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

MAY 8, 2023

Regular Meeting **7:00 PM**

I. ROLL CALL

II. PLEDGE TO THE FLAG

III. APPROVAL OF MINUTES

1. Village Council Special Meeting - May 1, 2023
2. Village Council & Committee of the Whole - Regular Meeting - May 1, 2023

IV. MAYOR'S REPORT

1. As Submitted

V. RECESS TO THE COMMITTEE OF THE WHOLE

VI. COMMITTEE OF THE WHOLE

A. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

BRAD HELMS, CHAIRMAN

1. Consider a Resolution Supporting and Consenting to the Renewal of the Class 7c Cook County Tax Classification for the Property Located at 1410 W. Northwest Highway (Council District: One)
2. As Submitted

B. POLICE POLICY & CODE SERVICES COMMITTEE

TIM MILLAR, CHAIRMAN

1. 1160 E. Dundee Rd. (District Four)

   A. Consider an Ordinance Transferring Special Use #O-183-89 to Permit the Continued Operation of a Restaurant at 1160 E. Dundee Road

B. Consider an Ordinance Increasing the Number of Class D (Restaurant) Liquor Licenses by One for Restaurante El Tio Ramos Located at 1160 E. Dundee Road

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

3. Consider an Ordinance Increasing the Number of Class G (Restaurant - Beer & Wine) Liquor Licenses by One for TPB Palatine, LLC D/B/A as Tievoli Pizza Bar at 44 W. Palatine Road (Council District: Six)

4. Consider an Ordinance Granting a Special Use to Permit an Addition at 101 E. Michigan Avenue (Council District: Two)

5. As Submitted

C. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. Consider a Motion Authorizing the Village Manager to Execute a Proposal with Civiltech for Phase I Engineering Services for the Dundee Road and Hicks Road Intersection Improvements (Council District: Three)

2. Consider a Motion Authorizing the Village Manager to Execute a Proposal with BLA for Phase I Engineering Services for the Palatine Road and Rohlwing Road Intersection Improvements

3. As Submitted

D. BUSINESS FINANCE & BUDGET COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. Consider an Ordinance Declaring Surplus Revenue in the Village of Palatine Rand Corridor TIF District Special Tax Allocation Fund

2. Consider an Ordinance Declaring Surplus Revenue in the Village of Palatine Rand/Lake Cook TIF District Special Tax Allocation Fund

3. As Submitted

E. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted

F. FIRE POLICY & COMMUNITY INFORMATION 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 Resolution Supporting and Consenting to the Renewal of the Class 7c Cook County Tax Classification for the Property Located at 1410 W. Northwest Highway (Council District: One)

2. Consider an Ordinance Transferring Special Use #O-183-89 to Permit the Continued Operation of a Restaurant at 1160 E. Dundee Road (Council District: Four)

3. Consider an Ordinance Increasing the Number of Class D (Restaurant) Liquor Licenses by One for Restaurante El Tio Ramos Located at 1160 E. Dundee Road (Council District: Four)

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

5. Consider an Ordinance Increasing the Number of Class G (Restaurant - Beer & Wine) Liquor Licenses by One for TPB Palatine, LLC D/B/A as Tievoli Pizza Bar at 44 W. Palatine Road (Council District: Six)

6. Consider an Ordinance Granting a Special Use to Permit an Addition at 101 E. Michigan Avenue (Council District: Two)

7. Consider a Motion Authorizing the Village Manager to Execute a Proposal with Civiltech for Phase I Engineering Services for the Dundee Road and Hicks Road Intersection Improvements (Council District: Three)

8. Consider a Motion Authorizing the Village Manager to Execute a Proposal with BLA for Phase I Engineering Services for the Palatine Road and Rohlwing Road Intersection Improvements

9. Consider an Ordinance Declaring Surplus Revenue in the Village of Palatine Rand Corridor TIF District Special Tax Allocation Fund

10. Consider an Ordinance Declaring Surplus Revenue in the Village of Palatine Rand/Lake Cook TIF District Special Tax Allocation Fund

11. Consider a Motion Granting a Waiver of the Village's Sound Amplification Ordinance to Permit a 'Church Picnic' Sponsored by the American Ukrainian Youth Association and the Immaculate Conception Church on June 10 - 11, 2023 at 136 E. Illinois Avenue (Council District: Two)

