French Toast $6.95

3 Slices of Thick French Toast

With homemade glazed fruit $7.95

Homemade Banana Bread French Toast $9.25

Topped with Bananas and Pecans, dusted with Powdered Sugar served with Cinnamon Butter

Cinnamon Roll French Toast $8.95

Topped with Frosting and Cinnamon Butter

Stuffed French Toast

Blackberry Stuffed French Toast $8.95

French Toast filled with our Blackberry Cream Cheese and topped with Blackberry Glaze

Strawberry Stuffed French Toast $8.95

French Toast filled with our Strawberry Cream Cheese and topped with Fresh Strawberries

California Stuffed French Toast $8.95

Honey Oat Bran Bread, filled with our Homemade Amaretto Cream Cheese and topped with Granola, Bananas and Strawberries

Nutella French Toast $8.95

Creamy Nutella between Thick Toast dipped in batter and deep fried golden brown, topped with Bananas and Sprinkled with Cocoa Powder

Breakfast Combos

Healthy Start $8.95

2 multigrain Pancakes, 2 Egg Whites, 2 Turkey Sausage

Sampler $5.75

One Cinnamon Raisin French Toast, one egg any style, one bacon and one sausage

Pancake Combo $8.95

3 Pancakes, 2 Eggs, choice of Bacon or Sausage

Swedish Combo $8.95

Two Swedish Pancakes, Canadian Bacon, and 2 Eggs any style

Banana Bread French Toast Combo $8.95

2 Banana Bread French Toast, 2 Eggs any style and choice of Bacon or Sausage

Cinnamon Roll French Toast Combo $9.95

3 Slices Cinnamon Roll French Toast, 2 Eggs any style and choice of Bacon or Sausage

French Toast Combo $7.95

2 Slices of French Toast, 2 Eggs any style with choice of Bacon or Sausage

Waffle Combo $9.95

Belgian Waffle, 2 eggs any style with choice of Bacon or Sausage

Country Combo $8.95

Half Order Biscuit & Gravy, 2 Eggs any style, Hash Browns and Choice of Bacon or Sausage

Giant Breakfast Burrito 8.95

4 Scrambled Eggs, Andouille Sausage, Green Peppers, Onions, Cajun Seasoning and Cheddar & Jack Cheese, Served on Hash Browns all topped with hot sauce, sour cream and green onions

Sides

Giant Homemade Cinnamon Roll $5.25

Drizzled with Icing and Pecans

Slice of Homemade Banana Bread $2.95

Served with Cinnamon Butter

Bagel with Cream Cheese $2.95

Bagel (Plain) $1.95

One Egg $1.45

Toast $1.95

Sausage Gravy $2.95

Hash Browns $2.50

Corned Beef Hash $4.25

Canadian Bacon $3.75

Bacon (3) $3.45

Sausage Links (3) $3.45

Sausage Patties (2) $3.45

Ham Off The Bone $3.75

Turkey Sausage (3) $4.45

Attachment: O-24-19 (1417 N Rand Road - SUT Restaurant)

Appetizers

Fried Pickles $6.95
Mozzarella Sticks $6.95
Onion Rings $6.95
Chicken Tenders (4) $7.95
Spicy Buffalo Tenders (4) $8.95
Bread Sticks (6) $5.95
Saganaki $8.95
NEW Jack Sticks $6.95
New Broccoli Cheese Bites $6.95

Southwest Egg Rolls $8.95
Smoked Chicken, black beans, corn, jalapeno jack cheese and red bell peppers wrapped in a crispy flour tortilla, served with Chipotle Ranch dressing

Rueben Egg Rolls $8.95
Corned Beef, Sour Kraut & Swiss Cheese wrapped in a Crispy Egg Roll, Served with Thousand Island Dressing

Buffalo Chicken Egg Rolls $8.95
Buffalo Chicken and Cheese wrapped in a Crispy Egg Roll, Served with Ranch Dressing

Gyros Egg Rolls $8.95
Gyros, Spinach and Feta Cheese wrapped in a Crispy Egg Roll, Served with Gyros Sauce

Philly Egg Rolls $8.95
Philly beef, onions, green peppers, mozzarella Cheese wrapped in a Crispy Egg Roll, Served with Ranch

Steak Quesadilla $9.95
Served with Pico de Gallo and Guacamole

Explosion Platter $11.95
Onion Rings (6), Mozzarella Sticks (3), Fried Pickles, Chicken Tenders (3) and Choice of Egg Rolls (2)

NEW BBQ Pork Nacho Platter $8.95
Tortilla Chips covered with BBQ Pulled Pork, Jalapenos, Corn, Black Beans, Sour Cream, Guacamole and Cheese Sauce

Flat Bread Pizza

Spinach Florentine Flat Bread $8.95
Spinach, Artichoke Hearts and a Bruschetta mix of Diced Tomatoes, Garlic, Fresh Basil with a hint of Crushed Red Pepper, Oregano and Mozzarella Cheese

BBQ Chicken Flat Bread $8.95
Flat Bread topped with Tender Pulled Chicken Breast in a Chipotle Barbeque Sauce with Monterey Jack & Cheddar Cheese, Cilantro, Red Peppers and Red Onion

Philly Flat Bread $8.95
Flat Bread topped with Roast Beef, Onions & Green Peppers with Mozzarella Cheese

Pesto Chicken Flat Bread $8.95
Flat Bread topped with Pesto, Chicken, Red Peppers, Spinach, Sun Dried Tomatoes and Mozzarella Cheese

Sausage or Pepperoni Flat Bread $8.95

Mediterranean Flat Bread Pizza $8.95
Flat Bread brushed with Olive Oil, topped with Spinach, Artichokes, Red Onion, Kalamata Olives & Feta Cheese

Cheese Flat Bread Pizza $7.75

Monster Flat Bread Pizza $9.95
Sausage, Pepperoni, Bacon, Canadian Bacon, Mushrooms, Onion, Green Pepper, Green & Black Olives

Mexican Flat Bread Pizza $8.95
Chorizo, Onions, Jalapenos, Tomato, Cheddar & Mozzarella

Salads

Dressings – Ranch, Thousand Island, French, Caesar, Honey Mustard, Creamy Garlic, Raspberry Vinaigrette, Chipotle Ranch and Homemade Greek
Extra Salad Dressing $.50

V **Side Salad $3.95**
Tossed Greens with choice of dressing

V **Large Caesar Salad $7.95**
Lettuce, Croutons and Parmesan Cheese tossed with Caesar Dressing
With Grilled Chicken Breast $9.95

Steak Salad $13.99
Steak, Bacon, Tomatoes, Green Peppers, Blue Cheese and Onion Served on a Bed of Greens with Balsamic Vinaigrette

V **Greek Salad $9.95**
Tossed Salad with Tomato, Cucumber, Black Olives, Bell Peppers, Onions, Feta Cheese and Greek Dressing

Pecan Chicken Dijon Salad $10.95
Tossed Salad crowned with Grilled Chicken Breast, Sugar Pecans, Bacon, Avocado, Tomatoes, Monterey Jack and Cheddar Cheese with Honey Mustard Dressing

Garbage Salad $10.95
Tossed Salad with Grilled Chicken Breast, Monterey Jack and Cheddar Cheese, Tomatoes, Onions, Bacon, Black Olives and Hard Boiled Egg with choice of dressing

Crispy Chicken Salad $10.95
Tossed Salad with Crispy Chicken Breast, Mandarin Orange Sections, Tomato, Black Olives, Sugared Pecans, Monterey Jack and Cheddar Cheese, choice of dressing

Cobb Salad $10.95
Chopped Greens with Bacon, Avocado, Turkey, Tomato, Hard Boiled Eggs, Monterey Jack and Cheddar Cheese with choice of dressing

Fajita Salad $10.95
Fajita Steak or Chicken with sautéed Onion and Bell Peppers, Monterey Jack & Cheddar Cheese, topped with Sour Cream, Pico de Gallo and Guacamole

Sweet Basil Salad $10.95
Tossed Salad with Grilled Chicken, Avocados, Sugared Pecans, Strawberries & Cranberries with Raspberry Vinaigrette

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Soup & Salad

Soup & Salad $6.95
A fresh, crisp Dinner Salad and a Bowl of Soup, served with a warm Breadstick

Soup & Half Sandwich $6.95
One Half - Sliced Turkey, Ham, Roast Beef, Chicken Breast, Tuna Salad, Chicken Salad or BLT Sandwich, served with a Bowl of Soup

Soup & Half Caesar Salad $6.95
Half order of our Caesar Salad and Bowl of Soup
Add Grilled Chicken $1.00

Horse Shoe's

Served with a cup of Soup

Buffalo Horse Shoe $8.95
Buffalo Chicken on Texas topped with Fries & Cheese Sauce

Hamburger Horse Shoe $8.95
Hamburger, on Texas Toast topped with Fries & Cheese Sauce

Roast Beef Horse Shoe $8.95
Roast Beef, on Texas Toast topped with Fries & Cheese Sauce

Homemade Burgers

Burgers start with a Fresh Hand Pressed Beef Patty, grilled to order. Served with Soup and a choice of Fries or Tri-colored Pasta Salad

Burger $8.45
Cheese Burger $8.95
Add Bacon $1.00
Double Cheese Burger $10.95

It Might Be A Breakfast Burger $9.95
Burger, Fried Egg, Ham and American Cheese

Buffalo Blue Burger $9.95
Burger, Topped with Buffalo Sauce, Blue Cheese and Fries

Hawaiian Burger $8.95
Burger, Pineapple, Avocado, Mozzarella Cheese, Lettuce and Red Onion

Sun Dried Tomato and Jalapeno Burger $9.95
Burger, topped with Sun Dried Tomato, Jalapenos, Fresh Spinach, Mozzarella Cheese and Pesto Mayonnaise

Patty Melt $8.95
Burger with American Cheese and Grilled Onions on Rye

Mushroom & Swiss Burger $8.95

Western Burger $8.95
With American Cheese, Onion Rings and BBQ Sauce

Philly Burger $8.95
Grilled Onions, Peppers, Mushrooms and Mozzarella

Sweet Basil Burger $9.95
Avocado, Bacon, & Mushrooms, topped with a blend of Monterey Jack and Cheddar Cheese

NEW Bourbon Burger $8.95
Burger smothered in grilled Mushrooms, Onions, Mozzarella Cheese and Bourbon Sauce

Wraps

Southwestern Wrap $9.45
Grilled Chicken Breast, Bacon, Lettuce, Tomato, Avocado, Monterey Jack and Cheddar Cheese, served with Salsa

Honey Tender Wrap $9.45
Chicken Tenders, Lettuce, Tomato, Monterey Jack and Cheddar Cheese with Honey Mustard Dressing

Buffalo Wrap $9.45
Spicy Buffalo Chicken Tenders, Lettuce, Tomato, Monterey Jack and Cheddar Cheese, served with Ranch Dressing on the side

Chicken Caesar Wrap $9.45

Turkey Bacon Ranch Wrap $9.45
Sliced Turkey, Bacon, Tomato, Lettuce, Monterey Jack and Cheddar Cheese

Veggie Wrap $9.45
Onion, Cucumber, Tomato, Black Olives, Romaine Lettuce, Peppers & Feta Cheese with Greek Dressing

Santé Fe Chicken Wrap $9.45
Our Famous Chicken Salad, Monterey Jack & Cheddar Cheese, Sour Cream, Pico de Gallo and Guacamole

Chicken Cranberry Wrap $9.45
Chicken Breast, Apples, Pecans, Lettuce and Cranberry Mayonnaise

Panini's

Served with Soup and a choice of Fries or Tri-colored Pasta

Pesto Chicken Panini $9.75
Chicken Breast, Tomato, Mozzarella Cheese and Pesto Mayo

Tuna Panini $9.75
Albacore Tuna Salad with American Cheese

Turkey Panini $9.75
Sliced Turkey Breast with Lettuce, Tomato, mayonnaise and American Cheese

Tuna Italiano Panini $9.75
Albacore Tuna Salad with Mozzarella Cheese & Tomato on Parmesan & Oregano grilled Panini

Roast Beef Panini $9.75
Italian Roast Beef with Mozzarella Cheese & Pesto Mayo

California Panini $9.75
Sliced Turkey, Bacon, Avocado, Tomato, Mozzarella Cheese and Pesto Mayonnaise

Grilled Chicken & Artichoke Panini $9.75
Chicken with Artichokes, Roasted Red Peppers & Pesto Mayo

Meatloaf Panini $9.75
Our Homemade Meatloaf, Mozzarella Cheese and Grilled Onions with Marinara on the side

Garlic Crusted Chicken Panini 9.75
Garlic Crusted Chicken Breast, Mozzarella Cheese and Pesto Mayonnaise with Garlic Dressing on the side

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Sandwiches

Served with Soup and a choice of Fries or Tri-colored Pasta

Grilled Chicken Salad with Bacon $8.50
Served on Multi-grain Bread with Tomato & melted Cheese

Tuna Salad or Chicken Salad $8.25
Served on Multi-grain Bread with Lettuce & Tomato

Tuna Salad or Chicken Salad Melt $8.50
On Multi-grain Bread with Lettuce, Tomato & Melted Cheese

Grilled Chicken Breast $8.50
Served on Ciabatta Bread with Lettuce & Tomato

Malibu Chicken Breast $9.25
Grilled Chicken Breast with Ham, Bacon, Lettuce, Tomato & Melted Swiss Cheese on a Ciabatta Bun

Buffalo Chicken $9.25
Breaded Chicken Breast smothered with our homemade Spicy Buffalo Sauce, with Lettuce, Tomato & Melted Cheese

Chicken Breast Melt $9.25
Grilled Chicken Breast with Bacon, American Cheese & Tomato on Multi-grain Bread

Grilled Cheese & Bacon $8.25
Served on Multi-grain bread with Bacon & Tomato

Grilled Cheese & Ham $8.25
Ham off the bone with cheese on Thick Texas Toast

Ultimate Grilled Cheese $8.95
American, Swiss Mozzarella, Monterey Jack and Cheddar Cheese Served on Parmesan Crusted Wheat Bread

BLT Sandwich $7.95

BLT Club $8.95

Turkey Club $8.95

French Dip $9.25
Slices of tender Roast Beef on French Bread, served with Au Jus for dipping, Add Cheese $.75

Prime Rib Sandwich $9.75
Sliced Prime Rib with Mozzarella Cheese on Marble Rye with a side of Horseradish Sauce

Philly Chicken or Philly Beef $9.95
Onion, Bell Peppers, Mushrooms and Mozzarella Cheese

Rueben $9.25
Corned Beef on Rye with Sauerkraut, Swiss Cheese and Thousand Island Dressing on the side

Cold Corned Beef on Marble Rye $8.95

BBQ Pork Sandwich $8.99
BBQ Pulled Pork, topped with Chipolte Coleslaw and Homemade Onion Rings

Hand Breaded Pork Tenderloin Sandwich $8.95
Pork Tenderloin with Lettuce & Tomato on a Ciabatta Bun

Gyros Sandwich $8.95
Gyros with Onion, Tomato & Gyros Sauce served on warm Pita

Dinner Entrees

All entrees served with Soup or Salad
Full Dinner includes Soup, Salad and choice of Ice Cream or Rice Pudding, *add $2.00*

Poultry

Fried Chicken Dinner $11.95
4 pieces of Fried Chicken with choice of Potato and Vegetable – Please allow 30 minutes for preparation
*All White or Dark Meat additional $2.00

Chicken Tenders $9.95
Four Crispy Golden Chicken Tenders, with choice of Potato and Vegetable

Roast Chicken Dinner $11.95
One Half Roast Chicken with Dressing, Mashed Potatoes, Gravy and Vegetable

BBQ Chicken Dinner $11.95
One Half BBQ Chicken and glazed with Sweet Baby Ray's BBQ Sauce, served with Vegetables and choice of Potato

Roast Turkey Dinner $10.95
Oven Roast Turkey Breast with all the trimmings!
Mashed Potato, Dressing, Cranberry Sauce and Vegetable

Beef

Sweet Basil Famous Chopped Steak $10.95
One Half Pound of Juicy Ground Chuck cooked to your order, with sautéed Onions & Bell Peppers on a sizzling skillet, and a choice of potato

Sweet Basil Meatloaf Sundae $10.95
Our Homemade Meatloaf piled high with Mashed Potatoes, Gravy, topped with Grilled Onions and Vegetables

Open faced Hot Meatloaf or Roast Beef $10.95
Choice of Meatloaf or Roast Beef served open faced, topped with Gravy and choice of Potato

Rib Eye Steak $16.95
Juicy Choice Rib Eye Steak cooked to your order,
Served with Vegetable and choice of Potato
With 4 Breaded Shrimp $19.95

NEW Bourbon Steak $18.95
Choice Ribeye Smothered In Grilled Onions and Mushrooms with a Bourbon Sauce Glaze,
Served with Vegetable and choice of Potato

Chicken or Steak Fajitas $12.95
Served with warm Tortillas, Sour Cream, Monterey Jack Cheese, Lettuce, Tomato and Pico de Gallo

Country Fried Steak $11.95
Jumbo Breaded Steak with Homemade Country Gravy, Mashed Potatoes and Vegetables

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Pork

Full Slab BBQ Ribs $16.95
The Best Ribs around baked with spices, them broiled to perfection and glazed with Sweet Baby Ray's BBQ Sauce, served with vegetables and choice of Potato

1/2 Slab BBQ Ribs $11.95

½ BBQ Ribs and Shrimp $16.95
Glazed with Sweet Baby Ray's BBQ Sauce, served with (4) Shrimp, vegetables and choice of Potato

½ BBQ Ribs and ¼ BBQ Chicken $15.95
Glazed with Sweet Baby Ray's BBQ Sauce, served with vegetables and choice of Potato

Giant Hand Breaded Pork Tenderloin $10.95
Breaded Pork Tenderloin topped with Brown Gravy, Served Vegetables and choice of Potato

Seafood

All Seafood served with Soup or Salad
Full Dinner includes Soup, Salad and choice of Ice Cream or Rice Pudding, *add $2.00*

Broiled Salmon (8 Oz) $15.95
Delicate Salmon Filet broiled to perfection, served with vegetables and choice of Potato

Lemon Buttered Tilapia $12.95
Tilapia Filet in Lemon Butter Sauce with Vegetables and choice of Potato

Potato Crusted Tilapia $12.95
Tilapia Filet with a Golden Hash Brown Potato Crust served on Spinach & Onions sautéed in White Wine

Parmesan Crusted Tilapia $12.95
Tilapia Filet with a seasoned Parmesan Crust, Served with vegetables and choice of Potato

Beer Battered Cod $13.95
Cod Filet Beer Battered & deep fried, served with vegetables and choice of Potato

Jumbo Fried Shrimp $14.95
Jumbo Shrimp Deep Fried and served with Cocktail Sauce, Vegetables and choice of Potato

Greek Inspired

Saganaki Appetizer $8.95
Greek Cheese fried Golden Brown, flamed at your table

Greek Chicken Dinner $11.95
One Half Greek Style Chicken with Roast Potatoes and Small Greek Salad

Gyros Plate $11.95
Savory Gyros with Roast Potatoes and Small Greek Salad

Greek Combination Plate $15.99
Savory Gyros, 3 Dolmades topped with egg lemon sauce and a Pork kabob, Roast Potatoes & Small Greek Salad

Dolmades $13.99
Tender Grape Leaves stuffed with Ground Beef, Rice and Fresh herbs topped with Egg Lemon (Avgolemono) Sauce Served with Greek Roast Potatoes and Small Greek Salad

Pasta

Served with Breadstick and choice of Soup or Salad

Blackened Chicken & Shrimp Jambalaya Pasta $14.95
Chicken, Shrimp, Andouille Sausage, Onions & Bell Peppers in a Spicy Tomato Sauce over Penne Pasta

Chicken Penne Pesto $12.95
Penne Pasta tossed with Pesto Cream Sauce and Marinated Chicken

Chicken Tetrazzini $12.95
Grilled Chicken Breast, Roasted Red Peppers, Onions, Dices Ham & Peas with Penne Pasta in a Creamy Alfredo Parmesan Cheese Sauce

Chicken Parmesan $12.95
Served with Linguini, topped with Marinara Sauce and Melted Mozzarella Cheese

Garlic Crusted Chicken Alfredo Pasta $14.95
Garlic Crusted Chicken with Onion and Mushrooms in Homemade Alfredo Sauce

V

Fettuccini Alfredo $10.95
Fettuccini with Broccoli & Mushrooms and our Special Alfredo Sauce
Add Grilled Chicken $12.95
Add Grilled Shrimp $14.95

Orleans Penne Pasta $13.95
Chicken, Bacon, Tomatoes, Black Olives and Fresh Basil in a Cajun Cream Sauce

Prime Rib Pasta $13.95
Tender Prime Rib, Bacon, Spinach, Mushrooms and Sundried Tomatoes with Penne Pasta in a Alfredo Sauce Drizzle with Cajun Horseradish Sauce

Chicken Bruschetta Pasta $12.95
Sautéed Chicken Breast tossed with Spinach, Tomato, Garlic, Onion and fresh Basil in a Creamy Parmesan Roasted Garlic Sauce

Seafood Carbonara $14.95
Penne Pasta tossed with 4 shrimp. Bacon, 7 calamari in a lobster cream sauce

Spaghetti & Meat Sauce $11.95
Spaghetti with Homemade Meat Sauce

NEW!! Sweet Basil Cherry Tomato Pasta $11.95
Penne Pasta tossed with Italian Sausage, Cherry Tomatoes, Onions, Fresh Basil in a Creamy Marinara Sauce

Sides

Fries $1.95
Vegetables of the Day $2.75
Tri-Colored Pasta Salad $2.95
Bowl of Soup $2.95
Quart of Soup $6.95

Attachment: O-24-19 (1417 N Rand Road - SUT Restaurant)

Kids Menu

12 & Under – Dining In Only
Served with Small Drink
(Juice, Milk, Soft Drink or Hot Cocoa)

KIDS BREAKFAST

2 Eggs any style, Hash Browns & Toast $3.95
With Bacon or Sausage $4.45

French Toast Fingers $3.95
With Bacon or Sausage $4.95

Silver Dollar Pancakes $3.95
With Bacon or Sausage $4.45

Mickey Mouse Pancakes $4.55
With Bacon or Sausage $4.95

Chocolate Chip Pancakes $4.55
With Bacon or Sausage $4.95

KIDS LUNCH & DINNER

Macaroni & Cheese with Fries $4.95

Burger & Fries $4.95

Cheese Burger & Fries $5.45

Chicken Tenders & Fries $5.45

Grilled Cheese Sandwich & Fries $4.95

Mini Corn Dogs & Fries $4.95

Spaghetti with Marinara Sauce $4.95

Spaghetti with Meat Sauce $5.95

KIDS SHAKES & SMOOTHIES

Kids Smoothies $2.00
Strawberry, Strawberry Banana, Raspberry & Mango

Kids Milk Shakes $2.00
Chocolate, Strawberry or Vanilla

Desserts

Ice Cream $2.99
Scoop of Chocolate, Vanilla or Strawberry

Sundaes $4.99
Ice Cream Topped with choice of Chocolate Sauce, Carmel Sauce, Strawberry, Blueberry, Raspberry or Apple Nut Glaze and topped with Whip Cream and a Cherry on Top

Old Fashioned Banana Split $5.95

Brownie Sundae $5.95
Big, Moist Brownie Topped with Vanilla Ice Cream, Chocolate Sauce and Whipped Cream

Giant Brownie $2.95

Homemade Cheesecake
Plain Cheesecake $4.95

With Choice of Glaze $5.95
Strawberry, blackberry, raspberry, blueberry or Cinnamon Apple

Flavored Cheesecake $5.95
Oreo, Reese's Peanut, chocolate Chip, or Key Lime

Banana Bread Foster $5.95
Deep Fried Banana Bread Topped with Vanilla Ice Cream, Carmel Sauce, Pecans & Whipped Cream

Rice Pudding $2.99
Homemade Rice Pudding with Whipped Cream sprinkled with Cinnamon Sugar

Beverages

Juice - Large $2.95
Juice – Small $1.95
Orange, Apple or Tomato

Milk – Large $2.95
Milk – Small $1.95

Chocolate Milk – Large $2.95
Chocolate Milk – Small $1.95

Soft Drinks (free refills) $2.40
NEW – Cherry Pepsi
Pepsi, Diet Pepsi, Sierra Mist, Dr. Pepper, Mountain Dew,, Mug's Root beer, Lemonade

Fresh Brewed Ice Tea $2.40
Fresh Brewed Sweet Tea $2.40

Hot Tea $1.95

Gourmet Blend Coffee $2.25
Regular or De Café

Attachment: O-24-19 (1417 N Rand Road - SUT Restaurant)

Coffee Specialties

Chai Tea Latte $3.50
Monin Chai Tea, Steamed Milk & Light Froth

Espresso $2.75

Double Espresso $3.50

Cappuccino $3.50
Espresso, Steamed Milk & Heavy Froth

Café Latte $3.50
Espresso, Steamed Milk & Heavy Froth

Café Mocha $4.00
Espresso, Chocolate Syrup and Steamed Milk with Whip Cream

Café Americano $2.75
Espresso with Hot Water

Café Au lait $2.50
Coffee with Steamed Milk

White Chocolate Mocha $4.00
Espresso, Monin White Chocolate Syrup, Steamed Milk and Whipped Cream

Iced Coffee Specialties

Iced Mocha $4.00
Espresso, Monin Chocolate Syrup and Milk Over Ice

Iced Latte $3.50
Espresso and Milk Over Ice

Crème Brule Shock $4.00
Espresso, Milk, Vanilla and Carmel Syrup Over Ice

Hot Cocoa

Loaded Hot Cocoa $2.95
Milk, Chocolate, Marsh Mellows and Whipped Cream

Frozen Hot Cocoa $3.95
Chocolate, Milk and Ice Cream blended with Ice, topped with Whipped Cream

Smoothies 3.95

Wild Berry Fusion – Wild Berry Puree and Ice

Raspberry – Raspberry Puree and Ice

Mango – Mango Puree and Ice

Strawberry – Strawberry Puree and Ice

Strawberry Orange – Strawberry Puree, Orange Juice and Ice

Strawberry Banana – Strawberry Puree, Banana Puree and Ice

Chocolate Covered Strawberry – Chocolate Syrup, Strawberry Puree and Ice

Raspberry Splash – Raspberry Puree, Banana Puree and Orange Juice

Pink Sunrise – Strawberry Puree, Banana Puree and Orange Juice

Very Berry – Raspberry, Strawberry and Wild Berry Puree

Rocky Mountain – Mt. Dew, Strawberry Puree, Raspberry Puree and Orange Juice

Orange Dream – Vanilla Ice Cream, Orange Juice and Sierra Mist

Chocolate Banana – Chocolate Ice Cream, Banana Puree, Milk and Ice

Old Fashion Shakes $3.95

Strawberry

Chocolate

Vanilla

Cookies and Cream – Chocolate and Vanilla Ice Cream with Oreo Cookie Pieces

Brownie Madness- Chocolate Ice Cream with Brownie Pieces

Carmel Pecan – Vanilla Ice Cream, Vanilla and Carmel Syrup and Sugared Pecans

PMS (Perfectly Made Shake) – Chocolate Ice Cream, Peanut Butter and Carmel Syrup

Attachment: O-24-19 (1417 N Rand Road - SUT Restaurant)

Daily Dinner Specials

FREE Ice Cream or Rice Pudding for Dessert

Sunday

Roast Chicken $10.95
From our family to your family, ½ Roast Chicken with Dressing, Mashed Potatoes, Gravy and Vegetables

Monday

Country Fried Steak $10.95
A Southern Tradition, Jumbo breaded Steak with Homemade Country Gravy, Mashed Potatoes and Vegetables

Tuesday

Greek Chicken $10.95
A piece of Mediterranean Heaven – right out of Yia Yia's served with Greek

roasted potatoes and a small Greek salad, Yasou!

Wednesday

Meatloaf Sundae $9.95
This down home comfort food is sure to bring you back to your childhood. Our homemade meatloaf is piled high with mashed potatoes and grilled onions, topped with gravy and then surrounded by vegetables.

Thursday

Blackened Chicken & Shrimp Jambalaya Pasta $11.95
Try a taste of New Orleans with our Jambalaya!
Chicken Breast, Shrimp and Spicy Andouille Sausage
With Onions, Bell Peppers & Penne Pasta covered with a Spicy Tomato Sauce

Friday

Fish Fry $10.95
Choice of Beer Battered Cod or Beer Battered Walleye deep fried with vegetable and choice of potato

Prime Rib Dinner $16.95
A Full 12oz King Cut Prime Rib, Served with Vegetables and choice of Potato

Saturday

Huge Slab of BBQ Ribs $15.95
The best finger-lickin' Ribs around! Baked with spices, then broiled to perfection and glazed with Sweet Baby Ray's BBQ sauce. Served with Vegetables and Choice of Potato

Prime Rib Dinner $16.95
A Full 12oz King Cut Prime Rib, Served with Vegetables and choice of Potato

Let Us Cater You Next Event!

Welcome to Sweet Basil Cafe Catering

If you need great food at great prices for your next event, you came to the right place! Sweet Basil Cafe is family owned and operated. Our food is prepared with only the finest and freshest ingredients. Our staff is happy to provide you with outstanding service that will make your special event a truly memorable one.

TRADITIONAL FAIRE•BOXED LUNCHES

HOR D'OEUVRES•PRIVATE PARTIES

CORPORATE EVENTS•PARTIES TO GO

MONDAY

KIDS EAT FREE

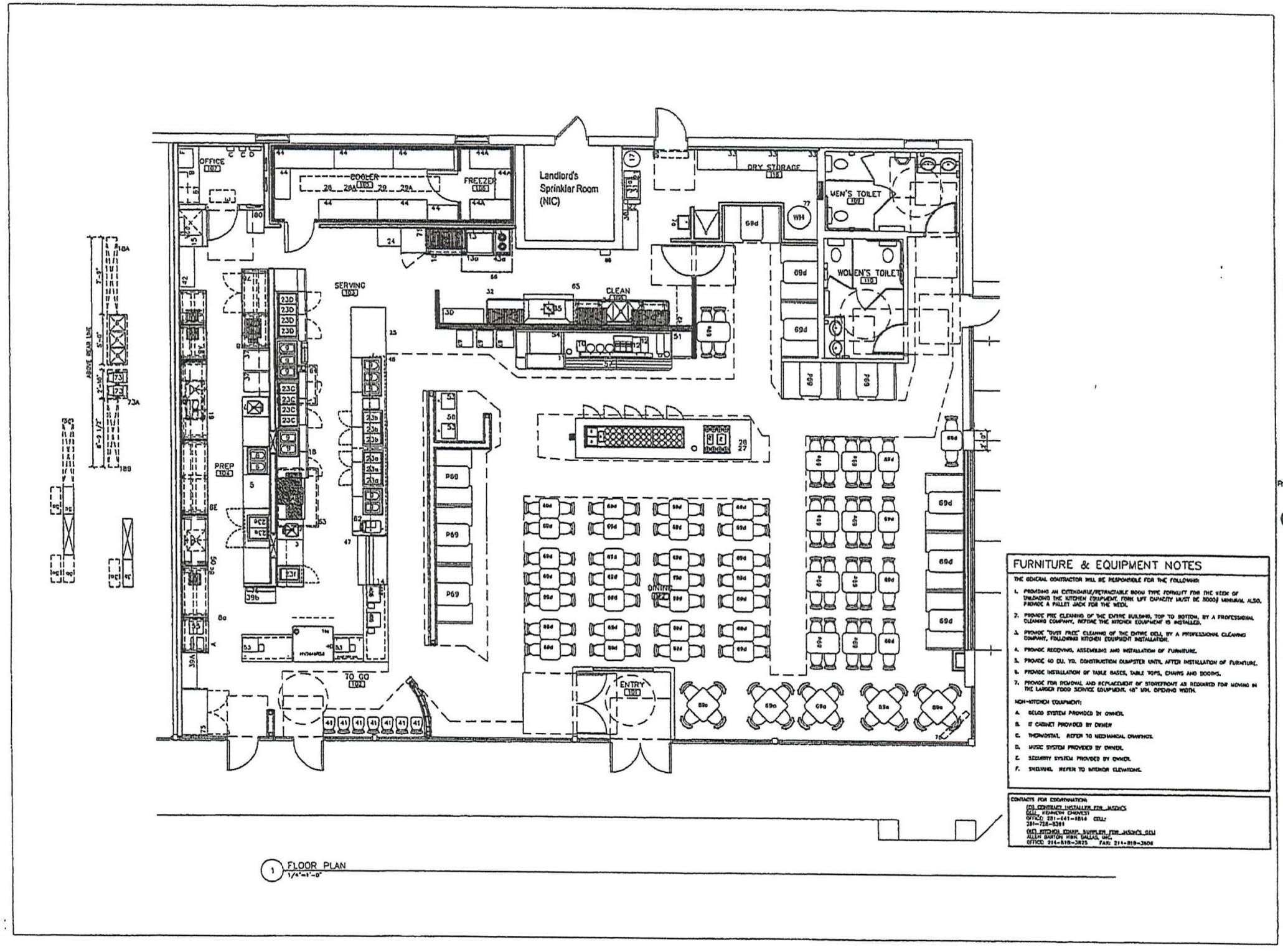
Introducing a sweet dinner deal: FREE!

MONDAYS 4PM – 8PM
FREE KIDS MEAL WITH AN ADULT MEAL
NOT GOOD WITH ANY OTHER OFFERS

Not good with any other offers

"Consuming raw or undercooked meats, poultry, seafood, shellfish or eggs may increase risk of foodborne illness."

Attachment: O-24-19 (1417 N Rand Road - SUT Restaurant)



Seal

CHIPMAN ADAMS LTD.
Architects
1800 N. Northwest Highway, Suite 200
Park Ridge, Illinois 60068-1468
T 847-292-4040 F 847-292-4042

I hereby certify that these plans have been prepared under my supervision and that to the best knowledge the same comply with all rules, regulations, and ordinances of Cook County, relating to structures and buildings.

Project

Jason's deli

1417 North Rand Rd.
Palantine, IL.

Project Number	07-6460
Drawn By	KJ
Checked By	WFL
Date	02-18-08

Drawing

Equipment Plan

F1.0

RECEIVED
FEB - 8 2019
PLANNING & ZONING
DEPARTMENT

PUBLIC NOTICE
A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, March 12, 2019 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use to permit a restaurant pursuant to Section 11.02 (d)(19) of the Palatine Zoning Ordinance.
The property is commonly known as 1417 N. Rand Road (02-12-101-040-0000).
The Petitioner is proposing to open a restaurant.
The above petition has been filed by Denise Karanus (Sweet Basil Cafe) and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 19-11
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals
DATED: This 25th day of February, 2019
Published in Daily Herald February 25, 2019 (4519054)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 25-FEB-19 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY _____
Authorized Agent

Control # 4519054

Attachment: O-24-19 (1417 N Rand Road - SUT Restaurant)

ORDINANCE NO. O-89-20

Ordinance Transferring Special Use Ordinance #O-24-19
1417 N. Rand Road

Attachment: O-089-20 (1417 N Rand Road - SUT Restaurant)

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On December 7, 2020**

ORDINANCE NO. O-89-20

AN ORDINANCE TRANSFERRING SPECIAL USE ORDINANCE #O-24-19 1417 N. RAND ROAD

WHEREAS, Ordinance #O-24-19 granted a Special Use for a restaurant for the property commonly known as 1417 N. Rand Road; 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 December 7, 2020 to review a request by Islas Veracruz (Adalberto Huerto) that the Special Use be transferred to permit the continued operation of a restaurant, with no substantial changes to the existing use or floorplan and it was the recommendation of the Village Council that the transfer of the Special Use to Islas Veracruz (Adalberto Huerto) 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-24-19 is hereby transferred to Islas Veracruz (Adalberto Huerta), to permit the continued operation of a restaurant.

SECTION 2: With the exception of the food service use, which will not continue, all other conditions of Special Use Ordinance #O-24-19 shall remain in full force and effect.

DATED: This 7th **day of** December**, 2020**

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

APPROVED by me this 7th **day of** December**, 2020**

Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk this 7th **day of** December**, 2020**

Village Clerk

12/4/2020 12:10 PM

Attachment: O-089-20 (1417 N Rand Road - SUT Restaurant)

VILLAGE OF PALATINE

SPECIAL USE TRANSFER

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

CONTACT INFORMATION WORKSHEET

PETITIONER(S)	**Business Name (If applicable)**
ADALBERTO HUERTA	ISLAS VERACRUZ
Address	City/State/Zip Code
Telephone	Fax
Email	
Subject Property Address	
1417 N. RAND RD, PALATINE, IL 60067	
AUTHORIZED AGENT (if applicable)	**Business Name (if applicable)**
SAME AS PETITIONER	
Address	City/State/Zip Code
Telephone	Fax
Email	

RECEIVED
OCT 21 2020
PLANNING & ECONOMIC DEVELOPMENT

Attachment: O-089-20 (1417 N Rand Road - SUT Restaurant)

VILLAGE OF PALATINE

SPECIAL USE TRANSFER

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

Required Materials

- ☐ Application Form
- ☐ Business Plan (including but not limited to nature of business, hours or operation, number of employees, floor plan, menu, and any proposed changes to the business

Business Owner(s):

ADALBERTO HUERTA - ISLAS VERACRUZ

Subject Property Address:

1417 N. RAND RD. PALATINE IL 60067

The owner(s) listed above are requesting that Special Use Ordinance # _____ be transferred from SWEET BASIL CAFE' to individuals(s) and/or company listed above. I have read the ordinance(s) and agree to comply with all applicable ordinance(s) and any conditions contained therein. As the new business owner(s), the following changes (if any) are proposed to the business operation and/or floor plan:

ISLAS VERACRUZ WILL BE USING THE SAME FLOOR PLAN SEATING CHART AND CAPACITY AS WELL AS THE SAME KITCHEN EQUIPMENT.

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: O-089-20 (1417 N Rand Road - SUT Restaurant)

VILLAGE OF PALATINE

Signature Page

I affirm that the information contained on page 1 herein and in any accompanying documents is accurate to the best of my knowledge.

ADALBERTO HUERTA
Name

10/15/2020
Date

Signature

Attachment: O-089-20 (1417 N Rand Road - SUT Restaurant)

Islas Veracruz

SEAFOOD-MARISCOS

BUSINESS PLAN FOR: 1417 N. RAND ROAD, Palatine, IL 60067

Attachment: O-089-20 (1417 N Rand Road - SUT Restaurant)

SPECIFIC PLAN TO EXECUTE DAY TO DAY OPERATIONS AT ISLAS VERACRUZ

ISLAS VERACRUZ will be a family owned, moderately priced 165 seat full service lunch and dinner Seafood and Mexican restaurant, with take-out and delivery options.

The unique selling points of the restaurant include our delicious home cooking that uses family recipes with fresh ingredients and big enough portions so our customers can get a great value for their money.

Islas Veracruz will be open 7 days a week from 10am to 11pm Sunday through Thursday and 10am to 1am Friday and Saturday. The restaurant should be perceived as a casual-theme, full service food establishment appealing to diners of all ages including business and residential customers.

The décor will be family friendly using soft earthy colors, beach and sea themes, booths on the perimeter and tables and chairs with a matching fabric pattern as the booths.
We will install additional security systems as needed.

The first 6 months of operation will require an aggressive marketing campaign to bring customers to this location. We will use radio, internet and community involvement to bring customers to Islas Veracruz.

Business strategies:

- The primary objectives of the business plan for Restaurant are below:
- To be the best casual Seafood Lunch & Dinner restaurant in the Palatine area.
- Create a Family atmosphere so our customers feel the crave for return to their favorite Restaurant, attention to detail on every dish and drink, happy team members and great customer Service will be our way of life at Islas Veracruz.

marketing components:

Due to our small size, we believe we can provide exceptional quality by hand selecting our market specials when compared to our larger corporate competitors The same concept holds true in our staffing requirements, by hand selecting our employees we will strive to offer unsurpassed service when compared to our larger competitors

First create awareness; Multi Media Advertising and prominent Signage on the road to bring Customers' to us. Once inside, we will immediately acknowledge the customer with the warmest and most sincere greeting and begin the service process which will ensure repeat customers.

Attachment: O-089-20 (1417 N Rand Road - SUT Restaurant)

Attachment: O-089-20 (1417 N Rand Road - SUT Restaurant)

PA' EMPEZAR

FRESH GUACAMOLE 11.95
A pail of our finest, steamed with Ireland's finest

OYSTERS CHAROLA 6- $10.95 12- $16.99
Oysters baked with spinach, cheese, butter, garlic and Panko bread crumbs

PREPARADOS (6) $12.00 OYSTERS
(12) $20.99

SHRIMP EMPANADAS 4- $12.99 8-$18.99
A heaping bowl full of crispy fried popcorn shrimp with Cajun BBQ sauce

CEVICHE DE PESCADO-FISH
CEVICHE SM-$9.95 MED-$13.99 LARGE-$17.99
Two skewers of grilled marinated shrimp

CEVICHE DE CAMARON-SHRIMP
CEVICHE SMALL- $10.99 MEDIUM-$14.99 LARGE-$18.99
Breaded in spicy Panko bread crumbs and served with ranch dressing

QUESO FUNDIDO CON CAMARON-SHRIMP
QUESO FUNDIDO $14.00
A dozen whole clams breaded and fried, served with lemon and house-made tartar sauce

BOTANA JAROCHA CON CHUPE $35.99
BEER AND SNACKS VERACRUZ STYLE
ESPECIALIDAD DE LA CASA!



COCTELES

COCTEL DE CAMARON SM $10 MED $13 LG $18
SHRIMP COCKTAIL

COCTEL CAMARON Y PULPO SM $10 MED $13 LG $18
SHRIMP & OCTOPUS COCKTAIL

COCTEL DE OSTIONES MED $14.00 LG $18.00
OYSTER COCKTAIL

VUELVE A LA VIDA LOCA MED $14.99 LG $18.99
MIXED SEAFOOD COCKTAIL

PESCADOS

MOJARRA $14.00 ERITA NATURAL
WHOLE TILAPIA
AL AJO O A LA 4 CHILES $15.00

HUACHINANGO $17.00 FRITO
WHOLE RED SNAPPER
AL AJO O A LA 4 CHILES $19.00

CALDOS PA'LA CRUDITA

CALDO DE CAMARON $15 CON CASCARA-WITH SHELL
SHRIMP SOUP
$14 SIN CASCARA-NO SHELL

CALDO DE MARISCOS COMBINADO $16.00
SEAFOOD MIX SOUP
CALDO DE PESCADO FISH SOUP $14.00

CALDO 7 MARES $16.99
7 SEAS SOUP

TOSTADAS

TOSTADA CEVICHE DE CAMARON $8.50
TOSATADA SHIMP CEVICHE
2 TOSTADAS POR ORDEN

TOSATADA DE PULPO $8.50
OCTOPUS TOSTADA
2 TOSTADAS POR ORDEN

TOSATADAS DE MARISCOS MIXTOS $9.00
TOSATADAS OD MIXED SEAFOOD
2 TOSTADAS POR ORDEN

TOSATADAS AL KSTILO VERACRUZ $10.00
TOSTADAS VERACRUZ STYLE
Shrimp, cucumber, celery,onion, media cream & mayo
2 TOSATADAS POR ORDEN

Islas Veracruz
SEAFOOD-MARISCOS

ISLAS VERACRUZ

267-724-8341

8923 E. ALBATROSS LANE

www.SeasideGrill.com

TACOS-BURRITOS-TORTAS

Dos tacos con arroz y frijoles, steak o pastor $8.50
2 taco platter beans & rice, steak or Pastor

BURRITO Pastor $9.00 Steak or shrimp $10.99
Choice of STEAK, PASTOR OR SHRIMP
Cheese, lettuce, pico de gallo, refried beans,sour cream, rice and meat.

TORTAS Pastor $8.75 Steak or shrimp $10.75
Choice of Steak, shrimp or pastor,
Lettuce, sour cream, pico de gallo, avocado, and meat.

FAJITAS

FAJITAS $15.50 Steak $16.50 Shrimp $18.00
combo
STEAK AND/OR SHRIMP
Grilled peppers & onions, rice, lettuce, pico, guacamole, sour cream.

NINOS- KIDS

Cheese sticks $6.00
5 cheese sticks served with papas

Chicken fingers $6.00
3 chicken fingers with papas

Quesadillas $6.00 With shrimp $8.00
Cheese Quesadillas with papas

DESSERT-POSTRE

3 LECHES PASTEL $6.00
3 LECHES CAKE

CHOCO-FLAN $6.50

CAJETA CHURROS CON HELADO $7.00
CARAMEL CHURROS WITH VANILLA ICE CREAM

NUESTRAS DELICIAS
OUR SIGNATURE DISHES

MOLCAJE JAROCHO



CAMARONES ISLAS VERACRUZ



PULPO AL GUSTO

PULPO– Ranchero, Islas or matacrudas style
$15.50 Ranchero $16.50 Islas/Matacrudas $

OCTOPUS– Ranch, Islas or hangover killer style

MEJILLONES-MUSSELS



CAMARONES AL MOLCAJETE

LANGOSTINOS



MATACRUDAS MANJAR



PINA RELLENADE MARISCOS MIXTOS



CAMARONES A LA MEGA DIABLA



CAMARONES A LA VALENTINA

UNDERCOOKED ANIMAL PRODUCTS CARRY AN INCREASED RISK OF FOODBORNE ILLNESS. EVEN RARE STEAK AND SUSHI, WHICH ARE GENERALLY SAFE, CAN CAUSE FOODBORNE ILLNESS MORE OFTEN THAN STEAK AND SEAFOOD THAT IS FULLY COOKED. CUSTOMERS FROM HIGHLY SUSCEPTIBLE POPULATIONS (HSPS) ARE ESPECIALLY VULNERABLE TO ILLNESS. HSPS INCLUDE THE ELDERLY, PREGNANT WOMEN, TODDLERS, AND PEOPLE WITH COMPROMISED IMMUNE SYSTEMS.ADD HEADER

NUESTRAS DELICIAS
OUR SIGNATURE DISHES

TACOS-BURRITOS-TORTAS

Dos tacos con arroz y frijoles, steak o pastor $8.50
2 taco platter beans & rice, steak or Pastor

BURRITO Pastor $9.00 Steak or shrimp $10.99
Choice of STEAK, PASTOR OR SHRIMP
Cheese, lettuce, pico de gallo, refried beans,sour cream, rice and meat.

TORTAS Pastor $8.75 Steak or shrimp $10.75
Choice of Steak, shrimp or pastor.
Lettuce, sour cream, pico de gallo, avocado, and meat.

FAJITAS

FAJITAS $15.50 Steak $16.50 Shrimp $18.00
combo
STEAK AND/OR SHRIMP
Grilled peppers & onions, rice, lettuce, pico, guacamole, sour cream.

NINOS- KIDS

Cheese sticks $6.00
5 cheese sticks served with papas

Chicken fingers $6.00
3 chicken fingers with papas

Quesadillas $6.00 With shrimp $8.00
Cheese Quesadillas with papas

DESSERT-POSTRE

3 LECHES PASTEL $6.00
3 LECHES CAKE

CHOCO-FLAN $6.50

CAJETA CHURROS CON HELADO $7.00
CARAMEL CHURROS WITH VANILLA ICE CREAM

MOLCAJE JAROCHO



LANGOSTINOS



CAMARONES ISLAS VERACRUZ



MATACRUDAS MANJAR



PULPO AL GUSTO

PULPO- Ranchero, Islas or matacrudas style
$15.50 Ranchero $16.50 Islas/Matacrudas $

OCTOPUS- Ranch, Islas or hangover killer style

PINA RELLENADE MARISCOS MIXTOS



MEJILLONES-MUSSELS



CAMARONES AL MOLCAJETE

CAMARONES A LA MEGA DIABLA



CAMARONES A LA VALENTINA

UNDERCOOKED ANIMAL PRODUCTS CARRY AN INCREASED RISK OF FOODBORNE ILLNESS. EVEN RARE STEAK AND SUSHI, WHICH ARE GENERALLY SAFE, CAN CAUSE FOODBORNE ILLNESS MORE OFTEN THAN STEAK AND SEAFOOD THAT IS FULLY COOKED. CUSTOMERS FROM HIGHLY SUSCEPTIBLE POPULATIONS (HSPS) ARE ESPECIALLY VULNERABLE TO ILLNESS. HSPS INCLUDE THE ELDERLY, PREGNANT WOMEN, TODDLERS, AND PEOPLE WITH COMPROMISED IMMUNE SYSTEMS.ADD HEADER

Consider an Ordinance Increasing the Number of Product Sampling Liquor Licenses by One for Kabir 507 Inc. (dba Millennium Cigar & Liquor) Located at 235 W. Northwest Highway

BACKGROUND:
On January 13, 2025, the Palatine Liquor Commission issued a Class B liquor license for Kabir 507 Inc. dba Millennium Cigar & Liquor at 235 W. Northwest Highway. Holders of a Class B liquor license are permitted to conduct product sampling at the licensed retail location only. The ordinance provides: “Holders of a Class “PS” License may conduct product sampling for consumption at the license retail location only. Up to 10 samples, consisting of no more than (i) 1/4 ounce of distilled spirits, (ii) one ounce of wine, or (iii) 2 ounces of beer may be served to a consumer in one day.”

KEY ISSUES:
- Increase Class PS (Product Sampling) Liquor Licenses by one for a total of 8.

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

RECOMMENDATION:
Action is at the discretion of the Committee.

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

ATTACHMENTS:

- ORD Increase PS LIQ
- Letter Requesting Class PS License

ORDINANCE NO._____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES CHAPTER 3, SECTION 3-35 ALCOHOLIC BEVERAGES INCREASING CLASS "PS" PRODUCT SAMPLING LIQUOR LICENSES BY ONE FOR MILENNIUM CIGAR & LIQUOR LOCATED AT 235 W. NORTHWEST HIGHWAY

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

SECTION 1: That the Code of Ordinances of the Village of Palatine, Illinois, as amended, be and the same is hereby further amended by increasing the number of Class "PS" Liquor Licenses listed in Section 3-35 Chapter 3 by one from seven (7) to eight (8) for Millennium Cigar & Liquor located at 235 W. Northwest Highway.

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

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

PASSED this _____day of _____, 2025

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

APPROVED by me this _____day of _____, 2025

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____day of _____, 2025

_____
Village Clerk

Attachment: ORD Increase PS LIQ (Inc. Class PS Liq. Lic. - 235 W. Northwest Hwy - Millennium Cigar & Liquor)

Liquor Application Class PS – Cover Letter

Business Location: 235 W Northwest Hwy, Palatine, IL 60067

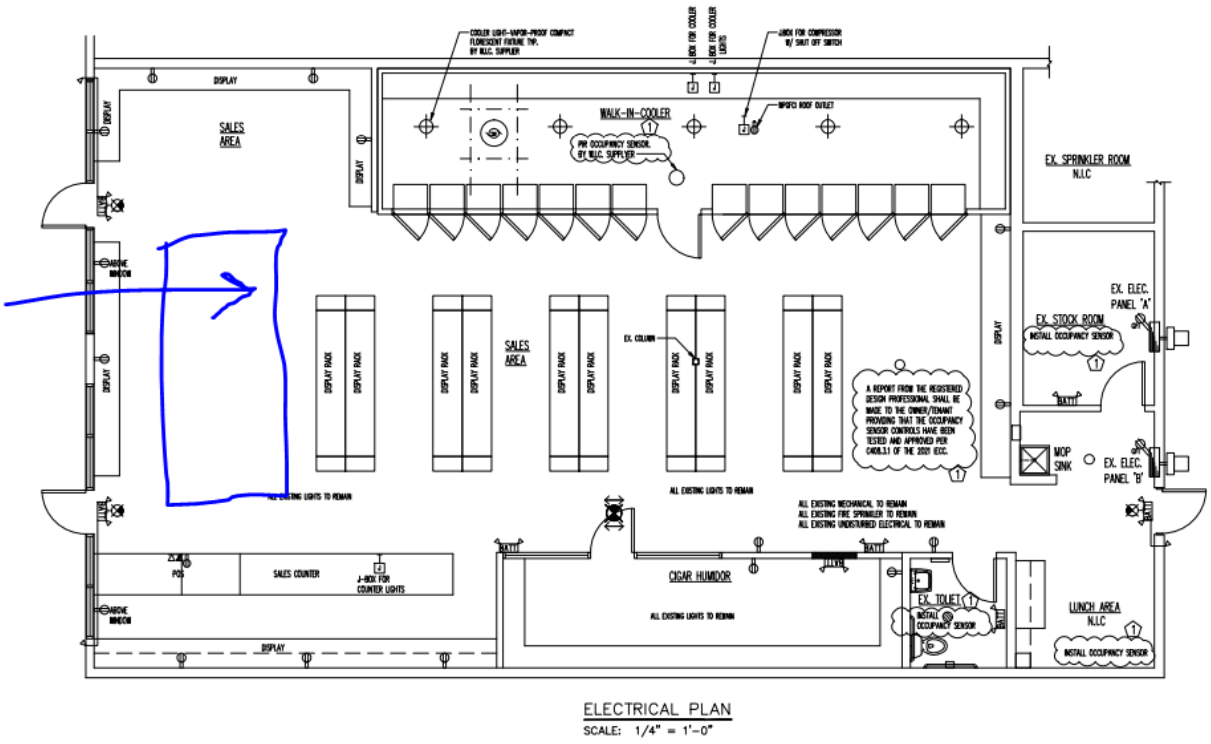
License Request: Liquor Class PS

Type of business: Liquor store

Overview of business

As we're opening the new store, we are interested to apply Class PS license along with our Class B license. In having few ad/hoc wine, liquor sampling for new/upcoming or existing product. This will be done by either vendor and/or owner to better serve customers.

Below is the drawing plan of the store and are in BLUE are we're intended to host product sampling when necessary.



DBA: Millennium Cigar and Liquor

Hours of Operation

- Mon – Thu 9 am – 10pm
- Fri – Sat 9 am -12am
- Sun 9 am- 10pm

Types of Products sampling

- Spirits (Whiskey, Scotch, Burbon, Rum, Vodka, Gin etc.)
- Beer & Wine

Attachment: Letter Requesting Class PS License (Inc. Class PS Liq. Lic. - 235 W. Northwest Hwy - Millennium Cigar & Liquor)

Liquor Application Class PS – Cover Letter

- Non-alcoholic drinks

Security Consideration

- 3rd party ID scanners
- Lotto ID scanners
- 24x7 Security cameras (Inside/Outside)

Attachment: Letter Requesting Class PS License (Inc. Class PS Liq. Lic. - 235 W. Northwest Hwy - Millennium Cigar & Liquor)

Consider an Ordinance Decreasing the Number of Class D (Restaurant) Liquor Licenses by One for Tacos Y Mariscos La Presa Located at 1572 N. Rand Road

BACKGROUND:
Daniela Machado, the General Manager of Tacos Y Mariscos La Presa, notified staff that the restaurant located at 1572 N. Rand Road has closed as of May 18, 2025. It is appropriate to remove the Class D license from the Liquor Code reducing the number of licenses to 36.

KEY ISSUES:
- Decrease Class D (Restaurant) Liquor Licenses by one.

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

RECOMMENDATION:
Action is at the discretion of the Committee.

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

ATTACHMENTS:

- ORD Decrease Class D Liq Tacos Y Mariscos La Presa

ORDINANCE NO._____

CONSIDER AN ORDINANCE DECREASING THE NUMBER OF CLASS D LIQUOR LICENSES PURSUANT TO CHAPTER 3, SECTION 3-37 OF THE VILLAGE OF PALATINE CODE OF ORDINANCES FOR TACOS Y MARISCOS LA PRESA LOCATED AT 1572 N. RAND ROAD

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

SECTION 1: That the number of Class D (Restaurant) Liquor Licenses shall decrease by one from thirty-seven (37) to thirty-six (36), for Tacos Y Mariscos La Presa located at 1572 N. Rand Road, Palatine, IL

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

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

PASSED this _____day of _____, 2025

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

APPROVED by me this _____day of _____, 2025

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____day of _____, 2025

_____
Village Clerk

Attachment: ORD Decrease Class D Liq Tacos Y Mariscos La Presa (Dec. Class D Liq. Lic. - 1572 N. Rand Rd - Tacos Y Mariscos La Presa)

Consider an Ordinance Decreasing the Number of Class G (Restaurant with Beer & Wine) Liquor Licenses by One for Chicago Ramen Palatine Located at 3 E. Northwest Highway

BACKGROUND:
Nori Yamamoto, an authorized agent for Chicago Ramen Palatine, notified staff that the restaurant located at 3 E. Northwest Highway will no longer be serving alcohol. Therefore, they will not be renewing their Class G liquor license. It is appropriate to remove the Class G license from the Liquor Code reducing the number of licenses to 13.

KEY ISSUES:
- Decrease Class G (Restaurant with Beer & Wine) Liquor Licenses by one.

ALTERNATIVES:
1. Approve the Ordinance decreasing the number of Class G Liquor Licenses by one.
2. Do not approve the Ordinance decreasing the number of Class G Liquor Licenses by one.

RECOMMENDATION:
Action is at the discretion of the Committee.

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

ATTACHMENTS:

- ORD Decrease Class G Liq Chicago Ramen Palatine

ORDINANCE NO._____

AN ORDINANCE DECREASING THE NUMBER OF CLASS G (BEER AND WINE) LIQUOR LICENSES PURSUANT TO CHAPTER 3, SECTION 3-37 OF THE VILLAGE OF PALATINE CODE OF ORDINANCES FOR CHICAGO RAMEN PALATINE LOCATED AT 3 E. NORTHWEST HIGHWAY

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

SECTION 1: That the number of Class G (Beer and Wine) Liquor Licenses shall be decreased by one for Chicago Ramen Palatine for a total of 13 Class G Liquor Licenses.

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

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

PASSED this _____ day of _____, 2025

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

APPROVED by me this _____ day of _____, 2025

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____ day of _____, 2025

_____
Village Clerk

Attachment: ORD Decrease Class G Liq Chicago Ramen Palatine (Dec. Class G Liq. Lic. - 3 E. Northwest Hwy - Chicago Ramen Palatine)

Consider a Resolution Approving the Preliminary & Final Plat of Subdivision, Ordinances Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential and Vacating 3 Feet of Right-of-Way for the Property at 839 W. Brookside Street, 262 S. Quentin Road, Including the 3 Vacant Lots South of 262 S. Quentin Road, and 836 W. Dorchester Road

BACKGROUND:
The Subject Property was annexed in 2002 and currently consists of six lots ranging from 8,712 to 20,025 square feet, for a total area of 76,182 square feet (1.75 acres). The lots are currently zoned R-1 Single-Family Residential. The surrounding properties are all zoned R-2 Single-Family Residential. The Petitioner seeks to reconfigure the 6 existing lots into 6 new lots, with a north-south orientation to construct new single-family homes. Therefore, the Petitioner is requesting approval of the following:

1) Preliminary/Final Plat of Subdivision to permit a 6-lot single-family residential development;
2) Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential; and
3) Vacation of the southern 3 feet of the W. Brookside Street right-of-way and the northern 3 feet of W. Dorchester Road right-of-way, directly abutting the Subject Property.

KEY ISSUES:
Zoning and Site Design

- The subject lots were initially platted as Arthur T. McIntosh & CO.'s Palatine Hills subdivision in 1928. Although six lots were platted, only three single-family homes were constructed. In the early 1990's, in anticipation of both residential growth and future area annexations, the Village Council directed Staff to conduct a Sub Area Plan ("Sub Area A") to better determine the potential redevelopment considerations for review by the then Plan Commission and Village Council. Sub Area "A" was adopted as a Comprehensive Plan Amendment by the Village Council and recommended the area redevelop under the R-2 lot bulk standards.
- The property would be rezoned to R-2, which is consistent with the established area development patterns, and the reconfigured lots, which would all front on either Brookside Street or Dorchester Road. The proposed lots would meet or exceed all the applicable zoning and subdivision Regulations. All lots would exceed the minimum R-2 lot size requirements, as noted below:

	Lot Size (9,000 sq. ft. for interior lot; 10,000 sq. ft. for corner lot)	**Lot Width (75' required for interior lot; 85' for corner lot)**	**Lot Depth (110' required)**
Lot 1	10,125 sq. ft.	75'	135'
Lot 2	10,125 sq. ft.	75'	135'
Lot 3	17,822 sq. ft.	132'	135'
Lot 4	17,850 sq. ft	132.06'	135.14'

Lot 5	10,132 sq. ft	75’	135.07’
Lot 6	10,128 sq. ft	75,	135’

Engineering

- Sanitary sewer and water services would connect to the existing services in the Brookside Street and Dorchester Avenue right-of-way.
- All newly constructed impervious surfaces would direct stormwater runoff to the designated volume control area. The preliminary drainage plans show runoff flowing both north and south before converging at the volume control area located in the northeast corner of the development.
- The Subdivision Plan also includes the vacation of three feet to the north and south of the project area, which will align the lots with the adjoining lots and property lines to the west.
- Sidewalks gaps would be completed along both Brookside Street and Dorchester Road and parkway trees would be provided across the frontages, as required by Code.

ALTERNATIVES:

1. Approve the Preliminary & Final Plat of Subdivision, Rezoning to R-2, and 3-foot Vacation.
2. Do not approve the Preliminary & Final Plat of Subdivision, Rezoning to R-2, and 3-foot Vacation.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on May 13, 2025.
Residents testifying:	1: Neighbor across the street on Dorchester Road with questions about potential drainage concerns into the street.
Vote:	The PZC voted unanimously to approve the Preliminary & Final Plat of Subdivision, Rezoning to R-2, and Vacations along Brookside Street and Dorchester Road, and Staff concurs.

ACTION REQUIRED:

A motion to approve the Resolution granting a Preliminary & Final Plat of Subdivision and Ordinances Rezoning the Subject Properties to R-2 Single-Family Residential and Vacating 3-feet of the Dorchester Road and Brookside Street right-of-way at 839 W. Brookside Street, 262 S. Quentin Road, including the 3 vacant lots south of 262 S. Quentin Road, and 836 W. Dorchester Road.

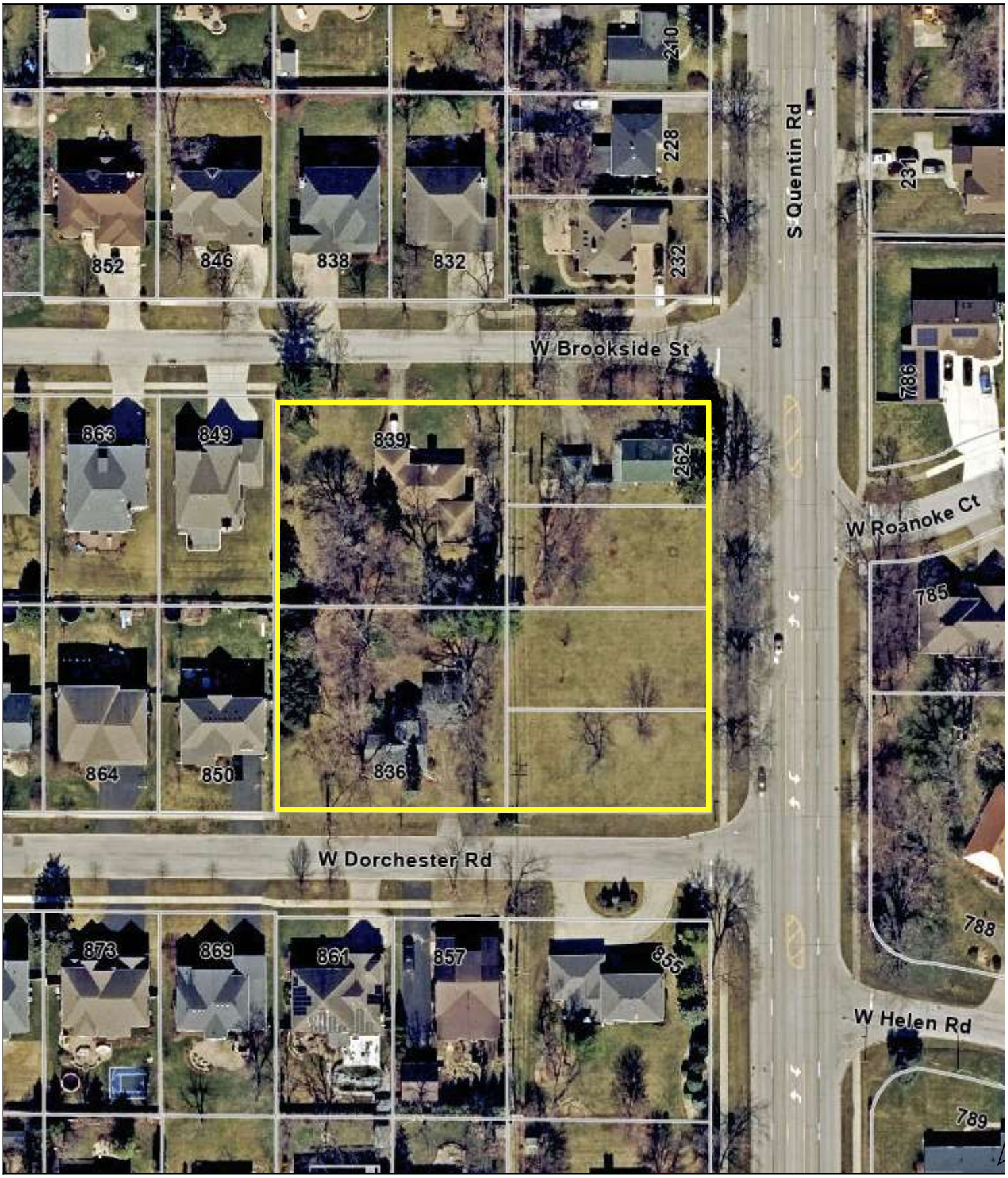
ATTACHMENTS:

- Aerial Map
- RES FSUB Jost Corner Resubdivision
- EXHIBIT - Plat of Resubdivision
- EXHIBIT - Engineering Plans
- ORD VAC Jost Corner Subdivision

- EXHIBIT - Plat of Vacation
- ORD Rezone Jost Corner Resubdivision
- Planning and Zoning Commission materials - May 13, 2025 meeting
- PZC Minutes 5-13-25
- Public Notice

GISConsortium

839 W Brookside Street, 262 S Quentin Road, i...



Attachment: Aerial Map (839 W Brookside Street - PFSUB 6-lot)

0 100 200 ft

Print Date: 5/2/2025

Notes

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

RESOLUTION NO. _____

A RESOLUTION GRANTING FINAL SUBDIVISION APPROVAL FOR 839 W. BROOKSIDE STREET, 262 S. QUENTIN ROAD, INCLUDING THE 3 VACANT LOTS SOUTH OF 262 S. QUENTIN ROAD, and 836 W. DORCHESTER ROAD

WHEREAS, the Palatine Subdivision Ordinance provides qualifications governing final approval of a Subdivision Plat in Article IV FINAL PLAT; and

WHEREAS, 839 W. Brookside Street, 262 S. Quentin Road, including the 3 vacant lots south of 262 S. Quentin Road, and 836 W. Dorchester Road have complied with all the provisions of the Subdivision Ordinance, including a public review before the Planning and Zoning Commission of the Village of Palatine at the May 13, 2025 meeting.

NOW THEREFORE, BE IT RESOLVED by the Mayor and the Village Council of the Village of Palatine, that the Mayor and the Village Clerk be and are hereby directed and authorized to execute the Final Plat of Subdivision 'Jost Corner Resubdivision' at 839 W. Brookside Street, 262 S. Quentin Road, including the 3 vacant lots south of 262 S. Quentin Road, and 836 W. Dorchester Road pursuant to the Palatine Subdivision Ordinance Article IV, Sec. 4.01 (c) (2) (a) and subject to the following condition(s):

1. **The development shall substantially conform to the engineering plans prepared by Spies & Associates, Inc. and attached hereto, except as such plans may be revised to conform to Village Codes and Ordinances.**
2. **The Final Plat of Subdivision shall be submitted on Mylar with the required signatures and significantly conform to the Plat of Subdivision in a manner acceptable to the Village Engineer and Director of Planning and Zoning.**
3. **The Final Engineering Plans, Final Engineer's Estimate of Probable Cost, and Tree Preservation Plan, shall be revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning.**
4. **Review fees, in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) based upon the finally accepted EEOPC shall be submitted in a manner acceptable to the Village Engineer.**
5. **A Public Improvement letter of credit in an amount of 115% of the approved EEOPC), for said public improvements, shall be submitted in a manner acceptable to the Village Engineer.**

Attachment: RES FSUB Jost Corner Resubdivision (839 W Brookside Street - PFSUB 6-lot)

6. **Cash in lieu of live detention in the amount of $19,807.32 shall be submitted.**
7. **Recapture fees in the amount of $69,990.51 shall be submitted in a manner acceptable to the Village Engineer.**
8. **All required extra-agency permits (MWRD letter of determination) shall be submitted in a manner acceptable to the Village Engineer.**
9. **A construction management plan, indicating the proposed material delivery routes and contractor parking areas, shall be submitted to the Village Engineer.**
10. **A Subdivision Approvement Agreement shall be required.**
11. **Recording fees in the amount of $300 shall be submitted.**
12. **The Architectural Plans for the homes shall comply with the Village's Architectural Design Guidelines - Section 6.41.1 of the Village Code.**

DATED: This _____day of _____, 2025

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

APPROVED by me this _____day of _____, 2025

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____ day of _____, 2025

_____
Village Clerk

Attachment: RES FSUB Jost Corner Resubdivision (839 W Brookside Street - PFSUB 6-lot)

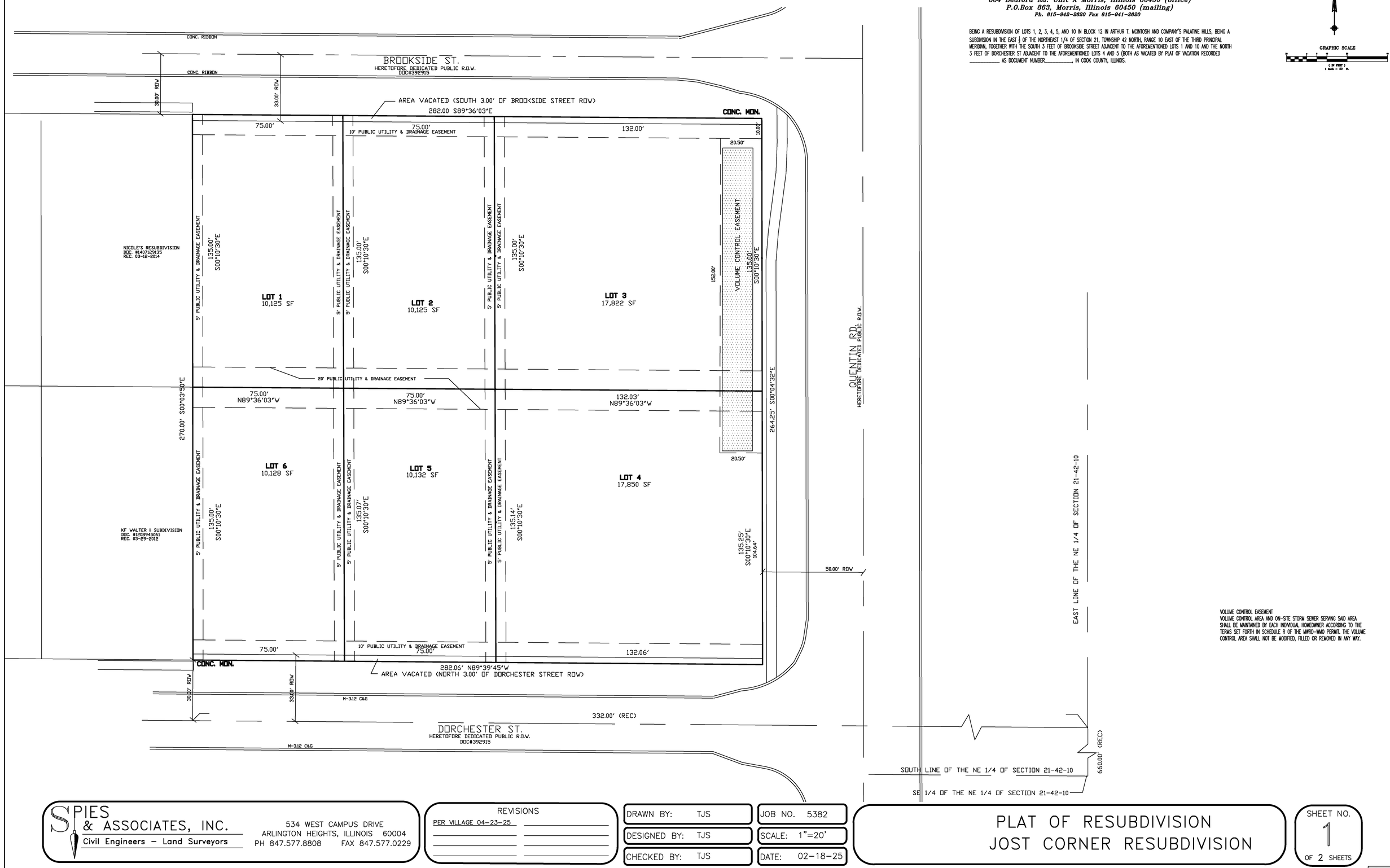
FINAL PLAT OF RESUBDIVISION OF JOST CORNER RESUBDIVISION

MORRISON SURVEYING CO., INC.
604 Bedford Rd. Unit A Morris, Illinois 60450 (office)
P.O.Box 863, Morris, Illinois 60450 (mailing)
Ph. 815-942-2620 Fax 815-941-2620

BEING A RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 10 IN BLOCK 12 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE HILLS, BEING A SUBDIVISION IN THE EAST ½ OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE SOUTH 3 FEET OF BROOKSIDE STREET ADJACENT TO THE AFOREMENTIONED LOTS 1 AND 10 AND THE NORTH 3 FEET OF DORCHESTER ST ADJACENT TO THE AFOREMENTIONED LOTS 4 AND 5 (BOTH AS VACATED BY PLAT OF VACATION RECORDED _____ AS DOCUMENT NUMBER_____ IN COOK COUNTY, ILLINOIS.

