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 7, 2021

Regular Meeting **7:00 PM**

I. ROLL CALL

II. PLEDGE TO THE FLAG

III. APPROVAL OF MINUTES

1. Village Council & Committee of the Whole - Regular Meeting - May 17, 2021

IV. MAYOR'S REPORT

1. As Submitted

V. RECESS TO THE COMMITTEE OF THE WHOLE

VI. COMMITTEE OF THE WHOLE

A. POLICE POLICY & CODE SERVICES COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. Consider an Ordinance Granting a Special Use and a Variation to Permit a Restaurant at 789 E. Dundee Road (Council District: Three)

2. Consider an Ordinance Granting Parking Variations to Permit a Commercial/Trade School and Accessory Private Medical Clinic at 550-560 S. Vermont Street (Council District: Two)

3. Consider an Ordinance Granting a Variation to Permit the Ground Floor Area of All Accessory Structures to Exceed the Maximum Allowed 700 Square Feet at 105 S. Arlene Avenue (Council District: Five)

4. Consider an Ordinance Amending Chapter 3 Alcoholic Beverages of the Code of Ordinances of the Village of Palatine to Create a Class B-4 Liquor License

5. Discussion Regarding Proposed Amendments to the Village of Palatine Zoning Ordinance Related to Fence Height, Screening, Permitted Uses in the Manufacturing District, Restaurant Uses, and Wall Signage

6. As Submitted

B. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

TIM MILLAR, CHAIRMAN

1. Consider a Motion to Award a Contract for the Roselle Road Water Main Improvements Project (Council District: One)

2. Consider a Motion to Award a Contract for the Willow Walk Subdivision Drainage Improvements Project (Council District: One)

3. Consider a Motion to Extend the Contract for the Village of Palatine's 2021 Micro-Surfacing Program

4. As Submitted

C. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. Consider a Motion to Approve Items Related to the Village of Palatine's 2021 Street Fest (Council District: Six)

2. As Submitted

D. BUSINESS FINANCE & BUDGET COMMITTEE

BRAD HELMS, CHAIRMAN

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

2. As Submitted

E. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted

F. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

GREG SOLBERG, CHAIRMAN

1. As Submitted

VII. RECONVENE THE VILLAGE COUNCIL MEETING

VIII.CONSENT AGENDA

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

1. Consider a Motion to Approve 2021 Warrant #11

2. Consider an Ordinance Granting a Special Use and a Variation to Permit a Restaurant at 789 E. Dundee Road (Council District: Three)

3. Consider an Ordinance Granting Parking Variations to Permit a Commercial/Trade School and Accessory Private Medical Clinic at 550-560 S. Vermont Street (Council District: Two)

4. Consider an Ordinance Granting a Variation to Permit the Ground Floor Area of All Accessory Structures to Exceed the Maximum Allowed 700 Square Feet at 105 S. Arlene Avenue (Council District: Five)

5. Consider an Ordinance Amending Chapter 3 Alcoholic Beverages of the Code of Ordinances of the Village of Palatine to Create a Class B-4 Liquor License

6. Consider a Motion to Award a Contract for the Roselle Road Water Main Improvements Project (Council District: One)

7. Consider a Motion to Award a Contract for the Willow Walk Subdivision Drainage Improvements Project (Council District: One)

8. Consider a Motion to Extend the Contract for the Village of Palatine's 2021 Micro-Surfacing Program

9. Consider a Motion to Approve Items Related to the Village of Palatine's 2021 Street Fest (Council District: Six)

10. Consider a Motion Authorizing the Village Manager to Negotiate an Agreement with Marsh for Risk Management Broker Services

11. Consider an Ordinance Transferring an Existing Special Use to Permit the Continued Operation of a Dry Cleaning Business at 1240 E. Dundee Road (Council District: Five)

12. Consider a Motion to Approve a New Automotive Window Tinting Tenant at 1430 N. Rand Road, Pursuant to Special Use Ordinance #O-184-99 (Council District: Four)

13. Consider an Ordinance Transferring an Existing Special Use to Permit the Continued Operation of a Dry Cleaning Business at 351 E. Dundee Road (Council District: Three)

14. Consider a Resolution Granting a Security Deposit Reduction for Ayreshire Subdivision and the Initiation of the One-Year Maintenance Period (Council District: Three)

15. Consider a Resolution Reducing the Louise Lane Subdivision Security Deposit (Council District: One)

16. Consider a Motion to Accept a Perpetual Easement for Public Sidewalks over Three Existing Lots With the Pride of Palatine (Council District: Two)

17. Consider a Motion to Reject All of the Point to Point Wireless Equipment Replacement Proposals

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted

B. BUSINESS FINANCE & BUDGET COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

GREG SOLBERG, CHAIRMAN

1. As Submitted

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted

F. POLICE POLICY & CODE SERVICES COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted

X. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted

B. VILLAGE CLERK

1. As Submitted

C. VILLAGE ATTORNEY

1. As Submitted

XI. CLOSED SESSION AS REQUIRED

XII. RECOGNITION OF AUDIENCE

XIII. ADJOURNMENT

VILLAGE OF PALATINE

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VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

MAY 17, 2021

Regular Meeting **7:00 PM**

Minutes Acceptance: Minutes of May 17, 2021 7:00 PM (APPROVAL OF MINUTES)

I. ROLL CALL – Time: 7:00 PM

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

Also Present:
Village Clerk Marg Duer, Village Manager Reid Ottesen, Deputy Village Manager Mike Jacobs, Village Attorney Nicholas Standiford, Director of Planning & Zoning Ben Vyverberg, Director of Public Works Matt Barry, Fire Chief Scott Andersen, Deputy Fire Chief Pat Gratzianna, IT Director Larry Schroth, Director of Finance Paul Mehring, Director of Human Resources Pam Jackson, Police Chief Dave Daigle, and Deputy Village Clerk Doris Sadik

II. POSTING OF THE COLORS

Everyone stood as members of the Palatine Fire Department Honor Guard posted the colors.

III. PLEDGE TO THE FLAG

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

IV. APPROVAL OF MINUTES

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

1. Village Council & Committee of the Whole - Special Meeting - May 3, 2021 - **Accepted**

2. Village Council & Committee of the Whole - Special Meeting - May 3, 2021 - **Accepted**

3. Village Council & Committee of the Whole - Regular Meeting - May 3, 2021 - **Accepted**

V. MAYOR'S REPORT

1. Resolution of Appreciation - Scott Andersen, Fire Chief -

   Mayor Schwantz presented a Resolution of Appreciation to retiring Fire Chief Scott Andersen recognizing his 30 years of service to the Village of Palatine in various positions from firefighter/paramedic to Fire Chief since 2011.

2. Palatine Fire Department Promotional Badge Pinning Ceremony -

   Mayor Schwantz moved the Manager's Report forward.

   Village Manager Reid Ottesen stated, as a result of the retirement of Chief Scott Andersen, the Village Manager has appointed Patrick Gratzianna to the position of Fire Chief. Chief Gratzianna started with the Village's Fire Department in 1995, was promoted to Lieutenant in 2004, Captain in 2008, Battalion Chief in 2011, and Deputy Chief in 2012. Chief Gratzianna earned his Fire Science and Bachelor Degrees and in 2018 earned the Chief Fire Officer Certification through the IL State Fire Marshal's Office. He served on the Fire Department's HazMat Team and is currently the Secretary/Treasurer of MABAS Division 1.

3. As Submitted -

   Nothing was submitted.

VI. RECESS TO THE COMMITTEE OF THE WHOLE – Time: 7:25 PM

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

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

Minutes Acceptance: Minutes of May 17, 2021 7:00 PM (APPROVAL OF MINUTES)

VII. COMMITTEE OF THE WHOLE

A. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:25 PM

KOLLIN KOZLOWSKI, CHAIRMAN

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

   Village Manager Reid Ottesen explained that this request came before the Council at the May 3rd meeting, but the petitioner was absent; therefore, Ottesen outlined the petitioner's request for:

1. Special Use to permit an accessory structure to exceed the maximum height (15 feet);
2. Variation to permit an accessory structure to be located 2 feet from the side lot line (minimum 5 feet), and 6 feet from the primary structure (minimum 10);
3. Variation to permit lot coverage 48% (maximum 45%)

   Petitioner Bryan Bergles explained the basis for the variations based on the small lot size and desire to maintain a detached, but larger garage with the least intrusion into his back yard area. He said he had been advised to ask for everything.

   The ZBA voted 4-2 to approve the Special Use and Variations for a detached garage. Staff recommends denial of the side yard set-back reduction.

   Council Members expressed concern for the request as presented, requiring considerable relief from Code.

RESULT:	**MOTION FAILED BY ROLL CALL [0 TO 7]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Jim Schwantz, Mayor
NAYS:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

2. Consider an Ordinance Granting Variations for the Placement of a Monopole at 1501 N. Hicks Road **- Motion Carried by Voice Vote** (Council District: Three)

   Village Manager Reid Ottesen presented the Village's request to remove a 131-foot elevated water tank and for a Variation to replace it with a 120-foot monopole and 21-foot Northwest Central Dispatch 911 antenna (resulting in a total height of 131 feet). The Village identified the required emergency communications, protection of the public water supply, and critical infrastructure, as unique circumstances to the petition. The ZBA voted unanimously to approve the Variations associated with the installation of a new monopole and staff concurs.

Minutes Acceptance: Minutes of May 17, 2021 7:00 PM (APPROVAL OF MINUTES)

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

3. As Submitted **-**

   Nothing was submitted.

B. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:57 PM

TIM MILLAR, CHAIRMAN

1. Skylark and Ventura Water Main Replacements

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

   A. Consider a Motion to Award a Contract for the Skylark Drive and Ventura Drive Water Main Replacement Projects **- Approved**

      The motion was to approve Items A. and B.

      Village Manager Reid Ottesen recommended the water main replacement on Colfax Street and Eric Drive intersection (approximately 95 feet); on Ventura Drive (Monterey Road to Mill Valley Road, approximately 1,100 feet), and on Skylark Drive (Peregrine Drive to Falmore Drive, approximately 1,745 feet). Staff recommends the contract for the Water Main Replacement Projects be awarded to the low responsive bidder, Holiday Sewer & Water Construction Company, Incorporated of Wauconda, Illinois in the amount of $789,000.

   B. Consider a Motion Authorizing the Village Manager to Execute a Proposal for Construction Engineering Services for the Skylark Drive and Ventura Drive Water Main Replacement Projects **- Approved**

      Village Manager Reid Ottesen recommended authorizing the Village Manager to execute the proposal from Doland Engineering for Construction Engineering Services for the Skylark Drive and Ventura Drive Water Main Replacement Projects in the not-to-exceed amount of $51,800.

2. As Submitted **-**

   Nothing was submitted.

Minutes Acceptance: Minutes of May 17, 2021 7:00 PM (APPROVAL OF MINUTES)

C. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:59 PM

SCOTT LAMERAND, CHAIRMAN

1. Street Fest 2021 Status Discussion **-**

   Village Manager Reid Ottesen outlined current CDC restrictions on gatherings, other considerations and historic costs, and asked for Council direction on how to proceed with Street Fest 2021. As the Governor declares the State to be in the Bridge to Phase 5 in the coming days, the required restrictions would be challenging: increasing to 30 people per 1,000 square feet, and controlling access points with a required secured perimeter. Hopefully anticipating the move to Phase 5 before August, the challenging restrictions would be removed, but attendance is estimated to be reduced from previous years, therefore revenues would be expected to be lower. Cost is a major consideration. Ottesen noted that limited costs would be incurred if cancelled 60 days in advance (late June) with additional costs incurred if cancelled 30 days prior (late July) to the late August Street Fest date.

   Consensus of the Council is to continue planning Street Fest for late August, eliminating the Kids' Zone in Towne Square, opening Towne Square to adult socializing, locating the beer and food tents and music stage where they have traditionally been located.

2. As Submitted **-**

   Nothing was submitted.

D. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 8:12 PM

BRAD HELMS, CHAIRMAN

1. Consider a Motion to Accept and Place on File the Comprehensive Annual Financial Report and Management Letter for the Year Ended December 31, 2020 **- Approved by Voice Vote**

   Village Manager Reid Ottesen reported that the audit of Village financials was performed and submitted as required to the Cook County Clerk, Comptroller of Illinois, and other interested oversight agencies and financial institutions that sell or hold Village bonds and to the Government Finance Officers' Association for consideration of their Certificate for Excellence in Financial Reporting. The Village's auditors, Sikich LLP, have completed their audit of 2020 and rendered an unmodified opinion, the best opinion they can give for the year ended December 31, 2020.

   The General Fund's ending balance of $26.2 million is $3.4 million in excess of the adopted reserve policy ($1.6 million Economic Stabilization; $360,000 Public Safety Pension Levy Smoothing; and $20.7 million operating {4 months of operating expenditures}).

Minutes Acceptance: Minutes of May 17, 2021 7:00 PM (APPROVAL OF MINUTES)

Staff recommends that the Mayor & Village Council accept and place on file the Comprehensive Annual Financial Report and Management Letter for the year ended December 31, 2020.

RESULT:	**APPROVED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

2. Consider an Ordinance Declaring Surplus Revenue in the Village of Palatine's Dundee Road TIF District Special Tax Allocation Fund **- Motion Carried by Voice Vote**

   Village Manager Reid Ottesen reported as part of the 2019 termination of the Dundee Road TIF District, to protect the Village against "unfunded" tax appeal refunds, approximately $715,000 was withheld. All appeal activity has concluded, and all remaining money is to be distributed back to the taxing agencies through Cook County in 30-60 days. Staff recommends approval of the Ordinance Declaring Surplus Revenue in the Village of Palatine Dundee Road TIF District Special Tax Allocation Fund.

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

3. Consider an Ordinance Declaring Surplus Revenue in the Village of Palatine's Rand/Dundee TIF District Special Tax Allocation Fund **- Motion Carried by Voice Vote**

   Village Manager Reid Ottesen reported on the termination of the Rand/Dundee TIF District in 2020, to protect the Village against "unfunded" tax appeal refunds, approximately $75,000 was withheld. All appeal activity has concluded, and all remaining money will be distributed to the taxing agencies through Cook County in 30-60 days. Staff recommends approval of the Ordinance Declaring Surplus Revenue in the Village of Palatine Rand/Dundee TIF District Special Tax Allocation Fund.

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

4. As Submitted **-**

   Nothing was submitted.

Minutes Acceptance: Minutes of May 17, 2021 7:00 PM (APPROVAL OF MINUTES)

E. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 8:18 PM

DOUG MYSLINSKI, CHAIRMAN

1. Consider an Ordinance Authorizing the Mayor to Sign the 2021 Memorandum of Understanding with International Union of Operating Engineers, Local 150 and Authorize the Payment of Wages According to the New Salary Table for Employees Bargained Under the Contract, Effective as of January 1, 2021 **- Motion Carried by Voice Vote**

   Village Manger Reid Ottesen reported the International Union of Operating Engineers, Local 150, representing a group of employees in Public Works, most recent collective bargaining agreement expired December 31, 2020. After negotiations with the Village, a new Agreement, including a salary increase of 2.5% was agreed upon, as well as language changes, effective January 1, 2021. Staff recommends approval of the Ordinance authorizing the Mayor to sign the Memorandum of Understanding and adopt the salary schedule.

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Kollin Kozlowski, District 5 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

2. As Submitted **-**

   Nothing was submitted.

F. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 8:18 PM

GREG SOLBERG, CHAIRMAN

1. As Submitted **-**

   Nothing was submitted.

VIII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 8:18 PM

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

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Greg Solberg, District 4 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

Minutes Acceptance: Minutes of May 17, 2021 7:00 PM (APPROVAL OF MINUTES)

IX. CONSENT AGENDA

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

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

1. Consider a Motion to approve Warrant #10 **- Approved**

2. Consider an Ordinance Granting Variations for the Placement of a Monopole at 1501 N. Hicks Road **- Approved** (Council District: Three)

   Ordinance # O-46-21

3. Consider a Motion to Award a Contract for the Skylark Drive and Ventura Drive Water Main Replacement Projects **- Approved**

4. Consider a Motion Authorizing the Village Manager to Execute a Proposal for Construction Engineering Services for the Skylark Drive and Ventura Drive Water Main Replacement Projects **- Approved**

5. Consider a Motion to Accept and Place on File the Comprehensive Annual Financial Report and Management Letter for the Year Ended December 31, 2020 **- Approved**

6. Consider an Ordinance Declaring Surplus Revenue in the Village of Palatine's Dundee Road TIF District Special Tax Allocation Fund **- Approved**

   Ordinance # O-47-21

7. Consider an Ordinance Declaring Surplus Revenue in the Village of Palatine's Rand/Dundee TIF District Special Tax Allocation Fund **- Approved**

   Ordinance # O-48-21

8. Consider an Ordinance Authorizing the Mayor to Sign the 2021 Memorandum of Understanding with International Union of Operating Engineers, Local 150 and Authorize the Payment of Wages According to the New Salary Table for Employees Bargained Under the Contract, Effective as of January 1, 2021 **- Approved**

   Ordinance # O-49-21

9. Consider a Motion to Accept and Place on File the Annual Treasurer's Report for Calendar Year 2020 **- Approved**

Minutes Acceptance: Minutes of May 17, 2021 7:00 PM (APPROVAL OF MINUTES)

10. Consider a Resolution Approving a Security Deposit Reduction Request for the Fountaine Hill Subdivision **- Adopted by Roll Call** (Council District: One)

    Resolution # R-16-21

11. Consider a Resolution Regarding the Review of Closed Session Minutes **- Adopted by Roll Call**

    Resolution # R-17-21

X. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted **-**

   No Report

B. BUSINESS FINANCE & BUDGET COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted **-**

   No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

GREG SOLBERG, CHAIRMAN

1. As Submitted **-**

   No Report

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted **-**

   No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted **-**

   No Report

Minutes Acceptance: Minutes of May 17, 2021 7:00 PM (APPROVAL OF MINUTES)

F. POLICE POLICY & CODE SERVICES COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. Consider an Ordinance Granting a Special Use and Variations for a Detached Garage at 308 S. Benton Street **- Continued** (Council District: Two)

   This item was previously discussed this evening during the Police Policy & Code Services Committee where it failed.

   With petitioner Bryan Bergles approval, Councilman Kozlowski requested a substitute motion to continue this item to June 21, 2021 Village Council meeting.

RESULT:	**CONTINUED [UNANIMOUS]**	**Next: 6/21/2021 7:00 PM**
MOVER:	Tim Millar, District 1 Councilman	
SECONDER:	Doug Myslinski, District 3 Councilman	
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms	

2. As Submitted **-**

   No Report

XI. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted **-**

   No Report

B. VILLAGE CLERK

1. As Submitted **-**

   No Report

C. VILLAGE ATTORNEY

1. As Submitted **-**

   No Report

XII. CLOSED SESSION AS REQUIRED

No Closed Session requested.

Minutes Acceptance: Minutes of May 17, 2021 7:00 PM (APPROVAL OF MINUTES)

XIII.RECOGNITION OF AUDIENCE

No one came forward.

XIV. ADJOURNMENT – Time: 8:23 PM

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

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

SUBMITTED BY:

Margaret R. Duer
Village Clerk

Minutes Acceptance: Minutes of May 17, 2021 7:00 PM (APPROVAL OF MINUTES)

Consider an Ordinance Granting a Special Use and a Variation to Permit a Restaurant at 789 E. Dundee Road

BACKGROUND:

The Petitioner is requesting a Special Use and parking Variation to open a new restaurant, Poke Bros, at a Deer Grove shopping center outlot. There is an existing 25 space parking Variation, in place for this shopping center. Therefore, the Petitioner is requesting:

Special Use to permit a restaurant

Variation for 11 additional parking spaces to allow 74 parking spaces, instead of the minimum required 110 parking spaces

KEY ISSUES:

- The Subject Property is zoned Planned Development and the proposed restaurant would be located in the tenant space previously occupied by Menchie's Frozen Yogurt.
- The Planned Development follows the B-2 District requirements and a Special Use is required. The hours of operation are Monday - Sunday 11 AM - 9 PM. There will be 3 - 5 employees. The menu for the restaurant indicates a sushi bowl style menu. The Petitioner indicates that approximately 70% of sales are take-out.
- The tenant space is approximately 1,600 square feet and the floorplan indicates 24 seats. Therefore, 16 parking spaces are required, as the 1/100 square foot ratio is more restrictive. With the addition of the restaurant, 110 spaces are required for the shopping center, while 74 parking spaces are provided.
- There is an existing parking Variation (#O-44-15) for this property to allow 99 parking spaces. With the change in use, an additional Variation of 11 spaces would be required. There is an Operating and Easement (OEA) agreement that allows overflow parking at the Deer Grove Centre.

Address	***User***	***SF.***	***Seating***	***Parking Demand***
781 E. Dundee Rd.	Chipotle	2,200	55	22
783 E. Dundee Rd.	Jersey Mike's	1,600	40	16
785 E. Dundee Rd.	ATT	2,000		7
787 E. Dundee Rd.	Royal Crab	2,000	70	28
789 E. Dundee Rd.	**Poke Bros**	1,600	20	**16**
791 E. Dundee Rd.	Starbucks	2,140	42	21
		Total Spaces Required		**110**
		Total Spaces Provided		**74**
		Existing Parking Variation		**25**
		Deficit		**11**

ALTERNATIVES:

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

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

RECOMMENDATION:

Public Hearing**:**	ZBA meeting on May 25, 2021
Residents testifying:	None.
Vote:	The ZBA voted unanimously approve the Special Use and Variation and Staff concurs.

ACTION REQUIRED:

A motion to approve the ordinance granting a Special Use and Variation to Permit a Restaurant at 789 E. Dundee Road.

ATTACHMENTS:

- Aerial map
- ORD SU VAR 789 E Dundee Rd
- EXHIBIT - Business Plan
- EXHIBIT - Floor Plan
- Menu
- Application
- Plat of Survey
- Draft ZBA Minutes
- Public Notice

789 E Dundee Road

Attachment: Aerial map (789 E. Dundee Road - SU VAR Restaurant)

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE AND VARIATION AT 789 E. DUNDEE ROAD

WHEREAS, pursuant to a petition and public hearing on May 25, 2021, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit a restaurant pursuant to Section 11.03 (d)(27) of the Palatine Zoning Ordinance and Variation for an additional 11 parking spaces to allow 74 parking spaces instead of the minimum required 110 parking spaces pursuant to Section 7.03 (b)(1) of the Palatine Zoning Ordinance, on the following legally described property:

PARCEL 1: LOT 3 IN DEER GROVE CENTRE, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 6, 1995, AS DOCUMENT 95849083, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS, EGRESS AND PARKING AS CREATED BY OPERATION AND EASEMENT AGREEMENT RECORDED DECEMBER 7, 1995, AS DOCUMENT 95852706, AND AMENDED FROM TIME TO TIME UPON, OVER AND ACROSS THE PARKING DRIVEWAY AND SIDEWALK AREAS

commonly known as 787 E Dundee Road (PIN# 02-11-209-007)

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 SU VAR 789 E Dundee Rd (789 E. Dundee Road - SU VAR Restaurant)

SECTION 1: **A Special Use to permit a restaurant pursuant to Section 11.03 (d)(27) of the Palatine Zoning Ordinance and Variation for an additional 11 parking spaces to allow 74 parking spaces instead of the minimum required 110 parking spaces pursuant to Section 7.03 (b)(1) of the Palatine Zoning Ordinance, subject to the following condition(s):**

1. **The Special Use and Variation shall substantially conform to the Floor Plan and Business Plan submitted by the Petitioner, except as such plans may be changed to conform to Village of Palatine Codes and Ordinances.**

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

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

PASSED: This _____day of _____, 2021

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

APPROVED by me this _____day of _____, 2021

_____
Mayor of the Village of Palatine

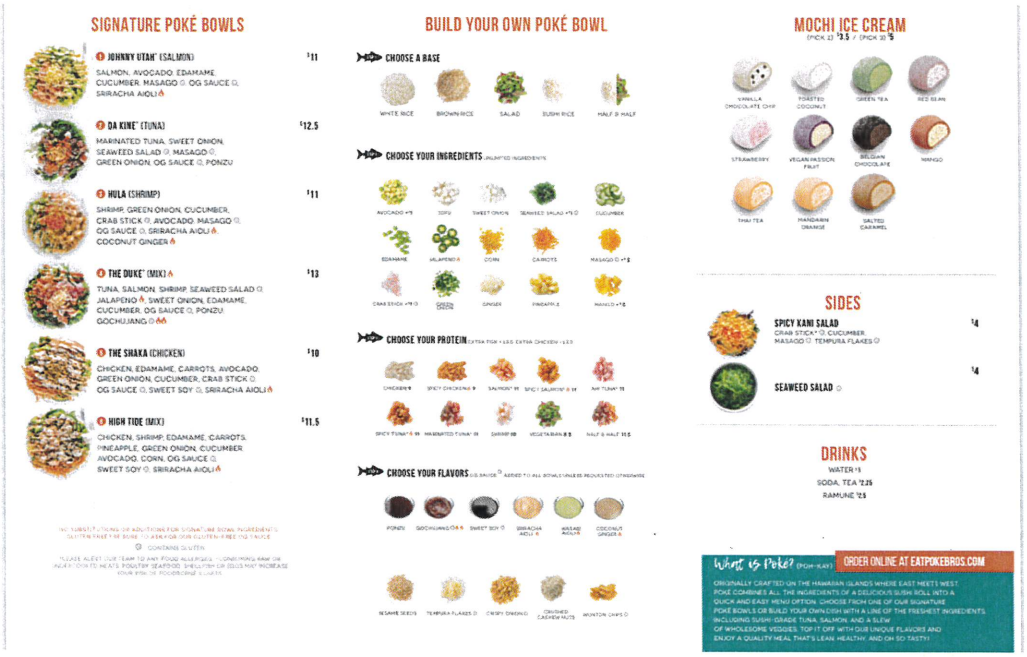
ATTESTED and FILED in the office of the Village Clerk this _____day of _____, 2021

_____
Village Clerk

Attachment: ORD SU VAR 789 E Dundee Rd (789 E. Dundee Road - SU VAR Restaurant)

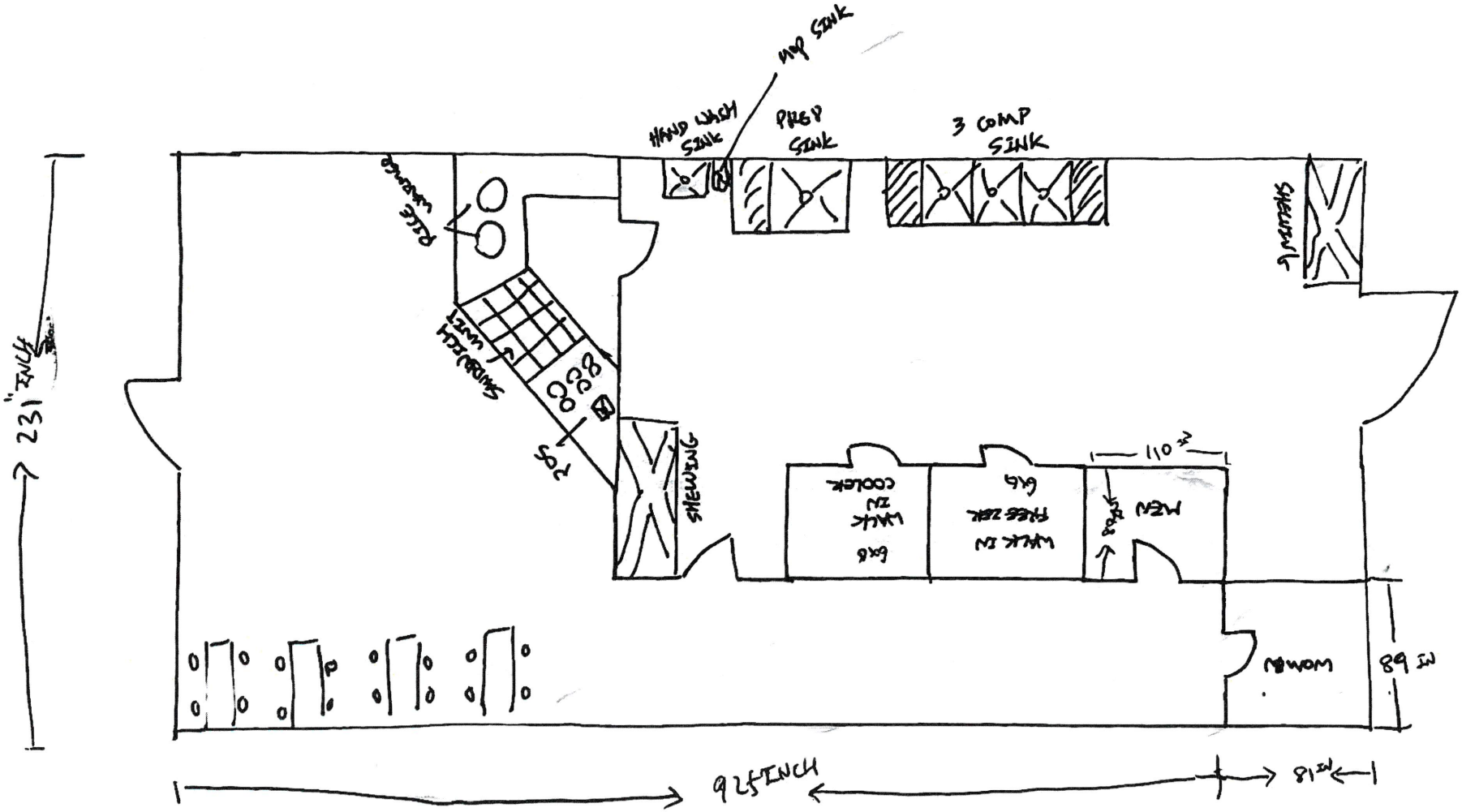
To Whom May Concern:

We're doing a salad bar like sushi in a bowl style, our store will have 3-5 employee and store hours will be 11-9 Monday to Sunday. Let us know if you have any other question at 614-806-8677.



Attachment: EXHIBIT - Business Plan (789 E. Dundee Road - SU VAR Restaurant)

789 E DUNDEE RD, PALATINE IL 60074



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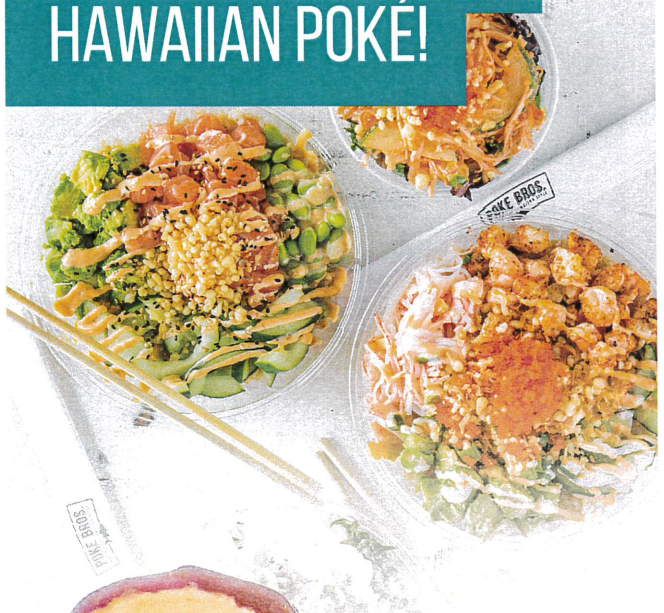
Attachment: EXHIBIT - Floor Plan (789 E. Dundee Road - SU VAR Restaurant)

Like Sushi?

YOU'LL LOVE FRESH HAWAIIAN POKÉ!



DON'T FORGET DESSERT!

OUR TAKE ON THIS JAPANESE-INSPIRED DELICACY IS MADE FROM PREMIUM ICE CREAM WRAPPED IN A THIN LAYER OF CHEWY MOCHI RICE CAKE, FOR A REFINED YET PLAYFULLY DELICIOUS DESSERT EXPERIENCE!

POKE BROS. FRESH FISH HAWAIIAN STYLE

ORDER NOW AT EATPOKEBROS.COM

GET IT DELIVERED! UBER eats DOORDASH GRUBHUB

POKE BROS. FRESH FISH HAWAIIAN STYLE

$2.00 OFF WITH ORDERS OVER $20 (BEFORE TAX)

*MUST PRESENT COUPON. ONE COUPON PER PERSON. NOT VALID WITH OTHER OFFERS.

POKE BROS. FRESH FISH HAWAIIAN STYLE

25% OFF A POKÉ BOWL

*MUST PRESENT COUPON. ONE COUPON PER PERSON. NOT VALID WITH OTHER OFFERS.

PRSRT STD
ECRWSS
U.S. POSTAGE
PAID
EDDM Retail

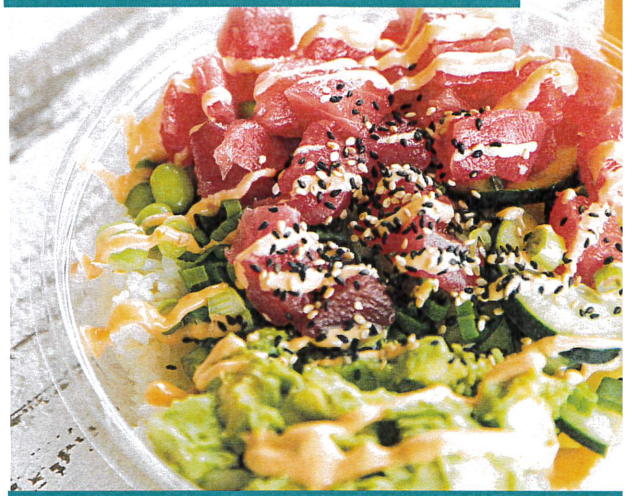
**********ECRWSS****

Local
POSTAL CUSTOMER

POKE BROS.
FRESH FISH HAWAIIAN STYLE

GRAND OPENING: PALATINE, IL

HIGH-QUALITY, SUSHI-GRADE FISH & FARM-FRESH VEGGIES IN AN **AUTHENTIC HAWAIIAN POKÉ BOWL.**



FOLLOW US @EATPOKEBROS

OPEN DAILY 11AM TO 9PM

LAKE IN THE HILLS
224-678-9454
277 N RANDALL RD
LAKE IN THE HILLS, IL

ORLAND PARK
708-966-2400
15623 S LA GRANGE RD
ORLAND PARK, IL

FRANKFORT
779-900-8158
11139 W LINCOLN HWY
FRANKFORT, IL

GURNEE
224-637-3748
6310 GRAND AVE SUITE 300
GURNEE, IL

NAPERVILLE
331-702-2139
4931 S ROUTE 59 SUITE 113
NAPERVILLE, IL

ST. CHARLES
630-945-3399
3835 EAST MAIN ST
SAINT CHARLES, IL

OAKBROOK TERRACE
630-519-3079
18W046 22ND ST
OAKBROOK TERRACE, IL

AURORA
630-340-5359
1147 N EOLA RD SUITE 103
AURORA, IL

SCHAUMBURG
847-610-3143
391 S BARRINGTON RD
SCHAUMBURG, IL

PALAT
847-496-
789 E DUND
PALATIN

GLENV
2745 PFINGSTEN
GLENVIE

Attachment: Menu (789 E. Dundee Road - SU VAR Restaurant)

SIGNATURE POKÉ BOWLS

1 JOHNNY UTAH* (SALMON) — $11
SALMON, AVOCADO, EDAMAME, CUCUMBER, MASAGO Ⓖ, OG SAUCE Ⓖ, SRIRACHA AIOLI 🔥

2 DA KINE* (TUNA) — $12.5
MARINATED TUNA, SWEET ONION, SEAWEED SALAD Ⓖ, MASAGO Ⓖ, GREEN ONION, OG SAUCE Ⓖ, PONZU

3 HULA (SHRIMP) — $11
SHRIMP, GREEN ONION, CUCUMBER, CRAB STICK Ⓖ, AVOCADO, MASAGO Ⓖ, OG SAUCE Ⓖ, SRIRACHA AIOLI 🔥, COCONUT GINGER 🔥

4 THE DUKE* (MIX) 🔥 — $13
TUNA, SALMON, SHRIMP, SEAWEED SALAD Ⓖ, JALAPENO 🔥, SWEET ONION, EDAMAME, CUCUMBER, OG SAUCE Ⓖ, PONZU, GOCHUJANG Ⓖ 🔥🔥

5 THE SHAKA (CHICKEN) — $10
CHICKEN, EDAMAME, CARROTS, AVOCADO, GREEN ONION, CUCUMBER, CRAB STICK Ⓖ, OG SAUCE Ⓖ, SWEET SOY Ⓖ, SRIRACHA AIOLI 🔥

6 HIGH TIDE (MIX) — $11.5
CHICKEN, SHRIMP, EDAMAME, CARROTS, PINEAPPLE, GREEN ONION, CUCUMBER, AVOCADO, CORN, OG SAUCE Ⓖ, SWEET SOY Ⓖ, SRIRACHA AIOLI 🔥

NO SUBSTITUTIONS OR ADDITIONS FOR SIGNATURE BOWL INGREDIENTS.
GLUTEN FREE? BE SURE TO ASK FOR OUR GLUTEN-FREE OG SAUCE.

Ⓖ - CONTAINS GLUTEN

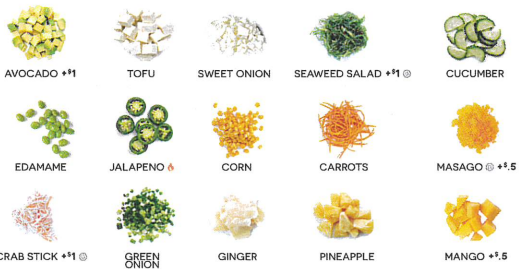
PLEASE ALERT OUR TEAM TO ANY FOOD ALLERGIES. *CONSUMING RAW OR UNDERCOOKED MEATS, POULTRY, SEAFOOD, SHELLFISH OR EGGS MAY INCREASE YOUR RISK OF FOODBORNE ILLNESS.

BUILD YOUR OWN POKÉ BOWL

STEP 1 CHOOSE A BASE

WHITE RICE · BROWN RICE · SALAD · SUSHI RICE · HALF & HALF

STEP 2 CHOOSE YOUR INGREDIENTS UNLIMITED INGREDIENTS



AVOCADO +$1 · TOFU · SWEET ONION · SEAWEED SALAD +$1 Ⓖ · CUCUMBER
EDAMAME · JALAPENO 🔥 · CORN · CARROTS · MASAGO Ⓖ +$.5
CRAB STICK +$1 Ⓖ · GREEN ONION · GINGER · PINEAPPLE · MANGO +$.5

STEP 3 CHOOSE YOUR PROTEIN EXTRA FISH +$3.5, EXTRA CHICKEN +$2.5

CHICKEN 9 · SPICY CHICKEN 🔥 9 · SALMON* 11 · SPICY SALMON* 🔥 11 · AHI TUNA* 11
SPICY TUNA* 🔥 11 · MARINATED TUNA* 11 · SHRIMP 10 · VEGETARIAN 8.5 · HALF & HALF 11.5

STEP 4 CHOOSE YOUR FLAVORS OG SAUCE Ⓖ ADDED TO ALL BOWLS UNLESS REQUESTED OTHERWISE

PONZU · GOCHUJANG Ⓖ 🔥🔥 · SWEET SOY Ⓖ · SRIRACHA AIOLI 🔥 · WASABI AIOLI 🔥 · COCONUT GINGER 🔥

SESAME SEEDS · TEMPURA FLAKES Ⓖ · CRISPY ONION Ⓖ · CRUSHED CASHEW NUTS · WONTON CHIPS Ⓖ

MOCHI ICE CREAM

(PICK 2) $3.5 / (PICK 3) $5

VANILLA CHOCOLATE CHIP · TOASTED COCONUT · GREEN TEA · RED BEAN
STRAWBERRY · VEGAN PASSION FRUIT · BELGIAN CHOCOLATE · MANGO
THAI TEA · MANDARIN ORANGE · SALTED CARAMEL

SIDES

SPICY KANI SALAD — $4
CRAB STICK* Ⓖ, CUCUMBER, MASAGO Ⓖ, TEMPURA FLAKES Ⓖ

SEAWEED SALAD Ⓖ — $4

DRINKS

WATER $1
SODA, TEA $2.25
RAMUNE $2.5

What is Poké? (POH-KAY)

ORDER ONLINE AT EATPOKEBROS.COM

ORIGINALLY CRAFTED ON THE HAWAIIAN ISLANDS WHERE EAST MEETS WEST, POKÉ COMBINES ALL THE INGREDIENTS OF A DELICIOUS SUSHI ROLL INTO A QUICK AND EASY MENU OPTION. CHOOSE FROM ONE OF OUR SIGNATURE POKÉ BOWLS OR BUILD YOUR OWN DISH WITH A LINE OF THE FRESHEST INGREDIENTS, INCLUDING SUSHI-GRADE TUNA, SALMON, AND A SLEW OF WHOLESOME VEGGIES. TOP IT OFF WITH OUR UNIQUE FLAVORS AND ENJOY A QUALITY MEAL THAT'S LEAN, HEALTHY, AND OH SO TASTY!

Attachment: Menu (789 E. Dundee Road - SU VAR Restaurant)

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

Office Use Only		
	Project Planner	Zoning Case # 21-39
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date	Village Council Date

date received

Background Information

PETITIONER(S) Song Chen	**Business Name (if applicable)** Poke Bros
Subject Property Address 789 E Dundee Rd, Palatine IL 60074	
AUTHORIZED AGENT (if applicable) Xuegong Chen	**Business Name (if applicable)**
Address 1491 Polaris Parkway, Suite 218, Columbus, OH 43240	City/State/Zip Code
Telephone 614-806-8677	Fax Email xuegong11@yahoo.com
Relationship to Petitioner (contractor, architect, etc.) Brother	

TYPE OF APPLICATION (check one)

■ Special Use □ Special Use Amendment □ Variation

Existing Zoning District	Existing Land Use	Proposed Land Use

Generally describe your request:

Changing the use Frozen Yogurt Store to Salad Bar Restaurant

Attachment: Application (789 E. Dundee Road - SU VAR Restaurant)

VILLAGE OF PALATINE

SPECIAL USE

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

THE DILLON BUILDING IN QUESTION SERVES AS AN AMENITY TO THE COMMUNITY AS WELL AS THE CUSTOMERS OF TARGET, TJ MAX, ROSS, HOME DEPOT, ALDI, AND MORE BY PROVIDING FAST CASUAL FOOD OPTIONS SUCH AS STARBUCKS & CHIPOTLE. BY THE ADDITION OF POKE BROS WILL OFFER A HEALTHY LUNCH AND DINNER OPTION TO THOSE WHO LIVE IN PALATINE AND SHOP AT THIS SHOPPING CENTER

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

POKE BROS HAS OVER 40 LOCATIONS NATIONALLY AND GROWING. IT'S OF UTMOST IMPORTANCE TO THE OWNERS, OPERATORS AND EMPLOYEES OF POKE BROS THAT PUBLIC HEALTH, SAFETY AND WELFARE WILL BE PROTECTED. POKE BROS ADHERES TO ALL NECESSARY CODES AND REGULATIONS.

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

POKE BROS CONCEPT IS PERMITTED WITHIN THE CURRENT ZONING OF THIS PROPERTY AND POKE BROS IS A COMPLIMENTARY USE TO THE BUILDING'S EXISTING FOOD AND BEVERAGE TO TENANTS. THEREFORE WE DO NOT FORESEE THE USE INJURING NEARBY PROPERTY VALUES

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

Attachment: Application (789 E. Dundee Road - SU VAR Restaurant)

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VILLAGE OF PALATINE

VARIATION

Required Materials

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

Additional Materials (as required by the Village)

- ☐ Elevation Plan (front, side, and rear elevations of a proposed building), and/or Floor Plan (proposed interior layout) – **one 11x17 copy of each plan, electronic versions preferred**
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- ☐ Photographs (e.g. ground-level or aerials)
- ☐ Other materials as deemed necessary by the Village

Petitioner Justification

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

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

POKE BROS WILL HAVE LIMITED SEATING FOR CUSTOMER CHOOSE TO DINE IN. THERE ISN'T REALLY MUCH WAIT TIME FROM CUSTOMER ORDER TILL THEY RECEIVE THEIR ORDER (2 MINS) WE'RE DOING MOST TO-GO OR DELIVERY THROUGH 3RD PARTY

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

THERE IS OEA AGREEMENT BETWEEN THE SHOPPING CENTER, TARGET AND THIS BUILDING THAT EXPLICITLY STATES THAT PARKING FIELD IS SHARED. POKE BROS WILL ENSURE THAT OUR EMPLOYEES WILL PARK IN THE LARGE SHARED PARKING FIELD.

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

THE SUBJECT BUILDING IS A PART OF LARGE SHOPPING CENTER WHICH ANTICIPATES A HEAVY PARKING REQUIREMENT. THE CHARACTER OF THIS PROPERTY IS PRIMARILY RETAIL COMMERCIAL REAL-ESTATE. POKE BROS USE CASE ALIGNS WITH THE REST OF THE SHARED PARKING VARIATION MAY NOT BE NEEDED CONSIDERING THE SHARED PARKING PER THE OEA

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

Attachment: Application (789 E. Dundee Road - SU VAR Restaurant)

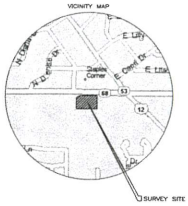
Scanned with CamScanner

PROFESSIONALS ASSOCIATED SURVEY, INC.
PROFESSIONAL DESIGN FIRM NO. 184-003023
7100 N. TRIPP AVE. LINCOLNWOOD, ILLINOIS 60712
TEL. (847) 675-3000 FAX (847) 675-2167
e-mail: pa@professionalsassociated.com
www.professionalsassociated.com

ALTA/ACSM LAND TITLE SURVEY

OF

VICINITY MAP



NORTH

GRAPHIC SCALE

10 0 20 40

(IN FEET)
1 inch = 20 Ft.

PARCEL 1:
LOT 3 IN DEER GROVE CENTRE, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 6, 1995, AS DOCUMENT 95849083, IN COOK COUNTY, ILLINOIS.

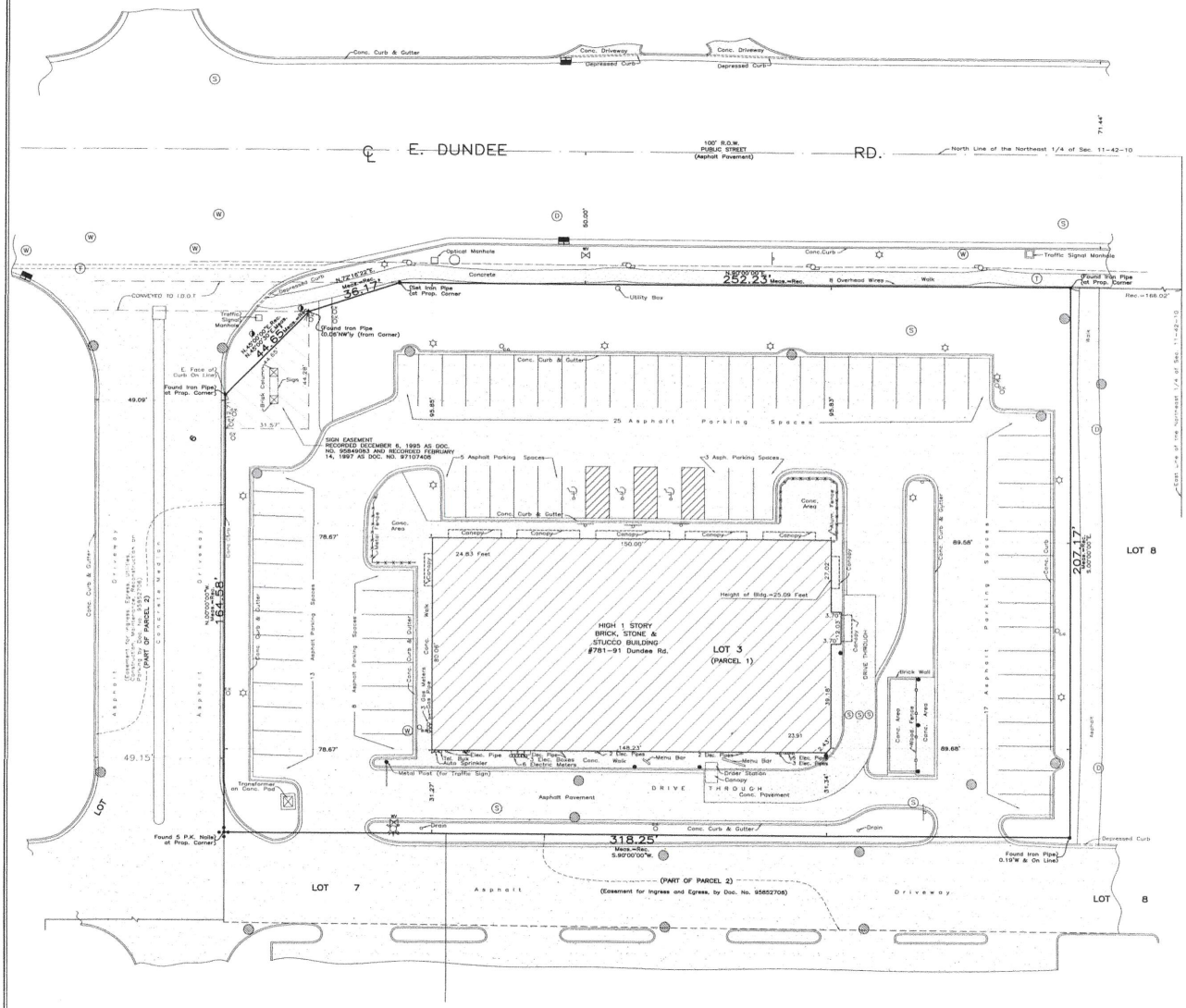
PARCEL 2:
NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, UTILITIES, CONSTRUCTION, MAINTENANCE, RECONSTRUCTION AND PARKING FOR BENEFIT OF PARCEL 1, AS CREATED BY OPERATION AND EASEMENT AGREEMENT RECORDED DECEMBER 7, 1995, AS DOCUMENT 95852706 UPON, OVER AND ACROSS LOT 6 IN DEER GROVE CENTRE, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 6, 1995 AS DOCUMENT 95849083, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 64,896.07 SQ.FT. = 1.4898 ACRES.

EXTERIOR FOOT PRINT AREA OF BUILDING: 12,043.10 SQ.FT.

COMMONLY KNOWN AS: 781-91 EAST DUNDEE ROAD, PALATINE, ILLINOIS.

PERMANENT INDEX NUMBER: 02-11-209-007-0000


Conc. Curb & Gutter
Conc. Driveway
Depressed Curb
Conc. Driveway
Depressed Curb
℄ E. DUNDEE RD.
100' R.O.W.
PUBLIC STREET
(Asphalt Pavement)
North Line of the Northeast 1/4 of Sec. 11-42-10
Optical Manhole
Concrete
Conc. Curb
Traffic Signal Manhole
Utility Box
Overhead Wires
Walk
Found Iron Pipe
Set Prop. Corner
Found Iron Pipe
10.08'W'ly (from Corner)
CONVEYED TO I.D.O.T.
E. Face of Curb On Line
Found Iron Pipe
Set Prop. Corner
Conc. Curb & Gutter
25 Asphalt Parking Spaces
SIGN EASEMENT
RECORDED DECEMBER 6, 1995 AS DOC. NO. 95849083 AND RECORDED FEBRUARY 14, 1997 AS DOC. NO. 97107408
5 Asphalt Parking Spaces
3 Asph. Parking Spaces
Conc. Curb & Gutter
Canopy
Conc. Area
Height of Bldg.=25.09 Feet
HIGH 1 STORY
BRICK, STONE &
STUCCO BUILDING
#781-91 Dundee Rd.
LOT 3
(PARCEL 1)
DRIVE THROUGH
Brick Wall
Menu Bar
Order Station
Canopy
Conc. Pavement
Metal Post (for Traffic Sign)
Asphalt Pavement
DRIVE
Transformer on Conc. Pad
Found 5 P.K. Nails
at Prop. Corner
Drain
Conc. Curb & Gutter
318.25'
Meas.-Rec.
S.90°00'00"W.
Found Iron Pipe
0.19'W & On Line
Depressed Curb
(PART OF PARCEL 2)
(Easement for Ingress and Egress, by Doc. No. 95852706)
LOT 7
LOT 8
Asphalt Driveway
Asphalt Parking Spaces
Asphalt
Brick Wall
Sign
Block Column
Found Iron Pipe
Set Prop. Corner
49.09'
49.15'
78.67'
89.58'
89.68'
207.17'
Meas.-Rec.
164.56'
Meas.-Rec.
N.90°00'00"W.
Meas.-Rec.
252.23'
Meas.-Rec.
N.90°00'00"E.
Rec.=168.02'
71.44'
East Line of the Northeast 1/4 of Sec. 11-42-10
55.00'
N.72°16'32"E.
Meas.-Rec.
36.17'
Rec.=36.00'
44.28'
31.57'
68.85'
68.83'
150.00'
24.83 Feet
27.02'
37.09'
33.16'
23.91'
31.27'
31.34'
148.23'
Tel. Box
Auto Sprinkler
Elec. Pipe
Elec. Boxes
Gas Electric Meters
Conc. Walk
Elec. Pipes
Menu Bar
Elec. Pipes
Elec. Pipe
Elec. Pipes
Conc. Area
Asphalt Parking Spaces
Conc. Curb & Gutter
Conc. Walk
Conc. Curb
Asphalt
Driveway
Asphalt Parking Spaces
Asphalt Parking Spaces
Conc. Curb & Gutter
Conc. Curb & Gutter
Conc. Curb & Gutter

3. 789 E. Dundee Road

Notice was published in the Daily Herald on May 10, 2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Sworn in Petitioner: Mr. Xue Chen 789 E Dundee

Mr. Chen stated this will be their 8th store in Chicago area. He stated they usually take over frozen yogurt stores because the layout works and they can reuse the existing equipment. He explained the concept is sushi in a bowl, which is quick for people to get in and out that is healthy. He spoke to the parking explaining they have rights to the parking spots in the adjacent Target parking lot.

Ms. Wood asked how much is takeout vs dine in.
Mr. Chen stated they do a lot of delivery service including Chow Now, Uber Eats and Door Dash and estimate approximately 70% is take-out. He explained the process is like an assembly line that is quick serving within 3 minutes. He stated they are only having 4 tables so will be mostly carryout.

Discussion on percentage of carryout

Ms. Wood asked about peak times.
Mr. Chen stated they are busiest between 12pm-1pm.

Ms. Wood asked if most people take their food to go.
Mr. Chen answered yes.

Ms. Wood asked about dinner hours.
Mr. Chen explained they are not as busy during dinner as lunch.

Ms. Wood asked about Saturday lunches.
Mr. Chen explained it depends on the store. Stores in primarily commercial areas tend to be quiet but if near a lot of residential can be steady.

Mr. Pirog pointed out there are only 4 tables so will not accommodate a lot of cars.
Mr. Chen answered it is mostly in and out.

Attachment: Draft ZBA Minutes (789 E. Dundee Road - SU VAR Restaurant)

Mr. Pirog asked about the sign already being installed and if they are all ready to go waiting for approval.
Mr. Chen answered yes.

Mr. McGinn asked what was there before.
Mr. Chen answered a Menchies Yogurt. He stated they have taken over 3 previous Menchies locations.

Mr. Pirog asked where employees will park.
Mr. Chen stated they will park in the lot to the south. He further explained it is family business and often employees will take one car.

Ms. Wood clarified everything is ready but not open yet.
Mr. Chen answered not yet, they are wait for approval.

Ms. Bremanis gave a brief overview speaking to the parking variation with Menchies being considered as a frozen yogurt store which does not require a special use and has different parking requirements. She spoke to the Poke restaurant parking requirements being 1 per 100 which the more restrictive. Ms. Bremanis stated store is 1600 sq.ft. and requires variation of 11 spaces. She spoke to the other restaurant tenants in the center which follow the same regulations even though they are also mostly takeout. She spoke to the cross parking agreement giving access to the parking around the main lot. Ms. Bremanis stated Community Services, Environmental Health and Fire Prevention have reviewed and had no issues.

Ms. Wood asked if the Village is aware of any complaints regarding businesses or lot flow.
Ms. Bremanis answered no.
Discussion on traffic backup and flow referring to aerial slide.

STAFF RECOMMENDATION:

The Petitioner is proposing a new restaurant in the tenant space previously occupied by a frozen yogurt shop with 15 seats. The proposed restaurant will have 24 seats; therefore, per code, the parking requirement increases by 11 spaces. The business plan indicates 70% of the sales will be take-out. In addition, Deer Grove Centre has an existing Operating and Easement Agreement (OEA) that allows the center to use additional parking areas throughout the center for spill-over parking. Staff believes the proposed use should not affect the parking or disrupt the function of the shopping center. Therefore, Staff recommends approval of the proposal, subject to the following conditions:

1. The Special Use and Variation shall substantially conform to the Floor Plan and Business Plan submitted by the Petitioner, except as such plans may be changed to conform to Village of Palatine Codes and Ordinances.

Attachment: Draft ZBA Minutes (789 E. Dundee Road - SU VAR Restaurant)

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

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

DELIBERATIONS:

Mr. Cavanaugh stated it is a good use for space with the previous tenant Menchies being a similar concept. He stated the shopping center is difficult to get in and out but this use will not change anything. He spoke to the easement agreement with Target so spots are available and this use won't drastically increase traffic

Mr. Larson referred to the aerial, which shows how busy the east side of the lot is. He pointed out their location is closer to the West side which has plenty of parking. He stated he goes there for lunch a lot and there is always plenty of parking spots.

Mr. Dittrich stated adding another restaurant does not change much. He stated he goes there a lot for Jersey Mike's and never has a problem with parking. He stated he doesn't see an issue adding another restaurant that does 70% takeout.

Ms. Wood stated the board needs to review to ensure there is no negative impact on the other businesses in the center. She spoke to the parking lot flow within lot instead of into traffic. She stated it meets the standards and with them having 8 other locations it gives a positive feeling with experience.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on June 7, 2021 or June 21, 2021.