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted

B. BUSINESS FINANCE & BUDGET COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

GREG SOLBERG, CHAIRMAN

1. As Submitted

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted

F. POLICE POLICY & CODE SERVICES COMMITTEE

TIM MILLAR, 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

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VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MAY 1, 2023

Village Hall - Council Chambers | **Special Meeting** | **7:00 PM**

I. ROLL CALL – Time: 7:00 PM

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

Also Present:

Village Clerk Marg Duer, Village Manager Reid Ottesen, Deputy Village Manager Hadley Skeffington-Vos, Village Attorney Nicholas Standiford, Village Attorney Patrick Brankin, Director of Community Development Mike Jacobs, Director of Planning & Zoning Ben Vyverberg, Village Engineer George Ruppert, Police Chief Dave Daigle, IT Director Larry Schroth, Director of Finance Paul Mehring, Director of Human Resources Pam Jackson and Deputy Village Clerk Doris Sadik

II. ACCEPT THE OFFICIAL RESULTS FOR THE APRIL 4, 2023 CONSOLIDATED ELECTION

1. Consider a Motion to Accept the Cook County Clerk's Official Results for the April 4, 2023 Consolidated Election **- Approved by Voice Vote**

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

III. OATHS OF OFFICE

1. Oaths of Office for the Council Members for Districts 2, 3, and 5 for the Village of Palatine **-**

   Village Clerk Marg Duer administered the Oaths of Office to:

   Scott Lamerand, District 2
   Doug Myslinski, District 3
   Kollin Kozlowski, District 5

Minutes Acceptance: Minutes of May 1, 2023 7:00 PM (APPROVAL OF MINUTES)

IV. ADJOURNMENT – Time: 7:05 PM

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

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

Submitted by:

Margaret R. Duer
Village Clerk

Minutes Acceptance: Minutes of May 1, 2023 7:00 PM (APPROVAL OF MINUTES)

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VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

MAY 1, 2023

Regular Meeting **7:05 PM**

Minutes Acceptance: Minutes of May 1, 2023 7:05 PM (APPROVAL OF MINUTES)

I. ROLL CALL – Time: 7:05 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 Hadley Skeffington-Vos, Village Attorney Nicholas Standiford, Director of Community Development Mike Jacobs, Director of Planning & Zoning Ben Vyverberg, Village Engineer George Ruppert, Police Chief Dave Daigle, IT Director Larry Schroth, Director of Finance Paul Mehring, Director of Human Resources Pam Jackson, and Deputy Clerk Doris Sadik

II. PLEDGE TO THE FLAG

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

III. APPROVAL OF MINUTES

1. Approve the Minutes of April 17, 2023 **- Motion Carried by Voice Vote**

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

IV. MAYOR'S REPORT

1. As Submitted **-**

Mayor Schwantz announced upcoming events:

Thursday, May 4: 5 PM - 8 PM
Swing into Spring (formerly Girls on the Town)
Downtown Palatine

Saturday, May 6: 10 AM - 1 PM
Palatine Park District Big Trucks Event
Family Aquatic Center

Saturdays, May - October: 7 AM - 1 PM
Palatine Summer Farmers' Market
Palatine Train Station

V. RECESS TO THE COMMITTEE OF THE WHOLE – Time: 7:06 PM

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

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

VI. COMMITTEE OF THE WHOLE

A. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:07 PM

TIM MILLAR, CHAIRMAN

1. Consider an Ordinance Granting a Special Use to Permit an Addition at 707 S. White Willow Bay **- Motion Carried by Voice Vote** (Council District: Two)

Planning & Zoning Director Ben Vyverberg presented the petitioner's request for a Special Use to permit a home addition to be set back 20 feet (minimum required 45 feet) from the rear lot line due to the unique configuration of the lot. The ZBA voted unanimously to approve.

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

Minutes Acceptance: Minutes of May 1, 2023 7:05 PM (APPROVAL OF MINUTES)

2. Consider an Ordinance Granting a Special Use to Permit an Addition at 1326 W. North Street **- Motion Carried by Voice Vote** (Council District: One)

   Planning & Zoning Director Ben Vyverberg presented the petitioner's request for a Special Use to permit a home addition to be set back 22 feet from the rear lot line (minimum required 45 feet). The Petitioner submitted a petition signed by all adjacent neighbors and the Park Avenue Estates' HOA indicating a review of the proposed site plan and support of the rear setback reduction. The ZBA voted unanimously to approve. Vyverberg noted the developer inaccurately noted the small adjacent area zoned R-1A. Lots to the west and north may be developed and are owned by adjacent homeowners.