N

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.



VOLUME CONTROL EASEMENT
VOLUME CONTROL AREA AND ON-SITE STORM SEWER SERVING SAID AREA SHALL BE MAINTAINED BY EACH INDIVIDUAL HOMEOWNER ACCORDING TO THE TERMS SET FORTH IN SCHEDULE R OF THE MWRD-WMO PERMIT. THE VOLUME CONTROL AREA SHALL NOT BE MODIFIED, FILLED OR REMOVED IN ANY WAY.

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS
PER VILLAGE 04-23-25

DRAWN BY: TJS	JOB NO. 5382
DESIGNED BY: TJS	SCALE: 1"=20'
CHECKED BY: TJS	DATE: 02-18-25

PLAT OF RESUBDIVISION
JOST CORNER RESUBDIVISION

SHEET NO. 1 OF 2 SHEETS

Attachment: EXHIBIT - Plat of Resubdivision (839 W Brookside Street - PFSUB 8-lot)

FINAL PLAT OF RE-SUBDIVISION OF JOST CORNER RESUBDIVISION

MORRISON SURVEYING CO., INC.
604 Bedford Rd. Unit A Morris, Illinois 60450 (office)
P.O.Box 863, Morris, Illinois 60450 (mailing)
Ph. 815-942-2620 Fax 815-941-2620

EASEMENT LANGUAGE

VILLAGE OF PALATINE EASEMENT

WHENEVER THE WORDS "PUBLIC UTILITIES", "PUBLIC UTILITIES EASEMENT" OR "PU&D EASEMENT" SHALL BE APPEAR ON THIS PLAT THE VILLAGE OF PALATINE, A MUNICIPAL CORPORATION, COOK COUNTY, ILLINOIS,M AND ITS SUCCESSORS OR ASSIGNS JOINTLY AND SEVERALLY SHALL HOLD A PERPETUAL EASEMENT UNDER, OVER AND ACROSS THE SURFACE OF THE PROPERTY SHOWN WITHIN THE LINES OF THE PLAT MARKED AS SUCH FOR THE INSTALLATION, CONSTRUCTION, USE, REPAIR AND MAINTENANCE OF ALL PUBLIC UTILITY EQUIPMENT INCLUDING BUT NOT LIMITED TO FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, WATER MAINS (INCLUDING "B" BOXES), SEWAGE MAINS AND PIPING, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTION SHALL NOT BE PLACED OVER GRANTEES FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEES, PROVIDED, HOWEVER THAT SUCH CONSENT OF THE GRANTEE SHALL NOT RELIEVE THE GRANTORS, THEIR SUCCESORS OR ASSIGNS FROM THE DUTY AND OBLIGATION TO REMOVE SUCH OBSTRUCTIONS AT THIER SOLE EXPENSE UPON THE DIRECTION OF THE GRANTEE, WHENEVER THE GRANTEE DEEMS SUCH REMOVAL NECESSARY IN ITS SOLE JUDGEMENT TO ENABLE THE GRANTEE TO REPAIR OR MAINTAIN ANY FACILITIES WITHIN THE EASEMENT OR OTHERWISE ALLOW THE GRANTEE FULL USE AND ENJOYMENT OF THE EASEMENT RIGHTS GRANTED HEREUNDER, AFTER INSTALLATION OF ANY SUCH FACILITIES. THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO UNREASONABLY INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE GRANTING OF THE FOREGOING INSTRUMENT IMPOSES NO OBLIGATION ON THE VILLAGE OF PALATINE TO MAINTAIN, REPAIR, REPLACE, RELOCATE OR REMOVE ANY OF THE FOREGOING UTILITIES. THE EASEMENT IS SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE RECORDED DECLARATION, COVENANTS AND RESTRICTIONS.

ELECTRIC AND TELEPHONE

A PERMANENT, NONEXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS RESERVED FOR AND GRANTED TO ANY ELECTRIC, TELEPHONE AND/OR COMMUNICATION COMPANY AUTHORIZED BY THE VILLAGE (REFERRED TO AS "GRANTEES"), JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY KNOWN AS AND/OR LABELED AS UTILITY EASEMENT, DRAINAGE AND UTILITY EASEMENT, OR UTILITY AND LANDSCAPING EASEMENT WITHIN DASHED LINES ON THE ATTACHED PLAT OF SUBDIVISION AND PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON; THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS GIVEN IN THIS SECTION; AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER THE GRANTEES' FACILITIES OR IN, UPON OR OVER SUCH EASEMENTS WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEES. SUCH FACILITIES SHALL GENERALLY BE LOCATED UNDERGROUND AND, AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE LOCATION OF FACILITIES BY THE GRANTEES SHALL NOT CONFLICT OR INTERFERE WITH PUBLIC IMPROVEMENTS, AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL BY THE VILLAGE.

CABLE TELEVISION

A PERMANENT, NONEXCLUSIVE EASEMENT IS RESERVED FOR AND GRANTED TO THE VILLAGE AND/OR TO ANY CABLE TELEVISION COMPANY AUTHORIZED BY THE VILLAGE TO INSTALL CABLE TELEVISION FACILITIES WITHIN THE SUBDIVISION (REFERRED TO AS THE "COMPANY") AND TO THEIR SUCCESSORS AND ASSIGNS IN, UPON, ACROSS, UNDER AND THROUGH THE AREAS SHOWN AND/OR LABELED AS "DRAINAGE AND UTILITY EASEMENT" WITHIN DASHED LINES ON THE ATTACHED PLAT OF SUBDIVISION FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING AND MAINTAINING CABLE TELEVISION LINES OR APPURTENANCES AND, WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH CABLE TELEVISION SERVICE TO THE ATTACHED AREA AND SUCH APPURTENANCES AND ADDITIONS THERETO AS THE VILLAGE AND THE COMPANY MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE EASEMENTS INCLUDED IN THE ATTACHED PLAT FOR THE NECESSARY MEN AND EQUIPMENT TO DO ANY AND ALL OF SUCH WORK. THE RIGHT IS ALSO GRANTED TO THE CITY AND THE COMPANY TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH LINES IN, ON, UPON, ACROSS, UNDER OR THROUGH SUCH EASEMENTS. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SUCH EASEMENTS, BUT SOME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH SUCH USES AND RIGHTS. SUCH FACILITIES SHALL GENERALLY BE LOCATED UNDERGROUND, AND THE USE OF SUCH EASEMENT SHALL NOT CONFLICT OR INTERFERE WITH PUBLIC IMPROVEMENTS, AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL BY THE VILLAGE.

GAS EASEMENT

A AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER "NICOR") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG, AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "EASEMENT", "UTILITY EASE,EMT", P.U.&D.E., "COMMON AREA OR AREAS", (OR SIMILAR DESIGNATIONS), STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE THE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS, AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOR FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENT" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERMS IN SECTION 605/2(e) OF THE "CONDOMINIUM POLICY ACT" (ILLINOIS COMPILED STATUTES, CH 765, SEC. 605/2(e)), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT OR PARCEL OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERMS.

COMMONWEALTH EDISON COMPANY

BY:_____ DATE:_____

TITLE:_____

AT&T:

BY:_____ DATE:_____

TITLE:_____

COMCAST:

BY:_____ DATE:_____

TITLE:_____

NORTHERN ILLINOIS GAS COMPANY (NICOR):

BY:_____ DATE:_____

TITLE:_____

Permission to record the plat is hereby granted to:

_____
(NAME)

_____
(ADDRESS)

_____

_____

Permanent Index Number:
02-21-217-003-0000
02-21-217-004-0000
02-21-217-005-0000
02-21-217-008-0000
02-21-217-009-0000
02-21-217-010-0000

EASEMENT PROVISIONS
An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to

Commonwealth Edison Company
and
SBC Telephone Company, Grantees,

their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked 'Easement', 'Utility Easement', 'Public Utility Easement', 'P.U.E.'(or similar designation), the property designated in the Declaration of Condominium and/or on this plat as 'Common Elements', and the property designated on the plat as 'common area or areas', and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked 'Easement', 'Utility Easement', 'Public Utility Easement', 'P.U.E.'(or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term 'Common Elements' shall have the meaning set forth for such term in the 'Condominium Property Act', Chapter 765 ILCS 605/2(c), as amended from time to time.

The term 'common area or areas' is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an apportionment to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as 'outlots', 'common elements', 'open space', 'open area', 'common ground', 'parking' and 'common area'. The term 'common area or areas', and 'Common Elements' include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

School Districts:

Elementary School District #_____

High School District #_____

Send the tax bill to :

_____
(NAME)

_____
(ADDRESS)

_____

_____

NOTARY CERTIFICATE

State of Illinois)
County of Cook) S.S.

I,_____ a notary public in and for said county in the state aforesaid, do hereby certify that _____ are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners, appeared before me this day in person and acknowledged that they signed and delivered said instrument of their own free and voluntary act and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, A.D., _____.

_____
Notary Public

My commision expires on _____

OWNER'S CERTIFICATE

State of Illinois)
County of Cook) S.S.

This is to certify that _____are the owners of the property described hereon and that they have caused the said property to be surveyed and subdivided as shown hereon, for the uses and purposes therein set forth, and do hereby acknowledge and adopt the same under the title hereon indicated.

Dated this _____ day of _____, A.D., _____

_____
OWNER

ENGINEERING APPROVAL CERTIFICATE

State of Illinois)
County of Cook) SS

This plat has been checked for conformance to Village of Palatine standards and requirements and working drawings and specifications for streets, curb and gutter, watermains, sanitary sewer mains, storm water drainage and grading, sidewalks, street lights and street trees and soil erosion control have been prepared in conformance with the Village of Palatine standards and requirements and all engineering fees due the Village of Palatine have been paid.

_____ _____
Village Engineer Date

SURFACE WATER DRAINAGE STATEMENT

We hereby certify to the best of our knowledge and belief that adequete provisions have been made for the diversion and detention of surface waters into public areas or drains within the rights of the subdivision and that such surface waters will not be deposited on adjacent land owners property in such concentration as may cause damage by erosion or sedimentation to such property because of construction of the subdivision.

By _____ Dated 02-18-25
Owner

By _____ Dated _____
Illinois Professional Engineer #62-42874

TIMOTHY J. SPIES 62-42874 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

PLANNING & ZONING COMMISSION

State of Illinois)
County of Cook) S.S.

Approved by the Planning & Zoning Commission of the Village of Palatine, Cook County, Illinois, at a meeting held this _____ day of _____, A.D., _____.

Signed: _____
Chairman

Attest: _____
Secretary

VILLAGE COLLECTOR

I do hereby certify that there no deferred special assessments or unpaid current assessments due against the land included in the above plat.

Dated this _____ day of _____, A.D., _____.

By: _____
Village Collector

VILLAGE COUNCIL

State of Illinois)
County of Cook) S.S.

Approved by the Village Council of the Village of Palatine, Cook County, Illinois,

this_____ day of _____, A.D., _____

Signed: _____
Mayor

Attest: _____
Clerk

SURVEYOR'S CERTIFICATE

State of Illinois)
County of Cook) S.S.

I, Matthew James Morrison, an Illinois Professional Land Surveyor, hereby certify that I have surveyed and subdivided and platted for the owners thereof the following described property to wit:

BEING A RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 10 IN BLOCK 12 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE HILLS, BEING A SUBDIVISION IN THE EAST ½ OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE SOUTH 3 FEET OF BROOKSIDE STREET ADJACENT TO THE AFOREMENTIONED LOTS 1 AND 10 AND THE NORTH 3 FEET OF DORCHESTER ST ADJACENT TO THE AFOREMENTIONED LOTS 4 AND 5 (BOTH AS VACATED BY PLAT OF VACATION RECORDED _____ AS DOCUMENT NUMBER_____, IN COOK COUNTY, ILLINOIS.

I also certify that the land included by said survey falls within the corporate limits of the Village of Palatine, Illinois.

I further declare, based upon a review of the flood insurance rate map (F.I.R.M.) Community Panel Number 17031C0177J with effective date August 19, 2008, it is our opinion that a said property does not fall within a special flood hazard area as identified by said F.I.R.M. maps.

This plat correctly represents said survey and subdivision in every detail. All lot corners are marked with an iron pipe unless otherwise noted. Dimensions are in feet and decimal parts thereof, corrected to 62 degrees F. temperature.

Arlington Heights, Illinois, this 01st day of September, A.D., 2024

_____
I.P.L.S No. 35-3735

MATTHEW JAMES MORRISON 35.3735 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS MORRIS, IL

SPIES & ASSOCIATES, INC.
Civil Engineers - Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS
PER VILLAGE 04-23-25 _____
_____ _____
_____ _____
_____ _____

DRAWN BY: TJS	JOB NO. 5305
DESIGNED BY: TJS	SCALE: 1"=20'
CHECKED BY: TJS	DATE: 02-18-25

PLAT OF RESUBDIVISION
JOST CORNER RESUBDIVISION

SHEET NO. 2 OF 2 SHEETS

Attachment: EXHIBIT - Plat of Resubdivision (839 W Brookside Street - PFSUB 6-lot)

PUBLIC IMPROVEMENT PLANS
FOR
JOST CORNER RESUBDIVISION
PALATINE, IL
BY
GWR BUILDERS, INC.

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.

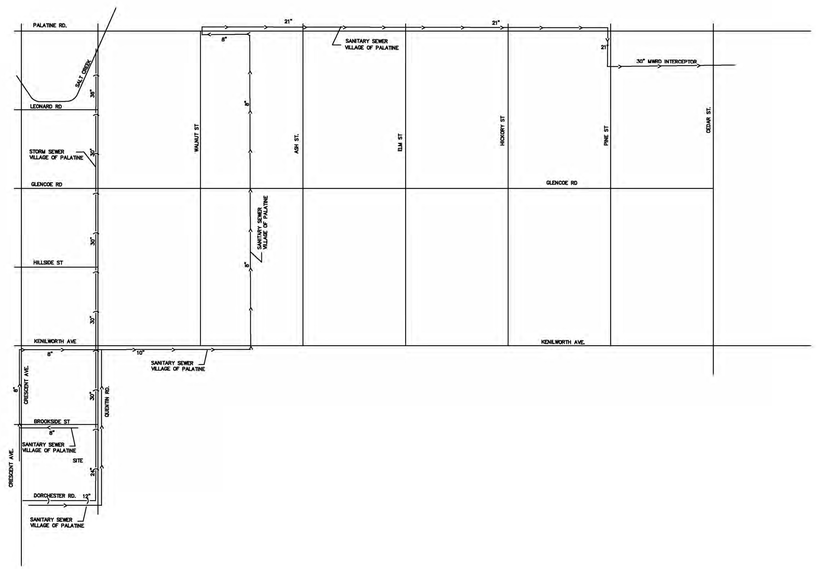
P (708) 588-4055
E WMOJobStart@mwrd.org

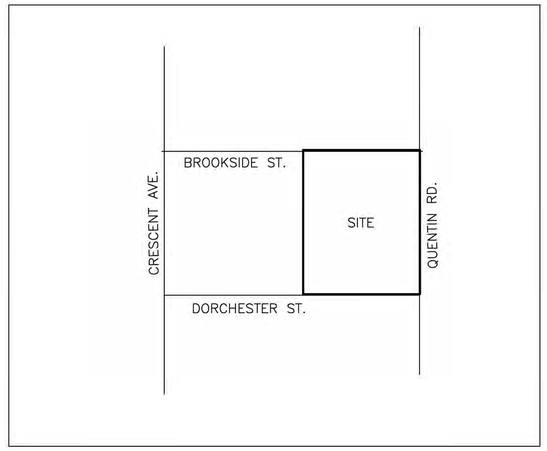
LEGAL DESCRIPTION:

LOT 3 (EXCEPT THE WEST 250 FEET THEREOF) AND LOT 4 (EXCEPT THE EAST 144 FEET THEREOF) ALL IN BLOCK 5 IN ARTHUR T. MCINTOSH AND COMPANY'S CHICAGO AVENUE FARMS, BEING A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 3, 1926 AS DOCUMENT 9261330 IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 1150 W. WILSON AVE. PALATINE, ILLINOIS

SANITARY/STORM SEWER ROUTING





LOCATION MAP

INDEX OF SHEETS

1. TITLE SHEET
2. MWRDGC GENERAL NOTES
3. GENERAL NOTES
4. EXISTING CONDITIONS
5. SITE & TREE PRESERVATION PLAN
6. GRADING PLAN
7. UTILITY PLAN
8. EROSION CONTROL PLAN
9. EXHIBIT R
10. DETAIL SHEET

LEGEND		
DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER		
STORM SEWER		
UNDERDRAIN		
WATERMAIN		
GAS	G	G
IBT	I	I
CABLE	C	C
ELECTRIC	E	E
MANHOLE, INLET, CB FIRE HYDRANT, VALVE		
ELEVATIONS	(XXX.XX)	XXX.XX
TOP OF CURB EDGE OF PAVEMENT	XXX.XX XXX.XX	XXX.XX XXX.XX
GEOMETRIC COORDINATE	XXXX	XXXX
LIGHT POLES		
DRAINAGE ARROWS		
SEWER CLEANOUT		
WATER METER VAULT	M	M
UTILITY POLE		
SOIL BORINGS	N/A	B-
TRAFFIC SIGN		
TRAFFIC ARROW		
PARKING STALL COUNT		
TREE		
RELOCATE TREE		
ITEM REMOVAL		N/A
PAVEMENT REMOVAL		N/A
P.C.C		
MARSH		N/A

ALL DIMENSIONS AND COORDINATES ARE REFERENCED TO THE EDGE OF PAVEMENT UNLESS INDICATED OTHERWISE
OPEN SYMBOLS AND DASHED LINES INDICATE EXISTING IMPROVEMENTS

EXISTING UTILITIES

WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDER. THE ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER IN RESPECT TO THE SUFFICIENCY OR VERACITY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES OR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES. HE SHALL ALSO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULES OF THE UTILITY COMPANIES FOR REMOVING OR ADJUSTING THEM.

DRAINAGE STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO THE PUBLIC AREAS, OR DRAINS APPROVED FOR THE USE BY THE MUNICIPAL ENGINEER, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

REGISTERED PROFESSIONAL ENGINEER 62-42874

PREPARED FOR:
GWR BUILDERS
47 N. BOTHWELL
PALATINE, IL

TIMOTHY J. SPIES
62-42874
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS
EXPIRES 11-30-25

CALL JULIE TOLL FREE 1(800)892-0123
OPERATES 24 HOURS A DAY 365 DAYS A YEAR



CALL 1(800)892-0123 48 HOURS BEFORE YOU DIG

PROJECT BENCHMARK:
WESTERN BOLT OF HYDRANT LOCATED NEAR THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.

NAVD88 ELEVATION 774.03

TO OBTAIN NGVD29 DATUM ADD 0.284'

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS
PER VILLAGE 04-23-25

DRAWN BY:	L.T.S.	JOB NO. 5382	
DESIGNED BY:	TJS		
CHECKED BY:	T.J.S.	DATE: 02-10-25	

PUBLIC IMPROVEMENT PLANS
COVER SHEET & LOCATION MAP

SHEET NO. 1 OF 10 SHEETS

Attachment: EXHIBIT - Engineering Plans (839 W Brookside Street - PFSUB 6-lot)

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF PALATINE MUNICIPAL CODE;
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOJOBSTART@MWRD.ORG).

2. THE VILLAGE OF PALATINE ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.

3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS 0.28 FT.

2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.

3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.

4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.

5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.

6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.

8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.

9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.

10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.

2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.

3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.

4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).

5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.

6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.

7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE		
6-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM F-679	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.

9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.

10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.

11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.

13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.

14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.

15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.

16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.

17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.

18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.

3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.

4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
   a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
   b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.

9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.

10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.

11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.

12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).

13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.

15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.

16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.

17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.

18. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.

19. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.

20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.

21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.

22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.

23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

TECHNICAL GUIDANCE MANUAL

10/13/2022

MWRD GENERAL NOTES

STD. DWG. NO.19

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SCALE:
DATE: 02-10-25

MWRDGC GENERAL NOTES
JOST CORNER RESUBDIVISION

SHEET NO. 2 OF 10 SHEETS

Attachment: EXHIBIT - Engineering Plans (839 W Brookside Street - PFSUB 6-lot)

GENERAL NOTES AND CONDITIONS

1. ALL EARTHWORK, GRADING AND PAVING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS, STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION, CURRENT EDITION, AND ALL REVISIONS AND SUPPLEMENTS THERETO, AND THE REQUIREMENTS AND SPECIFICATIONS OF THE VILLAGE OF PALATINE.

2. ALL SANITARY SEWER, WATER MAIN, AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, CURRENT EDITION, AND ALL REVISIONS AND SUPPLEMENTS THERETO, AND THE PUBLISHED STANDARD SPECIFICATIONS AND REQUIREMENTS OF THE VILLAGE OF PALATINE. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH THE VILLAGE OF PALATINE. REQUIREMENTS.

3. THE REQUIREMENTS AND SPECIFICATIONS OF THE VILLAGE OF PALATINE SUBDIVISION CONTROL ORDINANCE SHALL GOVERN OVER ALL.

4. THE VILLAGE OF PALATINE ENGINEERING DEPARTMENT MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE REQUEST FOR INSPECTION, COMMENCEMENT OR RESUMPTION OF ANY WORK.

5. THE CONTRACTOR SHALL KEEP CAREFUL MEASUREMENTS AND RECORDS OF ALL CONSTRUCTION AND SHALL FURNISH THE ENGINEER AND THE VILLAGE WITH RECORD DRAWINGS UPON COMPLETION OF HIS WORK. SET OF MYLAR–REPRODUCIBLE RECORD DRAWINGS AND COPIES MUST BE FURNISHED TO THE VILLAGE BY THE DEVELOPER.

   THE CONTRACTOR SHALL ACCURATELY MARK THE LOCATION OF EACH SANITARY SERVICE, STORM SERVICE AND WATER SERVICE CONNECTION BY PLACING A 4" X 4" POST EIGHT FEET LONG AT THE END OF EACH SERVICE CONNECTION. EACH POST SHALL BE SET SO IT IS PLUMB AND THE TOP END IS THIRTY SIX (36) INCES ABOVE GRADE. THE TOP EIGHTEEN (18) INCES OF EACH POST SHALL BE NEATLY PAINTED TO INDICATE WHICH SERVICE IS BEING MARKED. RED INDICATES SANITARY, GREEN INDICATES STORM AND BLUE INDICATES WATER. POSTS WHICH ARE DESTROYED, BROKEN OR PULLED OUT SHALL BE REPLACED BY THE CONTRACTOR.

   THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A TABULAR LISTING OF EACH AND EVERY SERVICE CONNECTION AND THIER LOCATIONS RELATIVE TO PERMANENT FIXED OBJECTS SUCH AS MANHOLES, PROPERTY CORNERS, ETC. EACH "B"–BOX SHALL BE ACCURATELY LOCATED BY A SERIES OF THREE PRECISE INTERSECTING LOCATION MEASURMENTS. THE DEPTH AS MEASURED FROM FINISHED GRADE SHALL ALSO BE RECORDED. FINALLY, THE LOCATION OF ALL WYES AND SERVICE LINE TAPE SHALL BE ACCURATLY RECORDED BY MEASURING THE DISTANCE TO THE NEAREST DOWNSTREAM STRUCTURE.

6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. THIS INCLUDES SANITARY SEWER, WATER MAIN, STORM SEWER, ILLINOIS BELL TELEPHONE, COMMONWEALTH EDISON, NORTHERN ILLINOIS GAS, AND CABLE TELEVISION IF ANY. THE JULIE NUMBER IS 1–800–892–0123.

7. ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE. THIS GUARANTEE SHALL INCLUDE ALL DEFECTS IN MATERIALS AND WORKMANSHIP. THE DEVELOPER WILL BE RESPONSIBLE FOR MAINTENANCE FOR TWO (2) YEARS AFTER 80% OCCUPANCY IS REACHED.

8. ANY DIRT OR MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR OFFSITE AT THE CONTRACTOR'S EXPENSE. THE DISPOSAL LOCATION MUST BE APPROVED BY THE VILLAGE IF WITHIN VILLAGE LIMITS.

9. ALL STRUCTURES, INLETS, PIPES, SWALES AND ROADS MUST BE KEPT CLEAN AND FREE OF DIRT AND DEBRIS AT ALL TIMES.

10. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE SIGNS, BARRICADES, FENCING, TRAFFIC CONTROL DEVICES AND MEASURES, AND ALL OTHER MEASURES THAT ARE NECESSARY TO PROTECT THE SAFETY OF THE SITE AT ALL TIMES.
    ALL SIGNS SHALL BE AS PER THE MANUAL OF TRAFFIC CONTROL DEVICES, CURRENT EDITION.

11. THE CONTRACTOR, BY AGREEING TO PERFORM THE WORK, AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ENGINEER, THE VILLAGE AND ALL AGENTS AND ASSIGNS OF THOSE PARTIES, FROM ALL SUITS AND CLAIMS ARISING OUT OF THE PERFORMANCE OF SAID WORK, AND FURTHER AGREES TO DEFEND OR OTHERWISE PAY ALL LEGAL FEES ARISING OUT OF THE DEFENSE OF SAID PARTIES.

12. ALL ELEVATIONS ARE NGVD29 DATUM.

SOIL EROSION AND SEDIMENT CONTROL

1. REASONABLE CARE MUST BE TAKEN TO MINIMIZE SOIL EROSION. REFER TO THE STATE OF ILLINOIS "PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL". THE U.S. SOIL CONSERVATION SERVICE IS ALSO AVAILABLE TO PROVIDE GUIDANCE.

2. ANY DISTURBED AREAS SHALL BE KEPT TO A PRACTICAL MINIMUM AND SHALL BE MULCHED, SEEDED, SODDED, OR PAVED WITHIN 7 CALENDAR DAYS FOLLOWING THE END OF ACTIVE DISTURBANCE.

3. ALL INLETS, STRUCTURES, PIPES, SWALES, AND ROADS SHALL BE KEPT CLEAN AND FREE OF DIRT AND SILT. STREETS ADJACENT TO THE SITE SHALL BE KEPT FREE OF DIRT, MUD AND OR DEBRIS BY SWEEPING.
4. STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE TO CONTROL SILT. STOCK PILES IN PLACE LONGER THAN 15 DAYS SHALL BE SEEDED.
   STOCKPILES SHALL ALSO HAVE A SILT FENCE PLACED AROUND.

5. STRAW BALES FIRMLY ANCHORED SHALL BE PLACED AROUND ALL INLETS, CATCHBASINS, SWALES, AND ADJACENT LANDS THAT RECEIVE SILTY RUNOFF DURING THE COURSE OF CONSTRUCTION.
   ALL STORM STRUCTURES SHALL HAVE FILTER FABRIC PLACED UNDER THE COVER AS ADDED PROTECTION. ADDITIONAL MEASURES AS DIRECTED BY THE VILLAGE ENGINEER.
6. ALL WETLANDS AND WATERCOURSE SHALL BE TOTALLY PROTECTED WITH SILT FENCE.
7. ADDITIONAL SOIL EROSION CONTROL MEASURES SHALL BE UNDERTAKEN DURING THE COURSE OF CONSTRUCTION, AS NEEDED.

8. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT.

9. REPLACE SOIL EROSION CONTROL DEVICES WITH SOD AND TOPSOIL AT THE COMPLETION OF THE PROJECT.

10. FOLLOWING PRELIMINARY EARTHWORK AND STORM SEWER CONSTRUCTION, SILT FENCE WILL BE PLACED AROUND THE RETENTION POND AND EITHER HAY BALES OR SILT FENCE WILL BE BE STAKED AROUND INLET STRUCTURES AS DIRECTED BY THE CITY ENGINEER.

11. PERENNIAL RYE GRASS SHALL BE SEEDED AND MAINTAINED IN AREAS WITH HIGH EROSION POTENTIAL.

STORM SEWER

1. ALL STORM SEWER SHALL BE CONSTRUCTED OF REINFORCED CONCRETE PIPE CLASS IV OR THICKER CONFORMING TO ASTM C–76, WITH PREFORMED JOINTS (ASTM C–433).

2. ALL INLETS, CATCHBASINS, AND MANHOLES SHALL BE PRECAST CONCRETE.

3. ALL STORM SEWERS UNDER AND WITHIN TWO FEET OF ANY EXISTING OR PROPOSED PAVEMENT OR SIDEWALK SHALL BE BACKFILLED WITH GRANULAR BACKFILL MATERIAL IDOT GRADATION CA–7 OR APPROVED EQUAL. (100% CRUSHED)

4. ANY FIELD TILES ENCOUNTERED SHALL BE RECONNECTED OR CONNECTED TO THE STORM SEWER SYSTEM. THE SIZE, LOCATION, AND DEPTH OF THE TILES SHALL BE RECORDED BY THE CONTRACTOR AND IMMEDIATELY REPORTED TO THE VILLAGE OF PALATINE. LOCATION, SIZE & INVERT OF FIELD TILES TO BE SHOWN ON RECORD DRAWINGS.
5. FOOTING DRAINS SHALL DISCHARGE TO GRADE VIA SUMP PUMP DISCHARGE.

WATER SERVICE

1. THE MINIMUM COVER FOR ALL WATER WATER SERVICE PIPE IS FIVE AND A HALF FEET (5'–6") FROM FINISHED GRADE TO TOP OF PIPE.

2. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY SEWERS WHEN THEY ARE PARALLEL. WHENEVER A SEWER CROSSES A WATER MAIN, A MINIMUM VERTICAL DISTANCE OF 18 INCHES MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE PIPES, AND THE SEWER JOINTS ARRANGED SO THEY ARE EQUIDISTANT AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHEN IT IS NECESSARY FOR A SEWER TO CROSS OVER THE TOP OF A WATER MAIN, THE FOLLOWING METHOD MUST ALSO BE CONSTRUCTED: A) THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO WATER MAIN PIPE FOR A DISTANCE 10 FEET EITHER SIDE OF THE CROSSING AND SHALL BE PRESSURE–TESTED TO INSURE WATER TIGHTNESS PRIOR TO BACKFILLING.

3. THE WATER SERVICE PIPE SHALL BE 1–1/2" DIA. TYPE K COPPER.
   CORPORATION COCK SHALL BE MUELLER #H15000. THE CURB STOP SHALL BE MUELLER #H15154 AND THE SERVICE BOX SHALL BE MUELLER #H10302. ALL ITEMS SHALL CONFORM TO THE REQUIREMENTS OF THE VILLAGE OF PALATINE.

SANITARY SEWER NOTES

1. ALL SANITARY PIPE AND SERVICES SHALL BE P.V.C. (S.D.R. 26) PIPE CONFORMING TO ASTM D–3034 WITH GASKET JOINTS CONFORMING TO ASTM D–3212. ANY OTHER PIPE MATERIALS MUST CONFORM TO THE VILLAGE.
2. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER.
3. ALL DOWNSPOUTS AND OUTSIDE DRAINS SHALL DISCHARGE TO GRADE AND NOT TO THE SANITARY SEWER.
4. ALL SANITARY SEWER CONSTRUCTION REQUIRES STONE BEDDING MATERIAL 1/4" TO 3/4" IN SIZE, WITH A THICKNESS BELOW THE BOTTOM OF THE PIPE OF NOT LESS THAN 4" AND EXTENDING TO A MINIMUM OF 12" ABOVE THE TOP BACKFILL SHALL BE CA–11/13, 100% CRUSHED PER ASTM D–2321, EQUIVELANT TO CLASS I OR APPROVED EQUAL.
5. "BAND–SEAL" OR SIMILAR FLEXIBLE–TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPE OF DISSIMILAR MATERIALS. ALL HARDWARE ASSOCIATED WITH THE COUPLINGS SHALL BE OF STAINLESS STEEL.

6. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED: A.) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION. B.) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND–SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE. C.) INSTALL A NEW MANHOLE.

7. ALL SEPTIC TANKS (IF ANY) BEING ABANDONED SHALL BE FILLED OR REMOVED. APPROVAL MUST BE OBTAINED FROM THE COUNTY HEALTH DEPARTMENT. ALL SEWER CONNECTIONS SHALL BE MADE UPSTREAM FROM THE TANK. CONTRACTORS SHALL OBTAIN ANY NECESSARY PERMITS FOR REMOVAL.

8. ALL SANITARY AND STORM MANHOLES SHALL BE PRECAST CONCRETE, TYPE A WITH PRECAST CONCRETE ADJUSTING RINGS, AND SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES. THE MANHOLE FRAME SHALL BE SECURED TO THE MANHOLE WITH MASTIC OR MORTAR.

9. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY SEWERS WHEN THEY ARE PARALLEL. WHENEVER A SEWER CROSSES A WATER MAIN, A MINIMUM VERTICAL DISTANCE OF 18 INCHES MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE PIPES, AND THE SEWER JOINTS ARRANGED SO THEY ARE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHEN IT IS NECESSARY FOR A SEWER TO CROSS OVER THE TOP OF A WATER MAIN, THE FOLLOWING METHOD MUST ALSO BE CONSTRUCTED: A.) THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER MAIN PIPE FOR A DISTANCE TEN (10) FEET EITHER SIDE OF THE CROSSING AND SHALL BE PRESSURE–TESTED TO INSURE WATER TIGHTNESS PRIOR TO BACKFILLING.

10. ALL SANITARY SEWERS SHALL BE TESTED IN KEEPING WITH VILLAGE REQUIREMENTS. INFILTRATION SHALL NOT EXCEED 100 GALLONS/INCH DIAMETER/MILE/DAY. ALL SANITARY & STORM SEWERS MUST BE TELEVISED AND THE TAPES MUST BE SUBMITTED TO THE VILLAGE ENGINEER.WRITTEN (TYPED) LOGS SHALL BE SUBMITTED TO THE VILLAGE DETAILING SERVICE WYE LOCATIONS AND DEFECTS, ETC. LOCATED. AIR TESTING AND DEFLECTION TESTING OF ALL SANITARY SEWERS IS REQUIRED.
    CONSTRUCTION SHALL CONFORM TO "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS", LATEST EDITION, PUBLISHED BY THE ILLINOIS E.P.A. EXCEPT FOR CONFLICTS WITH THE VILLAGE OF PALATINE PROCEDURES, WHERE THE VILLAGE ORDINANCE SHALL TAKE PRECEDENCE.
11. ALL MANHOLES, CATCHBASINS & VALVE VAULTS IN STREET SHALL BE SET IN A FULL MORTOR BED.

EARTHWORK, GRADING, AND PAVING

1. ALL PROPOSED PAVEMENT AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND UNSUITABLE MATERIAL AND EXCAVATED OR FILLED TO WITHIN 0.10 FEET OF DESIGN SUBGRADE.

2. THE SUBGRADE SHALL BE FREE OF ALL UNSUITABLE MATERIAL AND SHALL BE COMPACTED TO A MINIMUM 95 PER CENT OF MODIFIED PROCTOR DENSITY.

3. THE SUBGRADE SHALL BE INSPECTED BY A QUALIFIED SOILS TESTING LABORATORY REPRESENTATIVE.
4. STOCKPILING OF SOIL SHALL BE AT LOCATIONS DESIGNATED BY OWNER. AND AS SHOWN ON THE PLANS.
5. THE EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF SPOIL MATERIAL FROM THE UNDERGROUND CONTRACTORS, PREPARING THE ROADWAY SUBGRADE, PLACING TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES TO FINISHED GRADE, GRADING OR DRAINAGE SWALES, AND ALL OTHER TASKS AS DIRECTED BY THE OWNER OR ENGINEER.

6. THE QUANTITIES CONTAINED IN THESE DOCUMENTS ARE APPROXIMATE AND ESTIMATED, AND ARE PRESENTED AS A GUIDE TO THE CONTRACTOR IN DETERMINING ALL QUANTITIES AND TO BECOME FAMILIAR WITH THE SITE AND SOIL CONDITIONS.

7. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT THE CONCLUSION OF EACH WORKING DAY.

8. THE PAVING CONTRACTOR IS RESPONSIBLE FOR THE FINAL SUBGRADE PREPARATION, THE PAVEMENT BASE, BINDER, AND SURFACE, AND ALL FINAL CLEAN–UP AND RELATED WORK ASSOCIATED WITH THE PAVING OPERATION.

9. THE PROPOSED CURB AND GUTTER AND PAVEMENT SHALL BE OF THE TYPE AND THICKNESS AS SPECIFIED IN THE ENGINEERING DRAWINGS, AND CONSTRUCTED IN STRICT CONFORMANCE WITH THE PREVIOUS REFERENCED STANDARD SPECIFICATIONS, AND THE REQUIREMENTS OF THE VILLAGE OF PALATINE

10. THE COMBINATION CURB AND GUTTER SHALL BE CONSTRUCTED OF I.D.O.T. CLASS SI CONCRETE AND SHALL BE IN STRICT CONFORMANCE WITH THE PROVISIONS OF SECTION 720.04 OF STANDARD SPECIFICATIONS..., CURRENT EDITION. ALL CURB AND GUTTER SHALL BE BROOM FINISHED.

11. CURING AND PROTECTION OF ALL CONCRETE SHALL BE IN STRICT CONFORMANCE WITH THE PROVISIONS OF SECTION 720.13 OF STANDARD SPECIFICATIONS, CURRENT EDITION.

12. THE CURB AND GUTTER SHALL HAVE TWO (2) 3/4"–THICK PREMOULDED FIBER EXPANSION JOINTS WITH 3/4"–DIAMETER BY 18–INCH LONG PLAIN ROUND STEEL DOWEL BARS AT 100–FOOT INTERVALS, AT ALL PC'S AND PT'S, AND AT ALL CURB RETURNS. CONTRACTION JOINTS SHALL BE CONSTRUCTED AT 10–FOOT INTERVALS. THE COST OF THESE JOINTS SHALL BE INCIDENTAL TO THE CURB AND GUTTER.

13. DEPRESSED CURB SHALL BE PROVIDED FOR HANDICAPPED RAMPS AT ALL SIDEWALKS ABUTTING THE CURB AND GUTTER.

NOTES ON SEQUENCE OF EROSION CONTROL MEASURES

PRIOR TO ANY EXCAVATION WORK THE PERIMETER OF THE PROJECT SHALL BE SILT FENCED AS WELL AS ANY WETLANDS THAT ARE TO BE PROTECTED.

1. STRIPPING & STOCKPILING OF TOPSOIL AND ROUGH GRADING.
2. PLACEMENT OF ALL SILT FENCE AS SOON AS BASINS ARE COMPLETED.
3. FINAL GRADING AND CONSTRUCTION.
4. ESTABLISH PERMANENT VEGETATION OR EROSION CONTROL MATTING DURRING THE FIRST POSSIBLE GROWING SEASON.

NOTES ON SILT FENCE MAINTENANCE

1. SOIL DEPOSITS LEFT ON EROSION CONTROL DEVICES WILL BE REMOVED AFTER EACH RAINFALL.
2. IF PART OF THE SILT FENCE DETERIORATES DURING THE CONSTRUCTION, IT WILL BE REPLACED. SILT FENCES SHALL BE INSPECTED AND REPAIRED DAILY.
3. AFTER THE COURSE OF CONSTRUCTION AND AFTER GRASS HAS TAKEN, EROSION CONTROL DEVICES WILL BE REMOVED, SWALES WILL BE GRADED TO CONFORM TO THE PROPOSED GRADING PLAN, AND GRASS WILL BE PLACED IN THESE AREAS.

NOTE:
ALL STOCK PILES SHALL BE SILT FENCED & TEMPORARILY SEEDED.
ALL TEMPORARY SEEDING SHALL BE DONE WITHIN 7 DAYS OF ROUGH GRADING. ALL PERMANENT SEEDING SHALL BE DONE WITHIN 7 DAYS OF FINAL GRADING.
ALL STORM RUNOFF TO BE COLLECTED & CONVEYED TO THE DETENTION BASIN VIA STORM SEWERS.
ALL DRAINAGE CHANNELS SHALL BE SEEDED & NETTED OR SODDED AND SHALL BE INSPECTED AFTER EACH 1/2" RAINFALL. ANY MAINTENANCE REQUIRED SHALL BE DONE IMMEDIATLY.
ALL SWALES SHALL BE PROTECTED BY ROCK CHECK DAMS PER DETAIL @ 50' INTERVALS, ACCORDING TO CONSERVATION PRACTICES #910.

SCHEDULE OF CASTINGS			
	GRASS AREA	PAVEMENT AREA	IMPRINT
VALVE VAULTS	R–1712–C	R–1712–C	"WATER"
CATCHBASIN TYPE A	R–4340–B	R–3501–LP IN B–6.12 CURB; R–3010 IN B–6.18 CURB; R–3170 IN B–6.12 CURB; R–3501–LP IN M–3.12 CURB	NONE
STORM MANHOLE TYPE A	R–1712–C	R–1712–C	"STORM"
SANITARY MANHOLE TYPE A	R–1712–C	R–1712–C	"SANITARY"
SANITARY MANHOLE STEPS	PS–1 PLASTIC COATED BY MA INDUSTRIES OR APPROVED EQUAL	PS–1 PLASTIC COATED BY MA INDUSTRIES OR APPROVED EQUAL	NONE
ALL CASTINGS SHALL BE NEENAH OR APPROVED EQUAL ALL GRATES SHALL BE BICYCLE–SAFE, AS APPLICABLE ALL SANITARY MANHOLE LIDS SHALL BE SELF–SEALING, GASKETED WITH CONCEALED PICKHOLE.			

TABLE OF PIPE & JOINT SPECIFICATIONS			
USE	MATERIAL	GRADE SPEC.	JOINT SPEC.
STORM	R.C.P.	IV C–76	O–RING JOINT C–443
SANITARY SERVICE	P.V.C.	SDR–26 ASTM D–3034	JOINT ASTM D–3212 GASKET F–477
SANITARY SEWER	P.V.C.	SDR–26 ASTM D–3034	JOINT ASTM D–3212 GASKET F–477
WATER MAIN	D.I.P.	CL 52 ANSI/AWWA C151/A21.4	ANSI/AWWA F477 ASTM D–3139
NOTE: AS A MINIMUM REQUIREMENT ALL SEWER PIPES BE LAID IN ACCORDANCE WITH THE WITH THE APPLICABLE ASTM STANDARD AND THE LATEST VERSION OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS			

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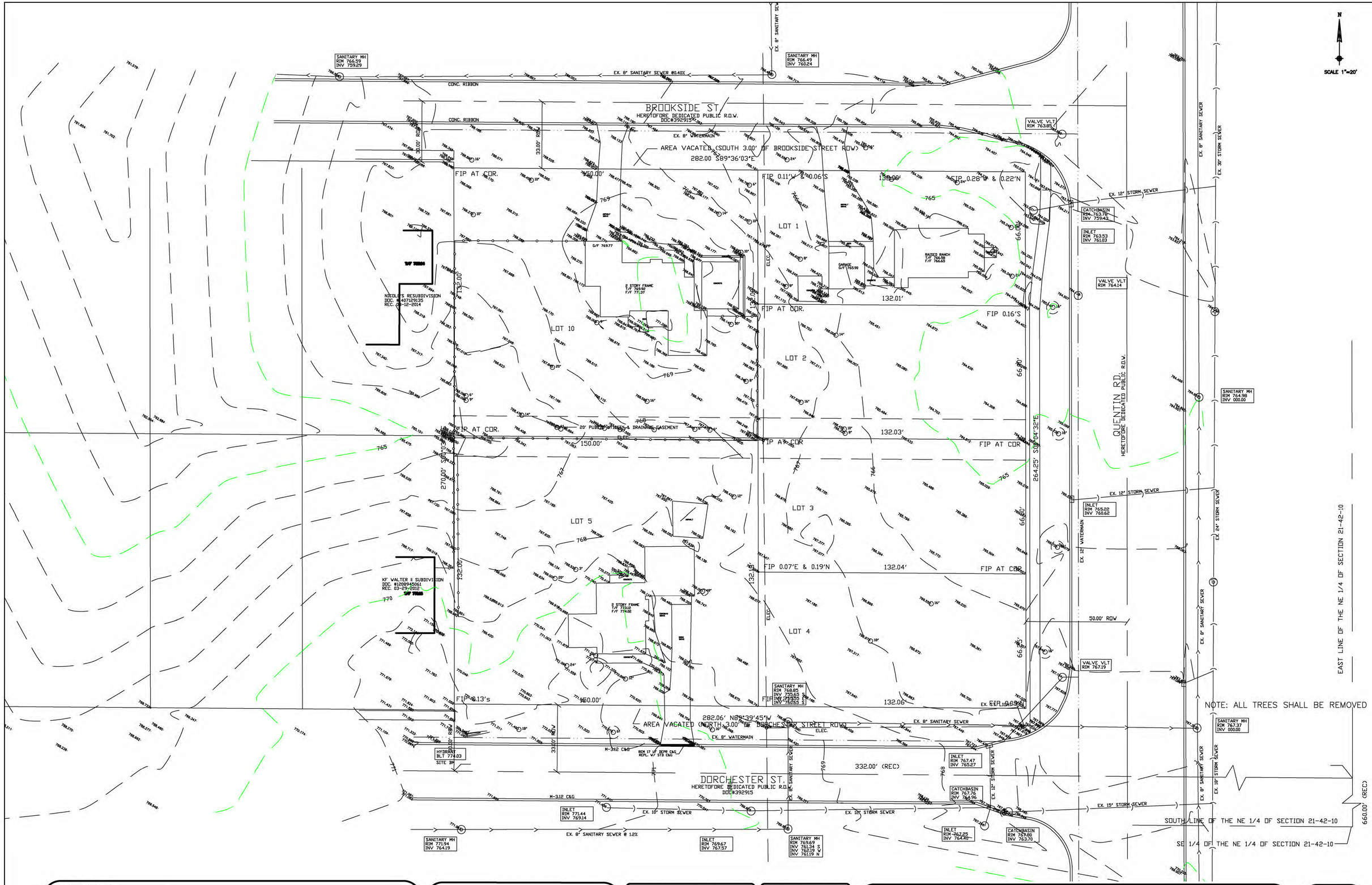
REVISIONS
PER VILLAGE 04–23–25

DRAWN BY: TJS
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SCALE:
DATE: 02–10–25

GENERAL NOTES
JOST CORNER RESUBDIVISION

SHEET NO. 3 OF 10 SHEETS

Attachment: EXHIBIT - Engineering Plans (839 W Brookside Street - PFSUB 6-1of)



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EXISTING CONDITIONS
JOST CORNER RESUBDIVISION

SHEET NO. 4 OF 10 SHEETS

Attachment: EXHIBIT - Engineering Plans (839 W Brookside Street - PFSUB 6-lot)

FINAL PLAT OF RESUBDIVISION OF JOST CORNER RESUBDIVISION

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P.O.Box 863, Morris, Illinois 60450 (mailing)
Ph. 815-942-2620 Fax 815-941-2620

BEING A RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 10 IN BLOCK 12 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE HILLS, BEING A SUBDIVISION IN THE EAST ½ OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE SOUTH 3 FEET OF BROOKSIDE STREET ADJACENT TO THE AFOREMENTIONED LOTS 1 AND 10 AND THE NORTH 3 FEET OF DORCHESTER ST ADJACENT TO THE AFOREMENTIONED LOTS 4 AND 5 (BOTH AS VACATED BY PLAT OF VACATION RECORDED _____ AS DOCUMENT NUMBER_____ IN COOK COUNTY, ILLINOIS.

N

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

CONC. RIBBON

BROOKSIDE ST.
HERETOFORE DEDICATED PUBLIC R.O.W.
DOC#392915

CONC. RIBBON

30.00' ROW | 33.00' ROW

PROP. WALK

AREA VACATED (SOUTH 3.00' OF BROOKSIDE STREET ROW)

282.00 S89°36'03"E

CONC. MON.

10' PUBLIC UTILITY & DRAINAGE EASEMENT

75.00' | 75.00' | 132.00' | 10.00' | 20.50'

30' SETBACK

10' SETBACK | 10' SETBACK | 10' SETBACK

5' PUBLIC UTILITY & DRAINAGE EASEMENT

135.00' S00°10'30"E

20' SETBACK

VOLUME CONTROL EASEMENT

152.00'

135.00' S00°10'30"E

NICOLE'S RESUBDIVISION
DOC #1407129135
REC. 03-12-2014

LOT 1
10,125 SF

LOT 2
10,125 SF

LOT 3
17,822 SF

40' SETBACK

20' PUBLIC UTILITY & DRAINAGE EASEMENT

75.00' N89°36'03"W | 75.00' N89°36'03"W | 132.03' N89°36'03"W

270.00' S00°03'50"E

264.25' S00°04'32"E

QUENTIN RD.
HERETOFORE DEDICATED PUBLIC R.O.W.

20.50'

LOT 6
10,128 SF

LOT 5
10,132 SF

40' SETBACK
LOT 4
17,850 SF

135.00' S00°10'30"E | 135.07' S00°10'30"E | 135.14' S00°10'30"E | 135.25' S00°10'30"E 104.64'

20' SETBACK

50.00' ROW

30' SETBACK

KF WALTER II SUBDIVISION
DOC #1208945061
REC. 03-29-2012

75.00' | 10' PUBLIC UTILITY & DRAINAGE EASEMENT | 75.00' | 132.06'

CONC. MON.

PROP. WALK

282.06' N89°39'45"W
AREA VACATED (NORTH 3.00' OF DORCHESTER STREET ROW)

30.00' ROW | 33.00' ROW

M-3.12 C&G

332.00' (REC)

DORCHESTER ST.
HERETOFORE DEDICATED PUBLIC R.O.W.
DOC#392915

M-3.12 C&G

EAST LINE OF THE NE 1/4 OF SECTION 21-42-10

660.00' (REC)

SOUTH LINE OF THE NE 1/4 OF SECTION 21-42-10

SE 1/4 OF THE NE 1/4 OF SECTION 21-42-10

R-2 ZONING

FRONT YARD	30'
REAR YARD	40'
SIDE YARD	10'
QUENTIN RD	20'

A — 2-1/2" STATE STREET MAPLE
B — 2-1/2" AMUR MAPLE
X" — REMOVE TREE
X" — PRESERVE TREE

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

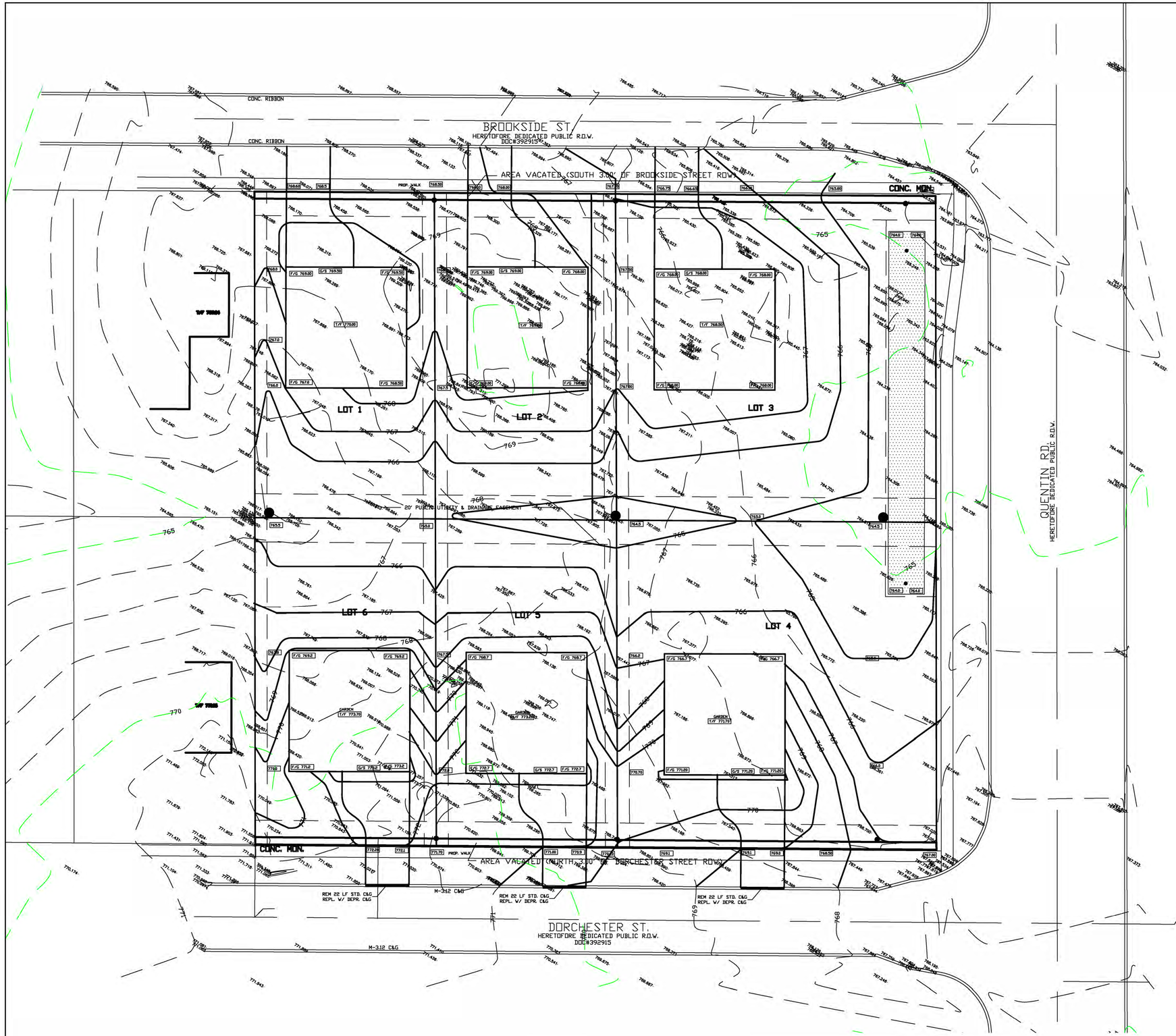
REVISIONS
PER VILLAGE 04-23-25

DRAWN BY:	TJS	JOB NO.	5382
DESIGNED BY:	TJS	SCALE:	1"=20'
CHECKED BY:	TJS	DATE:	02-18-25

SITE & TREE PRESERVATION PLAN
JOST CORNER RESUBDIVISION

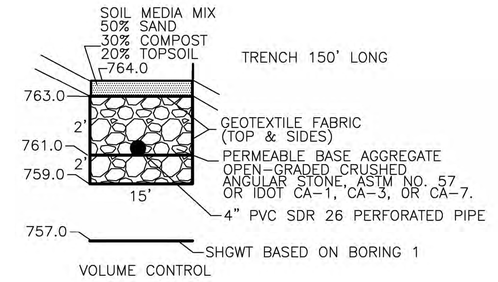
SHEET NO. 5 OF 10 SHEETS

Attachment: EXHIBIT - Engineering Plans (839 W Brookside Street - PFSUB 6-lot)



N

SCALE 1"=20'



NOTES:

1) TREES SHALL BE REMOVED ONLY AS NEEDED.

VOLUME CONTROL EASEMENT
VOLUME CONTROL AREA AND ON-SITE STORM SEWER SERVING SAID AREA SHALL BE MAINTAINED BY EACH INDIVIDUAL HOMEOWNER ACCORDING TO THE TERMS SET FORTH IN SCHEDULE R OF THE MWRD-WMO PERMIT. THE VOLUME CONTROL AREA SHALL NOT BE MODIFIED, FILLED OR REMOVED IN ANY WAY.

———	PROPOSED CONTOUR LINE
- - - - - -	EXISTING CONTOUR LINE
+761.00	EXISTING ELEVATION
761.00	PROPOSED ELEVATION

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS
PER VILLAGE 04-23-25

DRAWN BY: TJS	JOB NO. 5382
DESIGNED BY: TJS	SCALE: 1"=20'
CHECKED BY: TJS	DATE: 02-10-25

GRADING PLAN
JOST CORNER RESUBDIVISION

SHEET NO. 6 OF 10 SHEETS

Attachment: EXHIBIT - Engineering Plans (839 W Brookside Street - PFSUB 6-lot)

SANITARY MH
RIM 766.59
INV 759.29

INV 759.83 EX. 8" SANITARY SEWER @0.40% INV 760.13

EX. 8" SANITARY SEWER

SANITARY MH
RIM 766.49
INV 760.24

CONC. RIBBON

BROOKSIDE ST.
HERETOFORE DEDICATED PUBLIC R.O.W.
DOC#392915

CONC. RIBBON

EX. 8" WATERMAIN

AREA VACATED SOUTH 3.00' OF BROOKSIDE STREET ROW

VALVE VLT
RIM 763.85

BB

PROP. WALK

CONC. MON.

75' 8" ADS PIPE @2.67%

120' 8" ADS PIPE @2.50%

YRD DRN
RIM 768.00
INV 766.00

YRD DRN
RIM 767.00
INV 764.80

POP UP
RIM 764.00
INV 761.00

EX. 12" STORM SEWER

EX. 8" SANITARY SEWER

EX. 30" STORM SEWER

CATCHBASIN
RIM 763.78
INV 759.43

OBSERVATION WELL
RIM 764.2
INV 761.0

INLET
RIM 763.53
INV 761.03

TAP 21884

LOT 1

LOT 2

LOT 3

VALVE VLT
RIM 764.14

VOLUME CONTROL AREA
15'x150' VOL PROV 0.056 AC-FT.
4" PERF. SDR 26 UD

QUENTIN RD.
HERETOFORE DEDICATED PUBLIC R.O.W.

SANITARY MH
RIM 764.98
INV 000.00

INLET 24"
RIM 765.50
INV 762.50

INLET 24"
RIM 766.00
INV 762.00

INLET
RIM 764.50
INV 761.23

20' PUBLIC UTILITY & DRAINAGE EASEMENT

254' 8" ADS PIPE @0.50%

OBSERVATION WELL
RIM 764.2
INV 761.2

EX. 12" STORM SEWER

INLET
RIM 765.22
INV 760.62

LOT 6

LOT 5

LOT 4

EX. 12" WATERMAIN

EX. 24" STORM SEWER

EX. 8" SANITARY SEWER

VALVE VLT
RIM 767.19

TAP 21885

CO

YRD DRN
RIM 771.50
INV 769.00

YRD DRN
RIM 770.00
INV. 767.00

ADJ TO 7884
SANITARY MH
RIM 768.93
INV 755.63 S
INV 755.93 E
INV 756.53 W

POP-UP
RIM 767.00
INV 765.00

CONC. MON.

75' 8" ADS PIPE @2.67%

107' 8" ADS PIPE @2.67%

PROP. WALK

AREA VACATED NORTH 3.00' OF DORCHESTER STREET ROW

BB

EX. 8" SANITARY SEWER

SANITARY MH
RIM 767.37
INV 000.00

EX. 8" WATERMAIN

HYDRANT
BLT 774.03
SITE BM

M-312 C&G

INLET
RIM 767.47
INV 765.27

EX. 8" SANITARY SEWER

EX. 12" STORM SEWER

EX. 8" SANITARY SEWER

EX. 18" STORM SEWER

DORCHESTER ST.
HERETOFORE DEDICATED PUBLIC R.O.W.
DOC#392915

CATCHBASIN
RIM 767.76
INV 764.96

M-312 C&G

EX. 15" STORM SEWER

INLET
RIM 771.44
INV 769.14

EX. 10" STORM SEWER

EX. 12" STORM SEWER

INV 763.9

INV 763.0

EX. 8" SANITARY SEWER @ 1.2%

INLET
RIM 767.25
INV 764.40

CATCHBASIN
RIM 767.80
INV 763.70

SANITARY MH
RIM 771.94
INV 764.19

INLET
RIM 769.67
INV 767.57

SANITARY MH
RIM 769.69
INV 761.54 S
INV 762.19 W
INV 761.19 N

N

SCALE 1"=20'

CROSSINGS

	SANITARY SERVICE	WATERMAIN	COMMENT
1)	I/SAN 764.3	T/SAN 764.8	B/WAT 765.3 USE C-900
2)	I/SAN 763.5	T/SAN 764.0	B/WAT 764.8 USE C-900
3)	I/SAN 755.5	T/SAN 756.0	B/WAT 763.1 USE SDR 26
4)	I/SAN 760.1	T/SAN 760.6	B/WAT 762.2 USE SDR 26
5)	I/SAN 760.4	T/SAN 760.9	B/WAT 761.2 USE C-900 VERIFY WM IN FIELD
6)	I/SAN 760.4	T/SAN 760.9	B/WAT 761.2 USE C-900 VERIFY WM IN FIELD

R-2 ZONING

FRONT YARD	30'
REAR YARD	40'
SIDE YARD	10'

NOTES:

1) TREES SHALL BE REMOVED ONLY AS NEEDED.

VOLUME CONTROL EASEMENT
VOLUME CONTROL AREA AND ON-SITE STORM SEWER SERVING SAID AREA SHALL BE MAINTAINED BY EACH INDIVIDUAL HOMEOWNER ACCORDING TO THE TERMS SET FORTH IN SCHEDULE R OF THE MWRD-WMO PERMIT. THE VOLUME CONTROL AREA SHALL NOT BE MODIFIED, FILLED OR REMOVED IN ANY WAY.

PROPOSED CONTOUR LINE
EXISTING CONTOUR LINE
+761.00 EXISTING ELEVATION
761.00 PROPOSED ELEVATION

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS
PER VILLAGE 04-23-25

DRAWN BY:	TJS	JOB NO.	5382
DESIGNED BY:	TJS	SCALE:	1"=20'
CHECKED BY:	TJS	DATE:	02-10-25

UTILITY PLAN
JOST CORNER RESUBDIVISION

SHEET NO. 7 OF 10 SHEETS

Attachment: EXHIBIT - Engineering Plans (839 W Brookside Street - PFSUB 6-lot)

SCALE 1"=20'

BROOKSIDE ST.
HERETOFORE DEDICATED PUBLIC R.O.W.
DOC#392915

DORCHESTER ST.
HERETOFORE DEDICATED PUBLIC R.O.W.
DOC#392915

QUENTIN RD.
HERETOFORE DEDICATED PUBLIC R.O.W.

AREA VACATED SOUTH 3.00' OF BROOKSIDE STREET ROW

AREA ACQUIRED NORTH 3.00' OF DORCHESTER STREET ROW

LOT 1
10,125 SF

LOT 2
10,125 SF

LOT 3
17,822 SF

LOT 4
17,850 SF

LOT 5
10,132 SF

LOT 6
10,128 SF

VOLUME CONTROL AREA
15'x150' VOL PROV 0.056 AC-FT.
4" PERF. SDR 26 UD
DOUBLE SILT FENCE

OBSERVATION WELL
RIM 764.2
INV 761.0

OBSERVATION WELL
RIM 764.2
INV 761.2

SILT FENCE

CONC. MON.

EX. 8" SANITARY SEWER @0.40%

EX. 8" WATERMAIN

EX. 12" WATERMAIN

EX. 8" SANITARY SEWER

EX. 30" STORM SEWER

EX. 24" STORM SEWER

EX. 12" STORM SEWER

EX. 10" STORM SEWER

EX. 15" STORM SEWER

EX. 18" STORM SEWER

EX. 12" STORM SEWER

EX. 8" SANITARY SEWER @ 1.2%

75' & ADS PIPE @2.00%
10' PUBLIC UTILITY & DRAINAGE EASEMENT

8" & ADS PIPE @0.50%

20' PUBLIC UTILITY & DRAINAGE EASEMENT

5' PUBLIC UTILITY & DRAINAGE EASEMENT

SANITARY MH
RIM 766.59
INV 759.29

SANITARY MH
RIM 766.49
INV 760.24

SANITARY MH
RIM 764.98
INV 000.00

SANITARY MH
RIM 767.37
INV 000.00

SANITARY MH
RIM 771.94
INV 764.19

SANITARY MH
RIM 769.69
INV 761.94 S
INV 762.19 W
INV 761.19 N

INLET 24"
RIM 765.50
INV 762.50

INLET 24"
RIM 765.00
INV 762.00

INLET
RIM 764.50
INV 761.23

INLET
RIM 765.22
INV 760.62

INLET
RIM 763.53
INV 761.03

INLET
RIM 771.44
INV 769.14

INLET
RIM 769.67
INV 767.57

INLET
RIM 767.47
INV 765.27

INLET
RIM 767.25
INV 764.40

CATCHBASIN
RIM 763.78
INV 759.42

CATCHBASIN
RIM 767.76
INV 764.96

CATCHBASIN
RIM 767.80
INV 763.70

VALVE VLT
RIM 763.85

VALVE VLT
RIM 764.14

VALVE VLT
RIM 767.19

PIPE UP
RIM 764.00
INV 761.00

PIPE UP
RIM 767.00
INV 765.00

YRD DRN
RIM 769.00
INV 766.00

YRD DRN
RIM 769.50
INV 767.00

YRD DRN
RIM 770.00
INV 767.00

YRD DRN
INV 771.50
INV 769.00

HYDRANT
BLT 774.03
SITE B#

REM 22 LF STD. C&G
REPL. W/ DEPR. C&G

M-312 C&G

INV 759.83

INV 760.13

INV 763.9

INV 763.0

75.00'
N89°36'03"W

132.03'
N89°36'03"W

135.00'
S00°10'30"E

135.25'
S00°10'30"E

SPIES & ASSOCIATES, INC.
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534 WEST CAMPUS DRIVE
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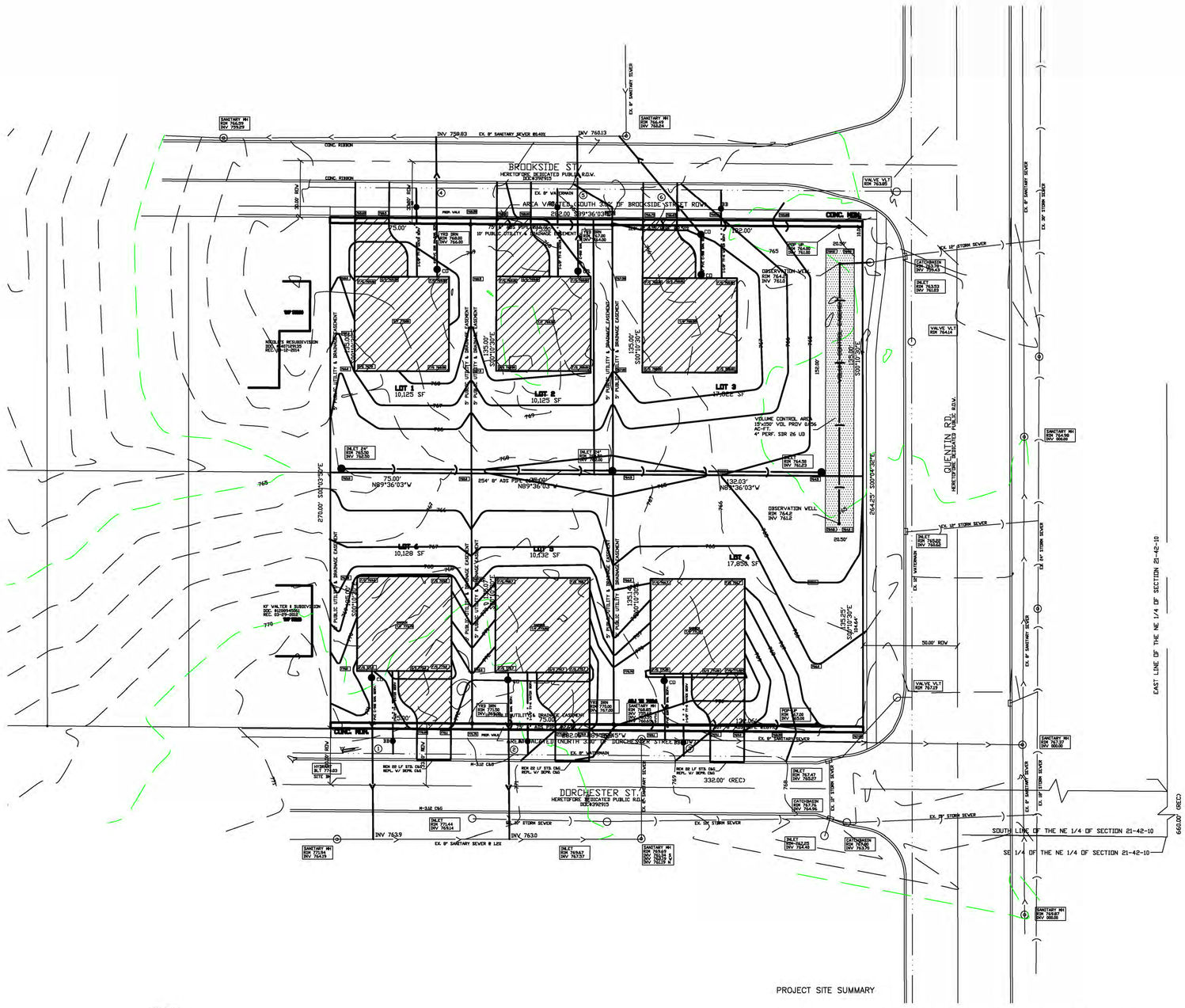
REVISIONS
PER VILLAGE 04-23-25

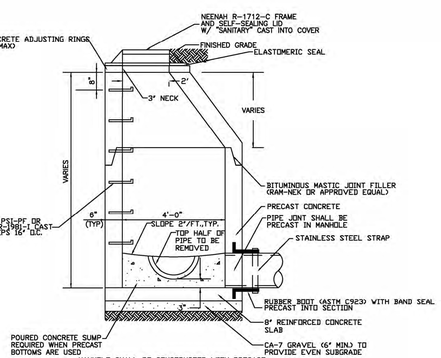
DRAWN BY: TJS	JOB NO. 5382
DESIGNED BY: TJS	SCALE: 1"=20'
CHECKED BY: TJS	DATE: 02-10-25

EROSION CONTROL
JOST CORNER RESUBDIVISION

SHEET NO. 8 OF 10 SHEETS

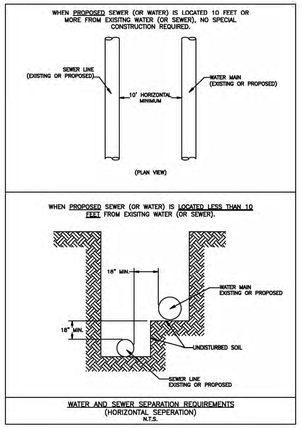
Attachment: EXHIBIT - Engineering Plans (839 W Brookside Street - PFSUB 6-lot)


BROOKSIDE ST.
HERETOFORE DEDICATED PUBLIC R.O.W.
DOC#3969925
DORCHESTER ST.
HERETOFORE DEDICATED PUBLIC R.O.W.
DOC#3969925
QUENTIN RD.
HERETOFORE DEDICATED PUBLIC R.O.W.
CONC. RIBBON
CONC. RUN
EX. 8" SANITARY SEWER
EX. 8" WATERMAIN
EX. 12" STORM SEWER
EX. 24" STORM SEWER
EX. 30" STORM SEWER
EX. 8" SANITARY SEWER
EX. 8" SANITARY SEWER #125
EX. 8" SANITARY SEWER #128
EX. 8" SANITARY SEWER #129
EX. 8" SANITARY SEWER #130
EX. 8" SANITARY SEWER #131
EX. 8" SANITARY SEWER #132
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EX. 8" SANITARY SEWER #135
EX. 8" SANITARY SEWER

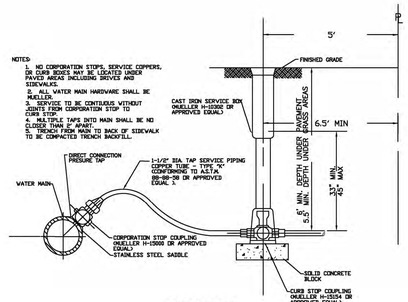


SANITARY MANHOLE DETAIL

N.T.S.