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

Attachment: Draft ZBA Minutes (789 E. Dundee Road - SU VAR Restaurant)

PUBLIC NOTICE
A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, May 25, 2021 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use to permit a restaurant pursuant to Section 11.03 (d)(27) of the Palatine Zoning Ordinance.
Variation for an additional 11 parking spaces to allow 74 parking spaces instead of the minimum required 110 parking spaces pursuant to Section 7.03 (b)(1) of the Palatine Zoning Ordinance.
The property is commonly known as 789 E. Dundee Road (02-11-209-007-0000).
The Petitioner is requesting a Special Use and parking Variation to open a restaurant, Poke Bros, in the Deer Grove Centre shopping center. There is already an existing 25 space parking variation presently in place for the shopping center.
The above petition has been filed by Song Chen and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 21-39
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals
DATED: This 10th day of May, 2021
Published in Daily Herald May 10, 2021 (4563336)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs

Daily Herald

Corporation organized and existing under and by virtue of the laws c the State of Illinois, DOES HEREBY CERTIFY that it is the publish of the **Northwest Suburbs DAILY HERALD**. That said **Northwes Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of: Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Gr Deer Park, Des Plaines, Elk Grove, Franklin Park, Glenview, Hanover Park, Hoffman Estates,Inverness, Melrose Park,Morton Gr Mt Prospect, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Rolling Meadows, Rosemont, Schaumburg,Schiller Park, South Barrington, Streamwoo Wheeling, Wilmette

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notic as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a copy, was published 05/10/2021
in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

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

Control # 4563336

Attachment: Public Notice (789 E. Dundee Road - SU VAR Restaurant)

Consider an Ordinance Granting Parking Variations to Permit a Commercial/Trade School and Accessory Private Medical Clinic at 550-560 S. Vermont Street

BACKGROUND:

The Petitioners are requesting to open a commercial/trade school, with an accessory private medical clinic, which are both permitted uses in the M - Manufacturing District. However, a Variation for the number of parking spaces and parking space depth is required. Therefore, the Petitioners are requesting:

Variation to permit 53 parking spaces, instead of the minimum required 115 parking spaces.

Variation to permit the depth of the parking spaces to be 18 feet, instead of the minimum required 19 feet.

KEY ISSUES:

- The Subject Property is zoned Manufacturing District and commercial/trade schools and medical clinics are permitted uses.
- The building is approximately 31,500 square feet.
- The proposed hours of operation are:

  Wellness medical clinic:

  - 8 AM - 7 PM; Monday and Thursday
  - 8 AM - 5 PM; Tuesday and Wednesday
  - 8 AM - 3 PM; Friday (note the clinic is closed daily from 12 PM - 1 PM)
  - Closed on weekends.

  Trade School hours:

  - 7 AM - 8:00 PM Monday - Thursday
  - 7 AM - 3:30 PM Friday
  - 7 AM - 3:30 PM Saturday
  - Closed Sunday
- The building will include the following uses:
  - Weld Shop Training
  - HVAC Training
  - Physical Therapy (private clinic)
  - Wellness Center (private clinic)
- Per the business plan, if all aspects of the programs and uses were at capacity, there would be a maximum of 50 people operating in the building. Staff also

notes that the clinic is by appointment only and there would only be two appointments made at the same time.

- With a combination of medical/office space and warehouse/training, there is a parking space requirement of 115 spaces.
- There are 53 parking stalls proposed, whereas 115 parking spaces are required.
- Additionally, the Petitioner is requesting a Variation for parking stall depth to be 18 feet instead of the required 19 feet. This is an existing circumstance and, as the Petition will be repaving and striping the parking lot. Also, the previous occupant and owner did not have striped parking on the south side of the property, so if the use is approved the proposed new dimensioned parking requires relief.

ALTERNATIVES:

1. Approve the parking Variations to Permit a Commercial/Trade School and accessory private medical clinic.

2. Do not approve the parking Variations to Permit a Commercial/Trade School and accessory private medical clinic.

RECOMMENDATION:

Public Hearing**:**	ZBA meeting on May 11, 2021
Residents testifying:	None.
Vote:	The ZBA voted unanimously approve the Variations to Permit a Commercial/Trade School and Staff concurs.

ACTION REQUIRED:

A motion to approve the ordinance granting Variations to Permit a Commercial/Trade School and accessory private medical clinic at 550-560 S. Vermont Street.

ATTACHMENTS:

- Aerial Map - 550-560 S. Vermont Street
- ORD VAR 550-560 S Vermont St
- EXHIBIT - Site Plan
- EXHIBIT - Business Plan
- EXHIBIT - Floor Plan
- Application
- Plat of Survey
- ZBA Minutes
- Public Notice

550-560 S Vermont Street

ORDINANCE NO. _____

AN ORDINANCE GRANTING VARIATIONS
550-560 S VERMONT STREET

WHEREAS, pursuant to a petition and public hearing on May 11, 2021, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Variation to permit 53 parking spaces instead of the minimum required 115 parking spaces, pursuant to Section 7.03 (b) (1) of the Palatine Zoning Ordinance and a Variation to permit the depth of the parking spaces to be 18 feet, instead of the required 19 feet, pursuant to Section 7.04 (d) (3) of the Palatine Zoning Ordinance, on the following legally described property:

> **LOT 26 (EXCEPT THE SOUTH 21.00 FEET AND THE NORTH 100.00 FEET THEREOF) IN KLEFSTAD'S PALATINE INDUSTRIAL PARK, BEING A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 114 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST RIGHT OF WAY LINE OF STATE ROUTE NUMBER 53 (HICKS ROAD) IN COOK COUNTY, ILLINOIS.**
>
> **commonly known as 550 - 560 S. Vermont Street (PIN #02 -23- 308 -023)**

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 permit 53 parking spaces instead of the minimum

Attachment: ORD VAR 550-560 S Vermont St (550-560 S. Vermont St. - VAR Parking)

required 115 parking spaces, pursuant to Section 7.03 (b) (1) of the Palatine Zoning Ordinance and a Variation to permit the depth of the parking spaces to be 18 feet instead of the required 19 feet, pursuant to Section 7.04 (d) (3) of the Palatine Zoning Ordinance, subject to the following condition(s):

1. **The Variation shall substantially conform to the site plan and business plan submitted by the Petitioners, Pipefitters Training Fund, Local Union 597, submitted on 04/01/2021, except as such plans may be changed to conform to Village Codes and Ordinances.**
2. **The parking Variation is granted specifically to the Pipefitters' Training Fund, Local Union 597 and the business plan and identified hours of operation.**

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

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

PASSED: This _____day of _____, 2021

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

APPROVED by me this _____day of _____, 2021

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this _____day of _____, 2021

Attachment: ORD VAR 550-560 S Vermont St (550-560 S. Vermont St. - VAR Parking)

_____

Village Clerk

Attachment: ORD VAR 550-560 S Vermont St (550-560 S. Vermont St. - VAR Parking)

Attachment: EXHIBIT - Site Plan (550-560 S. Vermont St. - VAR Parking)

Business Plan for Chicago Pipefitters Local 597

Physical Therapy – 2 people
This is by appointment only - therapist and patient is one on one with no overlapping appointments

1 physical therapist and 1 patient per appointment and appointments are staggered

Available appointments are Monday, Wednesday and Thursday from 8:00 am to 7:00 pm and Tuesday and Friday from 8:00 am to 2:00 pm – closed for lunch from 12:00 pm to 1:00 pm daily

Wellness Center – 9 people maximum
This is by appointment only – the only time 2 patients are accepted for the same time of day would be 1 to see the doctor and 1 to have the nurse draw blood

1 doctor and 1 patient per appointment

1 nurse and possibly 1 patient for blood work

1 receptionist

Allow for 4 possible patients in waiting room

Available appointments are Monday and Thursday from 8:00 am to 7:00 pm, Tuesday and Wednesday from 8:00 am to 5:00 pm and Friday from 8:00 am to 3:00 pm - closed for lunch from 12:00 pm to 1:00 pm daily

Weld Shop Training – 17 people during normal business hours
Hybrid daytime scheduled weld class (typically 8-10 students per day) Monday – Friday from 7:00 am to 3:30 pm

Walk-on weld training available during normal operating hours (typically 2-6 students averaging 2 hrs. each per day)

1 full-time day instructor Monday - Friday from 7:00 am to 3:30 pm

1 part-time night instructor Monday -Thursday from 3:30 pm to 8:00 pm

1 day instructor on Saturday from 7:00 am to 3:30 pm

HVAC Training – 22 people maximum after normal business hours
HVAC scheduled night classes (typically 8-10 students per class, max 2 classes per day) Monday – Thursday from 5:00 pm to 8:00 pm

2 part-time night instructors Monday – Thursday from 5:00 pm to 8:00 pm

HVAC scheduled Saturday classes (typically 8-10 students per day) Saturday 7:00 am to 3:30 pm

1 daytime instructor on Saturday from 7:00 am to 3:30 pm

Attachment: EXHIBIT - Business Plan (550-560 S. Vermont St. - VAR Parking)

N

1 FLOOR PLAN

0 1 5 10 25

Attachment: EXHIBIT - Floor Plan (550-560 S. Vermont St. - VAR Parking)

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information

PETITIONER(S) **Business Name (if applicable)**
PIPEFITTERS' TRAINING FUND, LOCAL UNION 597

Subject Property Address
550 - 560 S. VERMONT ST

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

Address
2050 SOUTH FINLEY RD. LOMBARD, IL 60148

City/State/Zip Code

Telephone	Fax	Email
6304951900		GPPITRELLO@ARCONASSOC.COM

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

TYPE OF APPLICATION (check one)

□ Special Use □ Special Use Amendment ■ Variation

Existing Zoning District	Existing Land Use	Proposed Land Use
M - MANUFACTURING	OFFICE / WAREHOUSE	TRADE SCHOOL / MEDICAL

Generally describe your request:

We are requesting zoning variances for the following:

-Reduction in the number of parking spaces provided

-Curbs and wheelstops (curb provided along building sidewalk, remainder of lot without curbs and wheelstops) (7.04c)

-Reduction in the depth of parking stall (18' provided, 19' required)

-Reduction in depth of drive aisle (24' provided, 25' required) (7.04d.3.a)

-Landscaping requirement for overstory trees (0 provided, 5 required) (7.04f.2)

-Curbed landscape islands at the ends of each row of parking (none provided) (7.04.f.3)

Attachment: Application (550-560 S. Vermont St. - VAR Parking)

VILLAGE OF PALATINE

VARIATION

Required Materials

- ■ Filing Fee of $ 812
- ■ Application Form
- ■ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ■ Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- ■ Real Estate Interest Disclosure Form (see attached)
- □ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

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

The existing conditions restricts the owners ability to increase parking to the required amount. The existing building would need to be demolished in order to increase parking

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

The owner is purchasing an existing property. There is an increased parking requirement associated with the owners new use.

The existing conditions restricts the owners ability to increase parking to the required amount.

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

The variation will not alter the essential character of the locality

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

The request is not based on a desire to make money.

The request will not be detrimental to the public welfare or other properties in the neighborhood

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

Attachment: Application (550-560 S. Vermont St. - VAR Parking)

BOUNDARY AND TOPOGRAPHIC SURVEY OF PIPE FITTER'S UNION

550-560 VERMONT ST., PALATINE, IL

VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE 42° 05' 58.44193" N
LONGITUDE 88° 02' 14.68302" W
ELLIPSOIDAL HEIGHT: 634.705 SFT
GROUND SCALE FACTOR 1.0000479168
ALL MEASUREMENTS ARE ON THE GROUND.

STATE PLANE MERIDIAN

GRAPHIC SCALE

20 0 10 20 40 80

1" = 20'

LEGAL DESCRIPTION

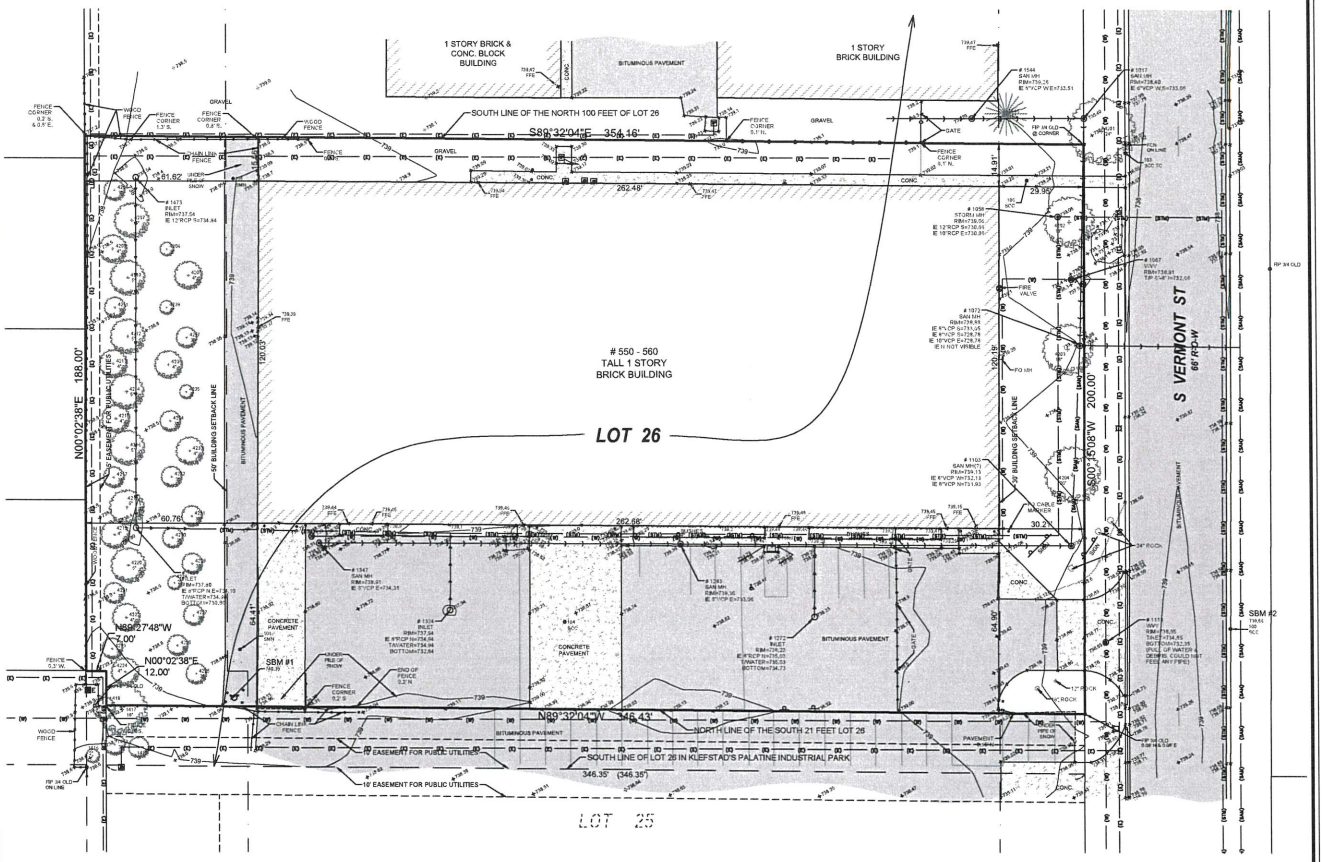
LOT 26 (EXCEPT THE SOUTH 21.00 FEET AND THE NORTH 100.00 FEET THEREOF) IN KLEFSTAD'S PALATINE INDUSTRIAL PARK, BEING A SUBDIVISION OF THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST RIGHT OF WAY LINE OF STATE ROUTE NUMBER 53 (HICKS ROAD), IN COOK COUNTY, ILLINOIS.

AREA

70,675 SQ. FT.
1.6225 ACRES

FLOOD HAZARD NOTE

THIS PROPERTY IS IN AREAS DETERMINED TO BE IN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF COOK COUNTY, ILLINOIS & INCORPORATED AREAS (COMMUNITY PANEL NO. 17031C0151J) EFFECTIVE DATE 8/19/2008.



BENCHMARK

SOURCE: BENCHMARKS ESTABLISH VIA TRIMBLE VRS NETWORK. DATUM IS NAVD88.

SITE:

STATION DESIGNATION: SBM #1
ESTABLISHED BY: V3
DATE: 03-01-21

ELEVATION: 740.38 (PUBLISHED AND MEASURED)
DATUM: NAVD88
DESCRIPTION: WEST - NORTHWEST BOLT ON FIRE HYDRANT 61.9'± SOUTHERLY FORM THE SOUTHWEST CORNER OF BUILDING # 560.

STATION DESIGNATION: SBM #2
ESTABLISHED BY: V3
DATE: 03-01-21

ELEVATION: 738.66 (MEASURED)
DATUM: NAVD88
DESCRIPTION: SET CROSS CUT ON TOP OF CURB ON THE EAST SIDE OF VERMONT STREET, 88.8'± SOUTHEASTERLY FROM THE SOUTHEAST CORNER OF BUILDING #560.

THE ELEVATIONS ABOVE WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT CERTIFY TO THE ACCURACY THEREAFTER, NOR ASSUMES RESPONSIBILITY FOR THE MIS-USE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.

IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED BETWEEN EACH OTHER AND VERIFY A MINIMUM OF 3 SURROUNDING UTILITY RIM ELEVATIONS AND ANY ADJACENT BUILDING FINISHED FLOOR OR TOP OF FOUNDATION ELEVATIONS SHOWN HEREON PRIOR TO USE OR COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.

PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.

LEGEND

CABLE TV PEDESTAL
TRAFFIC LIGHT POLE
TRAFFIC CONTROL BOX
TRAFFIC CONTROL VAULT
TRAFFIC LIGHT
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
PAINTED TELEPHONE LINE
FIBER OPTIC CABLE LINE
ANCHOR
GUY POLE
TELEPHONE POLE
POWER POLE
LIGHT STANDARD
ELECTRIC MANHOLE
ELECTRIC PEDESTAL
ELECTRIC TRANSFORMER PAD
ELECTRIC METER
HANDHOLE
ELECTRICAL JUNCTION BOX
ELECTRIC VAULT
ELECTRIC SERVICE OUTLET BOX
PAINTED ELECTRIC LINE

PAINTED GAS LINE
GAS VALVE
GAS METER
GAS VALVE VAULT
GAS METER
PIPELINE MARKER
MONITORING WELL
POST INDICATOR VALVE
WELL HEAD
FLAGPOLE
MAILBOX
SIGN
POST
PUBLIC PAY TELEPHONE
PARKING METER
WETLAND MARKER
BASKETBALL HOOP
AIR CONDITIONER PAD/UNIT
DECIDUOUS TREE W/ TRUNK SIZE
NON-DECIDUOUS TREE W/ TRUNK SIZE
BUSH
SOIL BORING HOLE W/ NUMBER

HEADWALL
CURB INLET
STORM INLET
STORM MANHOLE
FLARED END SECTION
CLEANOUT
SANITARY MANHOLE
HOSE BIB
B-BOX
HYDRANT
WATER VALVE
WATER VALVE VAULT
PAINTED WATER LINE
SPRINKLER HEAD
WATER METER
FOUND DISK IN CONCRETE
FOUND ROW MARKER
FOUND IRON ROD
FOUND RAILROAD SPIKE
FOUND PK NAIL
FOUND IRON PIPE
FOUND IRON BAR
FOUND BRASS MONUMENT
FOUND CROSS NOTCH
SET PK NAIL
SET IRON PIPE
SET MONUMENT
SET TRAVERSE POINT
SET CONCRETE MONUMENT

SECTION CORNER
QUARTER SECTION CORNER

ABBREVIATIONS

PROPERTY LINE
EXISTING RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF-WAY LINE
LOT LINE
CENTERLINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
BUILDING SETBACK LINE
SECTION LINE
DIVISIONAL SECTION LINE
EXISTING FENCELINE (CHAIN LINK)
EXISTING FENCELINE (WOOD)
EXISTING FENCELINE (WIRE)
GUARDRAIL
RAILROAD TRACKS
UNDERGROUND CABLE TV
UNDERGROUND CABLE TV(ATLAS INFO.)
UNDERGROUND FIBER OPTIC CABLE(ATLAS)
UNDERGROUND ELECTRIC
UNDERGROUND ELECTRIC(ATLAS INFO.)
UNDERGROUND TELEPHONE
UNDERGROUND TELEPHONE(ATLAS INFO.)
GAS MAIN
GAS MAIN(ATLAS INFO.)
WATER MAIN
WATER MAIN (ATLAS INFO.)
WATER SERVICE (ATLAS INFO.)
SANITARY SEWER
SANITARY SEWER(ATLAS INFO.)
STORM SEWER
STORM SEWER(ATLAS INFO.)
EDGE OF WATER
OVERHEAD WIRES
CURB
DEPRESSED CURB
EXISTING CONTOUR LINE
ASPHALT PAVING OR WATER (LABELED)
UNPAVED ROAD
CONCRETE
WETLANDS
EXISTING BUILDING
MARSH AREA
DETECTABLE WARNING PAD

740.45 EXISTING TOP OF CURB ELEVATION
732.72 EXISTING FLOW LINE ELEVATION
+ 732.72 EXISTING SPOT ELEVATION
GFE GARAGE FINISHED FLOOR
TBR TIMBER RAIL
TOF TOP OF FOUNDATION
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
VCP VITRIFIED CLAY PIPE
FRM FRAME
BRK BRICK
TC TOP OF CURB
DEP DEPRESSED CURB
INV INVERT
EP EDGE OF PAVEMENT
F.L. FLOW LINE
CONC. CONCRETE
BIT. BITUMINOUS
MH MANHOLE
CW CONCRETE WALK
GW GUTTER WALK
BW BOTTOM OF WALL
TP TOP OF PIPE
BW BACK OF WALK
FES FLARED END SECTION
INV INVERT
DIP DUCTILE IRON PIPE
SD STORM DRAIN
SAN SANITARY SEWER
N NORTH
S SOUTH
E EAST
W WEST
CB CHORD BEARING
A ARC LENGTH
R RADIUS
U.E. UTILITY EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
M.U.E. MUNICIPAL UTILITY EASEMENT
I.E. INGRESS & EGRESS EASEMENT
PC POINT OF CURVATURE
PCC POINT OF COMPOUND CURVATURE
PRC POINT OF REVERSE CURVATURE
PT POINT OF TANGENCY
(RED) RECORD DATUM
MEAS. MEASURED DATUM
(CALC) CALCULATED DATUM
<DEED> INFORMATION TAKEN FROM DEED
ETBE EXCEPTION TO BLANKET EASEMENT

UTILITY ATLAS NOTES:

J.U.L.I.E. DESIGN STAGE REQUEST
DIG NUMBER A0551046 RECEIVED 02/24/21 .

CONTACTS PROVIDED BY J.U.L.I.E. & LISTED BELOW WERE CONTACTED BY V3 VIA FAX, REQUESTING UTILITY ATLAS INFORMATION ON 02/24/21.

CONTACTS	RESPONSE
ATT/DISTRIBUTION	NO RESPONSE
COMED	NO RESPONSE
COMCAST	NO RESPONSE
MCI/VERIZON	RESPONDED "NOT IN CONFLICT"
NICOR GAS	NO RESPONSE
PALATINE, VILLAGE OF	RESPONDED WITH ATLASES
USIC LOCATING SERVICES	NO RESPONSE
VINAKOM COMMUNICATIONS	RESPONDED "ALL CLEAR"

GENERAL NOTES

1. COMPARE ALL POINTS IN FIELD PRIOR TO ANY CONSTRUCTION AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
2. ALL BUILDING DIMENSIONS SHOWN HEREON ARE MEASURED TO EXTERIOR WALLS UNLESS OTHERWISE NOTED.
3. FOR BUILDING RESTRICTIONS AS ESTABLISHED BY LOCAL ORDINANCES NOT SHOWN HEREON, CONSULT YOUR LOCAL MUNICIPAL AUTHORITIES.
4. DO NOT SCALE DIMENSIONS FROM THIS MAP.
5. CALL (J.U.L.I.E. AT 1-800-892-0123) FOR FIELD LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
6. UTILITIES AND IMPROVEMENTS SHOWN HEREON BASED ON VISIBLE FIELD VERIFIED STRUCTURES.
7. THE OWNER SHOULD COMPARE THE DESCRIPTION ON THIS MAP, IF ANY EXISTS, WITH HIS, OR HER DEED ABSTRACT, OR TITLE POLICY AND NOTIFY SURVEYOR OF ANY DIFFERENCES.
8. UNDERGROUND UTILITY LINES SHOWN HEREON ARE BASED ON FIELD LOCATED STRUCTURES IN COORDINATION WITH ATLAS INFORMATION PROVIDED BY UTILITY COMPANIES THROUGH J.U.L.I.E.'S DESIGN STAGE PROCESS. SEE "UTILITY ATLAS NOTES" HEREON FOR SPECIFICS.
9. REMNANTS OF SNOW (4"±) COVERED PORTIONS OF THE SURVEY SITE, WITH PILES UP TO 4' HIGH ALONG EDGES OF PAVEMENT.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, EDWARD J. MURRAY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF, CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEYS.

FIELD WORK COMPLETED ON MARCH 4, 2021.

DATED THIS 8TH DAY OF MARCH, A.D., 2021.

EDWARD J. MURRAY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-4037
MY LICENSE EXPIRES ON NOVEMBER 30, 2022.
V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2021.
emurray@v3co.com

EDWARD J MURRAY 4037 WOODRIDGE, ILLINOIS STATE OF ILLINOIS PROFESSIONAL LAND SURVEYOR

Engineers
Scientists
Surveyors
7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
J. CONDON & ASSOCIATES, INC.
5414 BUSINESS PARKWAY
RINGWOOD, IL 60072
815-728-0068

REVISIONS		
NO.	DATE	DESCRIPTION

BOUNDARY AND TOPOGRAPHIC SURVEY
PIPE FITTER'S UNION, 550-560 VERMONT ST., PALATINE, IL

Project No: 210120
Group No: VB03.1

DRAFTING COMPLETED:	03-08-21	DRAWN BY:	MLP	PROJECT MANAGER:	BJS
FIELD WORK COMPLETED:	03-04-21	CHECKED BY:	EJM	SCALE:	1" = 20'

Attachment: Plat of Survey (550-560 S. Vermont St. - VAR Parking)

2. 550-560 S. Vermont St. **- Recommended to Approve**

PUBLIC HEARING

1.) 550-560 S. Vermont St

Notice was published in the Daily Herald on 4/26/2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Sworn in petitioner: Gasbar Pitrello 1120 Tyler Dr. - Schaumburg, IL

Mr. Pitrello states that he is the architect from Arcon Associates representing Pipefitters Local 597. Local Union 597 is looking for a property that is centrally located to be used as a training facility/wellness/physical therapy center for the union members. The Union Local currently has several facilities that are located in Crown Point, IN - Mokena, IL and the main headquarters in Chicago, IL.

The purchase of the property in Palatine is contingent upon the Villages approval of the variances being reviewed tonight. Mr. Pitrello states that the variance is to permit 53 parking spaces instead of the minimum 115 required and to permit the depth of the parking spaces to be 18 feet instead of the required 19 feet. He discussed the maximum occupancy at any given time, per the business plan, would be 50.

Mr. Pirog asks if the (50) covers employees and staff.

Mr. Pitrello confirms and talks about the different disciplines within the facility and states that all therapy and wellness visits to the facility are scheduled appointments for.

Ms. Wood asks if the Wellness and Physical Therapy area is for union members only.
Mr. Pitrello confirms that it is only for union members and is not open to the public.

Ms. Wood talks about the HVAC equipment that is noted in the business plan in the warehouse area.
Mr. Pitrello states that the large equipment is set up for training purposes for the

Attachment: ZBA Minutes (550-560 S. Vermont St. - VAR Parking)

union members.

Ms. Wood asks about the other training facilities and wonders if the demand could increase and questions whether there would be more parking demand.
Mr. Pitrello states that the Indiana location is a larger facility and notes that he normally has only seen a dozen cars at any given time.

Sworn in Bob Passarella - 126 E. Littleton Trail - Haynesville, IL
Business representative with the Union

Mr. Passarella states the Crown Point facility is around 30,000 sq. ft.
Usually has 1 instructor during the day and 1 instructor at night. HVAC is strictly at night between 5-8pm. Normally has 10-12 students during the day and the evening is just a handful of workers who are using the facility for continuing education purposes.

Mr. Pirog requests confirmation that HVAC training is only being done at night.
Mr. Passarella confirms.

Mr. Pirog asks about the vehicles that the trade members would be using and suggest that pick-up trucks and vans may be an issue with the reduced space depth.
Mr. Passarella states that most members may use larger vehicles during the day but normally drive their personal vehicles during non-working hours.

Mr. Pirog question snow removal and how that would be allocated.
Mr. Passarella states there is quite a bit of room behind the building.

Ms. Wood questions the numbers for physical therapy and wellness.
Mr. Passarella states that the facility is only open to the members and by appointment only.

Mr. Dittrich asks staff if the 18' as opposed to the 19' is existing. Does it need to be re-approved?
Ms. Bremanis states the parking lot currently is not striped.
Mr. Dittrich questions the 115 parking spaces currently zoned.
Ms. Bremanis states that it was previously warehouse but is now office space and that required the additional parking requirements. It's not just warehouse area anymore.

Ms. Wood asks if the standard from 19' to 18' is common within the village.
Ms. Bremanis states she can't speak to that. 19' is standard for the village.
She also states that the parking requirement variation is tied directly to Pipe Fitters and to their business plan.

Mr. Passarella adds members would either be using the classroom area or the practical area. They would not be using both.

Attachment: ZBA Minutes (550-560 S. Vermont St. - VAR Parking)

Ms. Roth-Wurster notes that the square footage being used within the facility is for the large equipment for the training purposes.
Mr. Passarella confirms.
Ms. Roth-Wurster questions how many classes would be running at the same time?
Mr. Passarella states that it would be one class with 8-10 students.

Ms. Wood asks if staff as any additional information.
Ms. Bremanis states that community services, engineering and fire prevention has reviewed and has no concerns. They meet set back from residential and they also are planning exterior improvements to building. Ms. Bremanis presents the standards for variation.

Ms. Wood moves to Staff Recommendation

STAFF RECOMMENDATION:

The Petitioner has presented a detailed business plan that indicates the commercial/trade school with a medical clinic will have adequate parking, at any time, event when the building is at full capacity. Additionally, this use is controlled and not open to the public. The uses are all associated with either specific scheduled class times or limited clinic appointments.

Therefore, Staff believes the proposed number of parking spaces and operational layout are sufficient to meet the needs of the proposed uses. Therefore, Staff recommends approval of the proposal, subject to the following conditions:

1. The Variation shall substantially conform to the site plan and business plan submitted by the Petitioners, Pipefitters Training Fund, Local Union 597, submitted on 04/01/2021, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The parking Variation is specific to the Pipefitters' Training Fund, Local Union 597 and the business plan and identified hours of operation.

Ms. Wood closes the public hearing and requests a motion.

Mr. Dittrich made a motion to approve subject to Staff's conditions, seconded by Ms. Roth-Wurster

Deliberations:

Mr. Dittrich states that these are unique circumstances. Based on the union's experience with the other locations and are comfortable with the 53 spaces and the 19' to 18' would not be an issue. Proposes this should be approved.

Attachment: ZBA Minutes (550-560 S. Vermont St. - VAR Parking)

Ms. Roth-Wurster states that it is only for union members and after looking over the business plan believes both variations should be approved.

Ms. Wood states that this would not be a large group of students or a public medical facility. Since this is a subsidiary location and the main location would have a larger group she states that, based on the business plan, this is a reasonable request. She believes there would not be a negative impact on the property and approves.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on Monday June 7th, 2021

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

Attachment: ZBA Minutes (550-560 S. Vermont St. - VAR Parking)

PUBLIC NOTICE
A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, May 11, 2021 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Variation to permit 53 parking spaces instead of the minimum required 115 parking spaces pursuant to Section 7.03 (b) (1) of the Palatine Zoning Ordinance.
Variation to permit the depth of the parking spaces to be 18 feet instead of the required 19 feet pursuant to Section 7.04 (d) (3) of the Palatine Zoning Ordinance.
The property is commonly known as 550-560 S. Vermont Street (02-23-308-023).
The Petitioner is proposing to open a trade school that will include a wellness center and physical therapy center.
The above petition has been filed by Pipefitters Training Fund, Local Union 597 and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 21-30
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals
DATED: This 26th day of April, 2021
Published in Daily Herald April 26, 2021 (4562604)

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,Northlak 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 Hol 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 04/26/2021 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Baltzman
Authorized Agent

Control # 4562604

Attachment: Public Notice (550-560 S. Vermont St. - VAR Parking)

Consider an Ordinance Granting a Variation to Permit the Ground Floor Area of All Accessory Structures to Exceed the Maximum Allowed 700 Square Feet at 105 S. Arlene Avenue

BACKGROUND:
In 2020, the Petitioner received a building permit for an above-ground pool. Once the pool was completed, the owner then constructed a deck around the pool, which was not included in the permit review.

Through final inspection for the above ground pool, the decking was noted and the Village initiated Code Enforcement. As the new online application portal was now active, the Petitioner submitted revised plans through that process. Upon review of the revised permit application, it was determined to exceed the maximum allowable accessory structure ground floor area and the following relief was requested:

> **Variation to permit the total ground floor area of all accessory structures in the rear yard to be 1,055 square feet, instead of the maximum permitted 700 square feet**

KEY ISSUES:

- The Subject Property, zoned R-2 Single-Family Residential, is located in Winston Park Subdivision Unit 6. The lot size is 10,299 sf and lot width is 76 feet (the lot area exceeds the R-2 minimum requirement of 9,000 square feet). The existing pool and deck are both located in the rear yard, which abuts Illinois Route 53.
- The existing deck is located 5 feet from the side property line and outside the existing utility easement. Due to the existing grade in the yard, the deck varies in height from 32 inches to 48 inches above grade. It is not connected to the principal structure and per Code, it is considered a detached accessory structure. It complies with all of the required setbacks. The above ground pool is 30 feet by 15 feet (450 square feet).
- The Zoning Ordinance allows a maximum floor area of 700 square feet for all accessory structures. There is also an existing shed and pergola on the property, which are included in the aggregate total. The total combined floor area of the all accessory structures is 1,055 square feet.
- The Subject Property, including the existing pool and deck, patio, pergola and hot tub, are within the maximum building and lot coverages for the R-2 District with 28.8% and 41.2% respectively (maximum of 35% and 45% allowed).

ALTERNATIVES:

1. Approve the Variation to permit the accessory structure ground floor area to exceed the maximum allowed.

2. Do not approve the Variation to permit the accessory structure ground floor area to exceed the maximum allowed.

RECOMMENDATION:

Public Hearing**:**	ZBA meeting on May 11, 2021
Residents testifying:	None.
Vote:	The ZBA voted unanimously approve the Variation to permit the accessory structure ground floor area to exceed the maximum allowed. Staff recommends action at the Village Council's discretion.

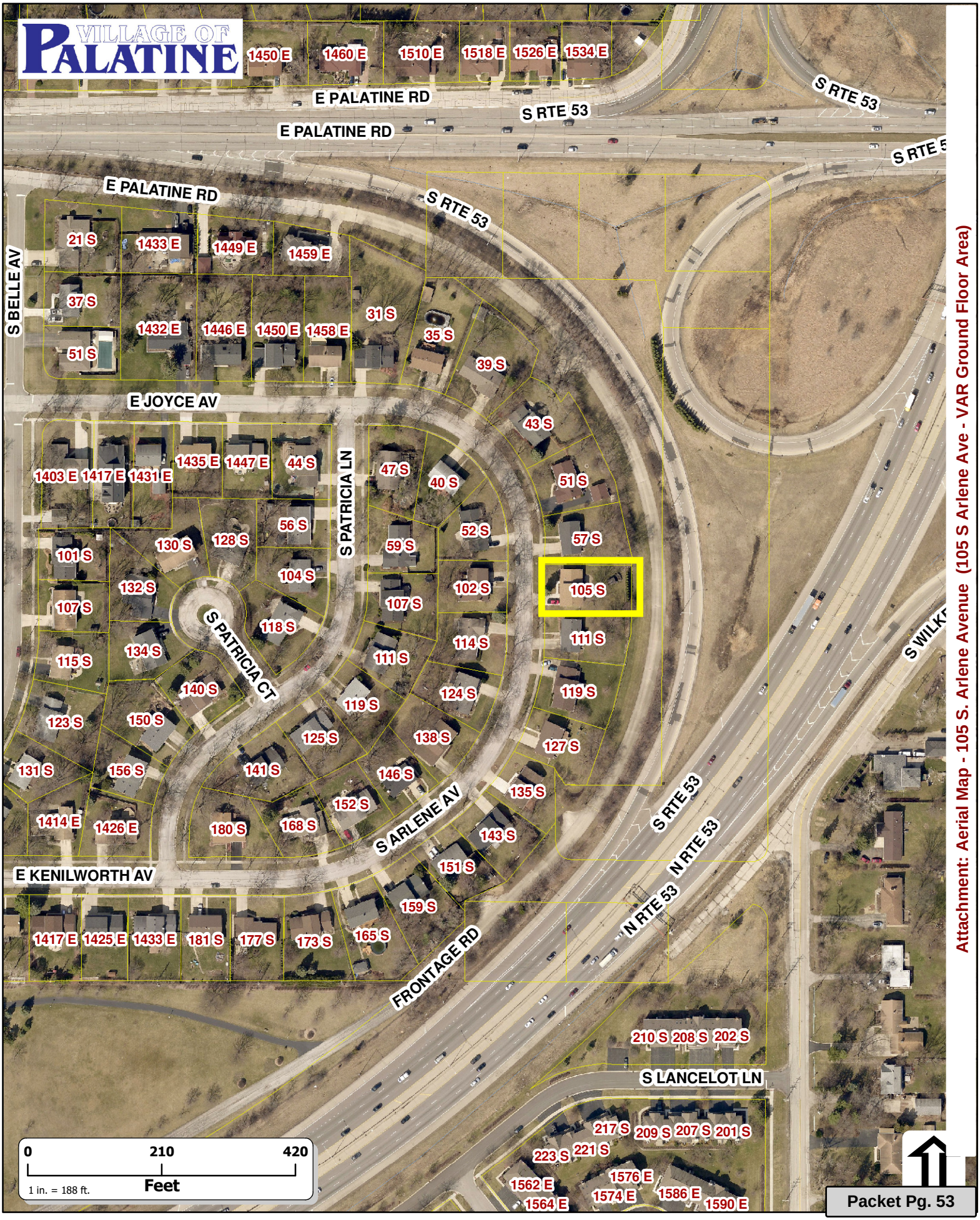
ACTION REQUIRED:

A motion to approve the ordinance granting the accessory structure ground floor area to exceed the maximum 700 square feet allowed at 105 S. Arlene Avenue.

ATTACHMENTS:

- Aerial Map - 105 S. Arlene Avenue
- ORD VAR 105 S Arlene Ave
- EXHIBIT Plat of Survey - Site Plan
- Application
- ZBA Minutes
- Public Notice

105 S. Arlene Avenue



Attachment: Aerial Map - 105 S. Arlene Avenue (105 S Arlene Ave - VAR Ground Floor Area)

ORDINANCE NO. _____

AN ORDINANCE GRANTING A VARIATION
105 S. ARLENE AVENUE

WHEREAS, pursuant to a petition and public hearing on May 11, 2021, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Variation to permit the total accessory structure ground floor area in the rear yard to be 1055 square feet, instead of the maximum permitted of 700 square feet, pursuant to Section 6.01 (a) (4) of the Village of Palatine Zoning Ordinance, on the following legally described property:

LOT 27 IN BLOCK 4 IN WINSTON PARK NORTHWEST UNIT NO. 6 (ALSO KNOWN AS WINSTON PARK UNIT NO. 6) A RESUBDIVISION OF PART OF PALATINE HEIGHTS UNIT NO. 1. BEING A SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF SEPTEMBER 14, 1967 AS DOCUMENT NUMBER 20260468 IN COOK COUNTY, ILLINOIS.

commonly known as 105 South Arlene Avenue (02-24-210-038-0000).

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: Variation to permit the total accessory structure ground floor area in the rear yard to be 1055 square feet instead of the maximum permitted of 700 square feet, pursuant to Section 6.01 (a) (4) of the Village of Palatine Zoning

Attachment: ORD VAR 105 S Arlene Ave (105 S Arlene Ave - VAR Ground Floor Area)

Ordinance, subject to the following condition(s):

1. **The Variation shall substantially conform to the Site Plan from Nekola Survey Inc., submitted in support of the Variation, except as such plans may be changed to conform to Village Codes and Ordinances.**

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

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

PASSED: This _____day of _____, 2021

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

APPROVED by me this _____day of _____, 2021

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this _____day of _____, 2021

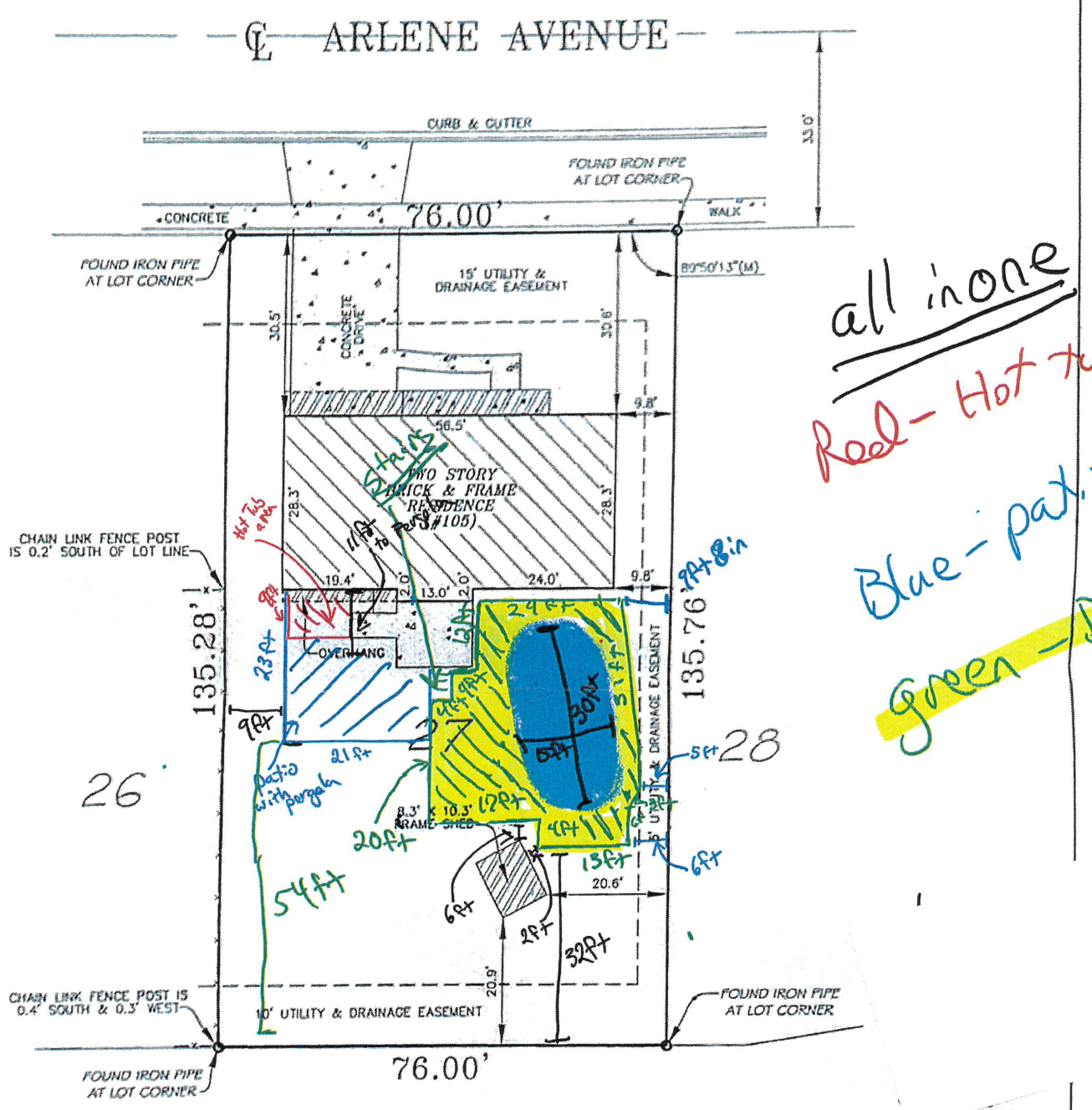
_____
Village Clerk

Attachment: ORD VAR 105 S Arlene Ave (105 S Arlene Ave - VAR Ground Floor Area)

PLAT OF SURVEY

OF

LOT 27 IN BLOCK 4 IN WINSTON PARK NORTHWEST UNIT NO. 6 (ALSO KNOWN AS WINSTON PARK UNIT NO. 6), A RESUBDIVISION OF PART OF PALATINE HEIGHTS UNIT NO. 1, BEING A SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF SEPTEMBER 14, 1967 AS DOCUMENT NUMBER 20260468, IN COOK COUNTY, ILLINOIS.



all in one

Red - Hot tub/pavers

Blue - patio/pergola

Green - Deck

LEGEND

(R/M) – RECORD / MEASURED
L – ARC LENGTH
R – RADIUS
CH – CHORD

AREA = 10,299 SQ. FT.
MORE OR LESS

PROFESSIONAL LAND SURVEYOR * WAYNE W. NEKOLA 035-002923 BOLINGBROOK ILLINOIS * STATE OF ILLINOIS

NORTH

SCALE: 20'

PREPARED FOR: TODD LESLIE (ATTORNEY AT LAW)
JOB ADDRESS: 105 S. ARLENE AVENUE, PALATINE, IL
JOB NO.: 16-06-0055

NEKOLA SURVEY, INC.
PROFESSIONAL LAND SURVEYING SERVICES
WWW.NEKOLASURVEY.COM
400 N. SCHMIDT RD., STE. 203
BOLINGBROOK, ILLINOIS 60440
(630) 226-1530 PHONE (630) 226-1430 FAX

FIELD WORK COMPLETED ON THE 15TH DAY OF JUNE, 2016.

(STATE OF ILLINOIS)
(COUNTY OF WILL) SS

NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 20TH DAY OF JUNE, 2016.

IPLS No. 2923
LICENSE RENEWAL DATE: 30 NOVEMBER 2016.

☐ – "X" IN BOX INDICATES THE HEREON DRAWN PLAT WAS ORDERED AS A NON MONUMENTED SURVEY.

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

Attachment: EXHIBIT Plat of Survey - Site Plan (105 S Arlene Ave - VAR Ground Floor Area)

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information

PETITIONER(S) **Business Name (if applicable)**
Matthew Koenig

Subject Property Address
105 S. Arlene Ave

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

Address City/State/Zip Code

Telephone	Fax	Email

Relationship to Petitioner (contractor, architect, etc.)

TYPE OF APPLICATION (check one)

□ Special Use □ Special Use Amendment ■ Variation

Existing Zoning District	Existing Land Use	Proposed Land Use
Palatine	Residence	Residence

Generally describe your request:

Build a deck around a pool in our yard. I would like to build a deck the is withiin 10 Feet of the property line The deck would encroach onto the 10 FT by 4 feet. This would allow all sides of the deck and pool to be covered and railing around.

Attachment: Application (105 S Arlene Ave - VAR Ground Floor Area)

VILLAGE OF PALATINE

VARIATION

Required Materials

- ■ Filing Fee of $ 240
- ■ Application Form
- ■ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ■ Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- □ Real Estate Interest Disclosure Form (see attached)
- □ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

The pool is built at an angle and there is not way to build the deck around the pool. The pool needed to be placed at an angle due to the shed in the backyard. The deck does not impede on any neighbors properties and they enjoy coming out and watching the kids swim.

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

There are two plights one is the pool is constructed at an angle and in order to create a safe and usable deck for the pool there needed to be this portion of the deck where it is. Two the deck is already constructed and was unknowingly built in this area.

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

This will actually enhance the location. The deck will surround the pool as well as create and fun and enjoyable area for all to enjoy.

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

The deck will have no bearing on any of my neighbors and is not done for any finacial gain by us. All we wanted to do was to add something fun and enjoyable for our children, friends, and someday our grandschildren. My wife and I have moved a lot over our 24 years of marage and we have finally found our "forever home" we just wants something that we can call home and enjoy together. This deck allows us to enjoy friend, family, and time we have.

Attachment: Application (105 S Arlene Ave - VAR Ground Floor Area)

III. PUBLIC HEARING

1. 105 S Arlene Avenue **- Recommended to Approve**

   PUBLIC HEARING

1.) 105 S Arlene Ave - Case #21-20

Notice was published in the Daily Herald on 4/26/2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use and Variation
2. Proof of Ownership
3. Plat of Survey/ Site Plan
4. Public Notice

Sworn in Staff: Lyn Bremanis

Sworn in petitioner: Matthew Koenig - 105 S. Arlene Ave

Mr. Koenig states he built a deck around his recently installed pool and didn't realize it required a permit. He is working with Palatine planning and zoning to acquire all permits required for his backyard additions which also include a hot tub, shed and pergola.

Ms. Wood asks staff if there is any side lot line or variances.

Ms. Bremanis confirms that the structures meet the 5' setback requirements but because it isn't attached it becomes an accessory structure. When you add the pergola, hot tub and shed it exceeds the 700 sq. ft. accessory structure that is permitted.

Ms. Wood asks for dimensions on the patio and pergola.
Ms. Bremanis does not have that information

Mr. Luszczak inquires what materials are under the deck.
Mr. Koenig states it is dirt under the deck.

Ms. Roth-Wurster asks if the hot tub is a permitted structure.
Ms. Bremanis confirms it does require a permit and that the petitioner is working on approvals for those structures. The variance being reviewed today is for total accessory square footage only.

Further discussion from committee regarding dimensions of accessory structures, location of residence and any input from neighbors.
Mr. Koenig confirms that neighbors have no issues and provides dimensions of

Attachment: ZBA Minutes (105 S Arlene Ave - VAR Ground Floor Area)

the structures.

Ms. Bremanis confirms that petioner has applied for appropriate permits. She also confirms that the Community Services department and Engineering have reviewed and have no issues. The Standards of Variation code is presented.
Ms. Wood asks if there are any further questions from the board or audience and requests Staff Recommendations.

STAFF RECOMMENDATION:

The petitioner started this project by obtaining the necessary building permit to construct the above ground pool. Once the pool was completed, the installation of the deck was completed outside of the permit process. Upon notice, the necessary permit applications were submitted and filed and the Petitioner has been working with Staff to provide all of the necessary documentation. At this time, the building permit reviews are complete, with no outstanding comments. With regard to the requested relief, Staff notes that the lot and building coverages are below the maximum allowed in the R-2 District, indicating that there is capacity for the improvements. As noted, all of the improvements are located in the rear yard, which backs up to IL Route 53.

Staff recommends Action at the Discretion of the Zoning Board of Appeals. If the Zoning Board of Appeals recommends approval, Staff recommends the following condition:

1. The Variation shall substantially conform to the Site Plan from Nekola Survey Inc., submitted in support of the Variation, except as such plans may be changed to conform to Village Codes and Ordinances.

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

Mr. Cavanaugh made a motion to approve subject to Staff's conditions, seconded by Mr. Pirog

Deliberations:

Mr. Cavanaugh states that he believes petioner was unaware of permit requirements, pool deck is level with the pool and looks structurally safe. He is in support of the requested variance.

Ms. Wood states the structures do no look overly large and that there is a uniqueness where the property is situated and believes it does not alter the character of the locality and is all in support of the request.

Ms. Wood summarized that this request has met the standards and was

Attachment: ZBA Minutes (105 S Arlene Ave - VAR Ground Floor Area)

unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on Monday June 7th, 2021

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

Attachment: ZBA Minutes (105 S Arlene Ave - VAR Ground Floor Area)

PUBLIC NOTICE
A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, May 11, 2021 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
• Variation to permit the ground floor area of all accessory structures to be 1055 square feet, instead of the maximum permitted 700 square feet, pursuant to Section 6.01 (a) (4) of the Village of Palatine Zoning Ordinance.
The property is commonly known as 105 South Arlene Avenue (02-24-210-038-0000). The Petitioner completed a deck around a swimming pool, which exceeds the maximum ground floor area for accessory structures. There is also an existing shed and pergola on the property included in the variation.
The above petition has been filed by Matthew Koenig and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 21-20
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals
DATED: This 26th day of April, 2021
Published in Daily Herald April 26, 2021 (4562601)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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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 04/26/2021 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Baetzman
Authorized Agent

Control # 4562601

Attachment: Public Notice (105 S Arlene Ave - VAR Ground Floor Area)

Consider an Ordinance Amending Chapter 3 Alcoholic Beverages of the Code of Ordinances of the Village of Palatine to Create a Class B-4 Liquor License

BACKGROUND: The Village of Palatine has several classifications for the package/retail sale of alcohol for consumption off premise. Recently, the Village Council directed staff to prepare a new classification of package/retail sales for establishments that serve as a convenient store/gas station with a full service restaurant.

KEY ISSUES: A new Class "B-4" liquor license has been prepared that would allow for limited package liquor sales for consumption off premise for establishments that combine a restaurant with a convenience store and the sale of gasoline. The following minimum criteria would need to be satisfied to be eligible to apply for a liquor license:

- Minimum square footage of 4,500 square feet.
- No more than ten percent (10%) of floor area used for display of alcohol.
- Must operate a full-service restaurant on premise.
- Always have available pre-packaged food items for sale.
- Must maintain a minimum of twelve (12) fuel pumps.

Additionally, as with other package licenses, a point of sale control procedure must be in place and all other liquor code provisions must be followed.

If the Council approves of the creation of this new classification, an amendment to the fee schedule will be forth coming. The proposed fee for the license is $3,765.

ALTERNATIVES:

1. Approve an ordinance creating a Class B-4 liquor license
2. Do not approve an ordinance creating a Class B-4 liquor license.

RECOMMENDATION:
Staff recommends approval of an Ordinance Amending Chapter 3 - Alcoholic Beverages creating a new “Class B-4” License (Restaurant/Convenience Store with Package Liquor).

ACTION REQUIRED:
Action is at the discretion of the Village Council.

ATTACHMENTS:

- B-4 License
- ORD. Ch. 3 Alcoholic Beverages

Class "B-4" License (Restaurant/Convenient Store with package liquor) shall authorize the retail sale of all alcoholic beverages, in its original package, not for consumption on the premises where sold, in an establishment whose primary purpose is both the sale of freshly prepared on-site food, the sale of gasoline and the sale of general merchandise and other pre-packaged food items. The sale of alcoholic beverages shall be secondary to the sale of the above items. The establishment must have a minimum of four thousand five hundred (4,500) square feet of floor area, with no more than ten percent (10%) of the floor area used for the display of alcoholic beverages.

The establishment shall offer their patrons full and complete meals during hours approved by the Palatine Liquor Commission as a condition of the liquor license. The establishment's full menu shall be on file with the Liquor Commission.

The establishment shall maintain a minimum of twelve (12) gasoline pump stations at all times.

The liquor display area shall be located in the designated area as indicated in the approved floor plan on file with the Liquor Commission. Any change to the liquor display area on the approved floor plan shall require Liquor Commission approval.

A point of sale control procedure/policy indicating the liquor license holder's procedures and policies to prevent persons under the age of twenty-one (21) from accessing and purchasing alcoholic beverages and to prevent the sale of alcoholic beverages outside the permitted hours of the granted liquor license shall be on file with Liquor Commission.

It shall be unlawful for a holder of a Class B-4 license to sell or offer for sale at retail any alcoholic liquor on the licensed premises, between the hours of 10:00 p.m. and 8:00 a.m. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

It shall be unlawful for any person to sell alcoholic beverages at the register unless such person obtains from the Village Manager an Alcoholic Beverage Seller and Server Permit to sell alcoholic beverages.

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 3 ALCOHOLIC BEVERAGES OF THE CODE OF ORDINANCES OF THE VILLAGE OF PALATINE

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: That the Code of Ordinances, of the Village of Palatine, Illinois, as amended, be and the same is hereby further amended by amending Chapter 3, Alcoholic Beverages, Article II Licenses, Section 3-35 Classification; Fees, which shall be read as indicated on Exhibit "A".

SECTION 2: That the Village Clerk is directed to maintain a record of the modifications to the existing ordinance, all of which are indicated on Exhibit "A" (a redlined version of the modifications approved pursuant to 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 _____ of _____, 2021

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

APPROVED by me this _____ of _____, 2021

_____

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this _____ of _____, 2021

_____

Village Clerk

Attachment: ORD. Ch. 3 Alcoholic Beverages (Ordinance Creating Class B-4 Liquor License)

Discussion Regarding Proposed Amendments to the Village of Palatine Zoning Ordinance Related to Fence Height, Screening, Permitted Uses in the Manufacturing District, Restaurant Uses, and Wall Signage

BACKGROUND:
Staff periodically reviews and presents recommended updates to the Zoning and Subdivision Ordinances to either address a previously unforeseen issue or respond to an existing code related clarification. This ensures that the Zoning Ordinance remains consistent and relevant to changing conditions. Therefore, Staff will present recommended amendments to the following sections to the Village of Palatine Zoning Ordinance:

- **Article 6 - Section 6.03 Fences;**
- **Article 7, Section 7.04 Off-street parking areas - screening;**
- **Article 8; Section 8.03; 8.04; (Attached signage in the business and manufacturing districts);**
- **Article 11; Sections 11.02 (b), 11.02 (d), 11.03 (b), 11.03 (d), 11.04 (d), 11.04 (f), 11.06 (c), and 11.06 (e) (Permitted and Special Uses in the business districts); and**
- **12.01 (f) Manufacturing district permitted uses.**

KEY ISSUES:

<u>Article 6: Section 6.03 Fences:</u>

- In 2020, the Village Council approved a text amendment to Section 6.03 (c) allowing 8-foot tall fencing in rear and interior side yards of business district properties (the manufacturing district presently allows 8-foot fences) that abut residential properties.
- As fences may be placed on the adjoining property line of a residential property, Staff agrees that 8-foot fences should also be allowed on the residential properties, proximate to the commercial or manufacturing uses, in the interior side or rear yards.
- In 2020, a residential property, with a rear yard abutting an existing commercial use and parking lot (with a 6-foot fence on the commercial property), completed a Variation process to replace the 6-foot residential fence with an 8-foot fence on the residential property. The Variation was unanimously approved and Staff indicated to the Village Council that a text amendment would be drafted to address this circumstance.
- Therefore, Staff is recommending the following amendment:

6.03 (b) *Residential districts.* All fencing in residential districts shall comply with the following requirements: (1) Height. All fencing shall not exceed six (6) feet in height unless otherwise specified, except that fencing in residential a rear and interior side yards, which abut commercial or manufacturing properties shall not exceed 8 feet in height.