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 Granting a Special Use to Permit a Fence in the Side Yard Abutting a Street, Where the Side Lot Line of Said Yard Abutting a Street Abuts the Side Lot Line of the Front Yard of an Adjacent Lot, at 24 E. Country Club Court **- Motion Carried by Voice Vote** (Council District: Three)

   Planning & Zoning Director Ben Vyverberg presented the petitioner's request for a Special Use to permit a fence to be set back approximately 5 feet from the side property line abutting Pepper Tree Drive with landscaping on the street side which will be evaluated during final review, noting the Village requires the homeowner to maintain fence and landscaping. The ZBA voted unanimously to approve a Special Use and staff concurs.

   Councilman Myslinski complimented the visual appeal of the open wrought iron fence.

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

4. Consider an Ordinance Granting a Special Use to Permit a Tobacco Shop at 1242 E. Dundee Road **- Motion Carried by Voice Vote** (Council District: Five)

   Planning & Zoning Director Ben Vyverberg presented the petitioner's request for a Special Use to permit a tobacco and vape shop, Paper Route Tobacco, Inc., to sell specialty tobacco products, accessories and a variety of tobacco and e-cigarette products, focusing on electronic cigarette products and accessories. The Petitioner acknowledges the Village's Drug Paraphernalia code and is aware that glass paraphernalia is prohibited. The ZBA voted unanimously to approve a Special Use and staff concurs.

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Councilman Millar and Village Manager Reid Ottesen confirmed that the establishment will be monitored to assure no one under age will be admitted.

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

5. Consider a Motion Granting Approval of a Waiver of the Village's Sound Amplification Ordinance for 12 Live Music Patio Dates from May 27, 2023 through October 31, 2023 at Chicago Culinary Kitchen, 2391 N. Hicks Road **- Approved by Voice Vote** (Council District: Three)

   Village Manager Reid Ottesen presented the petitioner's request for a Sound Amplification Waiver to host 12 live music event dates on the east side of their patio from May 26 to October 31, 2023, from 4:00 PM to 7:00 PM. Chicago Culinary Kitchen will notify the Village seven days before each date they plan outdoor live music. Staff recommends approval of the proposed sound waiver subject to the Village Manager's authority to impose conditions or terminate any future live music events.

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

6. As Submitted **-**

   Nothing was submitted.

B. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:20 PM

DOUG MYSLINSKI, CHAIRMAN

1. Water Main Replacement Program

Motion was to approve Items A. and B.

Public Works Director George Ruppert recommended awarding a contract to the low compliant bidder, Holiday Sewer & Water, Inc., Wauconda, IL, in the amount of $739,000 for the 2023 Water Main Replacement on Cunningham.

For the Water Main Replacement on Bedford Drive, Maple Street, Hunting Drive, and Leonard Road, Ruppert recommended awarding a contract to the low compliant bidder, Trine Construction Corporation of St. Charles, Illinois in the amount of $1,185,000.

Ruppert added that due to delays by IDOT in processing the permits, bids for the Water Main Replacement on Rand Road from Lilly Lane to Capri Drive and on

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Dundee Road from Aspen Court to Quentin Road will be bid separately later this year.

RESULT:	**ADOPTED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Greg Solberg, District 4 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

A. Consider a Motion to Award a Contract for the 2023 Water Main Replacement Contract 3 Project **- Approved by Voice Vote**

B. Consider a Motion to Award a Contract for the 2023 Water Main Replacement Contract 1 Phase 1 Project **- Approved by Voice Vote**

2. Consider a Motion to Accept Utility Easements at 1475 N. Louise Lane **- Approved by Voice Vote** (Council District: One)

   Village Engineer George Ruppert recommended acceptance of the plats of easement for 1475 N. Louise Lane, 1468 N. Louise Lane and the Palatine Park District to approve the Sanitary Sewer Extension in conjunction with the construction of a new home at 1475 N. Louise Lane.

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

3. As Submitted **-**

   Nothing was submitted.

C. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 7:23 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted **-**

   Nothing was submitted.

D. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:23 PM

SCOTT LAMERAND, CHAIRMAN

1. As Submitted **-**

   Nothing was submitted.

Minutes Acceptance: Minutes of May 1, 2023 7:05 PM (APPROVAL OF MINUTES)

E. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:23 PM

BRAD HELMS, CHAIRMAN

1. As Submitted **-**

   Nothing was submitted.

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:23 PM

GREG SOLBERG, CHAIRMAN

1. As Submitted **-**

   Nothing was submitted.

VII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 7:23 PM

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

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

VIII.CONSENT AGENDA

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

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

1. Consider a Motion to Approve Warrant #9 **- Approved**

2. Consider an Ordinance Granting a Special Use to Permit an Addition at 707 S. White Willow Bay **- Approved** (Council District: Two)

   Ordinance #O-51-23

3. Consider an Ordinance Granting a Special Use to Permit an Addition at 1326 W. North Street **- Approved** (Council District: One)

   Ordinance #O-52-23

Minutes Acceptance: Minutes of May 1, 2023 7:05 PM (APPROVAL OF MINUTES)

4. Consider an Ordinance Granting a Special Use to Permit a Fence in the Side Yard Abutting a Street, Where the Side Lot Line of Said Yard Abutting a Street Abuts the Side Lot Line of the Front Yard of an Adjacent Lot, at 24 E. Country Club Court **- Approved** (Council District: Three)

   Ordinance #O-53-23

5. Consider an Ordinance Granting a Special Use to Permit a Tobacco Shop at 1242 E. Dundee Road **- Approved** (Council District: Five)

   Ordinance #O-54-23

6. Consider a Motion Granting Approval of a Waiver of the Village's Sound Amplification Ordinance for 12 Live Music Patio Dates from May 27, 2023 through October 31, 2023 at Chicago Culinary Kitchen, 2391 N. Hicks Road **- Approved** (Council District: Three)

7. Consider a Motion to Award a Contract for the 2023 Water Main Replacement Contract 1 Phase 1 Project **- Approved**

8. Consider a Motion to Award a Contract for the 2023 Water Main Replacement Contract 3 Project **- Approved**

9. Consider a Motion to Accept Utility Easements at 1475 N. Louise Lane **- Approved** (Council District: One)

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 7:24 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted **-**

   No Report

B. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:24 PM

SCOTT LAMERAND, CHAIRMAN

1. As Submitted **-**

   No Report

Minutes Acceptance: Minutes of May 1, 2023 7:05 PM (APPROVAL OF MINUTES)

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:24 PM

BRAD HELMS, CHAIRMAN

1. As Submitted **-**

   No Report

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

GREG SOLBERG, CHAIRMAN

1. As Submitted **-**

   No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:24 PM

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted **-**

   No Report

F. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:24 PM

TIM MILLAR, CHAIRMAN

1. As Submitted **-**

   No Report

X. REPORTS OF THE VILLAGE OFFICERS – Time: 7:24 PM

A. VILLAGE MANAGER

1. As Submitted **-**

   No Report

B. VILLAGE CLERK

1. As Submitted **-**

   No Report

C. VILLAGE ATTORNEY

1. As Submitted **-**

   No Report

Minutes Acceptance: Minutes of May 1, 2023 7:05 PM (APPROVAL OF MINUTES)

XI. CLOSED SESSION AS REQUIRED

No Closed Session requested.

XII. RECOGNITION OF AUDIENCE – Time: 7:25 PM

Carolyn Rusin, addressed the Council regarding the Village lighting ordinance and how the nuisance is addressed by the homeowner other than just receiving a letter from the Village stating the ordinance cannot be enforced due to property lines versus boundary lines. She first contacted the Village in August when the adjacent homeowner installed a 9-foot pole just feet away from her patio. She asked how this can be resolved, enforced. It is a nuisance both inside and outside her home and presents a safety concern in high winds and lightning. It is located in a Village easement.

Village Manager Reid Ottesen stated he has talked with the resident, there are some other issues, including how light is measured near property lines. Ottesen will have this issue and others addressed.

Mayor Schwantz thanked Ms. Rusin for her input.