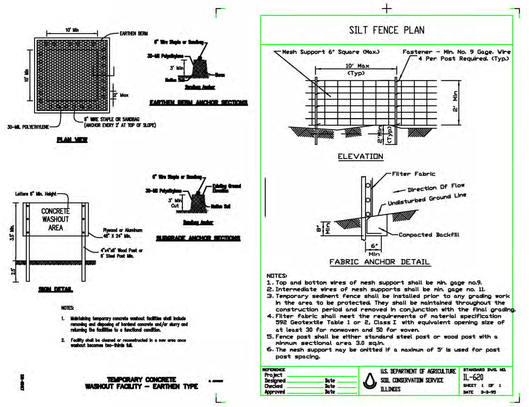


WATER AND SEWER SEPARATION REQUIREMENTS
(HORIZONTAL SEPERATION)
N.T.S.

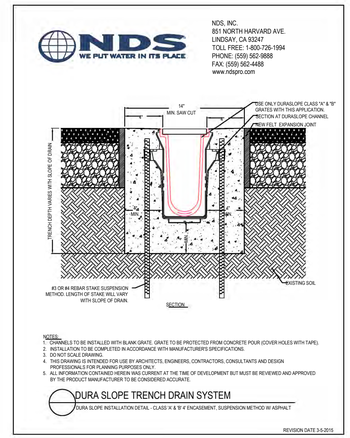


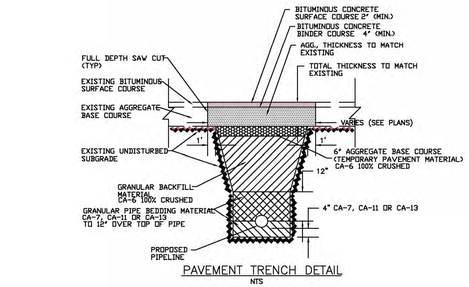
WATER SERVICE

N.T.S.



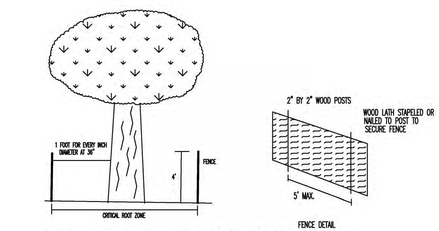
TEMPORARY CONCRETE WASHOUT FACILITY - EARTHEN TYPE



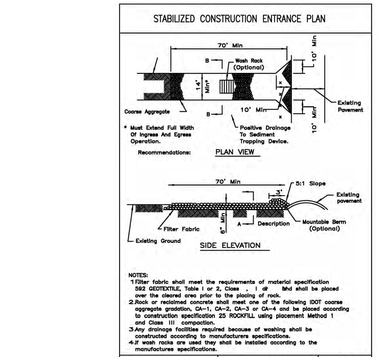


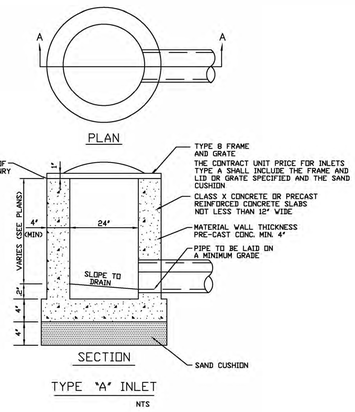
PAVEMENT TRENCH DETAIL

NTS



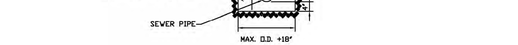
TREE PROTECTION DETAIL





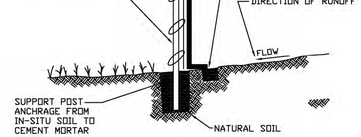
TYPE "A" INLET

NTS



SEWER PIPE BEDDING DETAIL

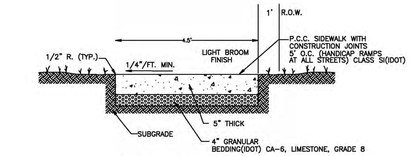
N.T.S.



NOTE:
DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/HOG RINGS, STEEL POSTS W/ TIE WIRES, WOOD POSTS W/ NAILS.

SILT FENCE TO INSTALLED & MAINTAINED BY THE LOT OWNER TO THE APPROVAL OF THE VILLAGE INSPECTOR.

TYPICAL DETAIL FOR
SILT FENCE CONTROL

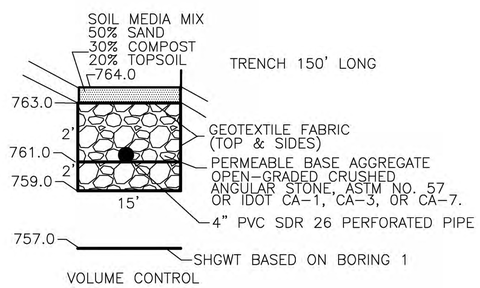


CONCRETE SIDEWALK SECTION

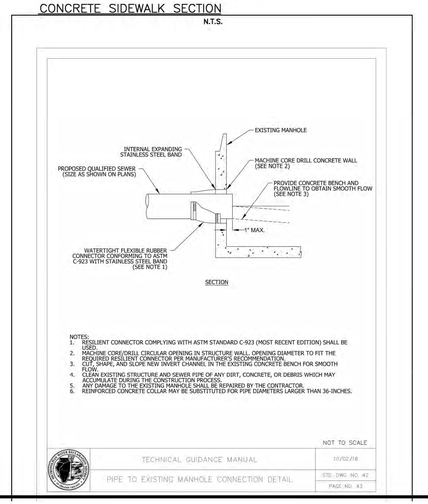
N.T.S.

SANITARY SERVICE RISER

N.T.S.



VOLUME CONTROL



SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
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ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS
PER VILLAGE 04-23-25

DRAWN BY: TJS	JOB NO. 5382	DETAIL SHEET	SHEET NO. 10
DESIGNED BY: TJS	SCALE:	JOST CORNER RESUBDIVISION	OF 10 SHEETS
CHECKED BY: TJS	DATE: 02-10-25		

Attachment: EXHIBIT - Engineering Plans (839 W Brookside Street - PFSUB 6-lot)

ORDINANCE NO._____

AN ORDINANCE VACATING THE SOUTH THREE FEET OF W. BROOKSIDE STREET ADJACENT TO LOTS 1 AND 10 AND THE NORTH THREE FEET OF W. DORCHESTER STREET ADJACENT TO LOTS 4 AND 5

WHEREAS, the Mayor and Village Council of the Village of Palatine have determined that the public interest will be subserved by vacating the south three feet of Brookside Street adjacent to lots 1 and 10 and the north three feet of Dorchester Street adjacent to lots 4 and 5, in conjunction with the Jost Corner Resubdivision, subject to the terms and conditions contained herein.

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

SECTION 1: The south three feet of W. Brookside Street adjacent to lots 1 and 10 and the north three feet of W. Dorchester Street adjacent to lots 4 and 5, in conjunction with the Jost Corner Resubdivision legally described as follows:

> **THE SOUTH 3 FEET OF BROOKSIDE STREET ADJACENT TO LOTS 1 AND 10 AND THE NORTH 3 FEET OF DORCHESTER STREET ADJACENT TO LOT 4 AND 5 BOTH IN BLOCK 12 ARTHUR T. MCINTOSH AND COMPANY'S PALATINE HILLS, BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1928 AS DOCUMENT 392915, IN COOK COUNTY, ILLINOIS.**

and the same is hereby vacated in accordance with the Plat of Vacation, attached hereto as Exhibit "A" and made a part hereof. The Plat of Vacation shall be submitted on Mylar and shall be subject to the following condition:

Attachment: ORD VAC Jost Corner Subdivision (839 W Brookside Street - PFSUB 6-lot)

1. **Plat Final Plat of Vacation shall be submitted on Mylar with the required signatures in a manner acceptable to the Village Engineer.**

SECTION 2: **That upon passage of this ordinance, a copy hereof be filed with the Recorder of Deed of Cook County, Illinois, in accordance with the statutes in such case made and provided.**

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

SECTION 4: **This ordinance shall be in full force and effect upon its passage and approval as provided by law.**

PASSED: This _____day of _____, 2025

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

APPROVED by me this _____day of _____, 2025

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this _____day of _____, 2025

_____
Village Clerk

Attachment: ORD VAC Jost Corner Subdivision (839 W Brookside Street - PFSUB 6-lot)

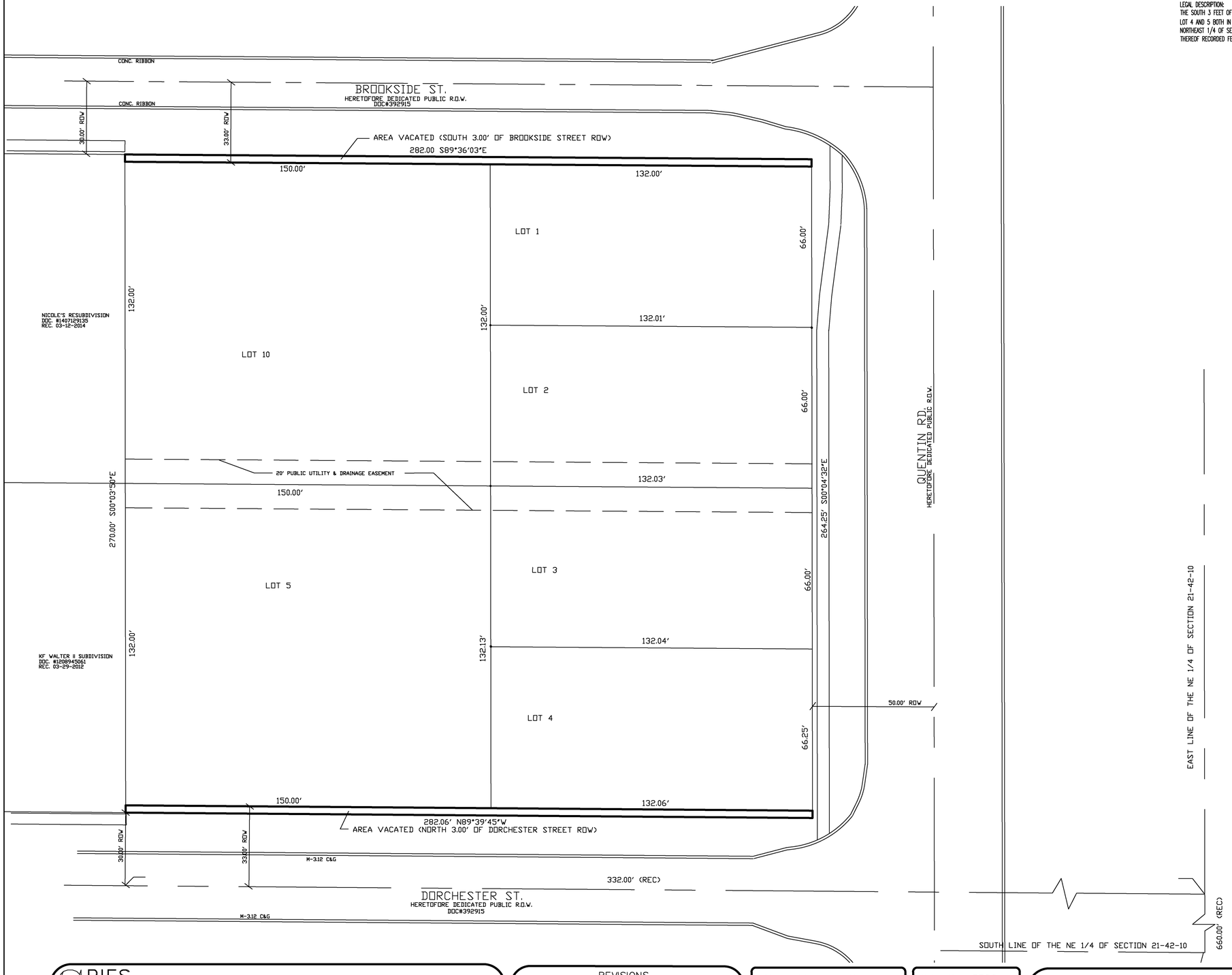
PLAT OF VACATION

MORRISON SURVEYING CO., INC.
604 Bedford Rd. Unit A Morris, Illinois 60450 (office)
P.O.Box 663, Morris, Illinois 60450 (mailing)
Ph. 815-942-2820 Fax 815-941-2620

LEGAL DESCRIPTION:
THE SOUTH 3 FEET OF BROOKSIDE STREET ADJACENT TO LOTS 1 AND 10 AND THE NORTH 3 FEET OF DORCHESTER STREET ADJACENT TO LOT 4 AND 5 BOTH IN BLOCK 12 ARTHUR T. McINTOSH AND COMPANY'S PALATINE HILLS, BEING A SUBDIVISION IN THE EAST ½ OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1928 AS DOCUMENT 392915, IN COOK COUNTY, ILLINOIS.

N

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.



THIS PLAT IS TO BE RECORDED BY THE VILLAGE OF PALATINE, ILLINOIS FOR THE UNDERSIGNED.
UPON RECORDATION RETURN THIS PLAT TO:

VILLAGE CLERK'S OFFICE
VILLAGE OF PALATINE
200 EAST WOOD STREET
PALATINE, IL 60077

VILLAGE COUNCIL

State of Illinois)
County of Cook) S.S.

Approved by the Village Council of the Village of Palatine, Cook County, Illinois,

this_____ day of _____, A.D., _____

Signed: _____
Mayor

Attest: _____
Clerk

MATTHEW JAMES MORRISON
35.3735
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
MORRIS, IL

State of Illinois }
County of Grundy } S.S.

We, MORRISON SURVEYING CO INC., (PDF License #184-003915) do hereby certify that we have surveyed the property described in the caption to the plat hereon drawn and that this professional service conforms to the current Illinois minimum standards for a boundary survey. All dimensions are in feet and decimal parts of a foot and are correct at a temperature of 68 degrees farenheight. Dimensions shown on buildings are to the outside of buildings. Given under my hand and seal at Morris, Illinois. Date: 02-18-25

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3735 License Expires 11/30/26

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS
PER VILLAGE 04-23-25

DRAWN BY:	TJS	JOB NO.	5382
DESIGNED BY:	TJS	SCALE:	1"=20'
CHECKED BY:	TJS	DATE:	02-18-25

PLAT OF VACATION
JOST CORNER RESUBDIVISION

SHEET NO. 1 OF 1 SHEETS

Attachment: EXHIBIT - Plat of Vacation (839 W Brookside Street - PFSUB 6-lot)

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PROPERTIES FROM R-1 SINGLE-FAMILY RESIDENTIAL TO R-2 SINGLE-FAMILY RESIDENTIAL 839 W. BROOKSIDE STREET, 262 S. QUENTIN ROAD, INCLUDING THE 3 VACANT LOTS SOUTH OF 262 S. QUENTIN ROAD, AND 836 W. DORCHESTER ROAD.

WHEREAS, pursuant to a public hearing held on May 13, 2025 before the Planning and Zoning Commission of the Village of Palatine, in accordance with the applicable provision of the Village Code, and they have reported their findings on a proposal for rezoning the following legally described property from R-1 Single-Family Residential to "R-2 Single-Family Residential".

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

LOTS I, 2, 3, 4, 5, AND 10 IN BLOCK 12 ARTHUR T. MCINTOSH AND COMPANY'S PALATINE HILLS, BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1928 AS DOCUMENT 392915, IN COOK COUNTY, ILLINOIS.

commonly known as 839 W. Brookside Street, 262 S. Quentin Road, including the 3 vacant lots south of 262 S. Quentin Road, and 836 W. Dorchester Road (PIN 02-21-217-003-0000, 02-21-217-004-0000, 02-21-217-005-0000, 02-21-217-009-0000, 02-21-217-010-0000 and 02-21-217-008-0000)

SECTION 1: That the Zoning Ordinance of the Village of Palatine, as amended, is hereby further amended by classifying the property described above as R-2 Single-Family Residential.

SECTION 2: That the Zoning Map of the Village of Palatine is hereby amended to reflect this change.

Attachment: ORD Rezone Jost Corner Resubdivision (839 W Brookside Street - PFSUB 6-lot)

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

PASSED: This ____day of _____, 2025

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

APPROVED by me this ____day of _____, 2025

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

____ day of _____, 2025

_____
Village Clerk

Attachment: ORD Rezone Jost Corner Resubdivision (839 W Brookside Street - PFSUB 6-lot)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 05/13/25 07:00 PM

STAFF REPORT (ID # 9805)

839 W Brookside Street, 262 S Quentin Road, including the 3 vacant lots south of 262 S Quentin Road, and 836 W. Dorchester Road.

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Greg Rose, GWR Enterprises, Inc.

PLAN NUMBER: PFSUB-000010-2025

BACKGROUND:

The properties were annexed in 2002 and consist of 6 lots ranging from 8,712 to 20,025 square feet, totaling approximately 76,182 square feet (1.75 acres). They are currently zoned R-1 single-family residential. The surrounding properties are all zoned R-2 single-family residential.

The Petitioner is requesting a Preliminary and Final Subdivision to re-subdivide the 6 subject lots into 6 reconfigured lots; rezone the properties from R-1 to R-2; and vacate of southern 3 feet of the W. Brookside Street right of way and northern 3 feet of the Dorchester Street right-of-way, abutting the subject properties. Therefore, the Petitioner is requesting:

Preliminary/Final Plat of Subdivision to permit a 6-lot single-family residential development; and,

Rezoning from R-1 Single Family Residential to R-2 Single Family Residential; and

Vacation of the southern 3 feet of the W. Brookside Street right-of-way and the northern 3 feet of W. Dorchester Road right-of-way, directly abutting the Subject Properties.

Surrounding Zoning/Uses:

North:	R-2 Single Family Residential
South:	R-2 Single Family Residential
East:	R-2 Single Family Residential

Attachment: Planning and Zoning Commission materials - May 13, 2025 meeting (839 W Brookside Street - PFSUB 6-lot)

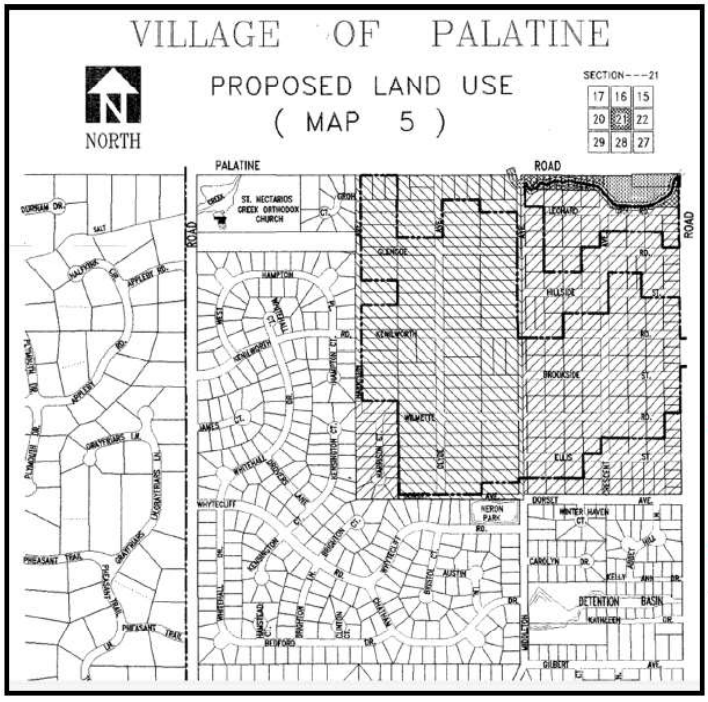
West:	R-2 Single Family Residential

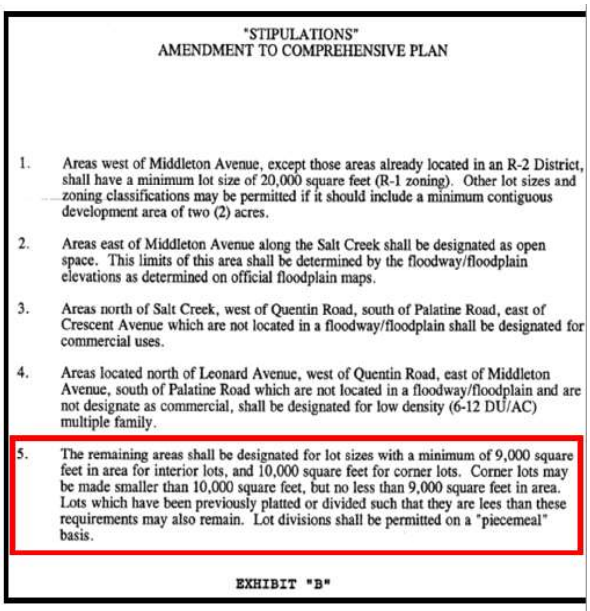
KEY ISSUES:

Zoning and Site Design

- The Subject Lots were initially platted as Arthur T. McIntosh & CO.'s Palatine Hills subdivision and were annexed into Palatine in 2002. Although 6 lots were platted, only three single-family homes were constructed. In the early 1990's in anticipation of the likely residential growth and future annexations in the area, the Village Council directed Staff to conduct a Sub Area Plan ("Sub Area A") to better determine the potential redevelopment considerations, for review by the Plan Commission and Village Council, as an Amendment to the Comprehensive Plan. Sub Area A was adopted by the Village Council in 1994 and recommended that their area redevelop within the R-2 lot bulk standards.

SUB AREA A recommendations:





"STIPULATIONS"
AMENDMENT TO COMPREHENSIVE PLAN

1. Areas west of Middleton Avenue, except those areas already located in an R-2 District, shall have a minimum lot size of 20,000 square feet (R-1 zoning). Other lot sizes and zoning classifications may be permitted if it should include a minimum contiguous development area of two (2) acres.
2. Areas east of Middleton Avenue along the Salt Creek shall be designated as open space. This limits of this area shall be determined by the floodway/floodplain elevations as determined on official floodplain maps.
3. Areas north of Salt Creek, west of Quentin Road, south of Palatine Road, east of Crescent Avenue which are not located in a floodway/floodplain shall be designated for commercial uses.
4. Areas located north of Leonard Avenue, west of Quentin Road, east of Middleton Avenue, south of Palatine Road which are not located in a floodway/floodplain and are not designate as commercial, shall be designated for low density (6-12 DU/AC) multiple family.
5. The remaining areas shall be designated for lot sizes with a minimum of 9,000 square feet in area for interior lots, and 10,000 square feet for corner lots. Corner lots may be made smaller than 10,000 square feet, but no less than 9,000 square feet in area. Lots which have been previously platted or divided such that they are lees than these requirements may also remain. Lot divisions shall be permitted on a "piecemeal" basis.

EXHIBIT "B"

- The Petitioner is requesting preliminary/final plat of subdivision to reconfigure the 6 existing lots, which would then all face either Brookside Street or Dorchester Road.

Attachment: Planning and Zoning Commission materials - May 13, 2025 meeting (839 W Brookside Street - PFSUB 6-lot)

- The property would be rezoned to R-2, which is consistent with the established development patterns for the area and development recommendations in Sub-Area A Plan. The proposed lots would conform to or exceed all of the R-2 requirements and the Subdivision Regulations. All lots would exceed the minimum R-2 lot size requirements, as noted in the table below:

	Lot Size (9,000 sq. ft. for interior lot; 10,000 sq. ft. for corner lot)	**Lot Width (75' required for interior lot; 85' for corner lot)**	**Lot Depth (110' required)**
Lot 1	10,125 sq. ft.	75'	135'
Lot 2	10,125 sq. ft.	75'	135'
Lot 3	17,822 sq. ft.	132'	135'
Lot 4	17,850 sq. ft	132.06'	135.14'
Lot 5	10,132 sq. ft	75'	135.07'
Lot 6	10,128 sq. ft	75,	135'

Engineering

- Sanitary sewer and water services would connect to the existing services in the W. Brookside Street and W. Dorchester Avenue in the right-of-way.
- All newly constructed impervious surfaces would direct stormwater runoff to the designated volume control area. Accordingly, the preliminary drainage plans show runoff flowing both north and south before converging at the volume control area located in the northeast corner of the development.
- The Petitioner is also requesting a vacation of 3 feet to the north and south of the project which will align the new front property lines with the neighboring residents.
- Sidewalks gaps would be completed along both Brookside Street and Dorchester Road and parkway trees would be provided across the frontages, as required by Code.

STAFF RECOMMENDATION:

The subdivision and rezoning to R-2 are consistent with the Comprehensive Plan recommendations, and comparable to the surrounding development patterns. The proposed lots meet or exceed all minimum required R-2 bulk and comply with all of the setback requirements and minimum required lot standards, per the Subdivision Ordinance. The proposed subdivision is also consistent with the surrounding

Attachment: Planning and Zoning Commission materials - May 13, 2025 meeting (839 W Brookside Street - PFSUB 6-lot)

subdivisions.

Therefore, Staff recommends approval of the proposed request, subject to the following conditions:

1. The development shall substantially conform to the engineering plans prepared by Spies & Associates, Inc. attached here to except as such plans may be revised to conform to Village Codes and Ordinances.
2. The Final Plat of Subdivision shall be submitted on Mylar with the required signatures and significantly conform to the Plat of Subdivision in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
3. The Final Plat of Vacation shall be submitted on Mylar with the required signatures in a manner acceptable to the Village Engineer.
4. The Final Engineering Plans, Final Engineer's Estimate of Probable Cost, and Tree Preservation Plans shall be revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
5. Review fees, in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) based upon the finally accepted EEOPC shall be submitted in a manner acceptable to the Village Engineer.
6. A Public Improvement letter of credit in an amount of 115% of the approved EEOPC), for said public improvements, shall be submitted in a manner acceptable to the Village Engineer.
7. Cash in lieu of live detention in the amount of $19,807.32.
8. Recapture fees in the amount of $69,990.51 shall be submitted in a manner acceptable to the Village Engineer.
9. All required extra-agency permits (MWRD letter of determination) shall be submitted in a manner acceptable to the Village Engineer.
10. A construction management plan, indicated the proposed material delivery routes and contractor parking areas, shall be submitted to the Village Engineer.
11. A Subdivision Approvement Agreement shall be required.
12. Recording fees in the amount of $300 shall be submitted.
13. The Architectural Plans for the homes shall comply with the Village's Architectural Design Guidelines - Section 6.41.1 of the Village Code.

ATTACHMENTS:

- Aerial

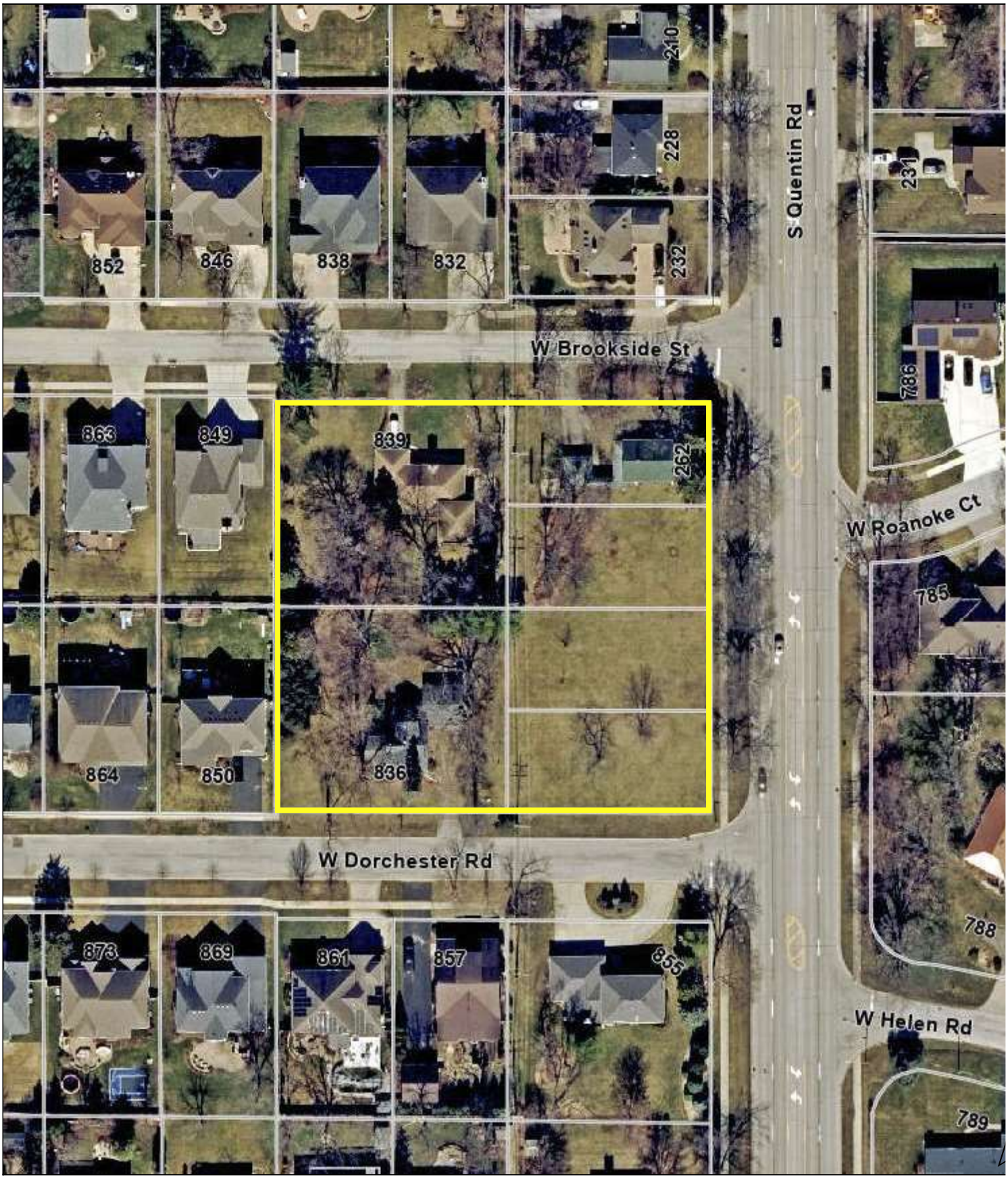
Attachment: Planning and Zoning Commission materials - May 13, 2025 meeting (839 W Brookside Street - PFSUB 6-lot)

- Application
- Plat of Subdivision
- Plat of Survey
- Plat of Vacation
- Engineering Plans
- Conceptual Elevations
- Current Zoning Map
- Public Notice

Attachment: Planning and Zoning Commission materials - May 13, 2025 meeting (839 W Brookside Street - PFSUB 6-lot)

GISConsortium

839 W Brookside Street, 262 S Quentin Road, i...



0 100 200 ft

Print Date: 5/2/2025

Notes

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

Attachment: Planning and Zoning Commission materials - May 13, 2025 meeting (839 W Brookside Street - PFSUB 6-lot)

VILLAGE OF PALATINE

PRELIMINARY & FINAL PLAT OF SUBDIVISION

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

Petitioner Name

Greg Rose

Business Name (if applicable)

GWR Enterprises, Inc.

Property Owner (if different from petitioner)

Audrey Lovell, Trustee

Subject Property Address

839 W Brookside Street

Property Interest of Petitioner(s):

Contract Purchaser

Owner, Lessee, Contract Purchaser, etc.

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

Single Family Residential

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

Single Family Residential

Current zoning of property:

R-1

Size of the property: 1.8 **acres**

State the specific action requested:

Subdivide properties into (6) R-2 single family home sites. (3) will face Dorchester and (3) will face Brookside.

Attachment: Planning and Zoning Commission materials - May 13, 2025 meeting (839 W Brookside Street - PFSUB 6-lot)

VILLAGE OF PALATINE

REZONING APPLICATION

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

Petitioner Name

Greg Rose

Business Name (if applicable)

GWR Enterprises

Subject Property Address

839 W Brookside Street

All existing land uses on the property:

Single Family Residential

Property acreage and proposed land use:

1.8 Acres, Single Family Residential

Current Zoning:

R-1

Proposed Zoning:

R-2

Describe why the subject property cannot be reasonably developed in accordance with the existing zoning classification:

The lot sizes are in line of R-2 standards.

Attachment: Planning and Zoning Commission materials - May 13, 2025 meeting (839 W Brookside Street - PFSUB 6-lot)

Is the proposed zoning classification similar to or harmonious with the existing zoning of surrounding properties? Explain:

Yes, surrounding properties currently zoned R-2

Does the proposed zoning classification conflict with the Village's Comprehensive Plan? Explain:

No

Will any of the uses permitted under the proposed zoning classification have an injurious effect on the value and/or the use and enjoyment of surrounding properties?

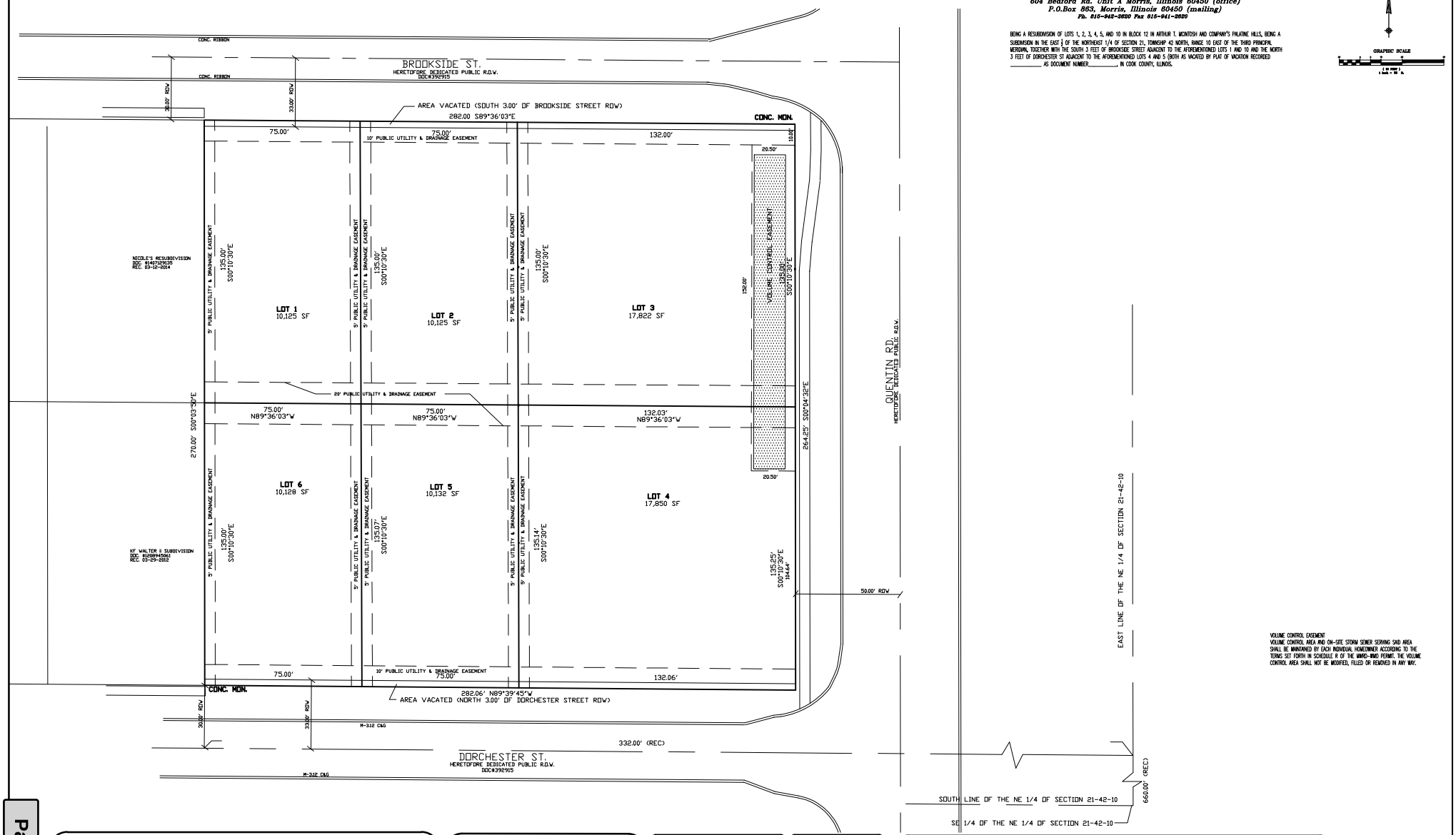
No continued use of single family residential.

Attachment: Planning and Zoning Commission materials - May 13, 2025 meeting (839 W Brookside Street - PFSUB 6-lot)

FINAL PLAT OF RESUBDIVISION OF JOST CORNER RESUBDIVISION

MORRISON SURVEYING CO., INC.
604 Bedford Rd. Unit A Morris, Illinois 60450 (office)
P.O.Box 863, Morris, Illinois 60450 (mailing)
Ph. 815-942-2620 Fax 815-941-2620

BEING A RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 10 IN BLOCK 12 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE HILLS, BEING A SUBDIVISION IN THE EAST ½ OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE SOUTH 3 FEET OF BROOKSIDE STREET ADJACENT TO THE AFOREMENTIONED LOTS 1 AND 10 AND THE NORTH 3 FEET OF DORCHESTER ST ADJACENT TO THE AFOREMENTIONED LOTS 4 AND 5 (BOTH AS VACATED BY PLAT OF VACATION RECORDED _____ AS DOCUMENT NUMBER_____, IN COOK COUNTY, ILLINOIS.



VOLUME CONTROL EASEMENT
VOLUME CONTROL AREA AND ON-SITE STORM SEWER SERVING SAID AREA SHALL BE MAINTAINED BY EACH INDIVIDUAL HOMEOWNER ACCORDING TO THE TERMS SET FORTH IN SCHEDULE R OF THE MWRD-WMO PERMIT. THE VOLUME CONTROL AREA SHALL NOT BE MODIFIED, FILLED OR REMOVED IN ANY WAY.

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS
PER VILLAGE 04-23-25

DRAWN BY: TJS	JOB NO. 5382
DESIGNED BY: TJS	SCALE: 1"=20'
CHECKED BY: TJS	DATE: 02-18-25

PLAT OF RESUBDIVISION
JOST CORNER RESUBDIVISION

SHEET NO. 1 OF 2 SHEETS

FINAL PLAT OF RE-SUBDIVISION OF JOST CORNER RESUBDIVISION

MORRISON SURVEYING CO., INC.
604 Bedford Rd. Unit A Morris, Illinois 60450 (office)
P.O.Box 863, Morris, Illinois 60450 (mailing)
Ph. 815-942-2620 Fax 815-941-2620

EASEMENT LANGUAGE

VILLAGE OF PALATINE EASEMENT

WHENEVER THE WORDS "PUBLIC UTILITIES", "PUBLIC UTILITIES EASEMENT" OR "PU&D EASEMENT" SHALL BE APPEAR ON THIS PLAT THE VILLAGE OF PALATINE, A MUNICIPAL CORPORATION, COOK COUNTY, ILLINOIS,M AND ITS SUCCESSORS OR ASSIGNS JOINTLY AND SEVERALLY SHALL HOLD A PERPETUAL EASEMENT UNDER, OVER AND ACROSS THE SURFACE OF THE PROPERTY SHOWN WITHIN THE LINES OF THE PLAT MARKED AS SUCH FOR THE INSTALLATION, CONSTRUCTION, USE, REPAIR AND MAINTENANCE OF ALL PUBLIC UTILITY EQUIPMENT INCLUDING BUT NOT LIMITED TO FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, WATER MAINS (INCLUDING "B" BOXES), SEWAGE MAINS AND PIPING, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTION SHALL NOT BE PLACED OVER GRANTEES FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEES, PROVIDED, HOWEVER THAT SUCH CONSENT OF THE GRANTEE SHALL NOT RELIEVE THE GRANTORS, THEIR SUCCESORS OR ASSIGNS FROM THE DUTY AND OBLIGATION TO REMOVE SUCH OBSTRUCTIONS AT THIER SOLE EXPENSE UPON THE DIRECTION OF THE GRANTEE, WHENEVER THE GRANTEE DEEMS SUCH REMOVAL NECESSARY IN ITS SOLE JUDGEMENT TO ENABLE THE GRANTEE TO REPAIR OR MAINTAIN ANY FACILITIES WITHIN THE EASEMENT OR OTHERWISE ALLOW THE GRANTEE FULL USE AND ENJOYMENT OF THE EASEMENT RIGHTS GRANTED HEREUNDER, AFTER INSTALLATION OF ANY SUCH FACILITIES. THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO UNREASONABLY INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE GRANTING OF THE FOREGOING INSTRUMENT IMPOSES NO OBLIGATION ON THE VILLAGE OF PALATINE TO MAINTAIN, REPAIR, REPLACE, RELOCATE OR REMOVE ANY OF THE FOREGOING UTILITIES. THE EASEMENT IS SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE RECORDED DECLARATION, COVENANTS AND RESTRICTIONS.

ELECTRIC AND TELEPHONE

A PERMANENT, NONEXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS RESERVED FOR AND GRANTED TO ANY ELECTRIC, TELEPHONE AND/OR COMMUNICATION COMPANY AUTHORIZED BY THE VILLAGE (REFERRED TO AS "GRANTEES"), JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY KNOWN AS AND/OR LABELED AS UTILITY EASEMENT, DRAINAGE AND UTILITY EASEMENT, OR UTILITY AND LANDSCAPING EASEMENT WITHIN DASHED LINES ON THE ATTACHED PLAT OF SUBDIVISION AND PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON; THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS GIVEN IN THIS SECTION; AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER THE GRANTEES' FACILITIES OR IN, UPON OR OVER SUCH EASEMENTS WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEES. SUCH FACILITIES SHALL GENERALLY BE LOCATED UNDERGROUND AND, AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE LOCATION OF FACILITIES BY THE GRANTEES SHALL NOT CONFLICT OR INTERFERE WITH PUBLIC IMPROVEMENTS, AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL BY THE VILLAGE.

CABLE TELEVISION

A PERMANENT, NONEXCLUSIVE EASEMENT IS RESERVED FOR AND GRANTED TO THE VILLAGE AND/OR TO ANY CABLE TELEVISION COMPANY AUTHORIZED BY THE VILLAGE TO INSTALL CABLE TELEVISION FACILITIES WITHIN THE SUBDIVISION (REFERRED TO AS THE "COMPANY") AND TO THEIR SUCCESSORS AND ASSIGNS IN, UPON, ACROSS, UNDER AND THROUGH THE AREAS SHOWN AND/OR LABELED AS "DRAINAGE AND UTILITY EASEMENT" WITHIN DASHED LINES ON THE ATTACHED PLAT OF SUBDIVISION FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING AND MAINTAINING CABLE TELEVISION LINES OR APPURTENANCES AND, WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH CABLE TELEVISION SERVICE TO THE ATTACHED AREA AND SUCH APPURTENANCES AND ADDITIONS THERETO AS THE VILLAGE AND THE COMPANY MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE EASEMENTS INCLUDED IN THE ATTACHED PLAT FOR THE NECESSARY MEN AND EQUIPMENT TO DO ANY AND ALL OF SUCH WORK. THE RIGHT IS ALSO GRANTED TO THE CITY AND THE COMPANY TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH LINES IN, ON, UPON, ACROSS, UNDER OR THROUGH SUCH EASEMENTS. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SUCH EASEMENTS, BUT SOME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT UNREASONABLY INTERFERE WITH SUCH USES AND RIGHTS. SUCH FACILITIES SHALL GENERALLY BE LOCATED UNDERGROUND, AND THE USE OF SUCH EASEMENT SHALL NOT CONFLICT OR INTERFERE WITH PUBLIC IMPROVEMENTS, AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL BY THE VILLAGE.

GAS EASEMENT

A AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER "NICOR") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG, AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "EASEMENT", "UTILITY EASE,EMT", "COMMON AREA OR AREAS", (OR SIMILAR DESIGNATIONS), STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE THE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS, AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOR FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENT" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERMS IN SECTION 605/2(e) OF THE "CONDOMINIUM POLICY ACT" (ILLINOIS COMPILED STATUTES, CH 765, SEC. 605/2(e)), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT OR PARCEL OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERMS.

COMMONWEALTH EDISON COMPANY

BY:_____ DATE:_____

TITLE:_____

AT&T:

BY:_____ DATE:_____

TITLE:_____

COMCAST:

BY:_____ DATE:_____

TITLE:_____

NORTHERN ILLINOIS GAS COMPANY (NICOR):

BY:_____ DATE:_____

TITLE:_____

Permission to record the plat is hereby granted to:

_____
(NAME)

_____
(ADDRESS)

_____

_____

Permanent Index Number:
02-21-217-003-0000
02-21-217-004-0000
02-21-217-005-0000
02-21-217-008-0000
02-21-217-009-0000
02-21-217-010-0000

EASEMENT PROVISIONS
An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to

Commonwealth Edison Company
and
SBC Telephone Company, Grantees,

their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked 'Easement', 'Utility Easement', 'Public Utility Easement', 'P.U.E' (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as 'Common Elements', and the property designated on the plat as 'common area or areas', and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked 'Easement', 'Utility Easement', 'Public Utility Easement', 'P.U.E' (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term 'Common Elements' shall have the meaning set forth for such term in the 'Condominium Property Act', Chapter 765 ILCS 605/2(c), as amended from time to time.

The term 'common area or areas' is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an appurtenant to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as 'outlots', 'common elements', 'open space', 'open area', 'common ground', 'parking and 'common area'. The term 'common area or areas' and 'Common Elements' include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

School Districts:

Elementary School District #_____

High School District #_____

Send the tax bill to :

_____
(NAME)

_____
(ADDRESS)

_____

_____

NOTARY CERTIFICATE

State of Illinois)
County of Cook) S.S.

I,_____ a notary public in and for said county in the state aforesaid, do hereby certify that _____ are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners, appeared before me this day in person and acknowledged that they signed and delivered said instrument of their own free and voluntary act and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, A.D., _____.

_____
Notary Public

My commision expires on _____

OWNER'S CERTIFICATE

State of Illinois)
County of Cook) S.S.

This is to certify that _____are the owners of the property described hereon and that they have caused the said property to be surveyed and subdivided as shown hereon, for the uses and purposes therein set forth, and do hereby acknowledge and adopt the same under the title hereon indicated.

Dated this _____ day of _____, A.D., _____

_____
OWNER

ENGINEERING APPROVAL CERTIFICATE

State of Illinois)
County of Cook) SS

This plat has been checked for conformance to Village of Palatine standards and requirements and working drawings and specifications for streets, curb and gutter, watermains, sanitary sewer mains, storm water drainage and grading, sidewalks, street lights and street trees and soil erosion control have been prepared in conformance with the Village of Palatine standards and requirements and all engineering fees due the Village of Palatine have been paid.

_____ _____
Village Engineer Date

SURFACE WATER DRAINAGE STATEMENT

We hereby certify to the best of our knowledge and belief that adequete provisions have been made for the diversion and detention of surface waters into public areas or drains within the rights of the subdivision and that such surface waters will not be deposited on adjacent land owners property in such concentration as may cause damage by erosion or sedimentation to such property because of construction of the subdivision.

By _____ Dated 02-18-25
Owner

By _____ Dated _____
Illinois Professional Engineer #62-42874

TIMOTHY J. SPIES 62-42874 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

PLANNING & ZONING COMMISSION

State of Illinois)
County of Cook) S.S.

Approved by the Planning & Zoning Commission of the Village of Palatine, Cook County, Illinois, at a meeting held this _____ day of _____, A.D., _____.

Signed: _____
Chairman

Attest: _____
Secretary

VILLAGE COLLECTOR

I do hereby certify that there no deferred special assessments or unpaid current assessments due against the land included in the above plat.

Dated this _____ day of _____, A.D., _____.

By: _____
Village Collector

VILLAGE COUNCIL

State of Illinois)
County of Cook) S.S.

Approved by the Village Council of the Village of Palatine, Cook County, Illinois,

this_____ day of _____, A.D., _____

Signed: _____
Mayor

Attest: _____
Clerk

SURVEYOR'S CERTIFICATE

State of Illinois)
County of Cook) S.S.

I, Matthew James Morrison, an Illinois Professional Land Surveyor, hereby certify that I have surveyed and subdivided and platted for the owners thereof the following described property to wit:

BEING A RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 10 IN BLOCK 12 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE HILLS, BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE SOUTH 3 FEET OF BROOKSIDE STREET ADJACENT TO THE AFOREMENTIONED LOTS 1 AND 10 AND THE NORTH 3 FEET OF DORCHESTER ST ADJACENT TO THE AFOREMENTIONED LOTS 4 AND 5 (BOTH AS VACATED BY PLAT OF VACATION RECORDED _____ AS DOCUMENT NUMBER_____, IN COOK COUNTY, ILLINOIS.

I also certify that the land included by said survey falls within the corporate limits of the Village of Palatine, Illinois.
I further declare, based upon a review of the flood insurance rate map (F.I.R.M.) Community Panel Number 17031C0177J with effective date August 19, 2008, it is our opinion that a said property does not fall within a special flood hazard area as identified by said F.I.R.M. maps.

This plat correctly represents said survey and subdivision in every detail. All lot corners are marked with an iron pipe unless otherwise noted. Dimensions are in feet and decimal parts thereof, corrected to 62 degrees F. temperature.

Arlington Heights, Illinois, this 01st day of September, A.D., 2024

_____
I.P.L.S No. 35-3735

MATTHEW JAMES MORRISON 35.3735 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS MORRIS, IL

SPIES & ASSOCIATES, INC.
Civil Engineers - Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS
PER VILLAGE 04-23-25 _____

DRAWN BY:	TJS	JOB NO.	5305
DESIGNED BY:	TJS	SCALE:	1"=20'
CHECKED BY:	TJS	DATE:	02-18-25

PLAT OF RESUBDIVISION
JOST CORNER RESUBDIVISION

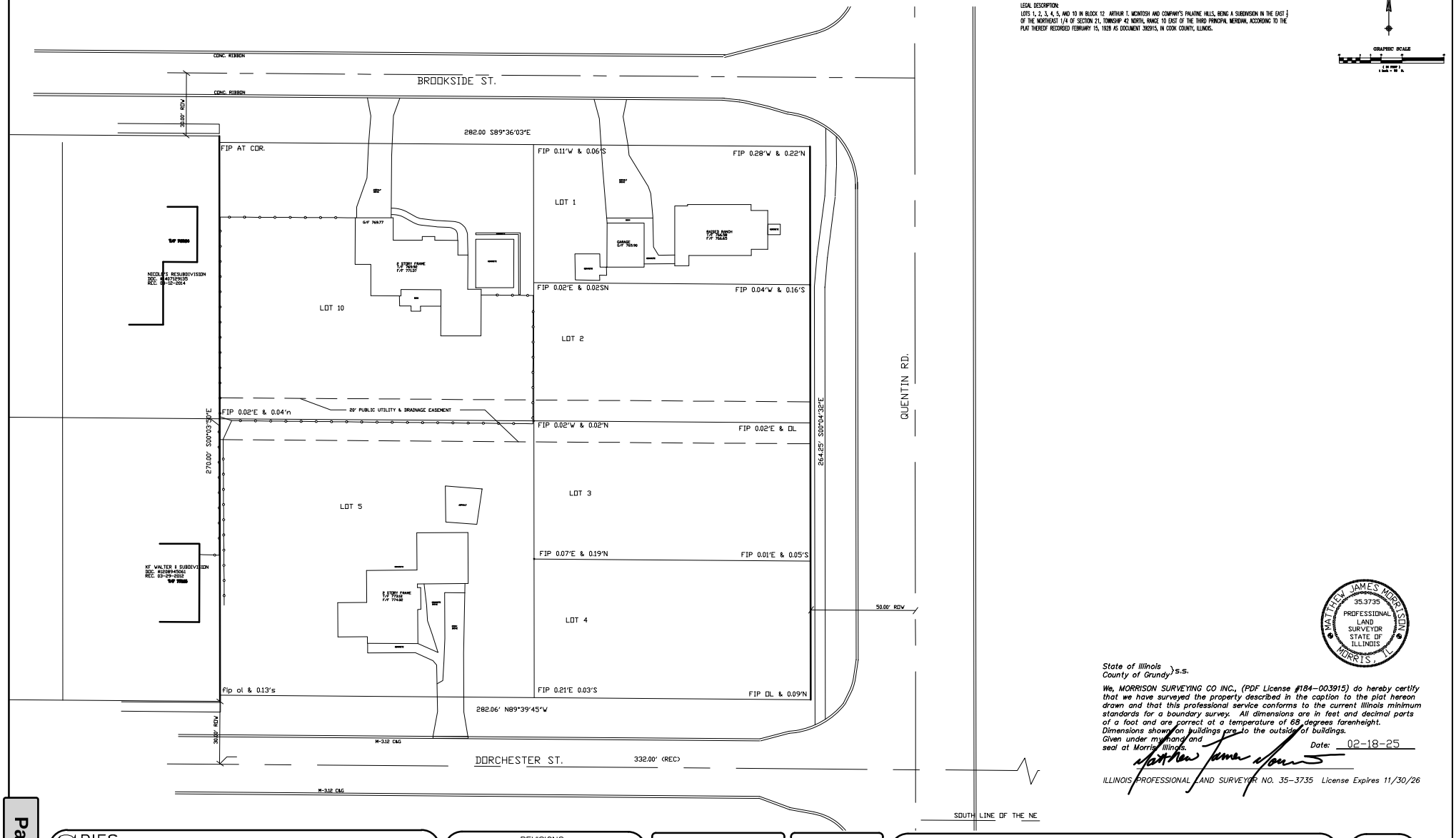
SHEET NO. 2 OF 2 SHEETS

Packet Pg. 174
6.C.1.h
Attachment: Plat of Subdivision (839 W Brookside Street, 262 N. Quantin Road, 836 W. Dorchester Road - PFSUB 6-lot)
Attachment: Planning and Zoning Commission materials - May 13, 2025 meeting (839 W Brookside Street - PFSUB 6-lot)

PLAT OF SURVEY

MORRISON SURVEYING CO., INC.
604 Bedford Rd. Unit A Morris, Illinois 60450 (office)
P.O.Box 863, Morris, Illinois 60450 (mailing)
Ph. 815-942-2620 Fax 815-941-2620

LEGAL DESCRIPTION:
LOTS 1, 2, 3, 4, 5, AND 10 IN BLOCK 12 ARTHUR T. MCINTOSH AND COMPANY'S PALATINE HILLS, BEING A SUBDIVISION IN THE EAST ½ OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1928 AS DOCUMENT 3182915, IN COOK COUNTY, ILLINOIS.



State of Illinois }
County of Grundy } S.S.

We, MORRISON SURVEYING CO INC., (PDF License #184-003915) do hereby certify that we have surveyed the property described in the caption to the plat hereon drawn and that this professional service conforms to the current Illinois minimum standards for a boundary survey. All dimensions are in feet and decimal parts of a foot and are correct at a temperature of 68 degrees farenheight. Dimensions shown on buildings are to the outside of buildings.
Given under my hand and seal at Morris, Illinois.

Date: 02-18-25

MATTHEW JAMES MORRISON 35.3735 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS MORRIS, IL

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3735 License Expires 11/30/26

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS

DRAWN BY:	TJS	JOB NO.	5382
DESIGNED BY:	TJS	SCALE:	1"=20'
CHECKED BY:	TJS	DATE:	02-18-25

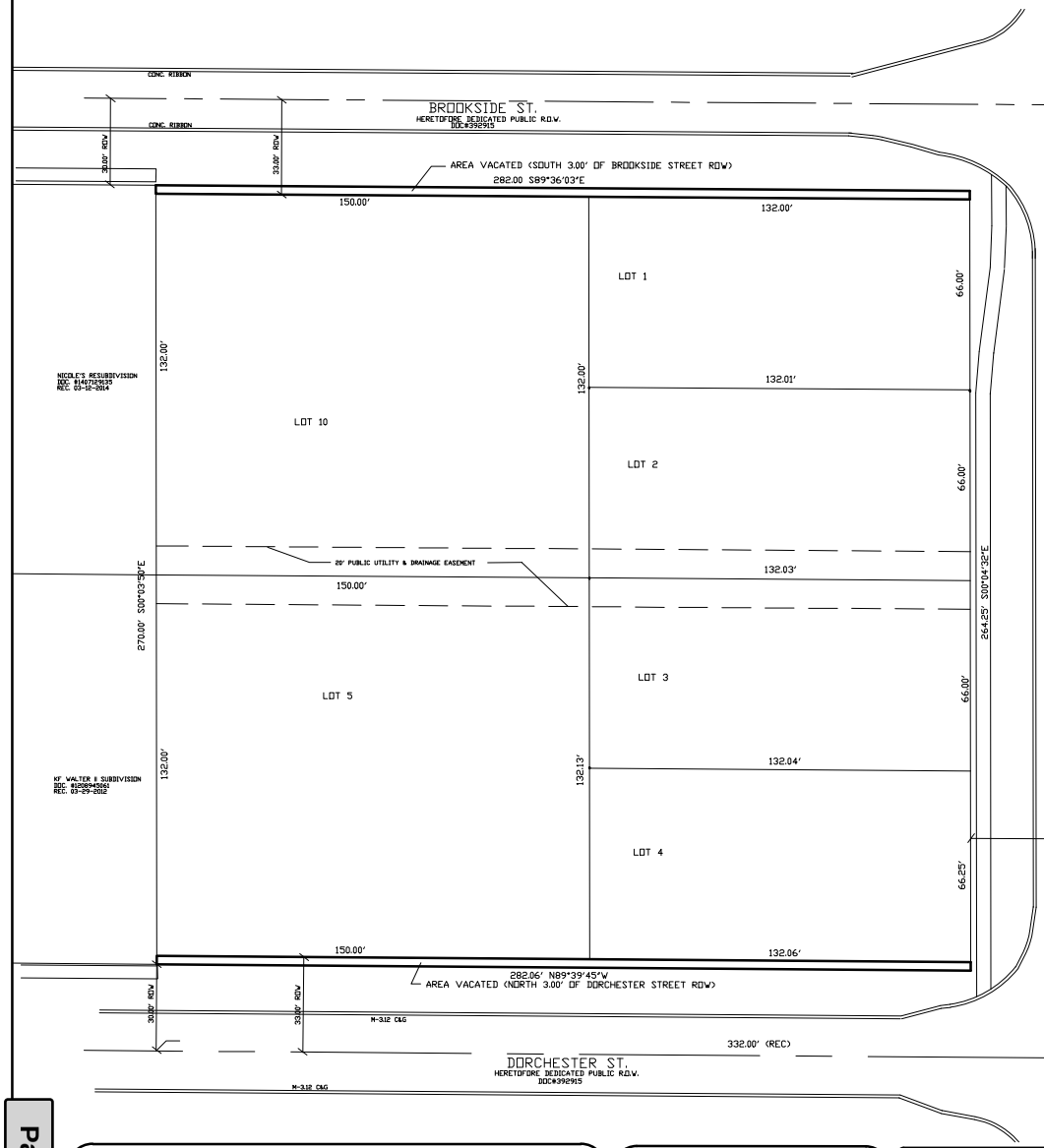
PLAT OF SURVEY
JOST CORNER RESUBDIVISION

SHEET NO. 1 OF 1 SHEETS

PLAT OF VACATION

MORRISON SURVEYING CO., INC.
604 Bedford Rd. Unit A Morris, Illinois 60450 (office)
P.O.Box 863, Morris, Illinois 60450 (mailing)
Ph. 815-942-2620 Fax 815-941-2620

LEGAL DESCRIPTION:
THE SOUTH 3 FEET OF BROOKSIDE STREET ADJACENT TO LOTS 1 AND 10 AND THE NORTH 3 FEET OF DORCHESTER STREET ADJACENT TO LOT 4 AND 5 BOTH IN BLOCK 12 ARTHUR T. MCINTOSH AND COMPANY'S PALATINE HILLS, BEING A SUBDIVISION IN THE EAST ½ OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1928 AS DOCUMENT 392915, IN COOK COUNTY, ILLINOIS.



N

GRAPHIC SCALE
(IN FEET)
1 inch = ft.

THIS PLAT IS TO BE RECORDED BY THE VILLAGE OF PALATINE, ILLINOIS FOR THE UNDERSIGNED.
UPON RECORDATION RETURN THIS PLAT TO:

VILLAGE CLERK'S OFFICE
VILLAGE OF PALATINE
200 EAST WOOD STREET
PALATINE, IL 60077

VILLAGE COUNCIL

State of Illinois)
County of Cook) S.S.

Approved by the Village Council of the Village of Palatine, Cook County, Illinois,

this_____ day of _____, A.D., _____

Signed: _____
Mayor

Attest: _____
Clerk

MATTHEW JAMES MORRISON
35.3735
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
MORRIS, IL

State of Illinois)
County of Grundy) S.S.

We, MORRISON SURVEYING CO INC., (PDF License #184-003915) do hereby certify that we have surveyed the property described in the caption to the plat hereon drawn and that this professional service conforms to the current Illinois minimum standards for a boundary survey. All dimensions are in feet and decimal parts of a foot and are correct at a temperature of 68 degrees farenheight. Dimensions shown on buildings are to the outside of buildings.
Given under my hand and seal at Morris, Illinois.

Date: 02-18-25

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3735 License Expires 11/30/26

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS
PER VILLAGE 04-23-25

DRAWN BY:	TJS	JOB NO.	5382
DESIGNED BY:	TJS	SCALE:	1"=20'
CHECKED BY:	TJS	DATE:	02-18-25

PLAT OF VACATION
JOST CORNER RESUBDIVISION

SHEET NO. 1 OF 1 SHEETS

Attachment: Plat of Vacation (839 W Brookside Street, 262 N. Quentin Road, 836 W. Dorchester Road - PFSUB 6-lot)

PUBLIC IMPROVEMENT PLANS
FOR
JOST CORNER RESUBDIVISION
PALATINE, IL
BY
GWR BUILDERS, INC.

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.

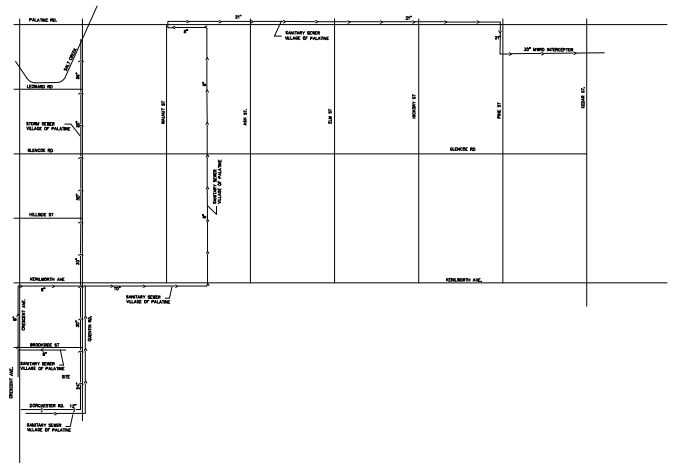
P (708) 588-4055
E WMOJobStart@mwrd.org

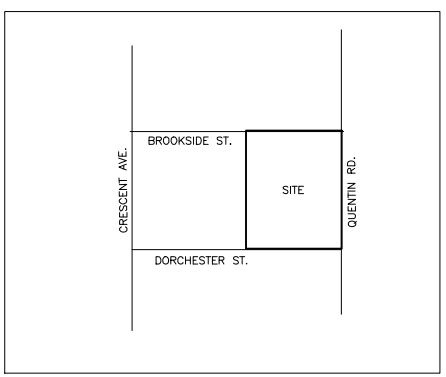
LEGAL DESCRIPTION:

LOT 3 (EXCEPT THE WEST 250 FEET THEREOF) AND LOT 4 (EXCEPT THE EAST 144 FEET THEREOF) ALL IN BLOCK 5 IN ARTHUR T. MCINTOSH AND COMPANY'S CHICAGO AVENUE FARMS, BEING A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 3, 1926 AS DOCUMENT 9261330 IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 1150 W. WILSON AVE. PALATINE, ILLINOIS

SANITARY/STORM SEWER ROUTING





LOCATION MAP

INDEX OF SHEETS

1. TITLE SHEET
2. MWRDGC GENERAL NOTES
3. GENERAL NOTES
4. EXISTING CONDITIONS
5. SITE & TREE PRESERVATION PLAN
6. GRADING PLAN
7. UTILITY PLAN
8. EROSION CONTROL PLAN
9. EXHIBIT R
10. DETAIL SHEET

LEGEND

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER		
STORM SEWER		
UNDERDRAIN		
WATERMAIN		
GAS	G	G
MST	I	I
CABLE	C	C
ELECTRIC	E	E
MANHOLE, INLET, CB FIRE HYDRANT, VALVE		
ELEVATIONS	(XXX.XX)	XXX.XX
TOP OF CURB EDGE OF PAVEMENT	XXX.XX XXX.XX	XXX.XX XXX.XX
GEOMETRIC COORDINATE	XXXX	XXXX
LIGHT POLES		
DRAINAGE ARROWS		
SEWER CLEANOUT		
WATER METER VAULT	WM	WM
UTILITY POLE		
SOIL BORINGS	N/A	B-
TRAFFIC SIGN		
TRAFFIC ARROW		
PARKING STALL COUNT		
TREE		
RELOCATE TREE		
ITEM REMOVAL		N/A
PAVEMENT REMOVAL		N/A
P.C.C.		
MARSH		N/A

ALL DIMENSIONS AND COORDINATES ARE REFERENCED TO THE EDGE OF PAVEMENT UNLESS INDICATED OTHERWISE
OPEN SYMBOLS AND DASHED LINES INDICATE EXISTING IMPROVEMENTS

EXISTING UTILITIES
WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDER. THE ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER IN RESPECT TO THE SUFFICIENCY OR VERACITY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES OR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES. HE SHALL ALSO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULES OF THE UTILITY COMPANIES FOR REMOVING OR ADJUSTING THEM.

DRAINAGE STATEMENT
TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO THE PUBLIC AREAS, OR DRAINS APPROVED FOR THE USE BY THE MUNICIPAL ENGINEER, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

REGISTERED PROFESSIONAL ENGINEER 62-42874

PREPARED FOR:
GWR BUILDERS
47 N. BOTHWELL
PALATINE, IL

TIMOTHY J. SPIES
62-42874
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS
EXPIRES 11-30-25

CALL JULIE TOLL FREE 1(800)892-0123
OPERATES 24 HOURS A DAY 365 DAYS A YEAR
WARNING
CALL BEFORE YOU DIG
CALL 1(800)892-0123 48 HOURS BEFORE YOU DIG

PROJECT BENCHMARK:
WESTERN BOLT OF HYDRANT LOCATED NEAR THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.

NAVD88 ELEVATION 774.03

TO OBTAIN NGVD29 DATUM ADD 0.284'

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS
PER VILLAGE 04-23-25

DRAWN BY:	L.T.S.	JOB NO.	5382
DESIGNED BY:	TJS		
CHECKED BY:	T.J.S.	DATE:	02-10-25

PUBLIC IMPROVEMENT PLANS
COVER SHEET & LOCATION MAP

SHEET NO. 1 OF 10 SHEETS

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF PALATINE MUNICIPAL CODE;
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOJOBSTART@MWRD.ORG).