Article 7: Section 7.04 Design and Maintenance of off-street parking areas - Screening:

- Staff is recommending a text amendment and clarification to Section 7.04 (g) to reconcile circumstances where the Code allows an 8-foot fence elsewhere in the Zoning Ordinance. Therefore, Staff is recommending the following clarification amendment:

  (g) *Screening.*
  (1) Manufacturing and business districts. All open off-street commercial and industrial parking areas which abut residential properties (including lots across the street) shall be effectively screened along the entire boundary of the residential property by a densely planted hedge, solid masonry wall, or solid fence.
  a. Said screening device shall be at least four (4) feet in height and shall not exceed six (6) feet in height, or up to eight (8) feet in an interior side or rear yards, which abut residential properties.

Article 12: Section 12.01 Manufacturing District (Permitted Uses):

- The proposed amendment in the manufacturing district will allow temporary uses of special events for a period not to exceed 72 hours, with Village Council approval, prior to the event.

- As a permitted use category, the category below is permitted in all of the business districts:

  - *Temporary uses of special events, for a period not to exceed seventy-two hours; as approved by the Village Council, at least ten (10) days before the event.*

- The same consideration is not provided in the Manufacturing District. While the intensity of uses within the manufacturing district and access to available parking may preclude the frequency of use, those are evaluations that would occur through Staff review of the event application.

- A manufacturing district business contacted Staff about the ability to have a limited special event, which it could not be reviewed, as requested. Therefore, Staff is recommending the following amendment to Section 12.01:
  (26) Temporary uses of special events; for a period not to exceed seventy-two (72) hours, as approved by the Village Council, at least ten (10) days before the

event.

Restaurants as Permitted Uses:

- Presently, the zoning ordinance allows all restaurants as special uses in the business districts and manufacturing district. This includes take-out only restaurants. The zoning ordinance definition of restaurant is as follows:

  Restaurant. **Any food service establishment in which food or drink is prepared for sale or for service on the premises or elsewhere (including but not limited to restaurant, coffee shop, cafeteria, short order cafe, luncheonette, grill, tea room, sandwich shop, soda fountain, roadside stand, drive-in, or similar place).**

- The Special Use process typically takes 7-9 weeks to process through the Public Hearing and Village Council review. In addition to the application fees, there are certified mailing costs and site and floorplan development requirements. Over the years, Staff has reviewed numerous restaurants through the Special Use process and the overwhelming majority have been both recommended for approval and ultimately approved.

- Given the various controls in place (parking requirements, Code requirements, etc.), Staff supports allowing restaurants without a drive-through and/or a local liquor license as a permitted use in the business and manufacturing zoning districts. If the Council would prefer an alternate approach then consideration could be given to some related threshold issues such as establishing a size (square footage) or seating capacity that would differentiate between permitted and special uses or the type of restaurant (take-out only versus sit down) .

- In reviewing the zoning ordinance history for requiring special uses for restaurants, Staff notes that they were previously permitted uses within the B-1 and B-2 districts in the 1957 (last revised in 1963) Palatine Zoning Ordinance. At that time, there were only two commercial business districts.

- Restaurants were then included in the special use category in the 1968 Zoning Ordinance. In reviewing the background and commentary for amending restaurants from permitted uses to special uses, it appears that the Village was attempting to address specific proliferation problems and issues with the building, construction, or occupancy of restaurants, at that time.

- While those measures may have addressed the specific concerns, Staff also notes that fifty-three years later, there are a myriad of additional controls and requirements to safeguard against the previous concerns and issues. In addition to a business license, the Environmental Health Division reviews and the Permanent Food Establishment Permit process requires both preliminary application and subsequent ongoing inspections requirements to establish a restaurant in the Village. The building code and inspection review requirements

have also evolved over the years. Any issues arising from the operation of a restaurant would be addressed through commercial property maintenance code requirements, environmental health standards, the business operating standards in the Zoning Ordinance, and Licensing requirements.

- In reviewing other comparable municipal regulations in the area, there are many municipalities that allow restaurants as permitted uses. Arlington Heights modified its Special Use requirements to grant a waiver and not require a special use for take-out restaurants and sit down restaurants 4,000 square feet or less. Mount Prospect (permitted uses in all commercial districts, excepting the business office district), Schaumburg (permitted uses up to 4,500 square feet inline tenant space, including take out and/or cafeteria style service), and Buffalo Grove permits restaurant without a drive through in the many of the business districts. The Northwest Municipal Conference survey is included in the packet for review.

Attached wall signs in the business and manufacturing districts:

- Staff reviewed the existing limitations for attached signs in the business and manufacturing districts and, specifically, the maximum square footage allowed for an attached sign to determine if an expansion of the maximum size is warranted.
- The sign code regulates attached signs, as a function of both the amount of linear feet of frontage (total signage calculation) and a maximum of 100 square feet, regardless of the total acreage or building size.

- Staff incorrectly approved an attached wall sign at the Amazon distribution center. The sign was permitted and installed on the façade. In notifying the building owner of the omission, a revised plan in compliance with the maximum square footage was submitted. Concurrently, Staff began reviewing the existing Code requirements and other municipal requirements to determine whether an amendment should be contemplated.

- The Subject Building is approximately 162,000 square feet, with wall elevations 43 feet tall to the parapet. In reviewing other comparable municipal regulations for maximum sign area, there are many municipalities that allow attached wall signs to be greater than Palatine's limitation of 100 square feet.

- Arlington Heights allows wall signs up to 150 square feet, with an additional potential maximum allowed of 187.5 square feet, depending upon the setback of the building from the right-of-way. Schaumburg allows a maximum of 10% of the wall area, or 200 square feet, whichever is less. Wheeling permits wall signs in the business and manufacturing districts to be up to 400 square feet, depending

upon the linear feet of frontage. Mount Prospect allows attached signs to be 150 square feet and up to 180 square feet in certain circumstances.

- Staff believes that a text amendment is warranted. Also, many of the commercial shopping centers have attached signs which exceed 100 square feet and are regulated as planned developments, with a separate sign code. Staff is recommending amending the maximum allowable attached sign for business and manufacturing properties be 200 square foot sign, for single use buildings of at least 100,000 square feet.

RECOMMENDATION:

Public Hearing:	Plan Commission: March 2, April 6, and May 18, 2021.
Residents testifying:	None
Vote:	The Plan Commission voted unanimously to approve the requested text amendments and Staff concurs.

ACTION REQUIRED:

Staff is seeking direction from the Village Council on the proposed text amendments to the Village of Palatine Zoning Ordinance.

ATTACHMENTS:

- EXHIBIT A - Text amendment language
- NWMC Restaurant Suevey
- March 2nd Plan Commission meeting minutes
- April 6th Plan Commission minutes
- Public Notice - March 2nd Plan Commission meeting - text amendments
- Public Notice - April 6th Plan Commission meeting - text amendments
- Public Notice May 18th Plan Commission meeting - text amendments

EXHIBIT A: PROPOSED TEXT AMENDMENTS TO APPENDIX A – (VILLAGE OF PALATINE ZONING ORDINANCE) OF THE VILLAGE OF PALATINE CODE OF ORDINANCES:

6.03. Fences.

(b) *Residential districts.* All fencing in residential districts shall comply with the following requirements:

(1) Height. All fencing shall not exceed six (6) feet in height unless otherwise specified**, except that fencing in residential rear and interior side yards, which abut commercial or manufacturing properties, shall not exceed 8 feet in height.**

(c) *Business districts.* All fencing in business districts is subject to review and approval by the administrator to ensure promotion of the health, safety and general welfare of the village. No fence shall exceed six (6) feet in height, eight (8) feet in rear and interior side yards which a**but ~~re-proximate~~** to residential properties, **~~unless otherwise~~** unless otherwise specified in this ordinance. (Ord. No. O-19-20, 3/9/20)

7.04 (g) *Screening.*

(1) Manufacturing and business districts. All open off-street commercial and industrial parking areas which abut residential properties (including lots across the street) shall be effectively screened along the entire boundary of the residential property by a densely planted hedge, solid masonry wall, or solid fence.

a. Said screening device shall be at least four (4) feet in height and shall not exceed six (6) feet in height**, or up to eight (8) feet for interior side or rear yards, which abut residential properties.**
b. Said screening device shall not exceed a height of three (3) feet within twenty-five (25) feet of driveways, approachways, or intersections.
c. Said wall or fence, if painted, shall be one color.
d. All screening and/or landscaping along the periphery of parking lots with over twenty (20) spaces shall not constitute more than twenty-five (25) percent of the total landscaping requirement.
e. All screening and/or landscaping along the periphery of parking lots with twenty (20) or fewer spaces may be applied toward the total landscaping requirement.

ARTICLE VIII. SIGNAGE

[Editor's Note: Ordinance 0-127-06, passed on July 17, 2006 replaced Article VIII in its entirety]

8.01. General requirements.

8.03. Permanent signage in business districts.

(3) Attached signs.

a. Display. A sign shall display only the name information pursuant to the business conducted on the single user lot.
b. Gross surface area. A single attached sign shall not exceed one hundred (100) square feet in gross surface area, except in B-5 Districts where a single user lot is greater than two (2) acres in lot area, a single attached sign shall not exceed one hundred twenty (120**) square** feet in gross surface area**, except where the building**

Attachment: EXHIBIT A - Text amendment language (Text Amendments to the Zoning Ordinance regarding restaurants, residential fencing,

is at least one hundred thousand (100,000) square feet in floor area and occupied by a single user, the gross surface area shall not exceed two hundred (200) square feet for a single attached sign.

8.04. Signage in "M", Manufacturing Districts.

(1) *Total signage.* The total gross surface area of all signage shall not exceed one square foot for each linear foot of lot frontage. A minimum of forty (40) square feet shall be maintained for all lots.

(2) *Freestanding signs.*

a. Number of signs. Only one freestanding sign shall be permitted per lot.
b. Display. A freestanding sign shall display only the name of the business conducted on the lot.
c. Gross surface area. A single freestanding sign shall not exceed one-hundred (100) square feet in gross surface area.
d. Height. The height of a freestanding sign shall not exceed twenty (20) feet.

(3) *Attached signs.*

a. Display. An attached sign shall display only the name of the business conducted on the lot.
b. Gross surface area. A single attached sign shall not exceed one-hundred (100) square feet in gross surface area**, except where the building is at least one hundred thousand (100,000) square feet in floor area and occupied by a single user, the gross surface area shall not exceed two hundred (200) square feet for a single attached sign.**

11.02. B-1, Shopping Center District.

(a) *Legislative intent.* The purpose of the B-1, Shopping Center District is to provide for retail shopping and financial services within a unified shopping center.

(b) *Permitted uses.* The following uses are permitted:

(6) Bakeries; manufacturing of goods limited to those retailed on the premises.

(13) Candy, confectionery and ice cream stores; with no on-site manufacturing of goods.

(54) Railroad passenger station.

(55) **Restaurants, within the following categories:**

a) Restaurants without a local liquor license.
b) Restaurants without a drive-thru.
c) Restaurants with twenty-five (25) or fewer seats.
d) Take-out only restaurants.

~~(55)~~ **(56)** Second hand thrift shops.

~~(56)~~ **(57)** Sewing machine sales and service; household machines only.

Attachment: EXHIBIT A - Text amendment language (Text Amendments to the Zoning Ordinance regarding restaurants, residential fencing,

~~(57)~~ **(58)** Shoe stores.

~~(58)~~ **(59)**Sporting goods stores.

~~(59)~~ **(60)**Temporary buildings; on the premises for construction purposes for a period not to exceed the duration of such construction.

~~(60)~~ **(61)**Temporary uses of special events; for a period not to exceed seventy-two (72) hours; as approved by the village **council** ~~board~~ at least ten (10) days before the event.

~~(61)~~**(62)** Ticket agencies; amusement.

~~(62)~~ **(63)** Toy stores.

~~(63)~~ **(64)** Travel agencies, bureaus and transportation ticket offices.

~~(64)~~ **(65)** Mixed uses; combination of economically compatible permitted uses listed above.

~~(65)~~ **(66)** Compatible uses; per procedure and standards listed in section 11.01(f) of this ordinance. (Ord. 0-111-06, §4, 6/26/06)

~~(66)~~ (**67)** Tanning Salons. (Ord. 0-22-02 §6, 2/25/02)

~~(67)~~ **(68)** Village Operated Facilities (Ord. 0-14-10, §1, 2/16/10)

(d) *Special uses.* The following uses are permitted as special uses when authorized by the village **council** ~~board~~ subject to the standards set forth in section 14.05 of this ordinance:

(19) Restaurants **within the following categories:**
- **a) Restaurants with a local liquor license.**
- **b) Restaurants with a drive-thru.**
- **c) Restaurants with more than twenty-five (25) seats.**

(20)School office buildings; not including the parking or storage of buses.

(21) Taverns or bars.

11.03. B-2, General Business District.

(a) *Legislative intent.* The purpose of the B-2, General Business District is to provide areas for business establishments which offer retail convenience goods and services to residents located in the general vicinity of the district.

(b) *Permitted uses.* The following uses are permitted: (Ord. No. O-19-20, 03/09/20)

(8) Bakeries; manufacturing of goods limited to those retailed on the premises.

(20) Candy, confectionery and ice cream stores; with no on-site manufacturing of goods.

(74) Railroad passenger station.

Attachment: EXHIBIT A - Text amendment language (Text Amendments to the Zoning Ordinance regarding restaurants, residential fencing,

(75) Restaurants **within the following categories:**

a) Restaurants without a local liquor license.
b) Restaurants without a drive-thru.
c) Restaurants with twenty-five (25) or fewer seats.
d) Take-out only restaurants.

~~(75)~~**(76)** Sales and service of the following items; with a retail showroom:

a. Electrical.
b. Flooring.
c. Glass.
d. Heating and ventilation.
e. Painting.
f. Paper hanging.
g. Plumbing.
h. Roofing.

~~(76)~~ **(77)** Second hand thrift shops.

~~(77)~~**(78)** Sewing machine sales and service; household machines only.

~~(78)~~ **(79)** Shoe stores.

~~(79)~~ **(80)** Sporting goods stores.

~~(80)~~ **(81)**Swimming pool sales and service.

~~(81)~~ **(82)** Taxidermists.

~~(82)~~ **(83)** Ticket agencies; amusement.

~~(83)~~ **(84)** Toy stores.

~~(84)~~ **(85)**Travel agencies, bureaus and transportation ticket offices.

~~(85)~~ **(86)**Temporary buildings; on the premises for construction purposes for a period not to exceed the duration of such construction.

~~(86)~~ **(87)**Temporary uses of special events; for a period not to exceed seventy-two (72) hours; as approved by the village **council** ~~board~~ at least ten (10) days before the event.

~~(87)~~ **(88)**Mixed uses; combination of economically compatible permitted uses listed above.

~~(88)~~ **(89)**Compatible uses; per procedure and standards listed in section 11.01(f) of this ordinance. (Ord. 0-111-06, §6, 6/26/06)

~~(89)~~ **(90)**Tanning Salons. (Ord. 0-22-02 §7, 2/25/02)

~~(90)~~ **(91)**Village Operated Facilities (Ord. 0-14-10, §1, 2/16/10)

(c) *Accessory uses.*

(d) *Special uses.* The following uses are permitted as special uses when authorized by the village council subject to the standards set forth in section 14.05 of this ordinance: (Ord. No. O-19-20, 03/09/20)

(26) Restaurants **within the following categories:**

a) Restaurants with a local liquor license.
b) Restaurants with a drive-thru.
c) Restaurants with more than twenty-five (25) seats,

Attachment: EXHIBIT A - Text amendment language (Text Amendments to the Zoning Ordinance regarding restaurants, residential fencing,

Attachment: EXHIBIT A - Text amendment language (Text Amendments to the Zoning Ordinance regarding restaurants, residential fencing,

~~(26)~~ School office buildings; not including the parking or storage of buses.
(27)

~~(27)~~ **(28)** ~~Restaurants; with or without drive-through.~~**Reserved.**

~~(28)~~ **(29)** Taverns or bars.

~~(29)~~ **(30)** Truck rental.

~~(30)~~ (**31)**Trailer rental.

~~(31)~~ **(32)** Undertaking establishments and funeral homes; which may include one attached residential unit. Water based cremation or alkaline hydrolysis is also permitted as an accessory use to the funeral home. (Ord. No. O-40-21; 04/12/21)

~~(32)~~ **(33)** Wind energy conversion systems.

~~(33)~~ **(34)** Unique or new uses; not listed within this ordinance; provided that the use complies with the intent of the B-2 District.

~~(34)~~ **(35)** Homeless day facility. (Ord. 0-115-00 ɔ22, 9/25/00]

~~(35)~~ **(36)** Copy changes, pursuant to Section 8.01(f)(4). (Ord. 0-133-00 ɔ5, 10-23-00)

~~(36)~~ **(37)** Food stores, grocery stores, meat markets and frozen foods. (Ord. 0-104-01 ɔ6 7-23-01)

11.04. B-3, Central Business District.

(a) *Legislative intent.* The purpose of the B-3, Central Business District is to provide a centrally located shopping and service area within Palatine for the retail sale of small items and essential services.

(b) *Boundaries.* Only the following described property in the village, and none other, shall be eligible for B-3, Central Business District zoning:

All property bounded by Wood Street on the north, Johnson street on the south, Plum Grove Road on the east, and Smith Street on the west.

(c) *Reserved.* (Ord. 0-83-10, §3, 7/19/10)

(d) *Permitted uses.* The following uses are permitted:

(5) Bakeries; manufacturing of goods limited to those retailed on the premises.

(13) Candy stores.

(**64)** Restaurants **within the following categories:**
- **a) Restaurants without a local liquor license.**
- **b) Restaurants without a drive-thru.**
- **c) Restaurants with twenty-five (25) or fewer seats.**
- **d) Take-out only restaurants.**

~~(64)~~ **(65)** Second hand thrift shop.

~~(65)~~ **(66)** Sewing machine sales and service; household machines only.

~~(66)~~ **(67)** Sporting good stores.

~~(67)~~ **(68)** Telephone exchanges.

~~(68)~~ **(69)**Ticket agencies; amusement.

~~(69)~~ **(70)** Toy stores.

~~(70)~~ **(71)** Travel agencies, bureaus and transportation ticket offices.

~~(71)~~ **(72)** Temporary buildings; on the premises for construction purposes for a period not to exceed the duration of such construction.

(~~72~~) **(73)** Temporary uses of special events; for a period not to exceed seventy-two (72) hours; as approved by the village **council** ~~twenty~~ at least ten (10) days before the event.

~~(73)~~ **(74)** Mixed uses; combination of economically compatible permitted uses listed above provided that the floor area of such establishment does not exceed fifty thousand (50,000) square feet.

~~(74)~~ **(75)** Compatible uses; per procedure and standards listed in section 11.01(f) of this ordinance. (Ord. 0-111-06, §7, 6/26/06)

~~(75)~~ **(76)** Village Operated Facilities (Ord. 0-14-10, §1, 2/16/10)

(f) *Special uses.* The following uses are permitted as special uses when authorized by the village board subject to the standards set forth in section 14.05 of this ordinance:

(12) ~~Restaurants, excluding drive-in or drive-through facilities~~.
Restaurants within the following categories:
a) Restaurants with a local liquor license.
b) Restaurants with a drive-thru.
c) Restaurants with more than twenty-five (25) seats.

(13) Taverns and bars.

(14) Unique or new uses; not listed within this ordinance; provided that the use complies with the intent of the B-3 District.

(15) Wind energy conservation system.

(16) Copy changes, pursuant to Section 8.01(f) (4). (Ord. 0-133-00 ə7, 10-23-00)

(17) Food stores, grocery stores, meat markets and frozen foods. (Ord. 0-104-01 ə9 7-23-01)

(18) Dry Cleaners. (Ord. 0-41-03, ə9, 2-03-03)

(19) Liquor Stores; package stores only. (Ord. 0-50-03, §9, 2/18/03)

(20) Tobacco Shops and electronic cigarette stores. (Ord. 0-14-04, §9, 2/2/04, Ord. No. 0-123-15, §1, 10/19/15)

(21) Drive-Thrus (Ord. 0-142-04, §4, 7/6/04)

(22) Offices: Medical and dental, including, but not limited to physicians, surgeons and dentists. (Ord. 0-84-05, §11, 4/18/05, Ord. O-135-17, 12/11/17)

Attachment: EXHIBIT A - Text amendment language (Text Amendments to the Zoning Ordinance regarding restaurants, residential fencing,

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11.06. B-5, Highway Business District.

(a) *Legislative intent.* The purpose of the B-5, Highway Business District is to provide for intensive retail or wholesale sales with appeal on a regional basis.

(c) *Permitted uses.* The following uses are permitted as special uses when authorized by the village board subject to the standards set forth in section 14.05 of this ordinance:

(40) Public garages.

(41) Restaurants **within the following categories:**
- **a) Restaurants without a local liquor license.**
- **b) Restaurants without a drive-thru.**
- **c) Restaurants with twenty-five (25) or fewer seats.**
- **d) Take-out only restaurants.**

~~(41)~~ **(42)** Studios; commercial, photographic, recording, radio and television.

~~(42)~~ **(43)** Second hand thrift stores; if conducted wholly within a completely enclosed building.

~~(43)~~ **(44)** Sign painting establishments.

~~(44)~~ **(45)** Snowmobile sales and service.

~~(45)~~ **(46)** Taxicab dispatching office facility; including accessory communications equipment.

~~(46)~~ **(47)** Temporary buildings; on the premises for construction purposes for a period not to exceed the duration of such construction.

~~(47)~~ **(48)** Temporary uses of special events; for a period not to exceed seventy-two (72) hours; as approved by the village **council** ~~board~~ at least ten (10) days before the event.

~~(48)~~ **(49)** Mixed uses; combination of economically compatible permitted uses listed above, provided that the floor area of such establishment does not exceed fifty thousand (50,000) square feet.

~~(59)~~ **(50)** Compatible uses; per procedure and standards listed in section 11.01(f) of this ordinance. (Ord. 0-111-06, §9, 6/26/06)

~~(50)~~ **(51)** Delicatessens (Ord. 0-67-00 ∋1, 7/17/00)

~~(51)~~ **(52)** Bakeries (Ord. 0-67-00 ∋1, 7/17/00)

~~(52)~~ **(53)** Tanning Salons. (Ord. 0-22-02 §8, 2/25/02)

~~(53)~~ **(54)** Village Operated Facilities (Ord. 0-14-10, §1, 2/16/10)

(e) *Special uses.* The following uses are permitted as special uses when authorized by the village board subject to the standards set forth in section 14.05 of this ordinance:

(24) Restaurants. **Restaurants within the following categories:**
- **a) Restaurants with a local liquor license.**
- **b) Restaurants with a drive-thru.**
- **c) Restaurants with more than twenty-five (25) seats.**

(25) Trailer rental.

(26) Truck rental.

(27) Unique uses.

(28) Wind energy conservation systems.

(29) Used auto and machinery party.

(30) Hotels, motels, and lodging houses. (Ord. No. O-19-20, 03/09/20)

(31) Sales and service uses; with a retail sales showroom and storage conducted within a totally enclosed building;
- a. Electrical.
- b. Flooring.
- c. Glass.
- d. Heating and ventilation.
- e. Masonry.
- f. Painting.
- g. Paper hanging.
- h. Plumbing.
- i. Refrigeration.
- j. Roofing.

(32) Copy changes, pursuant to Section 8.01(f)(4). (Ord. 0-133-00 ∋11 10-23-00)

(33) Car rental facilities. (Ord. 0-22-02, §5, 2/25/02)

(34) Dry Cleaners (Ord. 0-41-03, §10, 2-03-03)

(35) Liquor Stores; package stores only. (Ord. 0-50-03, §10, 2/18/03)

(36) Tobacco Shops and electronic cigarette stores. (Ord. 0-14-04, §11, 2/2/04, Ord. No. 0-123-15, §1, 10/19/15)

(37) Drive-Thurs (Ord. 0-142-04, §5, 7/6/04)

(38) Offices: Medical and dental, including, but not limited to physicians, surgeons and dentists. (Ord. 0-60-06, §15, 4/3/06)

Attachment: EXHIBIT A - Text amendment language (Text Amendments to the Zoning Ordinance regarding restaurants, residential fencing,

(39) Gold and Silver dealers (as defined within Division 16 of the Palatine Code of Ordinances), whose gross business receipts result in 20% or more from the purchase of gold or silver. (Ord. No. 0-144-11, §1, 11/21/11)

(40) Piercing studios and stores, operating in a manner that is not exempted under the Tattoo and Body Piercing Establishment Registration Act (410 ILCS 54/). This shall not include practices that are considered medical procedures or the puncturing of the outer perimeter or lobe of the ear using the pre-sterilized, single-use stud and clasp piercing system. (Ord. No. 0-144-11, §1, 11/21/11)

(41) Physical and health services: including health clubs greater than 3,000 square feet, swimming pools, and masseuses. (Ord. 0-89-16; 7/11/16; Ord. O-135-17, 12/11/17)

(42) Adult-Use Cannabis Dispensing Establishment as defined in Section 3.02. (Ord. O-111-19, 12/9/19)

ARTICLE XII. MANUFACTURING DISTRICTS

12.01. General requirements of all manufacturing districts.

(f) *Permitted uses.* The following uses are permitted:

(1) Artists Studios, with accessory sales (Ord. No. 0-82-11, §1, 7/18/11)

(2) Automotive sales; for the sale of new and used automobiles when accessory to an automotive repair facility (Ord. No. 0-82-11, §1, 7/18/11)

(3) Boat building and repair; for boats less than forty (40) feet in length.

(4) Building and material sales.

(5) Cameras and other photographic equipment; except film.

(6) Cartage or express establishments.

(7) Car washes; with a minimum 200 foot separation from any residentially zoned use, as measured from the property line of the residential parcel (Ord. No. 0-82-11, §1, 7/18/11)

(8) Catering Establishments. (Ord. 0-18-07, §2, 3/5/07)

(9) Commercial/trade school

(10) Contractor's shops.

(11) Equipment rental (Ord. No. 0-82-11, §1, 7/18/11)

(12) Fuel and ice sales; bulk.

(13) Garages for storage, repair and servicing of motor vehicles; including body repairs, painting and engine rebuilding.

(14) Greenhouses and nurseries.

Attachment: EXHIBIT A - Text amendment language (Text Amendments to the Zoning Ordinance regarding restaurants, residential fencing,

(15) Indoor recreational facilities (health clubs, bowling alleys, indoor soccer fields, training facilities for athletes, and other similar uses) (Ord. No. 0-82-11, §1, 7/18/11)

(16) Laboratories, research, experimental and testing, for testing and research, including medical and dental, including labs (Ord. No. 0-82-11, §1, 7/18/11)

(17) Lawn care/landscaping (Ord. No. 0-82-11, §1, 7/18/11)

(18) Machinery sales.

(19) Medical/Dental clinic (Ord. No. 0-82-11, §1, 7/18/11)

(20) Mini-warehouse.

(21) Nursery, truck garden or greenhouse.

(22) Offices; business, governmental, professional (Ord. No. 0-82-11, §1, 7/18/11)

(23) Photographic studio and equipment sales/service including film development (Ord. No. 0-82-11, §1, 7/18/11)

(24) Printing, commercial.

(25) Public garages and parking lots.

(26) **Temporary use for special events; for a period not to exceed seventy-two (72) hours; as approved by the village council, at least ten (10) days before the event.**

(27~~6~~) Towing services, with a minimum 200 foot separation from any residential use, as measured from the property line of the residential parcel (Ord. No. 0-82-11, §1, 7/18/11)

(28~~7~~) Upholstering.

(29~~8~~) Village Operated Facilities (Ord. 0-14-10, §1, 2/16/10)

(30~~29~~) Any manufacturing, fabricating processing, assembly, repairing, storing, cleaning, servicing or testing of materials, goods or products, and related office uses that conform to the performance standards of this article, with or without accessory showroom.

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Municipality	Are carry out restaurants an allowed use?	If yes, what districts are carry out restaurants allowed in?	If no, are they allowed as a special use/ conditional use?	Are sit-down restaurants an allowed use?	If yes, what districts are sit-down restaurants allowed in?	If no, are they allowed as a special use/ conditional use?	Are outdoor cafés an allowed use?	If yes, what districts are outdoor cafes allowed in?
Arlington Heights	No.		Yes.	No.		Yes.	Yes.	In B-5, Downtown District only.
Barrington	Yes.	B-1 General Business/Service; B-4 Village Center (no drive-through are allowed).		Yes.	B-1 General Business/Service; B-4 Village Center (no drive-through are allowed)		Yes.	B-1 General Business/ Service; B-4 Village Center.
Buffalo Grove	Yes.	Any Business District.	N/A.	Yes.	All Business Districts as well as the Industrial District as a special use.		Yes.	All Business Districts as well as the Industrial District as a special use.
Carpentersville	Yes.	C-1 Neighborhood Commercial, C-2 General Commercial, C-2-A Randall Road Commercial.		Yes.	C-1, C-2, C-2-A.		Yes.	An outdoor dining area accessory to a principal use serving alcoholic liquor for consumption on the premises is allowed in C-2 and C-2-A with the approval of a special use permit. An outdoor dining area accessory to a principal use that does not serve alcoholic liquor is allowed by right in C-2 and C-2-A.
Cary	Yes.	Commercial, Manufacturing.		Yes.	Commercial.		Yes.	Commercial.
Des Plaines	Yes.	C-1, C-2, C-3, C-4, C-5 (treated as Specialty Food).		Yes.	C-3, C-4, C-5, C-6 (Class A Restaurant).		Yes.	Outdoor seating allowed accessory to restaurant.

Attachment: NWMC Restaurant Suevey (Text Amendments to the Zoning Ordinance regarding

Municipality	Are carry out restaurants an allowed use?	If yes, what districts are carry out restaurants allowed in?	If no, are they allowed as a special use/ conditional use?	Are sit-down restaurants an allowed use?	If yes, what districts are sit-down restaurants allowed in?	If no, are they allowed as a special use/ conditional use?	Are outdoor cafés an allowed use?	If yes, what districts are outdoor cafes allowed in?
Evanston	No.		Yes. Special use in all Business, Commercial, D2, D3, D4, I2, I3, RP	Yes.	All Business, Commercial, and Downtown districts, as well as the I1, O1 and RP.	Yes. Special use in I2, I3.	Yes.	Allowed in accordance with restaurant zoning regulations if on private property. Require City Council approval on public property (not through special use process).
Hoffman Estates	Yes.	B-1 Neighborhood Business District, B-2 Community Business District, CMU Commercial Mixed Use District.		Yes.	B-1 Neighborhood Business District, B-2 Community Business District, CMU Commercial Mixed Use District.		Yes.	B-1 Neighborhood Business District, B-2 Community Business District, CMU Commercial Mixed Use District.
Mount Prospect	Yes.	B3-B5,.		Yes.	B3-55		Yes.	B3-B5
Northbrook	Yes.	Allowed as permitted uses in commercial districts, and special uses in office districts, light industrial district, and mixed use districts.		Yes.	Allowed as permitted uses in commercial districts and office districts , and special uses in light industrial district and mixed use districts.		Yes.	Allowed as permitted uses in commercial districts, office districts, light industrial district, and mixed use districts.
Palatine	No.		Yes.	No.		Yes.	No.	

Attachment: NWMC Restaurant Suevey (Text Amendments to the Zoning Ordinance regarding

Municipality	Are carry out restaurants an allowed use?	If yes, what districts are carry out restaurants allowed in?	If no, are they allowed as a special use/ conditional use?	Are sit-down restaurants an allowed use?	If yes, what districts are sit-down restaurants allowed in?	If no, are they allowed as a special use/ conditional use?	Are outdoor cafés an allowed use?	If yes, what districts are outdoor cafes allowed in?
Park Ridge	Yes.	Commercial (B-1, B-2, B-3, B-4 Uptown Core, B-4 Uptown Commercial).		Yes.	Same as above, there is no differentiation between carry-out and sit-down.		Yes.	Same as above, no specific distinction for outdoor cafes.
Rolling Meadows	Yes.	Rolling Meadows does not distinguish between carry-out and sit-down restaurants.		Yes.	T-1 Transitional, T-2, C-1, C-2 Commercial.		Yes.	Temp outdoor seating - < 12 seats; does not serve alcohol; does not require additional parking or construction - allowed in districts for restaurants.
Schaumburg	No.		Yes.	No.		Yes.	No.	
Skokie	Yes.	Permitted use: NX, TX, CX, B1, B2, B3, B4. Special Use: MI, Restricted Use: or (must be within another approved building).	N/A.	Yes.	Full Service - permitted: NX, TX, CX, B2, B3, B4 Special Use: B1, MI Restricted: OR Limited Service - Permitted: NX, TX, CX, B2, B3, B4, H1 Special use BI, MI Restricted: OR, B6 (limits or % of total floor area).	N/A.	Yes.	See all of 118-85(e) attached.
Streamwood	Yes.	All commercial districts.		Yes.	All commercial districts.		Yes.	All commercial districts.
Vernon Hills	Yes.	B-1 General Business.		Yes.	B-1 General Business.		Yes.	B-1 General Business with Board approval of an Outdoor dining Permit.
Wheeling	No.		Yes.	No.			No.	

Attachment: NWMC Restaurant Suevey (Text Amendments to the Zoning Ordinance regarding

Municipality	Are carry out restaurants an allowed use?	If yes, what districts are carry out restaurants allowed in?	If no, are they allowed as a special use/ conditional use?	Are sit-down restaurants an allowed use?	If yes, what districts are sit-down restaurants allowed in?	If no, are they allowed as a special use/ conditional use?	Are outdoor cafés an allowed use?	If yes, what districts are outdoor cafes allowed in?
Wilmette	No.		Yes.	Yes.	All commercial districts.		Yes.	All properties in commercial districts not adjacent to residential districts.

Attachment: NWMC Restaurant Suevey (Text Amendments to the Zoning Ordinance regarding

Municipality	If no, are they allowed as a special use/conditional use?	Are drive-through restaurants an allowed use?	If yes, what districts are drive-through restaurants allowed in?	If no, are they allowed as a special use/conditional use?
Arlington Heights		No.		Yes.
Barrington		No.		Yes.
Buffalo Grove		Yes.	Permitted Use in the B-3 District; Special Use in B-2; B-4 ; B-5 and the Industrial District.	
Carpentersville	Yes.		Drive-through establishments accessory to a restaurant are allowed in C-2 with the approval of a special use permit.	Yes.
Cary		No.		Yes.
Des Plaines		No.		Yes. (C-3, C-4, C-5)

Attachment: NWMC Restaurant Suevey (Text Amendments to the Zoning Ordinance regarding

Municipality	If no, are they allowed as a special use/conditional use?	Are drive-through restaurants an allowed use?	If yes, what districts are drive-through restaurants allowed in?	If no, are they allowed as a special use/conditional use?
Evanston		No.		Yes.
Hoffman Estates		No.	(The drive-through requires a Special Use in the B-1 Neighborhood Business District, B-2 Community Business District, CMU Commercial Mixed Use District.)	Yes.
Mount Prospect		No.		Yes.
Northbrook		No.	Only allowed as special uses in the commercial districts, office districts, and mixed use districts.	Yes.
Palatine	Yes.	No.		Yes.

Attachment: NWMC Restaurant Suevey (Text Amendments to the Zoning Ordinance regarding

Municipality	If no, are they allowed as a special use/conditional use?	Are drive-through restaurants an allowed use?	If yes, what districts are drive-through restaurants allowed in?	If no, are they allowed as a special use/conditional use?
Park Ridge		Yes.	Any drive-through facility (not specific to restaurants) only allowed in B-2 or B-3.	
Rolling Meadows	Yes. Special use if seating exceeds 12 or serve alcohol or requires construction or additional construction.	No.		Special use.
Schaumburg	Yes.	No.		Yes.
Skokie	N/A.		Limited service restaurants only - special use: B2, B3, M1.	N/A.
Streamwood		No.		Yes.
Vernon Hills		No.	B-1 General Business.	Yes.
Wheeling	Yes.	No.	Yes.	

Attachment: NWMC Restaurant Suevey (Text Amendments to the Zoning Ordinance regarding

Municipality	If no, are they allowed as a special use/conditional use?	Are drive-through restaurants an allowed use?	If yes, what districts are drive-through restaurants allowed in?	If no, are they allowed as a special use/conditional use?
Wilmette		No.		Yes.

Attachment: NWMC Restaurant Suevey (Text Amendments to the Zoning Ordinance regarding

Attachment: March 2nd Plan Commission meeting minutes (Text Amendments to the Zoning Ordinance regarding restaurants, residential

III. PUBLIC HEARING

1. Various text amendments to Appendix A of the Village of Palatine Code of Ordinances, including Article 3 - Rules and Definitions, Section 3.02 Specific Definitions, Article 6 - Section 6.01 (accessory structures), Article 7, Section 7.04 - design and maintenance of off-street parking areas; manufacturing and business district screening, and Article 12, Section 12.01 (f) permitted uses in the manufacturing district, all of the Village of Palatine Zoning Ordinance **- Recommended to Approve**

   Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on February 11, 2021.

   The following petitioner's exhibits were introduced:
   1. Draft Text Amendments
   2. NWMC Garage Survey
   3. Other Municipal Accessory Structure Ordinances
   4. Public Notice

   Sworn in staff - Mr. Vyverberg

   Mr. Vyverberg states that this hearing is in regards to proposed text amendments to Appendix A of the Village of Palatine Code of Ordinances. Periodically, on an as needed basis, staff completes review of what are deemed to be necessary text amendments due to unforeseen occurrences within the zoning ordinance that was not contemplated previously. In this instance, the ability to clarify existing language as it relates to that.

   Mr. Vyverberg discusses Article 3 Rules and Definitions and relates that there was a discussion with village council in regards to detached structures that exceeds square footage.

   Mr. Vyverberg explains that in all instances that were reviewed over the past 5-7 years, when a request for a detached structure exceeds height limitation or square footage it was always in conjunction with another form of relief that was necessary such as lot coverage variation or setbacks that didn't meet requirements. Also, Staff found themselves in discussion with Village Council adding conditions to prohibit habitation in a detached structure. There is nothing specific in our code that prohibits habitation in a detached structure. The goal is to unify the language in the zoning ordinance that prohibits habitation or performing home occupation activities in detached structures. The thought is to add the language to the existing zoning ordinance.

   Mr. Vyverberg talked through existing zoning ordinance related to Accessory Structures/detached structures.

Mr. Vyverberg stated in the year 2000, Village staff worked on many requests for detached garages. These requests did not have a square foot limitation for detached structures. Code now states that the height of the detached structure cannot exceed the height of the principal structure. The goal is to bring clarity to proposed amendments.

Mr. Vyverberg talks about the relevant definitions in the Village of Palatine Zoning Ordinance.

Mr. Vyverberg suggests to clarify the code and instead of having a maximum measure to a midpoint height, it would be measured as indicated in the suggested definition of maximum height.

Mr. Vyverberg noted another review in 2007 amended the lot coverage of building requirements in residential districts. The definition of story and half-story was inserted and clarification added to eliminate the (1) story and clarify the maximum height that was intended to be measured to a midpoint. It was suggested that the mean height would have a maximum accessory height of 23'.

Mr. Vyverberg noted that the Community Services Department was surveyed on the number of detached structure building permits that had been issues in recent years. It was discovered, depending on if it was an 8' garage door height (which is typical) and in some instances there was a 7' garage door, having a maximum height of 23' encompassed the majority of the garages that were built and constructed and part of the review. There is no form base code that staff operates under within the village.
In instances, for purposes of design where they are looking to have a roof pitch that aligns with the principal structure - if you want to exceed the height, you would go through special use process and check if the special use standards are not impacting surrounding properties.

Mr. Vyverberg discusses language from the Barrington ordinance that contemplates, based on the pitch of the roof, different maximum heights for garages as it relates to that structure. One item noted under accessory limitation within the Village of Palatine under residential properties there is lot coverage restrictions, building cover restrictions, set back and bulk standards as it relates to that.

Mr. Vyverberg also discusses that one thing common from review is NW Municipal Conference information regarding garages and accessory structures. It seemed typical that there was a limitation of one garage, whether it's attached or detached, permitted on a single residential lot. This is attempting to not rely on the lot coverage calculation to prohibit that.

Mr. Friedman asks if there are circumstances where an existing attached garage is part of the home but not an accessory structure? If an individual has a home with a single attached garage and they don't have the width to add a 2nd car is the rule that they cannot do a detached garage behind them because they

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already have 1 garage? Is that the intent?

Mr. Vyverberg replies that as written, in this circumstance, it would need to be reviewed as to whether it's a substandard garage.

Mr. Hansen talks about a neighbor being a car collector that took the back wall out of his garage and built an attachment - not freestanding but a deeper garage.

Mr. Vyverberg states he is aware of permits issued for building a tandem garage.

Mr. Vyverberg is ready to move to next section of addendum and ask Mr Dwyer if he would like to move to next topic or discuss.

Mr. Dwyer asks if there are any questions about accessory structures. None noted - discussion about typo and wording on document.

Mr. Vyverberg talks about next item on Agenda that relates to the addendum which is gazebo's and pergola's. He states that residents are purchasing these items from big box stores. Code states it must be placed 10' from the main structure. One way to address this is to go through a minor special use request. It has been an economical and straight forward process and these structures seem to be a common item. There was also a discussion with the Director of Fire Prevention and it was determined that there is not a fire impact relative to the structures and has gone through a building department review.

Mr. Vyverberg states that there is no present definition of gazebo's and pergola's. The article now adds standard definition that indicates they are not required to provide a setback for open air gazebo's from the principal structure. It also eliminates anyone from having to go through the process of a building permit.

Mr Fedota asks if the gazebo's are completely covered. He also states that outdoor structure notes that 12, 16 or 24 on center would be a pergola.

Mr. Friedman asks if the 2 definitions can be combined. Is there a need to distinguish from a zoning stand point that a gazebo having a solid roof and a pergola open to above with open slats. He asks if there is any risk or impact of visual massing?

Mr. Vyverberg states that it was not taken into consideration and noted that he looked at other examples of the municipal ordinance that were combined as it relates to this. If plan commission would like it further evaluated he states he would be happy to do that. The bigger point was the disconnect in the code that requires the structure to be 10' away from the principal structure and the fact that it's not useable.

Mr. Fedota states that he is surprised that fire safety wasn't a concern for a wooden structure located next to building and refers to a BBQ

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Mr. Bennenhausen also talks about owners having a BBQ in the gazebo and the risk it could pose.

Mr. Vyverberg responds and states that having a gazebo on the patio next to the house did not raise concerns but adding different elements to the structure like fire pits or grills would then have to be reviewed under building permits.

Mr. Vyverberg moves to next item on the amendment. States that code changed several years ago in regards to commercial properties that directly abutt to residential properties. Text amendment was approved to allow commercial properties to have an 8' fence for additional aesthetic screening and noise control. They did not contemplate at the time that if you're in an existing commercial use perhaps permitted by right or new fence as it relates to that is only 6'. This code did not allow the same deference for the residential property that it abutts against. The amendment is intended to clean up the language to allow residential properties that are abutting a commercial property to have the same allowance that a commercial property has which is to allow an 8' fence on residential property rear yard or interior side yard which is the same limitations afforded to the commercial property.

Mr. Vyverberg presents Addendum - Article 6 - Section 6.03. Fences
Code clean up in manufacturing district aligning the manufacturing district and commercial properties to 8' for screening and fencing which is allowed by code. Clean up so code is not different in 2 different places.

Mr. Fedota asks if it is limited to solid board on board fences or could it also be a chain link fence.

Mr. Vyverberg notes circumstance of new development. Current code contemplates if you are abutting a residential property of if you have a commercial parking lot abutting a residential property it would have to be a solid screening. Chain link fence would not provide a barrier.

Mr. Vyverberg states there is last bit of clean up and refers to Article 12 - Section 12.01 - Manufacturing District (Permit Uses)
He states that if there is a manufacturing property that wanted to do a special event, staff would look at amending the zoning ordinance to be consistent with other business properties. He notes that there is not an abundance of parking at manufacturer properties and businesses would have to go through process that they could provide parking. This is a reasonable request from staff perspective.

Mr. Fedota notes that it could be any temporary use. He asks if there needs to be more clarification.

Mr. Vyverberg states it is being reviewed under umbrella and the event has to be related to the underlying use.

Mr. Dwyer asks about storage principal structure.

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Mr. Vyverberg worked with director of community services to put definitions together. Can clarify question with him.

Mr. Dwyer - Point 1 is unnecessary and Point 2 establishes when a basement will be a story.

STAFF RECOMMENDATION:
Staff recommends approval of the proposed text amendments to Appendix A (Village of Palatine Zoning Ordinance) of the Village of Palatine Code of Ordinances - Article 3 - Rules and Definitions - Section 3.02 Specific Definitions; Article 6 - Section 6.01 Accessory Structures and Section 6.03 Fences; Article 7 - Section 7.04 Design and Maintenance of Off-Street Parking Areas - Manufacturing and Business District Screening; and Article 12 - Section 12.01 (f) Permitted Uses in the Manufacturing District.

Mr. Hansen made a motion to close the public hearing; seconded by Mr. Noonan. The motion was unanimously approved

DISCUSSION:
Chairman Dwyer notes the items remaining to address at the next meeting is the definition of "story" related to the basement.
Mr. Vyverberg states that he will review the original amendment for clarification and check with the Director of Community Services.
Mr. Noonan states that language is to be reviewed in regards to separation of Pergola and Gazebo
Mr. Vyverberg states that this will need to be further reviewed and will clarify the language at the next meeting.

Mr. Noonan made a motion to accept Case #21-08 with (2) contingencies, seconded by Mr. Fedota.
Contingencies:

1) Staff review of the definition of story and basement, in light of proposed amendment;
2) Reconfirmation of Fire Prevention's lack of concern with eliminating the setback from the principals structure. There was also an inquiry as to whether pergola/gazeebos needed separate definitions.

The motion was unanimously approved.

Chairman Dwyer summarized that this request has met the standards and was unanimously approved by a vote of 8-0.

Attachment: March 2nd Plan Commission meeting minutes (Text Amendments to the Zoning Ordinance regarding restaurants, residential

RESULT:	**RECOMMENDED TO APPROVE [UNANIMOUS]**
MOVER:	Patrick Noonan, Plan Commissioner
SECONDER:	Stephen Fedota, Plan Commissioner
AYES:	Hansen, Dwyer, Robins, Noonan, Williams, Friedman, Bettenhausen, Fedota
ABSENT:	Kolososki

Attachment: March 2nd Plan Commission meeting minutes (Text Amendments to the Zoning Ordinance regarding restaurants, residential

2. Various text amendments to Appendix A of the Village of Palatine Code of Ordinances, including Article 3 - Rules and Definitions, Section 3.02 Specific Definitions, Article 6 - Section 6.01 (accessory structures), Article 7, Section 7.04 - design and maintenance of off-street parking areas; manufacturing and business district screening, Article 11, Sections 11.03 (d) and 11.06 (e) Special Uses in the B-2 and B-5 districts, and Article 12, Section 12.01 (f) permitted uses in the manufacturing district, all of the Village of Palatine Zoning Ordinance **- Recommended to Approve**

   #21-08
   Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on mark 22, 2021

   The following petitioner's exhibits were introduced:
1. Draft Text Amendment
2. Crematory Regulations
3. Public Notice

Previously sworn in staff - Mr. Ben Vyverberg
Mr. Vyverberg states that he will discuss text amendments from the March meeting.
He discusses the Accessory definition that was previously addressed in March and states that there are no changes to accessory structure. Verbiage for detached & attached consistent to what the plan commission previewed previously. The change to definition of garage to indicate that no garage will be used or occupied as a dwelling unit.
Mr. Vyverberg moves to the next Amendment regarding Gazebo's and Pergola's. Gazebo's and Pergola's are not required to provide a set back from structure. He confirms documentation from the Fire Marshall explaining the fire code for structures on the patio. He addresses the request from the previous meeting as to whether the definition of Gazebo & Pergola should be differentiated. He suggests that staff is comfortable with assigning a similar definition to both as an "open air accessory structure".

Mr. Vyverberg refers to the next text amendment regarding Funeral Homes. Funeral Homes with the Village of Palatine have requested to operate water based crematoriums. He states that the current definition prohibits use of fire based cremation. Staff reviewed as part of a building permit and is comfortable with including the request as an accessory use and verbiage added "unless otherwise permitted within the zoning ordinance"

Mr. Vyverberg refers to the next Text Amendment on the agenda which is the definition of "Story" as it relates to the principal structure. He clarifies the verbiage added for maximum height and reads the amended text amendment.

Mr. Vyverberg addresses Height Fencing and confirms it is consistent to what

Attachment: April 6th Plan Commission minutes (Text Amendments to the Zoning Ordinance regarding restaurants, residential fencing,

was previously reviewed.

Mr. Vyverberg returns to the Funeral Home water based cremation amendment and notes changes to the verbiage from “Funeral Parlor” to “Funeral Home” and added within the code to include one attached residential unit. Added water based cremation or alkaline hydrolysis as a permitted accessory use to the funeral home. He adds that the State of IL changed its state act in 2012 to recognize water based cremation as an acceptable form or cremation and notes that 20 states allow it as a permitted use.

Mr. Vyverberg refers to Temporary use for special events and confirms previous meeting that permitted for not to exceed 72 hours at least 10 days before event
Commissioner Bettenhausen asks for clarification regarding the definition of “stories” on page 62.
Mr. Vyverberg reads into record the definition of ½ story.
Chairman Dwyer asks if the verbiage within the amendment should read for clarity: “not be considered as a ½ story or fully story”
Mr. Vyverberg agrees and can amend for clarity.

Chairman Dwyer asks for Staff Recommendation.

STAFF RECOMMENDATION:
Staff recommends approval of the proposed text amendments to Appendix A (Village of Palatine Zoning Ordinance) of the Village of Palatine Code of Ordinances - Article 3 - Rules and Definitions - Section 3.02 Specific Definitions; Article 6 - Section 6.01 Accessory Structures and Section 6.03 Fences; Article 7 - Section 7.04 Design and Maintenance of Off-Street Parking Areas - Manufacturing and Business District Screening; Article 11, Sections 11.03 (d) and 11.06 (e) Special Uses in the B-2 and B-5 districts, and Article 12 - Section 12.01 (f) Permitted Uses in the Manufacturing District.

DISCUSSION:
Mr. Vyverberg confirms the recommendation to include definition of ½ story for clarity.
Recommends approval of text amendments.
Chairman Dwyer clarifies that if basement is more than 12” above grade it would be considered a ½ story
Mr. Vyverberg agrees

Chairman Dwyer made a motion to close the public hearing. Motion moved by Commissioner Williams

Commissioner Noonan made a motion to approve case #21-08 with a provision to the ½ story definition seconded by Commissioner Williams Unanimously approved

Attachment: April 6th Plan Commission minutes (Text Amendments to the Zoning Ordinance regarding restaurants, residential fencing,

Chairman Dwyer summarized that this request has met the standards and was unanimously approved by a vote of 6-0.

Motion to adjourn by Commissioner Williams and seconded by Commissioner Noonan.

RESULT:	**RECOMMENDED TO APPROVE [UNANIMOUS]**
AYES:	Hansen, Dwyer, Noonan, Williams, Friedman, Bettenhausen
ABSENT:	Robins, Kolososki, Fedota

Attachment: April 6th Plan Commission minutes (Text Amendments to the Zoning Ordinance regarding restaurants, residential fencing,

PUBLIC NOTICE

A public hearing will be held before the Palatine Plan Commission on Tuesday, March 2, 2021 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Text amendments to Article 3 – Rules and Definitions – Section 3.02 Specific Definitions; Article 6 – Section 6.01 (accessory structures); Section 6.03 (fences); and Article 7; Section 7.04 – design and maintenance of off-street parking areas; manufacturing and business district screening; and Article 12 Section 12.01; 12.01 (f) Permitted uses in the manufacturing district.

These amendments are all of Appendix A (Village of Palatine Zoning Ordinance) of the Village of Palatine Code of Ordinances.

The proposed text amendments to the Village of Palatine Zoning Ordinance will amend the definitions associated with accessory structure (s) and garages. The amendments will also clarify the maximum height limitations of accessory structures. The residential fencing amendments would allow up to an 8-foot tall fence for residential properties adjacent to or adjoining non-residential properties. The manufacturing and screening amendments would align the allowable height of screening devices for manufacturing and business district properties, with the maximum allowable height elsewhere in the Zoning Ordinance. The amendment in the manufacturing district will allow temporary uses of special events for a period not to exceed 72 hours, with Staff review and Village Council approval, prior to the event.

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

FILE #: 21-08
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 15th day of February 2021.
Published in Daily Herald February 15, 2021 (4558661)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

County(ies) of Cook, Kane, Lake, McHenry

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 02/15/2021 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY _____
Authorized Agent

Control # 4558661

Attachment: Public Notice - March 2nd Plan Commission meeting - text amendments (Text Amendments to the Zoning Ordinance regarding

PUBLIC NOTICE

A public hearing will be held before the Palatine Plan Commission on Tuesday, April 6, 2021 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Text amendments to Article 3 – Rules and Definitions – Section 3.02 Specific Definitions; Article 6 – Section 6.01 (accessory structures); Section 6.03 (fences); and Article 7; Section 7.04 – design and maintenance of off-street parking areas; manufacturing and business district screening; Article 11 Sections 11.03 (d) and 11.06 (e) Special Uses in the B-2 and B-5 District, and Article 12 Section 12.01; 12.01 (f) Permitted uses in the manufacturing district.

These amendments are all of Appendix A (Village of Palatine Zoning Ordinance) of the Village of Palatine Code of Ordinances.

The proposed text amendments to the Village of Palatine Zoning Ordinance will amend the definitions associated with accessory structure (s) and garages. The amendments will also clarify the maximum height limitations of accessory structures. The residential fencing amendments would allow up to an 8-foot tall fence for residential properties adjacent to or adjoining non-residential properties. The manufacturing and screening amendments would align the allowable height of screening devices for manufacturing and business district properties, with the maximum allowable height elsewhere in the Zoning Ordinance. The amendment to special uses for funeral parlors in the B-2 and B-5 districts will permit alkaline hydrolysis system or water based cremation, as a permitted accessory use, associated the operation of a funeral parlors.

The amendment in the manufacturing district will allow temporary uses of special events for a period not to exceed 72 hours, with Staff review and Village Council approval, prior to the event.

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

FILE #: 21-08 VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission

DATED: This 22st day of March 2021.

Published in Daily Herald March 22, 2021 (4560476)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs

Daily Herald

Corporation organized and existing under and by virtue of the laws o the State of Illinois, DOES HEREBY CERTIFY that it is the publish of the **Northwest Suburbs DAILY HERALD**. That said **Northwes Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of: Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Gr Deer Park, Des Plaines, Elk Grove, Franklin Park, Glenview, Hanover Park, Hoffman Estates,Inverness, Melrose Park,Morton Gro Mt Prospect, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Rolling Meadows, Rosemont, Schaumburg,Schiller Park, South Barrington, Streamwoo Wheeling, Wilmette

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notic as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a copy, was published 03/22/2021
in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

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

Control # 4560476

Attachment: Public Notice - April 6th Plan Commission meeting - text amendments (Text Amendments to the Zoning Ordinance regarding

PUBLIC NOTICE
A public hearing will be held before the Village of Palatine Plan Commission on Tuesday, May 18, 2021 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Text amendments to Article 3 –Section 3.02 Specific Definitions; Article 11; Section 11.01 (d), Sections 11.02 (b), 11.02 (d), 11.03 (b), 11.03 (d), 11.04 (d), 11.04 (f), 11.06 (c), and 11.06 (e) (Permitted and Special Uses in the business districts; 12.01 (f) and (h) (Permitted and Special Uses in the manufacturing district) and Article 8; Section 8.03; 8.04; (Attached signage in the business and manufacturing districts). These amendments are all of Appendix A (Village of Palatine Zoning Ordinance) of the Village of Palatine Code of Ordinances.
The proposed text amendments to the Village of Palatine Zoning Ordinance will amend the permitted and special uses for restaurants in the B-1, B-2, B-3, B-5 districts, and Manufacturing district, to allow the following as permitted uses: 1) take-out only restaurants, 2) restaurants with 25 seats or less and without a local liquor license or drive though, and 3) restaurants without a liquor license or drive-through. The amendments would also establish the requirements and parameters for the outdoor seating requirements for restaurants on private property. The amendments would also increase the maximum allowable square footage for attached signs from 100 square feet to 200 square feet, in the business and manufacturing districts, within certain parameters.
The above petition has been filed by the Village of Palatine and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 21-44
VILLAGE OF PALATINE
Dennis Dwyer, Chair,
Palatine Plan Commission
DATED: This 3rd day of May 2021.
Published in Daily Herald May 3, 2021 (4562942)

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,Northlak 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 Hol 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 05/03/2021 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Baetzman
Authorized Agent

Control # 4562942

Attachment: Public Notice May 18th Plan Commission meeting - text amendments (Text Amendments to the Zoning Ordinance regarding

Consider a Motion to Award a Contract for the Roselle Road Water Main Improvements Project

BACKGROUND:
The water main on Roselle Road south is recommended for replacement due to its age and the number of breaks that have occurred over the last several years. The water main replacement on Roselle Road will be at the intersection with Palatine Road (approximately 335 feet).