XIII. ADJOURNMENT – Time: 7:36 PM

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

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

SUBMITTED BY:

Margaret R. Duer
Village Clerk

Minutes Acceptance: Minutes of May 1, 2023 7:05 PM (APPROVAL OF MINUTES)

Consider a Resolution Supporting and Consenting to the Renewal of the Class 7c Cook County Tax Classification for the Property Located at 1410 W. Northwest Highway

BACKGROUND:
In 2018, the Village Council approved a Resolution of Support in conjunction with Studio 41's planned improvements to the property at 1410 W. Northwest Highway. The County's 7c Classification, referred to as Commercial Urban Relief Eligibility (CURE), is similar to the County's other tax classification programs (such as 6b). A summary of the 7c program and its eligibility criteria are attached. Studio 41 is now requesting the Village's support for the extension of the 7c Classification; thus the Petitioner is seeking approval of the following:

> **Approval of a Resolution supporting and consenting to the renewal of the 7c Cook County Tax Classification for the property located at 1410 W. Northwest Highway.**

KEY ISSUES:

- Following approval of the 7c Classification, the Petitioner converted the building at 1410 W. Northwest Highway into a Studio 41 showroom and design center.
- Projects that qualify for the Class 7c classification receive a reduced assessment level of 10% of fair market value for the first three years, 15% for the fourth year, and 20% for the fifth year. Without this incentive, commercial property would be assessed at 25% of its market value.
- The 7c program does allow for a single renewal of the classification, subject to the program's requirements, a separate endorsement by the Village, and approval by the County. The requested 7c renewal classification will provide a five year extension, resulting in a 10% assessment level for three years, a 15% assessment level for the fourth year, and a 20% assessment level for the fifth year. The property would then return to the full assessment level of 25% of its market value.
- The materials provided by the Applicant in conjunction with their initial request for the 7c classification indicated planned improvements to the building of over $500,000. The building permit they received as part of their initial build-out/remodel indicated a project valuation of $820,000 (not counting the value of equipment and improvements that fell outside the scope of a building permit). Thus, their initial investment was nearly 65% larger than originally indicated.

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

RECOMMENDATION:
Staff recommends approval of the Resolution.

ACTION REQUIRED:
Motion to approve a resolution supporting and consenting to the renewal of the 7c Cook County Tax Classification for the property located at 1410 W. Northwest Highway.

ATTACHMENTS:

- Studio 41 7c Renewal Resolution May 8 2023
- Studio 41 Class 7c Incentive Renewal Request
- 2018 7c Resolution of Support - Studio 41

RESOLUTION
RENEWAL OF CLASS 7(C) REAL ESTATE TAX INCENTIVE
FOR THE BENEFIT OF SILVER-PALATINE, LLC,
AN ILLINOIS LIMITED LIABILITY COMPANY, AND
REAL ESTATE LOCATED AT
1410 WEST NORTHWEST HIGHWAY, PALATINE, ILLINOIS
PURSUANT TO THE COOK COUNTY, ILLINOIS
REAL PROPERTY ASSESSMENT CLASSIFICATION ORDINANCE

WHEREAS, the Cook County Board of Commissioners has enacted the Cook County Real Property Assessment Classification Ordinance, as amended from time to time (the "Ordinance"), which provides for, among other things, real estate tax incentives to property owners who build, rehabilitate, enhance and occupy property which is located within Cook County and which is used primarily for commercial purposes; and

WHEREAS, the Village of Palatine (the "Village"), consistent with the Ordinance, wishes to induce commercial enterprise to locate and expand in the Village by supporting financial incentives in the form of property tax relief; and

WHEREAS, Silver-Palatine, LLC, an Illinois limited liability company (the "Applicant") owns, certain real estate located generally at 1410 West Northwest Highway, Palatine, IL 60067, as further described on Exhibit A hereto (the "Subject Property"); and

WHEREAS, the Applicant during 2018 and 2019 rehabilitated an existing commercial facility containing approximately 30,322 square that have been previously vacant (the "Facility"); and

WHEREAS, since 2020 the Applicant has occupied the Facility and used it for the purpose of a kitchen and bath design showroom;

WHEREAS, pursuant to the Ordinance, the Applicant has filed with the Office of the Assessor of Cook County (the "Assessor") a Class 7(c) tax incentive renewal application; and

WHEREAS, it is the responsibility of the Assessor to determine that an application for a renewal of a Class 7(c) classification is eligible pursuant to the Ordinance; and