2. THE VILLAGE OF PALATINE ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.

3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS 0.28 FT.

2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.

3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.

4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.

5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.

6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.

8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.

9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.

10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.

2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.

3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.

4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).

5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.

6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.

7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE		
6-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM F-679	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.

9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.

10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.

11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.

13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.

14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.

15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.

16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.

17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.

18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.

3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.

4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
   a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
   b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.

9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.

10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.

11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.

12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).

13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.

15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.

16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.

17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.

18. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.

19. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.

20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.

21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.

22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.

23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

TECHNICAL GUIDANCE MANUAL

10/13/2022

MWRD GENERAL NOTES

STD. DWG. NO.18

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SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS
PER VILLAGE 04-23-25

DRAWN BY: TJS
DESIGNED BY: TJS
CHECKED BY: TJS
JOB NO. 5382
SCALE:
DATE: 02-10-25

MWRDGC GENERAL NOTES
JOST CORNER RESUBDIVISION

SHEET NO. 2 OF 10 SHEETS

GENERAL NOTES AND CONDITIONS

1. ALL EARTHWORK, GRADING AND PAVING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS, STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION, CURRENT EDITION, AND ALL REVISIONS AND SUPPLEMENTS THERETO, AND THE REQUIREMENTS AND SPECIFICATIONS OF THE VILLAGE OF PALATINE.
2. ALL SANITARY SEWER, WATER MAIN, AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, CURRENT EDITION, AND ALL REVISIONS AND SUPPLEMENTS THERETO, AND THE PUBLISHED STANDARD SPECIFICATIONS AND REQUIREMENTS OF THE VILLAGE OF PALATINE. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH THE VILLAGE OF PALATINE REQUIREMENTS.
3. THE REQUIREMENTS AND SPECIFICATIONS OF THE VILLAGE OF PALATINE SUBDIVISION CONTROL ORDINANCE SHALL GOVERN OVER ALL.
4. THE VILLAGE OF PALATINE ENGINEERING DEPARTMENT MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE REQUEST FOR INSPECTION. COMMENCEMENT OR RESUMPTION OF ANY WORK.
5. THE CONTRACTOR SHALL KEEP CAREFUL MEASUREMENTS AND RECORDS OF ALL CONSTRUCTION AND SHALL FURNISH THE ENGINEER AND THE VILLAGE WITH RECORD DRAWINGS UPON COMPLETION OF HIS WORK. SET OF MYLAR-REPRODUCIBLE RECORD DRAWINGS AND COPIES MUST BE FURNISHED TO THE VILLAGE BY THE DEVELOPER.

   THE CONTRACTOR SHALL ACCURATELY MARK THE LOCATION OF EACH SANITARY SERVICE, STORM SERVICE AND WATER SERVICE CONNECTION BY PLACING A 4" X 4" POST EIGHT FEET LONG AT THE END OF EACH SERVICE CONNECTION. EACH POST SHALL BE SET SO IT IS PLUMB AND THE TOP END IS THIRTY SIX (36) INCES ABOVE GRADE. THE TOP EIGHTEEN (18) INCES OF EACH POST SHALL BE NEATLY PAINTED TO INDICATE WHICH SERVICE IS BEING MARKED. RED INDICATES SANITARY, GREEN INDICATES STORM AND BLUE INDICATES WATER. POSTS WHICH ARE DESTROYED, BROKEN OR PULLED OUT SHALL BE REPLACED BY THE CONTRACTOR.

   THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A TABULAR LISTING OF EACH AND EVERY SERVICE CONNECTION AND THIER LOCATIONS RELATIVE TO PERMANENT FIXED OBJECTS SUCH AS MANHOLES, PROPERTY CORNERS, ETC. EACH "B"-BOX SHALL BE ACCURATELY LOCATED BY A SERIES OF THREE PRECISE INTERSECTING LOCATION MEASURMENTS. THE DEPTH AS MEASURED FROM FINISHED GRADE SHALL ALSO BE RECORDED. FINALLY, THE LOCATION OF ALL WYES AND SERVICE LINE TAPE SHALL BE ACCURATELY RECORDED BY MEASURING THE DISTANCE TO THE NEAREST DOWNSTREAM STRUCTURE.
6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. THIS INCLUDES SANITARY SEWER, WATER MAIN, STORM SEWER, ILLINOIS BELL TELEPHONE, COMMONWEALTH EDISON, NORTHERN ILLINOIS GAS, AND CABLE TELEVISION IF ANY. THE JULIE NUMBER IS 1-800-892-0123.
7. ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE. THIS GUARANTEE SHALL INCLUDE ALL DEFECTS IN MATERIALS AND WORKMANSHIP. THE DEVELOPER WILL BE RESPONSIBLE FOR MAINTENANCE FOR TWO (2) YEARS AFTER 80% OCCUPANCY IS REACHED.
8. ANY DIRT OR MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR OFFSITE AT THE CONTRACTOR'S EXPENSE. THE DISPOSAL LOCATION MUST BE APPROVED BY THE VILLAGE IF WITHIN VILLAGE LIMITS.
9. ALL STRUCTURES, INLETS, PIPES, SWALES AND ROADS MUST BE KEPT CLEAN AND FREE OF DIRT AND DEBRIS AT ALL TIMES.
10. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE SIGNS, BARRICADES, FENCING, TRAFFIC CONTROL DEVICES AND MEASURES, AND ALL OTHER MEASURES THAT ARE NECESSARY TO PROTECT THE SAFETY OF THE SITE AT ALL TIMES.
    ALL SIGNS SHALL BE AS PER THE MANUAL OF TRAFFIC CONTROL DEVICES, CURRENT EDITION.
11. THE CONTRACTOR, BY AGREEING TO PERFORM THE WORK, AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ENGINEER, THE VILLAGE AND ALL AGENTS AND ASSIGNS OF THOSE PARTIES, FROM ALL SUITS AND CLAIMS ARISING OUT OF THE PERFORMANCE OF SAID WORK, AND FURTHER AGREES TO DEFEND OR OTHERWISE PAY ALL LEGAL FEES ARISING OUT OF THE DEFENSE OF SAID PARTIES.
12. ALL ELEVATIONS ARE NGVD29 DATUM.

SOIL EROSION AND SEDIMENT CONTROL

1. REASONABLE CARE MUST BE TAKEN TO MINIMIZE SOIL EROSION. REFER TO THE STATE OF ILLINOIS "PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL". THE U.S. SOIL CONSERVATION SERVICE IS ALSO AVAILABLE TO PROVIDE GUIDANCE.
2. ANY DISTURBED AREAS SHALL BE KEPT TO A PRACTICAL MINIMUM AND SHALL BE MULCHED, SEEDED, SODDED, OR PAVED WITHIN 7 CALENDAR DAYS FOLLOWING THE END OF ACTIVE DISTURBANCE.
3. ALL INLETS, STRUCTURES, PIPES, SWALES, AND ROADS SHALL BE KEPT CLEAN AND FREE OF DIRT AND SILT. STREETS ADJACENT TO THE SITE SHALL BE KEPT FREE OF DIRT, MUD AND OR DEBRIS BY SWEEPING.
4. STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE TO CONTROL SILT. STOCK PILES IN PLACE LONGER THAN 15 DAYS SHALL BE SEEDED.
    STOCKPILES SHALL ALSO HAVE A SILT FENCE PLACED AROUND.
5. STRAW BALES FIRMLY ANCHORED SHALL BE PLACED AROUND ALL INLETS, CATCHBASINS, SWALES, AND ADJACENT LANDS THAT RECEIVE SILTY RUNOFF DURING THE COURSE OF CONSTRUCTION.
    ALL STORM STRUCTURES SHALL HAVE FILTER FABRIC PLACED UNDER THE COVER AS ADDED PROTECTION. ADDITIONAL MEASURES AS DIRECTED BY THE VILLAGE ENGINEER.
6. ALL WETLANDS AND WATERCOURSE SHALL BE TOTALLY PROTECTED WITH SILT FENCE.
7. ADDITIONAL SOIL EROSION CONTROL MEASURES SHALL BE UNDERTAKEN DURING THE COURSE OF CONSTRUCTION, AS NEEDED.
8. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT.
9. REPLACE SOIL EROSION CONTROL DEVICES WITH SOD AND TOPSOIL AT THE COMPLETION OF THE PROJECT.
10. FOLLOWING PRELIMINARY EARTHWORK AND STORM SEWER CONSTRUCTION, SILT FENCE WILL BE PLACED AROUND THE RETENTION POND AND EITHER HAY BALES OR SILT FENCE WILL BE BE STAKED AROUND INLET STRUCTURES AS DIRECTED BY THE CITY ENGINEER.
11. PERENNIAL RYE GRASS SHALL BE SEEDED AND MAINTAINED IN AREAS WITH HIGH EROSION POTENTIAL.

STORM SEWER

1. ALL STORM SEWER SHALL BE CONSTRUCTED OF REINFORCED CONCRETE PIPE CLASS IV OR THICKER CONFORMING TO ASTM C-76, WITH PREFORMED JOINTS (ASTM C-433).
2. ALL INLETS, CATCHBASINS, AND MANHOLES SHALL BE PRECAST CONCRETE.
3. ALL STORM SEWERS UNDER AND WITHIN TWO FEET OF ANY EXISTING OR PROPOSED PAVEMENT OR SIDEWALK SHALL BE BACKFILLED WITH GRANULAR BACKFILL MATERIAL IDOT GRADATION CA-7 OR APPROVED EQUAL. (100% CRUSHED)
4. ANY FIELD TILES ENCOUNTERED SHALL BE RECONNECTED OR CONNECTED TO THE STORM SEWER SYSTEM. THE SIZE, LOCATION AND DEPTH OF THE TILES SHALL BE RECORDED BY THE CONTRACTOR AND IMMEDIATELY REPORTED TO THE VILLAGE OF PALATINE. LOCATION, SIZE & INVERT OF FIELD TILES TO BE SHOWN ON RECORD DRAWINGS.
5. FOOTING DRAINS SHALL DISCHARGE TO GRADE VIA SUMP PUMP DISCHARGE.

WATER SERVICE

1. THE MINIMUM COVER FOR ALL WATER WATER SERVICE PIPE IS FIVE AND A HALF FEET (5'-6") FROM FINISHED GRADE TO TOP OF PIPE.
2. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY SEWERS WHEN THEY ARE PARALLEL. WHENEVER A SEWER CROSSES A WATER MAIN, A MINIMUM VERTICAL DISTANCE OF 18 INCHES MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE PIPES, AND THE SEWER JOINTS ARRANGED SO THEY ARE EQUIDISTANT AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHEN IT IS NECESSARY FOR A SEWER TO CROSS OVER THE TOP OF A WATER MAIN, THE FOLLOWING METHOD MUST ALSO BE CONSTRUCTED: A) THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO WATER MAIN PIPE FOR A DISTANCE TO FEET EITHER SIDE OF THE CROSSING AND SHALL BE PRESSURE-TESTED TO INSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
3. THE WATER SERVICE PIPE SHALL BE 1-1/2" DIA. TYPE K COPPER. CORPORATION COCK SHALL BE MUELLER #H15000. THE CURB STOP SHALL BE MUELLER #H15154 AND THE SERVICE BOX SHALL BE MUELLER #H10302. ALL ITEMS SHALL CONFORM TO THE REQUIREMENTS OF THE VILLAGE OF PALATINE.

SANITARY SEWER NOTES

1. ALL SANITARY PIPE AND SERVICES SHALL BE P.V.C. (S.D.R. 26) PIPE CONFORMING TO ASTM D-3034 WITH GASKET JOINTS CONFORMING TO ASTM D-3212. ANY OTHER PIPE MATERIALS MUST CONFORM TO THE VILLAGE.
2. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER.
3. ALL DOWNSPOUTS AND OUTSIDE DRAINS SHALL DISCHARGE TO GRADE AND NOT TO THE SANITARY SEWER.
4. ALL SANITARY SEWER CONSTRUCTION REQUIRES STONE BEDDING MATERIAL 1/4" TO 3/4" IN SIZE, WITH A THICKNESS BELOW THE BOTTOM OF THE PIPE OF NOT LESS THAN 4" AND EXTENDING TO A MINIMUM OF 12" ABOVE THE TOP BACKFILL SHALL BE CA-11/13, 100% CRUSHED PER ASTM D-2321, EQUIVELANT TO CLASS I OR APPROVED EQUAL.
5. "BAND-SEAL" OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPE OF DISSIMILAR MATERIALS. ALL HARDWARE ASSOCIATED WITH THE COUPLINGS SHALL BE OF STAINLESS STEEL.
6. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED: A.) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION. B.) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND-SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE. C.) INSTALL A NEW MANHOLE.
7. ALL SEPTIC TANKS (IF ANY) BEING ABANDONED SHALL BE FILLED OR REMOVED, APPROVAL MUST BE OBTAINED FROM THE COUNTY HEALTH DEPARTMENT. ALL SEWER CONNECTIONS SHALL BE MADE UPSTREAM FROM THE TANK. CONTRACTORS SHALL OBTAIN ANY NECESSARY PERMITS FOR REMOVAL.
8. ALL SANITARY AND STORM MANHOLES SHALL BE PRECAST CONCRETE, TYPE A WITH PRECAST CONCRETE ADJUSTING RINGS, AND SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES. THE MANHOLE FRAME SHALL BE SECURED TO THE MANHOLE WITH MASTIC OR MORTAR.
9. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY SEWERS WHEN THEY ARE PARALLEL. WHENEVER A SEWER CROSSES A WATER MAIN, A MINIMUM VERTICAL DISTANCE OF 18 INCHES MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE PIPES, AND THE SEWER JOINTS ARRANGED SO THEY ARE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHEN IT IS NECESSARY FOR A SEWER TO CROSS OVER THE TOP OF A WATER MAIN, THE FOLLOWING METHOD MUST ALSO BE CONSTRUCTED: A.) THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER MAIN PIPE FOR A DISTANCE TEN (10) FEET EITHER SIDE OF THE CROSSING AND SHALL BE PRESSURE-TESTED TO INSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
10. ALL SANITARY SEWERS SHALL BE TESTED IN KEEPING WITH VILLAGE REQUIREMENTS. INFILTRATION SHALL NOT EXCEED 100 GALLONS/INCH DIAMETER/MILE/DAY. ALL SANITARY & STORM SEWERS MUST BE TELEVISED AND THE TAPES MUST BE SUBMITTED TO THE VILLAGE ENGINEER. WRITTEN (TYPED) LOGS SHALL BE SUBMITTED TO THE VILLAGE DETAILING SERVICE WYE LOCATIONS AND DEFECTS, ETC. LOCATED. AIR TESTING AND DEFLECTION TESTING OF ALL SANITARY SEWERS IS REQUIRED.
    CONSTRUCTION SHALL CONFORM TO "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS", LATEST EDITION, PUBLISHED BY THE ILLINOIS E.P.A. EXCEPT FOR CONFLICTS WITH THE VILLAGE OF PALATINE PROCEDURES, WHERE THE VILLAGE ORDINANCE SHALL TAKE PRECEDENCE.
11. ALL MANHOLES, CATCHBASINS & VALVE VAULTS IN STREET SHALL BE SET IN A FULL MORTOR BED.

EARTHWORK, GRADING, AND PAVING

1. ALL PROPOSED PAVEMENT AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND UNSUITABLE MATERIAL AND EXCAVATED OR FILLED TO WITHIN 0.10 FEET OF DESIGN SUBGRADE.
2. THE SUBGRADE SHALL BE FREE OF ALL UNSUITABLE MATERIAL AND SHALL BE COMPACTED TO A MINIMUM 95 PER CENT OF MODIFIED PROCTOR DENSITY.
3. THE SUBGRADE SHALL BE INSPECTED BY A QUALIFIED SOILS TESTING LABORATORY REPRESENTATIVE.
4. STOCKPILING OF SOIL SHALL BE AT LOCATIONS DESIGNATED BY OWNER. AND AS SHOWN ON THE PLANS.
5. THE EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF SPOIL MATERIAL FROM THE UNDERGROUND CONTRACTORS, PREPARING THE ROADWAY SUBGRADE, PLACING TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES TO FINISHED GRADE, GRADING OR DRAINAGE SWALES, AND ALL OTHER TASKS AS DIRECTED BY THE OWNER OR ENGINEER.
6. THE QUANTITIES CONTAINED IN THESE DOCUMENTS ARE APPROXIMATE AND ESTIMATED, AND ARE PRESENTED AS A GUIDE TO THE CONTRACTOR IN DETERMINING ALL QUANTITIES AND TO BECOME FAMILIAR WITH THE SITE AND SOIL CONDITIONS.
7. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT THE CONCLUSION OF EACH WORKING DAY.
8. THE PAVING CONTRACTOR IS RESPONSIBLE FOR THE FINAL SUBGRADE PREPARATION, THE PAVEMENT BASE, BINDER, AND SURFACE, AND ALL FINAL CLEAN-UP AND RELATED WORK ASSOCIATED WITH THE PAVING OPERATION.
9. THE PROPOSED CURB AND GUTTER AND PAVEMENT SHALL BE OF THE TYPE AND THICKNESS AS SPECIFIED IN THE ENGINEERING DRAWINGS, AND CONSTRUCTED IN STRICT CONFORMANCE WITH THE PREVIOUS REFERENCED STANDARD SPECIFICATIONS, AND THE REQUIREMENTS OF THE VILLAGE OF PALATINE
10. THE COMBINATION CURB AND GUTTER SHALL BE CONSTRUCTED OF I.D.O.T. CLASS SI CONCRETE AND SHALL BE IN STRICT CONFORMANCE WITH THE PROVISIONS OF SECTION 720.04 OF STANDARD SPECIFICATIONS..., CURRENT EDITION. ALL CURB AND GUTTER SHALL BE BROOM FINISHED.
11. CURING AND PROTECTION OF ALL CONCRETE SHALL BE IN STRICT CONFORMANCE WITH THE PROVISIONS OF SECTION 720.13 OF STANDARD SPECIFICATIONS, CURRENT EDITION.
12. THE CURB AND GUTTER SHALL HAVE TWO (2) 3/4"-THICK PREMOULDED FIBER EXPANSION JOINTS WITH 3/4"-DIAMETER BY 18-INCH LONG PLAIN ROUND STEEL DOWEL BARS AT 100-FOOT INTERVALS, AT ALL PC'S AND PT'S, AND AT ALL CURB RETURNS. CONTRACTION JOINTS SHALL BE CONSTRUCTED AT 10-FOOT INTERVALS. THE COST OF THESE JOINTS SHALL BE INCIDENTAL TO THE CURB AND GUTTER.
13. DEPRESSED CURB SHALL BE PROVIDED FOR HANDICAPPED RAMPS AT ALL SIDEWALKS ABUTTING THE CURB AND GUTTER.

SCHEDULE OF CASTINGS			
	GRASS AREA	PAVEMENT AREA	IMPRINT
VALVE VAULTS	R-1712-C	R-1712-C	"WATER"
CATCHBASIN TYPE A	R-4340-B	TOP: GRATE OR R-3501 OR R-3515 CURB BOX: R-3607-C OR R-3609-C OR R-3615-C OR R-3617-C CURB	NONE
STORM MANHOLE TYPE A	R-1712-C	R-1712-C	"STORM"
SANITARY MANHOLE TYPE A	R-1712-C	R-1712-C	"SANITARY"
SANITARY MANHOLE STEPS	PS-1 PLASTIC COATED OR APPROVED EQUAL	PS-1 PLASTIC COATED OR APPROVED EQUAL	NONE

ALL CASTINGS SHALL BE NEENAH OR APPROVED EQUAL
ALL CASTINGS SHALL BE BICYCLE-SAFE, AS APPLICABLE
ALL SANITARY MANHOLE LIDS SHALL BE BOLT-DOWN, GASKETED WITH CONCEALED PICKHOLE.

TABLE OF PIPE & JOINT SPECIFICATIONS			
USE	MATERIAL	GRADE SPEC.	JOINT SPEC.
STORM	R.C.P.	IV C-76	O-RING JOINT C-443
SANITARY SERVICE	P.V.C.	SDR-26 ASTM D-3034	JOINT ASTM D-3212 GASKET F-477
SANITARY SEWER	P.V.C.	SDR-26 ASTM D-3034	JOINT ASTM D-3212 GASKET F-477
WATER MAIN	D.I.P.	CL 52 ANSI/AWWA C151/A21.4	ANSI/AWWA C111 ASTM D-3139

NOTE: AS A MINIMUM REQUIREMENT ALL SEWER PIPES BE LAID IN ACCORDANCE WITH USE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS"

NOTES ON SEQUENCE OF EROSION CONTROL MEASURES

PRIOR TO ANY EXCAVATION WORK THE PERIMETER OF THE PROJECT SHALL BE SILT FENCED AS WELL AS ANY WETLANDS THAT ARE TO BE PROTECTED.

1. STRIPPING & STOCKPILING OF TOPSOIL AND ROUGH GRADING.
2. PLACEMENT OF ALL SILT FENCE AS SOON AS BASINS ARE COMPLETED.
3. FINAL GRADING AND CONSTRUCTION.
4. ESTABLISH PERMANENT VEGETATION OR EROSION CONTROL MATTING DURRING THE FIRST POSSIBLE GROWING SEASON.

NOTES ON SILT FENCE MAINTENANCE

1. SOIL DEPOSITS LEFT ON EROSION CONTROL DEVICES WILL BE REMOVED AFTER EACH RAINFALL.
2. IF PART OF THE SILT FENCE DETERIORATES DURING THE CONSTRUCTION, IT WILL BE REPLACED. SILT FENCES SHALL BE INSPECTED AND REPAIRED DAILY.
3. AFTER THE COURSE OF CONSTRUCTION AND AFTER GRASS HAS TAKEN, EROSION CONTROL DEVICES WILL BE REMOVED, SWALES WILL BE GRADED TO CONFORM TO THE PROPOSED GRADING PLAN, AND GRASS WILL BE PLACED IN THESE AREAS.

NOTE:

ALL STOCK PILES SHALL BE SILT FENCED & TEMPORARILY SEEDED.
ALL TEMPORARY SEEDING SHALL BE DONE WITHIN 7 DAYS OF ROUGH GRADING. ALL PERMANENT SEEDING SHALL BE DONE WITHIN 7 DAYS OF FINAL GRADING.
ALL STORM RUNOFF TO BE COLLECTED & CONVEYED TO THE DETENTION BASIN VIA STORM SEWERS.
ALL DRAINAGE CHANNELS SHALL BE SEEDED & NETTED OR SODDED AND SHALL BE INSPECTED AFTER EACH 1/2" RAINFALL. ANY MAINTENANCE REQUIRED SHALL BE DONE IMMEDIATELY.
ALL SWALES SHALL BE PROTECTED BY ROCK CHECK DAMS PER DETAIL @ 50' INTERVALS, ACCORDING TO CONSERVATION PRACTICES #910.

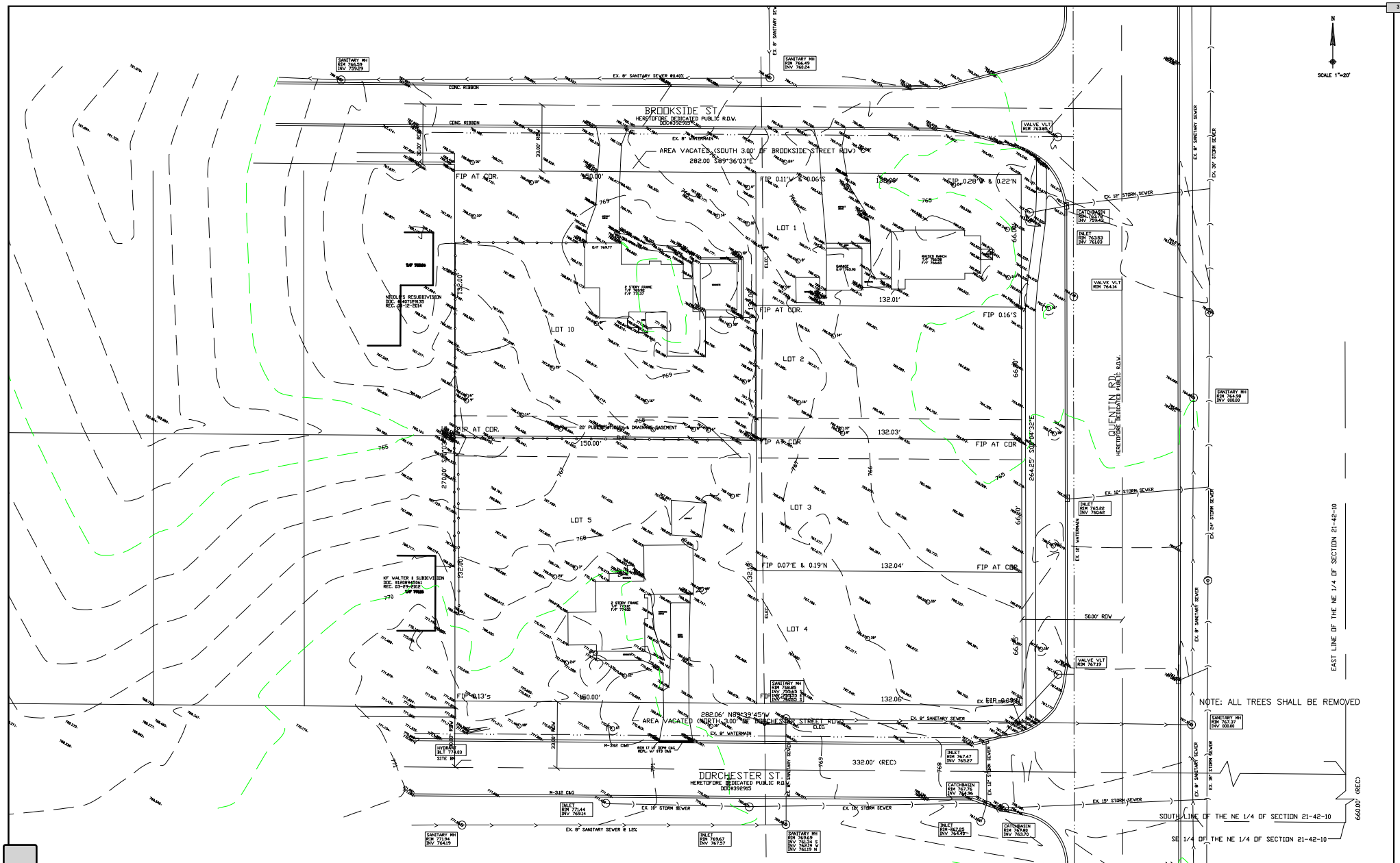
SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS
PER VILLAGE 04-23-25

DRAWN BY: TJS | JOB NO. 5382
DESIGNED BY: TJS | SCALE:
CHECKED BY: TJS | DATE: 02-10-25

GENERAL NOTES
JOST CORNER RESUBDIVISION

SHEET NO. 3 OF 10 SHEETS



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PER VILLAGE 04-23-25

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CHECKED BY:	TJS	DATE:	02-10-25

EXISTING CONDITIONS
JOST CORNER RESUBDIVISION

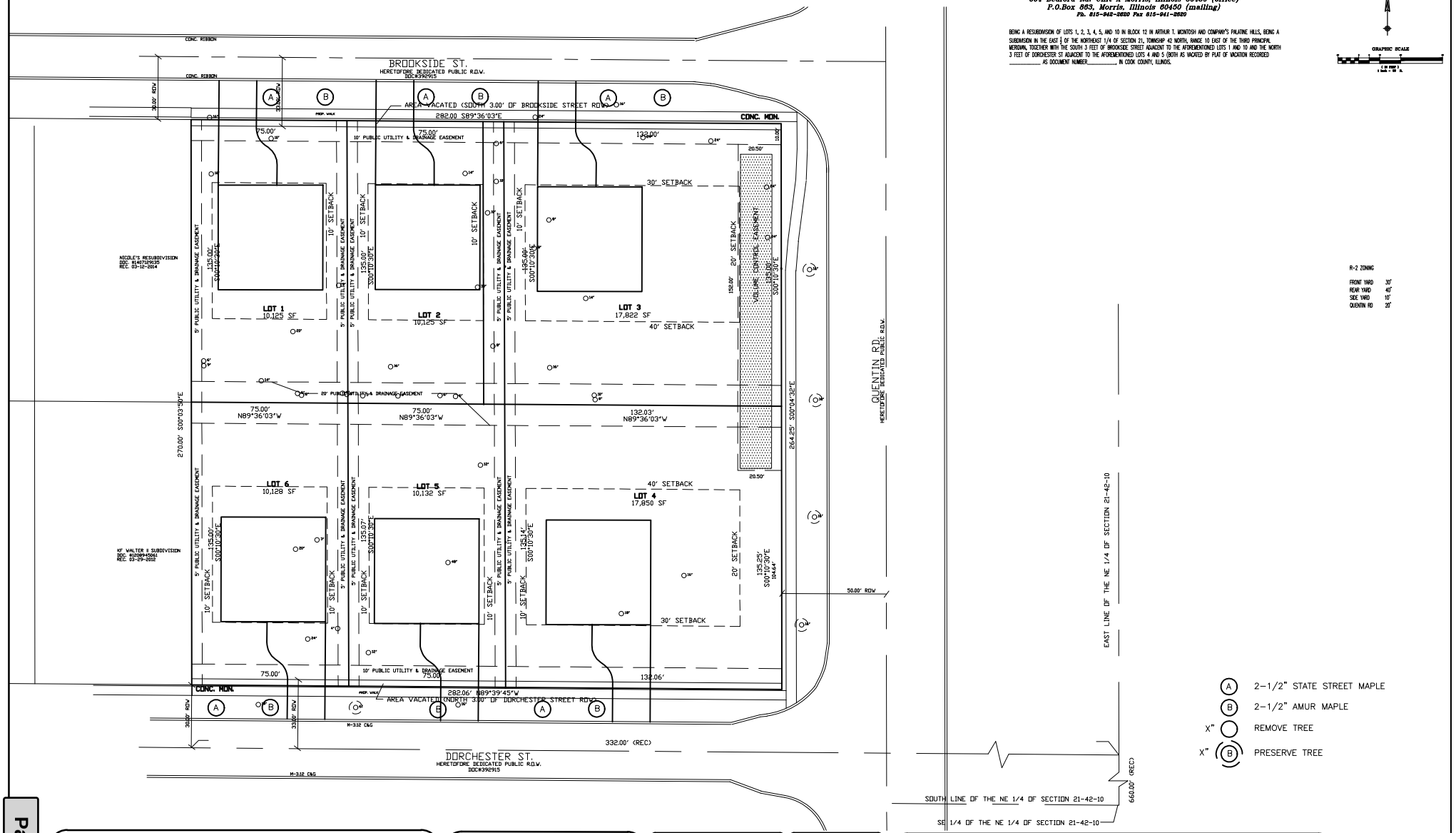
SHEET NO. 4 OF 10 SHEETS

Packet Pg. 180
6.C.1.h
Attachment: Planning and Zoning Commission materials - May 13, 2025 meeting (839 W Brookside Street - PFSUB 6-lot)
Attachment: Engineering Plans (839 W Brookside Street, 262 N. Quentin Road, 836 W. Dorchester Road - PFSUB 6-lot)

FINAL PLAT OF RESUBDIVISION OF JOST CORNER RESUBDIVISION

MORRISON SURVEYING CO., INC.
604 Bedford Rd. Unit A Morris, Illinois 60450 (office)
P.O.Box 863, Morris, Illinois 60450 (mailing)
Ph. 815-942-2620 Fax 815-941-2620

BEING A RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 10 IN BLOCK 12 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE HILLS, BEING A SUBDIVISION IN THE EAST ½ OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE SOUTH 3 FEET OF BROOKSIDE STREET ADJACENT TO THE AFOREMENTIONED LOTS 1 AND 10 AND THE NORTH 3 FEET OF DORCHESTER ST ADJACENT TO THE AFOREMENTIONED LOTS 4 AND 5 (BOTH AS VACATED BY PLAT OF VACATION RECORDED _____ AS DOCUMENT NUMBER_____, IN COOK COUNTY, ILLINOIS.



R-2 ZONING

FRONT YARD	30'
REAR YARD	40'
SIDE YARD	10'
QUENTIN RD	20'

(A) 2-1/2" STATE STREET MAPLE
(B) 2-1/2" AMUR MAPLE
X" REMOVE TREE
X" PRESERVE TREE

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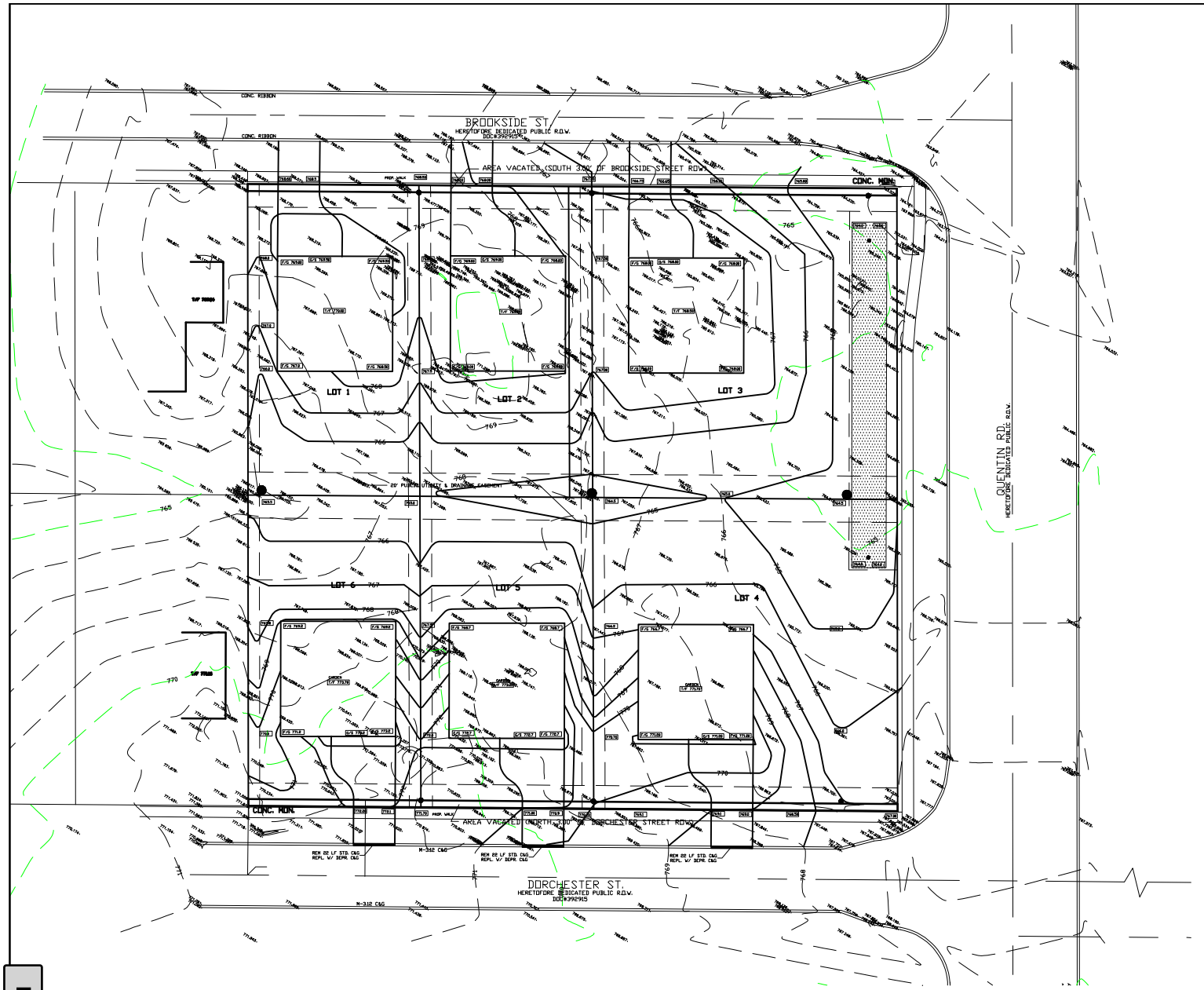
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SITE & TREE PRESERVATION PLAN
JOST CORNER RESUBDIVISION

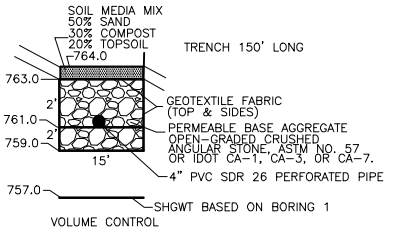
SHEET NO. 5 OF 10 SHEETS

Attachment: Engineering Plans (839 W Brookside Street, 262 N. Quentin Road, 836 W. Dorchester Road - PFSUB 6-lot)



N

SCALE 1"=20'



NOTES:

1) TREES SHALL BE REMOVED ONLY AS NEEDED.

VOLUME CONTROL EASEMENT
VOLUME CONTROL AREA AND ON-SITE STORM SEWER SERVING SAID AREA SHALL BE MAINTAINED BY EACH INDIVIDUAL HOMEOWNER ACCORDING TO THE TERMS SET FORTH IN SCHEDULE R OF THE MWRD-MWD PERMIT. THE VOLUME CONTROL AREA SHALL NOT BE MODIFIED, FILLED OR REMOVED IN ANY WAY.

PROPOSED CONTOUR LINE
EXISTING CONTOUR LINE
+761.00 EXISTING ELEVATION
761.00 PROPOSED ELEVATION

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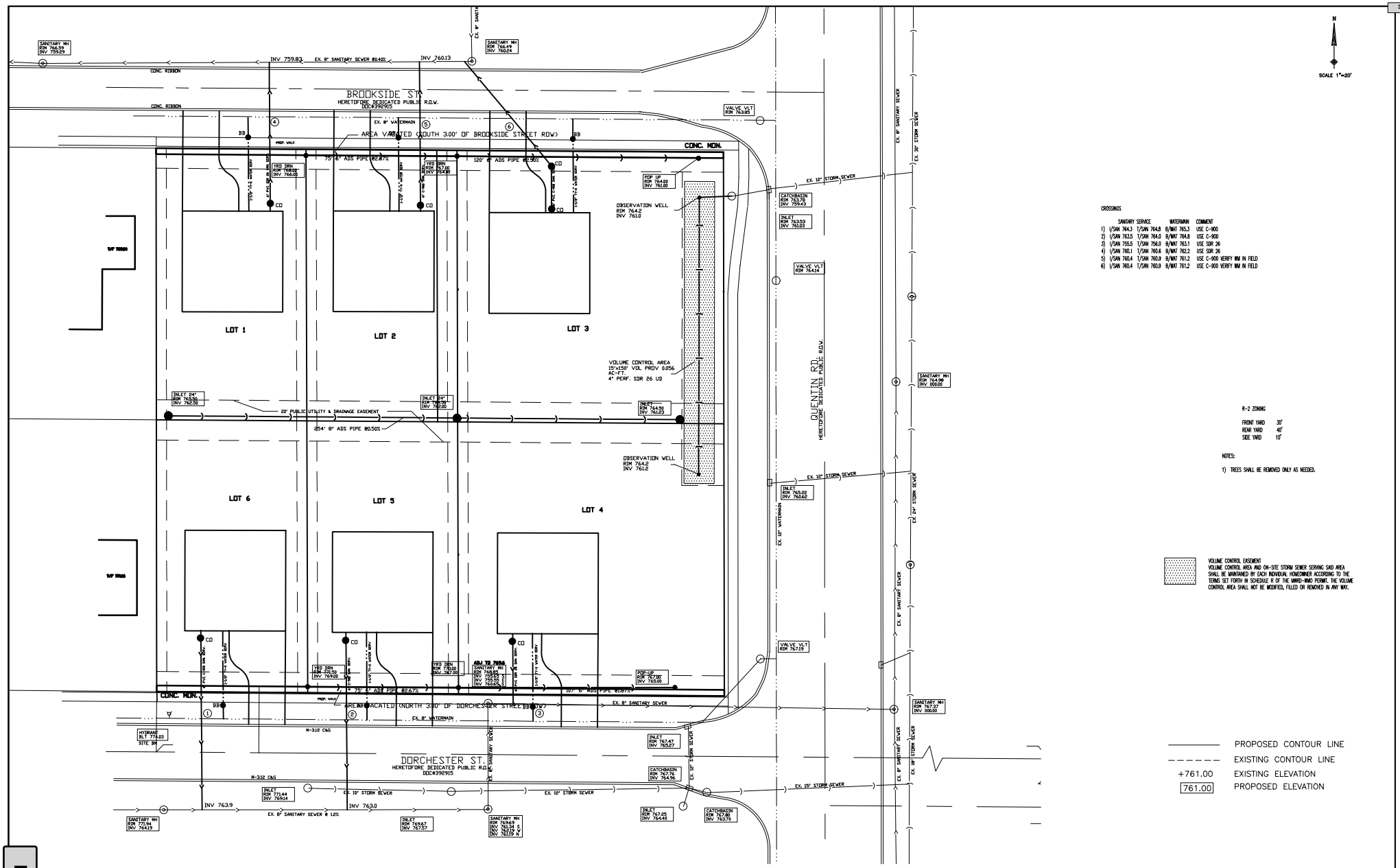
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GRADING PLAN
JOST CORNER RESUBDIVISION

SHEET NO. 6 OF 10 SHEETS

3.3.f
Attachment: Engineering Plans (839 W Brookside Street, 262 N. Quentin Road, 836 W. Dorchester Road - PFSUB 6-lot)



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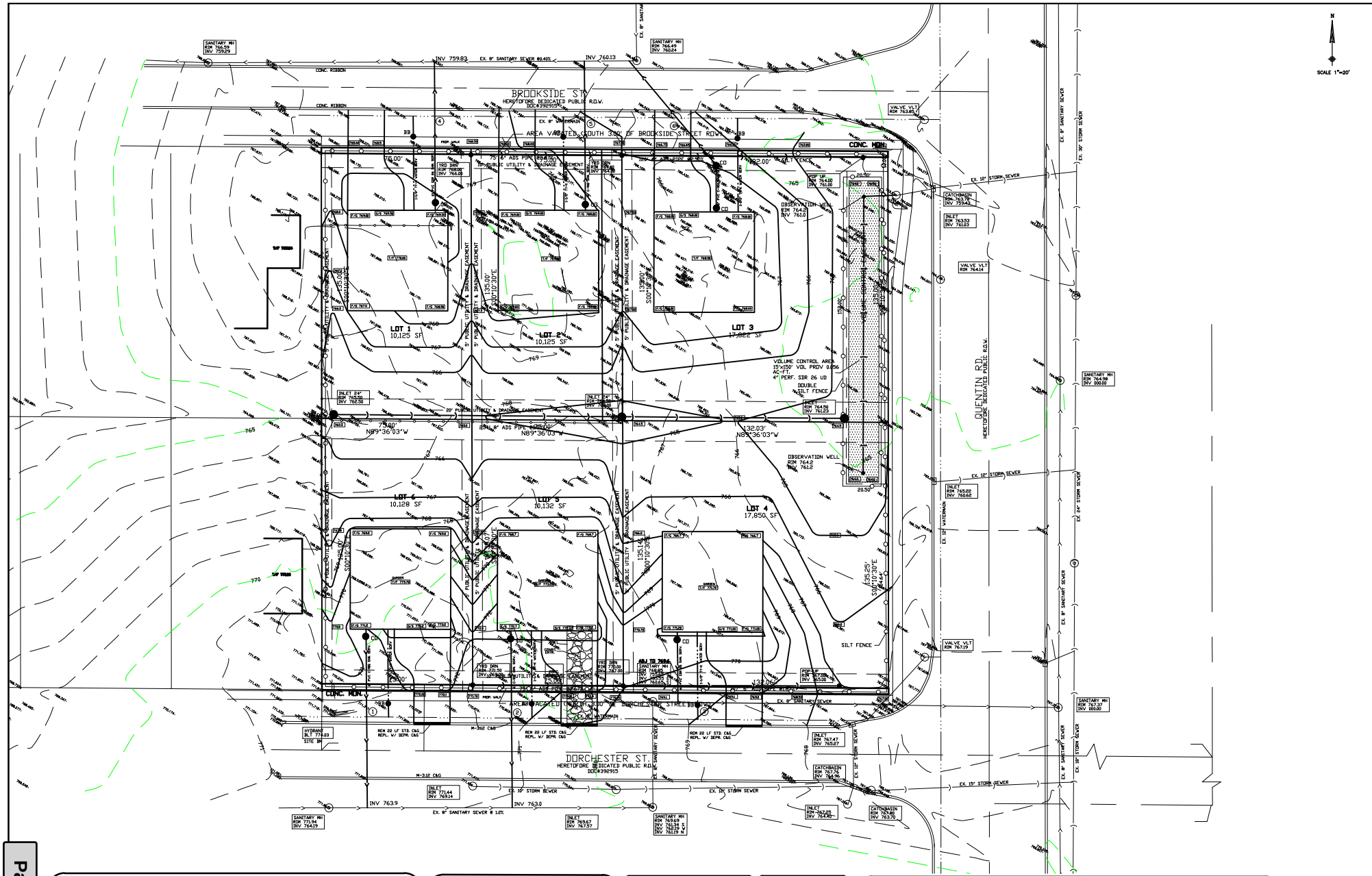
REVISIONS
PER VILLAGE 04-23-25

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UTILITY PLAN
JOST CORNER RESUBDIVISION

SHEET NO. 7 OF 10 SHEETS

Packet Pg. 183
6.C.1.h
Attachment: Planning and Zoning Commission materials - May 13, 2025 meeting (839 W Brookside Street - PFSUB 6-lot)
Attachment: Engineering Plans (839 W Brookside Street, 262 N. Quentin Road, 836 W. Dorchester Road - PFSUB 6-lot)
3.3.f



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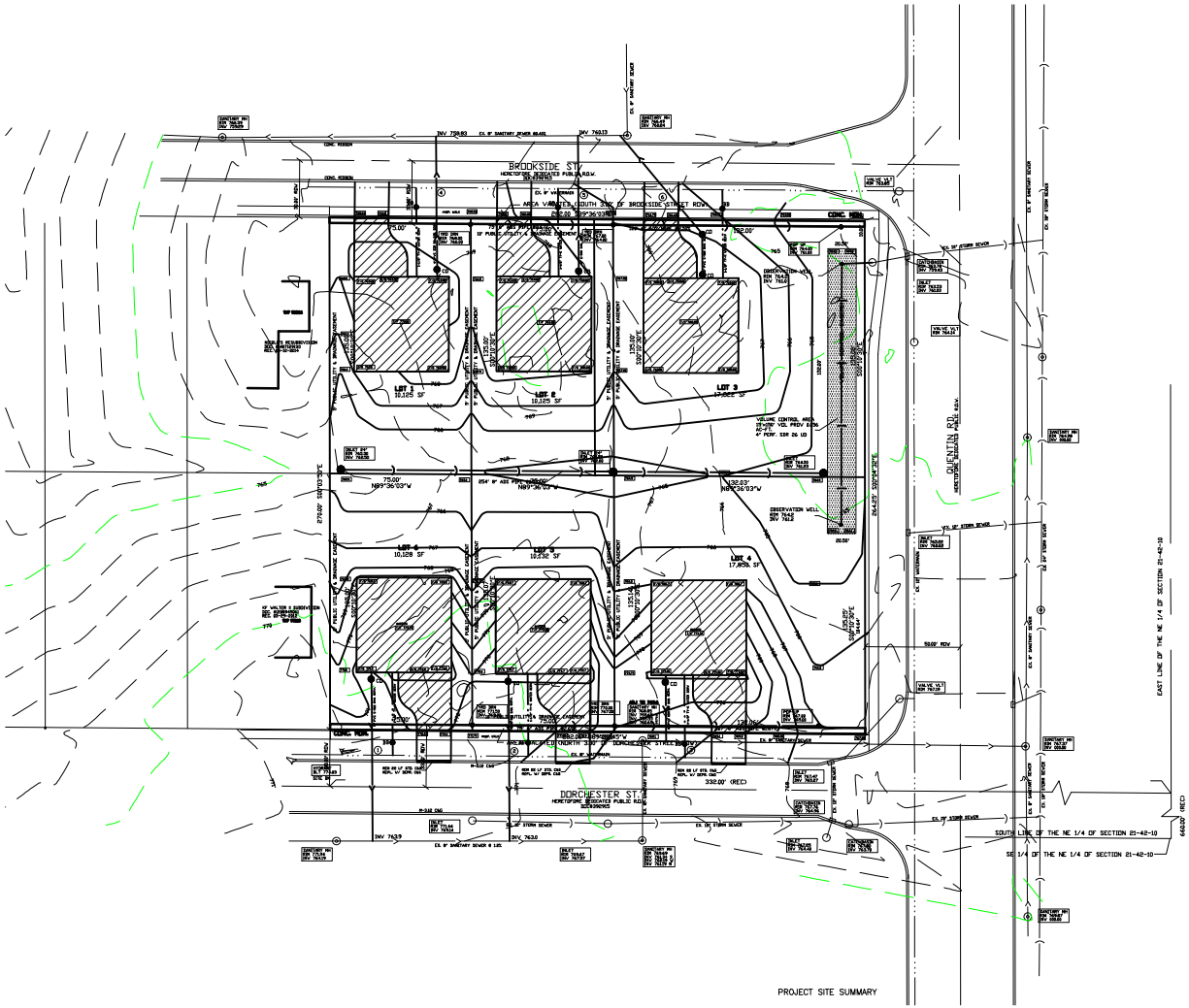
REVISIONS
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EROSION CONTROL
JOST CORNER RESUBDIVISION

SHEET NO. 8 OF 10 SHEETS

Attachment: Planning and Zoning Commission materials - May 13, 2025 meeting (839 W Brookside Street - PFSUB 6-lot)
Attachment: Engineering Plans (839 W Brookside Street, 262 N. Quentin Road, 836 W. Dorchester Road - PFSUB 6-lot)



SCALE 1"=30'

MAINTENANCE PLAN FOR JOST CORNER RESUBDIVISION

INDIVIDUAL HOMEOWNERS, WITH FACILITIES SHOWN ON THIS EXHIBIT (EXHIBIT R) SHALL ASSUME RESPONSIBILITIES FOR THE FOLLOWING PERPETUAL MAINTENANCE ACTIVITIES:

1. GENERAL
REGULAR INSPECTIONS AND ROUTINE MAINTENANCE OF GENERAL AREAS SHALL BE PERFORMED ON A MONTHLY BASIS. SPECIFIC ITEMS OF CONCERN INCLUDE:
- LITTER AND DEBRIS SHALL BE CONTROLLED
- LANDSCAPE AREAS SHALL BE MAINTAINED WITH REGULAR MOWING AND RESTORED WITH APPROPRIATE SEEDING/VEGETATION AS NECESSARY.
- ACCUMULATED SEDIMENT SHALL BE DISPOSED OF PROPERLY, ALONG WITH ANY WASTES GENERATED DURING MAINTENANCE OPERATIONS.
- RIPRAP AREAS SHALL BE REPAIRED WITH ADDITION OF NEW RIPRAP, AS NECESSARY, OF SIMILAR SIZE AND SHAPE.

2. STORMWATER MANAGEMENT FACILITIES
ALL COMPONENTS OF THE STORMWATER MANAGEMENT FACILITIES SHALL BE CHECKED MONTHLY BETWEEN MARCH AND NOVEMBER AND MAINTAINED AS NECESSARY TO ENSURE PROPER PERFORMANCE. IT IS CRITICAL THAT ALL INFLOWS AND OUTFLOWS TO THE VOLUME CONTROL FACILITY ARE CLEAN AND PERFORMING AS DESIGNED. IN ADDITION, THE DESIGN VOLUME OF THE VOLUME CONTROL FACILITY SHALL ALSO BE MAINTAINED. INSPECTIONS FOR THE FOLLOWING SPECIFIC ITEMS SHOULD BE CONDUCTED MONTHLY BETWEEN MARCH AND NOVEMBER.

SIDE SLOPES/EMBANKMENT/EMERGENCY OVERFLOW STRUCTURE
- INSPECT EMBANKMENTS FOR SETTLEMENT AND EROSION
- REMOVE WOODY GROWTH FROM THE EMBANKMENT
- ANY BREAKS, HIRE REGISTERED PROFESSIONAL ENGINEER FOR DESIGN RESOLUTION
- SEED AND SOD ANY ERODED AREAS
- SIGNS OF PIPING (LEAKAGE) OR SEEPAGE, REPAIR
- STABILIZE EMERGENCY OVERFLOW STRUCTURE IF EROSION OBSERVED
- REMOVE OBSTRUCTIONS BLOCKING EMERGENCY OVERFLOW SPILLWAY

VEGETATED AREAS
- REGULAR MOWING TO CONTROL VEGETATION, NO CUTTING OF NATIVE VEGETATION
- NEED FOR PLANTING, RESEEDING OR SODDING. SUPPLEMENT ALTERNATIVE NATIVE VEGETATION IF SIGNIFICANT PORTION HAS NOT BEEN ESTABLISHED (50% OF SURFACE AREA). RESEED WITH ALTERNATIVE GRASS SPECIES IF ORIGINAL GRASS COVER HAS NOT SUCCESSFULLY ESTABLISHED.
- EVIDENCE OF GRAZING, MOTORBIKES, OR OTHER VEHICLES, REPAIR
- CHECK FOR INVASIVE VEGETATION, REMOVE WHERE POSSIBLE.
- ALL VEGETATION MUST BE MAINTAINED PER THE APPROVED PLANTING PLAN.

OUTLET CONTROL STRUCTURE
- INSPECT RESTRICTOR AND REMOVE DEBRIS IF CLOGGED OR DISCHARGE REDUCED.
- REMOVE ACCUMULATED SEDIMENT AT OUTLET.
- SCOUR AND EROSION AT OUTLET, REPAIR AND RESEED.
- ANY ICE DAMAGE TO OUTLET OF PIPE, REPAIR IF NECESSARY.
- CONDITION OF TRASH RACK, REMOVE DEBRIS.
- OUTLET CHANNEL CONDITIONS DOWNSTREAM

ACCESS FOR MAINTENANCE EQUIPMENT
- REMOVE ANY OBSTRUCTIONS PLACED IN MAINTENANCE EASEMENTS

SAFETY FEATURES
- ACCESS CONTROLS TO HAZARDOUS AREAS.
- FENCES
- LOOSE OR DAMAGED POSTS
- LOOSE OR BROKEN WIRES
- CONDITION OF GATES
- SIGNS

2. VOLUME CONTROL FACILITY
ROUTINE INSPECTIONS OF THE VOLUME CONTROL FACILITIES SHALL BE PERFORMED BY THE OWNER ON A YEARLY OR AS NEEDED BASIS. SPECIFIC ITEMS OF CONCERN INCLUDE:
- FACILITY SHALL BE INSPECTED YEARLY USING THE MONITORING WELL TO VERIFY THE SYSTEM FUNCTIONING PROPERLY.
-
- ACCUMULATED SEDIMENT FROM SURFACE SHALL BE VACUUMED OUT AND DISPOSED OF PROPERLY.
- APPROPRIATE SIGNAGE SHALL BE REPAIRED IF DAMAGED OR ILLEGIBLE.

3. STORMWATER COLLECTION SYSTEM
THE OWNER SHALL PERFORM MONTHLY INSPECTIONS OF ALL COMPONENTS OF THE STORMWATER COLLECTION SYSTEM. THE MONTHLY INSPECTION SHALL OCCUR BETWEEN MARCH AND NOVEMBER AND INCLUDE THE FOLLOWING SPECIFIC AREAS OF CONCERN:

STORM INLETS/MANHOLES
- REMOVE ACCUMULATED LEAVES AND OTHER DEBRIS FROM GRATES
- RESET COVERS/LIDS ON AN AS NEEDED BASIS.
- REMOVE ACCUMULATED SEDIMENT FROM MANHOLE BOTTOM WHEN 50% OF SUMP IS FILLED.

STORM SEWERS/CULVERTS
- VISUALLY INSPECT PIPES BY REMOVING MANHOLE LIDS, MAKE REPAIRS AS NECESSARY.
- STORM SEWERS AND CULVERTS SHALL BE CHECKED FOR SILTATION DEPOSITS AT INLETS, OULETS, AND WITHIN THE CONDUIT, CLEAN OUT AS NECESSARY
-
- RESTORE RIPRAP AT OUTLETS IF EROSION OBSERVED
- RESTORE RIPRAP AT OUTFALLS
- REPLANT AND RESEED ANY ERODED AREAS

OVERLAND FLOW ROUTES (DITCHES/SWALES)
- ANNUAL VISUAL INSPECTIONS SHALL BE PERFORMED THAT VERIFY THE DESIGN CAPACITY OF THE OVERLAND FLOW ROUTE IS MAINTAINED. THE SLOPE AND CROSS SECTIONAL AREA OF THE DITCH/SWALE SHALL BE VERIFIED DURING THIS INSPECTION
- REMOVE ANY OBSTRUCTIONS THAT HAVE BEEN PLACED IN THE DRAINAGE PATH
- SEED AND SOD ANY ERODED AREAS
- RESTORE RIPRAP AS NECESSARY
- REGRADE TO PROVIDE POSITIVE DRAINAGE AS NECESSARY
- REGULAR MOWING TO CONTROL VEGETATION

5. VEGETATED AREAS
- NEED FOR PLANTING RESEEDING OR SODDING. SUPPLEMENT ALTERNATIVE NATIVE VEGETATION IF A SIGNIFICANT PORTION HAS NOT ESTABLISHED (50% OF SURFACE AREA AFTER SECOND GROWING SEASON). RESEED WITH ALTERNATIVE NATIVE GRASS SPECIES IF ORIGINAL GRASS COVER HAS NOT SUCCESSFULLY ESTABLISHED.
- EVIDENCE OF GRAZING, MOTORBIKES OR OTHER VEHICLES, REPAIR
- CHECK FOR INVASIVE VEGETATION, REMOVE WHEN POSSIBLE
- REGULAR MOWING TO CONTROL VEGETATION, IT IS RECOMMENDED THAT NATIVE VEGETATION REMAIN UNCUT.
- DEAD OR DAMAGED NON-NATIVE GRASSY AREAS-REPAIR WITH APPROPRIATE VEGETATION ACCORDING TO THE APPROVED PLANTING PLAN.

6. QUALIFIED SEWER CONSTRUCTION
- PERFORM MANHOLE INSPECTIONS ONCE EVERY 5 YEARS, MAKE REPAIRS AS NECESSARY
- PERFORM SEWER INSPECTIONS ONCE EVERY 5 YEARS, MAKE REPAIRS AS NECESSARY
- PERFORM REGULAR CLEANING SO THAT EACH SEWER SEGMENT IS CLEANED ONCE EVERY 5 YEARS
- REMOVE ANY OBSTRUCTIONS PLACED IN THE MAINTENANCE EASEMENT THAT MAY IMPEDE MAINTENANCE EQUIPMENT ACCESS.

LEGEND

QUALIFIED SEWER CONSTRUCTION

STORM SEWER

BOUNDARY LINE

VOLUME CONTROL AREA

EACH HOMEOWNER OWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING THE VOLUME CONTROL FACILITY.
ANY AREAS THAT HAVE BECOME ERODED SHALL HAVE THE FOLLOWING MEASURES PERFORMED:
1) REMOVE THE RILLS.
2) REPLACE THE ERODED SOIL WITH TOPSOIL.
3) SEED AND/OR SOD THE AREA.
4) COVER WITH A BIO-FRIENDLY EROSION CONTROL BLANKET.

PROJECT SITE SUMMARY

BEING A RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 10 IN BLOCK 12 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE HILLS, BEING A SUBDIVISION IN THE EAST 1 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE SOUTH 3 FEET OF BROOKSIDE STREET ADJACENT TO THE AFOREMENTIONED LOTS 1 AND 10 AND THE NORTH 3 FEET OF DORCHESTER ST ADJACENT TO THE AFOREMENTIONED LOTS 4 AND 5 (BOTH AS VACATED BY PLAT OF VACATION RECORDED _____ AS DOCUMENT NUMBER _____, IN COOK COUNTY, ILLINOIS.

PROPERTY INDEX NUMBER: 02-23-217-003-0000
02-23-217-004-0000
02-23-217-005-0000
02-23-217-008-0000
02-23-217-009-0000
02-23-217-010-0000

PROJECT AREA: 1.71 ACRES
TOTAL CONTIGUOUS AREA: 1.71 ACRES

STORMWATER MANAGEMENT SUMMARY

VOLUME CONTROL 1,960 CF REQ'D 2,831 CF PRV'D

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

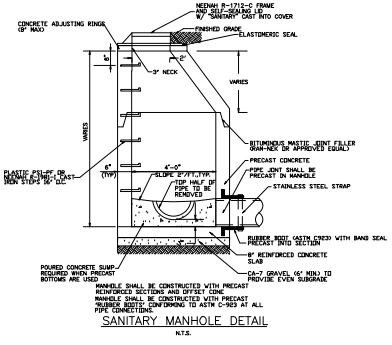
REVISIONS
PER VILLAGE 04-23-25

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DESIGNED BY: TJS	SCALE: 1"=30'
CHECKED BY: TJS	DATE: 02-10-25

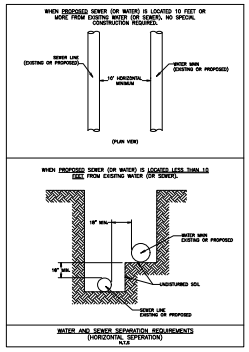
EXHIBIT R
JOST CORNER RESUBDIVISION

SHEET NO. 9 OF 10 SHEETS

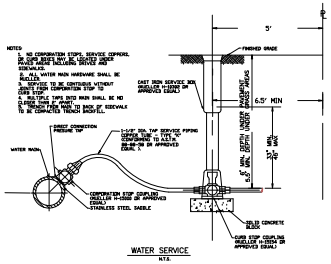
Packet Pg. 185
6.C.1.h
Attachment: Planning and Zoning Commission materials - May 13, 2025 meeting (839 W Brookside Street - PFSUB 6-lot)
Attachment: Engineering Plans (839 W Brookside Street, 262 N. Quentin Road, 836 W. Dorchester Road - PFSUB 6-lot)



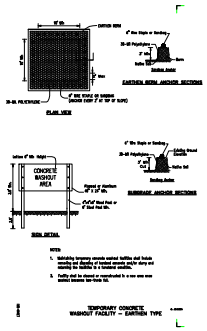
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N.T.S.

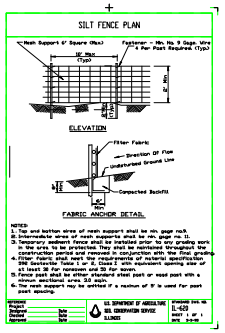


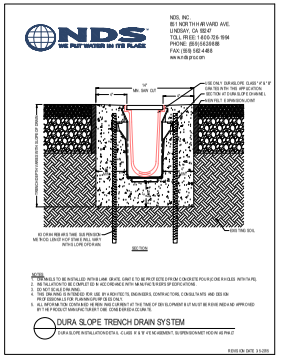
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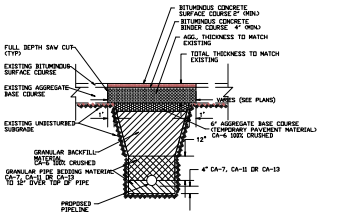


WATER SERVICE
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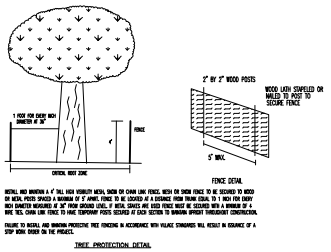




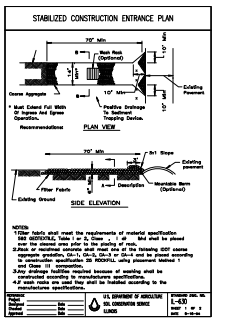


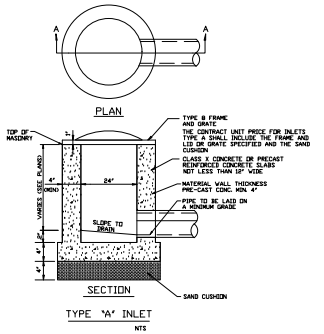


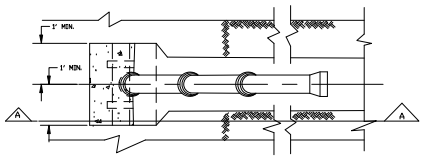
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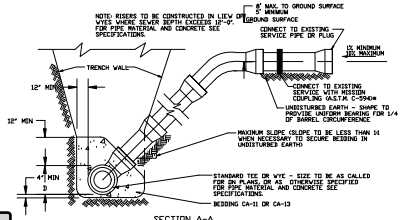
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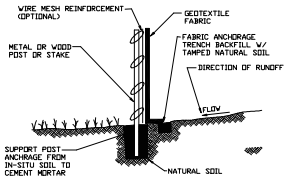




PLAN



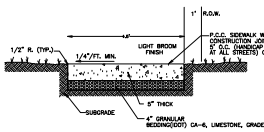
SECTION A-A
SANITARY SERVICE RISER
N.T.S.



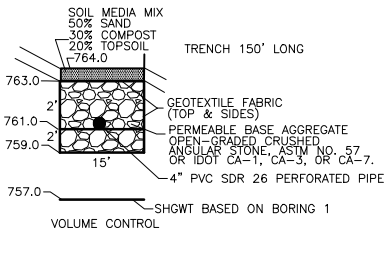
NOTE:
DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/HOG RINGS, STEEL POSTS W/ TIE WIRES, WOOD POSTS W/ NAILS.

SILT FENCE TO INSTALLED & MAINTAINED BY THE LOT OWNER TO THE APPROVAL OF THE VILLAGE INSPECTOR.

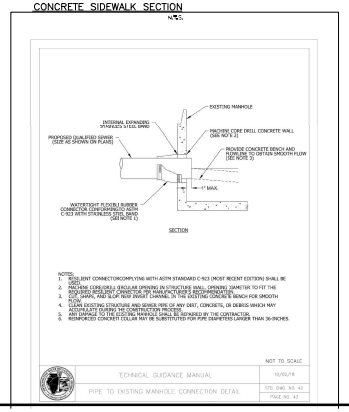
TYPICAL DETAIL FOR
SILT FENCE CONTROL



CONCRETE SIDEWALK SECTION
N.T.S.