KEY ISSUES:

- On Tuesday, May 25, 2021, three bids were received, ranging from a high of $450,000 to a low of $272,091.50.
- The low responsive and responsible bidder was Concept Plumbing, Incorporated of Palatine, Illinois in the amount of $272,091.50.
- The Engineer's estimate was $276,145.

ALTERNATIVES:

1. Award the contract for the Roselle Road Water Main Improvements to Concept Plumbing.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the contract for the Roselle Road Water Main Improvements Project be awarded to Concept Plumbing.

BUDGET IMPACT:
Funding is available in the water fund of the 2021 Capital Improvement Program to accommodate this work.

ACTION REQUIRED:
Motion to award the contract for the Roselle Road Water Main Improvements Project to Concept Plumbing, Incorporated of Palatine, Illinois in the amount of $272,091.50.

ATTACHMENTS:

- Bid Tabulation
- Location Map

VILLAGE OF PALATINE

Bidding Summary
2021 Roselle Road Water Main Improvements
11:00 AM Tuesday, May 25, 2021

	Bidding Contractors	As Read Bid Amount	As Corrected Bid Amount
1	Concept Plumbing Inc.	$ 277,091.50	$ 272,091.50
2	Mauro Sewer Construction, Inc.	$ 297,895.00	Correct as Read
3	Holiday Sewer & Water Construction Co., Inc	$ 450,000.00	Correct as Read

Attachment: Bid Tabulation (Roselle Road Water Main Improvements)

Bid open: 11:00 AM Tuesday, May 25, 2021
Location: Village Hall

VILLAGE OF PALATINE - DEPARTMENT OF PUBLIC WORKS
TABULATION OF BIDS
FOR
2021 Roselle Road Water Main Improvements
DPW-2025

COMPUTED BY: KL

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

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	Cost Estimate UNIT PRICE	Cost Estimate TOTAL	Low Bidder: Concept Plumbing Inc. 554 W. Wood Street Palatine, IL 60067 (847) 776-6180 Fax (847) 776-6189 UNIT PRICE	Low Bidder TOTAL	2: Mauro Sewer Construction, Inc. 1251 Redeker Road Des Plaines, IL 60016 (847) 803-2033 Fax (847) 803-2034 UNIT PRICE	2 TOTAL	3: Holiday Sewer & Water Construction C 1000 N. Rand Road, Suite 116 Wauconda, IL 60084 (847) 526-3788 Fax (847) 526-3739 UNIT PRICE	3 TOTAL
1	CLEARING AND GRUBBING	LS	1	$ 2,500.00	$ 2,500.00	$7,165.00	$ 7,165.00	$2,000.00	$ 2,000.00	$3,000.00	$ 3,000.00
2	TREE PROTECTION	LF	200	$ 3.00	600.00	$9.00	1,800.00	6.00	1,200.00	10.00	2,000.00
3	TEMPORARY BARRIER FENCE	LF	350	$ 35.00	12,250.00	$13.00	4,550.00	5.00	1,750.00	10.00	3,500.00
4	WATERMAIN REMOVAL (12")	LF	218	$ 40.00	8,720.00	$11.00	2,398.00	25.00	5,450.00	10.00	2,180.00
5	TRENCH BACKFILL	CY	110	$ 60.00	6,600.00	$51.00	5,610.00	39.00	4,290.00	50.00	5,500.00
6	DRY CONNECTION TO EXISTING WATERMAIN (SPECIAL)	EA	3	$ 7,000.00	21,000.00	$6,515.00	19,545.00	3,950.00	11,850.00	5,000.00	15,000.00
7	WATERMAIN, PVC C900 SDR 18, 12"-(INSTALLED IN CASING PIPE)	LF	95	$ 175.00	16,625.00	$618.00	58,710.00	650.00	61,750.00	1,100.00	104,500.00
8	WATERMAIN, PVC C900 SDR 18, 12"-OPEN CUT	LF	240	$ 125.00	30,000.00	$153.00	36,720.00	120.00	28,800.00	250.00	60,000.00
9	REMOVE AND REPLACE FIRE HYDRANT (SPECIAL)	EA	1	$ 10,000.00	10,000.00	$400.00	400.00	9,950.00	9,950.00	9,500.00	9,500.00
10	CUT AND CAP EXISTING WATERMAIN	EA	2	$ 3,000.00	6,000.00	$1,200.00	2,400.00	1,000.00	2,000.00	2,500.00	5,000.00
11	ABANDON EXISTING WATERMAIN, FILL WITH CLSM	LF	95	$ 10.00	950.00	$44.50	4,227.50	35.00	3,325.00	50.00	4,750.00
12	GATE VALVE-12", in 5' DIAMETER VAULT	EA	2	$ 12,000.00	24,000.00	$8,488.00	16,976.00	8,950.00	17,900.00	7,500.00	15,000.00
13	REMOVE EXISTING WATER VALVE AND VAULT	EA	2	$ 3,000.00	6,000.00	$750.00	1,500.00	750.00	1,500.00	1,500.00	3,000.00
14	PAVEMENT REMOVE AND RE	SY	56	$ 125.00	7,000.00	$261.00	14,616.00	150.00	8,400.00	250.00	14,000.00
15	HMA PATH REMOVE AND REI	SY	30	$ 40.00	1,200.00	$250.00	7,500.00	80.00	2,400.00	100.00	3,000.00
16	REMOVE AND REPLACE PCC	LF	70	$ 80.00	5,600.00	$55.00	3,850.00	94.00	6,580.00	150.00	10,500.00
17	GRADING	LS	1	$4,000.00	4,000.00	$4,722.00	4,722.00	3,000.00	3,000.00	5,000.00	5,000.00

Attachment: Bid Tabulation (Roselle Road Water Main Improvements)

Bid open: 11:00 AM Tuesday, May 25, 2021
Location: Village Hall

VILLAGE OF PALATINE - DEPARTMENT OF PUBLIC WORKS
TABULATION OF BIDS
FOR
2021 Roselle Road Water Main Improvements
DPW-2025

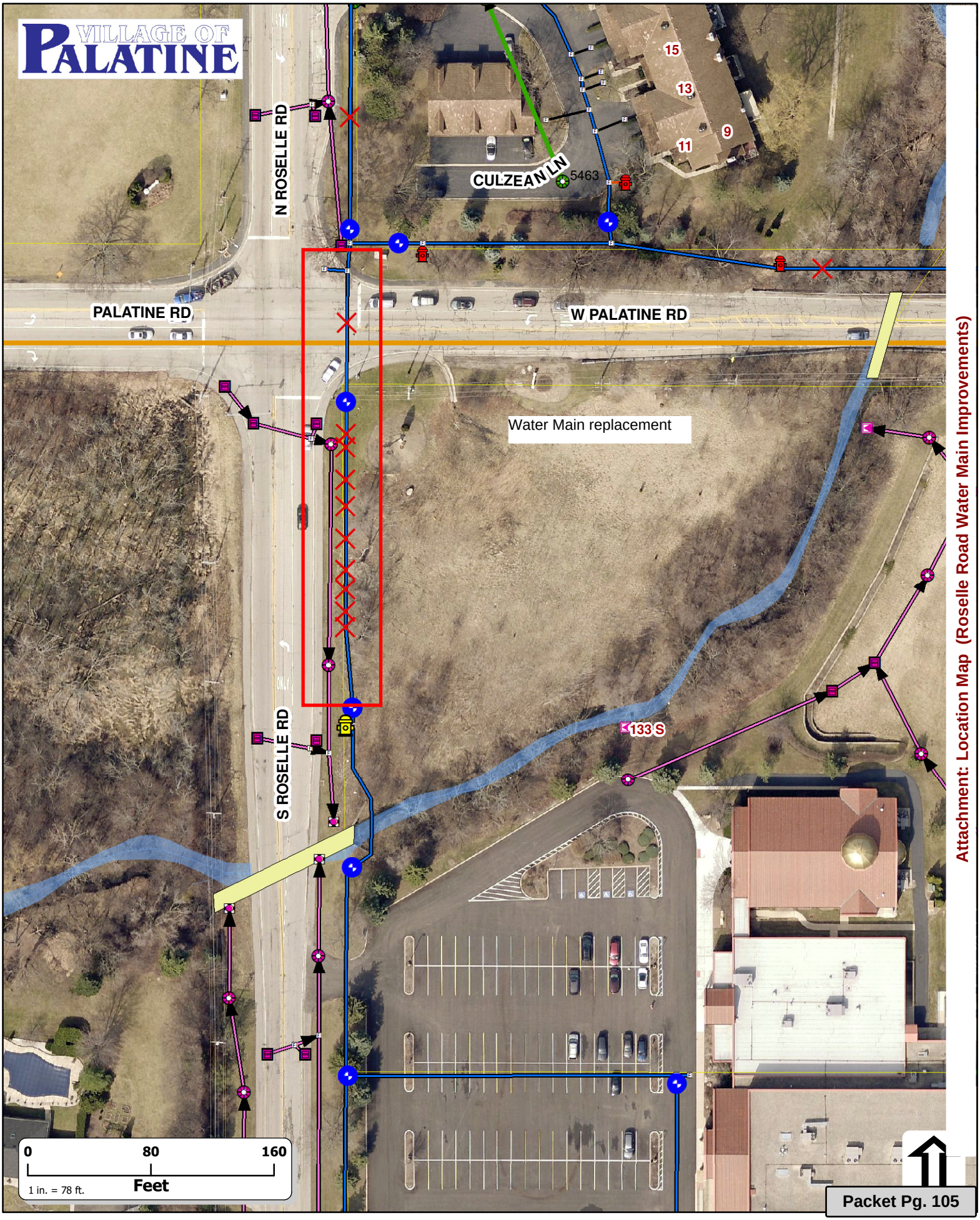
COMPUTED BY: KL

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

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	Cost Estimate UNIT PRICE	Cost Estimate TOTAL	Low Bidder: Concept Plumbing Inc. 554 W. Wood Street Palatine, IL 60067 (847) 776-6180 Fax (847) 776-6189 UNIT PRICE	Low Bidder TOTAL	2: Mauro Sewer Construction, Inc. 1251 Redeker Road Des Plaines, IL 60016 (847) 803-2033 Fax (847) 803-2034 UNIT PRICE	2 TOTAL	3: Holiday Sewer & Water Construction C 1000 N. Rand Road, Suite 116 Wauconda, IL 60084 (847) 526-3788 Fax (847) 526-3739 UNIT PRICE	3 TOTAL
18	F & P TOPSOIL	SY	1,700	$6.00	10,200.00	$6.00	10,200.00	6.00	10,200.00	10.00	17,000.00
19	SODDING (SPECIAL)	SY	1,700	$12.00	20,400.00	$11.00	18,700.00	11.00	18,700.00	10.00	17,000.00
20	SILT FENCE	LF	350	$5.00	1,750.00	$5.00	1,750.00	3.50	1,225.00	10.00	3,500.00
21	DRAINAGE STRUCTURE INLET FILTER BASKET & CLEANING	EA	2	$300.00	600.00	$170.00	340.00	125.00	250.00	250.00	500.00
22	TRAFFIC CONTROL AND PROTECTION (SPECIAL)	LS	1	$30,000.00	30,000.00	$22,707.00	22,707.00	67,000.00	67,000.00	75,000.00	75,000.00
23	PRE-CONSTRUCTION VIDEO	LS	1	$1,500.00	1,500.00	$500.00	500.00	1,000.00	1,000.00	1,500.00	1,500.00
24	SURVEYING, STAKING & AS-BUILTS	LS	1	$5,000.00	5,000.00	$2,500.00	2,500.00	2,500.00	2,500.00	7,500.00	7,500.00
25	SOIL TESTING AND LPC-662/663 FORMS	EA	1	$1,000.00	1,000.00	$2,000.00	2,000.00	1,850.00	1,850.00	1,270.00	1,270.00
26	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	CY	25	$125.00	3,125.00	$35.00	875.00	75.00	1,875.00	100.00	2,500.00
27	REMOVAL AND DISPOSAL OF REGULATED SUBSTANCES (Contaminated)	CY	25	$125.00	3,125.00	$80.00	2,000.00	90.00	2,250.00	100.00	2,500.00
28	TREE REMOVAL-36" dia.	EA	1	$8,000.00	8,000.00	$4,554.00	4,554.00	2,500.00	2,500.00	1,000.00	1,000.00
29	REMOVE AND REPLACE 10" VALVE IN EXISTING VAULT	EA	1	$6,000.00	6,000.00	$9,176.00	9,176.00	6,400.00	6,400.00	9,500.00	9,500.00
30	MOBILIZATION	EA	1	$20,000.00	20,000.00	$2,500.00	2,500.00	9,000.00	9,000.00	45,000.00	45,000.00
31	SUPPLEMENTAL WATERING	EA	8	$300.00	2,400.00	$200.00	1,600.00	125.00	1,000.00	100.00	800.00
	TOTAL BID AS READ					**$**	**277,091.50**	**$**	**297,895.00**	**$**	**450,000.00**
	TOTAL BID AS CORRECTED			**$**	**276,145.00**	**$**	**272,091.50**				
	PROPOSAL GUARANTEE					5.00%		5.00%		5.00%	

Attachment: Bid Tabulation (Roselle Road Water Main Improvements)

Village of Palatine GIS Viewer



Attachment: Location Map (Roselle Road Water Main Improvements)

Consider a Motion to Award a Contract for the Willow Walk Subdivision Drainage Improvements Project

BACKGROUND:
Storm water inundation has occurred resulting in structural flooding on multiple occasions on Spring Willow Bay in the last 3 years. Storm water has also impounded on White Willow Bay, downstream of Spring Willow Bay. A comprehensive study of the watershed was performed and presented to the neighborhood in two public meetings. The recommended improvements are two phased. The first phase includes:

- Lowering the overland path at Teal Drive. This would reduce the high-water elevation of the Willow Walk Detention basin by 3 inches and reduce the frequency and duration of storm water impoundment on White Willow Bay.

- Re-establishing the overland flow route from Spring Willow Bay to White Willow Bay. This was initially included in the design for the original development. Removing fill and encroachments from the 20 foot easement corridor provides structural flood protection by reinstating the emergency overland flow route. All four property owners associated with this work have had individual meetings to review the impacts. All have been offered allowances of $1,500 per property to be used for landscaping repairs or disruptions anticipated for lighting or dog fences which were installed without prior permission by the Village.

- Adding storm sewer and collection points immediately upstream of the Spring Willow Bay cul-de-sac bulb. This has the dual benefit of collecting and directing stormwater to the main drain which has capacity during routine storms as well as is positioned in a location where it will still operate as additional collection in the court when the emergency overland flow route is utilized and a reduced impoundment is experienced.

KEY ISSUES:
- On Tuesday, May 11, 2021, four bids were received, ranging from a high of $199,864 to a low of $122,782.
- The low responsive and responsible bidder was Concept Plumbing, Incorporated of Palatine, Illinois in the amount of $122,782.
- The Engineer's estimate was $196,300.
- The recommended second phase of improvements includes additional storm sewer and collection at the intersection and upstream of Spring Willow Bay & Willow Walk Drive as well as at the intersection and upstream of Peebles Road and Haddington Court. Funding for these improvements is scheduled for consideration as part of the 2022 budget process.

ALTERNATIVES:
1. Award the contract for the Willow Walk Subdivision Drainage Improvements Project to Concept Plumbing.
2. Refer back to Staff with comments.

RECOMMENDATION:

It is recommended that the contract for the Willow Walk Subdivision Drainage Improvements Project be awarded to Concept Plumbing.

BUDGET IMPACT:
Funding is available in the amount of $200,000 in the sewer fund of the 2021 Capital Improvement Program to accommodate this work.

ACTION REQUIRED:
Motion to award the contract for the Willow Walk Subdivision Drainage Improvements Project to Concept Plumbing, Incorporated of Palatine, Illinois in the amount of $122,782.

ATTACHMENTS:

- Bid Tabulation
- Location Map

VILLAGE OF PALATINE

Bidding Summary
Willow Walk Drainage Improvements
11:00 AM Tuesday, May 11, 2021

	Bidding Contractors	As Read Bid Amount	As Corrected Bid Amount
1	Concept Plumbing, Inc.	$ 122,782.00	Correct as Read
2	Copenhaver Construction, Inc.	$ 154,246.08	Correct as Read
3	Neri Brothers Construction	$ 168,345.55	Correct as Read
4	Mauro Sewer Construction, Inc.	$ 199,864.00	Correct as Read

Attachment: Bid Tabulation (Willow Walk Subdivision Drainage Improvements)

Bid open: 11:00 AM Tuesday, May 11, 2021
Location: Village Hall

VILLAGE OF PALATINE - DEPARTMENT OF PUBLIC WORKS
TABULATION OF BIDS
FOR
Willow Walk Drainage Improvements
DPW-2121

COMPUTED BY: TS

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

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	Cost Estimate UNIT PRICE	Cost Estimate TOTAL	Low Bidder Concept Plumbing, Inc. 554 W. Wood Street Palatine, IL 60067 (847) 776-6180 Fax (847) 776-6189 UNIT PRICE	Low Bidder TOTAL	2 Copenhaver Construction, In 75 Koppie Drive Gilberts, IL 60136 (847) 428-6696 Fax (847) 428-6798 UNIT PRICE	2 TOTAL	3 Neri Brothers Construction 60 N. Garden Avenue Roselle, IL 60172 (630) 980-2500 Fax (630) 980-2518 UNIT PRICE	3 TOTAL	4 Mauro Sewer Constructi 1251 Redeker Road Des Plaines, IL 60016 (847) 803-2033 Fax (847) 803-2034 UNIT PRICE	4 TOTA
1	MOBILIZATION	LS	1	$ 3,000.00	$ 3,000.00	$2,500.00	$ 2,500.00	$12,000.00	$ 12,000.00	$9,500.00	$ 9,500.00	$5,000.00	$ 5,000
2	CLEARING AND GRUBBING	LS	1	$ 2,500.00	2,500.00	$5,043.00	5,043.00	4,500.00	4,500.00	1,650.00	1,650.00	3,500.00	3,50
3	TEMPORARY BARRIER FENCE	LF	700	$ 20.00	14,000.00	$6.25	4,375.00	3.00	2,100.00	5.50	3,850.00	3.00	2,10
4	TREE PROTECTION	LF	100	$ 10.00	1,000.00	$6.25	625.00	5.00	500.00	8.25	825.00	4.00	40
5	TRENCH BACKFILL	CY	75	$ 50.00	3,750.00	$60.00	4,500.00	30.00	2,250.00	51.15	3,836.25	40.00	3,00
6	POROUS GRANULAR EMBANKMENT	CY	25	$ 40.00	1,000.00	$45.00	1,125.00	25.00	625.00	71.50	1,787.50	75.00	1,87
7	REMOVE EXISTING STORM SEWER-10"	LF	50	$ 30.00	1,500.00	$9.00	450.00	15.00	750.00	10.00	500.00	30.00	1,50
8	REMOVE EXISTING STORM SEWER-12"	LF	11	$ 40.00	440.00	$11.00	121.00	31.00	341.00	10.00	110.00	40.00	44
9	STORM SEWER, PVC SDR-26, 12"	LF	32	$ 60.00	1,920.00	$71.00	2,272.00	130.00	4,160.00	92.20	2,950.40	82.00	2,62
10	STORM SEWER, PVC SDR-26, 15"	LF	22	$ 75.00	1,650.00	$94.00	2,068.00	145.00	3,190.00	119.20	2,622.40	90.00	1,98
11	STORM SEWER, PVC SDR-26, 18"	LF	31	$ 90.00	2,790.00	$111.00	3,441.00	160.00	4,960.00	145.25	4,502.75	115.00	3,56
12	MACHINE CORE EXISTING STRUCTURE	EA	3	$ 1,500.00	4,500.00	$3,400.00	10,200.00	1,200.00	3,600.00	2,050.00	6,150.00	1,000.00	3,00
13	PAVEMENT REMOVE AND REPLACE, FULL DEPTH	SY	65	$ 80.00	5,200.00	$143.00	9,295.00	235.00	15,275.00	124.85	8,115.25	120.00	7,80
14	REMOVE AND REPLACE PCC	LF	130	$ 60.00	7,800.00	$55.00	7,150.00	18.00	2,340.00	75.70	9,841.00	75.00	9,75
15	ASPHALT DRIVEWAY REMOV	SY	12	$ 60.00	720.00	$65.00	780.00	180.00	2,160.00	112.50	1,350.00	325.00	3,90
16	CLASS D PATCH	SY	25	$ 50.00	1,250.00	$80.00	2,000.00	135.00	3,375.00	168.00	4,200.00	350.00	8,75
17	GRADING AND SHAPING (SPE	SY	1,100	$40.00	44,000.00	$7.15	7,865.00	3.00	3,300.00	13.00	14,300.00	30.00	33,00
18	F & P TOPSOIL	SY	1,100	$10.00	11,000.00	$5.00	5,500.00	3.00	3,300.00	12.25	13,475.00	7.00	7,70
19	SODDING (SPECIAL)	SY	1,100	$20.00	22,000.00	$9.00	9,900.00	6.00	6,600.00	14.70	16,170.00	15.00	16,50
20	SILT FENCE	LF	100	$4.00	400.00	$5.00	500.00	6.00	600.00	5.25	525.00	12.00	1,20
21	DRAINAGE STRUCTURE INLET FILTER BASKET & CLEANING	EA	12	$250.00	3,000.00	$170.00	2,040.00	60.00	720.00	175.00	2,100.00	115.00	1,38

Attachment: Bid Tabulation (Willow Walk Subdivision Drainage Improvements)

Bid open: 11:00 AM Tuesday, May 11, 2021
Location: Village Hall

VILLAGE OF PALATINE - DEPARTMENT OF PUBLIC WORKS
TABULATION OF BIDS
FOR
Willow Walk Drainage Improvements
DPW-2121

COMPUTED BY: TS

Red unit price = unit price is above median unit price
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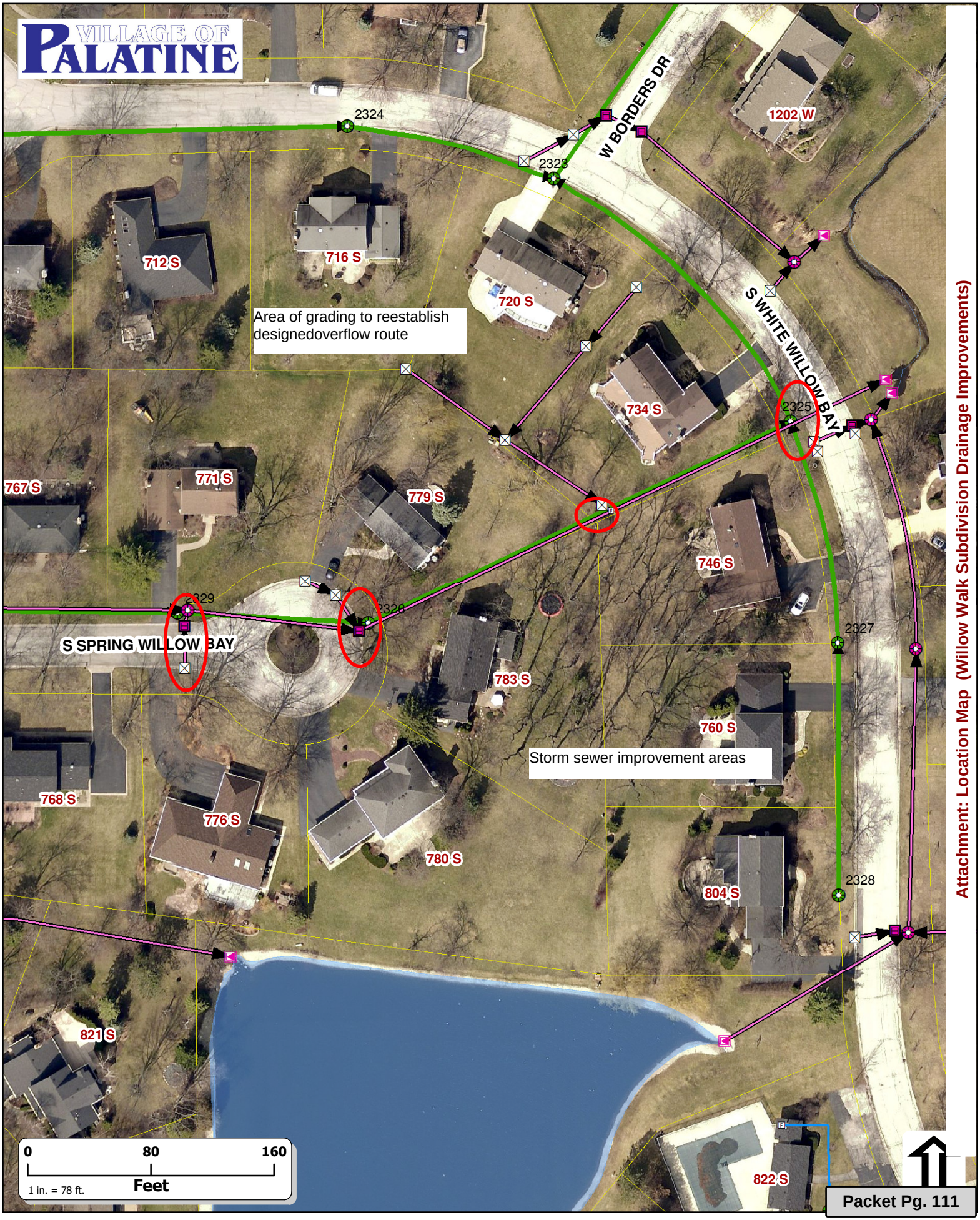
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	Cost Estimate UNIT PRICE	Cost Estimate TOTAL	Low Bidder: Concept Plumbing, Inc. 554 W. Wood Street Palatine, IL 60067 (847) 776-6180 Fax (847) 776-6189 UNIT PRICE	Low Bidder TOTAL	2: Copenhaver Construction, In 75 Koppie Drive Gilberts, IL 60136 (847) 428-6696 Fax (847) 428-6798 UNIT PRICE	2 TOTAL	3: Neri Brothers Construction 60 N. Garden Avenue Roselle, IL 60172 (630) 980-2500 Fax (630) 980-2518 UNIT PRICE	3 TOTAL	4: Mauro Sewer Constructi 1251 Redeker Road Des Plaines, IL 60016 (847) 803-2033 Fax (847) 803-2034 UNIT PRICE	4 TOTA
22	TRAFFIC CONTROL AND PROTECTION (SPECIAL)	LS	1	$2,000.00	2,000.00	$2,000.00	2,000.00	24,000.00	24,000.00	6,500.00	6,500.00	22,000.00	22,00(
23	PRE-CONSTRUCTION VIDEO	LS	1	$1,000.00	1,000.00	$500.00	500.00	1,200.00	1,200.00	2,750.00	2,750.00	2,200.00	2,20(
24	SURVEYING, STAKING & AS-BUILTS	LS	1	$4,000.00	4,000.00	$2,500.00	2,500.00	7,000.00	7,000.00	3,675.00	3,675.00	3,500.00	3,50(
25	SOIL TESTING AND LPC-662/663 FORMS	LS	1	$2,000.00	2,000.00	$1,500.00	1,500.00	5,000.00	5,000.00	3,850.00	3,850.00	2,000.00	2,00(
26	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	CY	10	$100.00	1,000.00	$78.00	780.00	30.00	300.00	51.50	515.00	50.00	50(
27	MANHOLE, TYPE A, 4' DIAMETER, TYPE 1 F & G, CLOSED & BOLTED LID	EA	1	$5,000.00	5,000.00	$4,092.00	4,092.00	5,500.00	5,500.00	8,645.00	8,645.00	11,000.00	11,00(
28	CATCH BASIN, TYPE A, 4' DIAMETER, TYPE 1 F & G, OPEN LID	EA	3	$5,500.00	16,500.00	$3,800.00	11,400.00	6,000.00	18,000.00	4,285.00	12,855.00	5,100.00	15,30(
29	INLET, TYPE A, 24" DIAMETER WITH FRAME AND GRATE	EA	6	$4,000.00	24,000.00	$1,985.00	11,910.00	1,500.00	9,000.00	2,235.00	13,410.00	2,500.00	15,00(
30	REMOVE AND REPLACE FRAME AND GRATE	EA	1	$800.00	800.00	$650.00	650.00	700.00	700.00	590.00	590.00	1,000.00	1,00(
31	REMOVE AND RELOCATE EXISTING MAILBOX	EA	2	$75.00	150.00	$100.00	200.00	200.00	400.00	550.00	1,100.00	400.00	80(
32	REMOVE EXISTING DRIVEWAY LIGHT POST	EA	1	$1,500.00	1,500.00	$100.00	100.00	600.00	600.00	1,500.00	1,500.00	1,000.00	1,00(
33	SUPPLEMENTAL WATERING (SPECIAL)	EA	8	$250.00	2,000.00	$200.00	1,600.00	0.01	0.08	262.50	2,100.00	200.00	1,60(
34	INLINE BACKFLOW PREVENTER 12" DIA.	EA	1	$3,000.00	3,000.00	$3,800.00	3,800.00	5,900.00	5,900.00	2,495.00	2,495.00	5,000.00	5,00(
	TOTAL BID AS READ					$	**122,782.00**	$	**154,246.08**	$	**168,345.55**	$	**199,864.**
	TOTAL BID AS CORRECTED			$	**196,370.00**								
	PROPOSAL GUARANTEE					5.00%		5.00%		5.00%		5.00%	

Attachment: Bid Tabulation (Willow Walk Subdivision Drainage Improvements)

Village of Palatine GIS Viewer



Attachment: Location Map (Willow Walk Subdivision Drainage Improvements)

Consider a Motion to Extend the Contract for the Village of Palatine's 2021 Micro-Surfacing Program

BACKGROUND:
The Micro-Surfacing Program is a preventative maintenance activity designed to take relatively new pavement (3-5 years old) and extend its useful life. Pavements rated with a “good” to “very good” condition (PCIs between 75 and 65) and a minimal amount of cracking show significant PCI gain two years after micro-surfacing was applied. Pavements with a mid to low “good” condition (PCIs from 65 to 50) showed little, if any, improvements two years after micro-surfacing. Micro-surfacing can keep the Village’s street pavements in the “very good” to “good” condition for an additional 5 to 8 years before it is necessary to resurface them. Micro-surfacing costs are approximately one-quarter of resurfacing costs.

KEY ISSUES:
- In 2019, the contract was awarded to A.C. Pavement Striping Company of Addison, Illinois.
- The contract contained an option for annual extensions for up to two additional years. This would be the second potential extension.
- Pricing would decrease approximately 2.1% from the 2019 contract price.
- Two street segments have been identified for micro-surfacing this year: Kenilworth Avenue, from Harrison Avenue to Middleton Avenue, and Kenilworth Avenue, from Middleton Avenue to Quentin Road.
- Due to favorable pricing on crack filling material, Staff approached A.C. to inquire about consolidating the Village’s annual Crack Sealing Program with this work. Crack sealing is performed prior to application of the micro-surfacing mixture, so this would not be an additional unit price to the contract.
- Forty-five sections of streets have been identified for crack sealing this year, amounting to approximately 28,500 pounds.
- The contractor has confirmed he will be using techniques which will limit the amount of surface accumulation as it was noted some locations had surface pealing in winter plowing after previous year's crack filling.

ALTERNATIVES:

1. Extend the contract for the 2021 Micro-Surfacing Program, which will include crack sealing and pavement marking, with A.C. Pavement Striping Company.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the contract with A.C. Pavement Striping Company for the Micro-Surfacing Program, which will include crack sealing and pavement marking, be extended for 2021 in the amount of $81,349.

BUDGET IMPACT:
Funds in the amount of $35,000 have been appropriated in the Capital Improvement Budget for the micro-surfacing project, and $40,300 has been appropriated in the Public Works Operating Budget for crack sealing. $6,050 is proposed to be redirected from the upcoming thermoplastic pavement markings program to accommodate this

pavement maintenance.

ACTION REQUIRED:
Motion to extend the contract with A.C. Pavement Striping Company of Addison, Illinois for the Micro-Surfacing Program for 2021 in the amount of $81,349.

ATTACHMENTS:

- 2021 Contract Extension Unit Prices
- 2021 Micro-Surfacing & Crack Sealing Street Lists
- 2021 Crack Sealing Map

VILLAGE OF PALATINE – DEPARTMENT OF PUBLIC WORKS
2021 MICRO-SURFACING PROGRAM
DPW – 2113
EXHIBIT A - UNIT PRICES

Submitted by: AC PAVEMENT STRIPING CO.
(Contractor)

Signed: GM

Date: 4/30/2021

Base Bid

Item	Description	Quantity	Unit	Unit Price	Extended Price
A	MICRO-SURFACING, SINGLE PASS	7,235	SQ YD	4.37	31,616.95
B	FIBER-MODIFIED ASPHALT CRACK SEALING	7,490	FOOT	0.85	6,366.50
C	CRACK FILLING	28,500	LBS	1.39	39,615.00
D	THERMOPLASTIC PAVEMENT MARKINGS - LINE 24"	150	FOOT	25.00	3,750.00

TOTAL BID PRICE	81,348.45

Alternate Bid

Item	Description	Quantity	Unit	Unit Price	Extended Price
A	MICRO-SURFACING, 2-PASSES	7,235	SQ YD	6.40	46,304.00
B	FIBER-MODIFIED ASPHALT CRACK SEALING	7,490	FOOT	0.85	6,366.50
C	CRACK FILLING	28,500	LBS	1.39	39,615.00
D	THERMOPLASTIC PAVEMENT MARKINGS - LINE 24"	150	FOOT	25.00	3,750.00

TOTAL BID PRICE	96,035.50

Unit Prices have been computed in accordance with Paragraph 11.03.B of the General Conditions.

Bidder acknowledges that estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all Unit Price Bid items will be based on actual quantities, determined as provided in the Contract Documents.

Attachment: 2021 Contract Extension Unit Prices (2021 Micro-Surfacing Program Contract Extension)

SCHEDULE OF QUNTITIES

rev. 01/22/2021

MicroSurfacing Program

Street Name	From	To	Section Length (FT)	Section Width (FT)	Section True Area (SF)	MicroSurface Single Pass (SY)	Fiber Modified Crack Sealing (FT)	Crack Filling (lbs)	Thermoplastic Pavement Markings Line - 24" (FT)
KENILWORTH AVENUE	HARRISON AVENUE	MIDDLETON AVENUE	1,320	25.0	33,000	3,670	2,765	0	2
KENILWORTH AVENUE	MIDDLETON AVENUE	QUENTIN ROAD	1,283	25.0	32,075	3,565	4,725	0	4
VARIOUS STREETS	See Street Listing					0	0	28,500	
			2,603.0 Feet			7,235	7,490	28,500	7
			0.49 Miles						

Attachment: 2021 Micro-Surfacing & Crack Sealing Street Lists (2021 Micro-Surfacing Program Contract

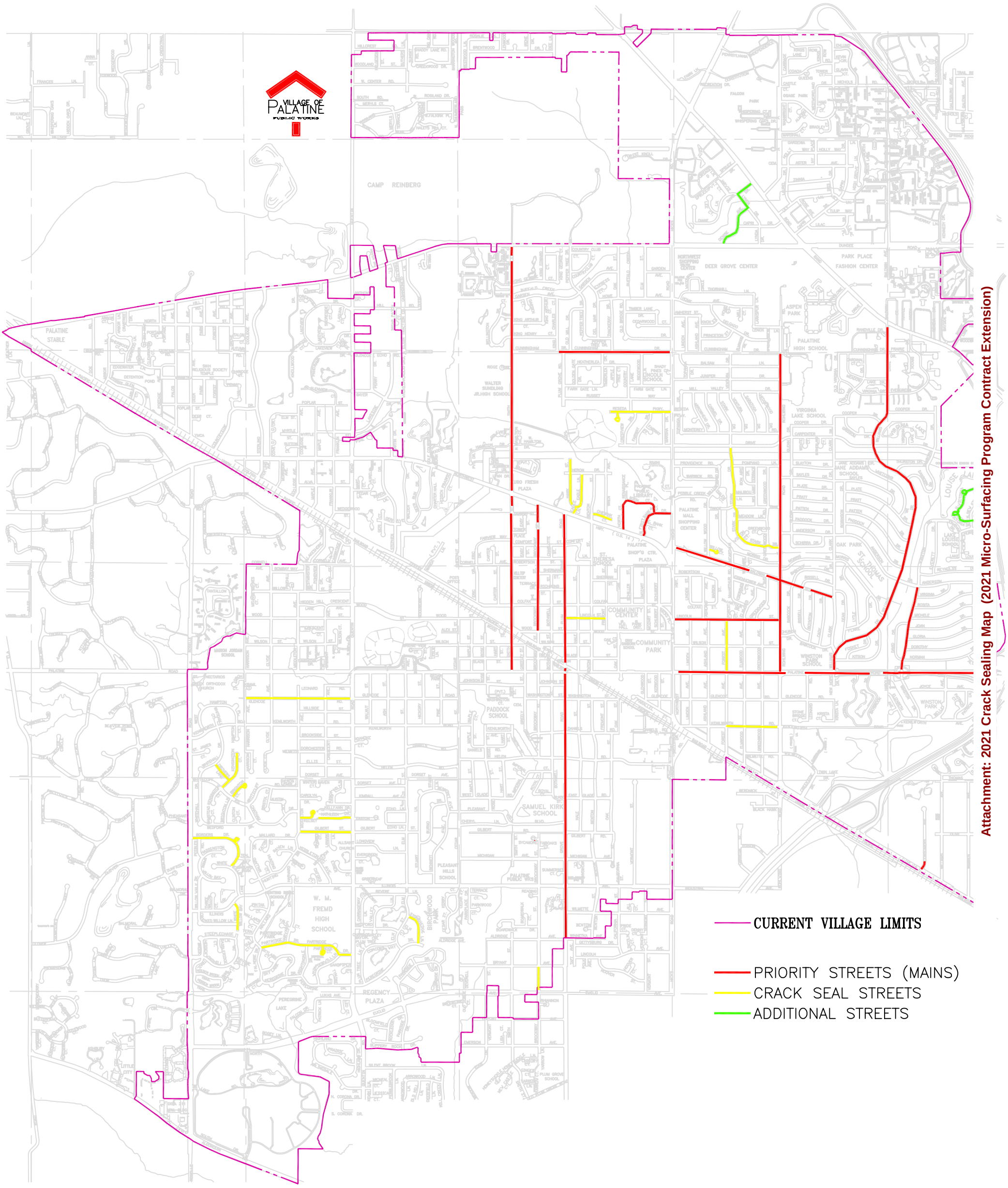
2021 Crack Sealing Streets
STREET LIST

NO.	STREET	FROM	TO
1	PALATINE ROAD	NORTHWEST HIGHWAY	RT. 53
2	WINSTON DRIVE	PALATINE ROAD	ANDERSON DRIVE
3	WILLIAMS DRIVE	CLARK DRIVE	PALATINE ROAD
4	WILLIAMS DRIVE	CARPENTER DRIVE	CLARK DRIVE
5	WILLIAMS DRIVE	RAND ROAD	CARPENTER DRIVE
6	BALDWIN ROAD	HIICKS ROAD	CLARK DRIVE
7	LINCOLN STREET	NORTHWEST HIGHWAY	ROHLWING ROAD
8	ROHLWING ROAD	PALATINE ROAD	CUNNINGHAM DRIVE
9	CUNNINGHAM DRIVE	HICKS ROAD	KING CHARLES COURT
10	FIRST BANK DRIVE	NORTHWEST HIGHWAY	HICKS ROAD
11	NORTH COURT	NORTHWEST HIGHWAY	FIRST BANK DRIVE
12	PLUM GROVE ROAD	NORTHWEST HIGHWAY	ALDRIDGE STREET
13	BROCKWAY STREET	NORTHWEST HIGHWAY	COLFAX STREET
14	BROCKWAY STREET	COLFAX STREET	WOOD STREET
15	SMITH STREET	PALATINE ROAD	DUNDEE ROAD
16	CONSUMERS DRIVE	NORTHWEST HIGHWAY	375 FT NORTH
17	KENILWORTH AVENUE	FOREST AVENUE	ROHLWING ROAD
18	THOMAS STREET	WILKE ROAD	DEAD END WEST
19	FOREST AVENUE	LINCOLN STREET	PALATINE ROAD
20	STARK DRIVE	CARPENTER DRIVE	ROHLWING ROAD
21	WILLOW COURT	WILLOW WOOD DRIVE	CUL-DE-SAC EAST
22	RESEDA PARKWAY	DEAD END WEST	HICKS ROAD
23	RESEDA COURT	RESEDA PARKWAY	CUL-DE-SAC
24	CHEWINK COURT	BENTON STREET	DEAD END EAST
25	EAGLE LANE	NORTHWEST HIGHWAY	HERON DRIVE
26	HAWK STREET	DEAD END NORTH	EAGLE LANE
27	LINCOLN STREET	PLUM GROVE ROAD	FREMONT STREET
28	GLENCOE ROAD	HARRISON STREET	QUENTIN ROAD
29	DROVERS LANE	WHITEHALL DRIVE	KENSINGTON COURT
30	KENSINGTON COURT	WHYTECLIFF ROAD	CUL-DE-SAC NORTH
31	BRIGHTON COURT	WHYTECLIFF ROAD	CUL-DE-SAC NORTH
32	KELSEY COURT	MIDDLETON AVENUE	CUL-DE-SAC EAST
33	GILBERT AVENUE	MIDDLETON AVENUE	QUENTIN ROAD
34	KATHLEEN DRIVE	QUENTIN ROAD	DEAD END WEST
35	BORDERS DRIVE	ROSELLE ROAD	WHITE WILLOW BAY
36	WHITE WILLOW BAY	ILLINOIS AVENUE	DEAD END SOUTH
37	PARTRIDGE DRIVE	FALMORE DRIVE	QUENTIN ROAD
38	PARTRIDGE COURT	PARTRIDGE DRIVE	CUL-DE-SAC
39	STONEHEDGE LANE	ELM STREET	PEREGRINE DRIVE
40	BROCKWAY STREET	BRYANT AVENUE	EUCLID AVENUE
41	DENISE AVENUE	DUNDEE ROAD	LYNDA DRIVE
42	LYNDA DRIVE	DENISE AVENUE	DIANE DRIVE
43	DIANE DRIVE	LYNDA DRIVE	RAND ROAD
44	VICTORIA DRIVE	WILKE ROAD	NEWKIRK LANE
45	CASTLE COURT	NEWKIRK LANE	CUL-DE-SAC

RED = PRIORTY STREETS (#1 - # 16)
GREEN = ADDITIONAL STREETS IF $ AVAILABILE (#41 - # 45)

Attachment: 2021 Micro-Surfacing & Crack Sealing Street Lists (2021 Micro-Surfacing Program Contract Extension)

2021 CRACK SEALING PROGRAM



Attachment: 2021 Crack Sealing Map (2021 Micro-Surfacing Program Contract Extension)

Consider a Motion to Approve Items Related to the Village of Palatine's 2021 Street Fest

BACKGROUND:
The Village of Palatine has begun planning for the 21st annual Downtown Palatine Street Fest on August 27 - 29, 2021.

KEY ISSUES:
The following approvals are being requested in conjunction with the proposed 2021 Downtown Palatine Street Fest event. The event's fate will ultimately lie with the status of the Covid-19 pandemic and related guidelines/regulations that are in place at the time of the event:

1. Temporary waiver of the sound amplification ordinance for live music and performances;

2. Waiver of fees for Village services, permits, and licenses;

3. Waiver of the building construction hours;

4. Temporary closure of public streets from 5 AM on Friday, August 27 until noon on Monday, August 30;

5. Temporary Closure of Parking Lot G (main stage) beginning on Thursday, August 26 as well as Village Lots I (staging area), J (dumpsters), K and L (event set up & handicapped parking) beginning on Friday, August 27 through Monday, August 30. In addition, there will be several areas in which on-street parking will also be blocked off to accommodate the event;

6. A motion authorizing the Village Manager to enter into contracts/agreements related to the 2021 Downtown Palatine Street Fest, subject to review and approval by the Village Attorney. Any contracts/agreements related to the event will include language addressing cancellation due to Covid-19 and related issues;

7. If there is space available, the Village may allow food vendors from outside the Village of Palatine to participate in the event; and

8. A motion authorizing Staff to request a Class E Temporary Liquor License for the purpose of selling alcoholic beverages.

ALTERNATIVES:

1. Approve the 2021 Downtown Palatine Street Fest.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends approval of the 2021 Downtown Palatine Street Fest.

ACTION REQUIRED:
A motion to approve the Annual Downtown Palatine Street Fest and related

requests.

ATTACHMENTS:

- PSF-DE.Contract Proposal. 2021
- Palatine Street Fest Sponsorship Agreement 2021
- Street Fest 2021-Requested Approvals Summary

CONTRACT PROPOSAL
2021 Palatine Street Festival

Duff Entertainment, Inc. (DE) propose to perform the following services for the Palatine Street Festival ("Event") to be held on August 27-29, 2021.

Scope of Services:

DE designates Duff Rice as "Event Producer" and Omar Gagan as "Event Manager", who will be the primary liaison with the Village of Palatine (VOP).

Entertainment

- Source, book and coordinate live music talent for the event that appeals to a diverse audience with a special emphasis on entertainment geared toward young families.
- Assist in programming the entertainment components of the event to include roving entertainers, art installations and other interactive activities.
- Coordinate entertainment production including stage, sound, lighting and décor.

Operations

- Conduct site surveys as necessary and produce maps or plans for distribution.
- Determine quantities and specifications for equipment and materials used for the event.
- Solicit proposals from vendors and/or subcontractors for services or equipment used at the event.
- Draft schedule for pre-production, load-in, and event days.
- Supervise and coordinate installation and dismantling of event site including tents, stages, barricades, electrical distribution, etc.
- Provide an onsite manager on duty to coordinate and respond to operational issues during the event.
- Create a backstage security plan for the event and supervise event security staff.
- Create a communications plan and supervise the distribution of communications equipment.
- Provide a core labor group for set-up and tear down
- Provide an operations crew that will assist VOP staff, vendors and sponsors during the event and who will be available for light maintenance of event equipment.
- In cooperation with VOP, create a comprehensive budget detailing event expenses and income projections

Sponsorship

- Create and distribute a sponsorship pitch document that specifies levels of participation and associated costs with a goal of raising at least $25,000 in cash support.
- Direct development of media relationships and strategic partnerships with the goal of acquiring media trade to promote event.

Attachment: PSF-DE.Contract Proposal. 2021 (2021 Street Fest)

- Coordinate the implementation of sponsor operational needs and entitlements at the Event.

VOP responsibilities:

- Assist DE with community relations, specifically in obtaining the approval and cooperation of area businesses, Village Officials, Police Commander and neighborhood organizations.
- Develop and implement a plan for recruiting and scheduling a volunteer labor staff for event operations (including; beverage locations, ticket selling, kids zone).
- Street distribution of posters and flyers
- Assign VOP labor to assist with set & up and tear down.
- Provide a maintenance staff during the event

Proposed Management Team & Fees $15,000.00

- Event Manager
- Site & Labor Supervision
- Vendor Coordinator
- Children's Area Coordinator

Sponsorship

See attached Exhibit B, Sponsorship Addendum.

Labor & Outside Services - *Estimated

Operations Labor Estimated hours: 136 x $38/hr (average) = $5,168

Financial Procedures, Cash Flow and Payment Terms:

1. On or before May 14, 2021 VOP and DE shall agree on an Event budget.
2. DE shall use its history and credit with equipment and service providers to negotiate the lowest possible pricing and to arrange for payment after or at the Event wherever possible.
3. Deposit schedule: $2,500 towards management fees due February 12th, 2021. On or before May 14, 2021 DE shall submit an invoice to VOP for the remaining balance of 50% of management fees.
4. All sponsorship and booth sale revenues are paid to VOP as they are collected.
5. 14 days following the event, DE distributes a final reconciled statement with back-up documentation for payment by VOP.

Qualifications and Exclusions:

- All agreements contingent upon accidents, strikes, acts of God or delay beyond our control. The DE is not liable for consequential damages.
- This proposal is contingent upon completion of a qualified survey of the event site, and the selection of event dates that are mutually agreeable to all parties.
- The DE reserves the right to complete this project with the use of subcontractors and rental equipment prior to installation as required.

If the above terms and conditions are acceptable, please sign below and return a copy. We look forward to working with you on this project.

Attachment: PSF-DE.Contract Proposal. 2021 (2021 Street Fest)

Sincerely,

Duff Rice
President, Duff Entertainment. Inc.

_____
For Duff Entertainment

_____
For Village of Palatine

Attachment: PSF-DE.Contract Proposal. 2021 (2021 Street Fest)

EXHIBIT B
SPONSORSHIP ADDENDUM

This is to confirm that you have appointed **Duff Entertainment, Inc.** ("Agency" or "us") as your exclusive representative for the purposes of securing and negotiating agreements with corporate sponsors for the **Palatine Street Fest 2021** (the "Event") to be organized and promoted by the **Village of Palatine** ("VOP" or "you"). The Event will take place on August 27 – 29, 2021.

1. Term and Termination.

(a) Term for all Services: The term of this Agreement (the "Term") shall begin on the Effective Date and end on January 1, 2022. Any extension of the performance of Agency's Services hereunder shall be by a written amendment to this Agreement, which shall be signed by both parties.

(1) Additional Term of Service (Agency Only). It is understood and agreed that the terms of any offer received by Agency shall be transmitted to you and you reserve the sole and exclusive right to accept or reject such offer(s), which you will do within a reasonable time after receipt thereof.

(b) Termination. This Agreement may be terminated for any reason by either party with thirty (30) days' notice to the other party. This Agreement may be terminated immediately by either party upon notice if the other party: (i) becomes insolvent; (ii) files a petition in bankruptcy; (iii) makes an assignment for the benefit of its creditors; or (iv) breaches any of its obligations, representations or warranties under this Agreement in any material respect, which breach is not remedied within thirty (30) days following written notice to such party. If this Agreement is terminated by either party, VOP shall only be liable for payment of consulting fees earned as a result of services performed prior to the date of termination. Consultant acknowledges that since this Agreement is temporary in nature, Consultant is not entitled to any additional advance notice of termination as may be required, in the absence of this provision, by any Federal or State law.

2. Sponsorship Services.
(a) Agency shall use its best efforts to represent the Event to potential corporate sponsors ("Sponsorship") and shall prepare marketing materials at its expense for use in presenting the Event to sponsors. You shall have the right to approve all such materials in writing before their use. You shall have the right in your discretion to participate in any presentations of the Event to potential sponsors upon consultation with us. We shall keep you informed in writing of all sponsor contacts and presentations made on behalf of the Event.

(b) Agency will create and distribute a sponsorship pitch document that specifies levels of participation and associated costs with a goal of raising at least $25,000 in cash support.

(c) Agency will develop media relationships and strategic partnerships with the goal of acquiring media trade to promote event.

(d) Coordinate the implementation of sponsor operational needs and entitlements at the Event.

3. Commissions and Fees.

(a) ***Sponsorship Sales*** As to any sponsorship agreement entered by us during the Term (excluding those set forth in Section 4), as a result of a direct solicitation by Agency you shall pay to Agency a commission equal to twenty percent (20%) of the gross compensation for all cash sponsorships up to $15,000 and twenty-five percent (25%) of the gross compensation for all cash sponsorships over $15,000. Agency shall be solely responsible for its expenses in connection with its representation of you hereunder.

Attachment: Palatine Street Fest Sponsorship Agreement 2021 (2021 Street Fest)

(e) ***In-Kind*** If any sponsorship fee is paid not in cash but in goods or other services with a cash value of $2,000+, then Agency shall be entitled to a flat-rate fee of $500 per in-kind sponsor.

(f) As to any sponsorship agreement accepted by you, Agency shall issue appropriate invoices to such sponsor, collect all funds advanced, loaned, paid or otherwise payable to you or on your behalf, deduct Agency's commission and remit the balance to you within fourteen (14) days of Agency's receipt of same. With each such payment Agency shall render a statement in sufficient detail to show all funds received, the computation of commissions due Agency and the balance due you.

(g) If you reject any such sponsorship offer solicited or negotiated by Agency and subsequently agree to such sponsorship offer within one hundred twenty (120) days of the initial rejection thereof upon the same or similar terms and conditions as those originally proposed by Agency (and/or such sponsor, as the case may be) then the same shall be deemed incorporated hereunder and Agency shall be entitled to its commission with respect to such sponsorship.

4. Sponsorship Packages and Activation Costs

(a) Sponsorship Packages. At a minimum, sponsorship packages offered for sale by Agency shall be priced to include 100 square feet of display space, (1) 10 x 10 tent, (2) 8'ft. tables, (4) chairs and 20amps of electrical power. Each sponsor package will be inclusive of costs for these entitlements whether or not a sponsor chooses to utilize any or all of the entitlements offered. Costs for these entitlements shall be borne by the Event and shall not be deducted from the sponsorship fee when calculating commissions. All sponsorship packages shall be mutually agreed upon between VOP and Agency.

(b) Activation Costs. In the event a sponsor elects' activation upgrades above and beyond the entitlements listed in 4 (a), and/or the sponsor requests additional upgrades, services, equipment, etc., the costs for those items will be charged separately and managed by Agency.

5. Miscellaneous.

(a) Confidentiality. The parties hereto agree to maintain in confidence the terms and conditions of this Agreement except to the extent that a proposed disclosure of any specific terms or conditions hereof by either party is authorized in advance by the other party.

(b) Invalidity. The determination that any provision of this Agreement is invalid or unenforceable shall not invalidate this Agreement, all of said provisions being inserted conditionally on their being considered legally valid, and this Agreement shall be construed and performed in all respects as if such invalid or unenforceable provision(s) were omitted.

(c) Binding Agreement. This Agreement shall be binding upon the parties, their successors and assigns.

(d) Third Party Beneficiaries. This Agreement inures to the benefit of signing parties listed herein, and no third party shall enjoy the benefits of this Agreement or shall have any rights under it except as is expressly provided in this Agreement.

(e) Counterparts and Signatures. Each of the representatives signing this Agreement on behalf of the respective parties hereto represents and warrants that he or she has been duly authorized to execute and deliver this Agreement and that upon execution and delivery hereof, this Agreement shall be binding and enforceable in accordance with its terms against such party for whom such representative has signed.

If this accurately sets forth our Agreement, please sign below and return a copy to us.

Duff Rice, President
Duff Entertainment, Inc.

Signature: _____

Agency Agreed and Accepted

This _____ day of _____, 2021

Village of Palatine:

Signature: _____

Name: _____

Title: _____

Date: _____
_

Attachment: Palatine Street Fest Sponsorship Agreement 2021 (2021 Street Fest)

MEMORANDUM

Date: May 25, 2021

To: Reid Ottesen, Village Manager

From: Mike Jacobs, Deputy Village Manager

Re: Street Fest 2021

The following approvals are being sought in connection with the Village's 2021 Downtown Palatine Street Fest:

1. Temporary waiver of the sound amplification ordinance for the live music and performances during the following hours:
   - **Friday, August 27:** 12 PM – 12 AM
   - **Saturday, August 28:** 8 AM – 12 AM
   - **Sunday, August 29:** 8 AM – 6 PM

   Note: *The earlier time from the actual event start times is for sound checks and for other events such as the 5k run/walk, Bike Race, and other activities.*

2. Waiver of Fees for Village services, permits, and licenses.

3. Waiver of the Building Construction Hours for the following:
   - **Wednesday, August 25:** Construction of tents to begin at 7 AM and continue throughout Friday morning.
   - **Thursday, August 26**: Construction of tents and stage to begin at 6 AM and continue throughout Friday morning.
   - **Sunday, August 29**: Removal of tents and stage between 8 PM to 12 AM.

4. Temporary Closure of On-Street Parking from **Wednesday, August 25** at 5 AM to **Monday, August 30** at 12 PM as follows:
   - Slade Street (north side between Greeley St. and Brockway St., south side between Smith St. and Brockway St.)
   - Greeley Street (east and west sides between Slade St. and Palatine Rd.)
   - Brockway Street (east side between Slade St. and railroad tracks)

5. Public street closures from **Friday, August 27** at 5 AM to **Monday, August 30** at 12 PM as follows:
   - **Slade Street** – between Smith Street and Bothwell Street
   - **Greeley Street** – between Palatine Road and Wilson Street
   - **Brockway Street** - between Palatine Road and Railroad Tracks
   - **Railroad Avenue** – between Plum Grove Road and Bothwell Street
   - **Bothwell Street** – Between Palatine Road and Railroad Avenue
   - **Wilson Street** – between Smith Street and Greeley Street
   - **Smith Street** – between Palatine Road and Wood Street (only temporarily if needed in event of an emergency or for the bike race or 5K)

6. Temporary Closure of Commuter Parking Lots
   - **Parking Lot I:** Friday, August 28 at 5 AM through Monday, August 31 at 12 PM for Village staff staging area.
   - **Parking Lot J:** Friday, August 28 at 5 AM through Monday, August 31 at 12 PM to accommodate garbage dumpsters.
   - **Parking Lot G**: Thursday, August 27 at 5 AM through Monday, August 31 at 12 PM to accommodate the construction of the main stage.
   - **Parking Lots K & L:** Friday, August 28 at 5 AM through Monday, August 31 at 12 PM to accommodate handicapped parking and event set up.

7. A motion authorizing the Village Manager to enter into contracts/agreements related to the 2021 Downtown Palatine Street Fest. In conjunction with the 2021 Downtown Palatine Street Fest, the Village will need to enter into a number of contracts or agreements which may exceed $20,000. All expenses have been funded as part of the CY 2020 budget.

The contracts and/or agreements may include, but are not limited to, the following (cost estimate):

- Tent, table, chair rental ($25,000)
- Portable Restrooms ($10,000)
- Fencing ($5,000)
- Beverages – Beer, Wine, Pop, Water ($60,000)
- Main Stage Entertainment (Bands, Stage, Lighting) ($65,000)
- Printed Promotional Materials ($1,000)
- Generators ($5,500)
- General Supplies and Miscellaneous Rentals ($5,000)
- Event Operation, Labor, Support, Security ($20,500)
- Street Fest Sponsorship Agreements

8. A motion to authorize a Class E Temporary Liquor License for the purpose of selling alcoholic beverages during the following hours:
   - **Friday, August 27:** 5 PM – 12 AM
   - **Saturday, August 28:** 11 AM – 12 AM
   - **Sunday, August 29:** 11 AM – 6 PM

Attachment: Street Fest 2021-Requested Approvals Summary (2021 Street Fest)

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

BACKGROUND: The Village utilizes a broker to purchase the risk insurance required for Village services and equipment. The existing vendor was selected in 2019 for a two-year period following a full request for proposal process. The existing service agreement expires June 30, 2021.

KEY ISSUES:

- The municipal market, particularly in Illinois, is a very difficult market at the present time. This is heavily influenced by recent court cases, the anti-police sentiment, and adverse jury awards. As such, we want to make sure we utilize the services of a broker that is well established in Illinois and familiar with municipal coverages. Additionally, we want to make sure that is cost effective for the Village.

- Based upon the tight market, current legal environment, and ongoing police reform legislation which will adversely impact our coverage options, we do not believe the timing is good to do another RFP.

- The current vendor, Marsh, provided the services requested at a satisfactory or better level within the past 24 months and is well established in the market. Marsh has offered a new agreement for a three-year period. The cost is $25,000 annually, with a first year credit of $2,000 as a renewing client. Since broker fees are not paid until after the coverage is placed, the first year expense will not have budget impact until January 2022.

ALTERNATIVES:

1. Accept the Village's recommendation to retain Marsh as risk management broker.
2. Refer back to Staff for further review.

RECOMMENDATION:
Staff recommends approval of a motion authorizing the Village Manager to negotiate an agreement with Marsh for Risk Management Broker Services.

ACTION REQUIRED:
A motion authorizing the Village Manager to negotiate an agreement with Marsh for Risk Management Broker Services.

Consider a Motion to Approve 2021 Warrant #11

Village of Palatine
Warrant approval

_____
Village Clerk

_____
Mayor

Warrant # 11 having been approved by the Village Council on 06/07/2021 authorizes the Treasurer to deposit funds from the accounts indicated below:

		Check/ACH Disbursements	Electronic (EFT/W-T) Disbursements	Manual Checks	UB Refunds Processed	Fund Expense
General Fund	100	303,641.42	-	-	-	303,641.42
State Equitable Sharing Fund	222	750.00	-	-	-	750.00
Downtown TIF Fund	233	37,366.06	-	-	-	37,366.06
Rand Corridor TIF Fund	234	15,919.50	-	-	-	15,919.50
Capital Improvements Fund	402	4,888.13	-	-	-	4,888.13
Water Fund	605	33,559.91	-	758.70	-	34,318.61
Sewer Fund	610	32,828.23	-	-	-	32,828.23
Refuse Fund	615	-	-	-	227.08	227.08
Parking Fund	620	10,790.88	-	-	-	10,790.88
Fleet Services Fund	710	95,330.34	-	-	-	95,330.34
Total Report		**535,074.47**	**-**	**758.70**	**227.08**	**536,060.25**

ATTACHMENTS:

- Warrant #11

VILLAGE OF PALATINE

Warrant #11

Invoice Due Date Range 04/01/21 - 06/22/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **4853 - Advance Auto Parts**									
2376-989400	Parts - E-222	Open		04/15/2021	05/15/2021	05/28/2021			6.
2376-990004	Parts - T-371	Open		04/19/2021	05/19/2021	05/28/2021			103.
2376-991727	Parts - STOCK	Open		04/26/2021	05/26/2021	05/28/2021			15.
2376-992533	Parts - C-361	Open		04/29/2021	05/29/2021	05/28/2021			39.
2376-993125	Parts - E-212	Open		05/03/2021	06/02/2021	05/28/2021			44.
2376-993356	Parts - M-999	Open		05/04/2021	06/03/2021	05/28/2021			12.
2376-993468	Parts - E-403	Open		05/04/2021	06/03/2021	05/28/2021			15.
2376-993722	Parts - T-423	Open		05/05/2021	06/04/2021	05/28/2021			26.
2376-993986	Parts - E-403	Open		05/06/2021	06/05/2021	05/28/2021			7.
2376-994421	Parts - E-212	Open		05/07/2021	06/06/2021	05/28/2021			9.
2376-994681	Parts - C-361	Open		05/10/2021	06/09/2021	05/28/2021			33.
2376-995271	Parts - C-375	Open		05/12/2021	06/11/2021	05/28/2021			25.
2376-995369	Parts - C-300	Open		05/12/2021	06/11/2021	05/28/2021			54.
2376-995396	Parts - STOCK	Open		05/12/2021	06/11/2021	05/28/2021			29.
2376-995549	Parts - T-461	Open		05/13/2021	06/13/2021	05/28/2021			44.
2376-995681	Parts - T-461	Open		05/13/2021	06/12/2021	05/28/2021			106.
2376-995925	Credit Memo	Open		05/14/2021	06/13/2021	05/28/2021			(7.2
2376-996778	Parts - STOCK	Open		05/18/2021	06/17/2021	05/28/2021			360.
2376-996901	Parts - STOCK	Open		05/19/2021	06/18/2021	05/28/2021			80.
2376-997070	Parts - STOCK	Open		05/19/2021	06/18/2021	05/28/2021			18.
2376-997178	Parts - T-401	Open		05/20/2021	06/19/2021	05/28/2021			149.
			Vendor **4853 - Advance Auto Parts** Totals			Invoices	21		$1,177.
Vendor **4771 - AEC Fire-Safety & Security Inc**									
256040	Parts - T-427	Open		04/01/2021	05/01/2021	05/28/2021			1,619.
256131	Parts - T-427	Open		04/06/2021	05/06/2021	05/28/2021			506.
			Vendor **4771 - AEC Fire-Safety & Security Inc** Totals			Invoices	2		$2,126.
Vendor **1759 - Air One Equipment, Inc.**									
169011	Elkhart Brass- Tip	Open		05/19/2021	06/18/2021	05/24/2021			545.
			Vendor **1759 - Air One Equipment, Inc.** Totals			Invoices	1		$545.
Vendor **2611 - Al Warren Oil Co**									
W1389270	Motor Fuel	Open		05/12/2021	06/11/2021	05/28/2021			18,922.
W1391121	Motor Fuel	Open		05/20/2021	06/19/2021	05/28/2021			18,102.
			Vendor **2611 - Al Warren Oil Co** Totals			Invoices	2		$37,025.
Vendor **2645 - Alexander Equipment Company, Inc**									
176852	Repairs & Maintenance - Equipment & Machinery - E-626	Open		05/04/2021	06/03/2021	05/28/2021			249.
			Vendor **2645 - Alexander Equipment Company, Inc** Totals			Invoices	1		$249.

Attachment: Warrant #11 (2021 Warrant # 11)

VILLAGE OF PALATINE

Warrant #11

Invoice Due Date Range 04/01/21 - 06/22/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **3060 - Allegra Print & Imaging**									
2021-00000455	ADJ - #10 regular white envelopes	Open		05/21/2021	06/21/2021	05/21/2021			157.
95774	Yellow postcards	Open		01/22/2021	05/27/2021	05/27/2021			119.
96405	Yellow postcards	Open		05/13/2021	06/12/2021	05/27/2021			133.
96276	PPD Window Envelopes	Open		04/20/2021	06/07/2021	06/02/2021			439.
96441	#10 Regular Envelopes - 1,000 (2 boxes)	Open		05/18/2021	06/17/2021	05/20/2021			91.
			Vendor **3060 - Allegra Print & Imaging** Totals			Invoices	5		$941.
Vendor **2496 - Altorfer Industries, Inc**									
P54C0153305	Parts - E-225	Open		04/02/2021	05/02/2021	05/28/2021			117.
P54C0153306	Parts - E-223	Open		04/02/2021	05/02/2021	05/28/2021			168.
			Vendor **2496 - Altorfer Industries, Inc** Totals			Invoices	2		$285.
Vendor **2345 - Amerigas**									
681864890	Fuel - E-111	Open		03/29/2021	04/28/2021	05/28/2021			162.
			Vendor **2345 - Amerigas** Totals			Invoices	1		$162.
Vendor **4450 - Approved Tree Care & Landscape Service Inc**									
18643	Tree Removal-140 E. Sherman	Open		03/21/2021	06/01/2021	05/28/2021			975.
18679	Tree Removal-260 N. Bothwell	Open		04/02/2021	06/01/2021	05/28/2021			975.
18680	Tree Removal-248 N. Bothwell St	Open		04/02/2021	06/01/2021	05/28/2021			975.
			Vendor **4450 - Approved Tree Care & Landscape Service Inc** Totals			Invoices	3		$2,925.
Vendor **5021 - Arlington Heights Ford LLC**									
15889H	Parts - T-481	Open		03/31/2021	05/30/2021	06/01/2021			11.
16906H	Parts - T-465	Open		04/17/2021	05/17/2021	06/01/2021			58.
16936H	Parts - T-443	Open		04/17/2021	05/17/2021	06/01/2021			155.
17836H	Parts - T-479	Open		05/08/2021	06/07/2021	06/01/2021			1,012.
18649H	Parts - T-442	Open		05/14/2021	06/13/2021	06/01/2021			49.
19218H	Parts - T-479	Open		05/21/2021	06/20/2021	06/01/2021			123.
			Vendor **5021 - Arlington Heights Ford LLC** Totals			Invoices	6		$1,412.
Vendor **1443 - Arlington Power Equipment**									
72966	Parts - PT-999	Open		04/27/2021	05/27/2021	05/28/2021			23.
74290	Parts - PT-109	Open		05/05/2021	06/04/2021	05/28/2021			41.
			Vendor **1443 - Arlington Power Equipment** Totals			Invoices	2		$64.
Vendor **2322 - Arrow Road Construction Company**									
26679	Binder and Surface for Hot Paving	Open		04/06/2021	05/06/2021	05/07/2021			725.
26688	Binder and Surface for Hot Paving	Open		04/07/2021	05/07/2021	05/07/2021			206.
26702	Binder and Surface for Hot Paving	Open		04/09/2021	05/09/2021	05/07/2021			714.
26832	Binder and Surface for Hot Paving	Open		04/22/2021	05/22/2021	05/07/2021			293.

Attachment: Warrant #11 (2021 Warrant # 11)

VILLAGE OF PALATINE

Warrant #11

Invoice Due Date Range 04/01/21 - 06/22/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
26853	Binder and Surface for Hot Paving	Open		04/23/2021	05/23/2021	05/07/2021			202.
26892	Binder and Surface for Hot Paving	Open		04/27/2021	05/27/2021	05/07/2021			642.
26925	Binder and Surface for Hot Paving	Open		04/29/2021	05/29/2021	05/07/2021			742.
26942	Binder and Surface for Hot Paving	Open		04/30/2021	05/30/2021	05/07/2021			14,599.
26967	Binder and Surface for Hot Paving	Open		05/03/2021	06/02/2021	05/07/2021			17,014.
26989	Binder and Surface for Hot Paving	Open		05/04/2021	06/03/2021	05/07/2021			17,336.
26997	Binder and Surface for Hot Paving	Open		05/05/2021	06/04/2021	05/07/2021			5,286.
27020	Binder and Surface for Hot Paving	Open		05/05/2021	06/04/2021	05/07/2021			10,973.
27035	Binder and Surface for Hot Paving	Open		05/06/2021	06/05/2021	05/07/2021			14,391.
27055	Binder and Surface for Hot Paving	Open		05/07/2021	06/06/2021	05/07/2021			18,120.
27083	Binder and Surface for Hot Paving	Open		05/10/2021	06/09/2021	05/07/2021			18,117.
27111	Binder and Surface for Hot Paving	Open		05/11/2021	06/10/2021	05/07/2021			20,408.
27133	Binder and Surface for Hot Paving	Open		05/12/2021	06/11/2021	05/07/2021			13,135.
27152	Binder and Surface for Hot Paving	Open		05/13/2021	06/12/2021	05/07/2021			11,559.
27170	Binder and Surface for Hot Paving	Open		05/14/2021	06/13/2021	05/25/2021			2,952.
27185	Binder and Surface for Hot Paving	Open		05/17/2021	06/16/2021	05/25/2021			226.
27206	Binder and Surface for Hot Paving	Open		05/18/2021	06/17/2021	05/25/2021			655.
27231	Binder and Surface for Hot Paving	Open		05/19/2021	06/18/2021	05/25/2021			888.
27238	Binder and Surface for Hot Paving	Open		05/20/2021	06/19/2021	05/25/2021			1,415.
27263	Binder and Surface for Hot Paving	Open		05/20/2021	06/19/2021	05/25/2021			160.
27285	Binder and Surface for Hot Paving	Open		05/21/2021	06/20/2021	05/25/2021			656.
		Vendor **2322 - Arrow Road Construction Company** Totals				Invoices	25		$171,421.
Vendor **4802 - Atlas Bobcat, LLC**									
BP6187	Parts - E-212	Open		03/29/2021	05/01/2021	06/02/2021			379.
		Vendor **4802 - Atlas Bobcat, LLC** Totals				Invoices	1		$379.
Vendor **3024 - Bryce M Baker**									
2021-00000479	Special Investigations - Report # 21-008251	Open		05/28/2021	06/07/2021	06/02/2021			250.
2021-00000480	Special Investigations - Report # 21-010153	Open		05/28/2021	06/07/2021	06/02/2021			240.
2021-00000481	Special Investigations - Report # 21-010152	Open		05/28/2021	06/07/2021	06/02/2021			260.
		Vendor **3024 - Bryce M Baker** Totals				Invoices	3		$750.
Vendor **1294 - Berland's House of Tools**									
91099	Staple Gun	Open		05/12/2021	06/11/2021	06/01/2021			95.
		Vendor **1294 - Berland's House of Tools** Totals				Invoices	1		$95.
Vendor **1722 - BLA, Inc**									
21021-12	Smith Street Resurfacing Phase III Construction Engineering	Open		04/30/2021	05/30/2021	05/13/2021			2,866.

Attachment: Warrant #11 (2021 Warrant # 11)

VILLAGE OF PALATINE

Warrant #11

Invoice Due Date Range 04/01/21 - 06/22/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
			Vendor **1722 - BLA, Inc** Totals			Invoices	1		$2,866.
Vendor **1235 - Bonnell Industries Inc**									
0198599-IN	Parts - STOCK	Open		03/23/2021	04/30/2021	05/28/2021			120.
			Vendor **1235 - Bonnell Industries Inc** Totals			Invoices	1		$120.
Vendor **1492 - Bound Tree Medical LLC**									
84043890	Battery	Open		04/30/2021	05/29/2021	05/18/2021			86.
			Vendor **1492 - Bound Tree Medical LLC** Totals			Invoices	1		$86.
Vendor **4463 - David E Brandwein**									
2021-00000416	Tuition Reimbursement - SPA 225	Open		05/13/2021	05/13/2021	05/13/2021			786.
			Vendor **4463 - David E Brandwein** Totals			Invoices	1		$786.
Vendor **1857 - Brian Edward Landscaping Inc**									
24316	Irrigation System Repair-Village Hall	Open		05/12/2021	06/11/2021	05/28/2021			2,195.
24317	Brick Paver Walkway Replacement and Enlargement-Lot F	Open		05/14/2021	06/13/2021	05/17/2021			5,890.
			Vendor **1857 - Brian Edward Landscaping Inc** Totals			Invoices	2		$8,085.
Vendor **2243 - Bristol Hose & Fitting**									
3454252	Parts - E-222	Open		04/09/2021	05/09/2021	05/28/2021			562.
			Vendor **2243 - Bristol Hose & Fitting** Totals			Invoices	1		$562.
Vendor **4457 - Jeffrey C Brown**									
2021-00000470	Less Lethal Instructor Training - Meals per Diem & Gas	Open		05/19/2021	06/07/2021	06/02/2021			215.
			Vendor **4457 - Jeffrey C Brown** Totals			Invoices	1		$215.
Vendor **3403 - Call One**									
407951	Landline Phone Service	Open		05/15/2021	06/01/2021	05/10/2021			1,960.
			Vendor **3403 - Call One** Totals			Invoices	1		$1,960.
Vendor **3725 - Cambridge Computer Services Inc**									
78103	Turbonomic Maintenance	Open		05/17/2021	06/16/2021	05/10/2021			1,788.
			Vendor **3725 - Cambridge Computer Services Inc** Totals			Invoices	1		$1,788.
Vendor **2650 - Case Lots**									
4739	Custodial Supplies-100	Open		05/18/2021	06/17/2021	05/20/2021			961.
4740	Custodial Supplies-605	Open		05/19/2021	06/18/2021	05/20/2021			548.
			Vendor **2650 - Case Lots** Totals			Invoices	2		$1,509.
Vendor **2732 - CDW Government Inc**									
C658732	Adobe Creative Cloud Renewal	Open		05/04/2021	06/03/2021	05/10/2021			948.
			Vendor **2732 - CDW Government Inc** Totals			Invoices	1		$948.02

Attachment: Warrant #11 (2021 Warrant # 11)

VILLAGE OF PALATINE

Warrant #11

Invoice Due Date Range 04/01/21 - 06/22/2
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **2492 - Certified Fleet Services**									
S16008	Parts - T-371	Open		04/13/2021	05/13/2021	05/28/2021			152.
			Vendor **2492 - Certified Fleet Services** Totals			Invoices	1		$152.
Vendor **4988 - Chevrolet of Palatine**									
10265	Parts - T-458	Open		04/16/2021	05/16/2021	05/28/2021			61.
10304	Parts - T-458	Open		04/20/2021	05/20/2021	05/28/2021			64.
			Vendor **4988 - Chevrolet of Palatine** Totals			Invoices	2		$126.
Vendor **2555 - Chicago Parts & Sound**									
1-0196502	Parts - STOCK	Open		04/12/2021	05/13/2021	05/28/2021			143.
1CR0033813	Credit Memo	Open		04/13/2021	05/13/2021	05/28/2021			(102.2
1-0201115	Parts - STOCK	Open		05/05/2021	06/04/2021	05/28/2021			15.
10-0168930	Parts - STOCK	Open		05/06/2021	06/05/2021	05/28/2021			58.
1-0204538	Parts - STOCK	Open		05/21/2021	06/20/2021	05/28/2021			158.
			Vendor **2555 - Chicago Parts & Sound** Totals			Invoices	5		$273.
Vendor **3050 - Cintas #22**									
4083001861	Uniform Cleaning	Open		04/30/2021	05/30/2021	05/20/2021			223.
4083667279	Uniform Cleaning	Open		05/07/2021	06/06/2021	05/20/2021			146.
4084341849	Uniform Cleaning	Open		05/14/2021	06/13/2021	05/20/2021			37.
4084996046	Uniform Cleaning	Open		05/21/2021	06/20/2021	05/20/2021			157.
			Vendor **3050 - Cintas #22** Totals			Invoices	4		$564.
Vendor **2707 - Ciorba Group Inc**									
10-25641	Baldwin Road Culvert Replacement Phase I Engineering Services	Open		05/07/2021	06/06/2021	06/01/2021			6,680.
			Vendor **2707 - Ciorba Group Inc** Totals			Invoices	1		$6,680.
Vendor **4199 - Clark Baird Smith LLP**									
13926	2021 Legal Expenses (April 2021 - Clark Baird Smith LLP)	Open		04/30/2021	05/12/2021	05/12/2021			9,933.
			Vendor **4199 - Clark Baird Smith LLP** Totals			Invoices	1		$9,933.
Vendor **3029 - Clarke Aquatic Services**									
000008575	2021 Aquatic Weed and Algae Control Services-Exner Pond	Open		03/25/2021	06/04/2021	06/01/2021			1,426.
000008576	2021 Aquatic Weed and Algae Control Services-Middleton Pond	Open		03/25/2021	06/04/2021	06/01/2021			1,240.
000008577	2021 Aquatic Weed and Algae Control Services-Smith Street Ditch	Open		03/25/2021	06/04/2021	06/01/2021			328.

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VILLAGE OF PALATINE

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Invoice Due Date Range 04/01/21 - 06/22/21
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Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
000008578	2021 Aquatic Weed and Algae Control Services-Police Department	Open		03/25/2021	06/04/2021	06/01/2021			1,103.
			Vendor **3029 - Clarke Aquatic Services** Totals			Invoices	4		$4,097.
Vendor **4694 - CMS Communications Inc**									
2103902-IN	Mitel IP6920 Phone	Open		04/30/2021	05/30/2021	05/10/2021			344.
2104098-IN	Mitel IP6930 Phone	Open		05/12/2021	06/12/2021	05/10/2021			336.
			Vendor **4694 - CMS Communications Inc** Totals			Invoices	2		$681.
Vendor **1488 - CNS Tire Supply**									
25536	Repairs & Maintenance - T-442	Open		05/12/2021	06/11/2021	05/28/2021			1,327.
25560	Parts - T-401	Open		05/20/2021	06/19/2021	05/28/2021			500.
			Vendor **1488 - CNS Tire Supply** Totals			Invoices	2		$1,827.
Vendor **2383 - Colfax Welding & Fabricating**									
62442	Parts - M-999	Open		04/12/2021	05/12/2021	05/28/2021			92.
			Vendor **2383 - Colfax Welding & Fabricating** Totals			Invoices	1		$92.
Vendor **3033 - Comcast Cable**									
PW 05-21 A	Backup Internet Connections	Open		05/02/2021	05/30/2021	05/10/2021			231.
			Vendor **3033 - Comcast Cable** Totals			Invoices	1		$231.
Vendor **2980 - Commonwealth Edison**									
8648014008 4/21	Electricity-135 W. Michigan Ave Heat Meter	Open		04/19/2021	06/21/2021	05/20/2021			326.
			Vendor **2980 - Commonwealth Edison** Totals			Invoices	1		$326.
Vendor **2741 - Conserv FS**									
65116828	Grass Seed	Open		04/28/2021	05/28/2021	05/28/2021			187.
			Vendor **2741 - Conserv FS** Totals			Invoices	1		$187.
Vendor **3706 - Constellation NewEnergy Inc**									
19953917301	Electricity-0 N. Smith St/King George Ct RT/23 Street Lighting	Open		04/27/2021	06/12/2021	05/03/2021			5,620.
			Vendor **3706 - Constellation NewEnergy Inc** Totals			Invoices	1		$5,620.
Vendor **2766 - Cook County Recorder Of Deeds**									
29804302021	Recording Fees - Cook County	Open		05/30/2021	05/30/2021	05/13/2021			176.
			Vendor **2766 - Cook County Recorder Of Deeds** Totals			Invoices	1		$176.
Vendor **2773 - Core & Main LP**									
0203137	Omni 1 1/2"	Open		05/12/2021	06/11/2021	06/01/2021			6,360.
			Vendor **2773 - Core & Main LP** Totals			Invoices	1		$6,360.
Vendor **3852 - De Lage Landen Public Finance**									

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VILLAGE OF PALATINE

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Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
72342963	Sharp Copier Lease	Open		04/28/2021	06/12/2021	04/23/2021			621.
			Vendor **3852 - De Lage Landen Public Finance** Totals			Invoices	1		$621.
Vendor **4781 - Document Imaging Services, LLC**									
2099	Toner	Open		05/13/2021	06/12/2021	05/10/2021			386.
			Vendor **4781 - Document Imaging Services, LLC** Totals			Invoices	1		$386.
Vendor **4976 - Duff Entertainment, Inc**									
1022	Management Fee	Open		05/28/2021	06/09/2021	05/28/2021			7,500.
			Vendor **4976 - Duff Entertainment, Inc** Totals			Invoices	1		$7,500.
Vendor **5029 - Duke's Root Control, Inc**									
18927	2021 Sanitary Sewer Root Control Program DPW-2104	Open		04/30/2021	05/30/2021	05/24/2021			19,653.
			Vendor **5029 - Duke's Root Control, Inc** Totals			Invoices	1		$19,653.
Vendor **2102 - Fire Service Inc**									
22683	Parts - T-412	Open		04/26/2021	05/01/2021	06/02/2021			635.
22727	Parts - T-353	Open		04/29/2021	05/29/2021	05/28/2021			148.
			Vendor **2102 - Fire Service Inc** Totals			Invoices	2		$783.
Vendor **2665 - Fleet Safety Supply**									
76953	Parts - T-371	Open		04/22/2021	05/22/2021	05/28/2021			145.
76988	Parts - T-427	Open		04/29/2021	05/29/2021	05/28/2021			57.
			Vendor **2665 - Fleet Safety Supply** Totals			Invoices	2		$203.
Vendor **2195 - FMP**									
1-6829108	Parts - STOCK	Open		03/25/2021	04/30/2021	05/28/2021			131.
			Vendor **2195 - FMP** Totals			Invoices	1		$131.
Vendor **3081 - FulLife Safety Center**									
55206	Overshoes	Open		03/29/2021	06/01/2021	05/28/2021			267.
			Vendor **3081 - FulLife Safety Center** Totals			Invoices	1		$267.
Vendor **5073 - FulLife Safety LLC**									
55556	Parts - STOCK	Open		05/04/2021	06/03/2021	05/28/2021			857.
			Vendor **5073 - FulLife Safety LLC** Totals			Invoices	1		$857.
Vendor **3180 - Gasvoda & Associates Inc**									
INV2100902	Filter Element-Lift Stations	Open		05/13/2021	06/12/2021	06/01/2021			463.
			Vendor **3180 - Gasvoda & Associates Inc** Totals			Invoices	1		$463.
Vendor **3075 - Gateway Palatine LLC**									
June 2021	Parking Agreement - June	Open		05/14/2021	06/08/2021	05/14/2021			2,460.
			Vendor **3075 - Gateway Palatine LLC** Totals			Invoices	1		$2,460.

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Invoice Due Date Range 04/01/21 - 06/22/21
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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **5045 - GFL Solid Waste Midwest LLC**									
V90000034519	Waste Disposal	Open		04/30/2021	05/30/2021	05/07/2021			1,072.
			Vendor **5045 - GFL Solid Waste Midwest LLC** Totals			Invoices	1		$1,072.
Vendor **1667 - Gilio Landscape Contractors**									
8746	568 S Oak St	Open		05/20/2021	06/19/2021	05/27/2021			65.
8747	36 N Ashland ave 5/19/21	Open		05/20/2021	06/19/2021	05/27/2021			65.
			Vendor **1667 - Gilio Landscape Contractors** Totals			Invoices	2		$130.
Vendor **1234 - Golf Rose Animal Hospital**									
314026	K-9 Prescription - Hondo (Contreras)	Open		05/02/2021	06/07/2021	06/02/2021			67.
			Vendor **1234 - Golf Rose Animal Hospital** Totals			Invoices	1		$67.
Vendor **2442 - Goodmark Nurseries Llc**									
26014B7	Replacement and 50/50 Parkway Tree Purchases	Open		05/10/2021	06/09/2021	05/28/2021			374.
			Vendor **2442 - Goodmark Nurseries Llc** Totals			Invoices	1		$374.
Vendor **2281 - Grainger**									
9905373875	Mirrors for Lobby (2)	Open		05/18/2021	06/17/2021	06/02/2021			216.
9862737765	Parts - PT-999	Open		04/08/2021	05/08/2021	05/28/2021			53.
9867732860	Parts - STOCK	Open		04/13/2021	05/13/2021	05/28/2021			304.
9870645422	Parts - E-222	Open		04/15/2021	05/15/2021	05/28/2021			5.
9874104814	Parts - M-999	Open		04/19/2021	05/19/2021	05/28/2021			50.
9874104822	Parts - M-999	Open		04/19/2021	05/19/2021	05/28/2021			1.
9875423395	Parts - T-371	Open		04/20/2021	05/20/2021	05/28/2021			26.
9883291719	Parts - T-367	Open		04/27/2021	05/27/2021	05/28/2021			69.
9888180347	Parts - STOCK	Open		05/03/2021	06/02/2021	05/28/2021			33.
9888180354	Parts - E-203	Open		05/03/2021	06/02/2021	05/28/2021			30.
9889174026	Parts - E-203 & STOCK	Open		05/04/2021	06/03/2021	05/28/2021			15.
9889174034	Parts - E-203	Open		05/04/2021	06/03/2021	05/28/2021			30.
9889174042	Parts - E-203 & STOCK	Open		05/04/2021	06/03/2021	05/28/2021			58.
9889536604	Parts - T-423	Open		05/04/2021	06/03/2021	05/28/2021			310.
			Vendor **2281 - Grainger** Totals			Invoices	14		$1,207.
Vendor **4753 - Granicus Llc**									
139568	Civic Streaming & Agenda & Minutes Renewal	Open		05/16/2021	06/15/2021	05/10/2021			1,540.
			Vendor **4753 - Granicus Llc** Totals			Invoices	1		$1,540.
Vendor **3632 - Greetis Associates Structural Engineers, P.C,**									
210519	150 S Selstrom services 5/1/21 - 5/20/21	Open		05/20/2021	06/19/2021	05/27/2021			300.

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
		Vendor **3632 - Greetis Associates Structural Engineers, P.C,** Totals				Invoices	1		$300.
Vendor **3118 - James M Handzel**									
PWTRJH05132021	Tool Reimbursement	Open		05/13/2021	05/27/2021	05/20/2021			625.
			Vendor **3118 - James M Handzel** Totals			Invoices	1		$625.
Vendor **1916 - Harvard Maintenance Inc**									
1267942	Village Hall Janitorial Service-May 2021	Open		05/01/2021	05/31/2021	05/20/2021			3,227.
1268005	Train Station Janitorial Service-May 2021	Open		05/01/2021	05/31/2021	05/20/2021			7,984.
			Vendor **1916 - Harvard Maintenance Inc** Totals			Invoices	2		$11,211.
Vendor **4929 - Heartline Fitness Systems**									
126247	Preventative Maintenance on Treadmills	Open		05/14/2021	06/13/2021	06/02/2021			240.
			Vendor **4929 - Heartline Fitness Systems** Totals			Invoices	1		$240.
Vendor **5046 - Hoosier Fire Equipment Inc**									
109258	Parts - STOCK	Open		04/13/2021	05/13/2021	06/01/2021			1,545.
			Vendor **5046 - Hoosier Fire Equipment Inc** Totals			Invoices	1		$1,545.
Vendor **2420 - Hydraulic Services, Inc**									
360886	Parts - T-395	Open		04/16/2021	05/16/2021	05/28/2021			1,308.
			Vendor **2420 - Hydraulic Services, Inc** Totals			Invoices	1		$1,308.
Vendor **4591 - IL Department of Innovation & Technology**									
T2125234	Custom Bandwidth	Open		05/10/2021	06/10/2021	05/25/2021			428.
		Vendor **4591 - IL Department of Innovation & Technology** Totals				Invoices	1		$428.
Vendor **2827 - Illinois Dept Of Agriculture**									
AB39812-21-23	2021, 2022, 2023 Pest Control Applicator License - Begale	Open		05/01/2021	05/31/2021	05/20/2021			60.
			Vendor **2827 - Illinois Dept Of Agriculture** Totals			Invoices	1		$60.
Vendor **3062 - Illinois Section AWWA**									
200063084	Training Courses - Banach, Hrycko & Palmer	Open		05/18/2021	06/17/2021	05/20/2021			156.
			Vendor **3062 - Illinois Section AWWA** Totals			Invoices	1		$156.
Vendor **1604 - Illinois State Police**									
PD21-3601-APR	Fingerprinting for Employment - LGE Checks (April)	Open		05/01/2021	06/15/2021	06/02/2021			45.
			Vendor **1604 - Illinois State Police** Totals			Invoices	1		$45.
Vendor **4951 - Interstate Batteries of North Chicago**									
70123000	Parts - STOCK	Open		05/11/2021	06/10/2021	05/28/2021			519.00

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
70123001	Parts - STOCK	Open		05/11/2021	06/10/2021	05/28/2021			117.
		Vendor **4951 - Interstate Batteries of North Chicago** Totals				Invoices	2		$636.
Vendor **4349 - J & H Magic Stitches**									
2021-00000454	Clothing Repair	Open		05/17/2021	06/16/2021	05/18/2021			44.
		Vendor **4349 - J & H Magic Stitches** Totals				Invoices	1		$44.
Vendor **2992 - James Messineo**									
May 30, 2021	MAY 2021 LAW JUDGE	Open		05/30/2021	06/07/2021	06/01/2021			3,037.
		Vendor **2992 - James Messineo** Totals				Invoices	1		$3,037.
Vendor **5072 - Jerry B. Wolfe, Ph.D.**									
May 11, 2021	2021 PD-new hire Z.Pacheco (Jerry B. Wolfe, Psych Evaluator)	Open		05/11/2021	05/19/2021	05/19/2021			350.
		Vendor **5072 - Jerry B. Wolfe, Ph.D.** Totals				Invoices	1		$350.
Vendor **4368 - Jerry's Transmission Service Inc**									
0036686	Parts - T-460	Open		04/22/2021	05/22/2021	06/02/2021			222.
		Vendor **4368 - Jerry's Transmission Service Inc** Totals				Invoices	1		$222.
Vendor **2695 - JG Uniforms Inc**									
84957	Misc Uniform/Equipment Items (Baker)	Open		05/18/2021	06/17/2021	06/02/2021			190.
84984	Misc Uniform/Equipment Items (Badges)	Open		05/19/2021	06/18/2021	06/02/2021			407.
84986	Misc Uniform/Equipment Items (Badges)	Open		05/19/2021	06/18/2021	06/02/2021			59.
		Vendor **2695 - JG Uniforms Inc** Totals				Invoices	3		$656.
Vendor **3869 - John Nelson Architect Inc**									
JN 6/1/21	Services 5/11/21 - 5/28/21	Open		06/01/2021	06/03/2021	06/03/2021			3,400.
		Vendor **3869 - John Nelson Architect Inc** Totals				Invoices	1		$3,400.
Vendor **1635 - Joseph D. Foreman & Company**									
329153	Concrete FES Grate	Open		05/21/2021	06/20/2021	06/01/2021			330.
329168	TC Stems, Hydrant Oil, & Clow Hydrant	Open		05/21/2021	06/20/2021	06/01/2021			2,695.
		Vendor **1635 - Joseph D. Foreman & Company** Totals				Invoices	2		$3,025.
Vendor **4424 - KingswaySoft Inc**									
INV-Q25339	Kingsway Maintenance	Open		05/13/2021	06/13/2021	05/17/2021			1,190.
		Vendor **4424 - KingswaySoft Inc** Totals				Invoices	1		$1,190.
Vendor **2841 - Kustom Signals, Inc.**									
584361	Remote for Radar Units	Open		05/17/2021	06/16/2021	06/02/2021			111.

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
			Vendor **2841 - Kustom Signals, Inc.** Totals			Invoices	1		$111.
Vendor **2290 - Lake Zurich Radiator & A/C Service**									
53995	Parts - STOCK	Open		05/21/2021	06/20/2021	06/01/2021			27.
			Vendor **2290 - Lake Zurich Radiator & A/C Service** Totals			Invoices	1		$27.
Vendor **4287 - Lauterbach & Amen, LLP**									
55707	Annual Actuarial Valuations	Open		05/17/2021	06/16/2021	05/27/2021			5,980.
			Vendor **4287 - Lauterbach & Amen, LLP** Totals			Invoices	1		$5,980.
Vendor **5035 - Lawson Products, Inc**									
9500232334	Credit Memo	Open		02/09/2021	05/01/2021	06/01/2021			(8.0
9308320805	Parts - STOCK	Open		03/24/2021	05/01/2021	06/01/2021			380.
			Vendor **5035 - Lawson Products, Inc** Totals			Invoices	2		$372.
Vendor **4957 - MacQueen Equipment, LLC**									
P08515	Parts - STOCK	Open		04/06/2021	05/06/2021	06/01/2021			213.
P08592	Parts - STOCK	Open		04/08/2021	05/08/2021	06/01/2021			133.
P08594	Parts - T-371	Open		04/08/2021	05/08/2021	06/01/2021			68.
P08618	Parts - T-467	Open		04/09/2021	05/09/2021	06/02/2021			297.
P08636	Parts - T-371	Open		04/09/2021	05/09/2021	06/01/2021			85.
P08673	Parts - T-371	Open		04/13/2021	05/13/2021	06/01/2021			502.
P08694	Parts - T-371	Open		04/14/2021	05/14/2021	06/01/2021			241.
P08711	Parts - T-371	Open		04/15/2021	05/15/2021	06/01/2021			66.
			Vendor **4957 - MacQueen Equipment, LLC** Totals			Invoices	8		$1,607.
Vendor **5066 - Marco Technologies LLC**									
442077657	Copier Maintenance Agreement	Open		04/28/2021	05/23/2021	05/17/2021			3,252.
			Vendor **5066 - Marco Technologies LLC** Totals			Invoices	1		$3,252.
Vendor **1709 - Master Hitch**									
57994	Parts - E-202	Open		03/29/2021	05/01/2021	06/01/2021			23.
			Vendor **1709 - Master Hitch** Totals			Invoices	1		$23.
Vendor **2756 - Mc Master Carr Supply Co.**									
55579102	Tension Bolt Clamps	Open		03/25/2021	06/04/2021	06/01/2021			77.
55306702	Parts - E-202	Open		03/22/2021	05/01/2021	06/01/2021			23.
55381584	Parts - T-427	Open		03/23/2021	05/01/2021	06/01/2021			28.
55482740	Parts - T-427	Open		03/24/2021	05/01/2021	06/01/2021			18.
55631744	Parts - E-222	Open		03/26/2021	05/01/2021	06/01/2021			190.
56790854	Parts - T-467 & PT-999	Open		04/16/2021	05/16/2021	06/02/2021			143.
57288465	Parts - T-367	Open		04/26/2021	05/26/2021	06/02/2021			75.
			Vendor **2756 - Mc Master Carr Supply Co.** Totals			Invoices	7		$557.
Vendor **3936 - Daniel S Mesch**									

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
2021-00000468	Meals per Diem & Gas for Daily Training Travel	Open		05/07/2021	06/07/2021	06/02/2021			130.
			Vendor **3936 - Daniel S Mesch** Totals			Invoices	1		$130.
Vendor **3994 - Metro Federal Credit Union**									
Date 05/27/2021	2021 Wellness Incentive, Gift Cards (METRO Federal Credit Union)	Open		05/27/2021	05/28/2021	05/28/2021			16,661.
			Vendor **3994 - Metro Federal Credit Union** Totals			Invoices	1		$16,661.
Vendor **2332 - Microsystems Inc**									
084295	LaserFiche Import Utility Renewal	Open		05/11/2021	06/10/2021	05/17/2021			175.
			Vendor **2332 - Microsystems Inc** Totals			Invoices	1		$175.
Vendor **1118 - Mid American Water Of Wauconda Inc**									
238124W	Sloped Adjusting Ring	Open		04/26/2021	06/04/2021	06/01/2021			558.
			Vendor **1118 - Mid American Water Of Wauconda Inc** Totals			Invoices	1		$558.
Vendor **2347 - Midwest Fuel Injection**									
N562679	Repairs & Maintenance - T-409	Open		03/30/2021	05/01/2021	06/01/2021			7,311.
N566427	Repairs & Maintenance - T-409	Open		03/30/2021	05/01/2021	06/01/2021			3,000.
			Vendor **2347 - Midwest Fuel Injection** Totals			Invoices	2		$10,311.
Vendor **2998 - Midwest Groundcovers**									
I664107	Village Hall Plants	Open		05/15/2021	06/14/2021	05/28/2021			377.
			Vendor **2998 - Midwest Groundcovers** Totals			Invoices	1		$377.
Vendor **2421 - Mikes Towing/Auto & Truck Repair**									
1067395	Repairs & Safety Lane - E-474	Open		04/09/2021	05/09/2021	06/01/2021			35.
1067462	Repairs & Safety Lane - T-325	Open		04/23/2021	05/23/2021	06/02/2021			36.
1067520	Repairs & Safety Lane - T-450, T-380, T-490	Open		04/30/2021	05/30/2021	06/02/2021			144.
			Vendor **2421 - Mikes Towing/Auto & Truck Repair** Totals			Invoices	3		$215.
Vendor **1856 - Monroe Truck Equipment**									
5456677	Parts - T-380	Open		04/26/2021	05/26/2021	06/02/2021			573.
			Vendor **1856 - Monroe Truck Equipment** Totals			Invoices	1		$573.
Vendor **2360 - Napa Of Palatine**									
4460-324830	Parts - T-367	Open		04/14/2021	05/16/2021	06/01/2021			43.
4460-325263	Parts - E-208	Open		04/16/2021	05/16/2021	06/01/2021			12.
4460-325310	Credit Memo	Open		04/16/2021	05/16/2021	06/01/2021			(43.4
4460-326983	Parts - M-999	Open		04/29/2021	05/29/2021	06/01/2021			51.
4460-327656	Parts - STOCK	Open		05/04/2021	06/03/2021	06/01/2021			38.
4460-327666	Parts - T-367	Open		05/04/2021	06/03/2021	06/01/2021			6.

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
4460-327792	Parts - T-423	Open		05/05/2021	06/04/2021	06/01/2021			272.
4460-327810	Parts - T-423	Open		05/05/2021	06/04/2021	06/01/2021			114.
4460-327988	Parts - E-403	Open		05/06/2021	06/05/2021	06/01/2021			12.
4460-328624	Parts - PT-999	Open		05/11/2021	06/10/2021	06/01/2021			43.
4460-328759	Parts - STOCK	Open		05/12/2021	06/11/2021	06/01/2021			47.
4460-329478	Parts - M-995	Open		05/18/2021	06/17/2021	06/01/2021			11.
			Vendor **2360 - Napa Of Palatine** Totals			Invoices	12		$611.
Vendor **5068 - National Testing Network, Inc**									
8413	2021 NTN Annual Membership Valid May 11, 2021 - May 11, 2022	Open		05/12/2021	05/13/2021	05/13/2021			750.
			Vendor **5068 - National Testing Network, Inc** Totals			Invoices	1		$750.
Vendor **2616 - Nicor Gas**									
93126652572-4/21	Natural Gas-150 W. Wilson Street Clu Building	Open		04/19/2021	06/04/2021	05/20/2021			488.
37917400006-4/21	Natural Gas-914 W. Lukas Avenue Square D Lift Station	Open		04/20/2021	06/07/2021	05/20/2021			39.
55424779829-4/21	Natural Gas-1545-47 Shires Court Lift Station	Open		04/21/2021	06/08/2021	05/20/2021			39.
19505219626-4/21	Natural Gas-251 W. Colfax Street Parking Deck	Open		04/26/2021	06/11/2021	05/20/2021			135.
46007255576-4/21	Natural Gas-804 W. Panorama Drive Deer Grove Lift Station	Open		04/26/2021	06/11/2021	05/20/2021			40.
83980510966-4/21	Natural Gas-550 N. Smith Street Well 7 Generator	Open		04/26/2021	06/11/2021	05/20/2021			39.
66457600006-4/21	Natural Gas-555 E. Dundee Road Hicks and Dundee Pump Station	Open		04/27/2021	06/14/2021	05/20/2021			171.
70018165616-4/21	Natural Gas-432 W. Haleys Hill Court Dunhaven Woods Lift Station	Open		04/27/2021	06/14/2021	05/20/2021			42.
25623386239-4/21	Natural Gas-1484 N. Oak Street Pepper Tree Lift Station	Open		04/28/2021	06/15/2021	05/20/2021			40.
68017400000-4/21	Natural Gas-137 W. Wood Street Train Station	Open		04/28/2021	06/15/2021	05/20/2021			211.
36756460568-4/21	Natural Gas-884 E. Lilly Lane Rose and Lilly Lift Station	Open		04/29/2021	06/15/2021	05/20/2021			125.
88271305703-4/21	Natural Gas-1465 E. Evergreen Drive Randville Lift Station	Open		04/29/2021	06/15/2021	05/20/2021			140.
88097600006-4/21	Natural Gas-2175 N. Coach Road Long Grove Pump Station	Open		05/05/2021	06/22/2021	05/20/2021			39.
			Vendor **2616 - Nicor Gas** Totals			Invoices	13		$1,551.
Vendor **1541 - NIPSTA**									
2021-00000457	Incident Safety Officer- Bemis	Open		05/07/2021	06/06/2021	05/24/2021			500.

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
2021-00000458	Advanced Fire Officer- Bemis	Open		05/08/2021	06/07/2021	05/24/2021			1,200.
2021-00000456	ICS-400 VonderHeide	Open		05/17/2021	06/16/2021	05/24/2021			275.
			Vendor **1541 - NIPSTA** Totals			Invoices	3		$1,975.
Vendor **3002 - Northwest Community Hospital-OEHS**									
23286	Physicals/DOT Screening	Open		05/05/2021	06/04/2021	05/21/2021			363.
			Vendor **3002 - Northwest Community Hospital-OEHS** Totals			Invoices	1		$363.
Vendor **1480 - Northwest Trucks, Inc.**									
X101032169:01	Parts - G-008	Open		05/05/2021	06/04/2021	06/01/2021			142.
			Vendor **1480 - Northwest Trucks, Inc.** Totals			Invoices	1		$142.
Vendor **2577 - Northwestern University Center For Public Safety**									
17234	School of Police Staff & Command - Online Course (J. Murphy)	Open		05/01/2021	06/01/2021	06/02/2021			4,000.
			Vendor **2577 - Northwestern University Center For Public Safety** Totals			Invoices	1		$4,000.
Vendor **1214 - On Time Embroidery Inc.**									
85447	Clothing	Open		05/07/2021	06/06/2021	05/21/2021			106.
85576	Clothing	Open		05/07/2021	06/06/2021	05/21/2021			115.
85786	Clothing	Open		05/07/2021	06/06/2021	05/21/2021			49.
85874	Clothing	Open		05/07/2021	06/06/2021	05/21/2021			21.
86219	Clothing	Open		05/07/2021	06/06/2021	05/21/2021			194.
86272	Clothing	Open		05/07/2021	06/06/2021	05/21/2021			88.
86659	Clothing	Open		05/07/2021	06/06/2021	05/21/2021			232.
87082	Clothing	Open		05/07/2021	06/06/2021	05/21/2021			30.
87083	Clothing	Open		05/07/2021	06/06/2021	05/21/2021			140.
87084	Clothing	Open		05/07/2021	06/06/2021	05/21/2021			61.
87085	Clothing	Open		05/07/2021	06/06/2021	05/21/2021			235.
87086	Clothing	Open		05/07/2021	06/06/2021	05/21/2021			96.
85561	Clothing	Open		05/18/2021	06/17/2021	05/21/2021			512.
85640	Clothing	Open		05/18/2021	06/17/2021	05/21/2021			49.
86101	Boots	Open		05/18/2021	06/17/2021	05/21/2021			95.
86555	Clothing	Open		05/18/2021	06/17/2021	05/21/2021			57.
87403	Clothing	Open		05/18/2021	06/17/2021	05/21/2021			14.
87404	Clothing	Open		05/18/2021	06/17/2021	05/21/2021			260.
			Vendor **1214 - On Time Embroidery Inc.** Totals			Invoices	18		$2,362.
Vendor **4155 - Ozinga Ready Mix Concrete Inc**									
ARI00002662	Concrete-605	Open		05/05/2021	06/04/2021	06/01/2021			1,308.
			Vendor **4155 - Ozinga Ready Mix Concrete Inc** Totals			Invoices	1		$1,308.
Vendor **2572 - Paddock Publications, Inc**									
178380	Legal Notices	Open		05/01/2021	06/01/2021	05/13/2021			267.[illegible]

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
			Vendor **2572 - Paddock Publications, Inc** Totals			Invoices	1		$267.
Vendor **2338 - Palatine Animal Hospital**									
117362	Animal Control Supplies	Open		05/28/2021	06/07/2021	06/02/2021			116.
			Vendor **2338 - Palatine Animal Hospital** Totals			Invoices	1		$116.
Vendor **1784 - Parent Petroleum**									
1412487	Operating Supplies Lubricants & Additives - STOCK	Open		04/21/2021	05/21/2021	06/01/2021			2,661.
			Vendor **1784 - Parent Petroleum** Totals			Invoices	1		$2,661.
Vendor **4634 - Pepper Tree Farms**									
HRDRPW5282021	Hydrant Meter Deposit Refund	Open		05/27/2021	06/04/2021	05/28/2021			506.
			Vendor **4634 - Pepper Tree Farms** Totals			Invoices	1		$506.
Vendor **1276 - Pirtek O'Hare**									
OH-T00009853	Parts - E-222	Open		04/08/2021	05/08/2021	06/01/2021			415.
			Vendor **1276 - Pirtek O'Hare** Totals			Invoices	1		$415.
Vendor **2167 - Pomp's Tire Service, Inc.**									
280119512	Parts - E-603	Open		04/08/2021	05/08/2021	06/01/2021			2,256.
280119513	Parts - E-601	Open		04/08/2021	05/08/2021	06/01/2021			1,013.
280120478	Parts - E-211	Open		05/06/2021	06/05/2021	06/01/2021			462.
			Vendor **2167 - Pomp's Tire Service, Inc.** Totals			Invoices	3		$3,731.
Vendor **1622 - Prime Tack & Seal Co**									
67296	Primer for Milling and Paving Program	Open		05/03/2021	06/02/2021	05/25/2021			1,982.
67343	Primer for Milling and Paving Program	Open		05/05/2021	06/04/2021	05/25/2021			1,287.
67388	Primer for Milling and Paving Program	Open		05/10/2021	06/09/2021	05/25/2021			1,648.
67435	Primer for Milling and Paving Program	Open		05/12/2021	06/11/2021	05/25/2021			670.
67457	Primer for Milling and Paving Program	Open		05/13/2021	06/12/2021	05/25/2021			1,133.
			Vendor **1622 - Prime Tack & Seal Co** Totals			Invoices	5		$6,720.
Vendor **1944 - Quill LLC**									
16242348	Office supplies - general	Open		04/22/2021	05/22/2021	05/10/2021			16.
16242590	Office supplies - general	Open		04/22/2021	05/22/2021	05/10/2021			7.
			Vendor **1944 - Quill LLC** Totals			Invoices	2		$24.
Vendor **4545 - Robinson Engineering Ltd**									
21050187	Public Works Utilities Division Phase 2 Assistance	Open		05/18/2021	06/17/2021	05/13/2021			4,574.

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
			Vendor **4545 - Robinson Engineering Ltd** Totals			Invoices	1		$4,574.
Vendor **2200 - Roland Machinery Exchange**									
32170275	Milling Machine Rental 4/9/21-4/23/21	Open		05/03/2021	06/02/2021	05/07/2021			17,400.
32170816	Repairs & Maintenance - T-241	Open		05/12/2021	06/11/2021	06/01/2021			9,634.
			Vendor **2200 - Roland Machinery Exchange** Totals			Invoices	2		$27,034.
Vendor **4019 - Rush Truck Centers**									
3023157980	Parts - T-395 & T-386	Open		04/20/2021	05/20/2021	06/02/2021			73.
3023270284	Parts - M-999	Open		04/29/2021	05/29/2021	06/01/2021			86.
			Vendor **4019 - Rush Truck Centers** Totals			Invoices	2		$159.
Vendor **3556 - Schroeder Asphalt Services Inc**									
2020-457	Wood Street and Greeley Street Resurfacing DPW-2032	Open		04/13/2021	05/13/2021	05/17/2021			31,476.
			Vendor **3556 - Schroeder Asphalt Services Inc** Totals			Invoices	1		$31,476.
Vendor **4087 - Service Components Inc.**									
99120	Parts - STOCK	Open		04/08/2021	05/08/2021	06/01/2021			380.
			Vendor **4087 - Service Components Inc.** Totals			Invoices	1		$380.
Vendor **1983 - Society For Human Resource Mgmt**									
SO1193983	2021 SHRM Annual Prof. Membership (P.Jackson 8-1-21 to 7-31-22)	Open		05/19/2021	06/21/2021	05/19/2021			219.
			Vendor **1983 - Society For Human Resource Mgmt** Totals			Invoices	1		$219.
Vendor **4744 - Special T Unlimited**									
0019	Academy Clothing - SLEA (C. Zufall)	Open		04/05/2021	06/07/2021	06/02/2021			235.
			Vendor **4744 - Special T Unlimited** Totals			Invoices	1		$235.
Vendor **1422 - Spunky Dunkers**									
2021-00000469	Prisoner Meals (04/09/21 - 05/21/21)	Open		05/21/2021	06/07/2021	06/02/2021			101.
			Vendor **1422 - Spunky Dunkers** Totals			Invoices	1		$101.
Vendor **2313 - Standard Equipment Co**									
P28147	Parts - E-222	Open		04/09/2021	05/09/2021	06/01/2021			1,419.
P28238	Parts - E-222	Open		04/13/2021	05/13/2021	06/01/2021			594.
P28263	Credit Memo	Open		04/14/2021	05/14/2021	06/01/2021			(49.2
P28267	Parts - E-222	Open		04/14/2021	05/14/2021	06/01/2021			57.
P28479	Parts - E-224	Open		04/22/2021	05/22/2021	06/02/2021			807.
			Vendor **2313 - Standard Equipment Co** Totals			Invoices	5		$2,829.

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **1848 - Suburban Trim & Glass**									
I141784	Parts - T-413	Open		04/15/2021	05/15/2021	06/02/2021			225.
I141796	Parts - T-371	Open		04/27/2021	05/27/2021	06/02/2021			225.
			Vendor **1848 - Suburban Trim & Glass** Totals			Invoices	2		$450.
Vendor **2111 - Terminal Supply Co**									
32542-00	Parts - T-427 & STOCK	Open		04/05/2021	05/05/2021	06/02/2021			793.
			Vendor **2111 - Terminal Supply Co** Totals			Invoices	1		$793.
Vendor **2545 - Terrace Supply Co**									
70499680	Oxygen	Open		05/14/2021	06/13/2021	05/18/2021			151.
01022951	Parts - M-999	Open		04/30/2021	05/30/2021	06/02/2021			21.
			Vendor **2545 - Terrace Supply Co** Totals			Invoices	2		$173.
Vendor **2296 - The Blue Line**									
41582	Police Officer Recruitment Listing	Open		05/14/2021	06/13/2021	06/02/2021			397.
			Vendor **2296 - The Blue Line** Totals			Invoices	1		$397.
Vendor **2743 - The Sidwell Co.**									
SIDXT0000770	Sidwell Book	Open		05/10/2021	06/10/2021	05/13/2021			400.
			Vendor **2743 - The Sidwell Co.** Totals			Invoices	1		$400.
Vendor **4962 - The W-T Group, LLC**									
T2100035-02	Design for Proposed Telecomm Install at Hicks/Dundee Water Tank	Open		05/19/2021	06/18/2021	05/20/2021			1,250.
			Vendor **4962 - The W-T Group, LLC** Totals			Invoices	1		$1,250.
Vendor **5069 - Theodore Polygraph Service Incorporated**									
7398	2021 Services Other (PD new hire Z.Pacheco) Theodore Polygraph	Open		05/13/2021	05/18/2021	05/18/2021			200.
			Vendor **5069 - Theodore Polygraph Service Incorporated** Totals			Invoices	1		$200.
Vendor **1844 - Third Millennium Associates Inc**									
26265	UB Bill Processing - May 2021	Open		05/12/2021	06/01/2021	06/01/2021			2,873.
			Vendor **1844 - Third Millennium Associates Inc** Totals			Invoices	1		$2,873.
Vendor **4058 - TransUnion Risk and Alternative Data Solutions Inc**									
71751-APR-21	Online Investigative Search Engine (April)	Open		05/01/2021	06/07/2021	06/02/2021			195.
			Vendor **4058 - TransUnion Risk and Alternative Data Solutions Inc** Totals			Invoices	1		$195.
Vendor **3046 - Treasurer, State of Illinois**									
123755	Dundee Road at Park Place Drive Traffic Signal Installation	Open		04/01/2021	05/25/2021	05/17/2021			15,919.

Attachment: Warrant #11 (2021 Warrant # 11)

VILLAGE OF PALATINE

Warrant #11

Invoice Due Date Range 04/01/21 - 06/22/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
		Vendor **3046 - Treasurer, State of Illinois** Totals				Invoices	1		$15,919.
Vendor **4196 - UL LLC**									
72020412431	Ladders/Aerial/Pump Testing	Open		05/07/2021	06/06/2021	05/18/2021			7,439.
		Vendor **4196 - UL LLC** Totals				Invoices	1		$7,439.
Vendor **3157 - UniFirst Corporation**									
061 1369014	Shop Rags/Carpets	Open		05/10/2021	06/09/2021	05/11/2021			42.
061 1370656	Shop Rags/Carpets	Open		05/17/2021	06/16/2021	05/20/2021			42.
		Vendor **3157 - UniFirst Corporation** Totals				Invoices	2		$85.
Vendor **3156 - Utility Service Co, Inc**									
534646	Smith Street Tank Water Tank Maintenance Semi-Annual Fee	Open		05/01/2021	05/31/2021	05/13/2021			10,000.
		Vendor **3156 - Utility Service Co, Inc** Totals				Invoices	1		$10,000.
Vendor **3709 - Verizon Wireless**									
9878781681	Cellular In-Vehicle	Open		05/01/2021	05/24/2021	05/10/2021			3,733.
9879717063	Cellular Usage	Open		05/12/2021	06/04/2021	05/25/2021			2,703.
		Vendor **3709 - Verizon Wireless** Totals				Invoices	2		$6,436.
Vendor **4624 - Viking Chemical Company**									
111095	Water Treatment Chemicals	Open		05/20/2021	06/19/2021	06/01/2021			1,113.
111096	Credit Memo	Open		05/20/2021	06/19/2021	06/01/2021			(1,200.0
111097	Water Treatment Chemicals	Open		05/20/2021	06/19/2021	06/01/2021			564.
111098	Water Treatment Chemicals	Open		05/20/2021	06/19/2021	06/01/2021			1,098.
		Vendor **4624 - Viking Chemical Company** Totals				Invoices	4		$1,575.
Vendor **3020 - Village of Palatine Petty Cash**									
2021-00000473	B. Baker - GCCPCA Monthly Meeting/Luncheon (x2)	Open		05/19/2021	06/07/2021	06/02/2021			40.
2021-00000474	D. Weeks - GCCPCA Monthly Meeting/Luncheon x2	Open		05/19/2021	06/07/2021	06/02/2021			40.
2021-00000475	W. Nord - FBINAA Monthly Training Meeting x2	Open		05/19/2021	06/07/2021	06/02/2021			50.
2021-00000476	A. Calanca - Coffee & Supplies for Training Room (Mariano's)	Open		05/18/2021	06/07/2021	06/02/2021			30.
2021-00000477	N. Baltz - Car Seat Technician Recertification Fee	Open		05/18/2021	06/07/2021	06/02/2021			55.
2021-00000478	C. Felde - TK Enforcement Roadblock Lunch (Kosta's)	Open		05/26/2021	06/07/2021	06/02/2021			38.
2021-00000442	Walsh- Communications Equipment	Open		05/21/2021	05/21/2021	05/21/2021			28.
2021-00000443	McKillop-Postage	Open		05/21/2021	05/21/2021	05/21/2021			7.
2021-00000444	Nelson- Paramedic License Renewal	Open		05/21/2021	05/21/2021	05/21/2021			41.