VOLUME CONTROL



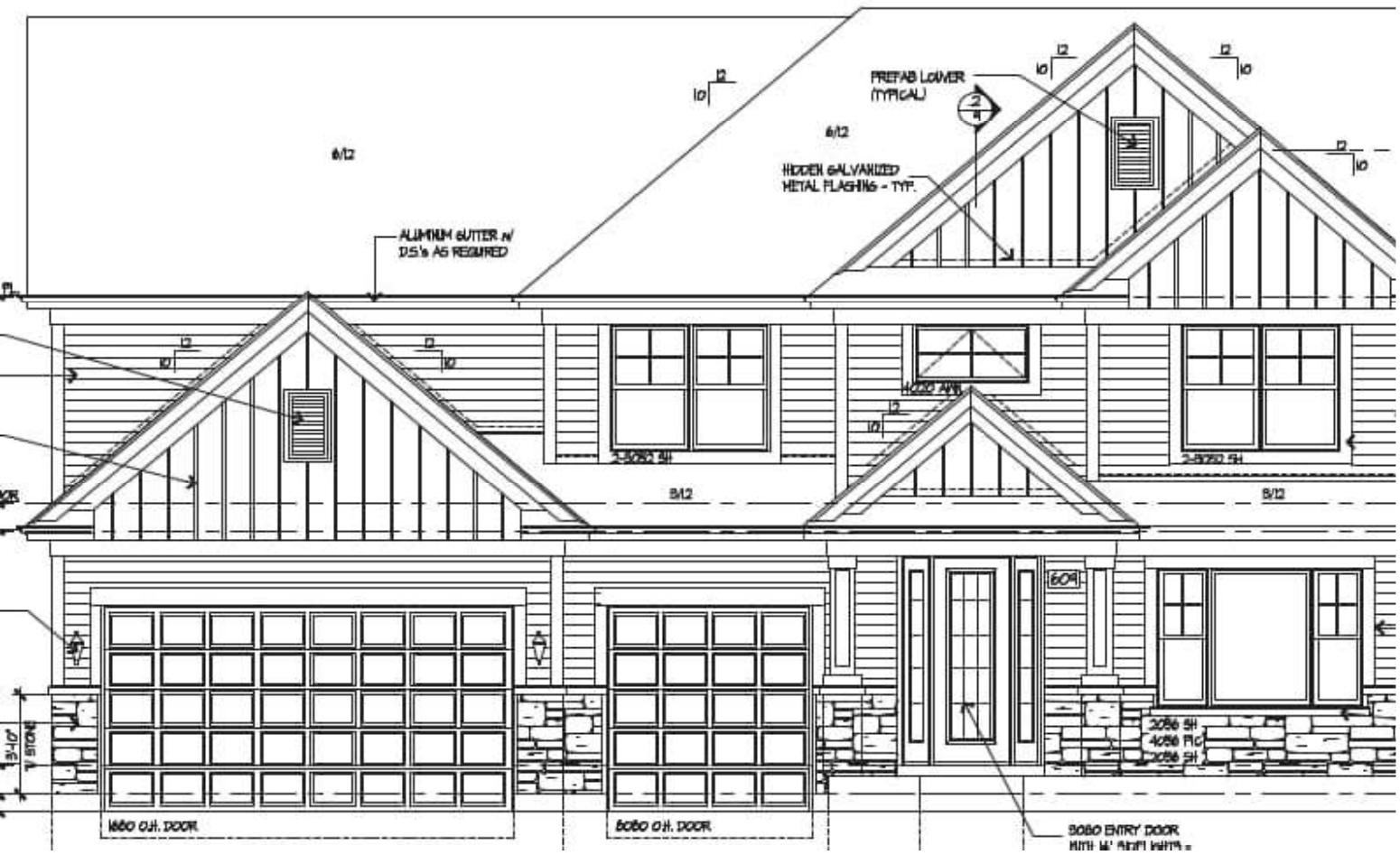
SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS
PER VILLAGE 04-23-25

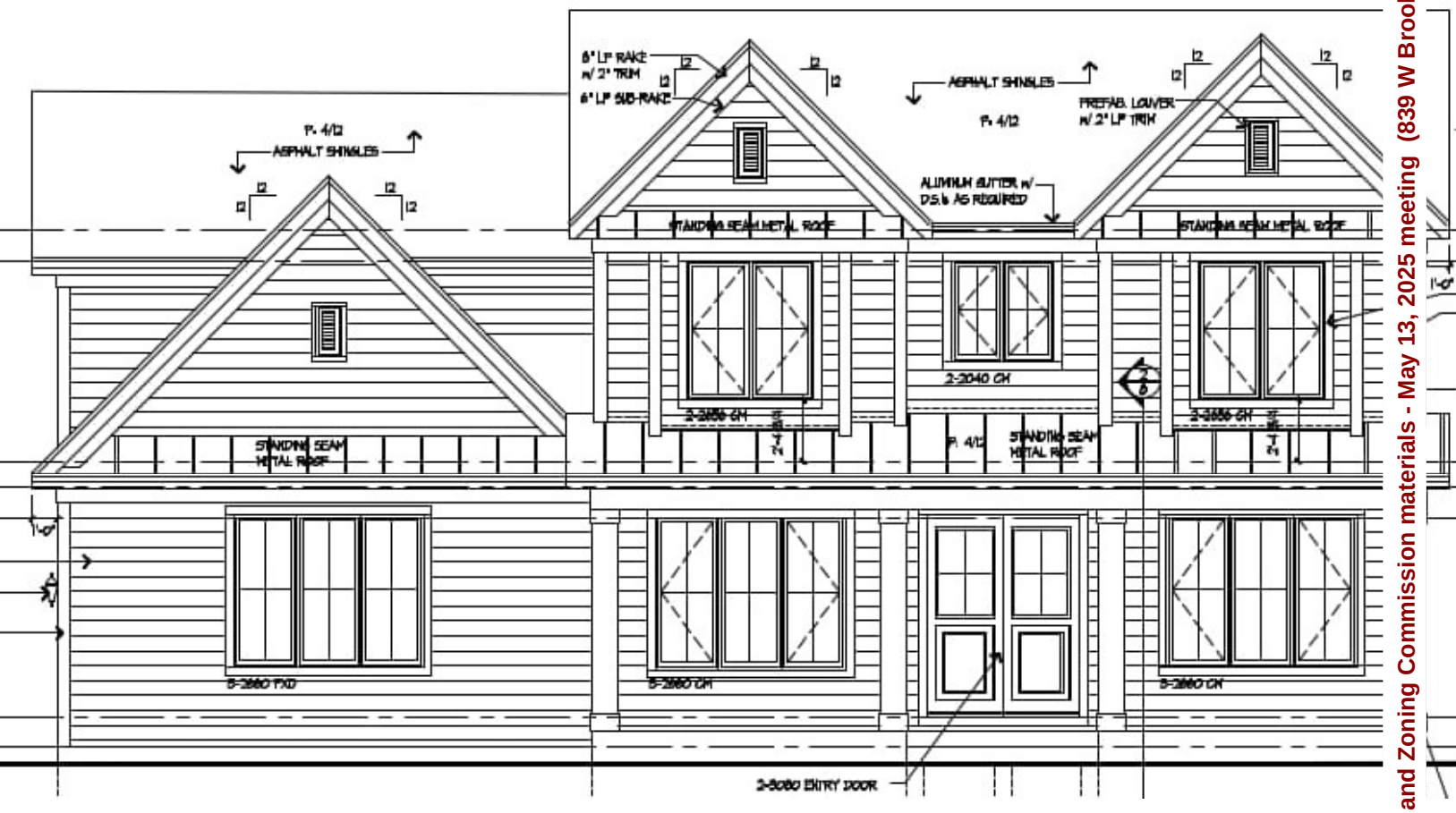
DRAWN BY:	TJS	JOB NO.	5382
DESIGNED BY:	TJS	SCALE:	
CHECKED BY:	TJS	DATE:	02-10-25

DETAIL SHEET
JOST CORNER RESUBDIVISION

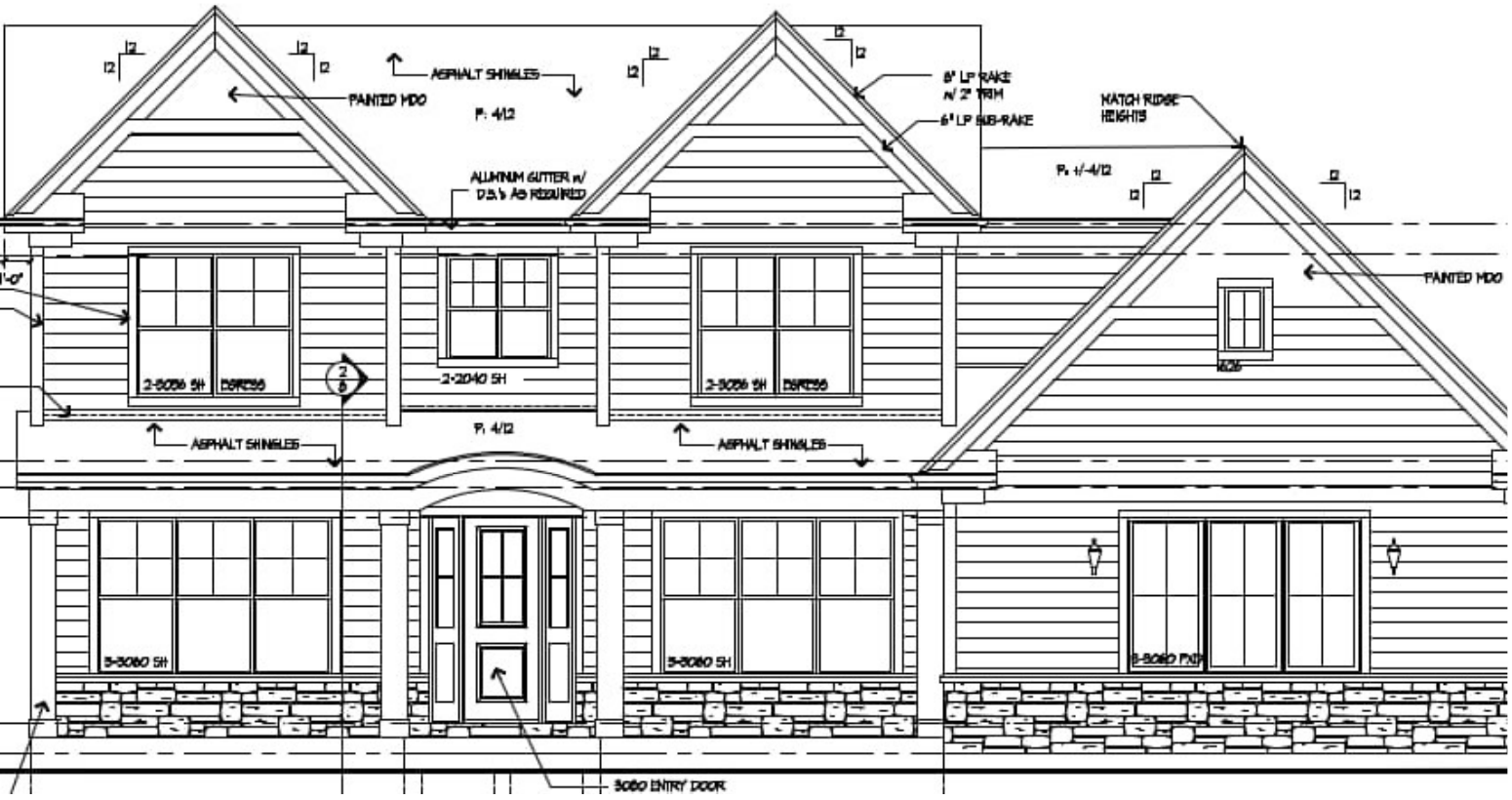
SHEET NO. 10 OF 10 SHEETS



Attachment: Planning and Zoning Commission materials - May 13, 2025 meeting (839 W Brookside Street - PFSUB 6-lot)



Attachment: Planning and Zoning Commission materials - May 13, 2025 meeting (839 W Brookside Street - PFSUB 6-lot)



Attachment: Planning and Zoning Commission materials - May 13, 2025 meeting (839 W Brookside Street - PFSUB 6-lot)

GISConsortium | Brookside Street - Dorchester Road- Zoning Map



Legend

Zoning and Development

Zoning

- R-1: Single Family
- R-2: Single Family

0 150 300 ft

Print Date: 5/9/2025

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and t

Attachment: Planning and Zoning Commission materials - May 13, 2025 meeting (839 W Brookside Street - PFSUB 6-lot)

6.C.1.h

Attachment: Current Zoning Map (839 W Brookside Street, 262 N. Quentin Road, 836 W. Dorchester Road

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

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

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

(Village) (Town) (City) (Township) of PALATINE 839 W. BROOKSIDE ST. 262 S. QUENTIN & 836 W. DORCHESTER RD.

(●) ( ) ( ) ( )

County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 24TH day of APRIL, A.D. 20 25., and the last publication thereof was made on the 24TH day of APRIL, A.D. 20 25.

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

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

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

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 24TH day of APRIL A.D., 20 25.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 24TH day of APRIL A.D., 20 25.

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

Attachment: Planning and Zoning Commission materials - May 13, 2025 meeting (839 W Brookside Street - PFSUB 6-lot)

3. 839 W Brookside Street, 262 S Quentin Road, including the 3 vacant lots south of 262 S Quentin Road, and 836 W. Dorchester Road.

PFSUB-000010-2025 - 839 W Brookside St.

Notice was published in the Journal & Topics on April 24th, 20255 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Plat of Subdivision**
5. **Plat of Vacation**
6. **Engineering Plans**
7. **Elevations**
8. **Public Notice**

Background:

The properties were annexed in 2002 and consist of 6 lots ranging from 8,712 to 20,025 square feet, totaling approximately 76,182 square feet (1.75 acres). They are currently zoned R-1 single-family residential. The surrounding properties are all zoned R-2 single-family residential.

The Petitioner is requesting a Preliminary and Final Subdivision to re-subdivide the 6 subject lots into 6 reconfigured lots; rezone the properties from R-1 to R-2; and vacate of southern 3 feet of the W. Brookside Street right of way and northern 3 feet of the Dorchester Street right-of-way, abutting the subject properties. The Petitioner is requesting a Preliminary/Final Plat of Subdivision to permit a 6-lot single-family residential development; and Rezoning from R-1 Single Family Residential to R-2 Single Family Residential; and Vacation of the southern 3 feet of the W. Brookside Street right-of-way and the northern 3 feet of W. Dorchester Road right-of-way, directly abutting the Subject Properties.

Sworn in petitioner: Greg Rose - 47 N Bothwell St., Palatine, IL - GWR Enterprises, Inc.

Mr. Rose explains that the existing six lots include four that face Quentin Road and are substandard. He proposes subdividing the two furthest west properties into 75 x 135 ft lots-two homes would front Dorchester, and two would front Brookside. The remaining four lots, which face Quentin, would still have driveways off Dorchester and Brookside. These lots would be wider and more appealing, as they would be further from Quentin Road. He states they are requesting R-2 zoning to match other subdivisions in the area. The proposed homes would be in the 3,000-4,000 sq. ft. range, with 75 ft. wide lots and 10 ft.

Attachment: PZC Minutes 5-13-25 (839 W Brookside Street - PFSUB 6-lot)

setbacks. He provides conceptual elevations of the proposed homes and notes that they are seeking R-2 zoning with no variances or relief.
Stormwater will be managed with a volume control area along Quentin Road. A depressional area will collect rainfall from the property before routing it into the MWRD system. He provides existing utility plans and notes that he was also the builder on two other nearby lots.
Commissioner Friedman asks him to speak to the need for the change in the right-of-way-does it make these lots consistent or unique in terms of drainage compared to the existing lots?
Mr. Rose states that it is not necessary, but it makes sense to include it.
Ms. Bremanis shows the subdivision layout and highlights the areas that have been vacated. She states that the new lot lines will be consistent with neighboring properties on Brookside and Dorchester.
Commissioner Bettenhausen asks if the footprint of Lots 3 and 4 could be moved 5 or 10 feet to the east.
Mr. Rose states that it would be left to the homeowner's discretion but feels they would be agreeable to maintaining a 10 ft. side yard setback to stay as far from Quentin Road as possible.
Commissioner Friedman - What is the setback for interior lots?
Mr. Rose - There will be 10 ft. side yard setbacks on all interior properties. The house width on those lots would be a maximum 55 ft., while the larger lots could accommodate wider homes.
Commissioner Fedota asks if an HOA would be required for volume control maintenance.
Mr. Rose states that the responsibility would be deeded to the property. If maintenance or adjustments were needed, the property owners would be required to share in the costs.

Ms. Bremanis states that a sub-area plan was developed years ago, which envisioned R-2 zoning for this area. The new comprehensive plan includes the sub-area plan, and the proposed zoning is consistent with both the plan and the surrounding properties. She provides pictures of the existing conditions.
Chairman Wood asks if sidewalks will be continued.
Ms. Bremanis states that they would connect to the existing sidewalks.

Sworn in Resident: Christine Kujanski - 855 W. Dorchester Road
Concerns regarding drainage. States they are at the lowest point and would like to know what the process is, the length of time and how drainage would be addressed. She explains the current issues and would like assurance that these concerns would be considered.

Mr. Rose states that the engineering plan addresses MWRD standards. Water collected on the property-regardless of new impervious surfaces-must be captured according to both Village and MWRD requirements and routed through volume control measures. The impact on the community must be less than what currently exists. The Village Engineer and MWRD will require them to manage

Attachment: PZC Minutes 5-13-25 (839 W Brookside Street - PFSUB 6-lot)

stormwater more effectively than the current conditions. The anticipated timeframe for construction is to begin in late September, with completion expected within 18 months.

Commissioner Friedman asks about his side of street with scope of work planned - any changes to curb or pavement.
Sworn in: Tim Spies - Spies & Assoc - 534 W Campus Dr. - Arlington Hts.
He states that there is no work being done outside the property lines it is contained within. The grading of Brookside or Dorchester roads would not be changed. If there are depressed curbs they would be replaced with standard section.

STAFF RECOMMENDATION:

The subdivision and rezoning to R-2 are consistent with the Comprehensive Plan recommendations, and comparable to the surrounding development patterns. The proposed lots meet or exceed all minimum required R-2 bulk and comply with all of the setback requirements and minimum required lot standards, per the Subdivision Ordinance. The proposed subdivision is also consistent with the surrounding subdivisions. Therefore, Staff recommends approval of the proposed request, subject to the following conditions:
Therefore, Staff recommends approval of the proposed request, subject to the following conditions:

1. The development shall substantially conform to the engineering plans prepared by Spies & Associates, Inc. attached here to except as such plans may be revised to conform to Village Codes and Ordinances.
2. The Final Plat of Subdivision shall be submitted on Mylar with the required signatures and significantly conform to the Plat of Subdivision in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
3. The Final Plat of Vacation shall be submitted on Mylar with the required signatures in a manner acceptable to the Village Engineer.
4. The Final Engineering Plans, Final Engineer's Estimate of Probable Cost, and Tree Preservation Plans shall be revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
5. Review fees, in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) based upon the finally accepted EEOPC shall be submitted in a manner acceptable to the Village Engineer.
6. A Public Improvement letter of credit in an amount of 115% of the approved EEOPC), for said public improvements, shall be submitted in a manner acceptable to the Village Engineer.
7. Cash in lieu of live detention in the amount of $19,807.32.
8. Recapture fees in the amount of $69,990.51 shall be submitted in a manner acceptable to the Village Engineer.
9. All required extra-agency permits (MWRD letter of determination) shall be submitted in a manner acceptable to the Village Engineer.
10. A construction management plan, indicated the proposed material delivery routes and contractor parking areas, shall be submitted to the Village Engineer.

Attachment: PZC Minutes 5-13-25 (839 W Brookside Street - PFSUB 6-lot)

11. A Subdivision Approvement Agreement shall be required.
12. Recording fees in the amount of $300 shall be submitted.
13. The Architectural Plans for the homes shall comply with the Village's Architectural Design Guidelines - Section 6.41.1 of the Village Code.

Chairman Wood notes that the builder stated they are required to ensure the development does not worsen existing conditions. A neighbor expressed concern that it might. She asks how it would be quantified whether the condition has worsened or not.

Ms. Bremanis provides information, explaining that any runoff created by the new homes must be captured by the volume control system, including water from downspouts. There are three catch basins that drain into the volume control area, which is how the drainage will be managed.

Commissioner Friedman states that there is nothing in the conditions requiring an HOA to maintain the system. He asks if the Village would set up an SSA (Special Service Area) through the conditions to ensure proper performance over time.

Ms. Bremanis states that this would be addressed as part of the site development permit process and would be coordinated with the Village Engineer.

Commissioner Friedman suggests that this requirement might be added to the conditions.

Resident - Ms. Kujanski states that there was a previous issue with flooding and the village did address and fix the problem. Would like to make sure that flooding doesn't occur with the new plan.

Wood states it is being addressed by engineering.

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

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

DISCUSSION:

Commissioner Noonan states that the plan is consistent with the existing neighborhood.

Commissioner Fedota comments that the plan provides a desirable frontage with relatively same size lots.

Chairman Wood states that it is an improvement to the neighborhood, and the builder has a history in the Village with a good reputation. She is comfortable with the plan.

Commissioner Schubert states that it will be a good addition and is a solid plan.

Commissioner Roth-Wurster states that the location is desirable and moving the entrances off of Quentin Road creates a safer configuration.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 9-0. This item will tentatively go to Village Council on Monday June 2nd, 2025.

Attachment: PZC Minutes 5-13-25 (839 W Brookside Street - PFSUB 6-lot)

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

Attachment: PZC Minutes 5-13-25 (839 W Brookside Street - PFSUB 6-lot)

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

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

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

(Village) (Town) (City) (Township) of PALATINE 839 W. BROOKSIDE ST. 262 S. QUENTIN & 836 W. DORCHESTER RD.

(●) ( ) ( ) ( )

County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 24TH day of APRIL, A.D. 20 25., and the last publication thereof was made on the 24TH day of APRIL, A.D. 20 25.

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

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

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

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 24TH day of APRIL A.D., 20 25.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 24TH day of APRIL A.D., 20 25.

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

Attachment: Public Notice (839 W Brookside Street - PFSUB 6-lot)

Consider an Ordinance Approving a Variation and Planned Development Amendment to Permit a Donation Bin in the Deer Grove Centre Shopping Center Parking Lot at 605-619 E. Dundee Road

BACKGROUND:
The Subject Property is the Deer Grove Centre shopping center on Dundee Road. The Petitioner, USAgain, is proposing to locate a donation bin in the shopping center's parking lot. While the zoning code only allows donation bins to be located on properties used for educational, institutional, religious, or not-for-profit uses, the Petitioners are requesting to locate the bin at a commercial shopping center (which also exceeds the maximum square footage). Therefore, the Petitioners are requesting the following:

Variation to allow a donation bin on a commercial shopping center property and not on a property used for educational, institutional, religious, or not for profit uses, as required by Code; and

Planned Development Amendment to allow a site plan change to allow the donation bin to be placed in the shopping center parking lot (west of the Wells Fargo bank), which includes the removal of approximately 2-3 parking spaces.

KEY ISSUES:

- The Petitioner operates a textile recycling and processing use across 15 states. As part of their operations, USAgain also operates a 'clothing drop spot' at locations across the United States. According to the application submission, this includes drop spot locations in Chicago, Skokie and Oswego, IL.
- The Petitioner has applied to locate a donation bin at the Deer Grove Centre shopping center. To that end, the proposed “drop spot” would be located in the exterior shopping center parking lot and occupy three parking spaces. As a practical matter, Deer Grove Centre is overparked, and therefore the loss of parking spaces does not require any additional zoning relief.
- The zoning ordinance regulates the placement, size, and location of donation bins within the Village. These regulations were adopted by the Village Council in order to regulate the proliferation of donation bins, which in many instances, were placed without the knowledge or permission of an underlying property owner (generating complaints to the Village and zoning enforcement activities). The relevant section of the ordinance is as follows:

Sec. 4.16 Donation/collection box.

a. Only donation boxes directly associated with the principal use of the subject property shall be permitted.
b. Only two (2) donation boxes shall be permitted per zoning lot.
c. Administrative Site Plan Review and Registration are required.
d. As part of the application to locate a donation box, written authorization from the property owner must be obtained and provided to the Village of Palatine.
e. The donation/collection box must be placed on a solid and dust-free surface.
f. Donation boxes shall not exceed six (6) six (6) inches in height, five (5) feet wide and four (4) feet deep and if located in the parking lot shall not obstruct more

than one surplus parking space.
g. Donation boxes shall only be located upon properties used for educational, institutional, religious, or not for profit uses.
h. Donation boxes shall not be located in the required front or corner side yard and must be located to minimize the visual impact, when viewed from public or private streets.
i. Donation boxes shall include an informational posting, as to whether their organization accepting the donations is a for-profit or not-for-profit.
j. Donation boxes shall also include a local contact person and the operator of the donation box, with the appropriate contact telephone number to address any maintenance or damage concerns with the box.
k. The donation box shall not be placed in a location to interfere with or cause a visual obstruction to vehicle or pedestrian traffic.
l. Donated materials or items shall not be stored or left outside the donation box.

- The bin is 13 feet 3 inches high, 8 feet wide, and 20 feet in length and is of metal construction. The bin would be approximately 160 square feet. The bin is solar powered and does not require any on-site utilities to function. The donation bin would accept donations, and although the collection points are not staffed, the bins are camera monitored on a 24 hour/7-day/week basis.
- As part of USAgain's operations, they partner with a not-for-profit to plant a tree at each point that the donation bin is filled. When the Petitioner first contacted and met with the Village, Staff advised about the ordinance limitations and requirements. Staff further indicated that the Subject Property is ineligible for the placement of a donation bin, as it is not within the property categories eligible for such location. Staff also suggested that, as the Deer Grove Centre Planned Development aligns with the B-2 district zoning uses and that secondhand stores are permitted uses in the B-2 district, that USAgain could occupy a vacant tenant space within the shopping center.

ALTERNATIVES:
1. Approve the Variation and Planned Development Amendment.
2. Do not approve the Variation and Planned Development Amendment.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on May 13, 2025.
Residents testifying:	None
Vote:	The PZC voted 6-1 to recommend denial of the Variation and Planned Development Amendment and Staff concurs.

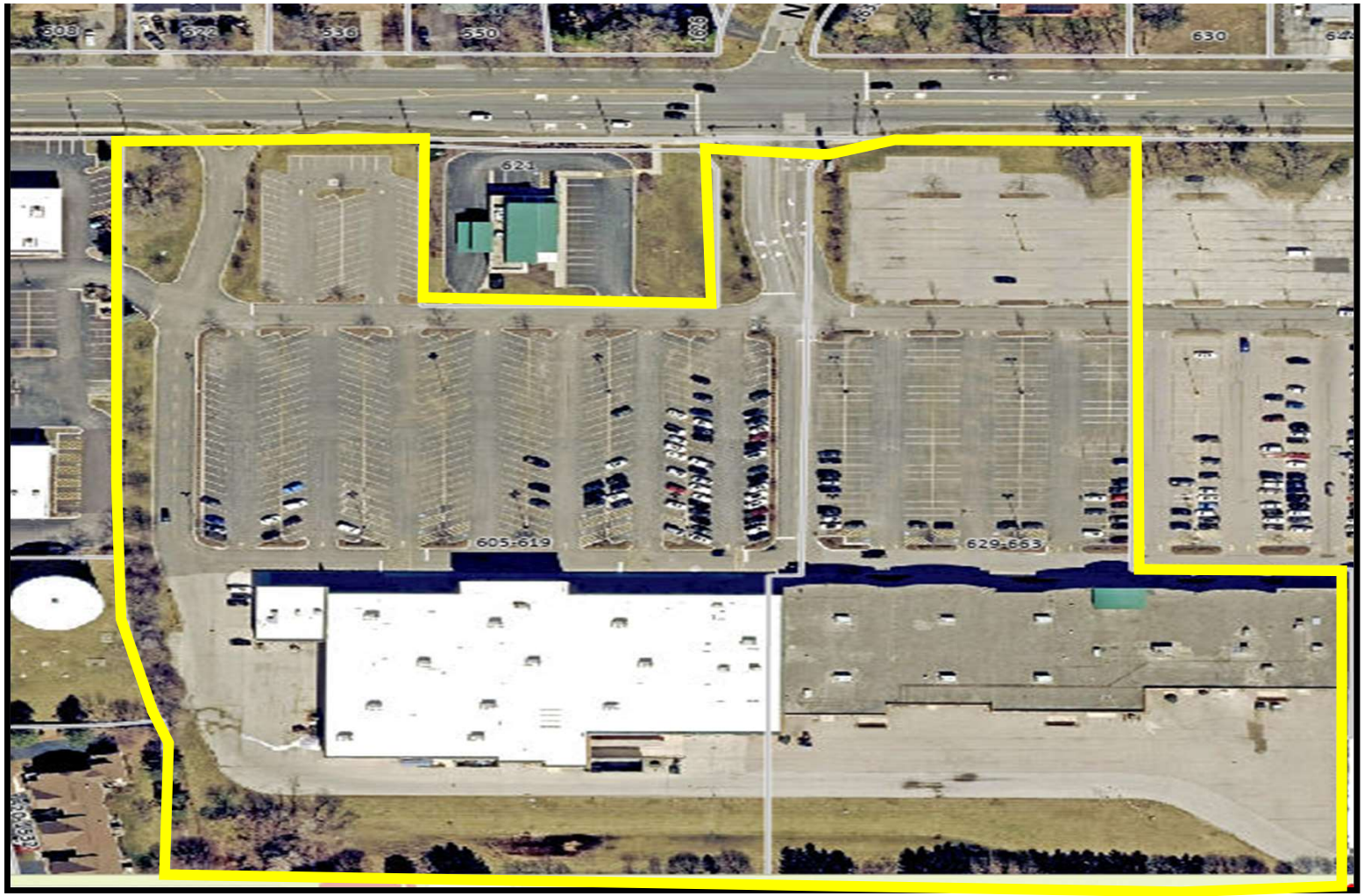
ACTION REQUIRED:
A motion to approve the Variation and Planned Development Amendment to allow a clothing donation at Deer Grove Centre.

ATTACHMENTS:

- Aerial Map

- ORD. VAR PDA - Deer Grove Centre
- EXHIBIT - USAgain - donation bin elevation and specifications
- EXHIBIT - Donation bin site plan
- USAgain Clothing Drop Spot Presentation
- SMART support letter - for member company USAgain
- Deer Grove Center - USAGain License Agreement
- #O-085-95 - Planned Development Deer Grove Centre
- Planning and Zoning Commmission materials - May 27, 2025
- DRAFT PZC minutes - May 27, 2025 meeting
- Public Notice

Deer Grove Centre – 605-619 E. Dundee Road



Attachment: Aerial Map (605-619 E Dundee Rd - Donation Bin Deer Grove Centre)

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE TO PERMIT VARIATION AND A PLANNED DEVELOPMENT AMENDMENT AT THE DEER GROVE SHOPPING CENTRE AT 605-619 E. DUNDEE ROAD

WHEREAS, pursuant to a petition and public hearing on May 27, 2025, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Variation to allow a donation bin on a commercial shopping center property and not on a property used for educational, institutional, religious, or not for profit uses, pursuant to Section 4.16 of the Palatine Zoning Ordinance and a Planned Development Amendment to allow a site plan change to the Deer Grove Centre Planned Development Ordinance #O-85-95 to permit a clothing donation bin to be placed in the Deer Grove shopping center parking lot on the following legally described property:

PARCEL 1: LOTS 2, 5, 7 AND 8 AND LOT 4(EXCEPT THAT PART OF LOT 4 CONVEYED TO THE ILLINOIS DEPARMENT OF TRANSPORATION BY WARRENTY DEED RECORDED APRIL 18, 1996 AS DOCUMENT 96294440 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE EASTERNMOST CORNER: THENCE SOUTH 72 DEGREES 16 MINUTES 22 SECONDS WEST, A DISTANCE OF 10.801 M (35.44 FEET): THENCE NORTH-190 DEGREES 00 MINUTES 00 SECONDS WEST.A DISTANCE OF 4.734 M (15.53 FEET);THENCE SOUTH 20 DEGREES 40 MINUTES 20 SECONDS WEST, A DISTANCE OF 14.450 (47.41 FEET); THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 14,935 M (49,00 FEET); THENCE NORTH 25 DEGREES 58 MINUTES 13 SECONDS WEST, A DISTANCE OF 15.038 M (49.34 FEET); THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 38.100 M (125.00 FEET): THENCE NORTH 85 DEGREES 36 MINUTES 43 SECONDS WEST, A DISTANCE OF 42.985 M (141.03 FEET) TO A POINT ON THE NORTH LINE OF SAID LOT 4); 1HENCE

Attachment: ORD. VAR PDA - Deer Grove Centre (605-619 E Dundee Rd - Donation Bin Deer Grove Centre)

SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 122.602 M (402.24 FEET) TO THE POINT OF BEGINNING) IN DEER GROVE CENTRE, BEING A SUBDIVISION OF PART OF TH NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10, EAST OF TI-IE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 6, 1995 AS DOCUMENT 95849083. IN COOK COUNTY, I LLINOIS,

Commonly known as 605 - 619 E. Dundee Road (02-11-209-008-0000).

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

SECTION 1: A Variation to allow a donation bin on a commercial shopping center property and not on a property used for educational, institutional, religious, or not for profit uses, pursuant to Section 4.16 of the Palatine Zoning Ordinance and a Planned Development Amendment to allow a site plan change to the Deer Grove Centre Planned Development Ordinance #O-85-95 to permit a clothing donation bin ("clothing drop spot") to be placed in the Deer Grove shopping center parking lot is hereby granted, subject to the following condition(s):

1. **The Variation and Planned Development Amendment shall substantially conform to the donation bin elevation and specifications and site plan.**
2. **USAgain shall obtain a business license for the Clothing Drop Spot location at Deer Grove Centre.**

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

Attachment: ORD. VAR PDA - Deer Grove Centre (605-619 E Dundee Rd - Donation Bin Deer Grove Centre)

this ordinance.

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

PASSED: This _____day of _____, 2025

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

APPROVED by me this _____day of _____, 2025

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____day of _____, 2025

_____
Village Clerk

Attachment: ORD. VAR PDA - Deer Grove Centre (605-619 E Dundee Rd - Donation Bin Deer Grove Centre)

Drop Spot Technical Specifications



Technical Specifications

- Dimensions 13.3' H x 8' W x 20' L
- Secure
  - Camera monitored 24/7
  - Lite up at night
  - Locked doors
- Placement requires 3 parking spots
- Solar powered
  - Drop Spot does not require on-site utilities
- Metal construction



Staffed by Expert Professionals

- USAgain expert staff leads the industry in textile recycling processing
- Drop Spots are daily attended and maintained
- Any overflow and/or fly dumping is immediately reported to staff and cleared
- Fully insured equipment and employees

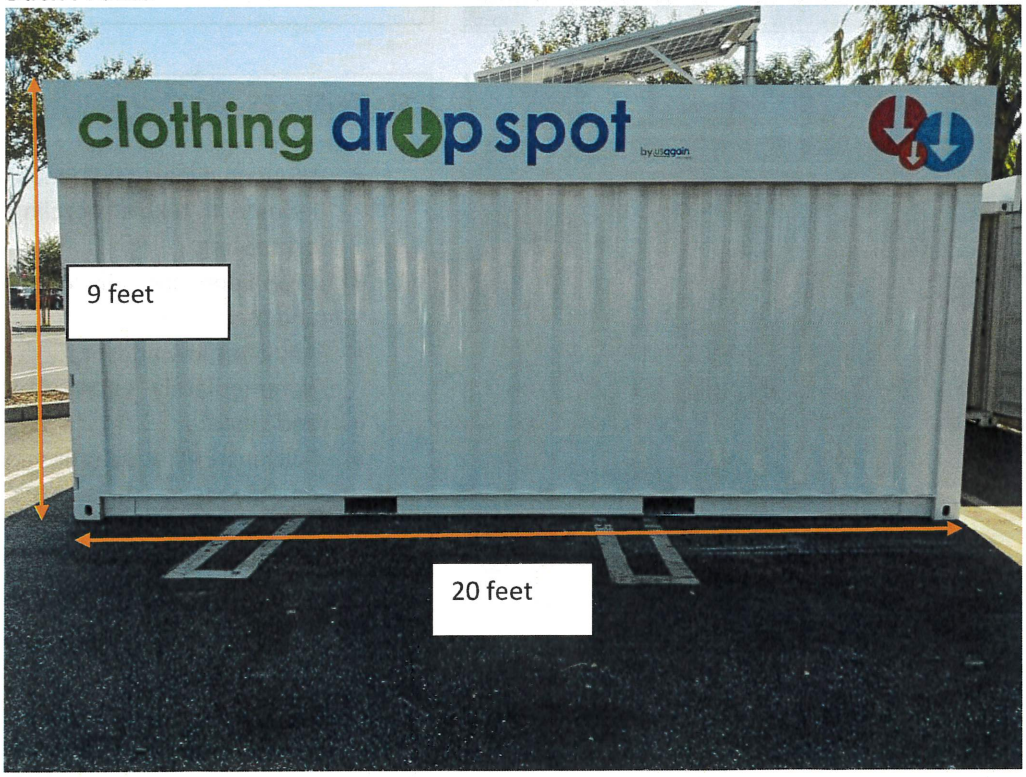
Contact
Andrew Proctor
Director of Government Relations
USAgain
E: a.proctor@usagain.com
P: 630-273-5271

Attachment: EXHIBIT - USAgain - donation bin elevation and specifications (605-619 E Dundee Rd - Donation Bin Deer Grove Centre)

Front Profile



Back Profile



Attachment: EXHIBIT - USAgain - donation bin elevation and specifications (605-619 E Dundee Rd - Donation Bin Deer Grove Centre)



Deer Grove Centre
615 East Dundee, Palatine, Illinois
PIN: 02-11-209-009-0000
Zoning: Planned Development District

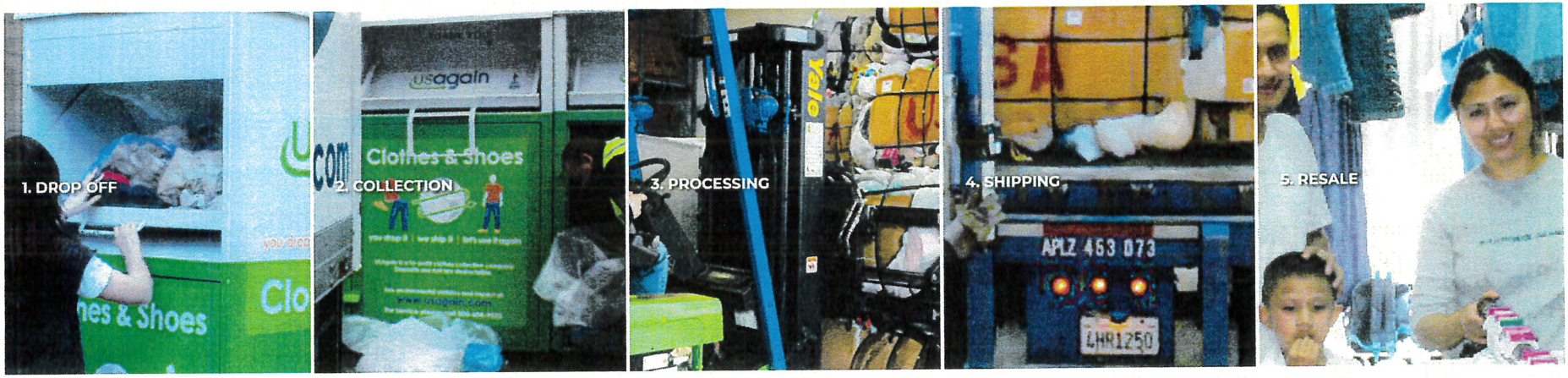
Attachment: EXHIBIT - Donation bin site plan (605-619 E Dundee Rd - Donation Bin Deer Grove Centre)

clothing drop spot by usagain

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About USAgain

Originally founded in 1999 in Seattle, Washington, USAgain started with a mission to create a better world where PEOPLE and PLANET are given the value and priority they deserve. Our headquarters is in West Chicago, Illinois, we operate in 13 states and in over 500 cities.



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Textile Waste

The Problem - Environmental Impact of Textile and Clothing Waste

According to the US EPA, over 17 million tons of textile waste is generated nationwide each year with nearly 70% of that waste ending up in our nation's landfills. It takes over 200 years for textile waste to decompose in landfills which generate greenhouse methane gas and leaches toxic chemicals and dyes into the groundwater and our soil. For every pound of clothes that is collected for reuse purposes saves 15 pounds of CO2 emissions.





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Attachment: USAgain Clothing Drop Spot Presentation (605-619 E Dundee Rd - Donation Bin Deer Grove

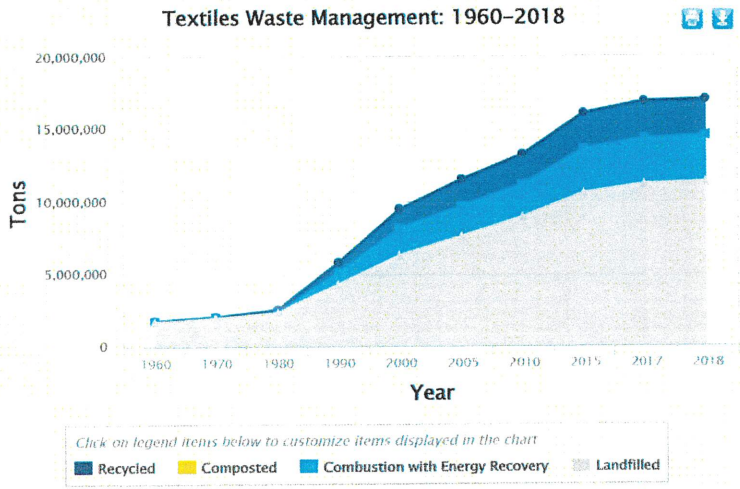
The Growth of Textile Recycling and Reuse

1960-2018 Data on Textiles in MSW by Weight (in thousands of U.S. tons)

Management Pathway	1960	1970	1980	1990	2000	2005	2010	2015	2017	2018
Generation	1,760	2,040	2,530	5,810	9,480	11,510	13,220	16,060	16,890	17,030
Recycled	50	60	160	660	1,320	1,830	2,050	2,460	2,570	2,510
Composted	-	-	-	-	-	-	-	-	-	-
Combustion with Energy Recovery	-	10	50	880	1,880	2,110	2,270	3,060	3,170	3,220
Landfilled	1,710	1,970	2,320	4,270	6,280	7,570	8,900	10,540	11,150	11,300

Sources: American Apparel and Footwear Association, International Trade Commission, the U.S. Department of Commerce's Office of Textiles and Apparel, and the Council for Textile Recycling.

A dash in the table means that data is not available.



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Attachment: USAgain Clothing Drop Spot Presentation (605-619 E Dundee Rd - Donation Bin Deer Grove

Attachment: USAgain Clothing Drop Spot Presentation (605-619 E Dundee Rd - Donation Bin Deer Grove

USAgain Collections

FY 2022 – 38.7 million pounds

FY 2023 – 45 million pounds

FY 2024 – 50 million pounds

FY 2025* – 54 million pounds

Chicago Area – 6.2 million pounds in FY 2024 and 6.5 million pounds in FY 2025*

- CLOTHES
- FOOTWEAR
- CHILDREN'S CLOTHING
- ACCESSORIES
- LINEN



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The Solution

- The typical Clothing Drop Spot collects between 3,000 to 5,000 pounds of donated clothes, shoes, and textiles each week
- This can result in over 156,000 to 260,000 pounds of clothes, shoes, and textiles being reused or recycled each year and diverted from your community's landfill.
- This equates to a positive environmental impact of saving 2,340,000 to 3,900,000 pounds of CO2 emissions on a yearly basis.

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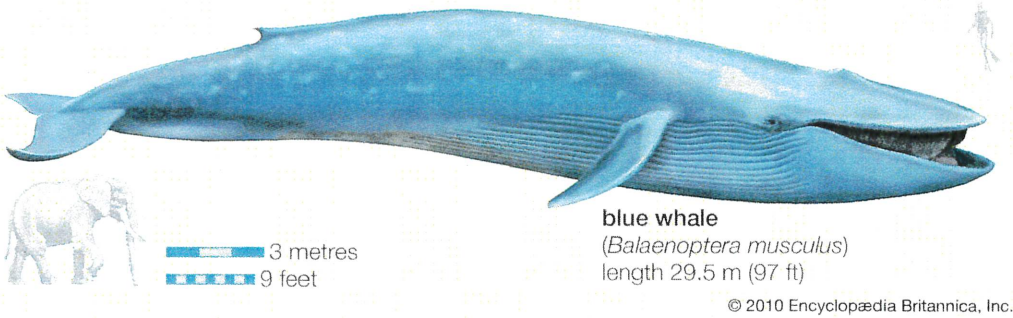


Attachment: USAgain Clothing Drop Spot Presentation (605-619 E Dundee Rd - Donation Bin Deer Grove

260,000 Pounds Equates to:



Or



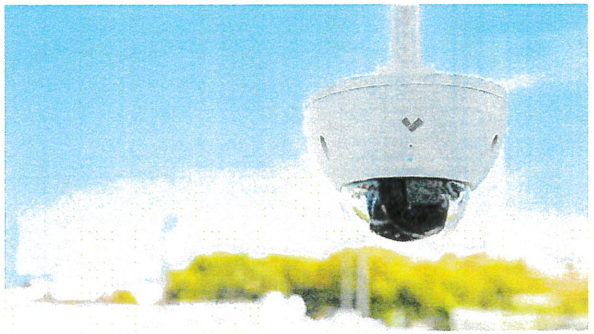
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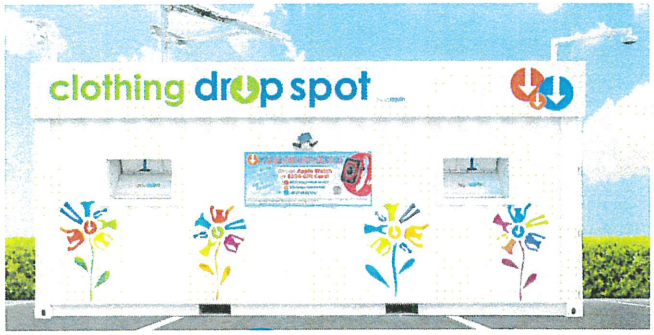
Benefits of the Clothing Drop Spot



Staffed Daily



Monitored 24/7
with
Two-Way Communication

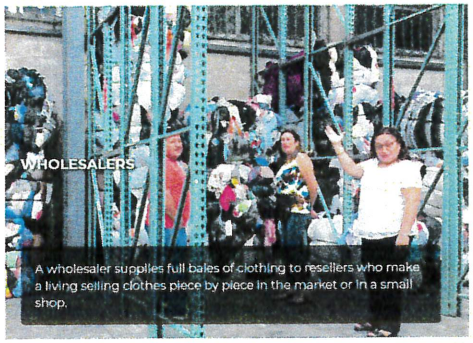


Larger Collection Capacity
Eliminates Overflow

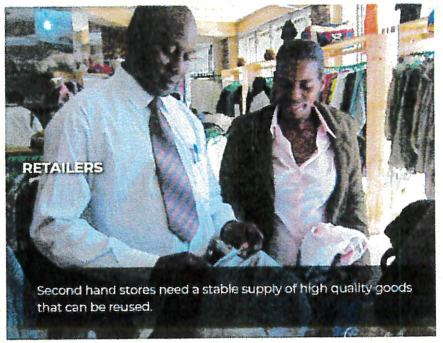
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Attachment: USAgain Clothing Drop Spot Presentation (605-619 E Dundee Rd - Donation Bin Deer Grove

Where Do the Clothes Go?











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Attachment: USAgain Clothing Drop Spot Presentation (605-619 E Dundee Rd - Donation Bin Deer Grove

Attachment: USAgain Clothing Drop Spot Presentation (605-619 E Dundee Rd - Donation Bin Deer Grove



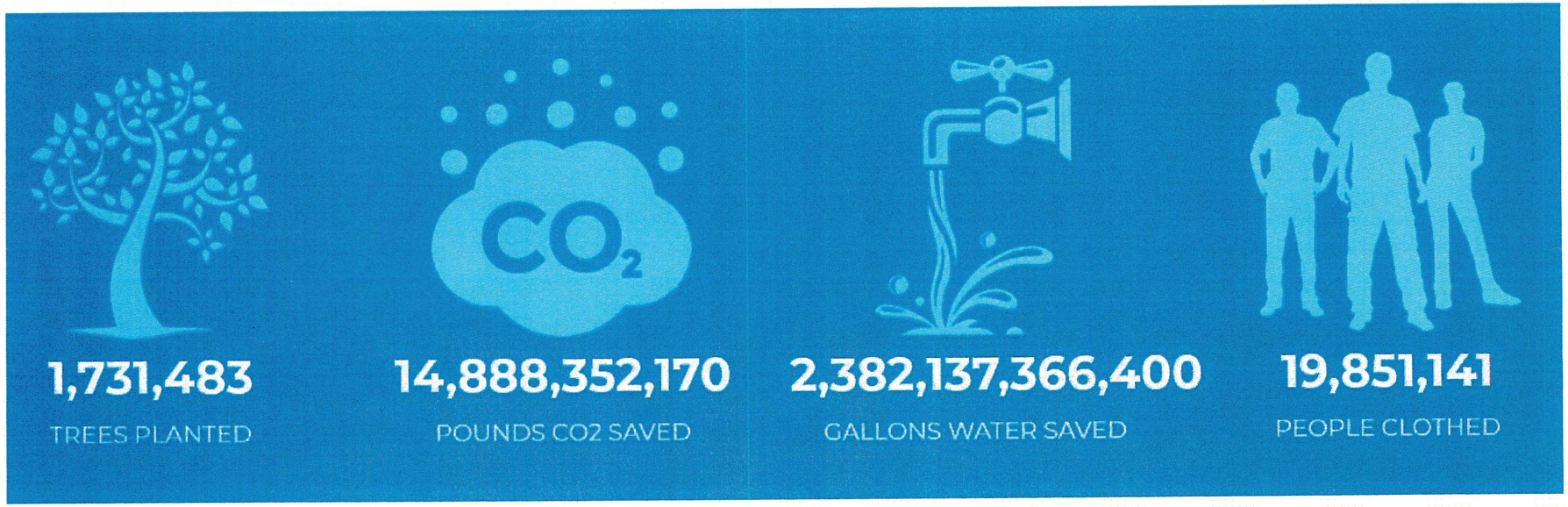


In partnership with Trees for the Future, a non-profit based in Maryland, USAgain plants a tree every time the TreeMachine is full, allowing us to support communities in developing countries in the fight against Global Warming and the Climate Crisis. Together we have planted more than 1 million trees since 2013.

Trees help restore the environment, mitigate the Climate Crisis and create a greener earth for future generations. When trees are planted with food crops this is called agroforestry and it helps people increase their crop yields to grow their own food and build sustainable incomes for their families by producing and selling a surplus. The program helps in creating sustainable sources of crop shade, soil rehabilitation, food, windbreaks, medicine, mudslide control and more for communities that need them.

Trees for the Future works in six Sub-Saharan countries where they have strong on-the-ground personnel and numerous clusters of farmers motivated to join the program. Though they have planted trees in 60 countries, they are actively replicating a pathway out of poverty in Senegal, Cameroon, Kenya, Tanzania, Guinea, and Uganda. They work with farmers living below the poverty line, struggling to feed their families with the one or few crops they raise on increasingly degraded land. You can read more on the website of Trees for the Future.

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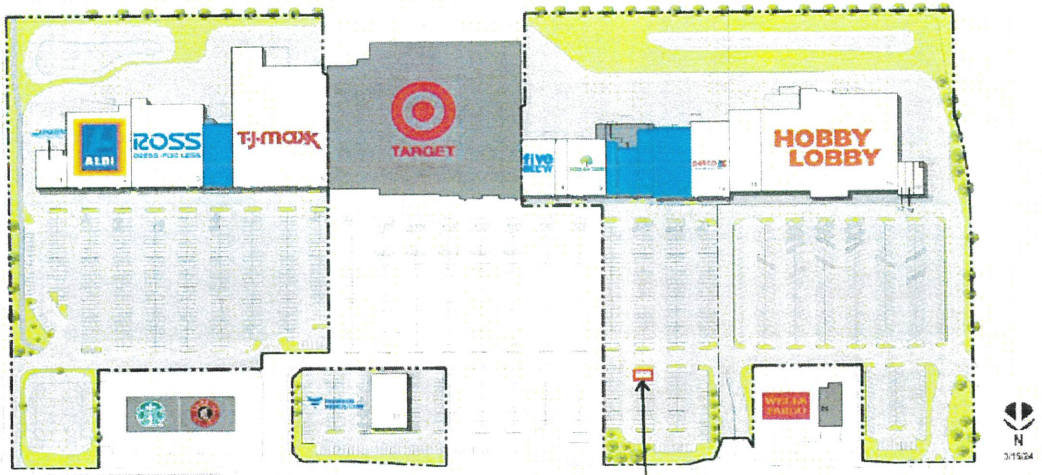


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Attachment: USAgain Clothing Drop Spot Presentation (605-619 E Dundee Rd - Donation Bin Deer Grove

Deer Grove Centre

Available Non-Controlled



	TENANT	SQFT
1	Leslie's Swimming Pool [...]	4,732
2	Aldi	20,388
3	Ross Dress for Less	25,000
4	Available	7,618
5	TJ Maxx	50,000
7	Five Below	7,841
8	Coco Nail Bar	2,871
9	Dollar Tree	9,000
10	Available	2,528
11	Available	4,000
12	Available	3,775
13	Available	10,956
14	Petco	12,000
15	Kids Empire	10,584
16	Hobby Lobby	55,000
17	Perfect Nails Spa	1,050
18	Great Clips	1,050
19	Warhammer	1,266
21	Fresenius Medical Care	8,000

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Attachment: USAgain Clothing Drop Spot Presentation (605-619 E Dundee Rd - Donation Bin Deer Grove

Current Sites

Palatine

1) Winston Campus Junior High
2) The Wheat Mission Church
3) Stuart R. Paddock School
4) Virginia Lake Elementary School

Arlington Heights Clothing Drop Spot

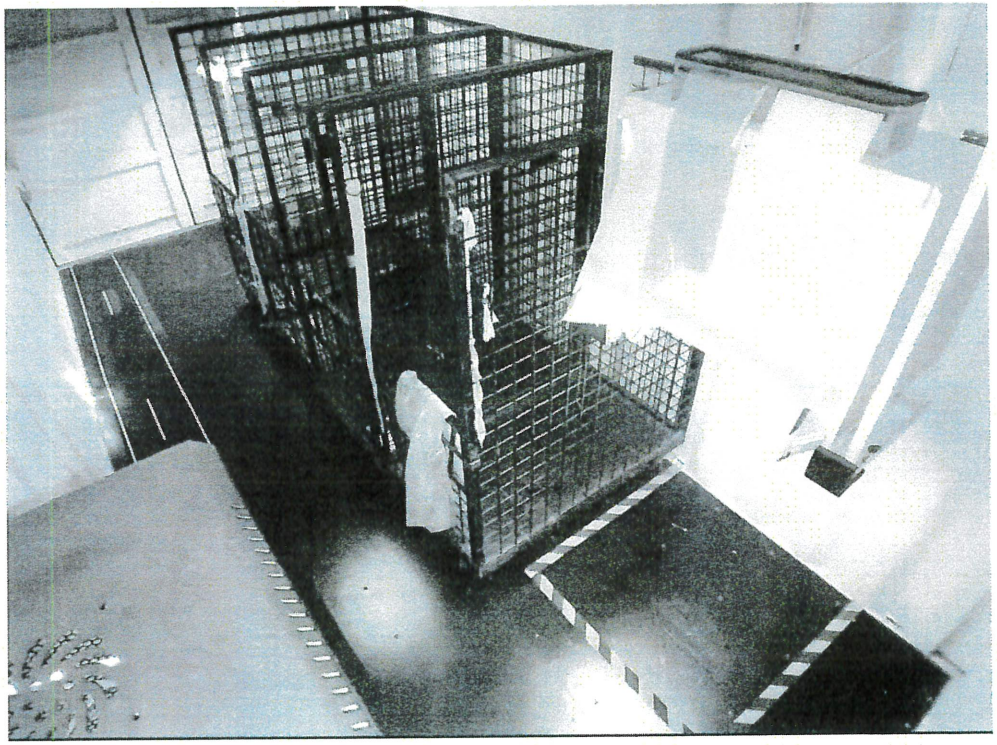
Mitsuwa Marketplace



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24/7 Monitoring

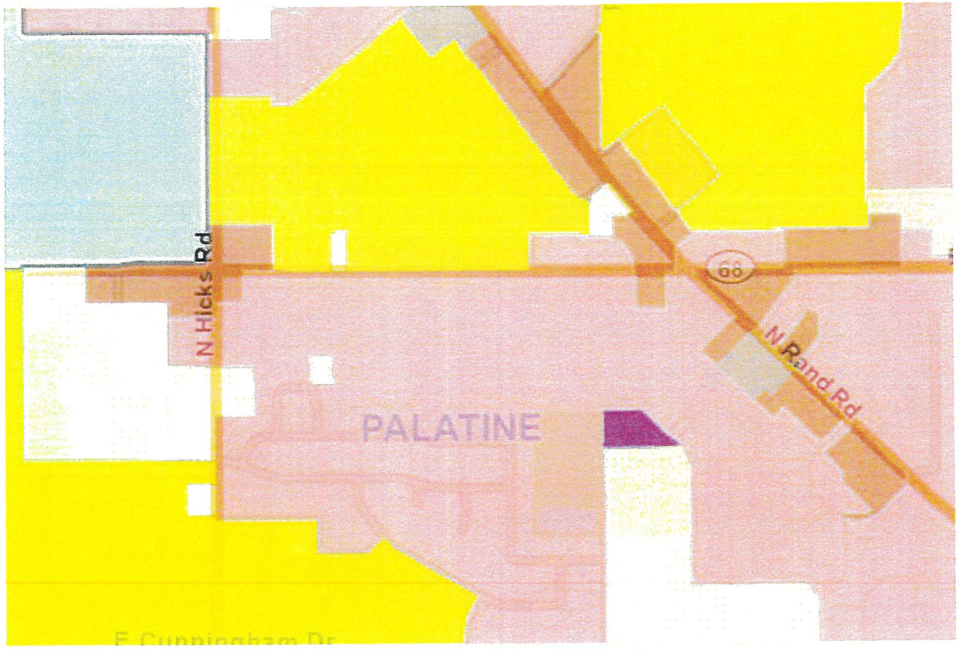




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Site is Zoned as a Planned Development District

Purpose – "To promote flexibility in the planning, design, and construction of development projects and to permit diversification in land uses and the location of structures…"



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Attachment: USAgain Clothing Drop Spot Presentation (605-619 E Dundee Rd - Donation Bin Deer Grove

Justification for a Variance and Site Plan Modification

1) Due to rising material, labor, and logistic costs it's no longer economically feasible to collect clothes and shoes for donation and reuse purposes by smaller collection bin sites,

2) However, due to the rise of textile waste there is an increased demand for more convenient options to donate unwanted clothes and shoes which has led to smaller sites being overwhelmed,

3) The Clothing Drop Spot works best at larger properties with high site visits, is safer to use, and leads to less fly dumping and overflow due to 24/7 monitoring,

4) A Planned Development District is the perfect location to try something new as that is the purpose of these types of districts according to the village's zoning code and it will not create a legal precedent for other locations as the variance and site plan modification is site specific,

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Attachment: USAgain Clothing Drop Spot Presentation (605-619 E Dundee Rd - Donation Bin Deer Grove

Questions?

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Since 1932 SMART SECONDARY MATERIALS AND RECYCLED TEXTILES
The Association of Wiping Materials, Used Clothing and Fiber Industries

May 23, 2025

Palatine Planning and Zoning Commission
Village Hall
200 E. Wood Street
Council Chambers (2nd Floor)
Palatine, IL 60067

Dear Members of the Planning and Zoning Commission:

I am writing on behalf of the Secondary Materials and Recycled Textiles Association (SMART) regarding the upcoming May 27, 2025 meeting of the Planning and Zoning Commission, during which you will consider a petition submitted by one of our member companies, USAgain. The petition seeks:

1) A variance to allow a donation bin to be located on a commercial shopping center property, rather than on a property zoned for educational, institutional, religious, or not-for-profit uses as currently required by code; and
2) A Planned Development Amendment to permit a site plan change that would place the donation bin in the parking lot west of the Wells Fargo bank, which would involve the removal of approximately 2–3 parking spaces.

We respectfully urge you to support and approve this request.

To offer some context, SMART is a non-profit trade association founded in 1932. We represent a broad network of small and medium-sized companies committed to the reuse, recycling, and responsible handling of pre- and post-consumer textiles, along with other secondary materials. Our members' activities span a wide range—from repurposing manufacturing by-products into insulation and stuffing, to collecting, sorting, and distributing post-consumer apparel for secondhand use or recycling.

Among our members are operators of clothing collection bins like USAgain, which serve as a critical and convenient touchpoint for the public to divert used textiles away from landfills. These materials are sorted and reused as secondhand clothing, processed into wiping rags, or recycled into fiber-based products used in furniture, insulation, and other applications. Textiles suitable for reuse as clothing are often exported to meet demand in developing economies where access to quality, affordable apparel is limited.

The economic and environmental impact of the textile reuse and recycling industry is substantial. It supports tens of thousands of U.S. jobs, contributes to state and local tax revenues, and diverts

Attachment: SMART support letter - for member company USAgain (605-619 E Dundee Rd - Donation Bin Deer Grove Centre)

nearly 4 billion pounds of textiles from landfills annually. Many SMART members also partner with charitable organizations and community programs, further enhancing their positive impact.

As you may be aware, textile waste is a growing global challenge. According to the EPA, textiles made up 4.5% of the U.S. waste stream in 2017—totaling 14.3 million tons—yet only about 15% of these materials are reused or recycled, despite the fact that up to 95% are recyclable or reusable.

Compounding this is the environmental toll of the fashion industry, which the Ellen MacArthur Foundation reports is responsible for approximately 10% of global greenhouse gas emissions, 20% of wastewater, and more energy consumption than aviation and shipping combined.

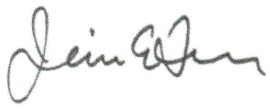
In response, policymakers across the country are pursuing ambitious solutions. The state of California recently enacted the nation's first extended producer responsibility (EPR) law for textiles, which requires manufacturers to take responsibility for the collection, recycling, and reuse of apparel and textiles statewide. USAgain was actively involved in the development of this landmark legislation, working alongside SMART and other stakeholders to help shape a policy that recognizes the essential role of textile collectors and reuse operators.

Other states are now following suit. New York and Washington are considering similar EPR bills, and additional states are expected to introduce textile EPR legislation in the near future. These efforts underscore the growing recognition that textile reuse and recycling infrastructure—including donation bins operated by companies like USAgain is vital to reducing waste, conserving resources, and meeting environmental goals.

Restricting or eliminating public access to clothing collection bins works directly against these goals. It reduces recycling rates, increases landfill burden, and undermines the very systems being embraced at the state and national levels as models for sustainable waste management.

We respectfully urge the Commission to view USAgain's request not only through the lens of zoning policy, but also in light of the larger public interest: keeping usable textiles out of landfills and putting them to productive second-life uses. We appreciate your consideration and welcome the opportunity to answer any questions or provide additional information.

Sincerely,
Jessica Franken



Director of Government Affairs
Secondary Materials and Recycled Textiles Assoc. (SMART)

Attachment: SMART support letter - for member company USAgain (605-619 E Dundee Rd - Donation Bin Deer Grove Centre)

SHOPPING CENTER COMMON AREA LICENSE AGREEMENT
Charge Code: ARB

This Shopping Center License Agreement (the "License") is entered into as of 5/22/2024 (the "Effective Date"), by and betwee **RPT REALTY, L.P.** as "Licensor", and **USAGAIN LLC**, as "Licensee", who hereby agree that, for good and valuable consideration, th receipt of which is hereby acknowledged and upon the terms and conditions set forth in this License, Licensor licenses to Licensee an Licensee licenses from Licensor, the Premises (defined below).

1. **Basic License Provisions and Definitions.**

(A) **Shopping Center:** Deer Grove Centre located E Dundee Rd., Palatine, IL as depicted on Exhibit "A"; Building No.: 125210.

(B) **Premises:** The premises within a portion of the common area identified on Exhibit "A".

(C) **License Term:** Licensor hereby grants to Licensee a revocable license to use the Premises for the purpose stated below, subjec to, and in accordance with, the provisions of this License, for the period commencing 09/01/2024 (the "Commencement Date" and expiring 05/31/2027.

(D) **Termination Right:** Licensor and Licensee each shall have the right to terminate this License at any time upon not less than seve (7) days' written notice to the other party. In the event this License is terminated pursuant to this Article, the License Term shal expire on the termination date provided in the notice as if that was the date of expiration originally provided in this License Notwithstanding the License Term or any other consideration, in the event Licensor receives a complaint from any tenant of th Shopping Center, a party with whom Licensor has an agreement relating to the Shopping Center, neighbor or governmenta authority, Licensor shall have the immediate right to terminate the License, which notice be given verbally.

(E) **License Fee Schedule**

License Fee Start Date	License Fee End Date	License Fee	State Tax	Total Payment	License Fee Due Date
09/01/2024	05/31/2025	$750.00	$0.00	**$750.00**	First day of each month
06/01/2025	05/31/2026	$825.00	$0.00	**$825.00**	First day of each month
06/01/2026	05/31/2027	$907.50	$0.00	**$907.50**	First day of each month

(F) **Security Deposit:** Intentionally Deleted

(G) **Permitted Use:** Licensee's use of the Premises shall be for the placement of one (1) Dropspot donation collection unit solely fo the collection of clothing and shoes donated by the general public. Licensee hereby agrees, at Licensee's sole cost and expense t maintain and keep the surrounding area free of all debris, refuse, waste and other materials. Licensee shall monitor the location(s at a minimum of three (3) times per week. If Licensee does not properly maintain the surrounding area, Licensee agrees to promptl reimburse Licensor the expense for cleanup upon receipt of an invoice from Licensor.

(H) **Licensee's Address:**
USAgain LLC
1555 W Hawthorne Ave 4 W
West Chicago, IL 60185
Attn: Lucia Najera, Business Development Manager
Telephone No.: 630-293-1239
Email Address: l.najera@usagain.com

(I) **Licensor's Notice Address:**
RPT Realty, L.P.
500 North Broadway
Suite 201
Jericho, NY 11753
Attn: Legal Dept.

With a copy to:

RPT Realty, L.P.
500 North Broadway
Suite 201
Jericho, NY 11753
Attn: David Brubaker, Director of Specialty Leasing
Telephone: 704-362-6109
Email Address: dbrubaker@kimcorealty.com

License Fee Payment Address:
RPT Realty, L.P.
P.O. Box 30344
Tampa, FL 33630

Exhibits: The following Exhibits are attached to this License and incorporated and made a part of this License:

General Terms and Provisions
Exhibit "A" - Site Plan

Attachment: Deer Grove Center - USAGain License Agreement (605-619 E Dundee Rd - Donation Bin Deer Grove Centre)

IN WITNESS WHEREOF, the parties hereto have executed this License under their respective hands as of the day and year first above written.

LICENSOR:

RPT REALTY, L.P., a Delaware limited partnership
By: KRCX RPT Holdings, LLC, its General Partner

BY: William Teichman
CB53B945A4EC428...
NAME: William Teichman
TITLE: Senior Vice President
DATE: 5/22/2024

LICENSEE:

USAGAIN LLC

BY: Lucia Najera
B6621D9B26B741A...
NAME: Lucia Najera
TITLE: Business Development Manager
DATE: 5/18/2024

Attachment: Deer Grove Center - USAGain License Agreement (605-619 E Dundee Rd - Donation Bin Deer Grove Centre)

GENERAL TERMS AND PROVISIONS

2. **License Fee.** (A) Licensee shall pay to Licensor a License Fee as set forth in Article 1(E), (partial months to be pro-rated) at Licensor's payment address as set forth in Article 1(I). In addition, Licensee shall pay directly to Licensor any tax or license fee measured by Licensee's gross fees receivable by Licensor. If Licensee remains in the Premises after the end of the License Term, Licensee shall be liable for triple the monthly License Fee payable each week in advance. This provision shall not limit Licensor's rights to evict or remove Licensee if it remains after the end of the License Term or to collect for any damages that Licensor may sustain.

3. **Condition of Premises; Repairs.** Licensee shall accept the Premises, Shopping Center and all of the utility systems "AS IS". Licensor shall not be obligated to: (i) make any installations or improvements, (ii) obtain any permits, licenses or governmental approvals, (iii) spend any money either to put Licensee in possession or to permit Licensee to operate for business, or (iv) provide any services to Licensee. Licensor does not make any representation or warranty with respect to the following: (i) whether the Permitted Use is permitted by applicable law, (ii) whether the Premises comply with all applicable codes, (iii) whether a certificate of occupancy or similar use permit has been issued, or (iv) whether the Premises are in good and proper condition sufficient to enable Licensee to use same for the Permitted Use. Prior to opening for business, Licensee shall obtain all governmental permits required for Licensee to use and occupy the Premises. Prior to making any alterations to the Premises, Licensee must first obtain Licensor's written approval. Upon the expiration or sooner termination of this License, Licensee shall vacate the Premises and leave it in a good, clean, and safe condition with all of Licensee's property removed, and in the same condition as at the beginning of the License Term. Any property not removed within five (5) days following the end of the License Term shall, at Licensor's option, become the property of Licensor, or be disposed of by Licensor at Licensee's expense. Licensee shall pay promptly when due all charges for labor and materials in connection with any work done by or for Licensee and Licensee shall remove, within ten (10) days after notice, all liens placed on the public record, failing which Licensor may remove such lien and collect all expenses incurred from Licensee as additional License Fees.

4. **Utilities.** Licensee acknowledges that there are no utilities (i.e. plumbing electrical, gas, telephone, sanitary sewer, or otherwise) available for the Premises.

5. **Indemnification of Licensor.** Licensee shall indemnify and hold harmless Licensor against all lawsuits, damages, liabilities, injuries, expenses (including reasonable legal fees): (i) claimed to have been caused by or resulted from any act, omission or negligence of Licensee or its sublicensees, employees, agents, invitees, licensees, and contractors no matter where occurring, (ii) occurring in the Premises, or (iii) arising out of any default by Licensee. Licensor is not liable for any injury or any loss or damage to, or interference with, any merchandise, equipment, fixtures, or other personal property or the business operations of Licensee occasioned by (i) the act or omission of persons occupying other premises, (ii) any defect in the building or the Premises, latent or otherwise, (iii) any breakage or leakage of the roof, walls, floor, pipes or equipment, (iv) any backing up, seepage or overflow of water or sewerage, or (v) flood, rain, snowfall or other elements or Acts of God.

6. **Insurance.** Licensee agrees to maintain during the License Term a policy of commercial liability insurance in the amount of One Million Dollars ($1,000,000.00) combined single limit for bodily injury (including death) and property damage in any one occurrence, and a policy of worker's compensation insurance at statutory limits. All such insurance shall name Licensor and Kimco Realty Corporation as an additional insured. Licensee shall deliver certificates of such insurance to Licensor prior to the Commencement Date.

7. **Signage.** Licensee shall be prohibited from displaying any signs, sponsor messages and/or advertisements on the Premises unless Licensee obtains Licensor's prior written consent and all necessary governmental permits and approvals therefore.

8. **Relocation.** Licensor shall have the option to require Licensee to relocate from the Premises (the "Present Premises") into another area within the Shopping Center (the “New Premises”), on giving Licensee at least seven (7) days’ advance notice of the date Licensee is to move to the New Premises. Licensee shall accept the New Premises "As Is". The New Premises will become the Premises (instead of the Present Premises) and all of Licensee's obligations to Licensor under this License shall apply, without interruption, to the New Premises from and after the date Licensee is required to move.

9. **Licensee Default.** If Licensee defaults in the performance of any of its obligations under this License, in addition to all other rights Licensor may have at law or in equity, Licensor may terminate this License upon three (3) days' notice to Licensee. Licensee shall pay all reasonable legal fees incurred by Licensor in enforcing Licensor's rights hereunder. To the extent allowed by laws, Licensor and Licensee waive trial by jury in any action.

10. **Hazardous Substances.** Licensee may only use, handle, sell or store in the Premises and/or the Shopping Center Permitted Hazardous Materials. "Hazardous Materials" are materials which are deemed, under applicable laws, to be hazardous to health, safety or the environment. "Permitted Hazardous Materials" are Hazardous Materials of the type and quantities that are safely and legally found in first class shopping centers. Licensee’s use, sale, storage and disposal of the Permitted Hazardous Materials must comply with all environmental and other laws.

11. **Casualty; Eminent Domain.** If due to a fire, casualty, or eminent domain either: (i) the Premises or (ii) a substantial portion of the Shopping Center is materially damaged and/or rendered untenantable then either Licensee or Licensor shall have the option, within ninety (90) days after the date of casualty or notice of the eminent domain, on written notice to the other, to terminate the License, in which case the License shall end on the date specified in the notice. Licensee shall not be entitled to any condemnation award or insurance proceeds, except insurance proceeds recovered for damage to Licensee's personal property.

12. **OFAC/FCPA.** Licensee and Licensor represent and warrant to each other that neither the representing party, nor any of its subsidiaries, directors, officers, or employees, nor, to the knowledge of such representing party, any agent or affiliate or representative of such party (i) is the target of any sanctions administered or enforced by the U.S. Government (including, without limitation, the Office of Foreign Assets Control of the U.S. Department of the Treasury or the U.S. Department of State and including, without limitation, the designation as a "specially designated national" or "blocked person" (collectively, "Sanctions")), (ii) is engaged in activities in violation of Sanctions; or (iii) has been convicted, pleaded nolo contendere, indicted arraigned or detained on charges involving money laundering or predicate crimes to money laundering.

Attachment: Deer Grove Center - USAGain License Agreement (605-619 E Dundee Rd - Donation Bin Deer Grove Centre)

In the event any of the representations in this Article are determined to be false now or at any time during the License Term, Licensee shall be deemed to have committed an incurable default, entitling Licensor, in addition to all other remedies at law or in equity, to immediately terminate this License on written notice to Licensee.

Licensor and Licensee each warrant, represent, covenant and agree that it shall comply with all applicable anti-bribery and anti-corruption laws, including the U.S. Foreign Corrupt Practices Act ("Anti-Corruption Laws") in connection with all obligations under this License Agreement. No payments of money, gifts or anything of value have been or shall be offered, promised or paid, directly or indirectly, to any person or entity to corruptly influence the acts of any government official or member of their family with or without corrupt intent or to obtain or receive an improper advantage. The parties shall keep appropriate records to establish compliance with this provision.