Attachment: Warrant #11 (2021 Warrant # 11)

VILLAGE OF PALATINE

Warrant #11

Invoice Due Date Range 04/01/21 - 06/22/2
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
2021-00000445	Rothenberg- Paramedic License Renewal	Open		05/21/2021	05/21/2021	05/21/2021			41.
2021-00000446	VonderHeide- EMT License Renewal	Open		05/21/2021	05/21/2021	05/21/2021			21.
2021-00000447	Cerny- Paramedic License Renewal	Open		05/21/2021	05/21/2021	05/21/2021			41.
2021-00000448	Pepe- Paramedic License Renewal	Open		05/21/2021	05/21/2021	05/21/2021			41.
2021-00000449	Walters- Paramedic License Renewal	Open		05/21/2021	05/21/2021	05/21/2021			40.
2021-00000450	Mulvey- Paramedic License Renewal	Open		05/21/2021	05/21/2021	05/21/2021			41.
2021-00000451	Webb- Paramedic License Renewal	Open		05/21/2021	05/21/2021	05/21/2021			41.
2021-00000452	Steier- Paramedic License Renewal	Open		05/21/2021	05/21/2021	05/21/2021			41.
2021-00000453	Mackeben- Retirement Supplies	Open		05/21/2021	05/21/2021	05/21/2021			65.
			Vendor **3020 - Village of Palatine Petty Cash** Totals			Invoices	18		$704.
Vendor **4012 - Bruce Alan Walstad**									
2021-00000467	Investigating Child Abductions Seminar x 2	Open		04/07/2021	06/10/2021	06/02/2021			400.
			Vendor **4012 - Bruce Alan Walstad** Totals			Invoices	1		$400.
Vendor **3209 - Warehouse Direct**									
4961759-0	Legal Pads	Open		05/19/2021	06/02/2021	05/24/2021			5.
4961761-0	Paper	Open		05/19/2021	06/02/2021	05/24/2021			68.
4965650-0	Post it Flags	Open		05/25/2021	06/08/2021	05/28/2021			11.
			Vendor **3209 - Warehouse Direct** Totals			Invoices	3		$86.
Vendor **1092 - Western Remac Inc**									
60233	Custom Aluminum Sign-North Smith Street	Open		04/29/2021	05/29/2021	05/07/2021			191.
			Vendor **1092 - Western Remac Inc** Totals			Invoices	1		$191.
Vendor **1080 - Wheatland Title Guaranty Company**									
642843	Title for Willow Walk Drainage Improvements-PIN 02-21-309-003	Open		05/18/2021	06/17/2021	05/20/2021			776.
642877	Title for Willow Walk Drainage Improvements-PIN 02-28-107-021	Open		05/18/2021	06/17/2021	05/20/2021			750.
			Vendor **1080 - Wheatland Title Guaranty Company** Totals			Invoices	2		$1,526.
Vendor **2698 - Wholesale Direct Inc.**									
000250500	Parts - STOCK	Open		03/24/2021	05/01/2021	06/02/2021			181.
000250503	Parts - STOCK	Open		03/24/2021	05/01/2021	06/02/2021			102.

Attachment: Warrant #11 (2021 Warrant # 11)

VILLAGE OF PALATINE

Warrant #11

Invoice Due Date Range 04/01/21 - 06/22/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
000250616	Parts - STOCK	Open		03/31/2021	05/01/2021	06/02/2021			42.
			Vendor **2698 - Wholesale Direct Inc.** Totals			Invoices	3		$326.
Vendor **2258 - Wickstrom Ford Lincoln Mercury**									
157809	Parts - T-465	Open		03/30/2021	05/01/2021	06/02/2021			53.
157835	Parts - C-361	Open		04/01/2021	05/01/2021	06/02/2021			46.
802692	Repairs & Maintenance - T-455	Open		04/26/2021	05/26/2021	06/02/2021			17.
803261	Repairs & Maintenance - T-482	Open		04/30/2021	05/01/2021	06/02/2021			27.
803263	Repairs & Maintenance - T-486	Open		04/30/2021	05/01/2021	06/02/2021			46.
803803	Repairs & Maintenance - T-488	Open		05/05/2021	06/04/2021	06/02/2021			27.
803835	Repairs & Maintenance - T-465	Open		05/05/2021	06/04/2021	06/02/2021			29.
804734	Repairs & Maintenance - T-435	Open		05/12/2021	06/11/2021	06/02/2021			28.
804774	Repairs & Maintenance - C-346	Open		05/12/2021	06/11/2021	06/02/2021			28.
805006	Repairs & Maintenance - C-372	Open		05/14/2021	06/13/2021	06/02/2021			38.
805068	Repairs & Maintenance - C-342	Open		05/14/2021	06/13/2021	06/02/2021			54.
805340	Repairs & Maintenance - T-376	Open		05/17/2021	06/16/2021	06/02/2021			54.
805579	Repairs & Maintenance - T-446	Open		05/18/2021	06/17/2021	06/02/2021			28.
			Vendor **2258 - Wickstrom Ford Lincoln Mercury** Totals			Invoices	13		$480.
Vendor **2131 - Zarnoth Brush Works**									
0183676-IN	Parts - E-222 & E-224	Open		03/09/2021	05/01/2021	06/02/2021			3,260.
			Vendor **2131 - Zarnoth Brush Works** Totals			Invoices	1		$3,260.
Vendor **Matt and Sara Brugam**									
2021-00000420	50/50 Sidewalk and Apron Replacement Program Reimbursement	Open		05/17/2021	05/21/2021	05/17/2021			700.
			Vendor **Matt and Sara Brugam** Totals			Invoices	1		$700.
Vendor **Chicago Empire Limo**									
2021-00000471	Ticket # P1131-000083 was voided after payment received	Open		05/21/2021	06/07/2021	06/02/2021			50.
			Vendor **Chicago Empire Limo** Totals			Invoices	1		$50.
Vendor **Larry Digioia**									
RP14-00077	Refund RP14-00077 / 32 S Kerwood St	Open		05/27/2021	05/27/2021	05/27/2021			83.
			Vendor **Larry Digioia** Totals			Invoices	1		$83.
Vendor **Glander Paving**									
2021-00000472	Ticket # P1203-000547 was paid twice	Open		05/24/2021	06/07/2021	06/02/2021			50.
			Vendor **Glander Paving** Totals			Invoices	1		$50.
Vendor **Lawrence Sheetz/Sheetz Lawn Service Co**									

Attachment: Warrant #11 (2021 Warrant # 11)

VILLAGE OF PALATINE

Warrant #11

Invoice Due Date Range 04/01/21 - 06/22/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
INV-00002118	Refund Contr License CON-001355-2021	Open		05/27/2021	05/27/2021	05/27/2021			63.
		Vendor **Lawrence Sheetz/Sheetz Lawn Service Co** Totals				Invoices	1		$63.
Vendor **Janet O'Driscoll**									
2021-00000421	50/50 Sidewalk and Apron Replacement Program Reimbursement	Open		05/17/2021	05/21/2021	05/17/2021			1,321.
		Vendor **Janet O'Driscoll** Totals				Invoices	1		$1,321.
Vendor **Michael Perlberg**									
RP13-00234	RP13-00234 / 358 W Birchwood Ave	Open		05/27/2021	05/27/2021	05/27/2021			83.
		Vendor **Michael Perlberg** Totals				Invoices	1		$83.
Vendor **Tatyana Malina & Mikhail Malin**									
RP06-00690	Refund RP06-690 / 3000 Bayside #114	Open		05/27/2021	05/27/2021	05/27/2021			83.
		Vendor **Tatyana Malina & Mikhail Malin** Totals				Invoices	1		$83.
		Grand Totals				Invoices	361		$535,074.

Attachment: Warrant #11 (2021 Warrant # 11)

VILLAGE OF PALATINE

Warrant #11 Reissue #1

Payment Date Range 05/18/21 - 05/18/21
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **5065 - Anderson Pump Service, Inc**									
HRDR04272021	Hydrant Meter Deposit Refund	Paid by Check #256940		04/27/2021	04/30/2021	04/29/2021		05/18/2021	758.
			Vendor **5065 - Anderson Pump Service, Inc** Totals			Invoices	1		$758.
			Grand Totals			Invoices	1		$758.

Attachment: Warrant #11 (2021 Warrant # 11)

Village of Palatine

Payment Batch Register

Bank Account: AP - Accounts Payable ZBA

Batch Date: 05/14/2021

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA						
Check	05/14/2021	256939	Utility Management Refund	YORK , KELLY		118.66

Account Type	Account Number	Transaction Date	Transaction Type

AP Accounts Payable ZBA Totals:	Transactions: 1	$118.66

Checks:	1	$118.66

Attachment: Warrant #11 (2021 Warrant # 11)

Village of Palatine

Payment Batch Register

Bank Account: AP - Accounts Payable ZBA

Batch Date: 05/21/2021

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA						
Check	05/21/2021	256941	Utility Management Refund	CAMPBELL , JOEL		18.50
	Account Type		Account Number	Transaction Date	Transaction Type	
Check	05/21/2021	256942	Utility Management Refund	PETYKOWSKI , DAN		8.25
	Account Type		Account Number	Transaction Date	Transaction Type	
AP Accounts Payable ZBA Totals:				Transactions: 2		$26.75
	Checks:	2	$26.75			

Attachment: Warrant #11 (2021 Warrant # 11)

Village of Palatine

Payment Batch Register

Bank Account: AP - Accounts Payable ZBA

Batch Date: 05/28/2021

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA						
Check	05/28/2021	256943	Utility Management Refund	MAHON , CHRISTOPHER		23.54

Account Type	Account Number	Transaction Date	Transaction Type

Check	05/28/2021	256944	Utility Management Refund	TEMPEST , JENNIFER		15.64

Account Type	Account Number	Transaction Date	Transaction Type
Residential - Single Family	205611402-001	05/25/2021	Refund

AP Accounts Payable ZBA Totals:				Transactions: 2		$39.18

Checks:	2	$39.18

Attachment: Warrant #11 (2021 Warrant # 11)

Village of Palatine

Payment Batch Register

Bank Account: AP - Accounts Payable ZBA

Batch Date: 05/28/2021

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA						
Check	05/28/2021	256945	Utility Management Refund	VECCHIONE-BYTNAR , AMY		42.49

Account Type	Account Number	Transaction Date	Transaction Type

AP Accounts Payable ZBA Totals:	Transactions: 1		$42.49
Checks:	1	$42.49	

Attachment: Warrant #11 (2021 Warrant # 11)

Consider an Ordinance Granting a Special Use and a Variation to Permit a Restaurant at 789 E. Dundee Road

BACKGROUND:

The Petitioner is requesting a Special Use and parking Variation to open a new restaurant, Poke Bros, at a Deer Grove shopping center outlot. There is an existing 25 space parking Variation, in place for this shopping center. Therefore, the Petitioner is requesting:

Special Use to permit a restaurant

Variation for 11 additional parking spaces to allow 74 parking spaces, instead of the minimum required 110 parking spaces

KEY ISSUES:

- The Subject Property is zoned Planned Development and the proposed restaurant would be located in the tenant space previously occupied by Menchie's Frozen Yogurt.
- The Planned Development follows the B-2 District requirements and a Special Use is required. The hours of operation are Monday - Sunday 11 AM - 9 PM. There will be 3 - 5 employees. The menu for the restaurant indicates a sushi bowl style menu. The Petitioner indicates that approximately 70% of sales are take-out.
- The tenant space is approximately 1,600 square feet and the floorplan indicates 24 seats. Therefore, 16 parking spaces are required, as the 1/100 square foot ratio is more restrictive. With the addition of the restaurant, 110 spaces are required for the shopping center, while 74 parking spaces are provided.
- There is an existing parking Variation (#O-44-15) for this property to allow 99 parking spaces. With the change in use, an additional Variation of 11 spaces would be required. There is an Operating and Easement (OEA) agreement that allows overflow parking at the Deer Grove Centre.

Address	***User***	***SF.***	***Seating***	***Parking Demand***
781 E. Dundee Rd.	Chipotle	2,200	55	22
783 E. Dundee Rd.	Jersey Mike's	1,600	40	16
785 E. Dundee Rd.	ATT	2,000		7
787 E. Dundee Rd.	Royal Crab	2,000	70	28
789 E. Dundee Rd.	**Poke Bros**	1,600	20	**16**
791 E. Dundee Rd.	Starbucks	2,140	42	21
		Total Spaces Required		**110**
		Total Spaces Provided		**74**
		Existing Parking Variation		**25**
		Deficit		**11**

ALTERNATIVES:

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

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

RECOMMENDATION:

Public Hearing**:**	ZBA meeting on May 25, 2021
Residents testifying:	None.
Vote:	The ZBA voted unanimously approve the Special Use and Variation and Staff concurs.

ACTION REQUIRED:

A motion to approve the ordinance granting a Special Use and Variation to Permit a Restaurant at 789 E. Dundee Road.

Consider an Ordinance Granting Parking Variations to Permit a Commercial/Trade School and Accessory Private Medical Clinic at 550-560 S. Vermont Street

BACKGROUND:

The Petitioners are requesting to open a commercial/trade school, with an accessory private medical clinic, which are both permitted uses in the M - Manufacturing District. However, a Variation for the number of parking spaces and parking space depth is required. Therefore, the Petitioners are requesting:

Variation to permit 53 parking spaces, instead of the minimum required 115 parking spaces.

Variation to permit the depth of the parking spaces to be 18 feet, instead of the minimum required 19 feet.

KEY ISSUES:

- The Subject Property is zoned Manufacturing District and commercial/trade schools and medical clinics are permitted uses.
- The building is approximately 31,500 square feet.
- The proposed hours of operation are:

  Wellness medical clinic:

  - 8 AM - 7 PM; Monday and Thursday
  - 8 AM - 5 PM; Tuesday and Wednesday
  - 8 AM - 3 PM; Friday (note the clinic is closed daily from 12 PM - 1 PM)
  - Closed on weekends.

  Trade School hours:

  - 7 AM - 8:00 PM Monday - Thursday
  - 7 AM - 3:30 PM Friday
  - 7 AM - 3:30 PM Saturday
  - Closed Sunday
- The building will include the following uses:
  - Weld Shop Training
  - HVAC Training
  - Physical Therapy (private clinic)
  - Wellness Center (private clinic)
- Per the business plan, if all aspects of the programs and uses were at capacity, there would be a maximum of 50 people operating in the building. Staff also

notes that the clinic is by appointment only and there would only be two appointments made at the same time.

- With a combination of medical/office space and warehouse/training, there is a parking space requirement of 115 spaces.
- There are 53 parking stalls proposed, whereas 115 parking spaces are required.
- Additionally, the Petitioner is requesting a Variation for parking stall depth to be 18 feet instead of the required 19 feet. This is an existing circumstance and, as the Petition will be repaving and striping the parking lot. Also, the previous occupant and owner did not have striped parking on the south side of the property, so if the use is approved the proposed new dimensioned parking requires relief.

ALTERNATIVES:

1. Approve the parking Variations to Permit a Commercial/Trade School and accessory private medical clinic.

2. Do not approve the parking Variations to Permit a Commercial/Trade School and accessory private medical clinic.

RECOMMENDATION:

Public Hearing**:**	ZBA meeting on May 11, 2021
Residents testifying:	None.
Vote:	The ZBA voted unanimously approve the Variations to Permit a Commercial/Trade School and Staff concurs.

ACTION REQUIRED:

A motion to approve the ordinance granting Variations to Permit a Commercial/Trade School and accessory private medical clinic at 550-560 S. Vermont Street.

Consider an Ordinance Granting a Variation to Permit the Ground Floor Area of All Accessory Structures to Exceed the Maximum Allowed 700 Square Feet at 105 S. Arlene Avenue

BACKGROUND:
In 2020, the Petitioner received a building permit for an above-ground pool. Once the pool was completed, the owner then constructed a deck around the pool, which was not included in the permit review.

Through final inspection for the above ground pool, the decking was noted and the Village initiated Code Enforcement. As the new online application portal was now active, the Petitioner submitted revised plans through that process. Upon review of the revised permit application, it was determined to exceed the maximum allowable accessory structure ground floor area and the following relief was requested:

> **Variation to permit the total ground floor area of all accessory structures in the rear yard to be 1,055 square feet, instead of the maximum permitted 700 square feet**

KEY ISSUES:

- The Subject Property, zoned R-2 Single-Family Residential, is located in Winston Park Subdivision Unit 6. The lot size is 10,299 sf and lot width is 76 feet (the lot area exceeds the R-2 minimum requirement of 9,000 square feet). The existing pool and deck are both located in the rear yard, which abuts Illinois Route 53.
- The existing deck is located 5 feet from the side property line and outside the existing utility easement. Due to the existing grade in the yard, the deck varies in height from 32 inches to 48 inches above grade. It is not connected to the principal structure and per Code, it is considered a detached accessory structure. It complies with all of the required setbacks. The above ground pool is 30 feet by 15 feet (450 square feet).
- The Zoning Ordinance allows a maximum floor area of 700 square feet for all accessory structures. There is also an existing shed and pergola on the property, which are included in the aggregate total. The total combined floor area of the all accessory structures is 1,055 square feet.
- The Subject Property, including the existing pool and deck, patio, pergola and hot tub, are within the maximum building and lot coverages for the R-2 District with 28.8% and 41.2% respectively (maximum of 35% and 45% allowed).

ALTERNATIVES:

1. Approve the Variation to permit the accessory structure ground floor area to exceed the maximum allowed.

2. Do not approve the Variation to permit the accessory structure ground floor area to exceed the maximum allowed.

RECOMMENDATION:

Public Hearing**:**	ZBA meeting on May 11, 2021
Residents testifying:	None.
Vote:	The ZBA voted unanimously approve the Variation to permit the accessory structure ground floor area to exceed the maximum allowed. Staff recommends action at the Village Council's discretion.

ACTION REQUIRED:

A motion to approve the ordinance granting the accessory structure ground floor area to exceed the maximum 700 square feet allowed at 105 S. Arlene Avenue.

Consider an Ordinance Amending Chapter 3 Alcoholic Beverages of the Code of Ordinances of the Village of Palatine to Create a Class B-4 Liquor License

BACKGROUND: The Village of Palatine has several classifications for the package/retail sale of alcohol for consumption off premise. Recently, the Village Council directed staff to prepare a new classification of package/retail sales for establishments that serve as a convenient store/gas station with a full service restaurant.

KEY ISSUES: A new Class "B-4" liquor license has been prepared that would allow for limited package liquor sales for consumption off premise for establishments that combine a restaurant with a convenience store and the sale of gasoline. The following minimum criteria would need to be satisfied to be eligible to apply for a liquor license:

- Minimum square footage of 4,500 square feet.
- No more than ten percent (10%) of floor area used for display of alcohol.
- Must operate a full-service restaurant on premise.
- Always have available pre-packaged food items for sale.
- Must maintain a minimum of twelve (12) fuel pumps.

Additionally, as with other package licenses, a point of sale control procedure must be in place and all other liquor code provisions must be followed.

If the Council approves of the creation of this new classification, an amendment to the fee schedule will be forth coming. The proposed fee for the license is $3,765.

ALTERNATIVES:

1. Approve an ordinance creating a Class B-4 liquor license
2. Do not approve an ordinance creating a Class B-4 liquor license.

RECOMMENDATION:
Staff recommends approval of an Ordinance Amending Chapter 3 - Alcoholic Beverages creating a new “Class B-4” License (Restaurant/Convenience Store with Package Liquor).

ACTION REQUIRED:
Action is at the discretion of the Village Council.

Consider a Motion to Award a Contract for the Roselle Road Water Main Improvements Project

BACKGROUND:
The water main on Roselle Road south is recommended for replacement due to its age and the number of breaks that have occurred over the last several years. The water main replacement on Roselle Road will be at the intersection with Palatine Road (approximately 335 feet).

KEY ISSUES:
- On Tuesday, May 25, 2021, three bids were received, ranging from a high of $450,000 to a low of $272,091.50.
- The low responsive and responsible bidder was Concept Plumbing, Incorporated of Palatine, Illinois in the amount of $272,091.50.
- The Engineer's estimate was $276,145.

ALTERNATIVES:
1. Award the contract for the Roselle Road Water Main Improvements to Concept Plumbing.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the contract for the Roselle Road Water Main Improvements Project be awarded to Concept Plumbing.

BUDGET IMPACT:
Funding is available in the water fund of the 2021 Capital Improvement Program to accommodate this work.

ACTION REQUIRED:
Motion to award the contract for the Roselle Road Water Main Improvements Project to Concept Plumbing, Incorporated of Palatine, Illinois in the amount of $272,091.50.

Consider a Motion to Award a Contract for the Willow Walk Subdivision Drainage Improvements Project

BACKGROUND:
Storm water inundation has occurred resulting in structural flooding on multiple occasions on Spring Willow Bay in the last 3 years. Storm water has also impounded on White Willow Bay, downstream of Spring Willow Bay. A comprehensive study of the watershed was performed and presented to the neighborhood in two public meetings. The recommended improvements are two phased. The first phase includes:

- Lowering the overland path at Teal Drive. This would reduce the high-water elevation of the Willow Walk Detention basin by 3 inches and reduce the frequency and duration of storm water impoundment on White Willow Bay.

- Re-establishing the overland flow route from Spring Willow Bay to White Willow Bay. This was initially included in the design for the original development. Removing fill and encroachments from the 20 foot easement corridor provides structural flood protection by reinstating the emergency overland flow route. All four property owners associated with this work have had individual meetings to review the impacts. All have been offered allowances of $1,500 per property to be used for landscaping repairs or disruptions anticipated for lighting or dog fences which were installed without prior permission by the Village.

- Adding storm sewer and collection points immediately upstream of the Spring Willow Bay cul-de-sac bulb. This has the dual benefit of collecting and directing stormwater to the main drain which has capacity during routine storms as well as is positioned in a location where it will still operate as additional collection in the court when the emergency overland flow route is utilized and a reduced impoundment is experienced.

KEY ISSUES:
- On Tuesday, May 11, 2021, four bids were received, ranging from a high of $199,864 to a low of $122,782.
- The low responsive and responsible bidder was Concept Plumbing, Incorporated of Palatine, Illinois in the amount of $122,782.
- The Engineer's estimate was $196,300.
- The recommended second phase of improvements includes additional storm sewer and collection at the intersection and upstream of Spring Willow Bay & Willow Walk Drive as well as at the intersection and upstream of Peebles Road and Haddington Court. Funding for these improvements is scheduled for consideration as part of the 2022 budget process.

ALTERNATIVES:
1. Award the contract for the Willow Walk Subdivision Drainage Improvements Project to Concept Plumbing.
2. Refer back to Staff with comments.

RECOMMENDATION:

It is recommended that the contract for the Willow Walk Subdivision Drainage Improvements Project be awarded to Concept Plumbing.

BUDGET IMPACT:
Funding is available in the amount of $200,000 in the sewer fund of the 2021 Capital Improvement Program to accommodate this work.

ACTION REQUIRED:
Motion to award the contract for the Willow Walk Subdivision Drainage Improvements Project to Concept Plumbing, Incorporated of Palatine, Illinois in the amount of $122,782.

Consider a Motion to Extend the Contract for the Village of Palatine's 2021 Micro-Surfacing Program

BACKGROUND:
The Micro-Surfacing Program is a preventative maintenance activity designed to take relatively new pavement (3-5 years old) and extend its useful life. Pavements rated with a “good” to “very good” condition (PCIs between 75 and 65) and a minimal amount of cracking show significant PCI gain two years after micro-surfacing was applied. Pavements with a mid to low “good” condition (PCIs from 65 to 50) showed little, if any, improvements two years after micro-surfacing. Micro-surfacing can keep the Village’s street pavements in the “very good” to “good” condition for an additional 5 to 8 years before it is necessary to resurface them. Micro-surfacing costs are approximately one-quarter of resurfacing costs.

KEY ISSUES:
- In 2019, the contract was awarded to A.C. Pavement Striping Company of Addison, Illinois.
- The contract contained an option for annual extensions for up to two additional years. This would be the second potential extension.
- Pricing would decrease approximately 2.1% from the 2019 contract price.
- Two street segments have been identified for micro-surfacing this year: Kenilworth Avenue, from Harrison Avenue to Middleton Avenue, and Kenilworth Avenue, from Middleton Avenue to Quentin Road.
- Due to favorable pricing on crack filling material, Staff approached A.C. to inquire about consolidating the Village’s annual Crack Sealing Program with this work. Crack sealing is performed prior to application of the micro-surfacing mixture, so this would not be an additional unit price to the contract.
- Forty-five sections of streets have been identified for crack sealing this year, amounting to approximately 28,500 pounds.
- The contractor has confirmed he will be using techniques which will limit the amount of surface accumulation as it was noted some locations had surface pealing in winter plowing after previous year's crack filling.

ALTERNATIVES:

1. Extend the contract for the 2021 Micro-Surfacing Program, which will include crack sealing and pavement marking, with A.C. Pavement Striping Company.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the contract with A.C. Pavement Striping Company for the Micro-Surfacing Program, which will include crack sealing and pavement marking, be extended for 2021 in the amount of $81,349.

BUDGET IMPACT:
Funds in the amount of $35,000 have been appropriated in the Capital Improvement Budget for the micro-surfacing project, and $40,300 has been appropriated in the Public Works Operating Budget for crack sealing. $6,050 is proposed to be redirected from the upcoming thermoplastic pavement markings program to accommodate this

pavement maintenance.

ACTION REQUIRED:
Motion to extend the contract with A.C. Pavement Striping Company of Addison, Illinois for the Micro-Surfacing Program for 2021 in the amount of $81,349.

Consider a Motion to Approve Items Related to the Village of Palatine's 2021 Street Fest

BACKGROUND:
The Village of Palatine has begun planning for the 21st annual Downtown Palatine Street Fest on August 27 - 29, 2021.

KEY ISSUES:
The following approvals are being requested in conjunction with the proposed 2021 Downtown Palatine Street Fest event. The event's fate will ultimately lie with the status of the Covid-19 pandemic and related guidelines/regulations that are in place at the time of the event:

1. Temporary waiver of the sound amplification ordinance for live music and performances;

2. Waiver of fees for Village services, permits, and licenses;

3. Waiver of the building construction hours;

4. Temporary closure of public streets from 5 AM on Friday, August 27 until noon on Monday, August 30;

5. Temporary Closure of Parking Lot G (main stage) beginning on Thursday, August 26 as well as Village Lots I (staging area), J (dumpsters), K and L (event set up & handicapped parking) beginning on Friday, August 27 through Monday, August 30. In addition, there will be several areas in which on-street parking will also be blocked off to accommodate the event;

6. A motion authorizing the Village Manager to enter into contracts/agreements related to the 2021 Downtown Palatine Street Fest, subject to review and approval by the Village Attorney. Any contracts/agreements related to the event will include language addressing cancellation due to Covid-19 and related issues;

7. If there is space available, the Village may allow food vendors from outside the Village of Palatine to participate in the event; and

8. A motion authorizing Staff to request a Class E Temporary Liquor License for the purpose of selling alcoholic beverages.

ALTERNATIVES:

1. Approve the 2021 Downtown Palatine Street Fest.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends approval of the 2021 Downtown Palatine Street Fest.

ACTION REQUIRED:
A motion to approve the Annual Downtown Palatine Street Fest and related

requests.

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

BACKGROUND: The Village utilizes a broker to purchase the risk insurance required for Village services and equipment. The existing vendor was selected in 2019 for a two-year period following a full request for proposal process. The existing service agreement expires June 30, 2021.

KEY ISSUES:

- The municipal market, particularly in Illinois, is a very difficult market at the present time. This is heavily influenced by recent court cases, the anti-police sentiment, and adverse jury awards. As such, we want to make sure we utilize the services of a broker that is well established in Illinois and familiar with municipal coverages. Additionally, we want to make sure that is cost effective for the Village.

- Based upon the tight market, current legal environment, and ongoing police reform legislation which will adversely impact our coverage options, we do not believe the timing is good to do another RFP.

- The current vendor, Marsh, provided the services requested at a satisfactory or better level within the past 24 months and is well established in the market. Marsh has offered a new agreement for a three-year period. The cost is $25,000 annually, with a first year credit of $2,000 as a renewing client. Since broker fees are not paid until after the coverage is placed, the first year expense will not have budget impact until January 2022.

ALTERNATIVES:

1. Accept the Village's recommendation to retain Marsh as risk management broker.
2. Refer back to Staff for further review.

RECOMMENDATION:
Staff recommends approval of a motion authorizing the Village Manager to negotiate an agreement with Marsh for Risk Management Broker Services.

ACTION REQUIRED:
A motion authorizing the Village Manager to negotiate an agreement with Marsh for Risk Management Broker Services.

Consider an Ordinance Transferring an Existing Special Use to Permit the Continued Operation of a Dry Cleaning Business at 1240 E. Dundee Road

BACKGROUND:
The Subject Property received a Special Use to continue the operation of an existing dry cleaning business, CD One Price Cleaners, in 2008. The Petitioner is requesting approval of the following:

> **Special Use Transfer of Ordinance #O-157-08, to Monica Mirelez (This Is It, Inc.) to permit the continued operation of a dry cleaning business (CD One Price Cleaners)**

KEY ISSUES:

- The Subject Property, zoned B-2 General Business District, is a multi-tenant shopping center located at the northeast corner of Dundee and Baldwin Roads. A Special Use to continue the operation of an existing dry cleaning business (CD One Price Cleaners) was approved in 2008 (Ordinance #O-157-08) for one of the tenant spaces. CD One Price Cleaners has been in operation since 2002.

- The business is now a dry clean drop-off and pick-up store only. No dry cleaning is done on premises. There are no other changes to the business operations or floor plan.

- Any future changes to the floor plan or business operations will require additional Village review.

ALTERNATIVES:

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

RECOMMENDATION:

Staff recommends approval of the Special Use Transfer at 1240 E. Dundee Road.

ACTION REQUIRED:

A motion to approve the Special Use Transfer of Ordinance #O-157-08 to Monica Mirelez (This Is It, Inc.) to permit the continued operation of a dry cleaning business (CD One Price Cleaners) at 1240 E. Dundee Road.

ATTACHMENTS:

- Aerial Map 1240 E. Dundee Road
- ORD SUT 1240 E. Dundee Road
- Application

- Business Plan
- O-157-08 - SU

1240 E. Dundee Road

Attachment: Aerial Map 1240 E. Dundee Road (1240 E. Dundee Road - SUT Dry Cleaner (CA))

ORDINANCE NO._____

AN ORDINANCE TRANSFERRING
SPECIAL USE ORDINANCE #O-157-08
1240 E. DUNDEE ROAD

WHEREAS, Ordinance #O-157-08 granted a Special Use for dry cleaning business on the property commonly known as 1240 E. Dundee 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 June 7, 2021 to review a request by Monica Mirelez (This Is It, Inc.) that the Special Use be transferred to permit the continued operation of dry cleaning business with no substantial changes and it was the recommendation of the Village Council that the transfer of the Special Use to Monica Mirelez (This Is It, Inc.) 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-157-08 is hereby transferred to Monica Mirelez (This Is It, Inc.), to permit the continued operation of a dry cleaning business, subject to the following conditions:

SECTION 2: All conditions of Special Use Ordinance #O-157-08, as amended, shall remain in full force and effect.

DATED: This _____day of _____, 2021

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

APPROVED by me this _____day of _____, 2021

_____
Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk
this ____ day of _____, 2021.

_____
Village Clerk

Attachment: ORD SUT 1240 E. Dundee Road (1240 E. Dundee Road - SUT Dry Cleaner (CA))

VILLAGE OF PALATINE

SPECIAL USE TRANSFER

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

Required Materials

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

Business Owner(s):

Monica Mirelez (This Is It Incorporated)

Subject Property Address:

1240 E. Dundee Rd, Palatine 60074

The owner(s) listed above are requesting that Special Use Ordinance # O-157-08 be transferred from Asteam Cleaners, Inc. - Timothy Brown 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:

Dry cleaning will be done off premise. Now mainly a drop + pick up store. No dry cleaning chemicals or machines on site anymore.

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 (1240 E. Dundee Road - SUT Dry Cleaner (CA))

Katie Rivard

From: Monica Mirelez-Villarreal
Sent: Friday, May 14, 2021 10:41 AM
To: Katie Rivard
Cc: Jennifer Erickson; Jay Atherton
Subject: Re: Business license application for CD One Price Cleaners - 1240 E. Dundee Road

I apologize for inconvenience. I did not know about the special use transfer. Attached is Special Use Application.

Note: We are no longer dry cleaning on premise. No dry clean chemicals are on site anymore.

Business plan:
Nature of business: Dry Clean drop and pick up store
Hours of operation: Mon-Sat7am-7pm
# of employees- 4
No changes to business besides dry cleaning no longer done on premise
Floor plan has not changed, just took over existing store.

<attachment 1.pdf>

Will send sales contract in separate email to prove ownership.

Please let me know if any other information is needed. Thank you.

Monica Mirelez

Attachment: Business Plan (1240 E. Dundee Road - SUT Dry Cleaner (CA))

ORDINANCE NO. 0-157-08

AN ORDINANCE GRANTING A SPECIAL USE FOR 1240 E. DUNDEE ROAD (CASE NO. 08-102)

Attachment: O-157-08 - SU (1240 E. Dundee Road - SUT Dry Cleaner (CA))

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on November 17, 2008

ORDINANCE NO. O-157-08

AN ORDINANCE GRANTING A SPECIAL USE
1240 E. DUNDEE ROAD (CASE NO. 08-102)

WHEREAS, pursuant to a petition and public hearing on November 12, 2008 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 dry cleaning business pursuant to Section 11.03 (d) (37) of the Palatine Zoning Ordinance, on the following legally described property:

> **That part of the Southeast 1/4 of Section 1, Township 42 North, Range 10, East of the Third Principal Meridian, bounded as described as follows: Commencing at the South 1/4 corner of said Section 1; thence North 00 degrees, 00 minutes, 00 seconds East, 98.85 feet to the point of beginning; thence North 00 degrees 00 minutes 00 seconds West, 228.76 feet; thence North 23 degrees 44 minutes 00 seconds East, 23.20 feet; thence South 89 degrees 59 minutes 28 seconds East, 190.66 feet; thence South 00 degrees 00 minutes 00 seconds West, 250.00 feet; thence North 89 degrees 59 minutes 28 seconds West along the North right-of-way of Dundee Road, 200.00 feet to the point of beginning, except that part lying West of a line 66.00 feet perpendicularly distant East of and parallel with the West line of said Southeast 1/4 of Section 1, in Cook County, Illinois**

commonly known as 1240 E. Dundee Road (PIN #02-01-400-020)

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 dry cleaning business pursuant to Section 11.03 (d) (37) of the Palatine Zoning Ordinance, is hereby granted, subject to the following conditions:

Attachment: O-157-08 - SU (1240 E. Dundee Road - SUT Dry Cleaner (CA))

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

SECTION 2: That the petition for a special use, 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 17th **day of** November**, 2008**

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

APPROVED by me this 17 **day of** November**, 2008**

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

17 **day of** November**, 2008**

Village Clerk

Attachment: O-157-08 - SU (1240 E. Dundee Road - SUT Dry Cleaner (CA))

Consider a Motion to Approve a New Automotive Window Tinting Tenant at 1430 N. Rand Road, Pursuant to Special Use Ordinance #O-184-99

BACKGROUND:

The Petitioner is proposing to operate a new automotive window tinting business within the Rand Auto Center. In 1999, a Special Use (#O-184-99) was approved for the entire center (1402-1450 N. Rand Road) to allow automobile service and repair facilities, subject to tenant review and approval by the Village Council. Therefore, the Petitioner is requesting:

Approval for a new automotive window tinting tenant pursuant to Special Use #O-184-99

KEY ISSUES:

- The Subject Property is zoned B-2 General Business District and contains Rand Auto Center. The Subject Tenant Space is approximately 1,300 square feet.
- The proposed business will offer automotive window tinting services using high quality window film.
- The proposed hours of operation are Monday - Friday from 8 AM - 6 PM.
- There will be 1 employee at the beginning, with an additional 1-2 employees in the future.
- Services are by appointment-only, with an expected 1-3 customers per day.
- The floor plan indicates a shop area with 2 bay doors, a private office, restrooms, and a storage area.
- Currently, there are 66 parking spaces. The proposed use requires 4 parking spaces. Including the proposed, the entire center requires 59 total parking spaces.

ALTERNATIVES:

1. Approve the Motion to permit a new automotive window tinting tenant, pursuant to Special Use Ordinance #O-184-99.
2. Do not approve a Motion to permit a new automotive window tinting tenant, pursuant to Special Use Ordinance #O-184-99.

RECOMMENDATION:
Staff recommends approval of the new automotive window tinting tenant.

ACTION REQUIRED:
A Motion approving a new automotive window tinting tenant, pursuant to Special Use

Ordinance #O-184-99 for the property located at 1402-1450 N. Rand Road.

ATTACHMENTS:

- Aerial Map - 1430 N. Rand Road
- #O-184-99 1402-1450 N. Rand Road
- Floor plan
- Business Plan
- Plat of Survey
- Application

1430 N. Rand Road

Attachment: Aerial Map - 1430 N. Rand Road (1430 N. Rand Road - Automotive Window Tinting - Tenant Approval (CA))

ORDINANCE NO. O-184-99

AN ORDINANCE GRANTING A SPECIAL USE FOR AN AUTOMOBILE SERVICE AND REPAIR FACILITY 1402-1450 N. RAND ROAD

WHEREAS, hearings were held by the Zoning Board of Appeals of the Village of Palatine on October 26, 1999 in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Zoning Board has reported their findings on a petition for a Special Use for an automobile service and repair facilities for all tenant spaces, pursuant to Section 11.03 (d) (5) of the Palatine Zoning Ordinance, on the following legally described property:

> Lots 1 and 2 in Rand Auto Center Subdivision, being a subdivision in the Northwest quarter of Section 12, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois

commonly known as 1402-1450 (even) N. Rand Road.

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

SECTION 1: That a Special Use for an automobile service and repair facilities for all tenant spaces, pursuant to Section 11.03 (d) (5) of the Palatine Zoning Ordinance, is hereby granted subject to the following conditions:

1. The automobile repair facilities shall 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 following condition.
2. All future tenants shall be reviewed and approved by the Village Council prior to occupancy.
3. Overnight outdoor storage of inoperable vehicles shall not be permitted.
4. Signage for the facility shall conform to the standards in the Zoning

Attachment: #O-184-99 1402-1450 N. Rand Road (1430 N. Rand Road - Automotive Window Tinting - Tenant Approval (CA))

Ordinance and to the attached sign criteria for the center.

5. The second freestanding sign for Merlin Muffler shall be removed when Merlin vacates the space.

6. Any change to the exterior elevations shall receive Village Council approval.

SECTION 2: That the petition for special use, and a copy of the public notice and minutes of the Zoning Board hearing 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 8 day of November, 1999

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

APPROVED by me this 8 day of November, 1999

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 8 day of November, 1999

Village Clerk

Attachment: #O-184-99 1402-1450 N. Rand Road - Automotive Window Tinting - Tenant Approval (CA))

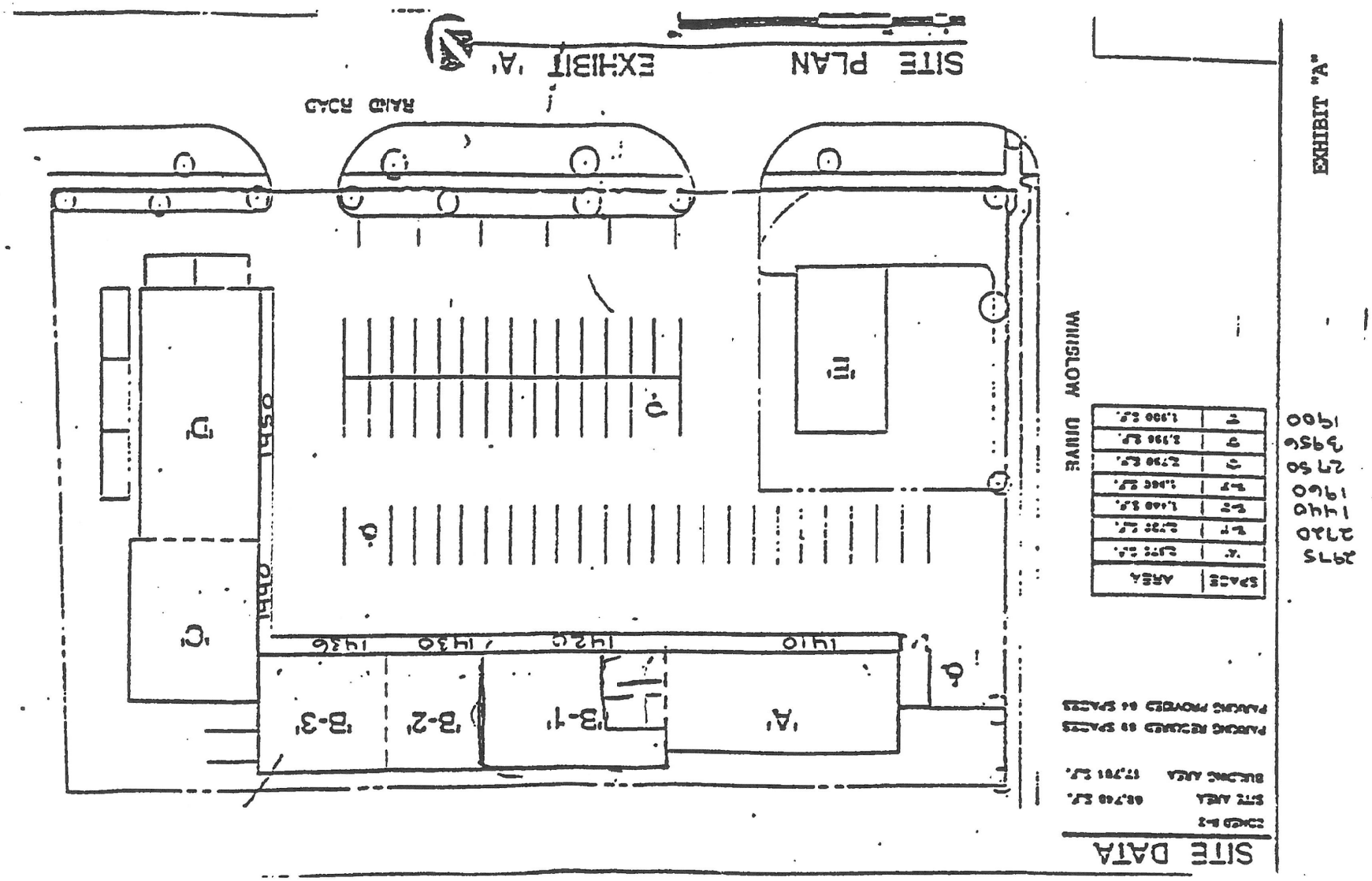
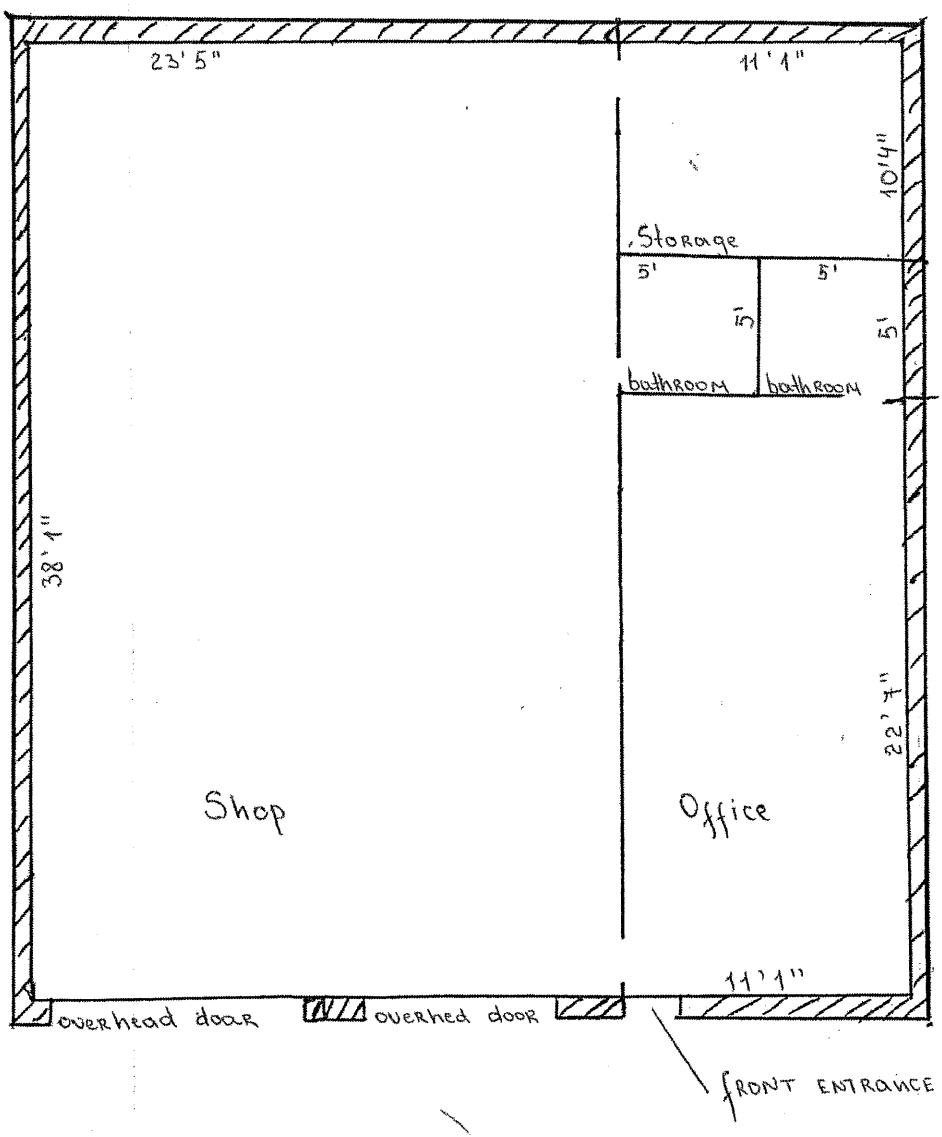


EXHIBIT "A"
SITE PLAN
EXHIBIT 'A'
WILLOW DRIVE
SITE DATA
A'
B-1'
B-2'
B-3'
C'
D'
E'

1430 N Rand Rd, Palatine IL 60074



Attachment: Floor plan (1430 N. Rand Road - Automotive Window Tinting - Tenant Approval (CA))

Business plan for Pro-TINT

The nature of window tinting business does not produce any level of noise and does not use/produce any hazardous materials/liquids, therefore the public health, safety and welfare will not be at risk

The use deemed necessary for the public convenience at this location because this location surrounded by other automotive repairs/maintenance shops and there now other window tinting business nearby

As mentioned above, window tinting business will be surrounded only by other automotive repair/maintenance businesses. It does not impose any health, sanitation or safety burdens of the village , not create any extra demands for the parking, or on the local PD.

We will use high quality window film from Suntek manufactured in USA, to provide;

Style - Enhance your vehicle with a custom look

Privacy - Darken glass to help create privacy

Comfort - Stay cooler and have less glare

Health - Help block the sun's harmful UV rays up to 99% (The Skin Cancer Foundation recommends window film that blocks 99 percent or more of UVA/UVB radiation as effective sun protection. Only SunTek films with 99% or greater UV Protection (300-380nm) have earned the SCF Seal Recommendation.)

nterior - Avoid interior cracks and fading longer

-Hours of operation Monday to Friday 8:00am to 6:00pm

-Since we are opening new, our expectations for customers per day is 1-3 customers, and we'll go only by appointment

-number of employees for now 1 (right after getting started we will hire 1-2 employees)

Attachment: Business Plan (1430 N. Rand Road - Automotive Window Tinting - Tenant Approval (CA))

6415 N. Caldwell Ave.
Chicago, IL 60646

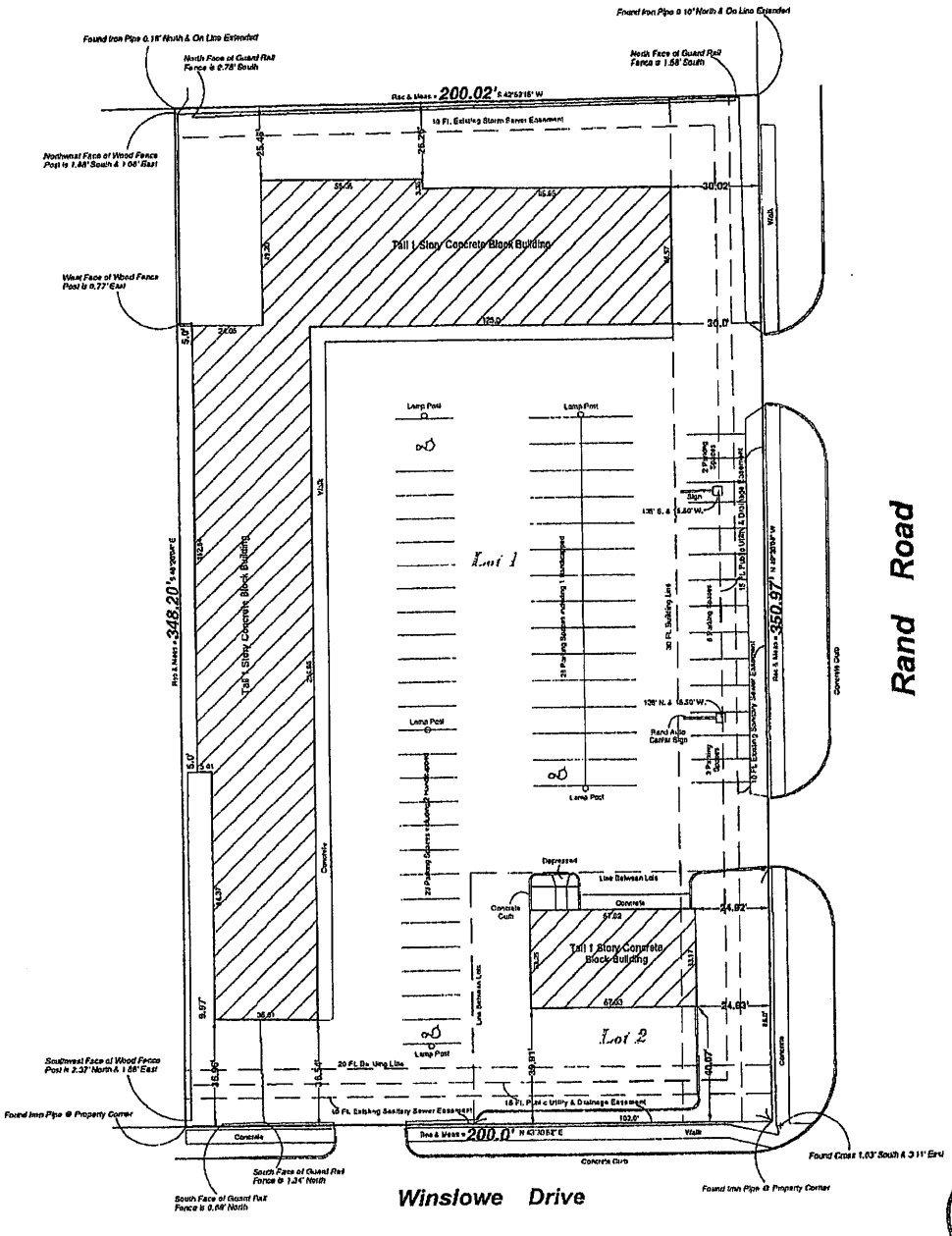
Phone (773) 631-5285
Fax (773) 775-2071

Plat of Survey

Central Survey Company, Inc.
(www.Centralsurvey.com)

Legal Description

Lots 1 & 2 in Rand Auto Center Subdivision, being a Subdivision of the Northwest ¼ of Section 12, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois
Commonly Known as: 1402-50 Rand Rd., Palatine, IL
Area of Land Described: 69,817 Sq. Ft.



William R. Webb
2190
Professional Land Surveyor
State of Illinois
Chicago, Illinois

The professional service conforms to current Illinois minimum standards for a boundary survey.

State of Illinois }
County of Cook } S.S.

Central Survey Company, Inc. does hereby certify that on the ground survey per record description of the land shown hereon was performed on September 18, 2008 and that the map or plat hereon drawn is a correct representation of said survey. When bearings are shown the bearing base is assumed. Dimensions are shown in feet and hundredths and are correct at a temperature of 68° Fahrenheit.

Dated this 18th day of September 2008

William R. Webb P.L.S. #2190
Professional Design Firm Land Surveying Corporation

(expires November 30, 2008)
(License Number 184.004113)

Scale: 1 Inch equals 25 Feet.

Ordered By: G & W. Partners

Order Number: 1402

Assume no dimension from scaling upon this plat. Compare all points before building and report any differences at once. For building restrictions refer to your abstract, deed, contract and local ordinances.

Attachment: Plat of Survey (1430 N. Rand Road - Automotive Window Tinting - Tenant Approval (CA))

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

Office Use Only		
	Project Planner: KR	Zoning Case #: 21-54
	Filing Fee	Notification Deadline
	~~ZBA Public Hearing Date~~	Village Council Date: 6/7/21

RECEIVED
MAY 21 2021
PLANNING & ZONING DEPARTMENT
date received

Background Information

PETITIONER(S)
Samat Cholponbaev

Business Name (if applicable)
Pro- Tint, LLC

Subject Property Address
1430 Rand Rd, Palatine, IL 60067

AUTHORIZED AGENT (if applicable)

Business Name (if applicable)

Address

City/State/Zip Code

Telephone	Fax	Email

Relationship to Petitioner (contractor, architect, etc.)

TYPE OF APPLICATION (check one)

■ Special Use □ Special Use Amendment □ Variation

Existing Zoning District	Existing Land Use	Proposed Land Use
B-2	Commercial	Commercial

Generally describe your request:

Window tinting

Attachment: Application (1430 N. Rand Road - Automotive Window Tinting - Tenant Approval (CA))

VILLAGE OF PALATINE

SPECIAL USE

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

Property located out plaza for auto repair and maintenens do deemed necessary service

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

Window tinting doesn't use hazardous materials and chemicals harmfull for public health

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

Business not impact nearby property Just getting vacant Space

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

Attachment: Application (1430 N. Rand Road - Automotive Window Tinting - Tenant Approval (CA))

Consider an Ordinance Transferring an Existing Special Use to Permit the Continued Operation of a Dry Cleaning Business at 351 E. Dundee Road

BACKGROUND:
The Subject Property received a Special Use to continue the operation of an existing dry cleaning business, Advantage Cleaners, in 2008. The Petitioner is requesting approval of the following:

> **Special Use Transfer of Ordinance #O-44-08, to Ikno Chon (Master Beautifier, Inc.) to permit the continued operation of a dry cleaning business.**

KEY ISSUES:

- The Subject Property, zoned B-2 General Business District, is a multi-tenant shopping center located at the northeast corner of Dundee Road and Elm Street. A Special Use to continue the operation of an existing dry cleaning business (Advantage Cleaners) was approved in 2008 (Ordinance #O-44-08) for one of the tenant spaces. Advantage Cleaners had been in operation since approximately 2001.

- There are no changes to the business operations or floor plan.

- Any future changes to the floor plan or business operations will require additional Village review.

ALTERNATIVES:

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

RECOMMENDATION:

Staff recommends approval of the Special Use Transfer at 351 E. Dundee Road.

ACTION REQUIRED:

A motion to approve the Special Use Transfer of Ordinance #O-44-08 to Ikno Chon (Master Beautifier, Inc.) to permit the continued operation of a dry cleaning business at 351 E. Dundee Road.

ATTACHMENTS:

- Aerial Map - 351 E. Dundee Road
- SUT ORD 351 E. Dundee Road
- Application

- Business Plan
- Site Plan
- Floor plan
- O-044-08 - dry cleaner

351 E. Dundee Road

Attachment: Aerial Map - 351 E. Dundee Road (351 E. Dundee Road - SUT Dry Cleaner (CA))

ORDINANCE NO._____

AN ORDINANCE TRANSFERRING
SPECIAL USE ORDINANCE #O-44-08
351 E. DUNDEE ROAD

WHEREAS, Ordinance #O-44-08 granted a Special Use for dry cleaning business on the property commonly known as 351 E. Dundee 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 June 7, 2021 to review a request by Ikno Chon (Master Beautifier, Inc.) that the Special Use be transferred to permit the continued operation of dry cleaning business with no substantial changes and it was the recommendation of the Village Council that the transfer of the Special Use to Ikno Chon (Master Beautifier, Inc.) 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-44-08 is hereby transferred to Ikno Chon (Master Beautifier, Inc.), to permit the continued operation of a dry cleaning business, subject to the following conditions:

SECTION 2: All conditions of Special Use Ordinance #O-44-08, as amended, shall remain in full force and effect.

DATED: This _____day of _____, 2021

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

APPROVED by me this _____day of _____, 2021

_____
Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk
this ____ day of _____, 2021.

_____
Village Clerk

Attachment: SUT ORD 351 E. Dundee Road (351 E. Dundee Road - SUT Dry Cleaner (CA))

VILLAGE OF PALATINE

SPECIAL USE TRANSFER

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

Required Materials

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

Business Owner(s):

Ikno Chon (Master Beautifier Inc.