13. **Miscellaneous Provisions.**

(A) All notices in connection with this License shall be in writing and given by overnight delivery service, personal delivery or electronic transmission (upon confirmation of receipt therefore by the other party) and shall be effective upon delivery (or the date delivery refused);

(B) Licensee accepts the Premises subject to all covenants, agreements, easements and other matters affecting the Premises;

(C) Licensee shall not assign or sublicense this License;

(D) This License or a memorandum thereof shall not be recorded;

(E) Licensee warrants and represents that no broker or other intermediary brought about this transaction other than as set forth in Article 1(K) who shall be compensated by Licensee;

(F) This License contains the entire and only agreement among the parties hereto with respect to the subject matter hereof;

(G) This License shall be governed by, and construed under, the laws of the state in which the Premises are located;

(H) The License Fee provided hereunder shall be absolutely net to Licensor, and Licensee shall be responsible for any rent or occupancy tax payable with respect thereto;

(I) The exhibits attached to this License are hereby made a part of this License;

(J) Licensor will be excused from performing any obligation hereunder for such period of time it is delayed from doing so by an act of God, inclement weather, war, civil commotion, casualty, labor difficulties, government regulations or other causes beyond its reasonable control;

(K) Licensee shall look solely to Licensor's estate in the Shopping Center as the sole asset for collection of any claim or damages against Licensor;

(L) Entry and Inspection. Licensor and Licensor's agents may enter the Premises at any reasonable time to: a) inspect or repair the same; b) place upon the Premises Licensor's "For Lease" signs; and c) permit persons desiring to lease the same to inspect the Premises; and

(M) The parties hereby each agree that its authorized signatories may receive and review this License via electronic record and may sign this License via electronic digital signature (i.e., DocuSign or similar electronic signature technology), and the parties may rely on such electronic digital signatures as if they are original signatures by each party or duly authorized representatives of each party.

Attachment: Deer Grove Center - USAGain License Agreement (605-619 E Dundee Rd - Donation Bin Deer Grove Centre)

6.C.2.g

Attachment: Deer Grove Center - USAGain License Agreement (605-619 E Dundee Rd - Donation Bin Deer Grove Centre)

EXHIBIT A

SHOPPING CENTER SITE PLAN

Deer Grove Centre

Palatine, IL

www.kimcorealty.com/125210

Available Non-Controlled



	TENANT	SQ FT
1	Leslie's Swimming Pool [...]	4,732
2	Aldi	20,388
3	Ross Dress for Less	25,000
4	Available	7,618
5	TJ Maxx	50,000
7	Five Below	7,841
8	Coco Nail Bar	2,871
9	Dollar Tree	9,000
10	Available	2,528
11	Available	4,000
12	Available	3,775
13	Available	10,956
14	Petco	12,000
15	Kids Empire	10,584
16	Hobby Lobby	55,000
17	Perfect Nails Spa	1,050
18	Great Clips	1,050
19	Warhammer	1,266
21	Fresenius Medical Care	8,000

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposed only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

Rich Bevis

Leasing Representative | (248) 592-6222 | rbevis@kimcorealty.com

KIMCO REALTY

Packet Pg. 231

5/17/2024 \\KIMCOREALTY.COM\KIMCO\CHARLOTTE\AI - KIMCO MIDWEST\SCANNED DOCS\USAGAIN\125210 DEER GROVE CENTER\125210 DEER GROVE CENTER - USAGAIN LICENSE AGREEMENT.DOCX

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ORDINANCE NO. 0-85-95

GRANTING A SPECIAL USE FOR A PLANNED DEVELOPMENT - DEER GROVE CENTRE

Published in pamphlet form by authority of the
President and Board of Trustees of the Village of Palatine
on August 14, 1995

Attachment: #O-085-95 - Planned Development Deer Grove Centre (605-619 E Dundee Rd - Donation Bin Deer Grove Centre)

Attachment: #O-085-95 - Planned Development Deer Grove Centre (605-619 E Dundee Rd - Donation Bin Deer Grove Centre)

ORDINANCE NO. O-85-95

AN ORDINANCE
GRANTING A SPECIAL USE
FOR A PLANNED DEVELOPMENT
DEER GROVE CENTRE

WHEREAS, upon petition of owners of said property for final Planned Development approval, hearings were held by the Plan Commission of the Village of Palatine on July 5, 1995 in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission having made its findings in a written report to the President and Board of Trustees of the Village of Palatine;

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 a Special Use for a Planned Development is hereby granted to real estate described as follows, to wit:

That part of the North 1/2 of the Northeast 1/4 of Section 11, Township 42 North, Range 10 East of the 3rd Principal Meridian which lies North of a line drawn 344.0 feet South, as measured on the East and West lines thereof, and parallel with the North line of the South 1/2 of the North 1/2 of said Northeast 1/4, excepting therefrom Delgado and Rein's FERNDALE MARKET, being a subdivision of the Northwest 1/4 of the Northwest 1/4 of said Northeast 1/4, excepting therefrom that part of the Northeast 1/4 of the Northwest 1/4 of said Northeast 1/4, bounded by a line described as follows: Beginning at the Northeast corner of Lot 2 in Delgado and Rein's Ferndale Market, as aforesaid; thence South 89 degrees 35 minutes 30 seconds East along the South line of Dundee Road (being a line 50.0 feet South of and parallel with the North line of the Northeast 1/4 of said Section 11), 134.0 feet; thence south 00 degrees 01

minutes 06 seconds East, parallel with the East line of Lot 2, aforesaid, 530.0 feet; thence North 89 degrees 35 minutes 30 seconds West, parallel with the aforementioned North line of the Northeast 1/4, 134.0 feet to a point on the East line of said Lot 2, said point being 81.18 feet North (as measured along said East line) of the Southeast corner thereof; thence North 00 degrees 01 minutes 06 seconds West along the last mentioned East line, 530.0 feet to the place of beginning, and also excepting therefrom that part of said Northeast 1/4, bounded by a line described as follows: Beginning at the Southeast corner of Lot 2 in Delgado and Rein's FERNDALE MARKET aforesaid, thence North 00 degrees 01 minutes 06 seconds West along the East line of said Lot 2, a distance of 81.18 feet; thence south 89 degrees 35 minutes 30 seconds East parallel with the North line of the Northeast 1/4 of said Section 11, a distance of 134.0 feet; thence Southeasterly along a curved line convex to the Southwest and having a radius of 800.0 feet an arc distance of 211.20 feet (the chord of said arc which bears South 07 degrees 34 minutes 59 seconds East and measures 210.59 feet) to its intersection with a curved line, convex to the South and having a radius of 745.0 feet; thence Westerly along said curved line, an arc distance of 99.06 feet (the chord of which arc bears South 36 degrees 34 minutes 48 seconds West and measures 98.99 feet) to its intersection with a line drawn 134.0 feet South of and parallel with the South line of said Lot 2 and said South line extended East; thence North 89 degrees 36 minutes 40 seconds West along said parallel line, 62.91 feet to its intersection with the Southerly extension of the East line of said Lot 2; thence North 00 degrees 01 minutes 06 seconds West along said extension, 134.0 feet to the point of beginning; and also excepting that part of said Northeast 1/4 that part thereof bounded by a line described as follows: Beginning at the Southwest corner of Lot 2 in Delgado and Rein's Ferndale market, aforesaid; thence south 89 degrees 36 minutes 40 seconds East along the South line of said Lot 2, a distance of 617.05 feet to the Southeast corner thereof; thence South 00 degrees 01 minutes 06 seconds East along the Southerly extension of the East line of Lot 2, aforesaid, 134.0 feet; thence South 89 degrees 36 minutes 40 seconds East, parallel with the South line of said Lot 2 and the Easterly extension thereof, 62.91 feet to a point of curvature; thence Northeasterly along a curved line, being the arc of a circle convex Southerly, tangent to the last described course and having a radius of 745.0 feet, an arc distance of 100.25 feet (the chord of which arc bears North 86 degrees 32 minutes 03 seconds East and measures 100.17 feet), to its intersection with a line 830.0 feet East of and parallel with the West line of the aforementioned Northeast quarter section; thence South 00 degrees 00 minutes 00 seconds West along said parallel line, 216.75 feet to a point in a line 344.0 feet South of and parallel with the South line of Lot 2 aforesaid; thence North 89 degrees 36 minutes 40 seconds West along the last mentioned parallel line, 780.0 feet to a point in the East line of Hicks Road (being a line 50.0 feet East of and parallel with the West line of the Northeast 1/4 of said Section 11; thence North 00 degrees 00 minutes 00 seconds East along said East line, 344.0 feet to the place of beginning; and also excepting therefrom the North 50.0 feet, measured at right angles, thereof, all in Cook County, Illinois.

commonly known as the vacant 40 acre parcel on the south side of Dundee Road between the Northwest and Rand/Dundee Shopping Centers.

Attachment: #O-085-95 - Planned Development Deer Grove Centre (605-619 E Dundee Rd - Donation Bin Deer Grove Centre)

pursuant to Section 13.05 of the Palatine Zoning Ordinance, subject to the following conditions:

1. The final development plans shall substantially conform to the the Site Plan by Marchris Engineering, LTD., dated 4/6/95, last revised 7/31/95, Site Improvements Plans (Sheets CE-1 to CE-11, for Phase I) by Marchris Engineering, LTD., last revised 6/27/95, the Architectural Elevations by Stewart-Nosky Architects, Ltd., sheets 1, 2 and 3, dated 6/20/95, sheet 2.1 last revised 7/31/95, the Site Lighting Plan by Marchris Engineering, Ltd., dated 4/6/95, last revised 6/14/95, the Landscape Planting Plan by Lakeshore Landscaping, Inc., (Sheets 1 & 2) dated June 1995, and the Tree Preservation Plan by GLP, dated 7/20/95 except that such plans shall be revised to conform to Village Codes and Ordinances and the conditions below.

2. The project shall be permitted to have those uses designated as "permitted uses" in the "B-2" General Business District, except that any proposed uses and site plans for the outlots shall be approved by the Village Board. All Special Uses shall require a public hearing in front of the Zoning Board of Appeals, except that any proposed sit-down restaurant (without drive-through) Special Use and site plan for the outlots shall be approved by the Village Board.

3. The Illinois Department of Transportation shall give written comments and approvals for the proposed entrances off Dundee Road, and any other required roadway or intersection improvements along Dundee, Rand and Hicks Roads prior to issuance of building permits for the development. The developer shall install a right turn lane at northbound Hicks Road at Dundee Road if required by IDOT.

4. The Tree Preservation Plan and the Landscape Plans shall be revised in a manner acceptable to the Village Administration prior to any mass grading to include additional tree preservation along the Dundee Road right-of-way.

5. The development, including outlots shall be completed no later than five (5) years from the date of Village Board approval.

6. Final development and engineering plans on the Phase II portion of the property including the proposed outlots, as well as any major revisions to the approved site plan for the Phase I portion shall require approval by the Village Board.

7. The eastern detention area shall be properly graded and seeded no later than one year after the construction of said basin.

Attachment: #O-085-95 - Planned Development Deer Grove Centre (605-619 E Dundee Rd - Donation Bin Deer Grove Centre)

8. A Letter of Credit, in the amount of $100,000 and in a form acceptable to the Village Administration shall be submitted to guarantee the completion of the Planned Development. Said Letter of Credit shall be submitted prior to any mass grading on the site and prior to the issuance of building permits. Such Letter of Credit can be provided pursuant to the developer's TIF agreement with the Village.

9. The architectural elevations shall be revised to indicate a parapet wall and provide an acoustical treatments around the mechanical equipment on the roof in a manner acceptable to the Village Administration. Said revisions shall be completed prior to the issuance of building permits.

10. The developer of the subject property shall comply with the Illinois Environmental Protection Agency Pollution Discharge Eliminary Permit requirements regarding stormwater management and soil erosion.

11. All soil erosion and sedimentation control measures shall be incorporated into the Final Engineering Plans and shall be implemented prior to any clearing and stripping operations.

12. All billboards on the property shall be removed prior to the issuance of building permits for any of the commercial buildings. The billboard may be used as a development sign provided it conforms to the development sign regulations in the zoning ordinance. In no case shall the billboard remain prior to issuance of any occupancy permits for the buildings.

13. All wells shall be capped and all septic tanks shall be cracked and filled with clay or sand or otherwise properly removed or abandoned.

14. A new fire hydrant shall be installed by the proposed outlots on Dundee Road. Said hydrants shall be installed in conjunction with construction of buildings on the proposed outlots.

15. All watermain connections shall be pressure connections.

16. The lighting plans shall be revised to indicate proposed poles and luminaries acceptable to the Village Engineer prior to the issuance of building permits.

17. Dumpster enclosures shall be indicated on the plans prior to the issuance of building permits.

18. The numbers and locations of the proposed cart corrals shall be indicated prior to the issuance of building permits.

19. The final engineering plans shall be revised to show valve vaults to be 60 inches in diameter for 10 inch mains and smaller, and 72 inches for mains which are larger.

20. The signage plans for the proposed development, including free standing

Attachment: #O-085-95 - Planned Development Deer Grove Centre (605-619 E Dundee Rd - Donation Bin Deer Grove Centre)

signs and attached signs, shall be approved by the Village Board at a future meeting.

21. All traffic signals installed for the shopping center shall be equipped with an Opticom control system for emergency vehicle traffic.

22. The fence at the rear of the shopping center shall be replaced every 12 years by the shopping center ownership if directed to do so by the Village. All trees to be planted in the buffer yard area adjacent to the proposed townhomes shall be at least six (6) inches in diameter. Owners shall be responsible for replacement of dead or diseased trees and other landscape materials and maintenance of the landscape buffer area on both sides of the proposed fence, to the satisfaction of the Village Administration.

23. Truck deliveries, except for a grocery store, shall only take place between 7:00 AM and 8:00 PM. No trucks, except those making deliveries to a grocery store, shall be present in the rear loading areas during hours when deliveries are not permitted. However, trucks making deliveries to the grocery store shall not be allowed to run their engines while unloading or waiting to be unloaded, except between 7:00 AM and 8:00 PM and except for air conditioning units where food may spoil, in which case such unloading shall be done in an expeditious manner. Additional soundproofing shall be provided at these loading docks. Signs regarding this prohibition shall be posted in the rear delivery area to the satisfaction of the Village Administration, prior to the issuance of occupancy permits.

24. Owners shall explore ideas with IDOT regarding the prevention of cut-through traffic on neighboring streets, including traffic signal design or access location to prevent traffic from going north into Capri Village.

25. The storm sewer at the northwestern part of the property shall be replaced with a 27" storm sewer extending to the Buffalo Creek.

26. A cross access driveway over the Phase II portions of the property shall be permitted to be constructed by the owner of the Rand-Dundee shopping center at their expense in a manner acceptable to the Village Administration prior to Phase II construction.

27. The Final Engineering Plans shall be revised to re-route the proposed storm sewer through the middle of the building west of the proposed Food Store, the proposed sanitary sewer through the middle of the Phase II portion, and the proposed sanitary sewer along Dundee Road to preserve existing trees, all in a manner acceptable to the Village Engineer.

Attachment: #O-085-95 - Planned Development Deer Grove Centre (605-619 E Dundee Rd - Donation Bin Deer Grove Centre)

SECTION 2: That the petition for special use, a copy of the public notice, and the report of the Plan Commission 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 upon passage and approval as provided by law.

PASSED: This 14 day of August, 1995

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

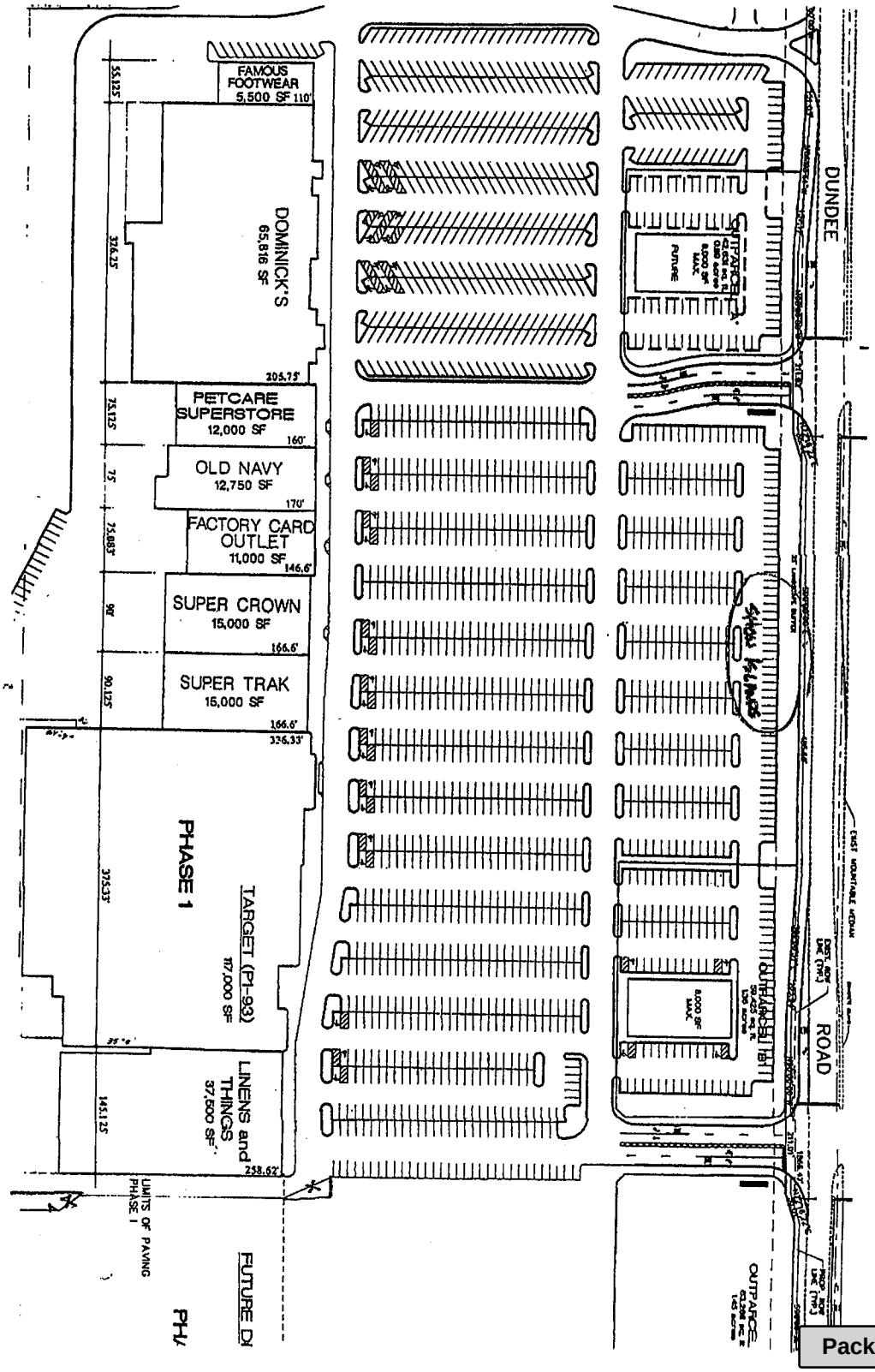
APPROVED by me this 14 day of August, 1995

President of the Village of Palatine

ATTESTED and **FILED** in the office of the Village Clerk this 14 day of August, 1995

Village Clerk

Attachment: #O-085-95 - Planned Development Deer Grove Centre (605-619 E Dundee Rd - Donation Bin Deer Grove Centre)



Attachment: #O-085-95 - Planned Development Deer Grove Centre (605-619 E Dundee Rd - Donation Bin Deer Grove Centre)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 05/27/25 07:00 PM

STAFF REPORT (ID # 9868)

605-619 E. Dundee Road

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ben Vyverberg

PETITIONER: USAgain

PLAN NUMBER: **VAR-000124-2024**

BACKGROUND:

The Subject Property is the Deer Grove Centre shopping center on Dundee Road. The Petitioner, USAgain is proposing to locate a 160 square foot donation bin in the shopping center parking lot along Dundee Road. The box is of a metal construction and would be camera monitored on a 24 hour, 7-day a week basis. While the zoning code does only allow donation bins to be located on properties used for educational, institutional, religious, or not-for-profit uses, the Petitioners are requesting to locate the bin at a commercial shopping center. Therefore, the Petitioners are requesting the following:

Variation to allow a donation bin on a commercial shopping center property and not on a property used for educational, institutional, religious, or not for profit uses, as required by Code;

Planned Development Amendment to allow a site plan change to allow the donation bin to be placed in the shopping center parking lot (west of the Wells Fargo bank), which includes the removal of approximately 2-3 parking spaces.

Surrounding Zoning/Uses:

North:	R-2 single-family residential - single-family homes
South:	Planned Development - Concord Mills residential subdivision
East:	Planned Development - Deer Grove Centre
West:	Planned Development- Wells Fargo

KEY ISSUES:

Attachment: Planning and Zoning Commission materials - May 27, 2025 (605-619 E Dundee Rd - Donation Bin Deer Grove Centre)

Attachment: Planning and Zoning Commission materials - May 27, 2025 (605-619 E Dundee Rd - Donation Bin Deer Grove Centre)

- The Petitioner operates a textile recycling and processing use across 15 states. As part of their operations, USAgain also operates a clothing drop spot at multiple locations across the United States. According to the application submission, this includes drop spot locations in Chicago, Skokie, and Oswego, IL.
- The Petitioner has applied to locate a donation bin at the Deer Grove Centre shopping center. To that end, the proposed "drop spot" would be located in the exterior shopping center parking lot and occupy three parking spaces. As a practical matter, Deer Grove Centre is overparked, and therefore the loss of parking space does not require any additional zoning relief.
- The bin is 13 feet 3 inches high, 8 feet wide, and 20 feet in length. The bin would be approximately 160 square feet.
- The bins are solar powered and do not require any on-site utilities to function. The donation bin would accept donations, and although the collection points are not staffed, the bins are camera monitored on a 24 hour/7-day/week basis.
- As part of USAgain's operations, they partner with a not-for-profit to plant a tree at each point that the donation bin is filled.
- The zoning ordinance regulates the placement, size, and location of donation bins within the Village. These regulations were adopted by the Village Council in order to regulate the proliferation of donation bins, which in many instances, were placed without the knowledge or permission of an underlying property owner, upon the commercial properties within the Village.
- The zoning ordinance section is listed below:

Sec. 4.16 Donation/collection box.

a. Only donation boxes directly associated with the principal use of the subject property shall be permitted.
b. Only two (2) donation boxes shall be permitted per zoning lot.
c. Administrative Site Plan Review and Registration are required.
d. As part of the application to locate a donation box, written authorization from the property owner must be obtained and provided to the Village of Palatine.
e. The donation/collection box must be placed on a solid and dust-free surface.
f. Donation boxes shall not exceed six (6) six (6) inches in height, five (5) feet wide and four (4) feet deep and if located in the parking lot shall not obstruct more than one surplus parking space.
g. Donation boxes shall only be located upon properties used for educational, institutional, religious, or not for profit uses.
h. Donation boxes shall not be located in the required front or corner side yard and

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must be located to minimize the visual impact, when viewed from public or private streets.

i. Donation boxes shall include an informational posting, as to whether their organization accepting the donations is a for-profit or not-for-profit.
j. Donation boxes shall also include a local contact person and the operator of the donation box, with the appropriate contact telephone number to address any maintenance or damage concerns with the box.
k. The donation box shall not be placed in a location to interfere with or cause a visual obstruction to vehicle or pedestrian traffic.
l. Donated materials or items shall not be stored or left outside the donation box.

- The proposed location is not permitted by the zoning code regulations, as it is proposed to be located at a commercial shopping center. Additionally, the size is proposed to be 160 square feet (20 feet by 8 feet), whereas the maximum square footage allowed on properties used for educational, institutional, religious, or not for profit profits is 20 square feet (5 feet by 4 feet).

- When the Petitioner first contacted and met with the Village, Staff advised about the ordinance limitations and requirements. Staff further indicated that the Subject Property is ineligible for the placement of a donation bin, as it is not within the property categories eligible for such location. Staff also indicated that the Staff recommendation would be to deny the requests accordingly.

- The Petitioner sought to apply for both a variation from the ordinance requirement and a Planned Development Amendment and Site Plan modification to allow the proposed bin.

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

STAFF RECOMMENDATION:

The donation bin ordinance regulations were established in 2012 to delineate the appropriate land use locations for such donation bins. Commercial shopping centers were excluded from the eligible locations, due to potential conflicts with the underlying

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legislative intentions. Additionally, the Village began experiencing specific zoning enforcement issues created, which were created with the illegal locating of donation bins throughout the commercial shopping centers along the Rand Road and Dundee Road corridors. Additionally, stand-alone commercial uses were also having donation bins "dropped" at various locations in the Village.

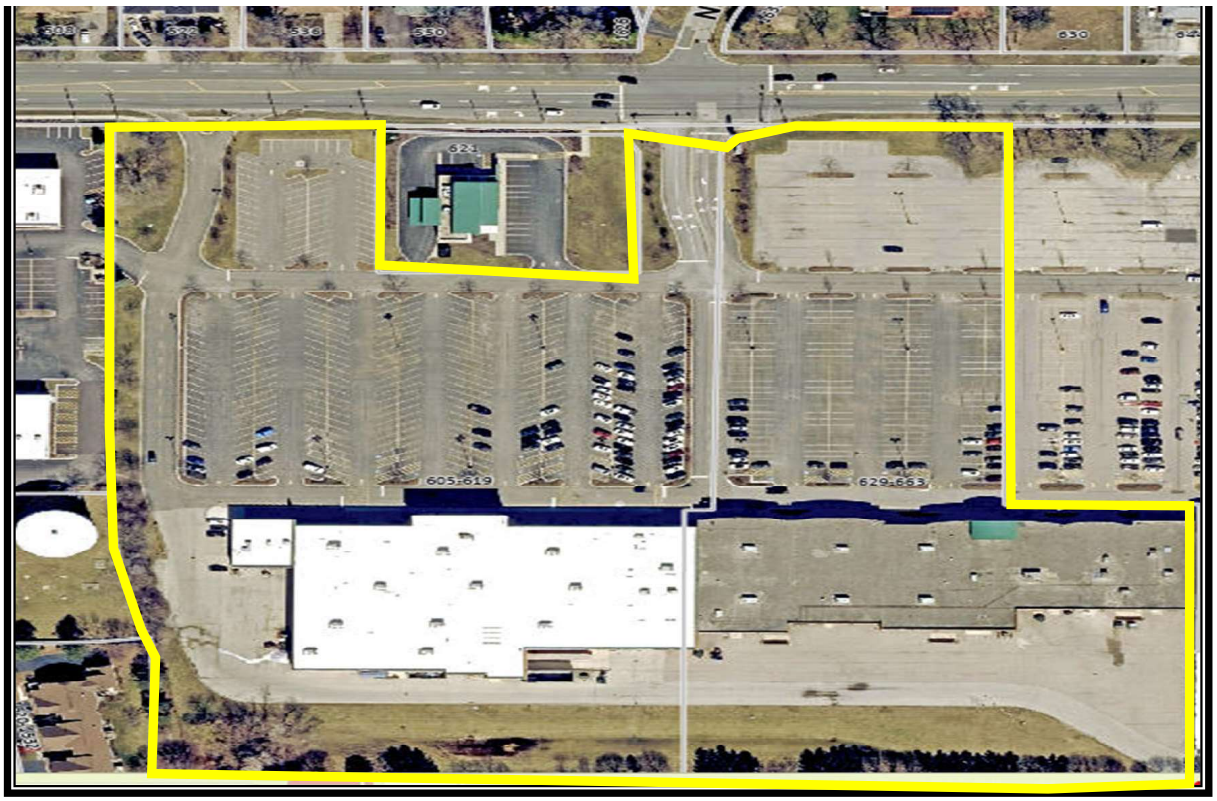
As the subject property is a commercial shopping center, the proposed location is in direct conflict with the ordinance requirements and the size of the bin is significantly larger what is allowed by Code.

Therefore, Staff recommends denial of the requested variation and planned development amendment.

ATTACHMENTS:

- Aerial Map
- Donation bin location map and elevation
- Clothing Drop Spot - Variation justification responses
- USAgain - VARIANCE QUESTIONS ANSWERS (1)
- USAgain Narrative and need for a variation - Trees for the Future
- USAgain - Trees for the Future narrative information
- USAgain - Narrative on Deer Grove Centre - Palatine_v1 (9) (1)
- Deer Grove Centre Planned Development ORD
- Deer Grove Centre - Planned Development Ordinance - 0-085-95
- Public Notice

Deer Grove Centre



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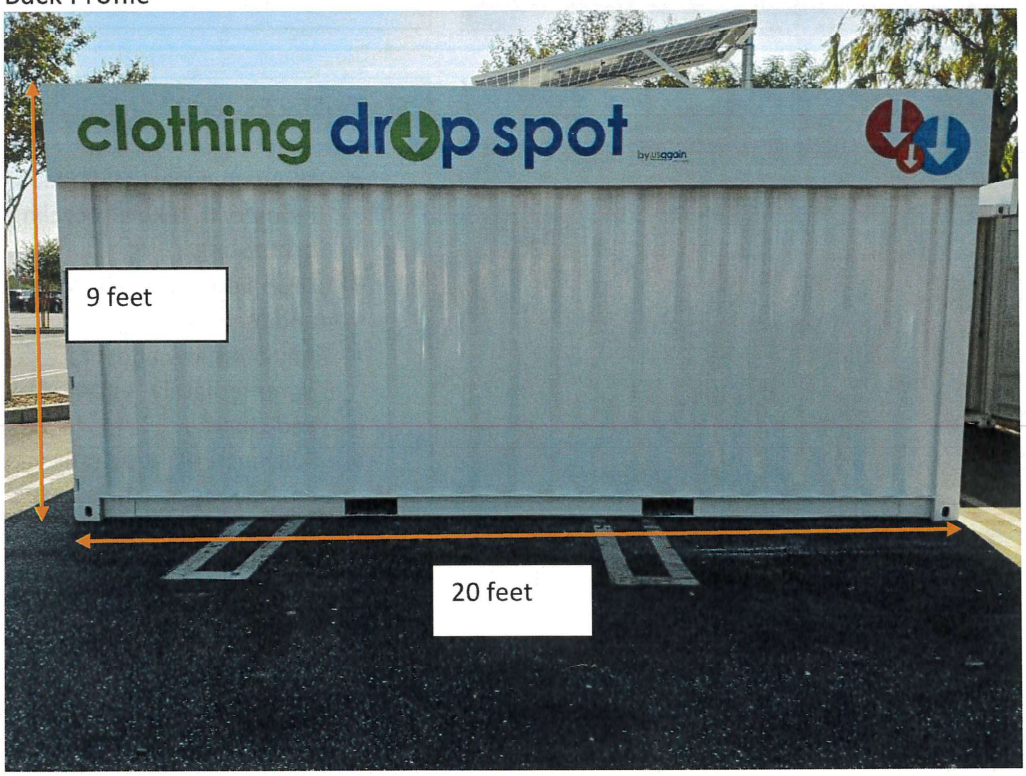
Deer Grove Centre
615 East Dundee, Palatine, Illinois
PIN: 02-11-209-009-0000
Zoning: Planned Development District

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Front Profile

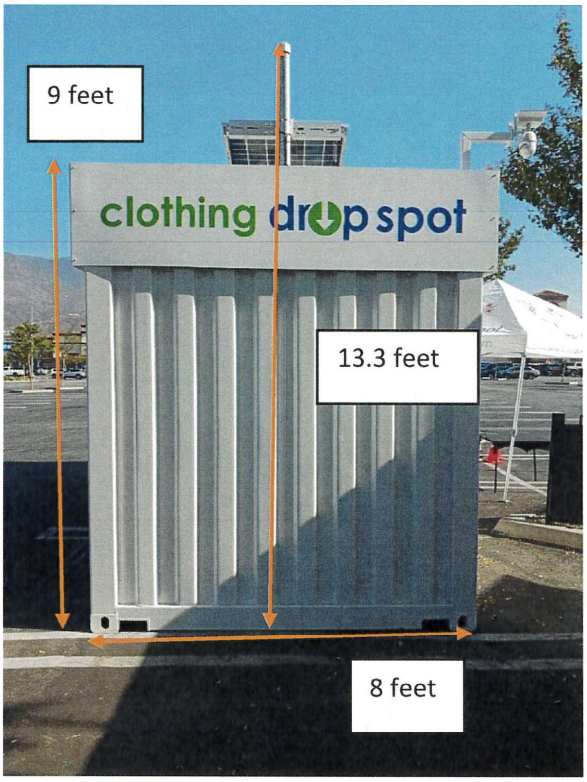


Back Profile

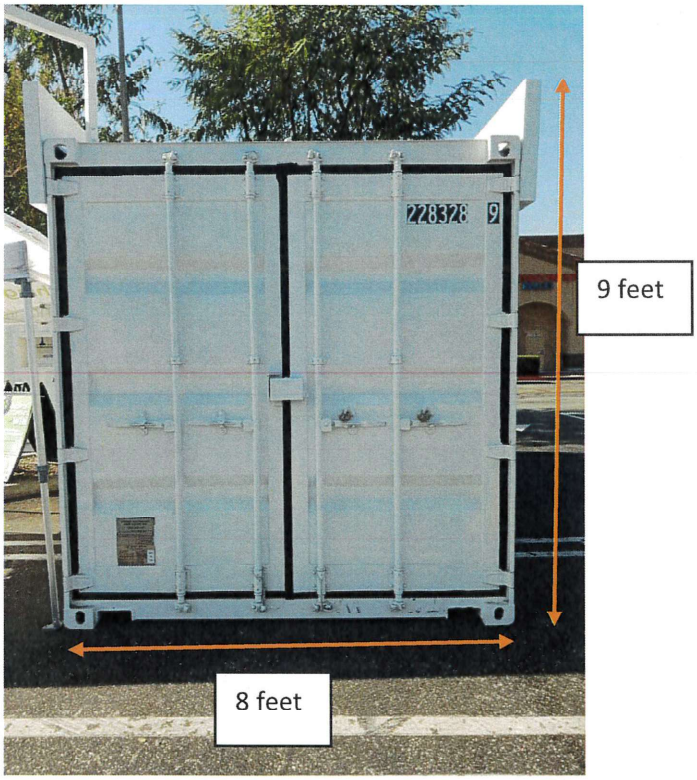


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Side 1 Profile



Side 2 Profile



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About the Clothing Drop Spot and Need for a Variance

USAgain, has an opportunity to place one of our Clothing Drop Spots at the Deer Grove Centre shopping center in Palatine, Illinois through a signed lease agreement with the property owner RPT Realty, LP. The Clothing Drop Spot is an enhanced clothing donation bin that is visited by staff every day of the week to address any maintenance and clean up needs that may arise and unload the Clothing Drop Spot at least once a week or as needed based on use. It is also monitored by security cameras on a 24 hours 7 days a week basis, lit up at night for enhanced security to the surrounding area, and able to collect 5,000 pounds of textiles and shoes on a weekly basis. Because of this daily staffing and being monitored on a 24/7 basis it solves all the common complaints previously attached to regular donation bins such as fly dumping being left in front of the container. If there is any fly dumping left in front and/or near the Clothing Drop Spot, USAgain staff quickly removes the items. And USAgain, LLC even contracts with third party contractors to remove large bulky items if required but this need is very uncommon. The Clothing Drop Spot occupies three parking spaces, is completely powered by solar panels attached to the roof and does not require any utility hookups to operate.

The location of the Clothing Drop Spot is shown on the site plan included with the application. The location was chosen by property management because it allows the Clothing Drop Spot to be more visible to potential customers and at the same time does not interfere with any operations on the property. One of the major benefits to the property owner of having a Clothing Drop Spot on their property is that it helps increase foot traffic to the property leading to more customers for its stores and provides auxiliary income to the property owner through site lease rental income. This location should not affect circulation in the Shopping Center or create any other negative impacts in the Shopping Center.

One of the goals of the Clothing Drop Spot is to reform how clothes and shoes are donated by the general public as the demand for clothing and shoes reuse/recycling availability continues to increase. By providing a larger donation facility at one location in a popular area it reduces the need for smaller donation bins placed throughout the rest of the community, decreases greenhouse gas emissions from large trucks used to collect the donations by not having to visit multiple smaller donation bin sites miles apart, and the larger donation facility allows it to provide the features that eliminate the problems that have been issues with the clothing reuse/recycling industry since the inception of the smaller donation bin. Limiting the size of donation bins to 6 1/2 feet high, 5 feet wide, and 4 feet deep does not allow USAgain to be able to adequately monitor the site by video cameras, which is essential to enable the 24/7 monitoring to alleviate any fly dumping issues the City is experiencing. Also, larger containers are necessary to prevent overflow and fly dumping that the smaller donation bins experience. Limiting the size of donation bins can cause overflow and fly dumping issues as well. USAgain believes this prototype donation bin, the Clothing Drop Spot, is a more effective way to monitor and collect clothing donations. The dimensions and depiction of the Clothing Drop Spot is also contained as an exhibit to this application. For all of these reasons the deviation to allow bigger and taller donation bins are in the public interest.

The Clothing Drop Spot in Other Cities

USAgain, currently operates close to 50 Clothing Drop Spots in California, Minnesota, Washington, Colorado, Illinois, and New York. Locally we have two in the city of Chicago that are located in similar sized shopping centers as in Oswego that received city planning staff approval and local alderperson

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

It is almost, if not already, no longer economically feasible to collect clothes and shoes for reuse utilizing the typically smaller donation bin due to raising logistical costs associated with labor, insurance, site rent, fuel, transportation, regulatory compliance, maintenance, sorting, processing, and warehousing to just name a few.

In order for a reuse and recycling program to operate effectively there needs to be an end use for that reused or recycled item at an affordable price. Due to the small capacity limitations of the typical donation bin of 500 pounds, numerous donation bins need to be placed at one location or at numerous locations throughout the community in order to meet the raising donation demand and achieve the overall tonnage necessary to produce the adequate revenue to operate the clothes and shoes reuse/recycling system.

A system based solely on the smaller donation bins would require numerous additional sites. And due to the fact many municipalities only allow one or two donation bins at a site, this large scattered system approach of small donation bins leads to increased logistics costs referenced above and increased overflow and debris due to the limited capacity of these small donation bins. Many of these sites operate at a loss because of the high logistical costs and limited capacity.

This is why the Clothing Drop Spot was invented to centralize the clothes and shoes donation collection at fewer larger capacity of 5,000 pounds per site (such as shopping centers like Deer Grove Centre) in a community to reduce these logistical costs and still be able to collect more donations to achieve the adequate revenue requirement to fund the system.

Palatine currently only allows the smaller donation bins to be placed at a site not to exceed 6.5 feet heigh, 5 feet wide, and 4 feet deep which will not allow the placement of a Clothing Drop Spot which is 9 feet high, 20 feet wide, and 8 feet deep. While Palatine does allow two donation bins to be placed at a site, this still does not provide enough capacity to adequately collect enough to support the high logistical costs.

Furthermore, by allowing the Clothing Drop Spot which has a foot print of 160 square feet that occupies a little under three parking spaces, this isn't much bigger than what is currently allowed by having two donation bins next to each other with a footprint 80 square feet that occupies close to two parking spaces.

USAgain currently operates close to 100 Clothing Drop Spots located in Illinois, California, New York, Colorado, Washington, Missouri, and Minnesota. We have proven to these municipalities with a Clothing Drop Spot that it is a more effective method for collecting clothes and shoes than the typical smaller donation bin and we look forward to proving that in Palatine.

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

Currently 2.5 million tons of clothes and shoes are donated per year. This has increased by nearly 90% since the year 2000. The Clothing Drop Spot is the 21st century approach to handling this increased donation demand. The typical donation bin can only handle 500 pounds of clothes per

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Trees help restore the environment, mitigate the Climate Crisis and create a greener earth for future generations. When trees are planted with food crops this is called agroforestry and it helps people increase their crop yields to grow their own food and build sustainable incomes for their families by producing and selling a surplus. The program helps in creating sustainable sources of crop shade, soil rehabilitation, food, windbreaks, medicine, mudslide control and more for communities that need them.

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- 1,505,528 trees planted
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For all the reasons stated above granting the minor amendment to the PUD and deviations from the size and square footage limitations for donation boxes in the zoning ordinance are in the public interest.

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week while the Clothing Drop Spot can hold up to 5,000 pounds of clothes per week. On average in the United States a person disposes of 81.5 pounds of clothes on an annual basis which equated to a total of 11.3 million tons of clothes ending up in United States landfills annually leading to increased CO2 and methane gas emissions harming the environment. The good news is that as the issue of global climate change has become more mainstream and people are becoming more aware of the negative environmental impact clothes and shoes production and disposal has on the environment, people are donating more of their clothes and shoes for reuse and recycling on an annual basis. This increased donation volume is contributing to increased overflows at the typical donation bins due to their limited holding capacity and a new more modern collection concept was needed which is the Clothing Drop Spot.

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

Approving the variation to allow for the Clothing Drop Spot will have no negative impact on the essential character of the locality. It will actually enhance the character of the locality due to the Clothing Drop Spot being a more appealing and attractive facility with the white & green design blending in with the surrounding buildings and landscaping. With the enhanced security devices, illumination, daily staffing, and 24/7 camera surveillance, the Clothing Drop Spot nearly eliminates overflow and debris being left outside of the facility unlike the typical donation bin.

Furthermore as mentioned above by allowing the Clothing Drop Spot which has a foot print of 160 square feet that occupies a little under three parking spaces, this isn't much bigger than what is currently allowed by having two donation bins next to each other with a footprint 80 square feet that occupies close to two parking spaces. These lost of one parking space at Deer Grove Centre will not adversely affect the property according to the property owner.

In order to supplement the above standards, the Zoning Board of Appeals may also consider the following:

a. The particular surroundings, shape, or topographical conditions of the property.

The Clothing Drop Spot which has a foot print of 160 square feet that occupies a little under three parking spaces, this isn't much bigger than what is currently allowed by having two donation bins next to each other with a footprint 80 square feet that occupies close to two parking spaces. These lost of one parking space at Deer Grove Centre will not adversely affect the property according to the property owner.

b. A unique hardship for the property not generally applicable to other properties in the same zoning district.

Not applicable.

c. The request is not based on a desire to make more money out of the property.

The request is to allow for a more effective method of collection clothes and shoes that doesn't lead to debris and overflows at the donation bin due to increased donation demand by the general public.

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d. The petitioner has not created the alleged hardship for the property.

This hardship was not created by USAgain. It was created by the increased donation demand and the higher logistical costs largely attributed to increased inflation and the higher cost of living.

e. The request will not be detrimental to the public welfare or other properties in the neighborhood

As mentioned above, by allowing this variance request will lead to nearly eliminating overflows and debris at clothes and shoes collection sites like the Clothing Drop Spot.

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

The Clothing Drop Spot will enhance the surrounding area by providing additional lighting that is attached to the Clothing Drop Spot and the 24/7 camera monitoring will increase security in the area. In fact in several municipalities if a crime or incident takes place near the Clothing Drop Spot and we have it on camera, we share that footage with the local police to help solve the crime or incident.

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approval for permits. We also have one in Skokie at a larger mall shopping center that contains a Nordstrom, Macy's, and Bloomingdales. None of these locations have received any complaints.

In California many of our Clothing Drop Spots are approved for permitting through their state's "small recycling facility" provision that many municipalities adopted into their zoning codes in lieu of the state passing major recycling legislation to divert recyclable eligible materials, such as bottles, glass, aluminum cans, and other metals, out of their landfills. The state recently passed legislation to add textiles to the statewide recycling diversion goals placed upon California municipalities and the Clothing Drop Spot is helping municipalities meet this goal.

The Problem - Environmental Impact of Textile and Clothing Waste

According to the US EPA, over 17 million tons of textile waste is generated nationwide each year with nearly 70% of that waste ending up in our nation's landfills. It takes over 200 years for textile waste to decompose in landfills which generate greenhouse methane gas and leaches toxic chemicals and dyes into the groundwater and our soil. For every pound of clothes that is collected for reuse purposes saves 15 pounds of CO2 emissions.

The Solution – The Clothing Drop Spot

The typical Clothing Drop Spot collects between 3,000 to 5,000 pounds of donated clothes, shoes, and textiles each week that are typically thrown away if a convenient donation facility is not available. This can result in over 156,000 to 260,000 pounds of clothes, shoes, and textiles being reused or recycled and diverted from your community's landfill. This equates to a positive environmental impact of saving 2,340,000 to 3,900,000 pounds of CO2 emissions on a yearly basis.

About USAgain, LLC

Originally founded in 1999 in Seattle, Washington, USAgain started with a mission to create a better world where PEOPLE and PLANET are given the value and priority they deserve. Our headquarters is in West Chicago, Illinois, we operate in 13 states and in over 500 cities.

We live in a world of fast fashion and overall, clothing is getting cheaper. According to the US EPA, over 17 million tons of textile waste is generated nationwide each year with nearly 70% of that waste ending up in our nation's landfills. While there is an abundance of clothes in wealthier countries, seventy percent of the world's population continues to depend on secondhand clothing to clothe themselves and their children. USAgain is connecting those who have surplus clothing to those who need the clothing.

With our Clothing Drop Spot, we provide communities with a convenient and eco-friendly option to rid themselves of excess clothing, which is diverted from landfills. By exporting clothes and shoes to struggling countries we generate revenue, create green jobs here in the US and abroad and help to improve the well-being of people around the world. By putting clothes back in the use cycle we conserve precious natural resources and limit the emission of greenhouse gases to fight Global Warming and the

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Trees help restore the environment, mitigate the Climate Crisis and create a greener earth for future generations. When trees are planted with food crops this is called agroforestry and it helps people increase their crop yields to grow their own food and build sustainable incomes for their families by producing and selling a surplus. The program helps in creating sustainable sources of crop shade, soil rehabilitation, food, windbreaks, medicine, mudslide control and more for communities that need them.

Trees for the Future works in six Sub-Saharan countries where they have strong on-the-ground personnel and numerous clusters of farmers motivated to join the program. Though they have planted trees in 60 countries, they are actively replicating a pathway out of poverty in Senegal, Cameroon, Kenya, Tanzania, Guinea, and Uganda. They work with farmers living below the poverty line, struggling to feed their families with the one or few crops they raise on increasingly degraded land.

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Attachment: Planning and Zoning Commission materials - May 27, 2025 (605-619 E Dundee Rd - Donation Bin Deer Grove Centre)

About the Clothing Drop Spot and Need for a Variance

USAgain, has an opportunity to place one of our Clothing Drop Spots at the Deer Grove Centre shopping center in Palatine, Illinois through a signed lease agreement with the property owner RPT Realty, LP. The Clothing Drop Spot is an enhanced clothing donation bin that is visited by staff every day of the week to address any maintenance and clean up needs that may arise and unload the Clothing Drop Spot at least once a week or as needed based on use. It is also monitored by security cameras on a 24 hours 7 days a week basis, lit up at night for enhanced security to the surrounding area, and able to collect 5,000 pounds of textiles and shoes on a weekly basis. Because of this daily staffing and being monitored on a 24/7 basis it solves all the common complaints previously attached to regular donation bins such as fly dumping being left in front of the container. If there is any fly dumping left in front and/or near the Clothing Drop Spot, USAgain staff quickly removes the items. And USAgain, LLC even contracts with third party contractors to remove large bulky items if required but this need is very uncommon. The Clothing Drop Spot occupies three parking spaces, is completely powered by solar panels attached to the roof and does not require any utility hookups to operate.

The location of the Clothing Drop Spot is shown on the site plan included with the application. The location was chosen by property management because it allows the Clothing Drop Spot to be more visible to potential customers and at the same time does not interfere with any operations on the property. One of the major benefits to the property owner of having a Clothing Drop Spot on their property is that it helps increase foot traffic to the property leading to more customers for its stores and provides auxiliary income to the property owner through site lease rental income. This location should not affect circulation in the Shopping Center or create any other negative impacts in the Shopping Center.

One of the goals of the Clothing Drop Spot is to reform how clothes and shoes are donated by the general public as the demand for clothing and shoes reuse/recycling availability continues to increase. By providing a larger donation facility at one location in a popular area it reduces the need for smaller donation bins placed throughout the rest of the community, decreases greenhouse gas emissions from large trucks used to collect the donations by not having to visit multiple smaller donation bin sites miles apart, and the larger donation facility allows it to provide the features that eliminate the problems that have been issues with the clothing reuse/recycling industry since the inception of the smaller donation bin. Limiting the size of donation bins to 6 1/2 feet high, 5 feet wide, and 4 feet deep does not allow USAgain to be able to adequately monitor the site by video cameras, which is essential to enable the 24/7 monitoring to alleviate any fly dumping issues the City is experiencing. Also, larger containers are necessary to prevent overflow and fly dumping that the smaller donation bins experience. Limiting the size of donation bins can cause overflow and fly dumping issues as well. USAgain believes this prototype donation bin, the Clothing Drop Spot, is a more effective way to monitor and collect clothing donations. The dimensions and depiction of the Clothing Drop Spot is also contained as an exhibit to this application. For all of these reasons the deviation to allow bigger and taller donation bins are in the public interest.

The Clothing Drop Spot in Other Cities

USAgain, currently operates close to 50 Clothing Drop Spots in California, Minnesota, Washington, Colorado, Illinois, and New York. Locally we have two in the city of Chicago that are located in similar sized shopping centers as in Oswego that received city planning staff approval and local alderperson

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approval for permits. We also have one in Skokie at a larger mall shopping center that contains a Nordstrom, Macy's, and Bloomingdales. None of these locations have received any complaints.

In California many of our Clothing Drop Spots are approved for permitting through their state's "small recycling facility" provision that many municipalities adopted into their zoning codes in lieu of the state passing major recycling legislation to divert recyclable eligible materials, such as bottles, glass, aluminum cans, and other metals, out of their landfills. The state recently passed legislation to add textiles to the statewide recycling diversion goals placed upon California municipalities and the Clothing Drop Spot is helping municipalities meet this goal.

The Problem - Environmental Impact of Textile and Clothing Waste

According to the US EPA, over 17 million tons of textile waste is generated nationwide each year with nearly 70% of that waste ending up in our nation's landfills. It takes over 200 years for textile waste to decompose in landfills which generate greenhouse methane gas and leaches toxic chemicals and dyes into the groundwater and our soil. For every pound of clothes that is collected for reuse purposes saves 15 pounds of CO2 emissions.

The Solution – The Clothing Drop Spot

The typical Clothing Drop Spot collects between 3,000 to 5,000 pounds of donated clothes, shoes, and textiles each week that are typically thrown away if a convenient donation facility is not available. This can result in over 156,000 to 260,000 pounds of clothes, shoes, and textiles being reused or recycled and diverted from your community's landfill. This equates to a positive environmental impact of saving 2,340,000 to 3,900,000 pounds of CO2 emissions on a yearly basis.

About USAgain, LLC

Originally founded in 1999 in Seattle, Washington, USAgain started with a mission to create a better world where PEOPLE and PLANET are given the value and priority they deserve. Our headquarters is in West Chicago, Illinois, we operate in 13 states and in over 500 cities.

We live in a world of fast fashion and overall, clothing is getting cheaper. According to the US EPA, over 17 million tons of textile waste is generated nationwide each year with nearly 70% of that waste ending up in our nation's landfills. While there is an abundance of clothes in wealthier countries, seventy percent of the world's population continues to depend on secondhand clothing to clothe themselves and their children. USAgain is connecting those who have surplus clothing to those who need the clothing.

With our Clothing Drop Spot, we provide communities with a convenient and eco-friendly option to rid themselves of excess clothing, which is diverted from landfills. By exporting clothes and shoes to struggling countries we generate revenue, create green jobs here in the US and abroad and help to improve the well-being of people around the world. By putting clothes back in the use cycle we conserve precious natural resources and limit the emission of greenhouse gases to fight Global Warming and the

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Climate Crisis. What's more, we plant a tree every time the Clothing Drop Spot is full through our partner, Trees for the Future.

Over 1 Million Trees Planted Worldwide

In partnership with Trees for the Future, a non-profit based in Maryland, USAgain plants a tree every time the Clothing Drop spot is full, allowing us to support communities in developing countries in the fight against Global Warming and the Climate Crisis. Together we have planted more than 1 million trees since 2013.

Trees help restore the environment, mitigate the Climate Crisis and create a greener earth for future generations. When trees are planted with food crops this is called agroforestry and it helps people increase their crop yields to grow their own food and build sustainable incomes for their families by producing and selling a surplus. The program helps in creating sustainable sources of crop shade, soil rehabilitation, food, windbreaks, medicine, mudslide control and more for communities that need them.

Trees for the Future works in six Sub-Saharan countries where they have strong on-the-ground personnel and numerous clusters of farmers motivated to join the program. Though they have planted trees in 60 countries, they are actively replicating a pathway out of poverty in Senegal, Cameroon, Kenya, Tanzania, Guinea, and Uganda. They work with farmers living below the poverty line, struggling to feed their families with the one or few crops they raise on increasingly degraded land.

Positive Environmental Impact

- 1,505,528 trees planted
- 13,574,223,726 pounds of CO2 saved
- 2,171,882,551,800 gallons of water saved
- 18,098,997 people clothed

For all the reasons stated above granting the minor amendment to the PUD and deviations from the size and square footage limitations for donation boxes in the zoning ordinance are in the public interest.

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ORDINANCE NO. 0-85-95

GRANTING A SPECIAL USE FOR A PLANNED DEVELOPMENT - DEER GROVE CENTRE

Published in pamphlet form by authority of the
President and Board of Trustees of the Village of Palatine
on August 14, 1995

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ORDINANCE NO. 0-85-95

AN ORDINANCE
GRANTING A SPECIAL USE
FOR A PLANNED DEVELOPMENT
DEER GROVE CENTRE

WHEREAS, upon petition of owners of said property for final Planned Development approval, hearings were held by the Plan Commission of the Village of Palatine on July 5, 1995 in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission having made its findings in a written report to the President and Board of Trustees of the Village of Palatine;

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 a Special Use for a Planned Development is hereby granted to real estate described as follows, to wit:

That part of the North 1/2 of the Northeast 1/4 of Section 11, Township 42 North, Range 10 East of the 3rd Principal Meridian which lies North of a line drawn 344.0 feet South, as measured on the East and West lines thereof, and parallel with the North line of the South 1/2 of the North 1/2 of said Northeast 1/4, excepting therefrom Delgado and Rein's FERNDALE MARKET, being a subdivision of the Northwest 1/4 of the Northwest 1/4 of said Northeast 1/4, excepting therefrom that part of the Northeast 1/4 of the Northwest 1/4 of said Northeast 1/4, bounded by a line described as follows: Beginning at the Northeast corner of Lot 2 in Delgado and Rein's Ferndale Market, as aforesaid; thence South 89 degrees 35 minutes 30 seconds East along the South line of Dundee Road (being a line 50.0 feet South of and parallel with the North line of the Northeast 1/4 of said Section 11), 134.0 feet; thence south 00 degrees 01

minutes 06 seconds East, parallel with the East line of Lot 2, aforesaid, 530.0 feet; thence North 89 degrees 35 minutes 30 seconds West, parallel with the aforementioned North line of the Northeast 1/4, 134.0 feet to a point on the East line of said Lot 2, said point being 81.18 feet North (as measured along said East line) of the Southeast corner thereof; thence North 00 degrees 01 minutes 06 seconds West along the last mentioned East line, 530.0 feet to the place of beginning, and also excepting therefrom that part of said Northeast 1/4, bounded by a line described as follows: Beginning at the Southeast corner of Lot 2 in Delgado and Rein's FERNDALE MARKET aforesaid, thence North 00 degrees 01 minutes 06 seconds West along the East line of said Lot 2, a distance of 81.18 feet; thence south 89 degrees 35 minutes 30 seconds East parallel with the North line of the Northeast 1/4 of said Section 11, a distance of 134.0 feet; thence Southeasterly along a curved line convex to the Southwest and having a radius of 800.0 feet an arc distance of 211.20 feet (the chord of said arc which bears South 07 degrees 34 minutes 59 seconds East and measures 210.59 feet) to its intersection with a curved line, convex to the South and having a radius of 745.0 feet; thence Westerly along said curved line, an arc distance of 99.06 feet (the chord of which arc bears South 36 degrees 34 minutes 48 seconds West and measures 98.99 feet) to its intersection with a line drawn 134.0 feet South of and parallel with the South line of said Lot 2 and said South line extended East; thence North 89 degrees 36 minutes 40 seconds West along said parallel line, 62.91 feet to its intersection with the Southerly extension of the East line of said Lot 2; thence North 00 degrees 01 minutes 06 seconds West along said extension, 134.0 feet to the point of beginning; and also excepting that part of said Northeast 1/4 that part thereof bounded by a line described as follows: Beginning at the Southwest corner of Lot 2 in Delgado and Rein's Ferndale market, aforesaid; thence south 89 degrees 36 minutes 40 seconds East along the South line of said Lot 2, a distance of 617.05 feet to the Southeast corner thereof; thence South 00 degrees 01 minutes 06 seconds East along the Southerly extension of the East line of Lot 2, aforesaid, 134.0 feet; thence South 89 degrees 36 minutes 40 seconds East, parallel with the South line of said Lot 2 and the Easterly extension thereof, 62.91 feet to a point of curvature; thence Northeasterly along a curved line, being the arc of a circle convex Southerly, tangent to the last described course and having a radius of 745.0 feet, an arc distance of 100.25 feet (the chord of which arc bears North 86 degrees 32 minutes 03 seconds East and measures 100.17 feet), to its intersection with a line 830.0 feet East of and parallel with the West line of the aforementioned Northeast quarter section; thence South 00 degrees 00 minutes 00 seconds West along said parallel line, 216.75 feet to a point in a line 344.0 feet South of and parallel with the South line of Lot 2 aforesaid; thence North 89 degrees 36 minutes 40 seconds West along the last mentioned parallel line, 780.0 feet to a point in the East line of Hicks Road (being a line 50.0 feet East of and parallel with the West line of the Northeast 1/4 of said Section 11; thence North 00 degrees 00 minutes 00 seconds East along said East line, 344.0 feet to the place of beginning; and also excepting therefrom the North 50.0 feet, measured at right angles, thereof, all in Cook County, Illinois.

commonly known as the vacant 40 acre parcel on the south side of Dundee Road between the Northwest and Rand/Dundee Shopping Centers.

Attachment: Planning and Zoning Commission materials - May 27, 2025 (605-619 E Dundee Rd - Donation Bin Deer Grove Centre)

pursuant to Section 13.05 of the Palatine Zoning Ordinance, subject to the following conditions:

1. The final development plans shall substantially conform to the the Site Plan by Marchris Engineering, LTD., dated 4/6/95, last revised 7/31/95, Site Improvements Plans (Sheets CE-1 to CE-11, for Phase I) by Marchris Engineering, LTD., last revised 6/27/95, the Architectural Elevations by Stewart-Nosky Architects, Ltd., sheets 1, 2 and 3, dated 6/20/95, sheet 2.1 last revised 7/31/95, the Site Lighting Plan by Marchris Engineering, Ltd., dated 4/6/95, last revised 6/14/95, the Landscape Planting Plan by Lakeshore Landscaping, Inc., (Sheets 1 & 2) dated June 1995, and the Tree Preservation Plan by GLP, dated 7/20/95 except that such plans shall be revised to conform to Village Codes and Ordinances and the conditions below.

2. The project shall be permitted to have those uses designated as "permitted uses" in the "B-2" General Business District, except that any proposed uses and site plans for the outlots shall be approved by the Village Board. All Special Uses shall require a public hearing in front of the Zoning Board of Appeals, except that any proposed sit-down restaurant (without drive-through) Special Use and site plan for the outlots shall be approved by the Village Board.

3. The Illinois Department of Transportation shall give written comments and approvals for the proposed entrances off Dundee Road, and any other required roadway or intersection improvements along Dundee, Rand and Hicks Roads prior to issuance of building permits for the development. The developer shall install a right turn lane at northbound Hicks Road at Dundee Road if required by IDOT.

4. The Tree Preservation Plan and the Landscape Plans shall be revised in a manner acceptable to the Village Administration prior to any mass grading to include additional tree preservation along the Dundee Road right-of-way.

5. The development, including outlots shall be completed no later than five (5) years from the date of Village Board approval.

6. Final development and engineering plans on the Phase II portion of the property including the proposed outlots, as well as any major revisions to the approved site plan for the Phase I portion shall require approval by the Village Board.

7. The eastern detention area shall be properly graded and seeded no later than one year after the construction of said basin.

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8. A Letter of Credit, in the amount of $100,000 and in a form acceptable to the Village Administration shall be submitted to guarantee the completion of the Planned Development. Said Letter of Credit shall be submitted prior to any mass grading on the site and prior to the issuance of building permits. Such Letter of Credit can be provided pursuant to the developer's TIF agreement with the Village.

9. The architectural elevations shall be revised to indicate a parapet wall and provide an acoustical treatments around the mechanical equipment on the roof in a manner acceptable to the Village Administration. Said revisions shall be completed prior to the issuance of building permits.

10. The developer of the subject property shall comply with the Illinois Environmental Protection Agency Pollution Discharge Eliminary Permit requirements regarding stormwater management and soil erosion.

11. All soil erosion and sedimentation control measures shall be incorporated into the Final Engineering Plans and shall be implemented prior to any clearing and stripping operations.

12. All billboards on the property shall be removed prior to the issuance of building permits for any of the commercial buildings. The billboard may be used as a development sign provided it conforms to the development sign regulations in the zoning ordinance. In no case shall the billboard remain prior to issuance of any occupancy permits for the buildings.

13. All wells shall be capped and all septic tanks shall be cracked and filled with clay or sand or otherwise properly removed or abandoned.

14. A new fire hydrant shall be installed by the proposed outlots on Dundee Road. Said hydrants shall be installed in conjunction with construction of buildings on the proposed outlots.

15. All watermain connections shall be pressure connections.

16. The lighting plans shall be revised to indicate proposed poles and luminaries acceptable to the Village Engineer prior to the issuance of building permits.

17. Dumpster enclosures shall be indicated on the plans prior to the issuance of building permits.

18. The numbers and locations of the proposed cart corrals shall be indicated prior to the issuance of building permits.

19. The final engineering plans shall be revised to show valve vaults to be 60 inches in diameter for 10 inch mains and smaller, and 72 inches for mains which are larger.

20. The signage plans for the proposed development, including free standing

Attachment: Planning and Zoning Commission materials - May 27, 2025 (605-619 E Dundee Rd - Donation Bin Deer Grove Centre)

signs and attached signs, shall be approved by the Village Board at a future meeting.

21. All traffic signals installed for the shopping center shall be equipped with an Opticom control system for emergency vehicle traffic.

22. The fence at the rear of the shopping center shall be replaced every 12 years by the shopping center ownership if directed to do so by the Village. All trees to be planted in the buffer yard area adjacent to the proposed townhomes shall be at least six (6) inches in diameter. Owners shall be responsible for replacement of dead or diseased trees and other landscape materials and maintenance of the landscape buffer area on both sides of the proposed fence, to the satisfaction of the Village Administration.

23. Truck deliveries, except for a grocery store, shall only take place between 7:00 AM and 8:00 PM. No trucks, except those making deliveries to a grocery store, shall be present in the rear loading areas during hours when deliveries are not permitted. However, trucks making deliveries to the grocery store shall not be allowed to run their engines while unloading or waiting to be unloaded, except between 7:00 AM and 8:00 PM and except for air conditioning units where food may spoil, in which case such unloading shall be done in an expeditious manner. Additional soundproofing shall be provided at these loading docks. Signs regarding this prohibition shall be posted in the rear delivery area to the satisfaction of the Village Administration, prior to the issuance of occupancy permits.

24. Owners shall explore ideas with IDOT regarding the prevention of cut-through traffic on neighboring streets, including traffic signal design or access location to prevent traffic from going north into Capri Village.

25. The storm sewer at the northwestern part of the property shall be replaced with a 27" storm sewer extending to the Buffalo Creek.

26. A cross access driveway over the Phase II portions of the property shall be permitted to be constructed by the owner of the Rand-Dundee shopping center at their expense in a manner acceptable to the Village Administration prior to Phase II construction.

27. The Final Engineering Plans shall be revised to re-route the proposed storm sewer through the middle of the building west of the proposed Food Store, the proposed sanitary sewer through the middle of the Phase II portion, and the proposed sanitary sewer along Dundee Road to preserve existing trees, all in a manner acceptable to the Village Engineer.

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SECTION 2: That the petition for special use, a copy of the public notice, and the report of the Plan Commission 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 upon passage and approval as provided by law.

PASSED: This 14 day of August, 1995

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

APPROVED by me this 14 day of August, 1995

President of the Village of Palatine

ATTESTED and **FILED** in the office of the Village Clerk this 14 day of August, 1995

Village Clerk

Attachment: Planning and Zoning Commission materials - May 27, 2025 (605-619 E Dundee Rd - Donation Bin Deer Grove Centre)

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Attachment: Planning and Zoning Commission materials - May 27, 2025 (605-619 E Dundee Rd - Donation Bin Deer Grove Centre)

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

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

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

(Village) (Town) (City) (Township) of PALATINE 605-619 E. DUNDEE RD.

(●) ( ) ( ) ( )

County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 8TH day of MAY, A.D. 20 25., and the last publication thereof was made on the 8TH day of MAY, A.D. 20 25.

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

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

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

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 8TH day of MAY A.D., 20 25.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 8TH day of MAY A.D., 20 25.

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

Attachment: Planning and Zoning Commission materials - May 27, 2025 (605-619 E Dundee Rd - Donation Bin Deer Grove Centre)

2. 605-619 E. Dundee Road **- Recommend to Deny**

VAR-000124-2024 - 605-619 E DUNDEE RD.

Notice was published in the Journal & Topics on May 9, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **SITE PLAN/SURVEY**
2. **ELEVATIONS**
3. **NARRATIVE**
4. **VARIATION JUSTIFICATION**
5. **REAL ESTATE DISCLOSURE**
6. **PUBLIC NOTICE**

Staff - Mr. Vyverberg provides background:
The Subject Property is the Deer Grove Centre shopping center on E. Dundee Road. The Petitioner, USAgain is proposing to locate a 160 square foot donation bin in the Deer Grove shopping center parking lot along Dundee Road While the zoning code does only allow donation bins to be located on properties used for educational, institutional, religious, or not-for-profit uses, the Petitioners are requesting to locate the bin at a commercial shopping center and a variation and planned development amendment for the site plan changed proposed. The Petitioners are requesting a variation to allow a donation bin on a commercial shopping center property and not on a property used for educational, institutional, religious, or not for profit uses, as required by Code and a Planned Development Amendment to allow a site plan change to allow the donation bin to be placed in the shopping center parking lot (west of the Wells Fargo bank), which includes the removal of approximately 2-3 parking spaces.

Sworn in petitioner:
Andrew Proctor - 1555 W Hawthorne Lane., West Chicago, IL - Director of Government Relations - USAgain, LLC.

Mr. Proctor explains that the company operates in 15 states and 500 cities. He highlights growing issues with textile waste-17 million tons are disposed of annually-and a rising trend toward recycling. This year alone, they have collected 6.2 billion pounds of textiles.
He notes that their operation addresses many of the concerns municipalities have with collection bins, such as overflow and leftover garbage. The industry is at a reflection point, as smaller collection sites can no longer handle the volume of donations. With people purchasing more clothing, the need for efficient collection is increasing.
They currently collect 5,000 lbs. of textiles weekly. All drop spots are monitored, and staff receive alerts (pings) when bins are nearing capacity. Staff can verbally instruct individuals not to leave excess items, and personnel can be on-site within

Attachment: DRAFT PZC minutes - May 27, 2025 meeting (605-619 E Dundee Rd - Donation Bin Deer Grove Centre)

an hour to remove overflow. The company is based in West Chicago.

Mr. Proctor states they have collected 260,000 pounds of textiles-equivalent to the weight of eight school buses or a blue whale. Collected clothes are distributed to thrift shops around the world, and the company incorporates a charitable component. Although it is a for-profit organization, they have planted 1.7 million trees in Africa for agricultural purposed, through donating a tree, every time the bin is filled.

Textiles are the fastest-growing category of waste. The company has been working in Palatine for about a year, aiming to establish a viable operation. It has already proven successful in other states such as California, Colorado, and New York, where similar initiatives are underway.

He explains that clothing producers will soon be required to fund systems for take-back and reuse, although demand for recycling is not yet sufficient. Reuse remains the most effective solution. Through their work, 14.8 billion tons of carbon dioxide and significant amounts of water have been saved.

The company is proposing a lease arrangement for a drop-off spot in partnership with Kimco, who owns the Deer Grove Centre shopping center. This could increase foot traffic and benefit the site. They currently operate 10 locations in the Chicago area, including Arlington Heights, with no reported issues.

The site in question is zoned as a Planned Development, which promotes flexibility and permits this type of land use. Mr. Proctor notes they are not attempting to establish this use in a residential area and believes this location is ideal. He is asking for flexibility and states their desire to be good stewards in the community, providing residents with a responsible place to dispose of textiles.

He references a letter of recommendation to include in the file from a trade organization, of which USAgain is a member. The letter reiterates the growing demand and rising costs of labor and fuel, and explains why it's no longer economically sensible to maintain many small standard collection points. A single, larger site makes more sense.

They are requesting use of three parking spaces. The building is already over-parked, so there are no concerns with the request. Mr. Proctor adds that any issue would fall under the property owner's responsibility, not the Village. The container has a 160 sq. ft. footprint and will not be visible from the main thoroughfare. A tree line on the property helps to conceal the container, so it does not detract from the overall aesthetics. The exterior of the container is white and sleek. He notes they have received many compliments and testimonials about the design.

USAgain recently attended a conference in Las Vegas, where there was strong interest in the concept, and he expressed a desire to expand its use. He emphasized that the initiative benefits public welfare by diverting textiles from landfills. Security is not an issue with the proposed setup.

Mr. Proctor states that launching the program on a test pilot basis would be ideal and is requesting initial approval. He notes that there is no legal precedent being set-it is a site-specific request.

Commissioner Friedman states that Mr. Proctor mentioned the desire for a larger-scale collection point and asks about the distance between the proposed Palatine location and the existing Arlington Heights site.

Mr. Proctor responds that it is approximately 20 minutes away. He adds that they

Attachment: DRAFT PZC minutes - May 27, 2025 meeting (605-619 E Dundee Rd - Donation Bin Deer Grove Centre)

are targeting sites with approximately 100,000 visits per month.
Commissioner Friedman inquires about lighting at the bin site.
Mr. Proctor states that lighting is built into the unit. He mentions that the company has spent thousands of dollars on the design and presents a brochure as reference.
Commissioner Friedman then asks whether the bin is handicap-accessible and how an individual with impairments would be able to use it.
Mr. Proctor replies that the bins do not currently include accessibility features, but signage would be posted offering a curbside collection option for individuals who need assistance.
Chair Wood notes that the application states the company also has other locations in Oswego, Chicago, and Skokie.
Mr. Proctor confirms that is correct.
Chair Wood inquires if the company also offers smaller bins currently placed at approved Palatine locations and asks whether those would be removed if the larger bins were installed.
Mr. Proctor states they would not remove the smaller bins as they still serve a purpose. The large bin would likely be the only one of its size in Palatine.
Chair Wood comments that the commercial center site is much larger than typically allowed and asks if the Illinois locations are situated in commercial corridors and if the bin sizes are similar.
Mr. Proctor confirms yes and explains other areas where these bins are installed.
He further explains that the smaller bins lead to higher maintenance costs, including expenses related to emptying them once or twice a week, fuel costs for large box trucks, and employee labor costs. Overall, the smaller bin model is less efficient compared to the larger bins. They anticipate relying more on larger sites going forward.
Chair Wood asks if other sites have security features such as cameras and if that is standard across their locations.
Mr. Proctor states that security is a standard feature for the larger bins, while the smaller models do not include these features.
Chair Wood asks whether other areas have been considered in Palatine for charitable or similar collection spaces.
Mr. Proctor explains that Kimco requested the property, noting that it makes more sense to place the bins in large commercial centers.
Commissioner Roth-Wurster mentions the location of the existing site in Arlington Heights.
Mr. Proctor states that the donation program currently operates about 450 smaller bins successfully. The larger monitored bins provide a better solution and benefit both Kimco and the location itself. Logistically, this program has been established for some time. Code standards for the units date back to 2012. The bins are solar-powered and monitored to ensure proper use.
Mr. Proctor adds that demand for clothing and shoes is evolving and increasing. He notes that curbside collection does not work well as items get mixed in with regular trash, and that this drop-off system is the better solution.
Commissioner Roth-Wurster asks if the company appeared before the Arlington Heights board.
Mr. Proctor replied that the bin location was placed, prior to his involvement with

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USAgain.
Chair Wood clarifies that the bins are for clothing only.
Mr. Proctor confirms they accept clothing, shoes, books, and other miscellaneous items.
Commissioner Fedota expresses some confusion about the larger units being serviced daily and questions the profitability of servicing them. He expresses mixed feelings about sending staff to each large facility every day.
Mr. Proctor explains that a separate team handles the drop boxes. They visit approximately 20 sites per day. It is not feasible to monitor smaller bins individually, but the larger bins have technology that alerts staff when they need servicing. Although visiting 20 sites daily is costly, the system is more efficient because smaller bins require weekly visits that add up in expense.
Commissioner Fedota asks if the major tenants or big box stores on the property have been contacted.
Mr. Proctor responds that they would not do anything to jeopardize relationships with existing tenants.
Commissioner Fedota asks whether the notice of the request goes to the lessee.
Staff member Mr. Vyverberg explains that, per Village Code, property owners are notified via Public Notice and certified mailings and the public hearing sign was placed along the frontage.
Commissioner Bettenhausen inquires whether, out of the 100 properties used since 2020, any bins have been removed.
Mr. Proctor replies that approximately 20-25 bins have been removed for a variety of reasons, including ownership changes, code changes, or low usage (bins not filling up).
Chair Wood asks whether the company offers any bin sizes between the 5-foot and 20-foot models.
Mr. Proctor states they do not. The larger units are modified shipping containers, manufactured by a contracted company.
Commissioner Noonan asks whether it would be possible to rent vacant storefronts or small interior spaces instead.
Mr. Proctor states that doing so would be significantly more costly due to staffing and utility expenses. He mentions that they have considered expanding into thrift store operations but have not done so yet.

Commissioner Noonan comments that such an approach could be groundbreaking.
Commissioner Friedman asks if the camera system on the larger bins records activity and whether it is effective as a deterrent.
Mr. Proctor confirms that it does record and has been successful. They are able to provide footage to police if needed.

Commissioner Bettenhausen notes that there are a lot of malls in the Chicago area.
Mr. Proctor responds that their business development team is actively working on expansion. Currently, about 80% of their operations are in California, but they are pursuing opportunities in other states as well. He mentions they often structure their placements as part of a package deal. USAgain has been involved and

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participated in policy level discussions on textile waste in California, with additional such discussions in New York, Washington state and Colorado. USAgain helped author and contribute to a bill that will create the first textile extended producer responsibility program. This requires that the producers of the clothes have to take responsibility for recycling them. Such things as carpet padding and home insulation purposes.

Chair Wood asks if the Deer Grove property owners approached them. She comments that the process is ongoing and notes that Village staff and ordinance requirements are not currently in favor. She references another nearby town and asks if they are still pursuing the Palatine location and what their current thinking is.

Mr. Proctor responds that they have met with the Palatine Chamber of Commerce and are still very interested in this site. He expresses a strong desire to be part of the Palatine community and does not want to give up on the location, believing it is a good fit.

Mr. Vyverberg explains that the original ordinance was put in place due to repeated complaints about donation boxes on commercial properties. The issues involved aesthetics and property owners being unaware of bins placed on their sites. These concerns led to staff drafting the current regulations. He also notes that running a storefront is often not profitable for textile collection. He discusses the environmental impacts of textile waste and mentions that the Village of Palatine currently offers curbside textile recycling through a program called Simple Recycling.

Chair Wood acknowledges that much has changed since the ordinance was first created and notes the presence of vacant storefronts.

Mr. Vyverberg reiterates that the guidelines were established in 2012 due to bins being illegally placed on commercial properties and zoning enforcement complaints, without oversight. He clarifies that the petitioner is requesting a variance from a 13-year-old code. While he understands their business model, he emphasizes that staff must consider the full context of the regulations and ordinance limitations. Chair Wood inquired about the other USAgain bins in Palatine and whether those would be maintained. Mr. Proctor confirmed that those boxes would be maintained. He also referenced USAgain worked with a similar ordinance and municipal resistance in Oswego.

Mr. Fedota asked if the Petitioner has spoken with any of the tenants.

Mr. Proctor indicated that they have not, but did send the required certified mailing.

Staff also outlined the notice to the property owner and post public hearing sign.

STAFF RECOMMENDATION:

The donation bin ordinance regulations were established in 2012 to delineate the appropriate land use locations for such donation bins. Commercial shopping centers were excluded from the eligible locations, due to potential conflicts with the underlying legislative intentions. Additionally, the Village began experiencing specific zoning enforcement issues created, which were created with the illegal locating of donation bins throughout the commercial shopping centers along the Rand Road and Dundee Road corridors. Additionally, stand-alone commercial uses were also having donation bins “dropped” at various locations in the Village.

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As the subject property is a commercial shopping center, the proposed location is in direct conflict with the ordinance requirements and the size of the bin is significantly larger what is allowed by Code.

Therefore, Staff recommends denial of the requested variation and planned development amendment. If the Planning and Zoning Commission recommends approval, Staff recommends that the approval is subject to the site plan, business plan and elevation. Staff would also recommend that a business license would be required.

Commissioner Roth-Wurster asks if a six-month review would be possible and whether the Village still allows that type of conditional review. She inquires if it would be considered in this case.

Mr. Vyverberg explains that a six-month review has been used in other situations-such as restaurants requesting extended hours-but in this case, staff would not recommend it, as the request does not comply with current code requirements. He also summarized that there is the ability to request textile recycling through a curbside pick-up program for Village residents.

Chair Wood asked if Staff anticipated any changes to the current ordinance requirements. Mr. Vyverberg indicated that he is not anticipating any changes to the donation bin Code.

Mr. Proctor states that he would be open to a six-month test pilot. He is willing to return for review or allow the variance to expire. He acknowledges the opposition but emphasizes that the industry is changing. He believes this is a valuable service and reiterates that curbside collection is ineffective. Their model offers a better, proven method for textile recycling.

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

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

DISCUSSION:

Chair Wood comments that this is a tough decision because there is a noble cause behind the effort to reduce textile waste. There is clearly a need, and this proposed solution would address that problem. The applicant has explained how the bin is monitored and already operating at other locations, which seems to resolve many of the common concerns. However, the proposal does not meet code requirements and is not operated by an institutional or nonprofit entity. She acknowledges the merits of the idea but emphasizes that the two main issues are its size and the fact that it does not comply with the ordinance. She states she is not satisfied with the proposal and reiterates that it is not located in a designated commercial corridor. She inquired if the Petitioner looked elsewhere in Palatine for a compliant site, recognizing the Staff recommendation and ordinance requirements.

Commissioner Cavanaugh states that, taken as a whole, the reason the bins are so large is because storefront operations are not economically viable. While it is a well-intentioned effort and seems successful in California, he believes the

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economic model doesn't make sense within the Village of Palatine.
Mr. Proctor indicated that they did not, as this was a package deal with Kimco.
Commissioner Friedman says the potential for success is a factor in their consideration.
Chair Wood adds that the applicant is pursuing the concept as a for-profit venture.
Commissioner Friedman continues, noting that the ordinance, as currently written, was designed for smaller, unmonitored, non-powered bins. There was a reason for those restrictions regarding use and placement. While the proposal offers enhanced features like monitoring, the current location-right at the front of the lot-is not appropriate. He suggests that placing the bin on the side of the property would be more acceptable, and that a shipping container should not be positioned as it currently is on this property.
Commissioner Roth-Wurster states that she appreciates the monitoring component of the proposal. She agrees that smaller bins fill quickly and are unattractive. The 2012 ordinance was written for those smaller bins, and in her opinion, that part of the code is outdated. She believes the standards for granting a variation should evolve. She references standards such as reasonable return, business license, and the plight of the owner, though notes that "plight of the owner" is not typically included in the standard for donation bins. Regarding locality, she feels this is a good location for consumer access and is not concerned about the size of the bin. With the built-in security and monitoring, she is more inclined to support the proposal. She indicates that the donation bins are a solution to the textile waste circumstances, with a monitored bin that is solar powered and maintained. Mr. Proctor indicates that the industry is evolving.
Mr. Proctor discussed curb side textile recycling and that is does not work for textile reuse donations. Things get mixed in and contaminated and has to be recycled. The industry is not there yet.
Chair Wood asked if only clothes are accepted. Mr. Proctor indicated that clothes, shoes. If miscellaneous items like books and Tupperware are included, USAgain would accept and then sell them.
Chair Wood compares the request to one for a larger sign, asking if it should be treated the same way. While she acknowledges the benefits of reducing waste, she points out that the request is for a for-profit operation, which makes the decision more difficult.
Commissioner Fedota comments on the signage, stating that the bin includes illuminated signage, but no sign permit is required since it is a freestanding box. The signage is therefore unregulated. He adds that the Village has already adopted a residential curbside textile recycling service, which currently exists and is being utilized. In his view, there is already a viable solution in place.
Commissioner Noonan commends the petitioner for the effort and innovation, stating that the proposal is no different in purpose than residential street recycling. While he supports the overall concept, he concludes that the proposed location is not the right fit at this time.

A motion was made by Commissioner Cavanaugh to approve the request for a donation collection center. The motion was seconded by Commissioner Fedota.

Attachment: DRAFT PZC minutes - May 27, 2025 meeting (605-619 E Dundee Rd - Donation Bin Deer Grove Centre)

The motion failed with a vote of (1) in favor and (6) opposed.

A second motion was made by Commissioner Cavanaugh to Deny the request for a donation collection center.
The motion was seconded by Commissioner Noonan.
The motion was approved to Deny with a vote of (6) in favor and (1) opposed.
This item will tentatively go to Village Council on Monday June 9, 2025

RESULT:	**RECOMMEND TO DENY [6 TO 1]**
AYES:	Noonan, Friedman, Wood, Bettenhausen, Cavanaugh, Fedota
NAYS:	Roth-Wurster
ABSENT:	Kolososki, Schubert

Attachment: DRAFT PZC minutes - May 27, 2025 meeting (605-619 E Dundee Rd - Donation Bin Deer Grove Centre)

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

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

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

(Village) (Town) (City) (Township) of PALATINE 605-619 E. DUNDEE RD.

(●) ( ) ( ) ( )

County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 8TH day of MAY, A.D. 20 25., and the last publication thereof was made on the 8TH day of MAY, A.D. 20 25.

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

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

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

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 8TH day of MAY A.D., 20 25.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 8TH day of MAY A.D., 20 25.

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

Attachment: Public Notice (605-619 E Dundee Rd - Donation Bin Deer Grove Centre)

Consider a Motion Authorizing the Village Manager to Purchase a 2025 Ford F550 Cab/Chassis and Ambulance Patient Module Remounting Service

BACKGROUND:
The Village of Palatine currently operates six ALS ambulances; four front-line, one reserve, and one mechanical spare. The four front-line ambulances are strategically located at Fire Stations 81, 82, 83 and 84. This ambulance purchase would replace a 2013 Navistar ambulance (T-426).

The Fire Department has purchased six Braun ambulances since 2013 and has been tremendously pleased with the quality, unique features, and service performance of the vehicles. Braun's unique "Solid Body" construction of the patient compartment module is one of the strongest in the industry and is allowing the Fire Department the opportunity to remove the patient compartment module from the older chassis and remounting it onto a new 2025 Ford F-550 chassis. Reusing the existing patient compartment module will save the Village of Palatine approximately $150,000 on this purchase.

The proposed cab/chassis purchase and remounting service would be through North Central Emergency Vehicles (Lester Prairie, MN). The $70,000 2025 Ford F550 cab/chassis purchase price would be obtained through a national buying cooperative (I.e., Sourcewell) and meets public bidding requirements. The $201,411 remounting service would be a services contract that can only be performed by North Central Emergency Vehicle as they are Braun's only certified remounting center in our area. As the savings of the project exceed $150,000, there are no other proposals for the remount that have been sought.

KEY ISSUES:
The normal service life for an ambulance in Palatine is 12 years total; eight years front-line, two years as a reserve, and two years as a mechanical spare. The lead time for building a new ambulance is approximately two years. The last new ambulance was ordered in 2023 and is expected in the summer/fall of 2025. This remount purchase is in the 2025 Capital Budget. If approved, it would be ordered before June 30, 2025, and expected in late 2025 or early 2026.

ALTERNATIVES:
1. Purchase a 2025 Ford F550 cab/chassis for $70,000 and $201,411 remounting services from North Central Emergency Vehicles; $271,411 total.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends purchasing a $70,000 2025 Ford F550 cab/chassis (Nat'l CoOp price) and $201,411 remounting services with North Central Emergency Vehicles; $271,411 total.

ACTION REQUIRED:
Consider a motion to purchase a $70,000 2025 Ford F550 cab/chassis (Nat'l CoOp price) and $201,411 remounting services with North Central Emergency Vehicles; $271,411 total.

ATTACHMENTS:

- 2025 PALT Amb Remount

NORTH CENTRAL EMERGENCY VEHICLES
2024 AMBULANCE REMOUNT

18448 County Road 9
Lester Prairie, MN 55354

Office: 320-395-2911
Fax: 320-613-6057

Date:	**01/13/2025**
Dealer Name:	**North Central Emergency Vehicles**
Address:	**18448 County Road 9**
City/State/Zip:	**Lester Prairie, MN 55354**
Phone:	**320-395-2911**

Customer Information

Name:	**Palatine Fire Department**		
Contact:	**Scott Macaben**	Cell #:	
Address:	**39 East Colfax Street**		
City/State/Zip:	**Palatine, IL 60067**		
Email:			
Phone:			
Fax:			
Fleet #:			

Summary Proposal And Terms	**Price**
Chassis Description:	
Remount Stock:	
VIN:	
Refurb and Remounting - Box Manufacturer:	**$271,411.00**
Per enclosed quotation	
Electrical System: _____ Hard Wire: ___ Circuit Boards: ___ Multiplex	
Trade In of Old Chassis - Make _____ Year _____ Mileage _____	
VIN:	
Condition:	
Net Price:	**$271,411.00**

TERMS ARE F.O.B. LESTER PRAIRIE, MN

Delivery anticipated to be ___days from the receipt of the unit to be remounted, new chassis and customer-supplied equipment.

Note: Signature of an Authorized Agent for the Purchaser Endows Responsibility for Full Payment within Three (3) Days of Completion.

Signature of Authorized Agent of Ambulance Service **Date Signed**

Signature of Authorized Representative of North Central Emergency Vehicles **Date Signed**

Attachment: 2025 PALT Amb Remount (2025 Ambulance Purchase)

Qty			Total	Price
	FORD E-SERIES TYPE III - 2025 CHASSIS ONLY GAS			
	Ford 138" W.B. (E350 GAS)	EST		$48,400.00
	Ford 158" W.B. (E450 GAS)	EST		$50,800.00
	CHEVY TYPE III - 2025 CHASSIS ONLY GAS 6.0			
	Chevy 139" W.B. (G3500 Gas)	EST		$47,800.00
	Chevy 159" W.B. (G4500 Gas)	EST		$49,800.00
	FORD F-SERIES TYPE I - 2025 CHASSIS ONLY Diesel			
	(Call for Chassis Availability)			
	F-550, 193" W.B., 4x2	EST		$77,000.00
	F-550, 193" W.B., 4x4	EST		$80,000.00
	Option: Liquid Spring Suspension - **Rear Only**			$17,090.00
	Option: Liquid Spring Suspension - **Front Only**			$8,900.00
	Option: OEM Aluminum Wheels			$1,300.00
	FORD F-SERIES TYPE I - 2025 CHASSIS ONLY GAS, 7.3			
	(Call for Chassis Availability)			
	F-550, 193" W.B., 4x2	EST		$67,000.00
1	F-550, 193" W.B., 4x4	EST	$70,000.00	$70,000.00
1	Option: Liquid Spring Suspension - **Rear Only**		$17,090.00	$17,090.00
	Option: Liquid Spring Suspension - **Front**			$8,900.00
	Option: OEM Aluminum Wheels			$1,300.00
1	Plymovent magnetic tip on exhaust		$975.00	$975.00
	2024 RAM TYPE I w/UREA - CHASSIS ONLY DIESEL			
	5500 192" 4X2	EST		$65,600.00
	5500 192" 4X4	EST		$71,700.00
	Option: Liquid Spring Suspension - **Rear Only**			$17,090.00
	Option: Liquid Spring Suspension - **Front**			$8,900.00
	Option: OEM Aluminum Wheels			$1,300.00
	2024 RAM TYPE I - CHASSIS ONLY GAS			
	5500 192" 4X2	EST		$68,200.00
	5500 192" 4X4	EST		$74,400.00
	Option: Liquid Spring Suspension - **Rear Only**			$17,090.00
	Option: Liquid Spring Suspension - **Front & Rear**			$8,900.00
	Option: OEM Aluminum Wheels			$1,300.00
	2024 PRICING Standard Package			
	Modular Body Price Mounted onto:			
	Model _____ **Size** _____			
	E-Series T-III Remount Standard Package			$50,600.00
	Chevy T-III Remount Standard Package (includes Mirrors)			$51,602.00
1	F-Series T-I Remount Standard Package		$52,964.00	$52,964.00
	Dodge RAM Type-I Remount Standard Package			$52,964.00
	Freightliner or International Medium Duty Remount Standard Package (Going back on same type chassis) ***NOTE: Includes Cab Steps & External Condenser Under the Module***			$56,030.00

Attachment: 2025 PALT Amb Remount (2025 Ambulance Purchase)

STANDARD PACKAGE INCLUDES
Removal & Remount of box onto a new chassis, using all new rubber boots or gaskets, body pucks, bolts
Inspect & repair any under body aluminum structure
Minor modification to fit onto the new chassis
Replace all battery cables and chassis wire harness
Install new junction box, breakers and junction connectors
New grill & intersection light harness and LED lights
New siren speakers and wire harness
New back-up alarm
New High Idle module
New 200 amp InPower module disconnect solenoid.
New LED back up lights
New license plate light - LED
Replace front console w/ABS, reusing old switch panel
Replace entire AC and heat unit, hoses, thermostat and filter
*Replace rear mud flaps
*Side entry door nylon retention strap
New cast fuel fill
Full tank of fuel at delivery
New urea bracket or cast filler on diesels
Test operation of 02 system, Inverter and Lights
Test electrical system, siren and door locks
New LED tail and turns signal lights
Complete detail/cleanup
Warranty 3-year 36,000 on work performed

LOANER-AMBULANCE	
If available, NCEV will supply you with a Loaner-Ambulance while your truck is being remounted for first 2500 miles; mileage reading starts when it leaves NCEV. **Note: All miles over 2500 will cost an additional $0.50 per mile**	$1,500.00

Attachment: 2025 PALT Amb Remount (2025 Ambulance Purchase)

Qty		LED LIGHTS	Total	Price
	A1	Whelen 900 Smart LED (Blue, Red or Amber) each		$365.00
	A2	Whelen 900 Smart LED (White) each		$470.00
	A3	Whelen 900 Split (Red/Blue or Red/Amber)		$480.00
	A4	Whelen 900 Split (Red/Clear or Blue/Clear)		$510.00
	A5	Whelen 900 Brake/Tail LED each		$400.00
	A6	Whelen 900 Turn LED each		$370.00
	A7	Whelen 700 Smart LED (Blue, Red or Amber) each		$245.00
	A8	Whelen 700 Split (Red/Blue or Red/Amber)		$390.00
	A9	Whelen 700 Smart LED (White) each		$400.00
	A10	Whelen 700 LED Arrows each		$300.00
	A11	Whelen 600 Smart LED (Blue, Red or Amber) each		$245.00
	A12	Whelen 600 Smart LED (White) each		$345.00
	A13	Whelen 600 LED Rear Arrows pair (on the rear, includes chrome flange)		$515.00
	A14	Whelen 600 LED Rear Brake/Tail pair (on the rear, includes chrome flange)		$515.00
	A15	Whelen 600 LED Arrows Pair (on front of box)		$525.00
	A16	Whelen 600 LED Rear Reverse Lights Pair (includes chrome flange)		$525.00
	A17	Whelen 500 LED (Blue, Red or Amber) each		$235.00
2	A18	Whelen 500 LED Green each	$630.00	$315.00
	A19	Whelen ION-T w/Chrome Flange **Grill Lights (pair)**		$410.00
	A20	Whelen ION-T w/Chrome Flange Intersection Lights (pair)		$410.00
	A21	Whelen ION-T w/Chrome Flange (Red, Blue or Amber) each		$220.00
	A22	Whelen ION-T w/Chrome Flange (red/blue, red amber) each		$270.00
	A23	Whelen ION-T (all or half Clear) each		$280.00
	A24	Whelen LED Dome Lights Round(each) Chrome Flange		$235.00
	A25	Red/White LED Dome Light on separate switch (each)		$295.00
	A26	Whelen 900 EZ Scene Lights		$630.00
	A27	Whelen 900 LED Scene Lights (24 Diods) w/ chrome flanges		$625.00
	A28	Whelen 700 LED Scene Lights w/ chrome flanges		$570.00
	A29	Pioneer Single w/Flange (Scene Light) PCPSMIC		$1,115.00
1	A30	Pioneer Spot & Flood w/Flange (Scene Light) PCPSM2C PFS2	$2,120.00	$2,120.00
	A31	Whelen TAL 85 LED (8) light Traffic Advisor		$1,765.00
	A32	Clearance Light LED (TecNiq 3/5" round w/black grommet) each		$30.00
	A33	Removal of light bar repair holes and rewire for lights.		$400.00
	A34	Rmoval of all lights and weld screw holes to prep for M series lights		$1,200.00
4	A35	Whelen M9 LED R,B,A, R/B, or R/A	$1,680.00	$420.00
	A36	Whelen M9 LED all or 1/2 Clear		$485.00
	A37	Whelen M2 LED R,B,A,		$310.00
	A38	Whleen M2 LED all or 1/2 Clear		$340.00
2	A39	Whelen M7 LED R,B,or A	$620.00	$310.00
	A40	Whelen M7 R/B or R/A		$340.00
	A41	Whleen M7 all or 1/2 Clear		$410.00
	A42	Whelen M6 LED R,B or A		$300.00
	A43	Whelen M6 LED R/B or R/A		$335.00
	A44	Whelen M6 LED all or 1/2 Clear		$375.00
	A45	Whelen M6 LED Brake Light (Pair)		$580.00
	A45	Whelen M6 LED Turn Signal (Pair)		$590.00
	A47	Whelen M6 LED Back-up Light (Pair)		$610.00
2	A48	Whelen M9 LED Scene light	$1,310.00	$655.00
	A49	Whelen M7 LED Scene Light		$445.00
	A50	Whelen 9x7 Chrome Flanges for LED lights each		$30.00
	A51	Whelen 9x7 Chrome Flanges for scene lights each		$25.00
	A52	Whelen 7x3 Chrome Flanges each		$25.00
	A53	Whelen 6x4 Chrome Flanges each		$25.00
19	A54	Whelen M9 Chrome Flange each	$570.00	$30.00
12	A55	Whelen M6/M7 Chrome Flange each	$300.00	$25.00
	A56	Lights above rub rail, TecNiq, (8) 4 each side 2 red 2 white		$1,587.00
	A57	Tomar Emitter		$1,500.00
1	A58	Opti-Com (Recessed) - Needs to be strobe type not infrared	$3,600.00	$3,600.00
	A59	Recessed Bezel (only) for existing opti-com		$605.00
	A60	Federal Little Lite Map Light LED		$270.00
	A61	Handheld spotlight, LED, Streamlight		$350.00
	A62	TecNiq LED inserts for old fluorescent light fixtures (per 36" fixture)		$1,800.00
	A63	LED Action Area Light (EMT)		$95.00
	A64	LED step well Light		$65.00
	A65	Round ALS or Compartment Light 4" (each) LED (replacements)		$80.00
	A66	Fog Light Pre-Wire		$110.00
	A67	Hella Fog Lights		$450.00
	A68	PIAA Fog Lights (LED)		$575.00

Attachment: 2025 PALT Amb Remount (2025 Ambulance Purchase)

	A69	(3) LED Lights Interior Above Rear Entry Doors Brake and Turn		$360.00
1	A70	LED Running Board Lights (Pair) Add on	$550.00	$550.00
	A71	LED 4" Exterior Replacement Light (each)		$75.00
1	A72	TecNiq LED Strip Lights in all Ext. Compartments	$2,000.00	$2,000.00
1		Install three customer supplied Vulcan flashlights	$300.00	$300.00
1		Install Fire Research ICA-100-PTT1 Intercom	$1,125.00	$1,125.00
4		TecNiq E10 underbody lights	$408.00	$102.00
1		Weld up light holes for window level lights	$150.00	$150.00
1		Install switch on MCC to dim warning lights - will need to run additional wire	$3,000.00	$3,000.00

Qty		**SIREN AIR HORNS**	Total	Price
	B1	Carson SA 441 Remote Head, Dual Tone		$875.00
	B2	Whelen 295 HFSA7 Remote Head, Dual Amps		$1,100.00
1	B3	Federal E-Q2B	$2,980.00	$2,980.00
1	B4	Buell Dual Air Horns Mounted Under Front Bumper	$3,000.00	$3,000.00
	B5	Buell #16122 compressor and 5440 2nd. Tank (Upgrade)		$1,600.00
	B6	Buell Air Horn Foot Control (Driver's Side)		$175.00
	B7	Whelen Howler (Only available with Whelen Siren)		$1,965.00
	B8	Federal Rumbler (available with Federal, Whelen 295 and Carson)		$2,200.00
1		Second swith on front console for air horns	$85.00	$85.00

Attachment: 2025 PALT Amb Remount (2025 Ambulance Purchase)

Qty		SWITCHPANEL, INVERTER, CHARGES, SHORELINES	Total	Price
	C1	Vanner LSC 12-1100 Inverter / Battery Conditioner		$1,995.00
	C2	Kussmaul inverter 091-263-12-1500 1500W inverter/battery conditioner		$1,995.00
	C3	Iota 30 amp Battery Charger		$335.00
1	C4	Kussmaul Auto Eject Shoreline Plug, 20 Amp	$700.00	$700.00
	C5	Kussmaul Auto Eject Shoreline Plug, 32 Amp		$940.00
	C6	Kussmaul Auto Eject cover plate only		$80.00
	C7	20 amp. Shoreline		$275.00
	C8	20 amp. Shoreline Leviton Twist Lock		$300.00
	C9	30 amp Shoreline Twist Lock		$305.00
	C10	Shoreline Pig Tail		$65.00
	C11	Hidden Switch in Grill for Front Door Unlock (Ram or E-Series)		$185.00
1	C12	Hidden Switch in Grill for Front Door Unlock (F-Series) includes intermotine lock module	$400.00	$400.00
1	C13	Shoreline Indicator at Shoreline	$250.00	$250.00
	C14	Idle Lock System (N/A on RAM)		$460.00
	C15	Intelli-Tech Time Manager		$950.00
	C16	Trin tec battery operated clock		$110.00
	C17	Add 60 minute Timer Switch Hooked to Check Out Lights		$265.00
7	C18	Pop Lock door actuators replacements (each)	$1,120.00	$160.00
1	C19	Add Pop Lock Control Unit, includes intermotive lock module	$800.00	$800.00
	C20	Remote Receiver with (2) remotes for Pop Lock Unit		$725.00
	C21	Add Pop Locks Per Door (New Addition)		$330.00
	C22	Essex Keyless Entry, Lock and Unlock (each) Note: Requires Power Locks		$775.00
	C23	Change plunger door switch to magnetic switch (On all Doors)		$820.00
	C24	Two Radio Speakers in Patient Compartment		$240.00
	C25	Volume Control for Rear Speakers in Action Area		$170.00
	C26	Add 110 Outlet (Addition)		$190.00
	C27	Add 12 Volt Outlet (ignition Hot)		$80.00
	C28	GFI 110 outlet replacement		$75.00
	C29	Prewire Hot and ground for 2-way radio		$65.00
1	C30	Antenna Pre-wire 58U wire from box to front console	$140.00	$140.00
1	C31	Install NMO Style Antenna Base to Existing or New Wire	$115.00	$115.00
	C32	Install Customer Supplied Antenna		$160.00
	C33	Power Exhaust Vent Fan Replacement		$140.00
2	C34	Dual USB Port - USB-C Location:	$300.00	$150.00
	C35	USB/110 Outlet Combo Unit Location:		$275.00
	C36	Remove and Reinstall 2-way Radio System		$700.00
	C37	Additional Battery (Needed in F or Ram Gas) Install in exterior compartment in a slide out tray, seal and vent		$1,050.00
	C38	Active Tek		
	C39	Active Air - air purification unit 12VDC		$2,085.00
1		Install customer supplied modem cables	$165.00	$165.00
1		Install GPS antenna - model AP-MF-4G-CW-Q-B1 w/CH-CW-12-14 cab	$335.00	$335.00
1		Install Wi-Fi antenna model AP-MF4G-CG-Q-B1 w/custom cable	$389.00	$389.00

		Electrical System Replacement		
	D1	Replace Electrical System with Weldon V-Mux System with Load Management and Seqencing **Includes wire harnesses and magnetic door switches, Two screens.** (6-year, 72,000 mile warranty)		$18,700.00
	D2	3rd Vista IV Monitor in Rear		$4,500.00
	D3	3-Switch Pod & 3-Lights for Silent Intercom		$875.00
1	D4	Reverse Camera Tied into V-MVX Screen (w/Vista IV Upgrade Only)	$722.00	$722.00
	D5	O2 Sensor for V-MVX System (Requires Ordering M-14) (w/Vista IV Upgrade Only)		$475.00
1	D6	Program fee - Get quote	$475.00	$475.00
2	D7	Vista IV side buttons (2) per screen	$200.00	$100.00
1	D8	Vista IV bottom buttons rear screen	$65.00	$65.00
1	D9	Vista IV bottom buttons front screen	$65.00	$65.00
1		Patient compartment camera tied to separate screen		

Attachment: 2025 PALT Amb Remount (2025 Ambulance Purchase)

Qty		INTERIOR	Total	Price
	E1	Remove Old Flooring, Inspect sub floor, Inspect Aluminum and repair reseal to exterior. Replace with Seamless one-piece LonCoin Flooring with New Trim and Cot Mount Plates, Replace stainless sill's & skid tape		
1		Specify Color: ___Lonplate II black___	$2,900.00	$2,900.00
	E2	Note: Cot Mount _____ Center __ Side _____ Both		
	E3	Spray stainless door sills at side & rear entry with Black rubber liner		$250.00
	E4	Composite Subfloor In Place of Wood (upgrade)		$900.00
	E5	Machine Clean and Apply (2) coats of sealer to floor; replace skid tape		$550.00
	E6	Sand & Polish Corian Countertop		$275.00
	E7	Replace Stainless Steel Kick Plate on Left Wall and Squad Bench		$1,750.00
	E8	EVS EMT Seat with 3-pt Seatbelts w/New Base		$2,055.00
1	E9	EVS EMT w/Child Seat and 3-pt Seatbelts w/New Base	$2,055.00	$2,055.00
	E10	EVS EMT Seat with 5pt. Belt w/Base		$2,800.00
	E11	EVS EMT Seat w/Child Seat & 5pt. Belt w/Base		$3,300.00
	E12	EVS: Squad Bench Pad and Back Rest		$1,400.00
	E13	EVS: CPR Seat and Back Rest and arm pads		$950.00
	E14	Vinyl Armrest for EVS Seat (each)		$155.00
	E15	Black Rubber Armrest EVS Seat (each)		$80.00
	E16	Swivel Pedestal for EMT Seat		$500.00
	E17	USSC Valor EMT seat w/child seat and 4 point retraint, swivel base		$3,000.00
1	E18	Replace interior vinyl - Quote per job	$3,800.00	$3,800.00
	E19	Replace laminate on interior - Quote per job		
	E20	Replace interior corner trim		$415.00
	E21	Recessed Swing-Up Dual I.V. Hanger (each)		$140.00
	E22	I.V. Pole by Action Area		$105.00
	E23	Add Adjustable Shelf to Interior Cabinet (each)		$125.00
1	E24	3-Glove Storage Over Side Entry Door	$700.00	$700.00
	E25	3-Glove Storage Over Rear Entry Door		$555.00
	E26	3-Glove Storage in Left Wall Rear		$555.00
	E27	Retractable seat belt replacement		$100.00
	E28	1" Adjustable Equipment Strap w/Clip Attachment		$60.00
13	E29	Replace Plexi Glass (per cabinet section)	$2,470.00	$190.00
	E30	Add Safety Net at Head of Squad Bench		$690.00
1	E31	New seat belts (four sets)	$305.00	$305.00
	E32	A-bar w/Sharps & Waste at Head of Squad Bench, S.S. Removeable		$1,140.00
	E33	Install 1-gal. Locking Wall Mount Sharps Container		$85.00
	E34	Custom auxiliary console for between seats with storage		$875.00
1	E35	Front Console for Type I with Arm Rest and Storage, aluminum Zolatone A	$5,485.00	$5,485.00
	E36	Front console for Type III, aluminum, Zolatoned		$4,485.00
1	E37	Add Havis Padded Armrest to Sides of Console (Type I)	$300.00	$300.00
	E38	Upgrade to Stainless Southco Cabinet Latches (each)		$80.00
	E39	12" Stainless Grab Handle		$155.00
	E40	Second Ceiling Stainless Grab Bar		$375.00
10	E41	Gas Strut on interior cabinet	$500.00	$50.00
	E42	Add Combination Simplex Lock to Door w/Override Key		$335.00
	E43	Add Cylinder Key Lock to Interior Door		$70.00
	E44	Coat Stainless Grab Rail Yellow (each)		$150.00
	E45	Coat Stainless Door Pull Yellow (each)		$130.00
	E46	Coat Stainless A - Bar Yellow		$240.00
	E47	(1) Solid surface countertop		$1,700.00
1		Weld up radio head hole in action area	$250.00	$250.00
1		Sand and paint entire interior	$4,500.00	$4,500.00
1		Replace ADP in side entry stepwell	$485.00	$485.00
1		Replace aluminum roll-up door on ALS cabinet	$2,258.00	$2,258.00
1		Install door on pass-through between cab and module	$658.00	$658.00

Qty		COT MOUNTS, STAIR CHAIR, MONITOR BRACKETS	Total	Price
	F1	Install Customer Supplied Ferno INX or Pro F-1		$1,400.00
	F2	Weld in tapping plates for cot mount and run power and ground		$1,200.00
	F3	Stryker Power Load - EST		$57,000.00
1	F4	Stryker Power Load Install (Customer-Supplied)	$1,400.00	$1,400.00

Attachment: 2025 PALT Amb Remount (2025 Ambulance Purchase)

F5	Stryker Performance Load Cot Fastener	$11,200.00
F6	Stryker Performance Load install (Customer-Supplied)	$1,225.00
F7	Stryker Mass-Casualty Rear Floor Plate & 2-Knobs for front Antler	$550.00
F8	Stryker Performance Load Cot Mount w/Inductive Charging	$18,100.00
F9	Stryker Center Cot Mount Center Rail ONLY (Includes Under Body Plates and power supply wiring)	$3,300.00
F10	Remove Stryker Power Load and Reinstall after New Floor (Assuming we can save floor plate)	$650.00
F11	Install under body Plates for future Stryker Powerload	$800.00
F12	Install Mass-Casualty Floor Plate & Hook	$1,150.00
F13	Install Mass Casualty Floor Plate	$350.00
F14	Stair Chair Bracket and Strap (Stryker requires 40" height)	$215.00
F15	Stair Chair brackets mounted on a door	$275.00
F16	Technimount Standard Base Pro 100-20-UN	$800.00
F17	Spacer Pro 1" - 825-00-SPC100	$295.00
F18	Technimount Bracket Pro Serie 25HD Zoll X series 100-12-XZ-HD	$565.00
F19	Technimount Bracket Pro Serie 35HD - LP15 mount, 100-11-PC15-HD	$565.00
F20	Technimount Clamp Block	$1,050.00
F21	Technimount Safety Arm	$1,050.00
F23	Stryker Power Pro cot High configuration - EST	
F24	Stryker Power Pro2 cot high configuration - EST	
F25	Stryker StairPro Chair - EST	
F26	Stryker StairPro Chair - motorized - EST	

Attachment: 2025 PALT Amb Remount (2025 Ambulance Purchase)

Qty		HVAC SYSTEM	Total	Price
	G1	New Hoseline 115VAC/12VDC heat/ac system		
	G2	IV Warmer Pad, (Pet Pad) (110V)		$250.00
	G3	IV Warmer Pad, (Smithworks) (12V)		$920.00
	G4	Auxiliary condenser mounted under the truck		$1,785.00
1	G5	Auxiliary condenser mounted on front of box, (if applicable)	$2,900.00	$2,900.00
	G6	Engine driven A/C compressor - Requires auxiliary condenser		$5,080.00

Qty		MIRROR, HIND-SIGHT, BACKUP CAMERA & SPOTLIGHTS	Total	Price
	H1	Velvac Mirrors Heated & Remote Controlled XG (Black) Note: Standard on G-Series		$1,575.00
	H2	Visor View Color Reverse Camera		$1,225.00
	H3	Safety Vision Color Reverse and Interior Cameras		$1,575.00
	H4	Optimo 360 camera system with DVR		$7,600.00
	H5	Golight Wireless Remote Control Spotlight LED (white)		$920.00
	H6	Brigade color reverse camera		$1,600.00
1	H7	Brigade color reverse and Interior camera	$2,150.00	$2,150.00
	H8	Brigade sonar back-up assist		$1,155.00
	H9	Brigade Backeye 360 camera system with DVR		$4,100.00

Attachment: 2025 PALT Amb Remount (2025 Ambulance Purchase)

Qty		OXYGEN / SUCTION	Total	Price
	J1	Additional O2 Outlet Over Squad Bench		$255.00
	J2	Replacement O2 Outlet		$190.00
	J3	O2 Regulator for "M" Tank		$150.00
	J4	Electric O2 Solenoid with Switch		$480.00
	J5	Amico Digital O2 Gauge with Regulator		$850.00
	J6	2nd "M" Tank Bracket		$450.00
	J7	Zico Hydraulic O2 Bracket (M or H Cylinder) (Note: Requires Electric O2)		$5,190.00
	J8	Zico Portable O2 Bracket Quick Release QRD2		$400.00
	J9	Zico OR-MV Malti-Versal bracket for Oxygen bottles		$780.00
	J10	Sscor Suction Unit (Replacement)		$900.00
	J11	Sscor Suction Unit (Upgrade)		$1,100.00
	J12	Sscor Suction Canister w/Holder, Hose and Adaptor		$170.00
	J13	Sscor VX-2 Portable Suction Unit		$1,520.00
	J14	Ferno 521 Portable O2 Bracket (Note: Ok to mount lying down)		$560.00

Qty		EXTERIOR	Total	Price
	K1	Cab extension, 20" aluminum		$7,950.00
	K2	Windows for 20" cab extension		$820.00
	K3	Cab Running Board with Grip Strut Inserts		$2,125.00
	K4	Rear Step Bumper Complete		$3,250.00
1	K5	Rear dock bumpers		$300.00
1	K6	Rear Step Bumper with Flip-Up Center Section	$1,090.00	$1,090.00
1	K7	Black plastic strip on edge of flip up section to protect cot		$212.00
2	K8	Rear bumper outer diamond plate - each		$355.00
2	K9	Rear bumper outer stainless steel - Braun -each		$280.00
	K10	Rear bumper frame		$1,325.00
1	K11	Diamond plate between flip-up step and kickplate		$285.00
1	K12	Diamond Plate Rear Full Width	$715.00	$715.00
1	K13	Diamond Plate Stone Guards Front (pair)	$575.00	$575.00
1	K14	Drip rails		$250.00
	K15	License Plate Holder Cast Aluminum		$120.00
	K16	Zico Retractable Side Entry Step		$3,475.00
	K17	Stainless Steel Wheel Simulators w/Valve Stem Extensions		$600.00
1	K18	Rear Wheel Fender (Pair) Stainless Steel	$675.00	$675.00
	K19	Rubber Wheel Fenders		$500.00
	K20	Red Oval Door Reflector		$5.00
	K21	Replace Module Door Seals (Included in Module Repaint)		$1,100.00
	K22	Disassemble Compartments Door, Repair and Grease All Latches (included in module repaint)		$1,750.00
1	K23	Stainless Steel Fuel Guard	$110.00	$110.00
	K24	Stainless Steel DEF Guard		$110.00
	K25	Front Mud Flaps (Note: Rear Mud Flaps are STD in package)		$100.00
1	K26	Adjustable Shelf In Exterior Compartment with one Shelf ALS	$240.00	$240.00
1	K27	Additional Shelf in Exterior Compartment OSS #4	$155.00	$155.00
	K28	Back Board Divider		$230.00
1	K29	Dry Deck in all Exterior Compartments (5 Compartments)	$675.00	$675.00
20	K30	Rotarary Door Latch each	$1,100.00	$55.00
6	K31	Gas Strut Hold Opens Replacements	$450.00	$75.00
	K32	Replace Spring-Style Hold-Open w/Gas Struts each		$135.00
	K33	Replace Spring-Style Hold-Open each		$135.00
	K34	Nylon Retention Strap on Exterior Door (Note: one standard on side entry)		$130.00
	K35	Door Lock cylinder Exterior (each)		$40.00
	K36	Door Window Hehr Replacement Sliding Glass(each)		$210.00
	K37	Door Window Hehr Replacement Fixed Glass(each)		$190.00
1	K38	Reflective Tape in Rub Rail Color:_____)	$415.00	$415.00
4	K39	Aluminum Rub Rails (each) Braun Style includes 2 ends and Ts	$1,320.00	$330.00
	K40	Aluminum Rub Rails (each) Osage Style		$175.00
	K41	Rubber black Rub Rails (4)		$1,050.00
20	K42	Nader Pin (each)	$760.00	$38.00
1	K43	Replace EZ-Glide sliding door components (rollers, pins)	$1,785.00	$1,785.00
1	K44	Replace exterior door switches (magnetic)	$450.00	$450.00
1	K45	Cast rear door grabbers (pair)	$200.00	$200.00
	K46	Cast Full Fill w/Door		$150.00
	K47	Billstein Shocks per Axle (Pair)		$530.00

Attachment: 2025 PALT Amb Remount (2025 Ambulance Purchase)

	K48	Pocket added to any exterior door		$525.00
	K49	Seat belt style strap (each)		$65.00
	K50	Fire Extinguisher 5 lbs.		$110.00
	K51	Recessed Rear Tow Hooks		$845.00
	K52	Rear Tow Hooks (Mounted on Rear Bumper Frame)		$160.00
	K53	Ali Arc Aluminum Front Bumper (All Models)		$4,100.00
	K54	Herd Aluminum front bumper - Ford E series		$5,500.00
	K55	Herd Aluminum front bumper - Ford F series		$5,900.00
	K56	Truck Defender Aluminum Front Bumper E series		$4,100.00
	K57	Truck Defender Aluminum Front Bumper F series		$4,100.00
	K58	Replace Old Tri-Mark Paddle handless w/New Cast Eberhart Aluminum (Based on (8) latches/doors) Additional Doors $400 per door ***NOTE: If truck has pop locks, new actuators are required to order***		$5,600.00
	K59	Replace old TriMark Paddle handles wth new Tri-Mark handles		$2,600.00
1	K60	Replace old Eberhard handles with new Eberhard handles (10 handles)	$3,500.00	$3,500.00
	K61	Change Type I Pass-Through to a Crawl-Through or other way around		$1,600.00
	K62	Relocate Pass Through Window Going Ford to Ram or Terra Star to F-Series or Ram		$2,700.00
	K63	Truck Number Holders (Painted Box Color) each		$550.00
	K64	Sand exterior compartments and shelves and spray with bedliner material		$5,500.00
1	K65	Module upgrade - front wall modification of pass throught and paint		$2,900.00
1	K66	Module upgrade - wheelwells and fuel bucket reloactions and paint area	$9,500.00	$9,500.00
8		Replace stainless steel thresholds on exterior compartment	$680.00	$85.00
7		Replace lights on doors with TecNiq	$105.00	$15.00
1		Remove metal bucket from stair chair slide-out, clamp on top	$35.00	$35.00
1		Weld up hole in OSS #4 - move vent to by backboards	$205.00	$205.00
1		New springs and insulators for exterior door wiring	$350.00	$350.00
1		Replace exterior compartment vents (4)	$200.00	$200.00
1		Replace aluminum diamond plate door panel on OSS #4	$250.00	$250.00
1		Add New York hook bracket and quick fist strap in OSS #1 front wall	$105.00	$105.00

Qty		**PAINT, TAPE, LETTERING**	Total	Price
	L1	Mecahically remove all original paint including door jams and repaint with PPG paint (see procedure for details)(Does not include Lettering) 150" Box or Under (includes New LED clearance lights, door switches, any bad rotary latches and rusted Nader pins)		$20,500.00
1	L2	Mechanically remove all original paint including door jams and repaint with PPG paint (see procedure for details). (Does not include Re-Lettering) 151" Box or longer (includes New LED clearance lights, door switches, any bad rotary latches and rusted Nader pins)	$22,500.00	$22,500.00
	L3	Wet-sand and Buff Paint on 150" Box or under (Included)		
	L4	Wet-sand and Buff Paint on 151" Box or over (Included)		
	L5	Paint Cab - One Color (Door Jams Included)		$5,775.00
1	L6	Paint Cab and Module - Two Colors (Door Jams Included)	$6,720.00	$6,720.00
1	L7	Paint any color other than white	$1,500.00	$1,500.00
	L8			
6	L9	Paint Steel Rims (each) Note: Tire is removed	$1,800.00	$300.00
	L10	Paint Box Roof White on Colored Box		$950.00
1	L11	Graphics and striping - Quote per job	$8,432.00	$8,432.00
	L12	Delivery - $3.35 per mile from Lester Prairie, MN		$3.35

Attachment: 2025 PALT Amb Remount (2025 Ambulance Purchase)

Consider a Motion Authorizing the Village Manager to Execute a Proposal for Construction Engineering Services for Lead Water Service Line Replacement Project

BACKGROUND:
The Village applied for a grant with the Illinois Environmental Protection Agency (IEPA) to conduct exploratory excavations to confirm material types for residential water service pipes and replace any that are found to be lead service lines from the public water main to the home. Only certain geographic locations were acceptable to the IEPA.

KEY ISSUES:
- In March of this year, the Village Council authorized a Forgivable Loan Agreement with the Illinois Environmental Protection Agency for Investigation and Replacement of Lead Water Service Lines.
- We have been awarded up to $3,027,000 in investigation and replacement in qualifying areas.
- The qualifying areas are East of Old Hicks Road and North of Buffalo Creek and the area bounded by Dundee, Hicks, US-14, and Quentin Road. This area was selected as it represented the geographic area that would likely score highest in the competitive grant process.
- There is no intention by the Village to borrow to support this proposed work. The Village would have 100% of the principal of the loan forgiven.
- In order to develop the funding agreement, the Illinois Environmental Protection Agency (IEPA) requires the Village to bid out the work which has been done. The contract has to be presented to the Village Council for award as it is subject to an acceptable grant agreement, which the IEPA is now preparing.
- Though staff would not recommend the work proceed without the funding agreement in hand, the IEPA requires a signed construction engineering agreement as a prerequisite to prepare the funding agreement.
- A qualification-based selection process was used for construction engineering. Robinson prepared the initial application, the project which was bid out, and has performed like work for other communities successfully.
- Construction Engineering, as indicated in the draft agreement, is fully reimbursable. Work would not be authorized to proceed until the full funding agreement with the IEPA is reviewed and approved by the Village Council.

ALTERNATIVES:
1. Authorize the Village Manager to execute the proposal from Robinson Engineering for Construction Engineering Services for the Lead Service Line Replacement Project in the amount of $80,000.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends authorizing the Village Manager to execute the proposal from Robinson Engineering for Construction Engineering Services for the Lead Service Line Replacement Project.

BUDGET IMPACT:
Funding is subject to the grant with the Illinois Environmental Protection Agency (IEPA)

to conduct exploratory excavations to confirm material types for residential water service pipes and replace any that are found to be lead service lines from the public water main to the home.

ACTION REQUIRED:
Motion to authorize the Village Manager to execute the proposal from Robinson Engineering for Construction Engineering Services for the Lead Service Line Replacement Project in the amount of $80,000.

ATTACHMENTS:

- Robinson LSLR Construction Engineering

Robinson ENGINEERING

May 29, 2025

To: Village of Palatine
200 Wood Street
Palatine, IL 60067

Attn: Public Works Director Matt Barry

RE: Proposal for Professional Engineering Services
LSLR Construction Engineering

Dear Director Barry:

Robinson Engineering, Ltd. (REL) is pleased to present a proposal for the development of a Lead Service Line Replacement Construction Engineering for the Village of Palatine (Village). REL appreciates this opportunity to participate in this project that is important to the Village. We take great pride in partnering with our clients to achieve their goals, and sincerely appreciate the opportunity to offer our expertise and dedication on this project.

Included in this proposal are the following: Project Overview, Scope of Services, Payment Terms, Standard Terms and Conditions, and IEPA Agreement Requirements. The construction engineering of LSLR projects is currently eligible for IEPA funding.

1. Project Overview
   The Village has been granted principal forgiveness funding up to $3,027,000 for lead service line replacement in the State's FY 25 Intended Use Plan. The Village intends to use a portion of this funding to replace services in the designated Census area.

2. Scope of Services

A. CONSTRUCTION ENGINEERING

Upon successful completion of the bidding, contract award and contract execution of the subject project, the Engineer shall provide the following services:

Owner's Representative – REL will consult with Owner as provided in this Agreement and the Construction Contract.

Resident Project Representative (RPR)- REL will provide an RPR on a part-time basis to observe construction activities, ensure Contractor compliance with approved plans and specifications, measure project quantities, assist with utility coordination, communicate with Owner on project status, and advise Owner of deficiencies in the Contractor's work as necessary and develop a punch list prior to Owner's final acceptance of Construction. It is expected that RPR work will average 4 hours per day.

Clean Construction and Demolition Debris (CCDD) Requirements- REL will assist Owner in the coordination of CCDD requirements as set forth in the Contract documents. Laboratory testing services performed by REL's subconsultant are limited to a maximum of $1,500 under this agreement. Any additional laboratory testing costs required will be borne by the Owner.

Preconstruction Meeting- REL will facilitate a pre-construction meeting including preparation of agenda and meeting minutes.

Attachment: Robinson LSLR Construction Engineering (Lead Water Service Line Replacement Construction Engineering Services)

Scheduling- REL will receive, review, and, subject to the criteria of the Construction Contract, determine the acceptability of schedules that Contractor is required to submit to Engineer, including the progress schedule, schedule of submittals, and schedule of values. Advise Contractor in writing of Engineer's comments or acceptance of schedules.

Permitting – REL will provide Owner with copies of technical information and supporting data previously obtained or developed by Engineer for Owner's use, or for Owner to provide to Contractor, in obtaining required permits and licenses delegated to Contractor by Owner.

Change Orders and Work Change Directives – REL will recommend any changes to Owner, as appropriate, and prepare Change Orders and Work Change Directives as required.

Submittals- REL will review required Contractor Submittals/shop drawings, to determine if the items covered by the Submittals will, after installation or incorporation in the Work, comply with the requirements of the Construction Contract Documents, and for compatibility with the design concept of the completed Specific Project as a functioning whole as indicated by the Construction Contract Documents. REL will also evaluate and determine the acceptability of substitute or "or-equal" materials and equipment proposed by Contractor.

Materials Testing - REL will select a geotechnical consultant to perform any material testing required by the Contract documents or outside agencies having roadway jurisdiction within the project limits. The Contractor will be responsible for this cost as part of the bid documents.

Geographical Information Services (GIS) – REL will prepare GIS data, stored on Engineer selected software platform which will be maintained through the duration of the Construction, for the Contractor's use to record the required documentation outlined in the Contract Documents. All the GIS files will be turned over to the Owner upon completion of the project. Owner will coordinate with Robinson for transfer of GIS data throughout the project.

Potholing- REL will assist the Owner with directing the Contractor during the investigative portion of the Construction regarding the location and extent of investigations into service line material types.

Pay Requests- REL will review Contractor's applications for payment and prepare recommendations for payment for work satisfactorily completed on a monthly basis.

IEPA/SRF Coordination – REL Assist the Owner with required paperwork for receipt of loan disbursements through the State. Also, REL will coordinate and execute all required documentation to the Illinois Environmental Protection Agency to close out funding including attendance at a post construction audit.

Plumbing Inspector - Final Inspection shall not include services of a licensed plumbing inspector. Cost of inspector must be included in the bid price and hired by the Contractor. The plumbing inspector specifications shall be included in the bid document specifications or inspections shall be performed by Village staff.

B-Box Photos- REL will take photos at each b-box in the prospective project area that show location, condition, and relation to the building. REL will use these photos to develop restoration quantities and establish pre- and post-construction conditions. The photos will also be shared with the contractors bidding the job.

Scheduling- REL will receive, review, and, subject to the criteria of the Construction Contract, determine the acceptability of any and all schedules that Contractor is required to submit to Village, including the progress schedule, schedule of submittals, and schedule of values. Advise Contractor in writing of Village's comments or acceptance of schedules. Scheduling conversations will take place as necessary throughout the duration of the project.

Attachment: Robinson LSLR Construction Engineering (Lead Water Service Line Replacement Construction Engineering Services)

Resident Interaction - REL will coordinate and execute the mailing of the initial project notice as required by the IEPA. The Village will coordinate and attend two (2) public engagement events. REL shall be responsible for providing notice for the events if not part of the initial mailing. REL will also take resident calls as necessary during the project and address concerns of stakeholders and/or the general public as reasonably required. REL will review of the Contractor's proposed notification materials required as part of the Construction Contract.

2. PAYMENT TERMS

REL proposes to perform the above scope of services at the following fees:

- Construction Engineering – Lead Service Line Replacement Project (Phase 1): Lump Sum $80,000

Design fees will be billed on a percentage completion basis. Any other work requested by the Village but not included in the above scope will be completed at our standard hourly rates.

3. SCHEDULE

TASK	ANTICIPATED DATES
Agreement Authorized	May 2025
Submit Loan Application and Funding Bid Docs to IEPA	May 2025
Construction Starts	August 2025
Construction Engineering Complete	August 2026
Final Inspection	December 2026

** Schedule is dependent on the tasks performed by the Village and IEPA review and processing times.*

4. STANDARD TERMS AND CONDITIONS

The Standard Terms and Conditions for this proposal are attached hereto and incorporated herein, along with the REL Rate Schedule.

5. IEPA LOAN CONDITIONS

For State Revolving Fund (SRF) loan projects, the IEPA requires specific conditions to be part of the engineering agreement. These requirements are attached and are to be considered additional terms of the agreement.

Please let me know how you would like to proceed. Again, we thank you for the opportunity to submit this proposal for your consideration. Please feel free to call me at (815) 412-2015 or email me at jflowers@reltd.com with any questions regarding this proposal, or if any additional information is needed.

Sincerely,

Jonathan D. Flowers, PE
Project Engineer

Accepted this _____day of _____, 2024.

Attachment: Robinson LSLR Construction Engineering (Lead Water Service Line Replacement Construction Engineering Services)

By: _____

Signature

_____

Printed Name, Title

Attachment: Robinson LSLR Construction Engineering (Lead Water Service Line Replacement Construction Engineering Services)

IEPA AGREEMENT REQUIREMENTS

1. Audit, Access to Records

i) The ENGINEER agrees to include subsections (i) through (iv) below in all contracts and subcontracts directly related to project performances which are in excess of $25,000. To maintain books, records, documents and other evidence directly pertinent to performance of Agency loan work under this agreement consistent with generally accepted accounting principles in accordance with the American Institute of Certified Public Accountants Professional Standards. The IEPA or any of its duly authorized representatives shall have access to such books, records, documents and other evidence for the purpose of inspection, audit and copying. The ENGINEER will provide facilities for such access and inspection.

ii) Audits conducted pursuant to this provision shall be in accordance with generally accepted auditing standards.

iii) The ENGINEER agrees to disclosure of all information and reports resulting from access to records pursuant to subsection (i) above, to the IEPA. Where the audit concerns the ENGINEER, the auditing agency will afford the ENGINEER an opportunity for an audit exit conference to comment on the pertinent portions of the draft audit report. The final audit report will include the written comments, if any, of the audited parties.

iv) Records under subsection (i) above shall be maintained and made available during performance on IEPA loan work under this agreement and until three years from date of final IEPA loan audit for the project. In addition, those records which relate to any "dispute" appeal under an Agency loan agreement, or litigation, or the settlement of claims arising out of such performance, costs, or items to which an audit exception has been taken, shall be maintained and made available until three years after the date of resolution of such appeal, litigation or exception.

2. Covenant Against Contingent Fees

The ENGINEER warrants that no person or selling agency has been employed or retained to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bonafide employees. For breach or violation of this warranty, the loan recipient shall have the right to annul this agreement without liability or in its discretion to deduct from the contract price or consideration or otherwise recover, the full amount of such commission, percentage, brokerage or contingent fee.

3. DBE/MBE/WBE

The ENGINEER agrees to take affirmative steps to assure that disadvantaged business enterprises, minority business enterprises and women's business enterprises are utilized when possible as sources of supplies, equipment, construction and services in accordance with the Clean Water Loan Program rules. As required by the award conditions of USEPA's Assistance Agreement with the IEPA, the ENGINEER acknowledges that the fair share percentages are 5% for MBE's and 12% for WBE's.

4. Non-Discrimination

The ENGINEER shall not discriminate on the basis of race, color, national origin or sex in the performance of this contract. The ENGINEER shall carry out applicable requirements of 40 CFR Part 33 in the award and administration of contracts awarded under EPA financial assistance agreements. Failure by the ENGINEER to carry out these requirements is a material breach of this contract which may result in the termination of this contract or other legally available remedies.

5. Certification of no Disbarment or Suspension

The ENGINEER certifies that no person(s) performing services under this agreement has been not been disbarred or suspended in accordance with federal Executive Order 12549.

Attachment: Robinson LSLR Construction Engineering (Lead Water Service Line Replacement Construction Engineering Services)

Article XI Lobbying

Improper Influence. Grantee certifies that no Grant Funds have been paid or will be paid by or on behalf of Grantee to any person for influencing or attempting to influence an officer or employee of any government agency, a member of Congress or Illinois General Assembly, an officer or employee of Congress or Illinois General Assembly, or an employee of a member of Congress or Illinois General Assembly in connection with the awarding of any agreement, the making of any grant, the making of any loan, the entering into of any cooperative agreement, or the extension, continuation, renewal, amendment or modification of any agreement, grant, loan or cooperative agreement. 31 USC 1352. Additionally, Grantee certifies that it has field the required certification under the Byrd Anti-Lobbying Amendment (31 USC 1352), if applicable.

Federal Form LLL. If any funds, other than federally-appropriated funds, were paid or will be paid to any person for influencing or attempting to influence any of the above persons in connection with this Agreement, the undersigned must also complete and submit Federal Form LLL, Disclosure of Lobbying Activities Form, in accordance with its instructions.

Lobbying Costs. Grantee certifies that it is in compliance with the restrictions on lobbying set forth in 2 CFR 200.450. For any Indirect Costs associated with this Agreement, total lobbying costs shall be separately identified in the Program Budget , and there after treated as other Unallowable Costs.

Procurement Lobbying. Grantee warrants and certifies that it and to the best of its knowledge, its sub-grantees have complied and will comply with Executive Order No. 1 (2007) (EO 1-2007). EO 1-2007 generally prohibits Grantees and subcontractors from hiring the then-serving Governor's family members to lobby procurement activities of the State , or any other unit of government in Illinois including local governments, if that procurement may result in a contract valued at over $25,000. This prohibition also applies to hiring for that same purpose any former State employee who had procurement authority at any time during the one-year period preceding the procurement lobbying activity.

Subawards. Grantee must include the language of this ARTICLE XI in the award documents for any subawards made pursuant to this Award at all tiers. All sub-grantees are also subject to certification and disclosure. Pursuant to Appendix II(I) to 2 CFR Part 200, Grantee shall forward all disclosures by contractors regarding this certification to Grantor.

Certification. This certification is a material representation of fact upon which reliance was placed to enter in to this transaction and is a prerequisite for this transaction, pursuant to 31 USC 1352. Any person who fails to file the required certifications shall be subject to a civil penalty of not less than $10,000, and not more than $100,000, for each such failure.

Attachment: Robinson LSLR Construction Engineering (Lead Water Service Line Replacement Construction Engineering Services)

ROBINSON ENGINEERING, LTD ("REL")
STANDARD TERMS AND CONDITIONS

CONTRACT – These Standard Terms and Conditions may be amended, added to, superseded, or waived only if both REL and Client specifically agree in writing to any amendment of these Terms and Conditions ("Agreement").

STANDARD OF CARE - The standard of care for all professional engineering, survey or related professional services performed or furnished by REL under this Agreement will be the care and skill ordinarily used by members of the same profession practicing under similar circumstances at the same time and in the same locality. REL makes no warranties, express or implied, under this Agreement or otherwise, in connection with REL's services on this Project.

RELIANCE – REL may, without liability, rely on the accuracy and completeness of information provided by Client, Client's consultants and any contractors, including, but not limited to, specialty contractors, manufacturers, suppliers, and the publishers of technical standards without the need for verification.

CHANGES IN SCOPE –The proposed fees constitute REL's estimate to perform the services required to complete the Project. However, all required services are not always definable in the initial planning. Accordingly, circumstances may dictate a change in the scope of services to be performed. Where this occurs, changes in the Agreement shall be negotiated, an equitable adjustment shall be made to REL's compensation and agreed to in writing by REL and Client.

DELAYS – REL shall complete its obligations within a reasonable time. If, through no fault of REL, such periods of time or dates are changed, or the orderly and continuous progress of REL's services is impaired, or REL's services are delayed or suspended, then the time for completion of REL's services, and the rates and amounts of REL's compensation, shall be adjusted equitably.

RIGHT OF ENTRY – Client agrees to obtain legal right-of-entry on the property when entry to property is required by the work of this Agreement.

ENVIRONMENTAL CONDITIONS OF SITE - REL's scope of services does not include any services related to any environmental issues related to the site including petroleum, radioactive material, polychlorinated biphenyls (PCBs), hazardous waste, and any substance, product, waste, or other material of any nature whatsoever that is or becomes listed, or regulated by any Federal, State, or local statute, law, rule, regulation, ordinance, resolution, code, order, or decree regulating, relating to, or imposing liability or standards of conduct concerning any hazardous, toxic, or dangerous waste, substance, or material.

SUSPENSION & TERMINATION – Client may suspend the Project upon seven (7) days written notice to REL. If REL's services are substantially delayed through no fault of REL, REL may suspend services after giving seven (7) days written notice to Client. Either party may terminate this agreement upon thirty (30) days written notice to the other party in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party. If the project resumes after being suspended 30 days or more, the contract fee may be re-negotiated to reflect costs of delay, start-up, and other costs.
Client shall remain liable for and shall promptly pay REL and (if applicable) REL's independent professional associates or consultants for all services rendered to the date of such suspension/termination of services plus suspension/termination charges incurred by REL or REL's independent professional associates or consultants. Suspension/termination charges may include, but not be limited to, salaries, overhead, and fee, incurred by REL or REL's independent professional associates or consultants either before or after the termination date.

OPINION OF PROBABLE COSTS – REL's opinions of probable Construction Cost (if any) are to be made on the basis of REL's experience, qualifications, and general familiarity with the construction industry. However, because REL has no control over the cost of labor, materials, equipment, or services furnished by

others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, REL cannot and does not guarantee that proposals, bids, or actual Construction Cost will not vary from opinions of probable Construction Cost prepared by REL. If Client requires greater assurance as to probable Construction Cost, then Client agrees to obtain an independent cost estimate.

REUSE OF PROJECT DOCUMENTS – All Documents are instruments of service, and REL owns the Documents, including all associated copyrights and the right of reuse at the discretion of REL. REL shall continue to own the Documents and all associated rights whether or not the Specific Project is completed. Client may make and retain copies of Documents for information and reference in connection with the use of the Documents on the Specific Project. REL grants Client a limited license to use the Documents on the Specific Project, extensions of the Specific Project, and for related uses of the Client, subject to receipt by REL of full payment due and owing for all services relating to preparation of the Documents, and subject to the following limitations:

- Client acknowledges that such Documents are not intended or represented to be suitable for use on the Specific Project unless completed by REL, or for use or reuse by Client or others on extensions of the Specific Project, on any other project, or for any other use or purpose, without written verification or adaptation by REL;
- Any such use or reuse, or any modification of the Documents, without written verification, completion, or adaptation by REL, as appropriate for the specific purpose intended, will be at Client's sole risk and without liability or legal exposure to REL or to its officers, directors, members, partners, agents, employees, and REL's independent professional associates or consultants;
- Client shall indemnify and hold harmless REL and its officers, directors, members, partners, agents, employees, and REL's independent professional associates or consultants from all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting from any use, reuse, or modification of the Documents without written verification, completion, or adaptation by REL; and
- Such limited license to Client shall not create any rights in third parties.

RELATIONSHIP WITH CONTRACTORS – REL shall not at any time supervise, direct, control, or have authority over any contractor's work, nor will REL have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety at the Site, nor for any failure of a contractor to comply with Laws and Regulations applicable to that Contractor's furnishing and performing of its work. REL shall not be responsible for the acts or omissions of any contractor. REL shall have no authority to stop the work of any contractor on the Project.

LIMITATION OF LIABILITY – To the fullest extent permitted by law, the total liability, in the aggregate, of REL and its officers, directors, members, partners, agents, employees, or REL's independent professional associates and consultants, to Client, and anyone claiming through or under Client, for any claims, losses, costs, or damages whatsoever arising out of, resulting from or in any way relating to this Project or Contract, from any cause or causes, including but not limited to tort (including negligence and professional errors and omissions), strict liability, breach of contract, or breach of warranty, shall be limited to (1) responsibility for payment of all or the applicable portion of any deductibles, either directly to REL's insurers or in settlement or satisfaction, in whole or in part, of Client's Claims, and (2) total available insurance proceeds paid on behalf of or to REL by REL's insurers in settlement or satisfaction of Client's Claims under the terms and conditions of REL's applicable insurance policies up to the amount of insurance required under this Agreement.
Such limitation will not be reduced, increased, or adjusted on account of legal fees paid, or costs and expenses of investigation, claims adjustment, defense, or appeal. If no such insurance coverage is provided with respect to Client's Claims, then the total liability, in the aggregate, of REL and REL's officers, directors, members, partners, agents, employees, or REL's independent professional associates and consultants, to Client and anyone claiming by, though, or under Client, for any and all such uninsured Client's Claims will not exceed $50,000.
The Client may negotiate a higher limitation of liability for an additional fee, which is necessary to compensate for the greater risk assumed by REL.

Client's Initial: _____ Date: _____

Attachment: Robinson LSLR Construction Engineering (Lead Water Service Line Replacement Construction Engineering Services)

INSURANCE – REL shall maintain insurance coverage for Professional, Commercial General, Automobile, Worker's Compensation and Employer's Liability in amounts in accordance with any legal requirements and REL's business requirements. Certificates of Insurance shall be provided by REL upon written request.

INDEMNIFICATION – To the fullest extent permitted by Laws and Regulations, REL shall indemnify and hold harmless Client, and Client's officers, directors, and employees, from losses, damages, and judgments (including reasonable consultants' and attorneys' fees and expenses) from third-party claims or actions relating to a Specific Project, provided that any such claim, action, loss, damages, or judgment is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the Work itself), including the loss of use resulting therefrom, but only to the extent caused by any negligent act or omission of REL or REL's officers, directors, members, employees, or REL's independent professional associates and consultants. The indemnification commitments in this Agreement do not include a defense obligation by the indemnitor. To the fullest extent permitted by Laws and Regulations, a party's total liability to the other party and anyone claiming by, through, or under the other party for any cost, loss, or damages caused in part by the negligence of the party and in part by the negligence of the other party or any other negligent entity or individual, will not exceed the percentage share that the party's negligence bears to the total negligence of Client, REL, and all other negligent entities and individuals. This indemnification provision is subject to and limited by the provisions included above in "Limitation of Liability."

MUTUAL WAIVER – To the fullest extent permitted by Laws and Regulations, Client and REL waive against each other, and the other's officers, directors, members, partners, agents, employees, or other independent professional associates and consultants, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to this Agreement from any cause or causes. Such excluded damages include but are not limited to loss of profits or revenue; loss of use or opportunity; loss of good will; cost of substitute facilities, goods, or services; and cost of capital.

GOVERNING LAW, JURISDICTION & VENUE – This Agreement shall be governed by, and construed in accordance with, the laws of the State of Illinois. Further, the parties agree and consent to the exclusive jurisdiction of the courts of the State of Illinois for all purposes regarding this Agreement and that venue of any action brought hereunder shall be exclusively in Cook County, IL.

NON-ENFORCEMENT – A party's non-enforcement of any provision shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

ASSIGNMENT – A party shall not assign its rights or obligations pursuant to this Agreement without the express written permission and consent of the other party. This Agreement shall be binding upon and inure to the benefit of any permitted assigns.

SURVIVAL – All express representations, waivers, indemnifications, and limitations of liability included in this Agreement shall survive its completion or termination for any reason.

THIRD PARTIES - Nothing in this Agreement shall be construed to create, impose, or give rise to any duty owed by Client or REL to any Contractor, Contractor's subcontractor, supplier, other individual or entity, or to any surety for or employee of any of them. All duties and responsibilities undertaken pursuant to this Agreement shall be for the sole and exclusive benefit of Client and REL and not for the benefit of any other party.