Subject Property Address:

351 E Dundee Rd Palatine IL 60074

The owner(s) listed above are requesting that Special Use Ordinance # O-44-08 be transferred from Haris Aleem (Advantage cleaners) 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:

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 (351 E. Dundee Road - SUT Dry Cleaner (CA))

Master Beautifier,Inc

351 E. Dundee Rd.

Palatine, IL 60074

Business Plan

Ikno Chon, Owner
May 27th, 2019

Attachment: Business Plan (351 E. Dundee Road - SUT Dry Cleaner (CA))

Executive Summary

Nature Of Our Business

We provide textile-cleaning services to the public. Our services include the dry cleaning and finishing of garments, shirts, household fabrics and similar items.

Customers

The target audience is the local population consisting of business people with professional clothing, those working in manufacturing requiring uniform processing, local homeowners and groups, companies & organizations that have quantity processing needs.

Experience

Ikno Chon (Owner) has 28 years of experience in all facets of dry cleaning and finishing. He has successfully operated other dry cleaners in the past, which operated in an efficient, profitable manner while adhering to all necessary regulations.

Attachment: Business Plan (351 E. Dundee Road - SUT Dry Cleaner (CA))

Company Description

Mission Statement

To provide quality services to our customers at a fair and reasonable price that provides trust and value.

Owner & Staff

Ikno Chon — owner & operator
2 Full Time Employees and 1 Part Time.
Our goal is to continue to hire and provide jobs as the business grows.

Proposed Business Hours

Monday – Friday 7am-7pm

Saturday 8am-5pm

Sunday 10am-3pm

Competitive Advantage

We provide a service versus a product. Aside from ensuring our employees are proficient in their work, can get the job done fast, and can provide expert & knowledgeable advice to our customers, we will take the steps necessary to support the community and work to increase the traffic in this business and supporting businesses.

Marketing

We will be targeting the surrounding communities, high schools, and companies to offer a competitive, quality product. Now that the state is opening up and people are returning to work, children are going back to school and events are being planned we anticipate an aggressive growth plan going into next year.

Attachment: Business Plan (351 E. Dundee Road - SUT Dry Cleaner (CA))

DUNDEE ROAD

PROPOSED PAVEMENT WIDENING MATCH EXISTING CROSS-SLOPE & PAVEMENT CROSS-SECTION

PROPOSED CURB & GUTTER TYPE B-6.24

12" CONC. F.E.S. INV. = 651.92

PROPOSED 12" R.C.P. 10' @ 5.00%

PROPOSED INLET, TYPE A TYPE 1 FRAME, OPEN LID RIM = 654.70 INV. = 652.70

12" CONC. F.E.S. INV. = 652.10

12" CONC. F.E.S. INV. = 651.18

PROPOSED 12" CONC. F.E.S. INV. = 652.40

CULVERT TO BE REMOVED

CURB TO BE REMOVED

PROPOSED P.C.C. SIDEWALK

TYPE B CURB (TYP.)

PAVEMENT MARKINGS (TYP.)

DEPRESSED CURB

DEPRESSED CURB

PROPOSED T/FOUNDATION = 657.20

MEET EXISTING

MEET EXISTING

ELM STREET

SAWCUT EXISTING PAVEMENT

5' P.C.C. SIDEWALK (TYP.)

PROPOSED BOLLARDS (TYP.)

B-6.12 CURB & GUTTER (TYP.)

EXISTING CHAIN LINK FENCE

332.75'

333.00'

174.72'

174.72'

Walgreens

1 1/2" BITUMINOUS SURFACE COURSE
2 1/2" BITUMINOUS BINDER COURSE
8" AGGREGATE BASE COURSE

TYPICAL SECTION
FOR PARKING AREA

BITUMINOUS CONCRETE SURFACE COURSE (t*)
P.C.C. WIDENING (t*)
AGGREGATE BASE COURSE (t*)

EXISTING PAVEMENT

PROPOSED CURB & GUTTER B-6.24

PROPOSED TIE BARS #6 @ 24" c-c

TYPICAL SECTION
DUNDEE ROAD

t* – MATCH EXISTING THICKNESS

20 0 20 40 60
Scale 1" = 20'

LEGEND

- POWER POLE
- SIGN
- LIGHT POLE
- TREE
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- VALVE VAULT
- HYDRANT
- MANHOLE

REVISED 03-23-00
REVISED 02-10-00
REVISED 09-13-99

PETITIONER'S EXHIBIT
4

PETER F. OLESEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS
500 W. CENTRAL RD. SUITE 205 MT. PROSPECT, ILLINOIS 60056. (847) 253-1515

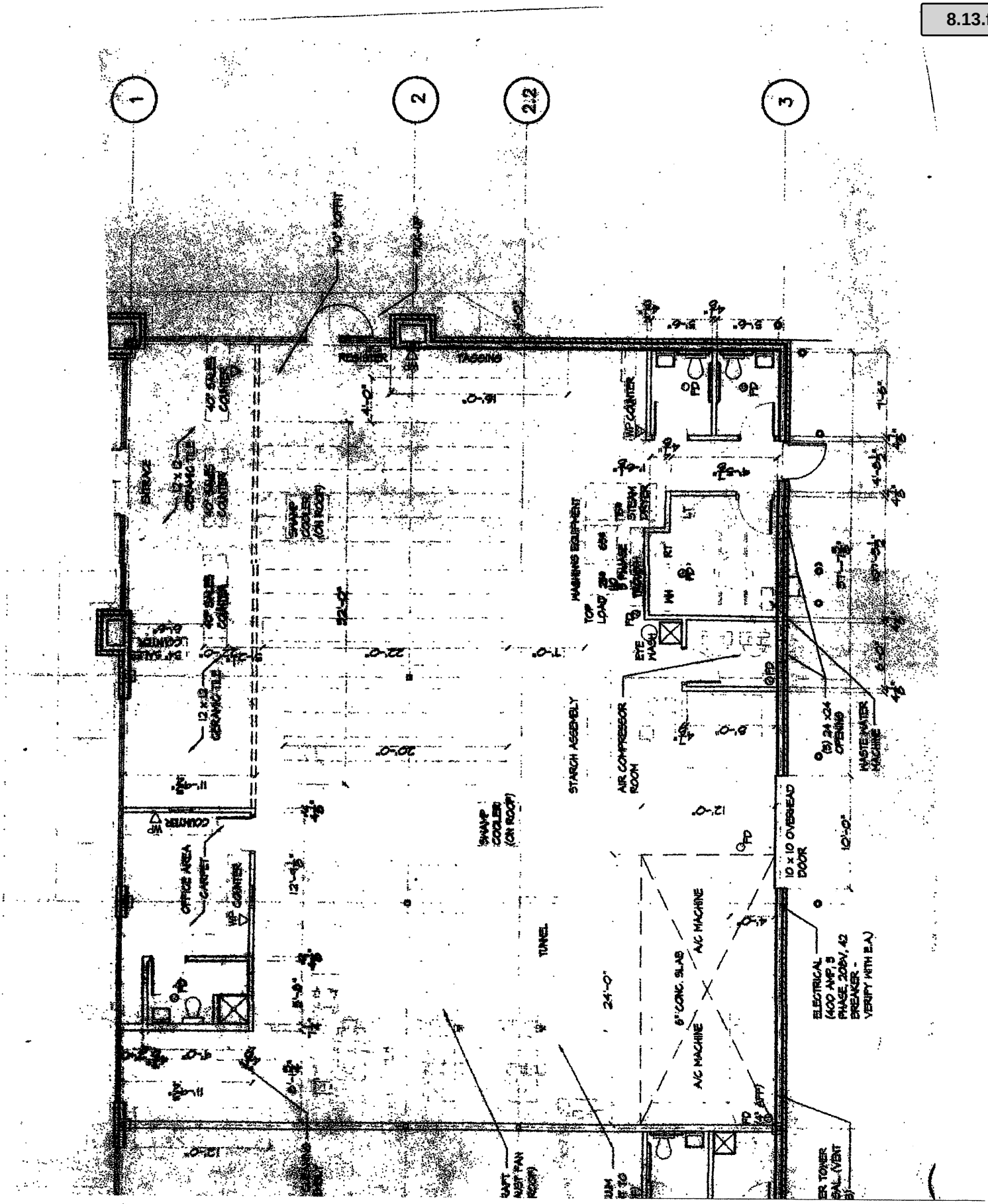
PALATINE COMMONS
PALATINE, ILLINOIS

SITE GRADING PLAN

DESIGNED: M.S.O.
DRAWN: A.E.B.
CHECKED: M.S.O.

SHEET NO. C - 1

Attachment: Site Plan (351 E. Dundee Road - SUT Dry Cleaner (CA))


1
2
2.2
3
TOP SOFFIT
REGISTER
TASCINO
SWAMP COOLER (ON ROOF)
HANGING EQUIPMENT
TOP LOAD
STEAM DRYER
FRAME WASHER
WH
RT
EYE WASH
STARCH ASSEMBLY
AIR COMPRESSOR ROOM
(5) 24 x24 OPENING
WASTE WATER MACHINE
10 x 10 OVERHEAD DOOR
ELECTRICAL (400 AMP, 3 PHASE, 208V, 42 BREAKER - VERIFY WITH E.A.)
A/C MACHINE
A/C MACHINE
6" CONC. SLAB
TUNNEL
24'-0"
10'-0"
COUNTER
OFFICE AREA CARPET
WP COUNTER
12 x 12 CERAMIC TILE
BREAK
SHOE COUNTER
SHOE COUNTER
SHOE COUNTER

ORDINANCE NO. 0-44-08

ORDINANCE GRANTING A SPECIAL USE
351 E. DUNDEE ROAD (CASE NO. 08-16)

Attachment: O-044-08 - dry cleaner (351 E. Dundee Road - SUT Dry Cleaner (CA))

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on April 7, 2008

ORDINANCE NO. O-44-08

AN ORDINANCE GRANTING A SPECIAL USE
351 E. DUNDEE ROAD (CASE NO. 08-16)

WHEREAS, pursuant to a petition and public hearing March 25, 2008, 2008 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 for a dry cleaners pursuant Section 11.03 (d) (37) of the Palatine Zoning Ordinance; and a Special Use for a drive-thru pursuant to Section 11.03 (d) (40) of the Palatine Zoning Ordinance, on the following legally described property.

Parcel 1:
Lot 2 of GNI Resubdivision of Lots 1, 2, 3, 4, 5, 6 and 14 (except that part of said Lot 1 lying Northeast of a curve having a radius of 25.0 feet, said curve being concave to the Southwest with a central angle of 90 degrees 24 minutes and an arc length of 39.44 feet and a tangent length of 25.18 feet and being tangent to the North and East lot lines) in Block 1 of Home Garden Acres, a subdivision of the Northeast quarter of the Northwest quarter of Section 11, Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded December 16, 1997 as Document 97946104 and Certificate of Correction Recorded July 25, 2000 as Document 00559709, in Cook County, Illinois.

Parcel 2:
Easements for the benefit of parcel for ingress and egress as created by Declaration of Easements, Covenants, Conditions and Restrictions recorded December 16, 1997 as Document 97943988 over and upon the common areas located on Lot 1 in aforesaid subdivision.

commonly known as 351 E. Dundee Road (PIN #02-11-102-018-0000).

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:

SECTION 1: That a Special Use for a dry cleaners pursuant Section 11.03 (d) (37) of the Palatine Zoning Ordinance; and a Special Use for a drive-thru pursuant to

Attachment: O-044-08 - dry cleaner (351 E. Dundee Road - SUT Dry Cleaner (CA))

Section 11.03 (d) (40) of the Palatine Zoning Ordinance, is hereby granted, subject to the following conditions:

1. The Special Use shall substantially conform to the floor plan attached hereto as Exhibit 'A' and the business plan attached hereto as Exhibit 'B' except as such plans may be changed to conform to Village Codes and Ordinances.
2. The Special Use to permit the operation of Advantage Cleaners shall be granted solely to Haris Aleem, Owner; and shall be transferred only after a review by the Zoning Board of Appeals and approval of the Village Council. In the event of the sale or lease of this property, the 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:
   a. Recommend that the Village Council approve of the transfer of the lease and/or ownership to the new proprietor without amendment to the Special Use Ordinance; or
   b. 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 for a new Special Use Ordinance.

SECTION 2: That the petition for Special Use, 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 7th day of April, 2008

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

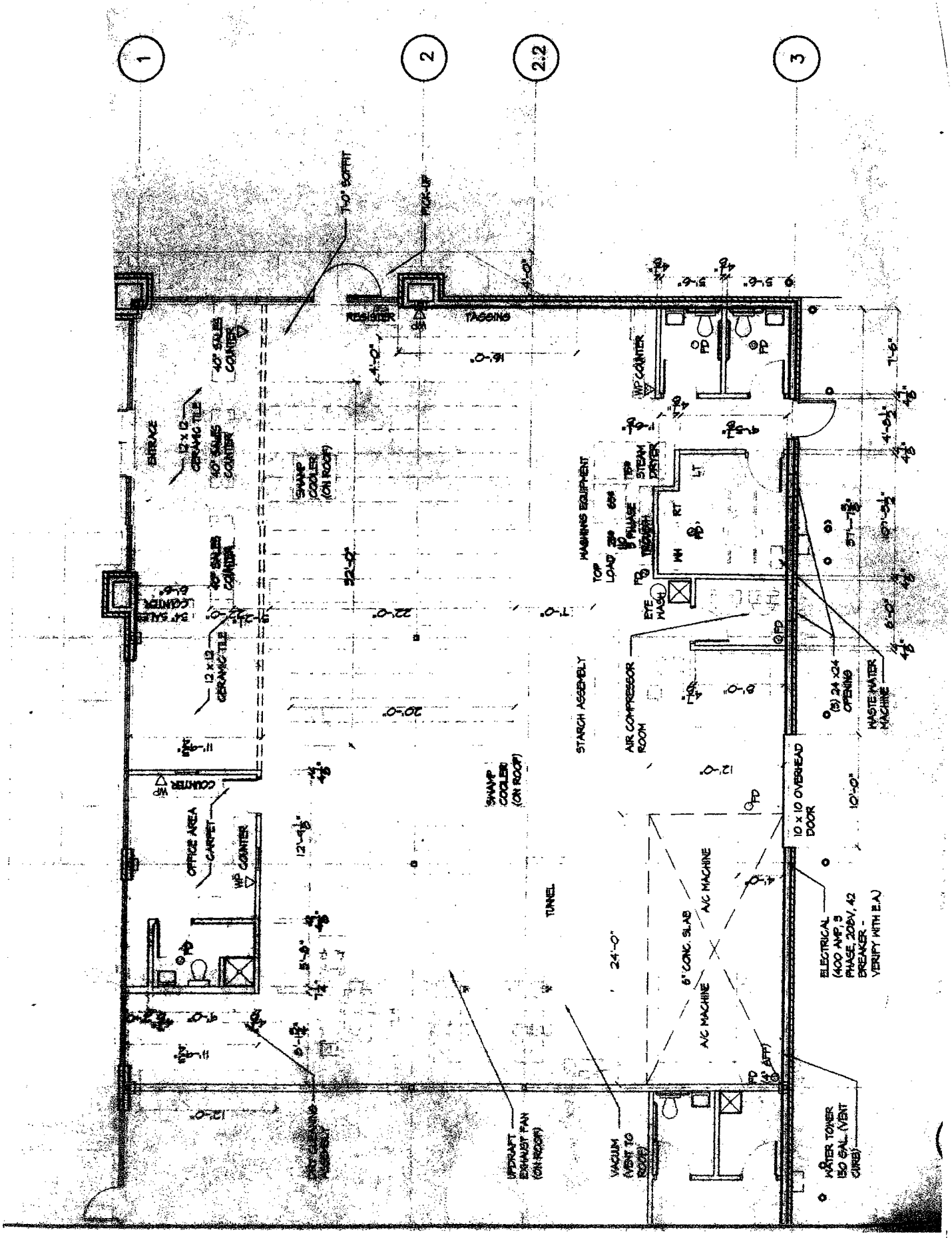
APPROVED by me this 7th day of April, 2008

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 7th day of April, 2008

Village Clerk

Attachment: O-044-08 - dry cleaner (351 E. Dundee Road - SUT Dry Cleaner (CA))



Attachment: O-044-08 - dry cleaner (351 E. Dundee Road - SUT Dry Cleaner (CA))

EXHIBIT . .

Advantage Cleaners : Business Plan

Purpose 2

Executive Summary 2

Industry Overview 2

Market Analysis 2

Company Summary 3

Business Strategy 3
- Pricing Philosophy 3
- Sale Tactics 4
- Viability 4
- Growth Factors 5

Implementation Summary 5
- Pricing 6
- Cost by Percentage of Sales - Year 1 6
- Technology 7
- Location 7

Attachment: O-044-08 - dry cleaner (351 E. Dundee Road - SUT Dry Cleaner (CA))

PETITIONER'S EXHIBIT

6

Purpose

This document outlines the business model, strategy and market potential for Advantage Cleaners .

Executive Summary

Consumers spend close to $8.1 billion annually on dry cleaning their garments. The industry anticipates an annual growth rate to average better than 10% during the next decade. Traditional dry cleaners have maintained a lock on this industry for the past 50 years. Not until the early 1980s when the concept of the "discount" dry cleaners operation emerged, did the industry begin to realign itself. As a result of this realignment, Advantage Cleaners feels that consumers are ready to accept an alternative to the traditional dry cleaning operation. The cost of dry cleaning continues to escalate with little or no alternatives. Advantage Cleaners will position itself to take advantage of these changes and strive to take a leadership role in this emerging sector of the dry cleaning industry.

Industry Overview

The dry cleaning industry is an industry comprised of service businesses that cater to the maintenance, cleaning, and preservation of garments and other fabrics that require special cleaning processes not readily available in homes. The industry may be segregated into two primary components:

- Dry cleaning
- Laundry

The geographic scope of this industry is truly nationwide with the heaviest concentration of these businesses in urban populated areas. America's obsession with cleanliness particularly since the 1950s has provided the impetus to fuel the dry cleaning industry's rapid growth, with revenues by 1991 up to over $8.1 billion from only $5.5 billion in 1985. That growth of $2.6 billion in the six plus years prior to 1991 represented a 47.27% change in the time period from 1985 to 1991 or approximately a 7.9% average annual growth rate per year. The average "Mom & Pop" dry cleaning operation today produces annual gross revenues of $190,000 per shop and post hefty net profits of 13%. Profits of that caliber provide the foundation of one of the largest service industries in the United States, employing more than 140,000 personnel in approximately 37,000 operational stores nationwide. The discount dry cleaners produce substantially greater gross revenues and net profits than the typical non-discount operations.

Market Analysis

The dry cleaning market customer can be segmented into four primary categories. The upper echelon, which represents approximately 10%, consider price irrelevant and will continue to take what they consider their better quality garments to expensive dry cleaning operations. Some thrifty price conscious customers in this segment will try Advantage Cleaner's services for their better casual garments on a more regular basis.

The next group of customers comprises the largest percentage of the market (70%). This group consists primarily of middle income to high-middle income people. This particular segment represents the customers of the traditional, antiquated dry cleaning plant operation and drop-off/pick-up station. Advantage Cleaner's operation will draw a percentage of these customers away from the other traditional dry cleaning establishments.

The third group of customers, which is estimated to be approximately 15% of the market, is entirely new. The best representative of this segment is the blue-collar worker who rarely utilizes the services of a dry cleaner but is drawn by the $2.79 price to clean casual clothes.

The fourth group of customers never dry cleans or rarely-if-ever has clothes dry cleaned. Although small, this group is nevertheless a previously untapped segment of the market. These people characteristically do not purchase clothes that require dry cleaning in order to avoid the expense. The initial marketing plan will be to address the middle to high-middle income people through the newspaper and other promotional activities.

Attachment: O-044-08 - dry cleaner (351 E. Dundee Road - SUT Dry Cleaner (CA))

Company Summary

Advantage Cleaners management team has experience in the industry and will be directly responsible for the operation of the business. They have also retained Dry Clean Concepts, Inc., represented by Mr. Aaron Kawer, to provide design, equipment, sales and consulting services for the store. Mr. Kawer has over thirty years experience in the dry cleaning industry and has owned and operated numerous stores in the Chicago area.

For this start-up operation, projection statements have been prepared for two years of operation based on historical knowledge of the industry. The accounting system will allow any required operational results to be made available to the lending institution as requested.

Business Strategy

Advantage Cleaners represents the future of the dry cleaning industry. Going back to its early roots, the dry cleaning industry began with large, well-equipped central plants with many company owned satellites or pick-up stations. Some companies even offered pick-up and delivery service. As the industry evolved, these satellite facilities were equipped with dry cleaning machines and became stand-alone businesses. Other than upgrading machines as innovations took place within the industry, this small, independent cleaner concept still remains today. The typical dry cleaning business today is in a strip center store of about 1,200 square feet. They are usually owned and operated by a family. These facilities typically contain one 35-lb. capacity dry cleaning machine and equipment for pressing garments. They are generating, on average, $200 million in sales annually and charge whatever the market will bear.

Advantage Cleaners will be taking this concept to the next level. Advantage Cleaners is in a 4,000-5,000 square foot facility with two dry cleaning machines capable of processing 400,000 garments annually. Advantage Cleaners will hire employees with previous experience in the business to allow for a more efficient operation, without lengthy training periods. Advantage Cleaners will also charge discount prices for all services. For example, shirts will be laundered, pressed and put on hangers for $.99, common dry-cleaned garments: blouses, slacks, sweaters, etc. will cost $2.79 per piece. The concept being that Advantage Cleaners will provide the highest quality dry cleaning services at the lowest prices. Advantage Cleaners will also offer convenience services currently not being offered by other cleaners.

The following are some of the key factors that relate to Advantage Cleaners business model:

Pricing Philosophy

The singular pricing structure is the most important factor that differentiates Advantage Cleaner's concept from traditional dry cleaning operations. Traditional dry cleaning operations have a spectrum of prices they charge for basically similar operations used to process garments. With respect to the competition, the $2.79 per garment pricing strategy places Advantage Cleaners in a unique position.

In other geographic areas the consumer has readily accepted the fact that the discount concept can and will produce a high quality of service at an advertised price. Even though traditional operations constantly promote the angle that their quality will be better than a volume dry cleaning operation will produce, and that the consumer usually gets what he or she pays for, Advantage Cleaners will focus attention on the consumer's monthly expenditure for dry cleaning while consistently producing a product that is superior to that of the traditional dry cleaner.

Advantage Cleaners's pricing philosophy is indicative of an inherent change in consumer thinking. More and more successful retail operations have patterned their business strategies after the high volume, low price, and high-quality strategy. Advantage Cleaners is confident that the competitor is not in a position to radically change its philosophy on this business. The $2.79 dry cleaning operation now offers a viable alternative in an industry that previously did not exist in most suburban areas.

Attachment: O-044-08 - dry cleaner (351 E. Dundee Road - SUT Dry Cleaner (CA))

Sale Tactics

Advantage Cleaner's operation will revolve around the concept of a high quality, high volume dry cleaning operation that implements a single tier-pricing concept. The specific sales strategy includes the following:

1. **Any dry clean garment** (with the exception of leather, suede, or outer garments) will be dry cleaned, pressed, and packaged on a hanger for the single price of $2.79 per garment; shirt laundry for $0.99 per garment. All transactions are prepaid in cash, approved personal checks, and MasterCard or Visa.
2. **Drop & go program** Advantage Cleaners will provide a bag for collection of dry cleaning. With a pre-authorized charge card, the customer simply drops off the bag without having the normal check-in.
3. **Implementation of consumer price education blitz** via in-store posters, direct mailings or local newspaper and radio advertising.
4. **Repeat customer discount** Creation and issuance of a "repeat customer" discount.
5. **Promote a clean, environmentally safe, organized store operation** Advantage Cleaners will implement an open concept and encourage customers to view the operation while it is in operation. Traditional dry cleaning operations discourage this concept. Their operations are operated under an apparent veil of secrecy.
6. **A start-up promotion** will be implemented to encourage a "word-of-mouth" or "tell a friend" concept to attract customers to Advantage Cleaner's operation. The promotion will be simple. If a customer takes a paid receipt and gives the receipt to a friend and that friend brings it to Advantage Cleaner's store (a minimum of ten garments within 30 days of the date on the receipt), Advantage Cleaners will give the friend (new customer) two garments cleaning free. The receipt of the original customer will be retained when the new customer brings it to us, and the original customer's account will be noted. If the original customer returns to Advantage Cleaner's store within 30 days from the date of the original receipt, that customer will also receive free dry cleaning of two garments.
7. **Business will be promoted in an "earth friendly" conceptual manner** This will be accomplished by incorporating that concept in the advertising campaigns. Advertising will stress the company's commitment to adhere to governmental EPA standards relevant to the use of detergents and chemicals. In addition, Advantage Cleaners will promote voluntary employee compliance with any and all OSHA workplace rules and regulations relevant to the operation.
8. **Church and similar organizations will be invited to an "open house"** with price of admission being one garment which will be dry cleaned "free."

Viability

There are several key growth factors that have a definitive impact on the industry in the immediate future.

1. Proliferation of white collar and service-oriented jobs in the labor market of the United States continues to accelerate.
2. America's obsession with cleanliness has been instilled in the psyche of the baby boomer generation as well as Generation X.
3. Service oriented businesses continue to be the primary impetus fueling the expansion in the United States economy.
4. Price and convenience of location motivates consumers to utilize this company's services.
5. Governmental environmental protection regulations went into effect in 1992, requiring dry cleaning operations to retrofit equipment with low emissions standards. This cost can be as high as $50,000 and is passed on to customers in the form of higher prices. Advantage Cleaner's equipment fully complies with the EPA standards of the federal government.
6. The standardization of Advantage Cleaner's pricing structure and the low cleaning price driving that structure indicate the business has die potential to be extremely recession proof. Should the economy dip, people are forced to seek out more economical means to continue the personal services that they have grown accustomed to use in the past. Advantage Cleaner's discount operation will provide high quality dry cleaning services consistently as economic situations fluctuate.

Attachment: O-044-08 - dry cleaner (351 E. Dundee Road - SUT Dry Cleaner (CA))

7. Present trends in the clothing industry use more natural fibers in garment manufacturing, which will benefit the dry cleaning industry. Cottons, silks, and wool are natural fibers and usually require dry cleaning and/or laundering.
8. Advantage Cleaner's pricing structure will expand the potential customer base of persons who previously perceived dry cleaning to be too expensive.

Growth Factors

The following success factors affect competition in the dry cleaning business:

1. **Convenience of location:** The location should be conveniently located around the main business area of the town.
2. **Dependable, high technology, low maintenance machinery:** Reliable machinery is "state-of-the-art" in the industry. Computer technology monitors internal functions with automated soap and chemical dispensing features.
3. **Reliability of providing product as promised:** Advantage Cleaner's employees will be trained to meet customer satisfaction in delivering clothes when promised. Should some unforeseen event prevent that, future service will be discounted for the customer.
4. **Quality of cleaning process:** The chemical cleaning process is proven to yield cleaner clothes through distillation and cleaning of perc prior to each lot run. Quality control will be checked at each stage of the cleaning process.
5. **Ample parking, ease of access:** Adequate parking should be available in front of the store. Access to the property should be reasonable from all directions.
6. **Parity in pricing:** Pricing is simplified; all garments are one low price with the exception of leather, suede, and outer garments, such as coats.
7. **Convenience in hours of operation:** The hours are 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturdays and 10:00 a.m. to 3:00 p.m. on Sundays.
8. **Customer service, attitude of staff at front counter:** The policies, procedures, and training will stress complete customer satisfaction.
9. **Ability to handle problem items:** On-site dry cleaning and laundry operation problems will be handled on the premises.
10. **Appearance of store interior:** The decor will be up-scaled, comfortable and warm.
11. **Prompt adjustment policy for handling claims:** Properly documented and justifiable loss or damage claims will be settled on the premises in compliance with IFI guidelines.
12. **Packaging or wrapping:** Recycling of all plastics and hangers will be encouraged.
13. **Express service for customer convenience:** The front layout of the store will include an express lane to facilitate pick-up for customers.
14. **Advertising:** Advertising will include local newspapers, yellow pages, and volume promotions.

Implementation Summary

Advantage Cleaners will position itself to compete directly with traditional dry cleaning operations. The industry has historically been fragmented. It has primarily been comprised of family owned operations or sole proprietorships. Few large companies exist on a regional scale. At this point in the industry's history, it is being challenged on price as well as location. Prior to 1980, location and service were the driving forces, which

determined success. Advantage Cleaners will focus on a pricing structure, which is unique to this industry, as well as the maintenance of a high standard of quality and customer service. Traditional dry cleaning operations are not volume driven and therefore not in a position to compete in price.

With the inception of the volume dry cleaning concept and subsequent operational layout design changes, coupled with technological advances in machinery designs, the traditional dry cleaning operations will not be able to compete. It has been said that the retail business in the United States during the next decade will be dominated by two types of entities:

1. Those who subscribe to the "Nieman Marcus" theoretical approach to the retail business.
2. Those that subscribe to the "Sam Walton - WAL-MART" theoretical approach.

Attachment: O-044-08 - dry cleaner (351 E. Dundee Road - SUT Dry Cleaner (CA))

The "WAL-MART" theoretical approach in the dry cleaning industry has been very successful in several geographic areas. Advantage Cleaners plans to bring the "WAL-MART" approach to the market. It is Advantage Cleaner's belief that the volume dry cleaning operational concept will dominate the dry cleaning industry. Traditional dry cleaning operations are not operationally positioned to effectively handle the volume generated by the pricing structure of the volume dry cleaning operation. Advantage Cleaners will be in an operational position to effectively and efficiently process upwards of one thousand plus dry cleaned garments in a normal workday. A traditional cleaner would hardly be able to process thirty percent of that number. Physical constraints relative to the sheer size of existing operations of most traditional cleaners prevent them from expanding physically to accommodate the space required to handle expanded volumes within the time frame required to compete with Advantage Cleaner's operation.

Pricing

The pricing structure in traditional dry cleaning operations has climbed more than 10% each year since 1988. This trend is anticipated to continue and possibly increase due to environmental protection regulations that went into effect April 1992. Increased operational costs due to these regulations will be passed on to the consumer from a higher per unit dry cleaning price.

In the past, traditional dry cleaning operations priced their services so that people could only afford to dry clean certain garments. Advantage Cleaners is confident that with the new pricing structure, Advantage Cleaners will be in a position to expand the potential market immediately. The expansion and subsequent change in demand will come from two primary sources:

1. The pricing structure will facilitate cleaning more clothes more often.
2. The pricing structure will entice segments of the market on fixed incomes to use Advantage Cleaner's service on garments that previously would not be considered for dry cleaning.

Prior to the implementation of the volume dry cleaning concept, only the traditional operations existed. The industry was somewhat closed because prices were very close to the competitor's charges. Since the emergence of the singular pricing structure of the high volume dry cleaning operation, traditional cleaners have been forced to rethink their strategies. The high volume dry cleaners operation itself has provided the motivation for consumers of these services to create the changes in demand that have allowed these operations to proliferate in recent years. The market forces in urban areas are no different than those that propelled WAL-MART, Target or The Home Depot to the level of success they now enjoy. The aforementioned companies strive to provide the best quality of product and service to the consumer at the best possible price time and time again. Only within the last few years has the high volume concept taken hold. Advantage Cleaners feels confident that demand for this type of operation will continue to grow.

In the future, as this concept takes hold and customers experience the quality at the price charged, the customers will clean more of their clothes more often. The elderly customer, on a fixed income, who rarely utilizes dry cleaning services, will find it economical to clean clothes more often. The concept now makes it economically feasible to dry clean casual wear as well as suits, shirts, and dresses.

In the future the demand for the service will not only come from an expansion of the types of clothes people dry clean but from an expansion of the existing market. People who do not normally dry clean clothes now have the price available to entice them to begin dry cleaning clothes they may not have considered for dry cleaning.

Cost by Percentage of Sales - Year 1

The following chart illustrates how Advantage Cleaner's projected major costs compare with the dry cleaning industry composite for the year 1991. The International Fabricare Institute (IFI) survey results illustrate operating percentages from package plants (dry cleaning plants where work is processed on the premises and is basically cash and carry sales over the counter) throughout the United States that responded to a written survey conducted by the IFI.

Attachment: O-044-08 - dry cleaner (351 E. Dundee Road - SUT Dry Cleaner (CA))

	Dry cleaning Plant and Shirts %	Plant, Dry cleaning Stores and Routes %	Average of All Returns %	Advantage Cleaners %
Total Wages before Deductions	36.13	35.40	35.76	35
Total Supply Costs	7.21	6.94	7.07	7
Total Cost (fuel, electricity, water)	4.41	4.37	4.39	8
Rent or Building Overhead Cost	6.96	7.10	7.03	16
Repairs and Maintenance	3.58	2.03	2.80	0
Payroll Taxes (PCIA, unemployment)	4.35	4.80	4.58	3.2
Advertising and Special Promotions	2.16	2.38	2.27	2
Claims (damage or lost goods)	0.67	0.47	0.57	0.5
Insurance (liability, fire, health)	4.08	1.87	2.98	1
Interest and Bank Charges	2.43	1.15	1.79	6.6

The above chart shows a cross-section of major costs relevant to the business and is not indicative of the start-up costs associated with a new dry cleaning operation. They are provided to illustrate industry averages for dry cleaning businesses that have been operational for at least one year.

Advantage Cleaner's expenses are more in keeping with costs for dry-cleaning plants because as in a plant, the dry-cleaning and shirts are done at the same location.

Technology

The equipment chosen is the Fibrimatic dry-cleaning machine. This machine is a user friendly, cost effective washing, dry-cleaning and steam finishing system.

The Fibrimatic's self-diagnostic microprocessor computer system with manual override provides step-by-step ICD display for operation cycle and maintenance. The option of regular or delicate wash provides ease of dry-cleaning options for maximum usefulness. The closed circuit with heat pump, large capacity refrigeration system with automatic cool down, self cleaning and drying button trap with sigh glass, and built-in air compressor maximize efficient machine operation.

The Vibra-Steamer, model LDS, is a steam tunnel finishing unit capable of handling 350 extracted or 1,200 dry garments per hour. The purpose of this machine is to finish the dry-cleaned and laundry garments prior to assembly. This unit utilizes high-pressure steam injection to remove wrinkles from garments. Approximately 50% of the garments that pass through this machine do not require any additional touch-up pressing. Traditional dry cleaning operations utilize labor-intensive methods of a presser to process and press each garment. This machine will enable economies of scale within the operation that can produce both quality and volume.

Location

In survey results a high percentage of customers indicate a preference to dealing with a cleaning firm with a good location (store front) versus the old route system.

Six out of ten wives now work outside the home. Working wives wear more clothes and have more money but less time to take care of clothes themselves. They need a good dry cleaner to assist them in saving time, effort and money (the discount concept). So does a non-working housewife and mother, the husband and father, the college student, the retired folks — all frequent dry cleaners. All individuals want to spend less time and energy on chores like taking care of clothes.

Attachment: O-044-08 - dry cleaner (351 E. Dundee Road - SUT Dry Cleaner (CA))

The following criteria is considered to be an integral part of the selection process:

- Household Income
- Present Employment
- Population Growth
- Transient Quotient
- Population Age
- Parking

WE HAVE 5-8 EMPLOYEE AT A GIVEN TIME. DEPENDING IF IT IS WEEKEND OR A WEEK DAY.

Attachment: O-044-08 - dry cleaner (351 E. Dundee Road - SUT Dry Cleaner (CA))

VILLAGE OF PALATINE
SPECIAL USE & VARIATION APPLICATION

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

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

RECEIVED
FEB 27 2008
PLANNING & ECONOMIC DEVELOPMENT
date received

Background Information

Petitioner(s) HARIS ALEEM		**Business Name (if applicable)** ADVANTAGE CLEANERS
Address 351 E. DUNDEE ROAD		City/State/Zip Code PALATINE, IL 60074
Telephone (708) 945-8657	Fax 630-691-0987	Email haris.aleem@gmail.com
Subject Property Address 351 E. DUNDEE ROAD PALATINE, IL 60074		
Authorized Agent (if applicable)		**Business Name (if applicable)**
Address		City/State/Zip Code
Telephone	Fax	Email
Relationship to Petitioner (contractor, architect, etc.)		

Type of Application (check one)

☑ Special Use ☐ Special Use Transfer ☐ Special Use Amendment ☐ Variation

Existing Zoning District	Existing Land Use	Proposed Land Use
B-2	DRY CLEAN PLANT	DRY CLEAN PLANT

Action Requested: NEW OWNERS

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

Signature _____ Date 2/1/08

PETITIONER'S EXHIBIT

1

Attachment: O-044-08 - dry cleaner (351 E. Dundee Road - SUT Dry Cleaner (CA))

SPECIAL USE

PALATINE

Required Materials

- ☐ Filing Fee of $ 750.00
- ☐ Application Form
- ☐ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☐ Site Plan (dimension, location, and setbacks of all existing and proposed buildings) – one 11x17 copy, electronic version preferred
- ☐ Real Estate Interest Disclosure Form (see attached)
- ☐ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)
- ☐ Business Plan (if applicable, including, but not limited to nature of business, hours of operation, number of employees, floor plan, and menu)

Additional Materials (as required by the Village)

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

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.05 of the Palatine Zoning Ordinance). Attach a separate sheet if necessary.

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

THIS DRYCLEANERS WITH PLANT ON PREMISES HAS BEEN IN BUSINESS FOR 7 YEARS. WE HAVE AN EXISTING CLIENTALE OF ABOVE 5,000 HOUSEHOLD IN VILLAGE OF PALATINE.

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

ALL THE NECESSARY PERMITS WERE OBTAINED FROM THE VILLAGE OF PALATINE WHEN ADVANTAGE CLEANERS FIRST OPENED IN SEPT. 2001

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

WE HAVE A DRIVE THRU & HAVE BEEN OPERATING THE BUSINESS WITHOUT ANY ACCIDENTS IN THE LAST 7 YEARS.

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

Attachment: O-044-08 - dry cleaner (351 E. Dundee Road - SUT Dry Cleaner (CA))

Public Notice

A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, March 25, 2008 at 7:00 PM, in the Village Council Chambers in the Palatine Community Center, 200 E. Wood Street, relative to a request for:

1. Special Use for a dry cleaners pursuant Section 11.03 (d) (37) of the Palatine Zoning Ordinance; and
2. Special Use for a drive-thru pursuant to Section 11.03 (d) (40).

The property is commonly known as 351 E. Dundee Road (PIN #02-11-102-018-0000).

The above petition has been filed by Haris Aleem d/b/a Advantage Cleaners and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

ZONING DOCKET: 08-016
VILLAGE OF PALATINE
Susan Tibbitts, Chair
Zoning Board of Appeals
DATED: This 10th day of March, 2008.

Published in Daily Herald March 10, 2008 (4042149)N

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, 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, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estate Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Campton Hills

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 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published March 10, 2008 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Holly Bratnick
Authorized Agent

Control # T4042149

Attachment: O-044-08 - dry cleaner (351 E. Dundee Road - SUT Dry Cleaner (CA))

Mr. Wempe explained to the Petitioner what a hold harmless letter is. The Petitioner stated there is no active homeowners association.

The public hearing was closed.

DELIBERATIONS:

Mr. Goldstein made a motion to approve the Special Use, subject to Staff's recommendation; 2nd by Ms. Wood.

Vote: 5 Ayes, 0 Nays, 1 Abstain (Wheeler – arrived late)

III. 08-16 351 E. Dundee Road
Special Use to permit a dry cleaners pursuant to Section 11.03 (d) (37) of the Palatine Zoning Ordinance

Special Use for a drive-thru pursuant to Section 11.03 (d) (40)

Notice was published in the Daily Herald on 3/7/08, and surrounding property owners were notified by mail.

PETITIONER'S EXHIBITS:
1. Petition for special use
2. Real estate disclosure
3. Lease agreement
4 Grading plan
5 Floor plan
6 Business plan

Mr. Wempe gave the background to this request. The Subject Property contains the Palatine Commons shopping center. The Petitioner, owner of the business, wishes to continue operation of Advantage Cleaners dry cleaners. The Code requires a Special Use for dry cleaners in the B-2 District, though one was never granted for the existing business. In order to transfer ownership to the Petitioner and obtain a business license, a Special Use must be approved by the Village Board. Therefore, the Petitioner is seeking a Special Use.

ANALYSIS:

- The Subject Property is zoned B-2, General Business, and is located in the Palatine Commons shopping center.
- The Petitioner recently purchased the business. The existing dry cleaner has been in operation for approximately seven years. The business is considered non-conforming because it never received a Special Use. There is a dry cleaning plant on-premise.
- The floor plan is attached. The Petitioner has stated that he intends to keep the property and business operation as-is, including the drive-through.
- The entire 13,760 square foot shopping center is comprised of retail tenants. The Code requires 46 parking spaces, and the center has 64 available parking spaces.
    a. The drive-through is located on the east side of the building. Customers can access the

Attachment: O-044-08 - dry cleaner (351 E. Dundee Road - SUT Dry Cleaner (CA))

drive-through by a rear access lane behind the shopping center (which connects to the adjoining Walgreen's property). An escape lane provides access for vehicles to access the parking spaces near the drive-through.

b. Staff has no parking or drive-through concerns at this time.

- The proposed business hours are 7am – 7pm Monday through Friday, 8am – 5pm Saturday, and 10am – 3pm on Sunday.

The Petitioners, Harris Aleem, owner since December 2007, is the business owner; and Aaron Cower, who sold and installed the equipment to the original owner of the dry cleaners.

Mr. Wempe explained to Mr. Goldstein that a Special Use for dry cleaners was required since 2004.

Mr. Aleem stated he has been working in the industry for ten years, that he has two other cleaners in Lombard and Evergreen Park. They use the same business plan. He is here tonight because he was told when he requested his business licensed that a Special Use was needed.

Mr. Kendall asked if Advantage Cleaners was a franchise; no, it is his company and he's keeping the name. They clean on the site. They use por chlorethalene, which 85% of cleaners in the U.S. use. They use Safety Kleen to remove the chemicals, which are burned at a hazardous waste site. The Petitioner uses the same chemicals at all the locations. The employees are trained and have to follow the guidelines. The business is a member of the Environmental Trust Fund, following their guidelines. Spills are reported. Any leaks are vented into the pad under the machine, as required. They have never had a spill. Also, the Fire and Police departments have keys to the store.

Mr. Aleem said they follow Federal standards, one being that the pan below the machinery holds 110% of the chemicals used. Any spill is reported to the State and to the Fire Marshall.

There were no questions by Staff and no comments from the audience.

Mr. Wempe 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 plan attached hereto as Exhibit 'A' and the business plan attached hereto as Exhibit 'B' except as such plans may be changed to conform to Village Codes and Ordinances.
2. The Special Use to permit the operation of Advantage Cleaners shall be granted solely to Harris Aleem, Owner; and shall be transferred only after a review by the Zoning Board of Appeals and approval of the Village Council. In the event of the sale or lease of this property, the 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:

   a. Recommend that the Village Council approve of the transfer of the lease and/or ownership to the new proprietor without amendment to the Special Use Ordinance; or

   b. 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 for a new Special Use Ordinance.

Attachment: O-044-08 - dry cleaner (351 E. Dundee Road - SUT Dry Cleaner (CA))

Discussion about the chemicals followed. Mr. Aleem stated they are heavily regulated. There was nothing further. There were no audience comments. The public hearing was closed.

DELIBERATIONS:

Mr. Goldstein made a motion to approve, subject to Staff's recommendations; 2nd by Mr. Wheeler. Mr. Goldstein complimented the Petitioners on their preparation.

Mr. Kendall pointed out that the testimony regarding the chemicals was helpful in meeting the standard of public health, safety and welfare.

Vote: All Ayes (6-0)

IV. 08-17 118 E. Pepper Tree Drive
This item is continued to the April 8, 2008 Zoning Board of Appeals meeting.

V. 08-19 1301 N. Laguna Court
Special Use for a rear yard setback reduction of 22 feet to permit a house addition (deck) to be set back eighteen (18) feet from the rear lot line instead of the minimum required 40 feet

Variation to permit a structure in an easement

Notice was published in the Daily Herald on 3/7/08, and surrounding property owners were notified by mail.

PETITIONER'S EXHIBITS:
1. Petition for special use and variation
2. Real estate disclosure
3. Title insurance police
4. Plat of survey
5. 0-111-94
6. 0-143-05
7. Site plan
8. Floor plan and elevations

Ms. Beckner gave the background to this request. The Subject Property contains a single-family residence with related improvements. The Petitioner, owner of the property, is seeking to demolish an existing deck and construct a new deck in the same location. The proposed deck would be set back 18 feet from the rear lot line and partially located in an easement. A 40 foot setback is required for this zoning district. Therefore, the Petitioner is seeking a Special Use and a Variation.

ANALYSIS:

- The Subject Property is located in Lakeside Estates and is zoned P; R-2 Standards apply. There are several lots within this development that are permitted to encroach into the rear yard beyond what code would permit. This lot is not given special exception in the Ordinance.

Attachment: O-044-08 - dry cleaner (351 E. Dundee Road - SUT Dry Cleaner (CA))

TYPE: ORDINANCE **SUBMITTED BY:** PLANNING & ZONING **DATE:** 4/7/2008

DESCRIPTION: Consideration of an Ordinance granting approval of a Special Use to permit a dry cleaners; and a Special Use to permit a drive-through at 351 E. Dundee Road (Advantage Cleaners) (Aleem – Case #08-016) (District 3)

COMMITTEE ACTION: **DATE:**

BACKGROUND:

The Subject Property contains the Palatine Commons shopping center. The Petitioner, owner of the business, wishes to continue operation of Advantage Cleaners dry cleaners. The Code requires a Special Use for dry cleaners in the B-2 District, though one was never granted for the existing business, as the use was legally non-conforming. In order to transfer ownership to the Petitioner and obtain a business license, a Special Use must be approved by the Village Board. Therefore, the Petitioner seeks approval of the following:

Special Use to permit a dry cleaners pursuant to Section 11.03 (d) (37) of the Palatine Zoning Ordinance

Special Use for a drive-thru pursuant to Section 11.03 (d) (40)

KEY ISSUES:

- The Subject Property is zoned B-2, General Business, and is located in the Palatine Commons shopping center.
- The Petitioner recently purchased the business. The existing dry cleaner has been in operation for approximately seven years. The business is considered non-conforming because it never received a Special Use, which was not required at the time. There is a dry cleaning plant on-premise.
- The floor plan is attached. The Petitioner has stated that he intends to keep the property and business operation as-is, including the drive-through.
- The entire 13,760 square foot shopping center is comprised of retail tenants. The Code requires 46 parking spaces, and the center has 64 available parking spaces.
    a. The drive-through is located on the east side of the building. Customers can access the drive-through by a rear access lane behind the shopping center (which connects to the adjoining Walgreen's property). An escape lane provides access for vehicles to access the parking spaces near the drive-through.
    b. Staff has no parking or drive-through concerns at this time.
- The proposed business hours are 7am – 7pm Monday through Friday, 8am – 5pm Saturday, and 10am – 3pm on Sunday.

ALTERNATIVES:

1. Recommend approval of the proposal
2. Do not recommend approval of the proposal

RECOMMENDATION:

Public Hearing: March 25, 2008 Zoning Board of Appeals
Residents Testifying: None
Concerns: None
Vote: The Zoning Board of Appeals voted unanimously to approve the requests subject to the attached conditions. Staff concurs with this recommendation.

ACTION REQUIRED:

Consideration of an Ordinance granting approval of a Special Use to permit a dry cleaners; and a Special Use to permit a drive-through at 351 E. Dundee Road.

Attachment: O-044-08 - dry cleaner (351 E. Dundee Road - SUT Dry Cleaner (CA))

PALATINE
Zoning Board of Appeals

VILLAGE OF PALATINE

200 E. Wood Street · Palatine, IL · 60067-5339
Telephone: (847) 359-9050 · Fax (847) 359-9094
www.palatine.il.us · Action Line (847) 705-5200

DATE: March 25, 2008

TO: Mayor and Village Council

FROM: Susan Tibbitts, Chair, Zoning Board of Appeals

RE: Findings of Fact

ZONING CASE: 08-16

PETITIONER: Haris Aleem dba Advantage Cleaners

LOCATION: 351 E. Dundee Road

PROPOSAL: Special Use to permit a dry cleaners pursuant to Section 11.03 (d) (37) of the Palatine Zoning Ordinance.

Special Use for a drive-thru pursuant to Section 11.03 (d) (40).

PUBLIC HEARING:

After due notice as required by law, the Zoning Board of Appeals conducted a hearing relative to the above mentioned petition on March 25, 2008.

The petitioners, Haris Aleem (owner) and Aaron Cower, 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.

Matt Wempe, Planning and Zoning Department, was present and testified it was Staff's recommendation to approve the proposal.

FINDINGS:

The Standards have been met.

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 plan attached hereto as Exhibit "A" and the business plan attached hereto as Exhibit "B", except as such plans may be changed to conform to Village Codes and Ordinances.
2. The Special Use to permit the operation of Advantage Cleaners shall be granted solely to Haris Aleem, Owner, and shall be transferred only after a review by the Zoning Board of Appeals and approval of the Village Council. In the event of the sale or lease of this property, the proprietors shall

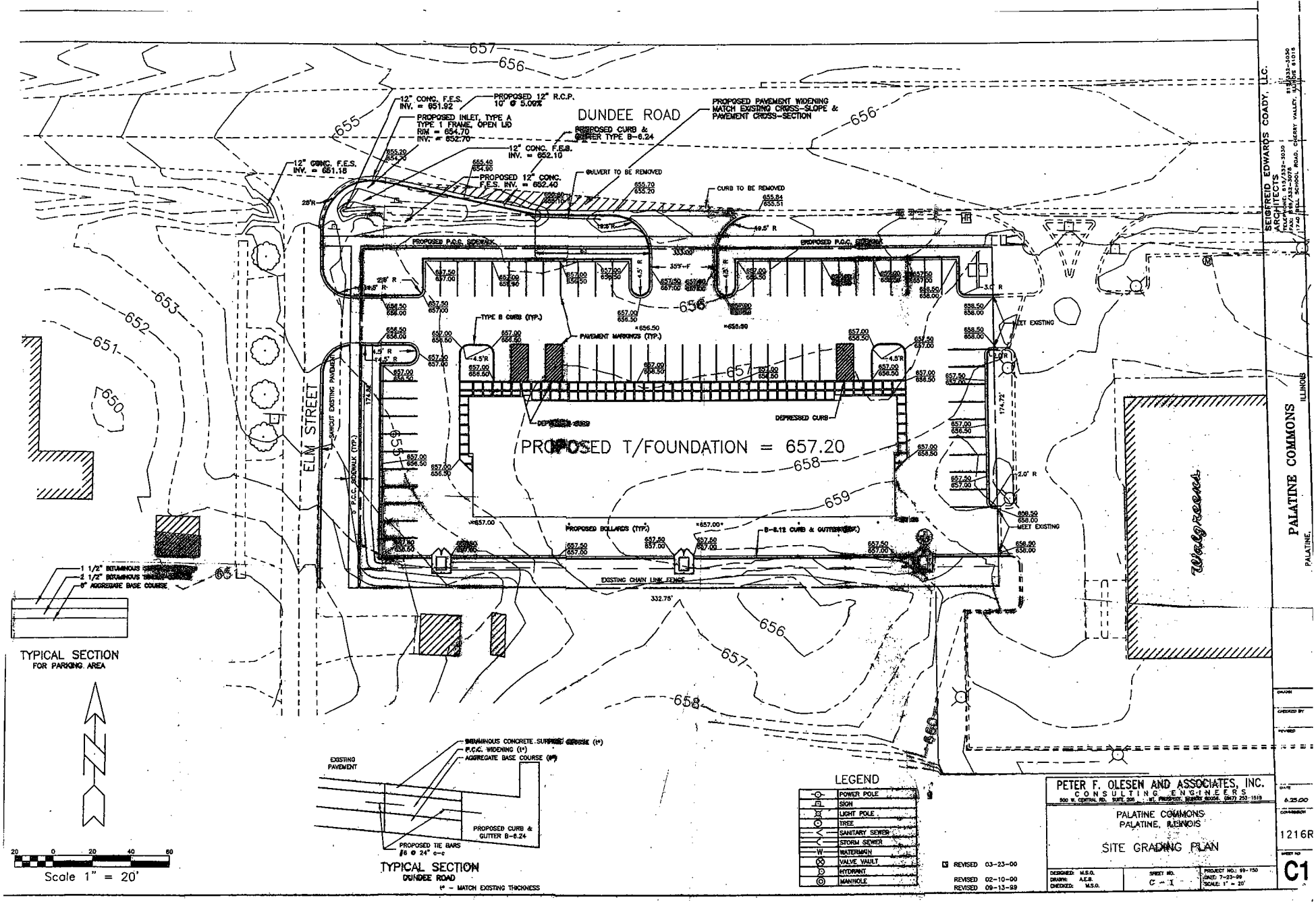
Attachment: O-044-08 - dry cleaner (351 E. Dundee Road - SUT Dry Cleaner (CA))

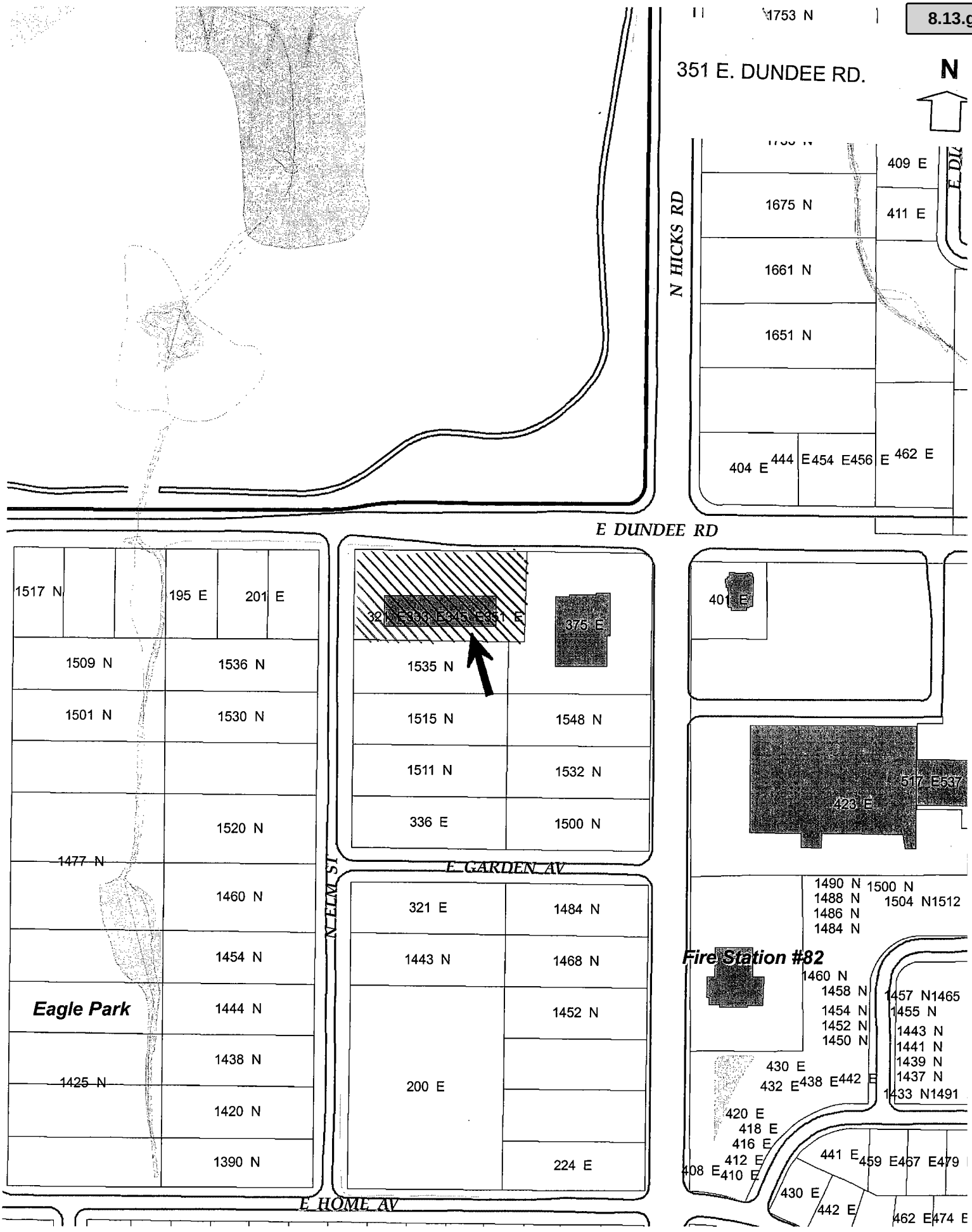
appear before a public meeting of the Zoning Board of Appeals. The Zoning Board of Appeals shall review the request and in its sole discretion, shall either:

a. Recommend that the Village Council approve of the transfer of the lease and/or ownership to the new proprietor without amendment to the Special Use Ordinance; or

b. 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 for a new Special Use Ordinance.