SEVERABILITY - Any provision or part of the Agreement held to be void or unenforceable under any Laws or Regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Client and REL, who agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that expresses the intention of the stricken provision.

STATUTE OF LIMITATIONS – To the fullest extent permitted by law, all causes of action arising under this Agreement shall be deemed to have accrued, and all statutory periods of limitation shall commence to run, no later than the date of Substantial Completion of this Agreement.

CONFLICTS - If a conflict exists between the Agreement provisions and these Standard Terms and Conditions then these Standard Terms and Conditions shall prevail and control.

DIGITIAL TRANSMISSIONS – The parties agree that each may rely, without investigation, upon the genuineness and authentiVillage of any document, including any signature or purported signature, transmitted digitally, without reviewing or requiring receipt of the original document. Each document or signature so transmitted shall be deemed an enforceable original. Upon request, the transmitting party agrees to provide the receiving party with the original document transmitted digitally; however, the parties agree that the failure of either party to comply with such a request shall in no way affect the genuineness, authentiVillage, or enforceability of the document. Each party waives and relinquishes as a defense to the formation or enforceability of any contract between the parties, or provision thereof the fact that a digital transmission was used.

COMPLIANCE WITH FREEDOM OF INFORMATION AND OPEN MEETING ACTS - REL and (if applicable) REL's independent professional associates or consultants may be required to produce documents and emails as part of the Freedom of Information Act and Open Meetings Act (Illinois Public Act 96-0542), or from a court ordered subpoena. Requests of this nature are beyond the control of REL and are specifically not included in this contract. REL will notify the Client of any request received on behalf of this contract and will invoice the Client for time and materials at the published rates in effect at the time of the request.

TERMS OF PAYMENT – As it applies to county, township, municipality, municipal corporation, school district, school board, forest preserve district, park district, fire protection district, sanitary district and all other local governmental units, the Illinois Prompt Payment Act (30 ILCS 540 et seq) shall apply. For Clients not covered by the Illinois Prompt Payment Act (30 ILCS 540 et seq), Client recognizes that late payment of invoices results in extra expenses for REL and (if applicable) REL's independent professional associates or consultants. As such, REL and (if applicable) REL's independent professional associates or consultants retains the right to assess Client interest at a rate of one percent (1%) per month, but not to exceed the maximum rate provided for by law, on invoices which are not paid within thirty (30) days from the date of the invoice. Also, Client agrees to pay reasonable attorney and collection fees incurred by REL in the collection of Client's past due amounts. In the event undisputed portions of REL's invoices are not paid when due, REL reserves the right to suspend the performance of its services under this Agreement until all past due amounts including services, expenses, assessed charges, reasonable attorney and collection fees, have been paid in full. Client waives any and all claims against REL for any such suspension

Attachment: Robinson LSLR Construction Engineering (Lead Water Service Line Replacement Construction Engineering Services)

Client's Initial: _____ Date: _____

Classification	Rate
Principal Engineer 1	$223.00
Senior Project Manager 1 /2	$203.00 / $213.00
Senior Engineer 1 / 2 / 3	$179.00 / $193.00 / $201.00
Project Engineer 1 / 2 / 3 / 4	$143.00 / $151.00 / $161.00 / $172.00
Project Manager 1 /2 / 3	$151.00 / $159.00 / $169.00
Engineering Technician	$143.00
Chief Land Surveyor	$179.00
Land Surveyor 1 / 2 / 3	$137.00 / $154.00 / $167.00
Surveying Technologist 1 / 2	$121.00 / $137.00
Senior Planner	$169.00
Planner	$148.00
Senior Project Scientist	$167.00
Grant Writer 1 / 2	$104.00 / $123.00
Project Developer 1 / 2 / 3	$121.00 / $162.00 / $185.00
GIS Coordinator	$179.00
GIS Developer	$147.00
GIS Technologist	$119.00
CAD Manager	$169.00
CAD Designer	$148.00
CAD Technologist 1 / 2	$112.00 / $128.00
Resident Engineer 1 / 2 / 3	$143.00 / $159.00 / $171.00
Resident Engineering Representative 1 / 2 / 3	$142.00 / $148.00 / $156.00
Field Superintendent	$189.00
Assistant Field Superintendent	$178.00
Field Crew Chief	$142.00
Field Crew Member 1 / 2	$91.00 / $108.00
Operations Manager	$159.00
Operations Coordinator	$114.00
Operator 1 / 2 / 3	$98.00 / $104.00 / $111.00
IT Technologist / IT Coordinator	$121.00 / $162.00
Administrative 1 / 2	$91.00 / $103.00
Project Administration	$119.00
Intern / Engineering Intern	$60.00
1 Man Field Crew - Prevailing Wage*	$189.00
2 Man Field Crew - Prevailing Wage*	$316.00

*Rates are subject to revision on or after 1/1/2026.
*Reimbursable Expenses at a factor of 1.10. Sub-Consultant Fee Markup at 10%
*Estimated Illinois prevailing wage rate for covered work based on recent Department of Labor Davis Bacon clarification.

Attachment: Robinson LSLR Construction Engineering (Lead Water Service Line Replacement Construction Engineering Services)

Consider a Motion to Award a Contract for Building Automation System Replacement for the Village Hall

BACKGROUND:
The Building Automation System (BAS) at the Village Hall plays a critical role in maintaining safe, comfortable and efficient operations of our HVAC system. However, the current BAS has reached a point where it is difficult to sustain. It relies on proprietary parts and behind in several software updates. These conditions cause operational, financial and security challenges. An upgrade ensures access to readily available, non-proprietary components with manufacturer support and warranty coverage which will help generate long-term savings as compared to the current system.

KEY ISSUES:

- The software is several versions behind, making it incompatible with new equipment and control protocols.
- New devices and components cannot be integrated, which limits repairs and functionality. Equipment replacement is not part of the proposed scope of work.
- Many components of the current BAS are either unavailable or prohibitively expensive causing extended downtime if components fail, emergency service calls, and risk of system-wide failure impacting climate control.
- The current BAS does not support integration with newer building technologies or future smart city infrastructure. A new system will allow for seamless expansion and addition of new building zones, enable remote access for staff, and prepares the facility for integration with emergency systems, access control and renewable energy sources.
- The Village retained Gewalt Hamilton, a consultant with familiarity with available replacement options. Through a qualification-based selection process, Gewalt Hamilton identified Building Automation Solutions through the OMNIA cooperative purchasing program available to State and Local Units of Government.

ALTERNATIVES:

1. Award a contract for a New Distech Control Engine to Building Automation Solutions for the Village Hall for $40,500.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that a contract for Building Automation System be approved for the Village Hall in an amount of $40,500 be approved.

BUDGET IMPACT:
Funding for this work is available through the Village's FY2025 Capital Improvement Program. $150,000 was budgeted for this project and the Police Headquarters Improvement.

ACTION REQUIRED:
A motion to approve the contract for the Building Automation System replacement for

the Village Hall to Building Automation Solutions in an amount of $40,500.

ATTACHMENTS:

- Village Hall BAS Replacement

Building Automation Solutions

An authorized Honeywell, JCI, Distech, Lynxspring, & Carrier Controls Contractor

NCPA An OMNIA Partners Company

CONTRACT #02-139
RQN #2025-1666

BUILDING AUTOMATION SOLUTIONS

Illinois
22349 Commerce Parkway
Frankfort, IL, 60423
www.bas-ddc.com

Wisconsin
5732 95th Ave #700
Kenosha, WI, 53144
www.bas-ddc.com

Office: 855-597-3339
Cell: (847) 373-2731
E-mail: arodriguez@bas-ddddc.com

Friday, May 23, 2025

Project Location Village of Palatine
200 E Wood St.
Palatine, IL

Project: (1) New Distech EC-BOS-9 Front End

Building Automation Solutions is pleased to propose the following:

I have come up with a solution for the upgrade of your existing controllers in phases. We are proposing to install a new Distech Controls 9000 series Jace. We will provide a new graphic interface and prepare it for a new Supervisor integration. All the existing controllers will be integrated into the new Jace.

Building controller

BAS proposes the installation of a Distech Controls open protocol-based controller network. We will install an OPEN, non-proprietary, web-based system. This will ensure that any controls contractor can access your automation system well into the future. You will have the latest N4 Tridium Niagara based front end which will completely remove your dependency on JAVA with its modern HTML5 design language. Your system will be capable of trending to fine tune the system, real time monitoring and alarming for critical issues, central time control and scheduling, and a completely custom web-based graphics interface. We will create a custom 3d dynamic floor plan for ease of use and quick, accurate control of your space that you can access using any internet connected PC or smart device.

Jace 9000 series Front End (Distech Controls Jace 9000 series with 200 Device license, 3-year Tridium software license)

- Open platform- Business owner or contractor has full access to controls and passwords
- Open Protocol- ASHRAE recommended BACnet- BAS proposes an open protocol so the system can be easily added to with non-proprietary devices in the future. This also allows the customer to avoid being "stuck" with one vendor
- Jace 8000 series- the latest in technology hardware
- HTML5- We install the latest in technology Niagara 4 systems to remove your dependency on JAVA and run on the more modern UX framework and design language.
- Role based access and control- we can assign different levels of access for different roles in your staff.
- Trending- Allows for long term fine tuning of each system. The customer will have full access to data trended over time to adjust the system as necessary as well. This allows you to really dial in the control system.
- Alarming- Allows the appropriate staff to be alerted via email should a mechanical error occur
- Scheduling- Allows the customer to set the schedule for the equipment to follow. This allows you to maximize energy savings and adjust times for comfort as well.
- Graphics package- we will provide a custom, easy to use and understand graphics package for your building. This will include a 3D interactive floor plan.
- Owners Training- We will dedicate a training session for all necessary staff to make sure you fully understand how your system operates

Existing Controllers

- We will integrate all existing controllers and devices to the new Jace
- We will create new graphics for the mechanical equipment.
- Alarming- Allows the appropriate staff to be alerted via email should a mechanical error occur

- Scheduling- Allows the customer to set the schedule for the equipment to follow.

Price installed:
Forty Thousand Five Hundred Fifty dollars **($40,500.00)**
Terms: *33% (engineering and mobilization) due upon approval of project. Progress billing through remainder of the project.*

Notes:

1. This quote has been adjusted with the understanding Building Automated Solutions will use existing control panels and existing wiring as necessary.
2. All internet wiring will be furnished and installed by the customer. Building Automated Solutions will work with the customers networking professionals to get them all the information they need to get the front end on the web.
3. We have excluded all controllers except the Jace. If we find any that have failed we will provide an additional quote for the work.

Exclusions:

NOT INCLUDED (unless specifically noted above):

- ✓ Items not specifically listed herein
- ✓ DDC controllers
- ✓ AHU,Chiller,Boiler,VAV and FPB controllers are excluded.
- ✓ Premium time, permits and fees
- ✓ Upgrades of previously installed equipment
- ✓ No third party integration
- ✓ Personal computers, printers and modems
- ✓ Dedicated phone line, LAN or internet connection (must be static IP address)
- ✓ Installation of dampers, valves, wells or accessories
- ✓ Labor and material for air and water testing and balancing
- ✓ Air flow measuring stations and/or devices
- ✓ Piping, air distribution systems, solenoids, sheet metal, louvers, diffusers, registers and grilles
- ✓ Mechanical equipment start-up, installation and accessories supplied with equipment
- ✓ Dampers, including back draft dampers, volume dampers, fire/smoke dampers, etc.
- ✓ Variable frequency drives, smoke detectors, starters, power transformers, disconnects
- ✓ Fire / life safety work
- ✓ Electrical wiring of other manufacturers supplied equipment.
- ✓ Interfacing into fire alarm system, non-Distech Controls control system/controllers, security system
- ✓ Rigging, carting, painting and patching
- ✓ Any provision for working with existing asbestos
- ✓ Repair, replacement, demolition, verification or guarantee of existing control devices

This quote reflects the pricing for a basic control package as stated within the scope of work provided, please read carefully. Upgrades to the system are available at an additional cost and can be quoted as needed on a line by line basis. Please feel free to call us in regard to the options that are available.

Proposal and pricing are valid for a period 30 Days from Date issued.

Attachment: Village Hall BAS Replacement (Building Automation System Replacement - Village Hall)

Building Automation Solutions is a proud member of Local 597 Pipefitters. Our field service installation team and programmers all have many years of field service and have a vast understanding of the HVAC system.

Best Regards,
Ariel Rodriguez
Director of Technical Sales

BUILDING AUTOMATION SOLUTIONS
Do not hesitate to call or email us if you have any questions.
Cell: 847-373-2731
Email: arodriguez@bas-ddc.com

Acceptance

This Proposal is not an offer to furnish equipment or services, but when signed by Purchaser at the place indicated below, it becomes Purchaser's offer to buy the equipment and service described herein, at the prices and on the terms and conditions indicated in this Proposal, which can be accepted following credit approval, only by a written notice of acceptance by an officer of Seller. Upon purchase order or signing of contract one-third will be billed, unless other payments are negotiated.

Very truly yours,

_____
Purchaser

_____
Sales Representative

Purchaser:
THE UNDERSIGNED OFFERS TO PURCHASE THE EQUIPMENT AND SERVICE DESCRIBED ABOVE AT THE PRICES AND ON THE TERMS AND CONDITIONS INDICATED IN THIS PROPOSAL.

DATE:
TITLE

Seller's Acceptance:
YOU ARE HEREBY NOTIFIED THAT THE UNDERSIGNED HEREBY ACCEPTS YOUR OFFER BASED ON THIS PROPOSAL THIS Friday, May 23, 2025

BY: Ariel Rodriguez
TITLE: Director of Technical Sales

TERMS AND CONDITIONS OF PROPOSAL

1. **NO MODIFICATIONS**
The contract arising by acceptance of you offer pursuant to this proposal shall not be amended, modified or rescinded except by written agreement signed by an authorized official of each party, expressly referring to this contract. The Purchaser understands that no sales person or other representative of the Seller has the authority to make any agreement, contract, warranty, term, promise, condition or understanding, express or implied, which is not expressed herein or in a written modification of this contract signed by authorized officials of each party.

2. **REMEDIES OF SELLER**
Prior to the installation of the equipment and materials to be furnished and sold pursuant to this contract, title to said equipment and materials shall remain with the Seller, and, in the case of non-payment, Seller shall be entitled to any and all remedies of an unpaid of an unpaid seller under the Illinois Uniform Commercial Code, including the right of the seller to repossess said equipment and materials with or without legal process. After any or all of said equipment and materials have been installed pursuant to this contract, then as to that part of said equipment and materials which have been installed, and the labor and service related thereto, the Seller shall have the right to place a mechanic's lien against the premises where said equipment and material have been installed pursuant to the applicable statutes and law relating to mechanic's liens for the furnishing of labor and materials. Any payment due Seller under this contract is payable on receipt of Seller's invoice. A late payment charge of 1½% per month (annual percentage rate of 18%) shall be added to the unpaid past due balance after 30 days and purchase agrees to bear any legal expense incurred including cost of correction.

Attachment: Village Hall BAS Replacement (Building Automation System Replacement - Village Hall)

3. WARRANTIES

The Seller, unless equipment is sold without service, shall furnish and install, free of charge, such part or parts of the machinery and apparatus sold hereunder that may become defective in workmanship or material within one year from the date of delivery or installation. The Seller's obligation shall be merely to furnish and install duplicate parts as provided herein, and the Seller shall not be liable for defects arising from normal wear and tear, or breakage caused by carelessness or negligence in operation, nor is Seller responsible for any alterations that may be made in the machinery and equipment without its consent. THE FOREGOING WARRANTIES ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, WARRANTIES OR MERCHANTABILITY, AND FITNESS FOR ANY PARTICULAR PURPOSE.

4. LIMITS OF LIABILITY

The Seller shall in no event be held liable or accountable to the Purchaser and/or to any other party whatsoever for the actual, incidental and/ or consequential damages or losses due to, but not limited to, any one of the following: interruption in use of equipment, or stoppage of production, failure to maintain desired temperatures or humidity levels, electrical power surge or loss, high or low voltage, inadequate power, blown or burned out main or branch fuses, open circuit breaker, lack of adequate natural gas or fuel supply or pressure, inadequate or excessive water supply or pressure, inadequate or excessive hot water or steam supply or pressure, water in oil, contamination of water supply or atmosphere, accident, freezing, flooding, lightning, storms, malicious mischief, willful damage, misuse, abuse, negligence, fire, explosion, theft, clogged filters, delays in installation and/or services, time or manner of service of any equipment, failure to meet completion dates, engineering and/or design defects, improper installation, operation of equipment beyond design conditions, labor disturbances, strikes, riot, civil commotion, lockouts, commercial delays, spoilage, loss of business, asbestos, rust or corrosion, the inability to procure materials and/or parts from the usual source of supply, war conditions, Acts of God or for any contingencies that are unavoidable or beyond the control of the Seller. Seller is not responsible for conforming to any governmental codes, laws and/or regulations. Under no circumstances shall Seller be responsible or liable for any indirect, incidental or consequential damage or alleged personal injury of any kind relating to or arising out of the existence, effect, removal or treatment of an Organic Pathogen (i.e., any type of bacteria, virus, fungus, mildew, wet or dry rot, mold or mycotoxin, as well as their spores, odors and byproducts, along with any reproductive body they produce, and any material containing them). In no event, shall the Seller be liable to the Purchaser and/or to any party whatsoever for actual, incidental and/or consequential damages or losses. Seller shall not be required to identify, detect, encapsulate, or remove asbestos, or products or materials containing asbestos or similarly hazardous substances. Seller shall not be liable for any losses or damages due to inability of the building structure to properly support the equipment installed. It is expressly agreed that the seller assumes no liability for negligence or failure whatsoever. All labor is to be performed during Seller's regular working hours unless so specified otherwise in writing.

5. INSTALLATION AND COMPLETION

Unless specifically enumerated in proposal as Seller's responsibility, Purchaser is responsible for: providing access (and removing structures or objects which interfere with this access) to equipment installation location; for structural supports for all equipment supplied; for local permits and codes; for providing adequate utility source (gas, electric, steam, water) adjacent to equipment. Completion dates are estimates only. No contract will be made to complete on a specified date unless in writing, signed by the Corporate President or Secretary of the Seller.

6. INSURANCE

Purchaser agrees to insure said merchandise against the hazards of fire at Purchaser's sole cost and to be responsible in any event for any loss or damage to the said machinery and equipment by fire, theft or other casualty. Purchaser agrees to assign to the Seller upon request the proceeds of any insurance paid by reason of loss from any cause whatsoever to the merchandise described herein. Seller shall apply said proceeds to the balance due by the Purchaser under this contract.

7. ASSIGNMENT

No transfer, renewal, extension or assignment of this contract or any interest hereunder or loss, injury, or destruction of said property shall release the Purchaser from his obligation hereunder. Every assignee of the Seller and/or its assigns shall be entitled to all the rights and remedies of the Seller. The term "Seller" wherever used in this contract includes Seller's successors and assigns, unless otherwise defined.

8. ACCEPTANCE

Prior to written acceptance by Seller, the Seller shall have no responsibility for any work performed or financial obligations incurred by or on behalf o the Purchaser in anticipation of Seller's acceptance.

9. CANCELLATION

After written acceptance by Purchaser, should the Purchaser decide to cancel all or any part of the work specified in this proposal, the Purchaser shall reimburse to the Seller any costs already incurred, including but not limited to restocking fees for parts and equipment affected by such cancellation.

10. CLEAN AIR ACT

Not included under this agreement are any charges related to the recovery of refrigerant, as required by the provisions of Section 608 of the U.S. Clean Air Act of 1990.

Contractor Internal Rev. 10/08/2015

Attachment: Village Hall BAS Replacement (Building Automation System Replacement - Village Hall)

Consider a Motion to Award a Contract for Building Automation System Replacement for the Police Headquarters

BACKGROUND:
The Building Automation System (BAS) at the Police Department Headquarters plays a critical role in maintaining safe, comfortable and efficient operations of our HVAC system. However, the current BAS has reached a point where it is no longer sustainable. It is outdated, relies on obsolete, proprietary parts and is behind several software updates. These conditions cause operational, financial and security risks. An upgrade ensures access to readily available, non-proprietary components with manufacturer support and warranty coverage. The existing BAS is running on legacy hardware and software that is no longer supported by the original manufacturer.

KEY ISSUES:

- Security patches and technical support for the existing systems are no longer available.
- The software is several versions behind, making it incompatible with new equipment and control protocols.
- New devices and components cannot be integrated, which limits repairs and functionality. This work includes equipment replacement and software improvements.
- Many components of the current BAS are no longer manufactured, and replacement parts are either unavailable or prohibitively expensive causing extended downtime if components fail, emergency service calls, and risk of system-wide failure impacting climate control, lighting, and building access.
- The outdated BAS lacks modern energy optimization tools and intelligent controls.
- The current BAS does not support integration with newer building technologies or future smart city infrastructure. A new system will allow for seamless expansion and addition of new building zones, enable remote access for staff, and prepares the facility for integration with emergency systems, access control and renewable energy sources.
- The Village retained Gewalt Hamilton, a consultant with familiarity with available replacement options. Through a qualification-based selection process, Gewalt Hamilton identified Building Automation Solutions through the OMNIA cooperative purchasing program available to State and Local Units of Government.

ALTERNATIVES:

1. Award a contract for a New Honeywell Tridium System and Integration to Building Automation Solutions for the Police Headquarters $83,193.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that a contract for Building Automation System be approved for the Police Headquarters in an amount of $83,193 be approved.

BUDGET IMPACT:
Funding for this work is available through the Village's FY2025 Capital Improvement

Program. $150,000 was budgeted for this project and the Village Hall modernization.

ACTION REQUIRED:
A motion to approve the contract for the Building Automation System replacement for the Police Headquarters to Building Automation Solutions in an amount of $83,193.

ATTACHMENTS:

- Police HQ BAS Replacement

Building Automation Solutions

Authorized Honeywell, Johnson Controls, Distech, Lynxspring & Carrier Control's Contractor

BUILDING AUTOMATION SOLUTIONS
22349 Commerce Pkwy
Frankfort, IL 60423
www.bas-ddc.com
Cell: (847) 373-2731
E-mail: arodriguez@bas-ddc.com

NCPA An OMNIA Partners Company

CONTRACT #02-139
RQN #2025-1665

Friday, May 23, 2025

Project Location: Palatine Police Department
595 N Hicks Rd
Palatine, Illinois

Project: New Honeywell Tridium System and Integration

Building Automation Solutions is pleased to propose the following:

Currently, you have an old proprietary Trance system. We are proposing to upgrade and replace the controllers with open non-proprietary controls in a phased approach. This quote has the Front-end, Boiler Controls, AHU Controls and Chiller Integration. We have included a Supervisory system for the hosting of Niagara software and the licensing for the integration of the Distech System at the Village of Palatine. Finally, we have also included the integration of existing Trane VAVs.

We take pride in installing the latest technology. These systems consist of OPEN, Non-Proprietary controllers. This ensures any controls contractor can program and replace parts if they fail, so you are not bound to any contractor.

Mechanical Equipment

Building Controller:

We propose the removal and upgrade of the dated and proprietary building control system. BAS proposes the installation of a Honeywell open protocol-based controller network. We will install an OPEN, non-proprietary, web-based system. This will ensure that any controls contractor can access your automation system well into the future. You will have the latest N4 Tridium Niagara based front end which will completely remove your dependency on JAVA with its modern HTML5 design language. Your system will be capable of trending to fine tune the system, real time monitoring and alarming for critical issues, central time control and scheduling, and a completely custom web-based graphics interface. We will create a custom 3d dynamic floor plan for ease of use and quick, accurate control of your space that you can access using any internet connected PC or smart device.

Boiler plant:

We will upgrade the Boiler Plant controller to include a Honeywell Controls fully programmable controller in a custom enclosure. We will automatically enable and lock out the heating based on ambient temperature. We will automatically reset the existing hot water mixing valve based on ambient conditions. The system will provide an outside air/ hot water temperature reset for energy savings and comfort. We will enable and monitor the boiler pumps including current sensors to monitor pump status, including lead/lag/failover. We will install a sun shield style outside air temperature sensor and all new water temperature sensors to accurately control the system. *(we will re-use existing communication wire)*

Chiller Plant:

We will upgrade the Chiller Plant controller to include a Honeywell fully programmable controller in a custom enclosure. We will enable and monitor the chiller pumps including current sensors to monitor pump status, including lead/lad/failover. We will install a sun shield style outside air temperature sensor and all new water temperature sensors to accurately control the system based off ambient conditions.

Attachment: Police HQ BAS Replacement (Building Automation System Replacement - Police Headquarters)

VAV AHU:
We will upgrade the VAV air handler controls to include a Honeywell fully programmable controller in a custom enclosure. We will re-use motorized modulating damper actuators to accurately control the return air dampers, mixed air dampers, and outside air dampers. We will control existing variable frequency drives to maintain static pressure. We will reuse the existing hot water valve and chilled water valve to save on installation costs. We will furnish and install (1) duct static pressure sensor. We will furnish and install (1) building pressure sensor. We will furnish and install (1) space temperature sensor. We will install current switches and relays for the Supply fans and return fans. We will install (3) duct temperature sensors, including a serpentine sensor for accurate control of the mixed air temperature. We will replace the Freeze stat to help prevent costly freeze ups.

Scope of Work

Jace 9000 series Front End: (Honeywell controls Jace 9000 series with 200 Device license, 3-year Tridium software license)

- Open platform- Business owner or contractor has full access to controls and passwords
- Open Protocol- ashrae recommended BACnet- BAS proposes an open protocol so the system can be easily added to with non-proprietary devices in the future. This also allows the customer to avoid being "stuck" with one vendor
- Jace 9000 series- the latest in technology hardware. (*new enclosure)*
- Supervisor software installed on customer supplied PC or Server (preferred.)
- HTML5- We install the latest in technology Niagara 4 systems to remove your dependency on JAVA and run on the more modern UX framework and design language.
- Role-based access and control- we can assign different levels of access for different roles in your staff.
- Trending- Allows for long term fine tuning of each system. The customer will have full access to data trended over time to adjust the system as necessary as well. This allows you to really dial in the control system.
- Alarming- Allows staff to be alerted via email should a mechanical error occur.
- Scheduling- Allows the user to set the schedule for the operation of equipment. This allows you to maximize energy savings and adjust times for comfort as well.
- Graphics package- we will provide a custom, easy to use graphics package for your building. This will include a 3D interactive floor plan for your user interface.
- Owners Training- We will dedicate a training session for all necessary staff to make sure they fully understand how to operate the control system.

Boiler Plant Controller (Honeywell fully programmable controller)

- Furnish, program, and install a Honeywell fully programmable controller. (*New enclosure)*
- Furnish and install all new temperature sensors, relays, and current sensors.
- Furnish and install a Sunshield style outside air temperature sensor.
- Completely automatic system enabling based off ambient conditions.
- Stage boilers based on demand.
- Send the HW setpoint to the Boiler Plant on a reset via factory signal connection.
- Enable/ disable associated pumps. Provide lead/lag failover operation.
- Provide feedback and alarms.
- Complete automatic control for staging.
- Full graphical representation of plant system.
- Provide easy to use schedule for occupancy and set-back.
- Trending and alarming

Chiller Plant (Honeywell fully programmable controllers)

- Furnish, program, and install a Honeywell fully programmable controller in custom enclosure.
- Furnish and install all new temperature sensors, relays, and current sensors.
- Completely automatic system enabling based off ambient conditions.
- Set CW setpoint to the Chiller on a reset via factory signal connection.

- Enable/ disable each of the associated pumps. Provide lead/lag failover operation.
- Provide feedback and alarms.
- Completely automatic control for staging.
- Full graphical representation of plant system
- Provide easy to use schedule for occupancy and set-back.
- Long term trending and alarms.

(1) Custom VAV AHU (1 Honeywell fully programmable controllers)

- Furnish, program, and install (1) Honeywell fully programmable controller in custom enclosure.
- Furnish and install (1) return air temperature sensor and (1) discharge air temperature sensor.
- Furnish and install (1) serpentine style mixed air temperature sensor.
- Furnish and install (1) serpentine style freeze stat.
- Furnish and install (1) duct static pressure sensor.
- Furnish and install current sensors and relays- one for each fan.
- Re-use existing motorized modulating damper actuators.
- Re-use (1) CW valve and valve actuator.
- Re-use (1) HW valve and valve actuator.
- Full graphical representation of each AHU system
- Completely automatic cooling control and lockout
- Completely automatic heating control and lockout
- AHU enable and shutdown- based off occupancy schedule.
- Provide schedule for occupancy and set-back.
- Trending and alarming

Variable air volume controllers (Integration of (107) existing Trane VAVs)

- Dual setpoint control
- Provide feedback and alarms.
- Completely automatic staging control
- Full graphical representation of each air terminal unit, including 3D interactive floor plan.
- Provide easy to use schedule for occupancy and set-back.
- trending and alarming

Exhaust fan controls (Integration of existing Trane controls where possible)

- Provide feedback and alarms.
- Full graphical representation of each exhaust fan, including 3D interactive floor plan.
- Provide easy to use schedule for occupancy and set-back.
- Trending and alarming

Total Price installed..... ($83,193.00)

(Eighty-three thousand one hundred ninety-three dollars)

Notes:

1. This quote has been adjusted with the understanding Building Automated Solutions will use existing control panels and existing wire.
2. All internet wiring will be furnished and installed by the customer. Building Automated Solutions will work with the customers' networking professionals to get them all the information they need to get the front end on the web.

Attachment: Police HQ BAS Replacement (Building Automation System Replacement - Police Headquarters)

Exclusions:

Not Included (unless specifically noted above):

- ✓ Items not specifically listed herein.
- ✓ Premium time, permits and fees
- ✓ Upgrades of previously installed equipment
- ✓ No third-party integration
- ✓ Personal computers, printers and modems
- ✓ Dedicated phone line, LAN or internet connection (must be static IP address)
- ✓ Installation of dampers, valves, wells, or accessories
- ✓ Labor and material for air and water testing and balancing
- ✓ Air flow measuring stations and/or devices.
- ✓ Piping, air distribution systems, solenoids, sheet metal, louvers, diffusers, registers and grilles
- ✓ Mechanical equipment start-up, installation and accessories supplied with equipment.
- ✓ Dampers, including back draft dampers, volume dampers, fire/smoke dampers, etc.
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- ✓ Fire / life safety work.
- ✓ Electrical wiring of other manufacturers supplied equipment.
- ✓ Interfacing into fire alarm system, non-Honeywell control system/controllers, security system
- ✓ Rigging, carting, painting, and patching
- ✓ Any provision for working with existing asbestos.
- ✓ Repair, replacement, demolition, verification or guarantee of existing control devices.

This quote reflects the pricing for a control package described in the scope of work provided, please read carefully. Upgrades to the system are available at an additional cost and can be quoted as needed on a line-by-line basis. Please feel free to call us regarding the options that are available.

Proposal and pricing are valid for a period 30 Days from Date issued.

Building Automation Solutions is a proud member of Local 597 Pipefitters. Our field service technicians, installation team and programmers all have many years of field experience and have a vast understanding of HVAC systems.

Best Regards,

Ariel Rodriguez

Director of Technical Sales

BUILDING AUTOMATION SOLUTIONS
Do not hesitate to call or email us if you have any questions.
Cell: 847-373-2731
Email: arodriguez@bas-ddc.com

Attachment: Police HQ BAS Replacement (Building Automation System Replacement - Police Headquarters)

Acceptance

This Proposal is not an offer to furnish equipment or services, but when signed by Purchaser at the place indicated below, it becomes Purchaser's offer to buy the equipment and service described herein, at the prices and on the terms and conditions indicated in this Proposal, which can be accepted following credit approval, only by a written notice of acceptance by an officer of Seller. Upon purchase order or signing of contract one-third will be billed, unless other payments are negotiated.

_____
Purchaser

_____
Sales Representative

Purchaser:
THE UNDERSIGNED OFFERS TO PURCHASE THE EQUIPMENT AND SERVICE DESCRIBED ABOVE AT THE PRICES AND ON THE TERMS AND CONDITIONS INDICATED IN THIS PROPOSAL.

DATE:
TITLE

Seller's Acceptance:
YOU ARE HEREBY NOTIFIED THAT THE UNDERSIGNED HEREBY ACCEPTS YOUR OFFER BASED ON THIS PROPOSAL THIS Friday, May 23, 2025

BY: Ariel Rodriguez
TITLE: Director of Technical Sales

TERMS AND CONDITIONS OF PROPOSAL

1. **NO MODIFICATIONS**
The contract arising by acceptance of you offer pursuant to this proposal shall not be amended, modified or rescinded except by written agreement signed by an authorized official of each party, expressly referring to this contract. The Purchaser understands that no sales person or other representative of the Seller has the authority to make any agreement, contract, warranty, term, promise, condition or understanding, express or implied, which is not expressed herein or in a written modification of this contract signed by authorized officials of each party.

2. **REMEDIES OF SELLER**
Prior to the installation of the equipment and materials to be furnished and sold pursuant to this contract, title to said equipment and materials shall remain with the Seller, and, in the case of non-payment, Seller shall be entitled to any and all remedies of an unpaid of an unpaid seller under the Illinois Uniform Commercial Code, including the right of the seller to repossess said equipment and materials with or without legal process. After any or all of said equipment and materials have been installed pursuant to this contract, then as to that part of said equipment and materials which have been installed, and the labor and service related thereto, the Seller shall have the right to place a mechanic's lien against the premises where said equipment and material have been installed pursuant to the applicable statutes and law relating to mechanic's liens for the furnishing of labor and materials. Any payment due Seller under this contract is payable on receipt of Seller's invoice. A late payment charge of 1½% per month (annual percentage rate of 18%) shall be added to the unpaid past due balance after 30 days and purchase agrees to bear any legal expense incurred including cost of correction.

3. **WARRANTIES**
The Seller, unless equipment is sold without service, shall furnish and install, free of charge, such part or parts of the machinery and apparatus sold hereunder that may become defective in workmanship or material within one year from the date of delivery or installation. The Seller's obligation shall be merely to furnish and install duplicate parts as provided herein, and the Seller shall not be liable for defects arising from normal wear and tear, or breakage caused by carelessness or negligence in operation, nor is Seller responsible for any alterations that may be made in the machinery and equipment without its consent. THE FOREGOING WARRANTIES ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, WARRANTIES OR MERCHANTABILITY, AND FITNESS FOR ANY PARTICULAR PURPOSE.

4. **LIMITS OF LIABILITY**
The Seller shall in no event be held liable or accountable to the Purchaser and/or to any other party whatsoever for the actual, incidental and/ or consequential damages or losses due to, but not limited to, any one of the following: interruption in use of equipment, or stoppage of production, failure to maintain desired temperatures or humidity levels, electrical power surge or loss, high or low voltage, inadequate power, blown or burned out main or branch fuses, open circuit breaker, lack of adequate natural gas or fuel supply or pressure, inadequate or excessive water supply or pressure, inadequate or excessive hot water or steam supply or pressure, water in oil, contamination of water supply or atmosphere, accident, freezing, flooding, lightning, storms, malicious mischief, willful damage, misuse, abuse, negligence, fire, explosion, theft, clogged filters, delays in installation and/or services, time or manner of service of any equipment, failure to meet completion dates, engineering and/or design defects, improper installation, operation of equipment beyond design

Attachment: Police HQ BAS Replacement (Building Automation System Replacement - Police Headquarters)

conditions, labor disturbances, strikes, riot, civil commotion, lockouts, commercial delays, spoilage, loss of business, asbestos, rust or corrosion, the inability to procure materials and/or parts from the usual source of supply, war conditions, Acts of God or for any contingencies that are unavoidable or beyond the control of the Seller. Seller is not responsible for conforming to any governmental codes, laws and/or regulations. Under no circumstances shall Seller be responsible or liable for any indirect, incidental or consequential damage or alleged personal injury of any kind relating to or arising out of the existence, effect, removal or treatment of an Organic Pathogen (i.e., any type of bacteria, virus, fungus, mildew, wet or dry rot, mold or mycotoxin, as well as their spores, odors and byproducts, along with any reproductive body they produce, and any material containing them). In no event, shall the Seller be liable to the Purchaser and/or to any party whatsoever for actual, incidental and/or consequential damages or losses. Seller shall not be required to identify, detect, encapsulate, or remove asbestos, or products or materials containing asbestos or similarly hazardous substances. Seller shall not be liable for any losses or damages due to inability of the building structure to properly support the equipment installed. It is expressly agreed that the seller assumes no liability for negligence or failure whatsoever. All labor is to be performed during Seller's regular working hours unless so specified otherwise in writing.

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Unless specifically enumerated in proposal as Seller's responsibility, Purchaser is responsible for: providing access (and removing structures or objects which interfere with this access) to equipment installation location; for structural supports for all equipment supplied; for local permits and codes; for providing adequate utility source (gas, electric, steam, water) adjacent to equipment. Completion dates are estimates only. No contract will be made to complete on a specified date unless in writing, signed by the Corporate President or Secretary of the Seller.

6. INSURANCE

Purchaser agrees to insure said merchandise against the hazards of fire at Purchaser's sole cost and to be responsible in any event for any loss or damage to the said machinery and equipment by fire, theft or other casualty. Purchaser agrees to assign to the Seller upon request the proceeds of any insurance paid by reason of loss from any cause whatsoever to the merchandise described herein. Seller shall apply said proceeds to the balance due by the Purchaser under this contract.

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8. ACCEPTANCE

Prior to written acceptance by Seller, the Seller shall have no responsibility for any work performed or financial obligations incurred by or on behalf o the Purchaser in anticipation of Seller's acceptance.

9. CANCELLATION

After written acceptance by Purchaser, should the Purchaser decide to cancel all or any part of the work specified in this proposal, the Purchaser shall reimburse to the Seller any costs already incurred, including but not limited to restocking fees for parts and equipment affected by such cancellation.

10. CLEAN AIR ACT

Not included under this agreement are any charges related to the recovery of refrigerant, as required by the provisions of Section 608 of the U.S. Clean Air Act of 1990.

Contractor Internal Rev. 10/08/2015

Attachment: Police HQ BAS Replacement (Building Automation System Replacement - Police Headquarters)

Consider a Motion Granting Approval of a Waiver of the Village's Sound Amplification Ordinance for the 4th Annual St. Thomas of Villanova Parish Picnic on Saturday, August 2, 2025

BACKGROUND:
St. Thomas of Villanova wishes to hold their 4th annual Parish Picnic event on Saturday, August 2, 2025 from 12 PM to 9 PM at 1141 E. Anderson Drive. The picnic includes an outdoor mass, kid's events, food tent, drinks and music. In conjunction with the event, St. Thomas is requesting the following approvals:

Waiver of the Sound Amplification Ordinance for an outdoor mass on Saturday, August 2 from 5:00 - 6:00 PM and DJ music from 6:00 - 9:00 PM

KEY ISSUES:
The Picnic event details are as follows:

- Saturday, August 2 from 12 PM to 9 PM;
- Bring together parish for a day and night of food, drinks and music;
- Estimated attendance of 400 - 500 people;
- DJ, music, outdoor mass (5 - 6 PM), kids events;
- Food tent;
- Beer and wine.

ALTERNATIVES:
1. Approve the St. Thomas of Villanova Parish Picnic.
2. Do not approve the event.

RECOMMENDATION:
Staff recommends action at the Village Council's discretion for approval of the St. Thomas of Villanova Parish Picnic.

ACTION REQUIRED:
A motion to approve the St. Thomas of Villanova Parish Picnic and related sound waiver request.

Consider a Motion Opening the 30-Day Public Review and Comment Period for the PY2025-2029 CDBG Consolidated Plan and PY2025 Action Plan

BACKGROUND:
The CDBG FY2025 Subrecipient Application period for funding occurred from April 4 - May 1, 2025. Per HUD requirements, Palatine's Draft Consolidated Plan and Action Plan are now available for the required 30-day public review and comment period. The required Public Hearing will occur on June 19th at 11 AM at Village Hall (Community Room A) for additional input about the 2025-2029 Consolidated and 2025 Action Plan. Per the Village's annual process, the Draft Plan will be available for review at the Village Clerk's Office and posted on the Village's website. The final version of the Action Plan and Consolidated Plan will come back to the Village Council at the July 14th meeting and then forwarded on to HUD through the Cook County Consortium in August. Therefore, Staff is recommending the following:

Motion commencing the 30-day public review and comment period for the PY2025-2029 CDBG Consolidated Plan and PY2025 Action Plan.

KEY ISSUES:

- The Village's anticipated CDBG FY2025 entitlement amount is $462,638, which represents a 4% decrease from last year. Palatine's program-year runs from October 1st through September 31st. Per HUD regulations, the Village may recommend up to 15% ($69,396) for social service providers and up to 20% ($92,527) for program administration, with the Village using the remaining funding for Public Improvement projects.
- The subrecipient application notice was posted on the Village's website on April 4th and Staff sent the FY2025 CDBG notices to all social service agencies that applied for or received funding from the Village over the past three years.
- The 5-Year Consolidated Plan contains a Citizen Participation Plan, Housing and Homeless Needs Assessment, Housing Market Analysis, and a Strategic Plan. As HUD requires, the data analysis is based on U.S. Census 2013-2017 ACS Data.
- The Village and the other CDBG communities within the North CDBG Network conducted a survey of non-profits, community organizations, and residents, asking them to identify community needs. 719 survey responses were received.
    - HUD guidelines require that all subrecipient agencies provide services to Palatine residents qualifying as low- to moderate-income. The agencies also submit biannual reports to the Village documenting the number of Palatine residents served.
    - All of the funded CDBG programs must meet the proposed Palatine's PY 2025-2029 Consolidated Plan objectives, the Housing and Homeless Needs Assessment, the Housing Market Analysis, and the Strategic Plan. Staff will also utilize this information when formulating infrastructure recommendations for use of CDBG funds.
- The FY2025 Action Plan recommends CDBG funding for the following HUD identified objective activities: program administration, public infrastructure, facility improvements (eligible projects associated with low- to moderate-income areas and clientele), childcare/community center administration, homelessness service

and prevention, emergency transitional shelter program, supportive services for senior citizens, and counseling and advocacy for abuse victims. As required, the 30-day public comment period was noticed in the Daily Herald. Staff recommends the following CDBG expenditures for PY2025:

Administration and Infrastructure/Public Facilities			
Organization	**Activity**	**Funding Requested**	**Funding Recommended**
Village of Palatine Planning & Zoning	CDBG Administration (maximum 20%)	$92,527	$92,527
Village of Palatine Public Works	Public Improvement Projects	$300,715	$300,715
Public Services	Social Service Agencies (maximum 15%)	$103,500	$69,396
	Total Requested	**$496,742**	
	Total Available		**$462,638**

Organization	**Activity**	**Funding Requested**	**Funding Recommended**
Children's Advocacy Center	Child Abuse Counseling	$6,000	$5,000
Family Forward	Financial Assistance for Rent and Case Management	$3,500	$3,000
Fellowship Housing Corp	Financial Assistance for Rent and Case Management	$10,000	$0
Northwest Compass	Homeless Services	$5,000	$0
JOURNEYS	Homeless Services	$20,000	$18,000
POC	Case Management Service Coordinator	$24,000	$22,396
Palatine Township	Support Services for Older Adults	$10,000	$4,000
PTSCC	Resources and Programs for Very Low-Income Clients	$16,500	$13,000
WINGS	Homeless Services for Domestic Violence Victims	$8,500	$4,000
	Total Requested	**$103,500**	
	Total Available		**$69,396**

The full draft PY2025-2029 Consolidated Plan and PY2025 Action Plan can be reviewed on the Village Website at:
<https://www.palatine.il.us/162/Community-Development-Block-Grant-Progra>

ALTERNATIVES:

1. Recommend commencing the required 30-day public review and comment period.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends a motion commencing the required 30-day public review and comment period. If the public comment and review period does not commence, the Village risks losing its CDBG 2025 funding.

ACTION REQUIRED:
A motion commencing the 30-day public review and comment period for the Village of Palatine PY2025-2029 Consolidated Plan and PY2025 Action Plan.

Consider an Ordinance Transferring Special Use #O-151-94 to Permit the Continued Operation of a Restaurant at 383 W. Northwest Highway

BACKGROUND:
The Subject Property contains the existing India Foodie Lounge restaurant. Omdharti Inc. is requesting a transfer of the existing Special Use to permit the continued operation of the restaurant. Therefore, the Petitioner is requesting approval of the following:

> **Transfer of Special Use Ordinance #O-151-94 to Omdharti Inc. to permit the continued operation of a restaurant at 383 W. Northwest Highway.**

KEY ISSUES:
- A Special Use for the existing restaurant was originally approved in 1994. The original Special Use was most recently transferred in January 2023, per Ordinance #O-57-23.
- The Petitioner is not proposing any changes to the name, business operations, or floor plan. The addition of another owner and changes in percentage of ownership is significantly changing, therefore, a Special Use Transfer is required.
- Any future changes in the seating, floor plan, or operations will require an additional Village review.

ALTERNATIVES:
1. Recommend approval of the Special Use Transfer.
2. Do not recommend approval of the Special Use Transfer.

RECOMMENDATION:
Staff recommends approval of the Special Use Transfer at 383 W. Northwest Highway.

ACTION REQUIRED:
A motion transferring Special Use Ordinance #O-151-94 to Omdharti Inc. (India Foodie Lounge) to permit the continued operation of a restaurant at 383 W. Northwest Highway.

Consider an Ordinance Granting a Special Use to Permit a Medical Office at 501 N. Hicks Road

BACKGROUND:
The Subject Property, zoned B-1- Shopping Center and containing approximately 42,500 square feet, most recently operated as a medical office. The Petitioner is proposing to operate a new dental and dental cosmetics practice. Per Code, Medical offices require special use review in the business districts. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit a medical office.

KEY ISSUES:
- The Subject Property was previously used for a physician's office use (Special Use approval in 2004). Prior to the physician's office use, the site was used for a bank, with a drive-through.
- The proposed business hours are Monday - Friday, from 10am - 6pm. The business anticipates serving 10-15 patients daily.
- The building is approximately 2,300 square feet, excluding the drive-through canopy area, and requires a minimum of 8 parking spaces, with 27 on-site spaces currently provided.
- There are no exterior building modifications included in this proposal.
- Staff noted some existing site elements (site landscaping) and sections of the existing asphalt/pavement, which will require additional maintenance activities, through the building permit process and prior to final occupancy.
- The proposed use is consistent with the previous medical office use and the business/commercial use in the Comprehensive Plan's future land use map.

ALTERNATIVES:
1. Approve the Special Use to Permit a Medical Office.
2. Do not approve the Special Use to Permit a Medical Office.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on May 27, 2025.
Residents testifying:	None
Vote:	The PZC voted unanimously to approve the Special Use for a medical office and Staff concurs.

ACTION REQUIRED:
A motion to approve the ordinance granting Special Use to Permit a Medical Office at 501 N. Hicks Road.

Consider an Ordinance Transferring Special Use Ordinance #O-24-19 for the Property at 1417 N. Rand Road

BACKGROUND:
The Subject Tenant Space is located in the Park Place shopping center and received a Special Use for a restaurant in 2019, which was later transferred in 2020. Therefore, the Petitioner is requesting approval of the following:

> **Special Use Transfer of Ordinance #O-24-19 to permit the continued operation of a restaurant (Islas Jarochas) at 1417 N. Rand Road.**

KEY ISSUES:
- The proposed restaurant, Islas Jarochas, is not requesting any changes except for the business name. Any future modifications to the floor plan or business operations will require additional review by the Village.
- As part of the new restaurant operations, the Petitioner is also applying for a restaurant liquor license, in conjunction with the Special Use transfer.

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 to Islas Jarochas, Inc (Karla Acevedo Villanueva) at 1417 N. Rand Road.

ACTION REQUIRED:
A motion transferring Special Use Ordinance #O-24-19 to Islas Jarochas, Inc (Karla Acevedo Villanueva) for the continued operation of a restaurant at 1417 N. Rand Road.

Consider an Ordinance Increasing the Number of Product Sampling Liquor Licenses by One for Kabir 507 Inc. (dba Millennium Cigar & Liquor) Located at 235 W. Northwest Highway

BACKGROUND:
On January 13, 2025, the Palatine Liquor Commission issued a Class B liquor license for Kabir 507 Inc. dba Millennium Cigar & Liquor at 235 W. Northwest Highway. Holders of a Class B liquor license are permitted to conduct product sampling at the licensed retail location only. The ordinance provides: “Holders of a Class “PS” License may conduct product sampling for consumption at the license retail location only. Up to 10 samples, consisting of no more than (i) 1/4 ounce of distilled spirits, (ii) one ounce of wine, or (iii) 2 ounces of beer may be served to a consumer in one day.”

KEY ISSUES:
- Increase Class PS (Product Sampling) Liquor Licenses by one for a total of 8.

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

RECOMMENDATION:
Action is at the discretion of the Committee.

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

Consider an Ordinance Decreasing the Number of Class D (Restaurant) Liquor Licenses by One for Tacos Y Mariscos La Presa Located at 1572 N. Rand Road

BACKGROUND:
Daniela Machado, the General Manager of Tacos Y Mariscos La Presa, notified staff that the restaurant located at 1572 N. Rand Road has closed as of May 18, 2025. It is appropriate to remove the Class D license from the Liquor Code reducing the number of licenses to 36.

KEY ISSUES:
- Decrease Class D (Restaurant) Liquor Licenses by one.

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

RECOMMENDATION:
Action is at the discretion of the Committee.

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

Consider an Ordinance Decreasing the Number of Class G (Restaurant with Beer & Wine) Liquor Licenses by One for Chicago Ramen Palatine Located at 3 E. Northwest Highway

BACKGROUND:
Nori Yamamoto, an authorized agent for Chicago Ramen Palatine, notified staff that the restaurant located at 3 E. Northwest Highway will no longer be serving alcohol. Therefore, they will not be renewing their Class G liquor license. It is appropriate to remove the Class G license from the Liquor Code reducing the number of licenses to 13.

KEY ISSUES:
- Decrease Class G (Restaurant with Beer & Wine) Liquor Licenses by one.

ALTERNATIVES:
1. Approve the Ordinance decreasing the number of Class G Liquor Licenses by one.
2. Do not approve the Ordinance decreasing the number of Class G Liquor Licenses by one.

RECOMMENDATION:
Action is at the discretion of the Committee.

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

Consider a Resolution Approving the Preliminary & Final Plat of Subdivision, Ordinances Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential and Vacating 3 Feet of Right-of-Way for the Property at 839 W. Brookside Street, 262 S. Quentin Road, Including the 3 Vacant Lots South of 262 S. Quentin Road, and 836 W. Dorchester Road

BACKGROUND:
The Subject Property was annexed in 2002 and currently consists of six lots ranging from 8,712 to 20,025 square feet, for a total area of 76,182 square feet (1.75 acres). The lots are currently zoned R-1 Single-Family Residential. The surrounding properties are all zoned R-2 Single-Family Residential. The Petitioner seeks to reconfigure the 6 existing lots into 6 new lots, with a north-south orientation to construct new single-family homes. Therefore, the Petitioner is requesting approval of the following:

1) Preliminary/Final Plat of Subdivision to permit a 6-lot single-family residential development;
2) Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential; and
3) Vacation of the southern 3 feet of the W. Brookside Street right-of-way and the northern 3 feet of W. Dorchester Road right-of-way, directly abutting the Subject Property.

KEY ISSUES:
Zoning and Site Design

- The subject lots were initially platted as Arthur T. McIntosh & CO.'s Palatine Hills subdivision in 1928. Although six lots were platted, only three single-family homes were constructed. In the early 1990's, in anticipation of both residential growth and future area annexations, the Village Council directed Staff to conduct a Sub Area Plan ("Sub Area A") to better determine the potential redevelopment considerations for review by the then Plan Commission and Village Council. Sub Area "A" was adopted as a Comprehensive Plan Amendment by the Village Council and recommended the area redevelop under the R-2 lot bulk standards.
- The property would be rezoned to R-2, which is consistent with the established area development patterns, and the reconfigured lots, which would all front on either Brookside Street or Dorchester Road. The proposed lots would meet or exceed all the applicable zoning and subdivision Regulations. All lots would exceed the minimum R-2 lot size requirements, as noted below:

	Lot Size (9,000 sq. ft. for interior lot; 10,000 sq. ft. for corner lot)	**Lot Width (75' required for interior lot; 85' for corner lot)**	**Lot Depth (110' required)**
Lot 1	10,125 sq. ft.	75'	135'
Lot 2	10,125 sq. ft.	75'	135'
Lot 3	17,822 sq. ft.	132'	135'
Lot 4	17,850 sq. ft	132.06'	135.14'

Lot 5	10,132 sq. ft	75’	135.07’
Lot 6	10,128 sq. ft	75,	135’

Engineering

- Sanitary sewer and water services would connect to the existing services in the Brookside Street and Dorchester Avenue right-of-way.
- All newly constructed impervious surfaces would direct stormwater runoff to the designated volume control area. The preliminary drainage plans show runoff flowing both north and south before converging at the volume control area located in the northeast corner of the development.
- The Subdivision Plan also includes the vacation of three feet to the north and south of the project area, which will align the lots with the adjoining lots and property lines to the west.
- Sidewalks gaps would be completed along both Brookside Street and Dorchester Road and parkway trees would be provided across the frontages, as required by Code.

ALTERNATIVES:

1. Approve the Preliminary & Final Plat of Subdivision, Rezoning to R-2, and 3-foot Vacation.
2. Do not approve the Preliminary & Final Plat of Subdivision, Rezoning to R-2, and 3-foot Vacation.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on May 13, 2025.
Residents testifying:	1: Neighbor across the street on Dorchester Road with questions about potential drainage concerns into the street.
Vote:	The PZC voted unanimously to approve the Preliminary & Final Plat of Subdivision, Rezoning to R-2, and Vacations along Brookside Street and Dorchester Road, and Staff concurs.

ACTION REQUIRED:

A motion to approve the Resolution granting a Preliminary & Final Plat of Subdivision and Ordinances Rezoning the Subject Properties to R-2 Single-Family Residential and Vacating 3-feet of the Dorchester Road and Brookside Street right-of-way at 839 W. Brookside Street, 262 S. Quentin Road, including the 3 vacant lots south of 262 S. Quentin Road, and 836 W. Dorchester Road.

Consider a Motion Authorizing the Village Manager to Purchase a 2025 Ford F550 Cab/Chassis and Ambulance Patient Module Remounting Service

BACKGROUND:
The Village of Palatine currently operates six ALS ambulances; four front-line, one reserve, and one mechanical spare. The four front-line ambulances are strategically located at Fire Stations 81, 82, 83 and 84. This ambulance purchase would replace a 2013 Navistar ambulance (T-426).

The Fire Department has purchased six Braun ambulances since 2013 and has been tremendously pleased with the quality, unique features, and service performance of the vehicles. Braun's unique "Solid Body" construction of the patient compartment module is one of the strongest in the industry and is allowing the Fire Department the opportunity to remove the patient compartment module from the older chassis and remounting it onto a new 2025 Ford F-550 chassis. Reusing the existing patient compartment module will save the Village of Palatine approximately $150,000 on this purchase.

The proposed cab/chassis purchase and remounting service would be through North Central Emergency Vehicles (Lester Prairie, MN). The $70,000 2025 Ford F550 cab/chassis purchase price would be obtained through a national buying cooperative (I.e., Sourcewell) and meets public bidding requirements. The $201,411 remounting service would be a services contract that can only be performed by North Central Emergency Vehicle as they are Braun's only certified remounting center in our area. As the savings of the project exceed $150,000, there are no other proposals for the remount that have been sought.

KEY ISSUES:
The normal service life for an ambulance in Palatine is 12 years total; eight years front-line, two years as a reserve, and two years as a mechanical spare. The lead time for building a new ambulance is approximately two years. The last new ambulance was ordered in 2023 and is expected in the summer/fall of 2025. This remount purchase is in the 2025 Capital Budget. If approved, it would be ordered before June 30, 2025, and expected in late 2025 or early 2026.

ALTERNATIVES:
1. Purchase a 2025 Ford F550 cab/chassis for $70,000 and $201,411 remounting services from North Central Emergency Vehicles; $271,411 total.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends purchasing a $70,000 2025 Ford F550 cab/chassis (Nat'l CoOp price) and $201,411 remounting services with North Central Emergency Vehicles; $271,411 total.

ACTION REQUIRED:
Consider a motion to purchase a $70,000 2025 Ford F550 cab/chassis (Nat'l CoOp price) and $201,411 remounting services with North Central Emergency Vehicles; $271,411 total.

Consider a Motion Authorizing the Village Manager to Execute a Proposal for Construction Engineering Services for Lead Water Service Line Replacement Project

BACKGROUND:
The Village applied for a grant with the Illinois Environmental Protection Agency (IEPA) to conduct exploratory excavations to confirm material types for residential water service pipes and replace any that are found to be lead service lines from the public water main to the home. Only certain geographic locations were acceptable to the IEPA.

KEY ISSUES:
- In March of this year, the Village Council authorized a Forgivable Loan Agreement with the Illinois Environmental Protection Agency for Investigation and Replacement of Lead Water Service Lines.
- We have been awarded up to $3,027,000 in investigation and replacement in qualifying areas.
- The qualifying areas are East of Old Hicks Road and North of Buffalo Creek and the area bounded by Dundee, Hicks, US-14, and Quentin Road. This area was selected as it represented the geographic area that would likely score highest in the competitive grant process.
- There is no intention by the Village to borrow to support this proposed work. The Village would have 100% of the principal of the loan forgiven.
- In order to develop the funding agreement, the Illinois Environmental Protection Agency (IEPA) requires the Village to bid out the work which has been done. The contract has to be presented to the Village Council for award as it is subject to an acceptable grant agreement, which the IEPA is now preparing.
- Though staff would not recommend the work proceed without the funding agreement in hand, the IEPA requires a signed construction engineering agreement as a prerequisite to prepare the funding agreement.
- A qualification-based selection process was used for construction engineering. Robinson prepared the initial application, the project which was bid out, and has performed like work for other communities successfully.
- Construction Engineering, as indicated in the draft agreement, is fully reimbursable. Work would not be authorized to proceed until the full funding agreement with the IEPA is reviewed and approved by the Village Council.

ALTERNATIVES:
1. Authorize the Village Manager to execute the proposal from Robinson Engineering for Construction Engineering Services for the Lead Service Line Replacement Project in the amount of $80,000.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends authorizing the Village Manager to execute the proposal from Robinson Engineering for Construction Engineering Services for the Lead Service Line Replacement Project.

BUDGET IMPACT:
Funding is subject to the grant with the Illinois Environmental Protection Agency (IEPA)

to conduct exploratory excavations to confirm material types for residential water service pipes and replace any that are found to be lead service lines from the public water main to the home.

ACTION REQUIRED:
Motion to authorize the Village Manager to execute the proposal from Robinson Engineering for Construction Engineering Services for the Lead Service Line Replacement Project in the amount of $80,000.

Consider a Motion to Award a Contract for Building Automation System Replacement for the Village Hall

BACKGROUND:
The Building Automation System (BAS) at the Village Hall plays a critical role in maintaining safe, comfortable and efficient operations of our HVAC system. However, the current BAS has reached a point where it is difficult to sustain. It relies on proprietary parts and behind in several software updates. These conditions cause operational, financial and security challenges. An upgrade ensures access to readily available, non-proprietary components with manufacturer support and warranty coverage which will help generate long-term savings as compared to the current system.

KEY ISSUES:

- The software is several versions behind, making it incompatible with new equipment and control protocols.
- New devices and components cannot be integrated, which limits repairs and functionality. Equipment replacement is not part of the proposed scope of work.
- Many components of the current BAS are either unavailable or prohibitively expensive causing extended downtime if components fail, emergency service calls, and risk of system-wide failure impacting climate control.
- The current BAS does not support integration with newer building technologies or future smart city infrastructure. A new system will allow for seamless expansion and addition of new building zones, enable remote access for staff, and prepares the facility for integration with emergency systems, access control and renewable energy sources.
- The Village retained Gewalt Hamilton, a consultant with familiarity with available replacement options. Through a qualification-based selection process, Gewalt Hamilton identified Building Automation Solutions through the OMNIA cooperative purchasing program available to State and Local Units of Government.

ALTERNATIVES:

1. Award a contract for a New Distech Control Engine to Building Automation Solutions for the Village Hall for $40,500.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that a contract for Building Automation System be approved for the Village Hall in an amount of $40,500 be approved.

BUDGET IMPACT:
Funding for this work is available through the Village's FY2025 Capital Improvement Program. $150,000 was budgeted for this project and the Police Headquarters Improvement.

ACTION REQUIRED:
A motion to approve the contract for the Building Automation System replacement for

the Village Hall to Building Automation Solutions in an amount of $40,500.

Consider a Motion to Award a Contract for Building Automation System Replacement for the Police Headquarters

BACKGROUND:
The Building Automation System (BAS) at the Police Department Headquarters plays a critical role in maintaining safe, comfortable and efficient operations of our HVAC system. However, the current BAS has reached a point where it is no longer sustainable. It is outdated, relies on obsolete, proprietary parts and is behind several software updates. These conditions cause operational, financial and security risks. An upgrade ensures access to readily available, non-proprietary components with manufacturer support and warranty coverage. The existing BAS is running on legacy hardware and software that is no longer supported by the original manufacturer.

KEY ISSUES:

- Security patches and technical support for the existing systems are no longer available.
- The software is several versions behind, making it incompatible with new equipment and control protocols.
- New devices and components cannot be integrated, which limits repairs and functionality. This work includes equipment replacement and software improvements.
- Many components of the current BAS are no longer manufactured, and replacement parts are either unavailable or prohibitively expensive causing extended downtime if components fail, emergency service calls, and risk of system-wide failure impacting climate control, lighting, and building access.
- The outdated BAS lacks modern energy optimization tools and intelligent controls.
- The current BAS does not support integration with newer building technologies or future smart city infrastructure. A new system will allow for seamless expansion and addition of new building zones, enable remote access for staff, and prepares the facility for integration with emergency systems, access control and renewable energy sources.
- The Village retained Gewalt Hamilton, a consultant with familiarity with available replacement options. Through a qualification-based selection process, Gewalt Hamilton identified Building Automation Solutions through the OMNIA cooperative purchasing program available to State and Local Units of Government.

ALTERNATIVES:

1. Award a contract for a New Honeywell Tridium System and Integration to Building Automation Solutions for the Police Headquarters $83,193.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that a contract for Building Automation System be approved for the Police Headquarters in an amount of $83,193 be approved.

BUDGET IMPACT:
Funding for this work is available through the Village's FY2025 Capital Improvement

Program. $150,000 was budgeted for this project and the Village Hall modernization.

ACTION REQUIRED:
A motion to approve the contract for the Building Automation System replacement for the Police Headquarters to Building Automation Solutions in an amount of $83,193.

Consider a Resolution Approving a Security Deposit Reduction and Completion of the Required One-Year Maintenance Period for Fontaine Hill Subdivision

BACKGROUND:
On January 6, 2021, the Village Council accepted a public improvements security deposit in the amount of $86,075 to ensure the completion of the public improvements for Fontaine Hill Subdivision. It was subsequently reduced to its current amount of $7,825 and the one-year maintenance period commenced in April 2024. The Developer previously completed all required public improvements. Therefore, the Petitioner is seeking approval of the following:

Authorization for a final reduction of the public improvements' security deposit and completion of the one-year maintenance period

KEY ISSUES:
- The Developer completed all the required public improvements in April 2024, as outlined in their Subdivision Improvement Agreement and Final Engineering Plans, for Fontaine Hill Subdivision. The Village Engineer inspected and accepted the public improvements and the one-year maintenance period began.
- The Village retained the required 10% one-year maintenance amount of $7,825 and for the one-year maintenance period. The one-year maintenance period is now complete, without any noted defects and the remaining security deposit should be released.

ALTERNATIVES:
1. Authorize the reduction of the public improvements' security deposit and completion of the one-year maintenance period.
2. Do not authorize the reduction of the public improvements' security deposit and completion of the one-year maintenance period.

RECOMMENDATION:
Staff recommends the public improvements’ security deposit reduction and completion of the one-year maintenance period.

ACTION REQUIRED:
A motion to approve a resolution granting a final security deposit reduction and completion of the one-year maintenance period for Fountain Hill Subdivision.

ATTACHMENTS:

- Fontaine Hill Subdivision - Aerial
- RES - Reduction and maintenance period Fontaine Hill

Fontaine Hill Subdivision



Attachment: Fontaine Hill Subdivision - Aerial (RES - Fontaine Hill Security Deposit reduction and release (CA))

RESOLUTION NO. _____

RESOLUTION AUTHORIZING A REDUCTION OF SECURITY FOR FONTAINE HILL SUBDIVISION AND COMPLETION OF THE ONE-YEAR MAINTENANCE PERIOD, PURSUANT TO THE VILLAGE OF PALATINE MUNICIPAL CODE, APPENDIX B, SUBDIVISIONS, SECTION 9.02

WHEREAS, on the 6th day of January, 2021, Patrose LLC for good and valuable consideration agreed to install certain public improvements in the Fontaine Hill Subdivision; and

WHEREAS, pursuant to Section 9.02 of Appendix B of the Palatine Municipal Code, an owner or developer of a subdivision is required to deposit certain security or evidence thereof with the Village of Palatine to guarantee the installation of such public improvements; and

WHEREAS, in the matter of the Fontaine Hill Subdivision, located at 491 W. Helen Road, a Security Deposit in the amount of $86,075 was deposited with the Village of Palatine on the 6th day of January, 2021 to ensure the completion of the project improvements; the Security Deposit was reduced down to its current amount of $7,825 and the one-year maintenance period commenced in April 2024.

WHEREAS, Patrose LLC has completed the required maintenance period, which were inspected and accepted by the Village Engineer, without any noted defects; and

Attachment: RES - Reduction and maintenance period Fontaine Hill (RES - Fontaine Hill Security Deposit reduction and release (CA))

WHEREAS, an inspector with the Village's Engineering Department has inspected the public improvements and has found the maintenance period was satisfactorily completed, without any noted defects.

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

SECTION 1: Approval pursuant to the Palatine Municipal Code, Appendix B Section 9.02 be and is hereby granted for the public improvements having a value of $7,825.

SECTION 2: The letter of credit is hereby released and the one year maintenance period is complete.

PASSED: This _____ day of_____, 2025.

AYES:_____ NAYS:_____ABSENT:_____PASS:_____

_____
Mayor

ATTESTED and FILED in the Office of the Village Clerk this _____ day of _____, 2025.

_____
Village Clerk

Attachment: RES - Reduction and maintenance period Fontaine Hill (RES - Fontaine Hill Security Deposit reduction and release (CA))

Consider an Ordinance Approving a Variation and Planned Development Amendment to Permit a Donation Bin in the Deer Grove Centre Shopping Center Parking Lot at 605-619 E. Dundee Road

BACKGROUND:
The Subject Property is the Deer Grove Centre shopping center on Dundee Road. The Petitioner, USAgain, is proposing to locate a donation bin in the shopping center's parking lot. While the zoning code only allows donation bins to be located on properties used for educational, institutional, religious, or not-for-profit uses, the Petitioners are requesting to locate the bin at a commercial shopping center (which also exceeds the maximum square footage). Therefore, the Petitioners are requesting the following:

Variation to allow a donation bin on a commercial shopping center property and not on a property used for educational, institutional, religious, or not for profit uses, as required by Code; and

Planned Development Amendment to allow a site plan change to allow the donation bin to be placed in the shopping center parking lot (west of the Wells Fargo bank), which includes the removal of approximately 2-3 parking spaces.

KEY ISSUES:

- The Petitioner operates a textile recycling and processing use across 15 states. As part of their operations, USAgain also operates a 'clothing drop spot' at locations across the United States. According to the application submission, this includes drop spot locations in Chicago, Skokie and Oswego, IL.
- The Petitioner has applied to locate a donation bin at the Deer Grove Centre shopping center. To that end, the proposed “drop spot” would be located in the exterior shopping center parking lot and occupy three parking spaces. As a practical matter, Deer Grove Centre is overparked, and therefore the loss of parking spaces does not require any additional zoning relief.
- The zoning ordinance regulates the placement, size, and location of donation bins within the Village. These regulations were adopted by the Village Council in order to regulate the proliferation of donation bins, which in many instances, were placed without the knowledge or permission of an underlying property owner (generating complaints to the Village and zoning enforcement activities). The relevant section of the ordinance is as follows:

Sec. 4.16 Donation/collection box.

a. Only donation boxes directly associated with the principal use of the subject property shall be permitted.
b. Only two (2) donation boxes shall be permitted per zoning lot.
c. Administrative Site Plan Review and Registration are required.
d. As part of the application to locate a donation box, written authorization from the property owner must be obtained and provided to the Village of Palatine.
e. The donation/collection box must be placed on a solid and dust-free surface.
f. Donation boxes shall not exceed six (6) six (6) inches in height, five (5) feet wide and four (4) feet deep and if located in the parking lot shall not obstruct more

than one surplus parking space.
g. Donation boxes shall only be located upon properties used for educational, institutional, religious, or not for profit uses.
h. Donation boxes shall not be located in the required front or corner side yard and must be located to minimize the visual impact, when viewed from public or private streets.
i. Donation boxes shall include an informational posting, as to whether their organization accepting the donations is a for-profit or not-for-profit.
j. Donation boxes shall also include a local contact person and the operator of the donation box, with the appropriate contact telephone number to address any maintenance or damage concerns with the box.
k. The donation box shall not be placed in a location to interfere with or cause a visual obstruction to vehicle or pedestrian traffic.
l. Donated materials or items shall not be stored or left outside the donation box.

- The bin is 13 feet 3 inches high, 8 feet wide, and 20 feet in length and is of metal construction. The bin would be approximately 160 square feet. The bin is solar powered and does not require any on-site utilities to function. The donation bin would accept donations, and although the collection points are not staffed, the bins are camera monitored on a 24 hour/7-day/week basis.
- As part of USAgain's operations, they partner with a not-for-profit to plant a tree at each point that the donation bin is filled. When the Petitioner first contacted and met with the Village, Staff advised about the ordinance limitations and requirements. Staff further indicated that the Subject Property is ineligible for the placement of a donation bin, as it is not within the property categories eligible for such location. Staff also suggested that, as the Deer Grove Centre Planned Development aligns with the B-2 district zoning uses and that secondhand stores are permitted uses in the B-2 district, that USAgain could occupy a vacant tenant space within the shopping center.

ALTERNATIVES:
1. Approve the Variation and Planned Development Amendment.
2. Do not approve the Variation and Planned Development Amendment.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on May 13, 2025.
Residents testifying:	None
Vote:	The PZC voted 6-1 to recommend denial of the Variation and Planned Development Amendment and Staff concurs.

ACTION REQUIRED:
A motion to approve the Variation and Planned Development Amendment to allow a clothing donation at Deer Grove Centre.