Attachment: O-044-08 - dry cleaner (351 E. Dundee Road - SUT Dry Cleaner (CA))


DUNDEE ROAD
ELM STREET
PROPOSED T/FOUNDATION = 657.20
PROPOSED PAVEMENT WIDENING MATCH EXISTING CROSS-SLOPE & PAVEMENT CROSS-SECTION
PROPOSED CURB & GUTTER TYPE B-6.24
PROPOSED INLET, TYPE A TYPE 1 FRAME, OPEN LID
12" CONC. F.E.S. INV. = 651.92
PROPOSED 12" R.C.P. 10' @ 5.00%
12" CONC. F.E.S. INV. = 652.10
PROPOSED 12" CONC. F.E.S. INV. = 652.40
CULVERT TO BE REMOVED
CURB TO BE REMOVED
PROPOSED P.C.C. SIDEWALK
TYPE B CURB (TYP.)
PAVEMENT MARKINGS (TYP.)
DEPRESSED CURB
PROPOSED BOLLARDS (TYP.)
EXISTING CHAIN LINK FENCE
SAWCUT EXISTING PAVEMENT
5' P.C.C. SIDEWALK (TYP.)
MEET EXISTING
Walgreens
PALATINE COMMONS
PALATINE, ILLINOIS
SEIGFREID EDWARDS COADY, LLC. ARCHITECTS
TYPICAL SECTION FOR PARKING AREA
1 1/2" BITUMINOUS SURFACE COURSE
2 1/2" BITUMINOUS BINDER COURSE
8" AGGREGATE BASE COURSE
EXISTING PAVEMENT
BITUMINOUS CONCRETE SURFACE COURSE (1")
P.C.C. WIDENING (1')
AGGREGATE BASE COURSE (8")
PROPOSED CURB & GUTTER B-6.24
PROPOSED TIE BARS #6 @ 24" c-c
TYPICAL SECTION DUNDEE ROAD
1' - MATCH EXISTING THICKNESS
Scale 1" = 20'
LEGEND
POWER POLE
SIGN
LIGHT POLE
TREE
SANITARY SEWER
STORM SEWER
WATERMAIN
VALVE VAULT
HYDRANT
MANHOLE
REVISED 03-23-00
REVISED 02-10-00
REVISED 09-13-99
PETER F. OLESEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS
PALATINE COMMONS
PALATINE, ILLINOIS
SITE GRADING PLAN
DESIGNED: M.S.O.
DRAWN: A.E.B.
CHECKED: M.S.O.
SHEET NO. C - 1
PROJECT NO.: 99-150
DATE: 7-23-99
SCALE: 1" = 20'
6.25.00
1216R
C1



Attachment: O-044-08 - dry cleaner (351 E. Dundee Road - SUT Dry Cleaner (CA))

Consider a Resolution Granting a Security Deposit Reduction for Ayreshire Subdivision and the Initiation of the One-Year Maintenance Period

BACKGROUND:

On June 13, 2019 the Village Council accepted a public improvements security deposit in the amount of $343,202.75 to insure the completion of the public improvements for the Ayreshire Subdivision. The Security Deposit was previously reduced to down to its current amount of $62,400.50. The Developer has completed the required public improvements, which were inspected and approved by the Village's Engineering Department. Therefore, the Petitioner is seeking approval of:

Authorization to reduce a public improvements security deposit and begin the required one-year maintenance period at Ayreshire Subdivision

KEY ISSUES:

- The Petitioner has completed the public improvements, as outlined in their Subdivision Improvement Agreement and Final Engineering Plans, for Ayreshire Subdivision.
- The Petitioner has requested a letter of credit reduction of $31,200.25, which is the required one-year maintenance amount.
- The public improvements security deposit could be reduced by $31,200.25 to a remaining total of $31,200.25 and still cover the costs of the required one-year maintenance period.

ALTERNATIVES:

1. Authorize the reduction in the public improvements security deposit and begin the required one year maintenance period.
2. Do not authorize the reduction in the public improvements security deposit and begin the required one-year maintenance period.

RECOMMENDATION:

Staff recommends that the amount of the public improvements security deposit be reduced and that the one-year maintenance period begins.

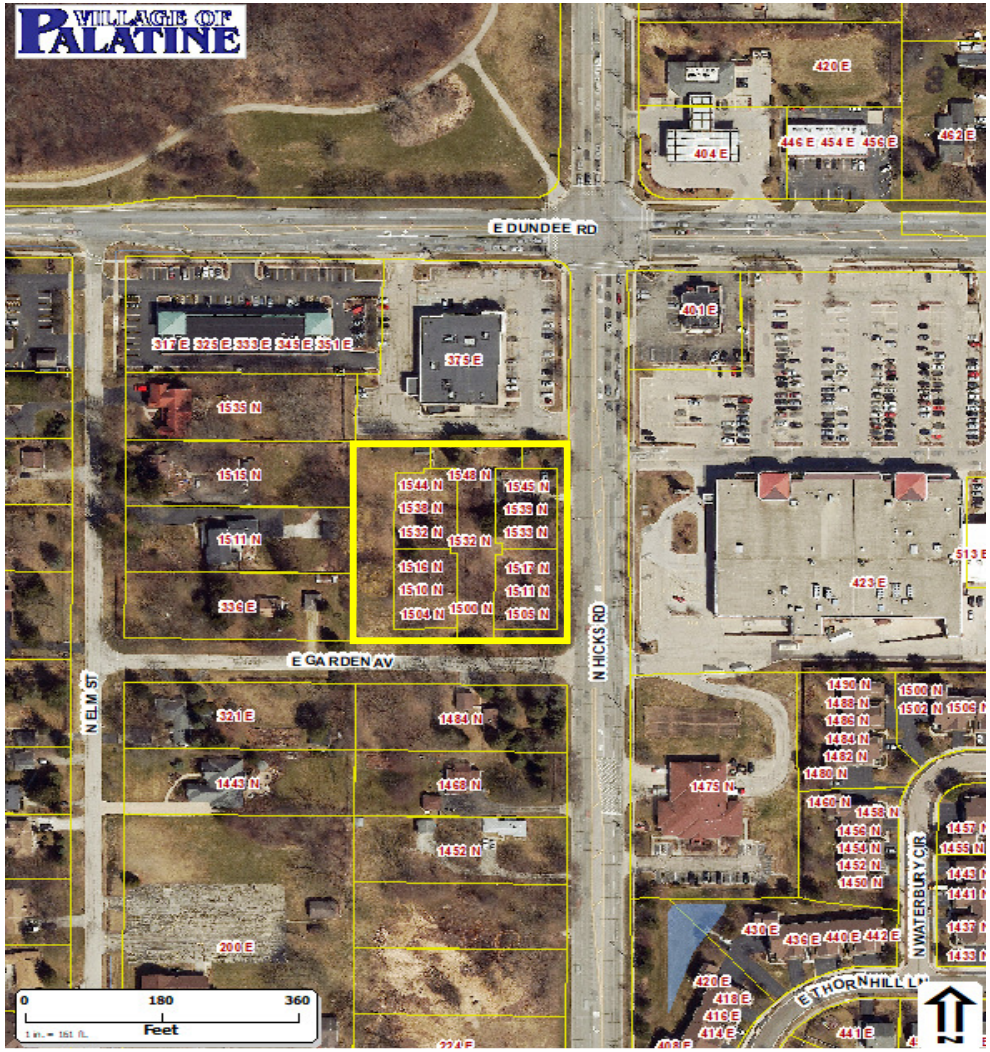
ACTION REQUIRED:

A motion to approve a resolution granting a reduction in the Public Improvements security deposit and that the one-year maintenance period begins for Ayreshire Subdivision at the northwest corner of N. Hicks Road and Garden Avenue.

ATTACHMENTS:

- Ayreshire SUB aerial map
- RES Ayreshire SUB- Security Deposit reduction and one-year maintenance
- Release 3 Ayreshire Sub

Ayreshire Subdivision – Security Deposit Reduction



Attachment: Ayreshire SUB aerial map (Ayreshire Securty Deposit Reduction (CA))

RESOLUTION NO. _____

Resolution Authorizing a Reduction of Security and Initiation of the Required One-Year Maintenance Period for Ayreshire Subdivision, Pursuant to the Village of Palatine Municipal Code, Appendix B, Subdivisions, Section 9.02

WHEREAS, on the 6th day of June 13, 2019, KF Walter for good and valuable consideration agreed to install certain public improvements in the Ayreshire 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 Ayreshire Subdivision, located at the northwest corner of Hicks Road and Garden Avenue, a Security Deposit in the amount of $343,202.75 was deposited with the Village of Palatine on the 13th day of June, 2019 to ensure the completion of the project improvements; and

WHEREAS, KF Walter has made application for a reduction of the letter of credit for $31,200.25 from its current amount of $62,400.50; and

WHEREAS, an inspector with the Village's Engineering Department has inspected the public improvements and has found these improvements to have been satisfactorily completed.

Attachment: RES Ayreshire SUB- Security Deposit reduction and one-year maintenance (Ayreshire Securty Deposit Reduction (CA))

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 $31,200.25 and the required one-year maintenance period may begin.

SECTION 2: The letter of credit is hereby reduced to $31,200.25 and the required one-year maintenance period may begin.

PASSED: This _____ day of _____, 2021.

AYES:_____ NAYS:_____ABSENT:_____PASS:_____

_____
Mayor

ATTESTED and FILED in the Office of the Village Clerk this _____ day of _____, 2021.

_____
Village Clerk

Attachment: RES Ayreshire SUB- Security Deposit reduction and one-year maintenance (Ayreshire Securty Deposit Reduction (CA))

Ayreshire LOC
Engineer's estimate of Cost

ENGINEERS ESTIMATE OF COST					Reductions			
Item	**Quantity**	**Units**	**Unit Cost**	**Amount**	**Request 1**	**Request 2**	**Request 3**	***Balance***
Sanitary Sewer					01/03/2020		06/03/2021	
Sanitary Sewer, 8" SDR 26	274	LF	$ 25.00	$ 6,850.00	$ 6,850.00			$ -
Sanitary Sewer, 8" C900	771	LF	$ 30.00	$ 23,130.00	$ 23,130.00			$ -
Televise Sewer	1,045	LF	$ 2.50	$ 2,612.50	$ 2,612.50			$ -
Sewer Connection	1	EA	$ 2,500.00	$ 2,500.00	$ 2,500.00			$ -
Manhole, 48" Dia	4	EA	$ 2,100.00	$ 8,400.00	$ 8,400.00			$ -
Trench Backfill	100	LF	$ 25.00	$ 2,500.00	$ 2,500.00			$ -
Sewer Service, Short	6	EA	$ 600.00	$ 3,600.00	$ 3,600.00			$ -
Sewer Service, Long	6	EA	$ 1,000.00	$ 6,000.00	$ 6,000.00			$ -
Offsite Restoration	1	EA	$ 5,000.00	$ 5,000.00	$ 5,000.00			$ -
		Sanitary Sewer Total		$ 60,592.50	$ 60,592.50	$ -	$ -	
Watermain								
Watermain, 8"	393	LF	$ 25.00	$ 9,825.00	$ 9,825.00			$ -
Pressure Connection, 8"x8"	1	EA	$ 2,500.00	$ 2,500.00	$ 2,500.00			$ -
Valve and Vault	2	EA	$ 2,000.00	$ 4,000.00	$ 4,000.00			$ -
Hydrant	2	EA	$ 2,500.00	$ 5,000.00	$ 5,000.00			$ -
Trench Backfill	150	LF	$ 25.00	$ 3,750.00	$ 3,750.00			$ -
Services, Long	6	EA	$ 1,000.00	$ 6,000.00	$ 6,000.00			$ -
Services, Short	6	EA	$ 750.00	$ 4,500.00	$ 4,500.00			$ -
		Water Main Total		$ 35,575.00	$ 35,575.00	$ -	$ -	
Storm Sewer (Offsite)								
Catchbasin, 24" dia. RDCB	9	EA	$ 1,000.00	$ 9,000.00				
Catchbasin 48" dia.	4	EA	$ 1,500.00	$ 6,000.00				
Outlet Cntl Str. 48" w/plate	1	EA	$ 2,500.00	$ 2,500.00				
Storm Sewer, 12" PVC C900	692	LF	$ 25.00	$ 17,300.00				
Storm Sewer, 12" RCP	68	LF	$ 25.00	$ 1,700.00				
Storm Sewer, 12" ADS N12	334	LF	$ 18.00	$ 6,012.00				
Trench Backfill	50	LF	$ 25.00	$ 1,250.00				
Offsite Restoration	1	EA	$ 5,000.00	$ 5,000.00				
Sump Connection	1	EA	$ 1,500.00	$ 1,500.00				
				$ -				
				$ -				
		Storm Sewer (Offsite) Total		$ 50,262.00	$ -	$ -	$ -	
Storm Sewer (Onsite)								
Inlet, 24" dia.	2	EA	$ 800.00	$ 1,600.00	$ 1,600.00			$ -

Attachment: Release 3 Ayreshire Sub (Ayreshire Securty Deposit Reduction (CA))

Ayreshire LOC
Engineer's estimate of Cost

ENGINEERS ESTIMATE OF COST					Reductions			
Item	**Quantity**	**Units**	**Unit Cost**	**Amount**	**Request 1**	**Request 2**	**Request 3**	***Balance***
Catchbasin 48" dia.	4	EA	$ 1,500.00	$ 6,000.00	$ 6,000.00			$ -
Storm Sewer, 12" PVC SDR 26	78	LF	$ 18.00	$ 1,404.00	$ 1,404.00			$ -
Storm Sewer, 12" RCP	145	LF	$ 25.00	$ 3,625.00	$ 3,625.00			$ -
Storm Sewer, 12" ADS N12	284	LF	$ 18.00	$ 5,112.00	$ 5,112.00			$ -
FES 12" W/Grate	3	EA	$ 1,000.00	$ 3,000.00	$ 3,000.00			$ -
Trench Backfill	200	LF	$ 25.00	$ 5,000.00	$ 5,000.00			$ -
	Storm Sewer (Onsite) Total			$ 25,741.00	$ 25,741.00	$ -	$ -	
Pavement								
Concrete C&G B-6.12	230	LF	$ 12.00	$ 2,760.00		$ 2,760.00		$ -
Concrete C&G Ty-A	807	LF	$ 12.00	$ 9,684.00		$ 9,684.00		$ -
Sidewalk	2,500	SF	$ 3.50	$ 8,750.00		$ 8,750.00		$ -
Surface Course, 1 1/2"	1,200	SY	$ 6.50	$ 7,800.00		$ 7,800.00		$ -
Binder Course, 2 1/2"	1,200	SY	$ 9.50	$ 11,400.00	$ 11,400.00			$ -
Prime Coat, 0.35 gal/sy	400	GL	$ 1.00	$ 400.00		$ 400.00		$ -
Agg. Base Course, 13"	1,350	SY	$ 8.00	$ 10,800.00	$ 10,800.00			$ -
Garden Ave. Widening	100	SY	$ 25.00	$ 2,500.00		$ 2,500.00		$ -
R&R C&G Hicks Rd.	60	LF	$ 25.00	$ 1,500.00		$ 1,500.00		$ -
		Pavement Total		$ 55,594.00	$ 22,200.00	$ 33,394.00	$ -	
Earthwork								
Topsoil Strip	3,000	CY	$ 2.75	$ 8,250.00	$ 8,250.00			$ -
Topsoil Respread	1,000	CY	$ 2.75	$ 2,750.00		$ 2,750.00		$ -
Clay Excavation	3,500	CY	$ 3.25	$ 11,375.00	$ 11,375.00			$ -
Fill to Grade	7,500	CY	$ 3.25	$ 24,375.00	$ 24,375.00			$ -
Detention Basin Excavation	1,000	CY	$ 3.25	$ 3,250.00	$ 3,250.00			$ -
Backfill Curbs	1,000	LF	$ 2.50	$ 2,500.00	$ 2,500.00			$ -
		Earthwork Total		$ 52,500.00	$ 49,750.00	$ 2,750.00	$ -	
Miscellaneous								
Street Trees	24	EA	$ 250.00	$ 6,000.00		$ 6,000.00		$ -
Detention Basin Planting	1	EA	$ 5,000.00	$ 5,000.00		$ 5,000.00		$ -
Erosion Control	1	LS	$ 5,000.00	$ 5,000.00		$ 5,000.00		$ -
Retaining Wall	1,700	SF	$ 30.00	$ 51,000.00		$ 51,000.00		$ -
Street Lights	2	EA	$ 2,500.00	$ 5,000.00		$ 5,000.00		$ -
Tree Removal	1	LS	$ 10,000.00	$ 10,000.00	$10,000.00			$ -
		Miscellaneous Total		$ 82,000.00	$ 10,000.00	$ 72,000.00	$ -	
			Grand Total	$ 312,002.50	$ 118,367.50	$ 108,144.00	$ -	$ -

Attachment: Release 3 Ayreshire Sub (Ayreshire Securty Deposit Reduction (CA))

Ayreshire LOC
Engineer's estimate of Cost

ENGINEERS ESTIMATE OF COST					Reductions			
Item	Quantity	Units	Unit Cost	Amount	Request 1	Request 2	Request 3	*Balance*

LOC Summary

	Amount	Request 1	Request 2	Request 3	*Balance*
Sanitary Sewer	$ 60,592.50	$ 60,592.50	$ -	$ -	*$* -
Watermain	$ 35,575.00	$ 35,575.00	$ -	$ -	*$* -
Storm Sewer (Offsite)		$ -	$ -	$ -	*$* -
Storm Sewer (Onsite)	$ 25,741.00	$ 25,741.00	$ -	$ -	*$* -
Pavement	$ 55,594.00	$ 22,200.00	$ 33,394.00	$ -	*$* -
Earthwork	$ 52,500.00	$ 49,750.00	$ 2,750.00	$ -	*$* -
Miscellaneous	$ 82,000.00	$ 10,000.00	$ 72,000.00	$ -	*$* -
Total	$ 312,002.50				
10% Contingency	$ 31,200.25				
LOC Amount	**$ 343,202.75**				
Reduction Amount		**$ 203,858.50**	**$ 108,144.00**	**$ 31,200.25**	
10% Retention		$ 20,385.85	$ 10,814.40		
				Retention Relese	
Release amount		$ 183,472.65	$ 97,329.60	$ 31,200.25	*$* -
Release to Date			$ 280,802.25	$ 312,002.50	

$ 31,200.25 Release after 1 year maintenance period
Release after all public improvements are completed

$31,200.25 Current Amount that should be on hand in lOC

$4,680.04 Review Fees

Attachment: Release 3 Ayreshire Sub (Ayreshire Securty Deposit Reduction (CA))

Consider a Resolution Reducing the Louise Lane Subdivision Security Deposit

BACKGROUND:

On December 11, 2020, the Village Council accepted a public improvements security deposit in the amount of $104,000 to insure the completion of the public improvements for the Louise Lane Subdivision. The Developer has completed a portion of the improvements, which were inspected and approved by the Village's Engineering Department. Therefore, the Petitioner is seeking approval of:

Authorization to reduce a public improvements security deposit.

KEY ISSUES:

- The Petitioner has completed a portion of the public improvements, as outlined in their Subdivision Improvement Agreement and Final Engineering Plans, for Louise Lane Subdivision.
- The Petitioner has requested a letter of credit reduction of $64,999.80
- The public improvements security deposit could be reduced by $64,999.80 to a remaining total of $39,000.20 and still cover the costs of the remaining improvements and the required one-year maintenance period.

ALTERNATIVES:

1. Authorize the reduction in the public improvements security deposit.
2. Do not authorize the reduction in the public improvements security deposit.

RECOMMENDATION:

Staff recommends that the amount of the public improvements security deposit be reduced.

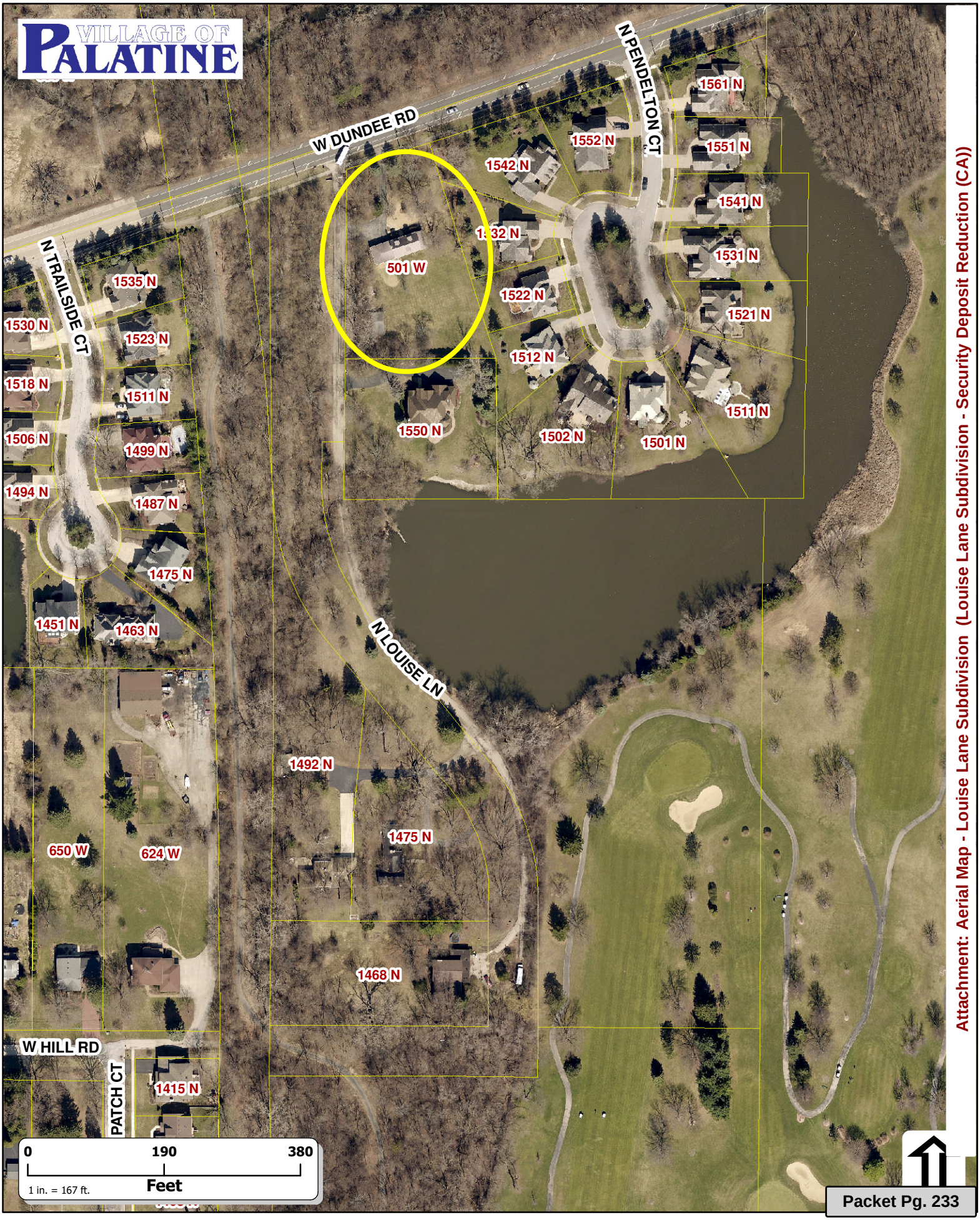
ACTION REQUIRED:

A motion to approve a resolution granting a reduction in the Public Improvements security deposit for Louise Lane Subdivision at 501 W. Dundee Road.

ATTACHMENTS:

- Aerial Map - Louise Lane Subdivision
- Louise Lane Security Deposit Reduction Resolution
- Louise Lane LOC reduction calculation

Village of Palatine GIS Viewer



Attachment: Aerial Map - Louise Lane Subdivision (Louise Lane Subdivision - Security Deposit Reduction (CA))

RESOLUTION NO. _____

Resolution Authorizing a Reduction of Security for Louise Lane Subdivision Pursuant to the Village of Palatine Municipal Code, Appendix B, Subdivisions, Section 9.02

WHEREAS, on the December 11, 2020, TDC Holdings LLC, for good and valuable consideration agreed to install certain public improvements in the Louise Lane 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 Louise Lane Subdivision located at 501 W. Dundee Road, a letter of credit - # 348 (Cornerstone Bank), in the amount of $104,000 was deposited with the Village of Palatine on the 11th of December, 2020 to ensure the completion of the project improvements; and

WHEREAS, TDC Holdings LLC, has made application for a reduction of the letter of credit in the amount of $64,999.80; and

WHEREAS, an inspector with the Village's Engineering Department has inspected the public improvements and has found these improvements to have been satisfactorily completed.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Village of Palatine that:

SECTION 1: Approval pursuant to the Palatine Municipal

Attachment: Louise Lane Security Deposit Reduction Resolution (Louise Lane Subdivision - Security Deposit Reduction (CA))

Code, Appendix B Section 9.02 be and is hereby granted for the public improvements having a value of $64,999.80.

SECTION 2: The letter of credit is hereby reduced to $39,000.20.

PASSED: This _____ day of _____, 2021

AYES:_____ NAYS:_____ABSENT:_____PASS:_____

_____
Mayor

ATTESTED and FILED in the Office of the Village Clerk this _____ day of _____, 2021.

_____
Village Clerk

Attachment: Louise Lane Security Deposit Reduction Resolution (Louise Lane Subdivision - Security Deposit Reduction (CA))

501 W Dundee Louis Lane Subdivision
Engineer's Estimate of Cost 1-Apr-21

ENGINEERS ESTIMATE OF COST					Reductions				
Item	**Quantity**	**Units**	**Unit Cost**	**Amount**	**Request 1**	**Request 2**	**Request 3**	**Request 4**	***Balance***
Landscaping					7-May-21				
Seed and Blanket	5,024	LS	$ 0.50	$ 2,512.00					*$ 2,512.00*
Parkway Tree Installation	7	EA	$ 150.00	$ 1,050.00					*$ 1,050.00*
									$ -
			Landscaping	**$ 3,562.00**	$ -	$ -	$ -	$ -	
Storm Sewers									
FLARED END SECTIONS, RCP, 12" DIA. With GRATE	1	EA	$ 1,000.00	$ 1,000.00	$ 1,000.00				*$ -*
PRECAST CONCRETE CATCH BASIN, TYPE A, 48" DIA.	5	EA	$ 2,100.00	$ 10,500.00	$ 10,500.00				*$ -*
PRECAST CONCRETE CATCH BASIN, TYPE A, 24" DIA	1	EA	$ 1,010.00	$ 1,010.00	$ 1,010.00				*$ -*
STORM SEWERS, RCP, CL IV, 24" DIA	228	LF	$ 70.00	$ 15,960.00	$ 15,960.00				*$ -*
STORM SEWER , RCP, CL IV , 12" DIA	17	LF	$ 40.00	$ 680.00	$ 680.00				*$ -*
STORM SEWER , CMP , 10" DIA	70	LF	$ 40.00	$ 2,800.00	$ 2,800.00				*$ -*
STORM SEWER , PVC , 12" DIA	102	LF	$ 50.00	$ 5,100.00					*$ 5,100.00*
STORM SEWER , PVC , 8" DIA	30	LF	$ 45.00	$ 1,350.00	$ 1,350.00				*$ -*
Restrictor Install	1	EA	$ 250.00	$ 250.00	$ 250.00				*$ -*
CONNECT TO MANHOLE, CORE DRIL	1	EA	$ 1,500.00	$ 1,500.00	$ 1,500.00				*$ -*
STORM SEWER , PVC , 4" DIA. Perforated	486	LF	$ 37.00	$ 17,982.00	$ 17,982.00				*$ -*
STORM DRAINS PVC 12" DIA	2	EA	$ 45.00	$ 90.00	$ 90.00				*$ -*
			Storm Sewer Total	**$ 58,222.00**	$ 53,122.00	$ -	$ -	$ -	
Concrete Ribbon & Walk Improvements									
5' Public sidewalk	1,500	SF	$ 2.50	$ 3,750.00					*$ 3,750.00*
HMA Binder 2"	379	SY	$ 7.00	$ 2,653.00					*$ 2,653.00*
HMA Surface 2"	379	SY	$ 7.85	$ 2,975.15					*$ 2,975.15*
			Concrete Ribbon & Walk Improvements	**$ 9,378.15**	$ -	$ -	$ -	$ -	
Sanitary Sewer									
PRECAST CONCRETE MANHOLE, SANITARY TYPE A, 48" DIA	1	LS	$ 4,500.00	$ 4,500.00	$ 4,500.00				*$ -*
PRECAST CONCRETE MANHOLE, W/Drop connection SANITARY TYPE A, 48" DIA	1	LS	$ 5,000.00	$ 5,000.00	$ 5,000.00				*$ -*
SANITARY SEWERS, PVC, C-900, 8" DIA.	200	LF	$ 25.00	$ 5,000.00	$ 5,000.00				*$ -*
			Sanitary Sewer Total	**$ 14,500.00**	$ 14,500.00	$ -	$ -	$ -	
Water main									
B-BOX	3	LS	$ 1,000.00	$ 3,000.00	$ 3,000.00				*$ -*
1-1/2" DIA. TYPE K COPPER	64	LS	$ 25.00	$ 1,600.00	$ 1,600.00				*$ -*
			Water Main Total	**$ 4,600.00**	$ 4,600.00	$ -	$ -	$ -	
Lighting									

Attachment: Louise Lane LOC reduction calculation (Louise Lane Subdivision - Security Deposit Reduction (CA))

501 W Dundee Louis Lane Subdivision
Engineer's Estimate of Cost 1-Apr-21

ENGINEERS ESTIMATE OF COST					Reductions				
Item	**Quantity**	**Units**	**Unit Cost**	**Amount**	**Request 1**	**Request 2**	**Request 3**	**Request 4**	***Balance***
Light Pole, Base & Electrical connection	1	EA	$ 1,500.00	$ 1,500.00					*$ 1,500.00*
			Lighting	**$ 1,500.00**	$ -	$ -	$ -	$ -	

Summary

Landscaping	$ 3,562.00	$ -
Storm Sewers	$ 58,222.00	$ 53,122.00
Concrete Ribbon & Walk Improvements	$ 9,378.15	$ -
Sanitary Sewer	$ 14,500.00	$ 14,500.00
Water main	$ 4,600.00	$ 4,600.00
Lighting	$ 1,500.00	$ -
Grand Total	$ 91,762.15	$ 72,222.00

Review Fees **$ 1,376.43**

10% Contingency $ 9,176.22
LOC Amount **$ 100,938.37**

Release after 1 year maintenance period *$ 9,176.22*

	7-May-21				
Reduction Amount	**$ 72,222.00**	**$ -**	**$ -**	**$ -**	*$ 19,540.15*
10% Retention	$ 7,222.20	$ -	$ -	$ -	
				Release after all public improvements are completed	*$ 7,222.20*
Release amount	$ 64,999.80	$ -	$ -	$ -	
Release to Date		$ 64,999.80	$ 64,999.80	$ 64,999.80	
				Current Amount that should be on hand in loc	***$35,938.57***

Attachment: Louise Lane LOC reduction calculation (Louise Lane Subdivision - Security Deposit Reduction (CA))

Consider a Motion to Accept a Perpetual Easement for Public Sidewalks over Three Existing Lots With the Pride of Palatine

BACKGROUND:
As part of the construction of the Pride of Palatine gas station, the Village is requesting an easement to allow for the future completion of a multi-use path along the Algonquin frontage with the intention to improve access for adjoining bicycle facilities. In order to complete the sidewalk extensions, an easement is required.

KEY ISSUES:

- The easement proposed for acceptance is with the Pride of Palatine gas station located at 1400 W. Algonquin Road.

- Pedestrians and bicyclists will have greater access within the area, including improved access to the Palatine Park District's multi-use path on Algonquin Road, west of Roselle Road.

ALTERNATIVES:

1. Accept the Perpetual Easement.
2. Do not accept the Perpetual Easement.

RECOMMENDATION:

Staff recommends acceptance of the perpetual easement with the Pride of Palatine.

ACTION REQUIRED:

A motion to accept a grant of a perpetual easement with the Pride of Palatine.

ATTACHMENTS:

- Easement Clean
- 2000176C Plat of Easement 2020-04-08

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Patrick T. Brankin
Schain, Banks, Kenny & Schwartz, Ltd.
Three First National Plaza
70 West Madison Street
Suite 5300
Chicago, Illinois 60602

Attachment: Easement Clean (Easement for Public Sidewalk with Pride of Palatine (CA))

GRANT OF PERPETUAL SIDEWALK EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

This **GRANT OF PERPETUAL SIDEWALK EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT AGREEMENT** (the "Agreement") is made and entered into this _____, 2021 ("Effective Date"), by and between **CIMA Developers, LP**, an Illinois limited partnership ("Grantor") and the **VILLAGE OF PALATINE**, a municipal corporation organized under the laws of the State of Illinois (hereinafter sometimes referred to as "Grantee," or "Village"). (Grantor and Grantee shall each sometimes hereinafter be individually referred to as "Party" or, collectively, "Parties").

R E C I T A L S:

WHEREAS, Grantor is the owner of the real property located in the Village of Palatine, Illinois ("Village"), legally described on Exhibit A attached hereto and made a part hereof (the "Property");

WHEREAS, Grantee desires to make various improvements to the existing public sidewalk ("Sidewalk Improvements"), as further defined below, that will convert it into a shared use public path, located on a portion of the Property, it being agreed by the Parties that Grantee shall construct, install, complete and pay for said Sidewalk Improvements, pursuant to separate plans and as set forth in a separate agreement. Grantor shall allow Grantee temporary access, ingress and egress to a portion of the Property for construction, installation and completion of said Sidewalk Improvement;

WHEREAS, Grantee and Grantor have further agreed that the work to construct the Sidewalk Improvements will consist of the following: (i) removal of the existing five (5) foot wide sidewalk and replacing it with the installation of an eight (8) foot wide shared use path, (ii) removal of the north portion of the mountable island and replacing it with the installation island that conforms with the new shared use path, (iii) removal and replacement of curbs and gutters, as required, and (iv) restoration of any affected landscaping, as required;

WHEREAS, Grantor shall grant to Grantee, its successors, assigns and the general public, a certain non-exclusive, perpetual sidewalk easement ("Sidewalk Easement") for access, ingress and egress of the Sidewalk Improvements by the general public on, over, across, above, through, in and under those certain portions of the Property ("Sidewalk Easement Parcel") which Sidewalk Easement Parcel being depicted on that certain Plat of Easement, a copy of which Plat of Easement being attached hereto and incorporated herein as Exhibit "B"; The Plat of Easement shall be recorded by Grantee, at Grantee's sole cost and expense, in the Office of the Cook County Recorder of Deeds;

WHEREAS, Grantee shall accept the Sidewalk Easement over the Sidewalk Easement Parcel;

WHEREAS, Upon full execution of this Agreement, Grantor shall grant to Grantee its employees, contractors, consultants, agents, representatives, successors and assigns a non-exclusive, temporary easement ("Temporary Construction Easement") on, over, across and above that certain portion of the Property ("Temporary Construction Easement Parcel") as depicted on the Plat of Easement attached hereto as Exhibit B, for the limited purpose of facilitating the construction, staging, installation and completion of the Sidewalk Improvements;

WHEREAS, Grantee shall accept the Temporary Construction Easement over the Temporary Construction Easement Parcel pursuant to the terms, covenants and conditions all as hereinafter further provided;

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

1. **Recitals**. The Recitals set forth hereinabove are fully incorporated into this Agreement by this reference.

2. **Grant of Non-Exclusive Perpetual Easement**. Grantor hereby grants, transfers and conveys to Grantee, its successors, assigns and the general public, and Grantee hereby accepts from Grantor, a non-exclusive, perpetual easement on, over, across, above, through, in and under the Sidewalk Easement Parcel, as the Sidewalk Easement appurtenant to the Property, including the right of reasonable access, ingress and egress thereto, for the purpose as set forth in Section 3, hereinbelow.

Attachment: Easement Clean (Easement for Public Sidewalk with Pride of Palatine (CA))

3. Purpose of Sidewalk Easement. The Sidewalk Easement granted hereunder is to be used by Grantee for the construction, installation, maintenance, repair and replacement of the Sidewalk Improvements and to ensure that the Sidewalk Easement Parcel shall, at all times, remain as a public sidewalk and/or shared use path for use by the general public. Grantor may reasonably use the surface and sub-surface of the Sidewalk Easement Parcel subject to Grantee's and the general public's rights hereunder, provided, however, no building, fence, façade, or other structure or permanent improvement shall be constructed, installed or maintained for any purpose on, within, in or above the Sidewalk Easement Parcel. Grantor shall not permanently hinder, disturb, block or interfere with Grantee's and the general public's rights hereunder. No dumping, planting, filling, excavating or transferring of any earth material or yard clippings shall permitted on, within, in or under the Sidewalk Easement Parcel except upon the express, prior written approval of Grantee, such approval not to be unreasonably withheld or delayed. Notwithstanding anything contained herein to the contrary, Grantor may use or allow the use of the sub-surface of the Sidewalk Easement Parcel for the installation, maintenance, repair and replacement of utilities, including, but not limited to electric, water, sewer, sanitary sewer, water, natural gas, cable and other similar utilities. Utility work on or in the Sidewalk Easement Parcel ("Utility Work") shall be subject to Grantee's prior written approval, including but not limited to written approval of plans and specifications for the Utility Work, which shall not be unreasonably withheld. Prior to performing any Utility Work, the Party performing such Utility Work shall obtain, at its sole cost and expense, all permits and governmental approvals necessary for the Utility Work, including, without limitation, any building permit, prior to performing such work and all licenses and permits legally necessary for the Utility Work prior to performing the Utility Work. The Party not performing the Utility Work shall not have any liability or responsibility if the Utility Work does not comply with applicable laws, rules and ordinances and the Party performing the Utility Work shall be responsible for such compliance regardless of any Party's approval of plans. Any Utility Work shall be performed in accordance with good construction practices, all applicable laws and ordinances and shall be performed and paid for such that the Sidewalk Easement Parcel, or any portion thereof, shall remain free and clear of mechanic's liens. The Party performing the Utility Work will, at such Party's sole cost and expense, promptly remove any construction equipment and materials from and around the Sidewalk Easement Parcel and will repair and restore the Sidewalk Easement Parcel to the condition of the Sidewalk Easement Parcel prior to the commencement of any such Utility Work.

Attachment: Easement Clean (Easement for Public Sidewalk with Pride of Palatine (CA))

4. **Grant of Temporary Construction Easement**. Grantor hereby grants, transfers and coveys to Grantee a temporary, non-exclusive easement on, across, above, through, in and under the Temporary Construction Easement Parcel for the purpose of access, ingress and egress to and from the Sidewalk Easement Parcel and for commencing, installing and completing any and all work related to or concerning the construction and installation, of the Sidewalk Improvements, and for the temporary staging and storage of equipment, supplies and materials, related to or concerning the construction and installation, of the Sidewalk Improvements. The Temporary Construction Easement shall include the right to use, park and operate construction equipment and vehicles on and across the Temporary Construction Easement Parcel during the term of the Temporary Construction Easement. Grantee shall ensure that its use of the temporary, non-exclusive easement for parking and storage of construction equipment and vehicles shall not interfere with the business operations of The PRIDE Stores, Inc. on the Property and that access to and from the business operations by fuel delivery trucks, commercial delivery vehicles, and by customers will not be impaired or delayed. In particular, Grantee shall ensure that fuel delivery trucks shall continue to be able to navigate the Property and deliver fuel to the gasoline tanks without impairment.

5. **Term of Temporary Construction Easement**. Except as may be otherwise set forth herein, the Temporary Construction Easement herein granted shall terminate on the earlier of the following events to occur: (i) August 1, 2021, unless otherwise agreed to by the parties ; or (ii) five (5) days after the completion of the construction and installation, of the Sidewalk Improvements. Upon the expiration of the Temporary Construction Easement in accordance herewith, if requested by Grantor, Grantee shall provide Grantor with a written, signed and recordable release of the Temporary Construction Easement contained herein.

6. **Work and Repair**. Grantee hereby agrees to and shall give Grantor at least Seven (7) days prior written notice of Grantee's tentative commencement date ("Commencement Date") for any work on or in the Sidewalk Easement Parcel. Grantee shall perform, at its sole cost and expense, the construction and installation, of the Sidewalk Improvements and any and all related work on or in the Sidewalk Easement Parcel in good workmanlike manner, reasonable wear and tear excepted. Grantee shall restore the Sidewalk Easement Parcel and Temporary Construction Easement Parcel to a substantially similar condition as existed prior to the commencement of any work, reasonable wear and tear excepted. Grantee covenants and agrees that the Sidewalk Easement Parcel will be used, and the work will be performed and completed, in compliance with all applicable laws, statutes, ordinances and governmental rules, regulations and requirements now in force or that may become in force in a lien free manner.

7. **Removal of Equipment**. Grantee covenants and agrees that upon completion of all work for the construction and installation of the Sidewalk Improvements, Grantee will, at Grantee's sole cost and expense, promptly remove Grantee's construction equipment, supplies, vehicles and materials from the Temporary Construction Easement Parcel.

8. **Non-Exclusive Perpetual Sidewalk Easement**. The Parties agree the term of the Sidewalk Easement shall commence on the Effective Date and shall be perpetual.

Attachment: Easement Clean (Easement for Public Sidewalk with Pride of Palatine (CA))

9. Remedies. (a) In the event of a breach, or attempted breach or threatened breach of any of the rights or obligations of the Sidewalk Easement or the Temporary Construction Easement, in addition to any and all remedies available under applicable law, either Party shall be entitled forthwith to obtain an injunction to specifically enforce the rights or performance of such obligation, the parties hereby acknowledging the inadequacy of legal remedies and the irreparable harm which would be caused by any such breach.

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

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

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

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

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

Attachment: Easement Clean (Easement for Public Sidewalk with Pride of Palatine (CA))

13. **Grantor and Grantee Representations**. Grantor represents and warrants that it is the sole fee title owner of the Property and that it has full power and authority to execute this Agreement and grant the easement herein granted, without the consent or authorization of any other person. Grantee represents and warrants that it is duly authorized to enter into this Agreement, to perform the Sidewalk Improvements and to perform the covenants as set forth herein.

14. **Notices**. Any notices, requests, or other communications required or permitted to be given by this Agreement shall be in writing and shall be either (i) delivered by hand, (ii) mailed by United States registered mail, return receipt requested, postage prepaid, or (iii) sent by a reputable, national overnight delivery service (e.g., Federal Express, UPS, etc.) and addressed to each Party at the applicable address set forth below. Any such notice, request, or other communication shall be considered given or delivered, as the case may be, on the date of hand delivery (if delivered by hand), on the third (3rd) day following deposit in the United States mail (if sent by United States registered mail), on the next business day following deposit with an overnight delivery service with instructions to deliver on the next day or on the next business day (if sent by overnight delivery service). By giving at least ten (10) days prior written notice thereof, any Party may, from time to time and at any time, changes its notice address hereunder.

If to Grantor:	CIMA Developers, LP Attn: Dan Soltis 30W180 Butterfield Road Warrenville, IL 60555 Email: dsoltis@cimadevelopers.org
with a copy to:	Brian G. Boylan 30W180 Butterfield Road Warrenville, IL 60555 Email: brianboylan@parentpetroleum.com
If to Grantee:	The Village of Palatine, Illinois, an Illinois Municipal Corporation c/o Mr. Reid Ottesen, Village Manager 200 East Wood Street Palatine, Illinois 60067 Email: rottesen@palatine.il.us
with a copy to:	Schain, Banks, Kenny & Schwartz, Ltd. 70 West Madison Street Suite 5300 Chicago, Illinois 60602 Attention: Patrick T. Brankin Email: pbrankin@schainbanks.com

Attachment: Easement Clean (Easement for Public Sidewalk with Pride of Palatine (CA))

15. **Compliance with Laws**. Grantee shall, at its sole cost and expense, comply with any and all applicable laws, statutes, ordinances and regulations with respect to the ownership, operation, maintenance, repair, preservation and replacement of the Sidewalk Improvements, and the Sidewalk Easement Parcel.

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

17. **Condition of Property**. Grantee acknowledges that it has inspected the Sidewalk Easement Parcel with full knowledge of the physical condition thereof.

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

19. **Survival Clause**. If any term, provision, covenant or condition in this Agreement shall be or be held to be invalid, whether in general or as to any particular situation or circumstance, the remainder of this instrument and the applicability to any other situation or circumstance, as the case may be, shall not be invalidated or terminated thereby, but shall remain in full force and effect for all intents and purposes as though such invalid term, provision, covenant or condition had never been and it shall not be deemed that any such invalid provision effects the consideration for the Sidewalk Easement; and each provision of the Sidewalk Easement shall be valid and enforceable to the fullest extent permitted by law. If any of the covenants or rights created by this instrument would otherwise violate (a) the rule against perpetuities or some analogous statutory provision, or (b) any other statutory or common law rules imposing time limits, then such provision shall continue only until twenty-one (21) years after the death of the survivor of the now living lawful descendants of the incumbent President of the United States of America as of the Effective Date.

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

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

Attachment: Easement Clean (Easement for Public Sidewalk with Pride of Palatine (CA))

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

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

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

25. **Miscellaneous**.

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

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

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

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

(e) Upon full execution and delivery of this Agreement, Grantee, at Grantee's sole cost and expense, shall have this Agreement recorded in the Office of the Cook County Recorder of Deeds, and, thereafter, deliver a recorded copy of this Agreement to Grantor.

(SIGNATURES APPEAR ON THE FOLLOWING PAGE)

Attachment: Easement Clean (Easement for Public Sidewalk with Pride of Palatine (CA))

IN WITNESS WHEREOF, Grantor and Grantee have executed this Agreement on the day and year first above written.

GRANTOR:

CIMA Developers, LP, an Illinois limited partnership

By:_____
Name: Peter M. Spina
Title: Authorized Agent

GRANTEE:

VILLAGE OF PALATINE, an Illinois Municipal Corporation

By:_____
Name:_____
Title:_____

Attachment: Easement Clean (Easement for Public Sidewalk with Pride of Palatine (CA))

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

I, _____, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Peter M. Spina, Authorized Agent of CIMA Developers Limited Partnership, an Illinois limited partnership, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person acknowledged that s/he signed, sealed and delivered the said instrument as his/her free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and seal, this _____ day of _____, 2021.

_____
Notary Public

My Commission Expires: _____

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, _____, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **REID OTTESEN**, Village Manager of **THE VILLAGE OF PALATINE, ILLINOIS**, an Illinois municipal corporation, who is personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act as said Village Manager and as the free and voluntary act of said corporation for the uses and purposes set forth.

GIVEN under my hand and seal, this _____ day of _____, 2021.

_____
Notary Public

My Commission Expires: _____

Attachment: Easement Clean (Easement for Public Sidewalk with Pride of Palatine (CA))

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

(TO BE PROVIDED)

PIN:

ADDRESS: _____

_____

Attachment: Easement Clean (Easement for Public Sidewalk with Pride of Palatine (CA))

EXHIBIT B

PLAT OF EASEMENT

Attachment: Easement Clean (Easement for Public Sidewalk with Pride of Palatine (CA))

MORTGAGEE CONSENT

_____, as Mortgagee under a Mortgage dated _____ _____, recorded _____, as Document No. _____, by and between _____ _____, as Mortgagor and _____ as Mortgagee, hereby joins in for the purpose of consenting to and approving of the foregoing Perpetual Sidewalk Easement and Temporary Construction Easement Agreement.

_____
, as Mortgagee

By: _____
Name:_____
Its:_____

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

I, _____, a Notary Public, do hereby certify that_____ _____, personally known to me to be the_____of the_____ _____, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day, in person, and acknowledged that as such _____ (s)he signed and delivered the said instrument on behalf of said _____ _____ as her/his free and voluntary act and as the free, duly authorized and voluntary act of said _____ for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this _ day _____, 2020.

_____
Notary Public

My Commission expires:

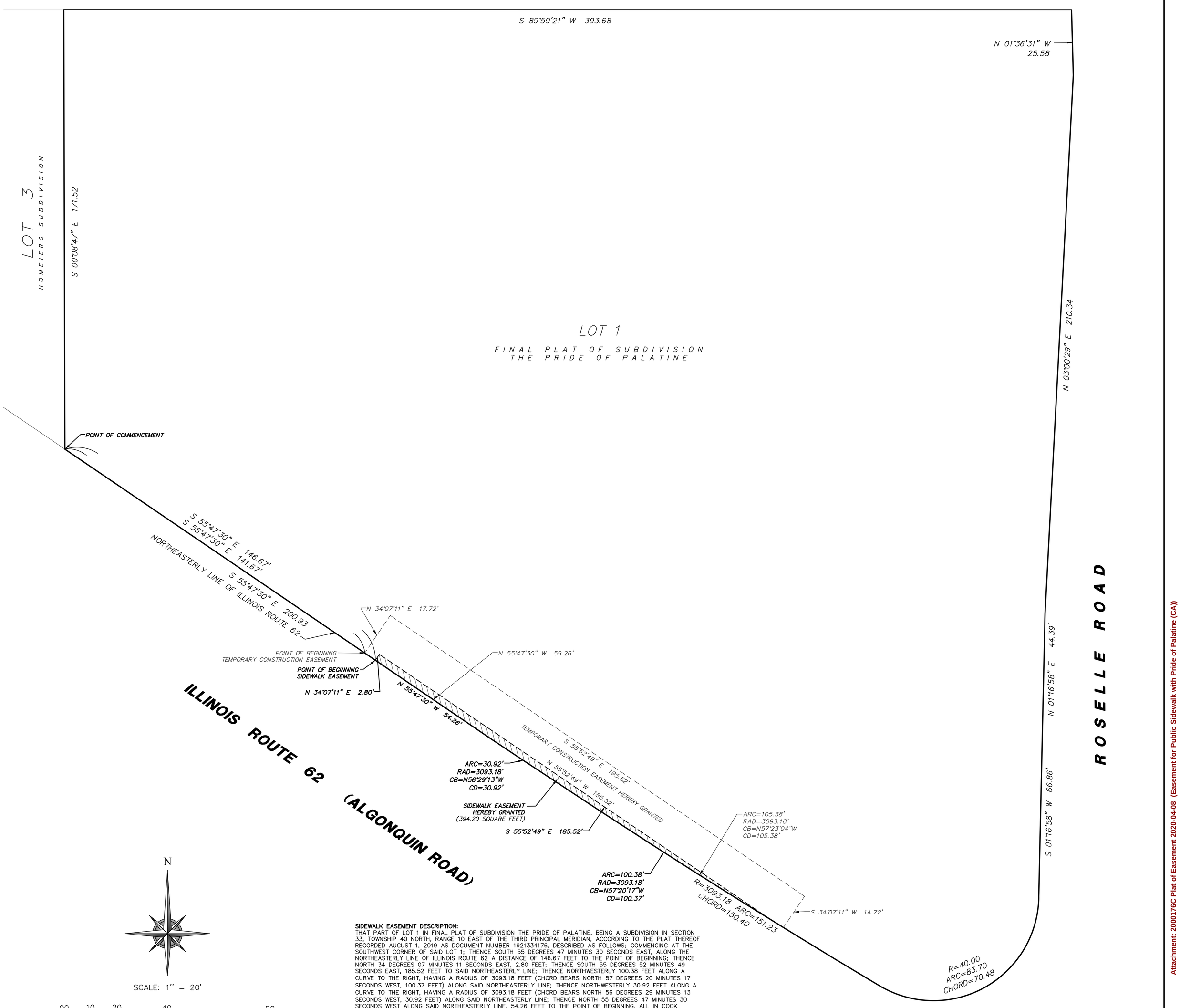
_____

Attachment: Easement Clean (Easement for Public Sidewalk with Pride of Palatine (CA))

SUBMITTED BY AND RETURN TO:

VILLAGE OF PALATINE
VILLAGE CLERKS OFFICE
200 E. WOOD STREET
PALATINE, IL 60067

PLAT OF EASEMENT



SIDEWALK EASEMENT DESCRIPTION:
THAT PART OF LOT 1 IN FINAL PLAT OF SUBDIVISION THE PRIDE OF PALATINE, BEING A SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 2019 AS DOCUMENT NUMBER 1921334176, DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 55 DEGREES 47 MINUTES 30 SECONDS EAST, ALONG THE NORTHEASTERLY LINE OF ILLINOIS ROUTE 62 A DISTANCE OF 146.67 FEET TO THE POINT OF BEGINNING; THENCE NORTH 34 DEGREES 07 MINUTES 11 SECONDS EAST, 2.80 FEET; THENCE SOUTH 55 DEGREES 52 MINUTES 49 SECONDS EAST, 185.52 FEET TO SAID NORTHEASTERLY LINE; THENCE NORTHWESTERLY 100.38 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 3093.18 FEET (CHORD BEARS NORTH 57 DEGREES 20 MINUTES 17 SECONDS WEST, 100.37 FEET) ALONG SAID NORTHEASTERLY LINE; THENCE NORTHWESTERLY 30.92 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 3093.18 FEET (CHORD BEARS NORTH 56 DEGREES 29 MINUTES 13 SECONDS WEST, 30.92 FEET) ALONG SAID NORTHEASTERLY LINE; THENCE NORTH 55 DEGREES 47 MINUTES 30 SECONDS WEST ALONG SAID NORTHEASTERLY LINE, 54.26 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION:
THAT PART OF LOT 1 IN FINAL PLAT OF SUBDIVISION THE PRIDE OF PALATINE, BEING A SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 2019 AS DOCUMENT NUMBER 1921334176, DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 55 DEGREES 47 MINUTES 30 SECONDS EAST, ALONG THE NORTHEASTERLY LINE OF ILLINOIS ROUTE 62 A DISTANCE OF 141.67 FEET TO THE POINT OF BEGINNING; THENCE NORTH 34 DEGREES 07 MINUTES 11 SECONDS EAST, 17.72 FEET; THENCE SOUTH 55 DEGREES 52 MINUTES 49 SECONDS EAST, 195.52 FEET; THENCE SOUTH 34 DEGREES 07 MINUTES 11 SECONDS WEST, 1472 FEET TO SAID NORTHEASTERLY LINE; THENCE NORTHWESTERLY 105.38 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 3093.18 FEET (CHORD BEARS NORTH 57 DEGREES 23 MINUTES 04 SECONDS WEST, 105.38 FEET) ALONG SAID NORTHEASTERLY LINE; THENCE NORTHWESTERLY 30.92 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 3093.18 FEET (CHORD BEARS NORTH 56 DEGREES 29 MINUTES 13 SECONDS WEST, 30.92 FEET) ALONG SAID NORTHEASTERLY LINE; THENCE NORTH 55 DEGREES 47 MINUTES 30 SECONDS WEST ALONG SAID NORTHEASTERLY LINE, 59.26 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

OWNER'S CERTIFICATE CERTIFICATE

STATE OF _____
SS
COUNTY OF _____

THIS IS TO CERTIFY THAT _____ IS THE HOLDER OF RECORD TITLE TO THE PROPERTY DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN BY THIS PLAT FOR THE USES AND PURPOSES HEREIN SET FOURTH AND THAT SAID OWNER HEREBY ACKNOWLEDGE AND ADOPTS THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN.

DATED THIS _____ DAY OF _____ A.D. 20_____.

_____ (NAME)

_____ (TITLE)

_____ (ADDRESS)

NOTARY'S CERTIFICATE

STATE OF ILLINOIS
SS
COUNTY OF _____

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO CERTIFY THAT _____ 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 THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ , _____.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS
SS
COUNTY OF COOK

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS.

THIS_____ DAY OF _____ , A.D. 20_____,

_____
MAYOR

_____
CLERK

PERMISSION TO RECORD CERTIFICATE

STATE OF ILLINOIS
SS
COUNTY OF COOK

I, FRANJO I. MATICIC, ILLINOIS PROFESSIONAL LAND SURVEYOR #035-003556, HEREBY AUTHORIZE AN AGENT OF THE CITY OF DARIEN AND/OR ITS DESIGNATED AGENTS TO RECORD THIS PLAT OF EASEMENT WITH THE OFFICE OF THE DUPAGE COUNTY RECORDER OF DEEDS.

GIVEN UNDER OUR HAND AND SEAL THIS _____ DAY OF _____ A.D._____.
AT HOFFMAN ESTATES, ILLINOIS.

_____
FRANJO I. MATICIC – PLS #035-003556 EXPIRES 11/30/2020
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.007570-0015

COOK COUNTY RECORDER

STATE OF ILLINOIS
SS
COUNTY OF COOK

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON THE _____ DAY OF _____ A.D. 20__ AT ___ O'CLOCK _M. AS DOCUMENT NUMBER _____.

_____
COOK COUNTY RECORDER

SURVEYORS CERTIFICATE

STATE OF ILLINOIS
SS
COUNTY OF COOK

I, FRANJO I. MATICIC, ILLINOIS PROFESSIONAL LAND SURVEYOR #035-003556, HAVE SURVEYED AND PREPARED THE GRANT OF EASEMENT FOR THE PROPERTY DESCRIBED ABOVE AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT AND TRUE REPRESENTATION OF SAID SURVEY AND PLAT OF EASEMENT GRANT, ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER OUR HAND AND SEAL THIS _____ DAY OF _____ A.D._____.
AT HOFFMAN ESTATES, ILLINOIS.

PRELIMINARY 04/08/2020
_____
FRANJO I. MATICIC – PLS #035-003556 EXPIRES 11/30/2020
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.007570-0015

EASE-1
PLAT OF EASEMENT
SHEET 1 OF 1

JOB: 2000176C
DRAWN:KCH
CHECK:FIM

ISSUE TO CLIENT — DATE 4/8/20

AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

PRIDE OF PALATINE
1400 W. ALGONQUIN ROAD
PALATINE, ILLINOIS

WT Group
Engineering • Design • Consulting

WT GROUP
Engineering with Precision, Pace and Passion.
2675 Pratum Avenue | Hoffman Estates, IL 60192
T: 224.293.6333 | F: 224.293.6444
wtengineering.com
IL. License No: 184.007570-0015 Expires: 04.30.2021
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Attachment: 2000176C Plat of Easement 2020-04-08 (Easement for Public Sidewalk with Pride of Palatine (CA))

Consider a Motion to Reject All of the Point to Point Wireless Equipment Replacement Proposals

BACKGROUND:
The Village of Palatine has multiple point-to-point wireless connections as part of our data network. The equipment is now over 10 years old and is no longer supported by repair or software update.

The Village's recent Request for Proposals related to a point to point wireless equipment replacement was distributed and three vendors responded. All proposals were above our budgeted amount. Additionally, it was identified that our requirement for Federal Information System Level encryption (FIPs) was no longer required as our new Motorola P1 provided this as part of the application.

Since the equipment does not require FIPs certification, it will allow additional vendors to participate in the RFP. It is recommended to reject all proposals, enabling a new RFP to be issued without the FIPs encryption requirement.

KEY ISSUES:
- Replacement of 10+ year old wireless equipment.
- Increased speeds for connections between sites.
- No need for FIPs level encryption.

ALTERNATIVES:

1. Reject all proposals.
2. Refer back to Staff.

RECOMMENDATION:
Staff recommends to reject all proposals for the Wireless Point-to-Point equipment.

ACTION REQUIRED:
A motion to reject all proposals for the Wireless Point-to-Point equipment.