WHEREAS, the Ordinance requires that, in connection with the filing of a Class 7(c) renewal application with the Assessor, the applicant must obtain from the municipality in which such real estate is located a resolution expressly stating that the use of the property is necessary and beneficial to the local economy and that the municipality supports and consents to the renewal of the Class 7(c) classification by the Assessor; and

WHEREAS, the use of the Subject Property has provided significant past, present and future employment; and

WHEREAS, the use of the Subject Property has generated significant new revenues to the Village in the form of additional real estate taxes and other tax revenues; now therefore,

Attachment: Studio 41 7c Renewal Resolution May 8 2023 (1410 W. NW Hwy - Studio 41 7C Extension)

BE IT RESOLVED BY THE COUNCIL OF THE VILLAGE OF PALATINE:

SECTION 1: That the Village determines that the use of the Subject Property and renewal of the Class 7(c) incentive is necessary and beneficial to the local economy.

SECTION 2: That the Village supports and consents to the renewal of Class 7(c) classification by the Assessor with respect to the Subject Property.

SECTION 3: That the Clerk of the Village of Palatine is authorized to and shall send a certified copy of this resolution to the Office of the Cook County Assessor, Room 312, County Building, Chicago, Illinois 60602 and a certified copy of this resolution may be included with the Class 7(c) renewal application filed with the Applicant, as applicant, in accordance with the Ordinance.

SECTION 4: This Resolution shall be in full force and effect upon its passage and approval as provided by law.

PASSED: This 8th day of May, 2023

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

APPROVED by me this _____day of _____, 2023

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this _____day of _____, 2023

_____
Village Clerk

Attachment: Studio 41 7c Renewal Resolution May 8 2023 (1410 W. NW Hwy - Studio 41 7C Extension)

NEAL GERBER EISENBERG

April 25, 2023

David S. Martin
Attorney at Law

Tel 312.269.8011
Fax 312.578.1544
dmartin@nge.com

Via Email and US Mail

Michael W. Jacobs, AICP
Community Development Director
Village of Palatine
200 E. Wood Street
Palatine, IL 60067

Re: Request for Resolution Supporting ***Renewal*** of Class 7(c) Incentive
Silver-Palatine, LLC (the "Applicant")
1410 W. Northwest Highway, Palatine
PIN: 02-09-315-012 (the "Subject Property")

Dear Mr. Jacobs:

In connection with the Applicant's application for renewal of the Class 7(c) property tax incentive for the Subject Property, the Village of Palatine is respectfully requested to enact an a resolution or ordinance that supports and consents to the Class 7(c) renewal application.

Since the Subject Property's substantial rehabilitation in 2018 and 2019 it has been used as a kitchen and bath design showroom operated under the trade name "Studio 41". The first year the Subject Property received the Class 7(c) incentive was 2020. Accordingly, pursuant to the Cook County Real Property Assessment Classification Ordinance 2023 is the first year in which the Class 7(c) incentive can be renewed. In support of the request for renewal of the Class 7(c) incentive resolution please find enclosed the proposed resolution and the original Class 7(c) resolution.

Thank you for considering the Applicant's request for renewal of the Class 7(c) incentive. Please do not hesitate to contact the undersigned should the Village need any additional information in connection with this request.

Very truly yours,

David S. Martin

DSM

Enclosures

cc: Barry J. Cohodes

029935.0502:35136019.1

Attachment: Studio 41 Class 7c Incentive Renewal Request (1410 W. NW Hwy - Studio 41 7C Extension)

RESOLUTION NO. R-12-18

A RESOLUTION SUPPORTING THE 7(C) REAL ESTATE TAX INCENTIVE FOR THE BENEFIT OF SILVER PALATINE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AND REAL ESTATE LOCATED AT 1410 W. NORTHWEST HIGHWAY, PALATINE, ILLINOIS PURSUANT TO THE COOK COUNTY, ILLINOIS REAL PROPERTY ASSESSMENT CLASSIFICATION ORDINANCE

WHEREAS, the Cook County Board of Commissioners has enacted the Cook County Real Property Assessment Classification Ordinance, as amended from time to time (the "Ordinance"), which provides for, among other things, real estate tax incentives to property owners who build, rehabilitate, enhance and occupy property which is located within Cook County and which is used primarily for commercial purposes; and

WHEREAS, the Village of Palatine (the "Village") is a Home Rule municipality within the purview of Article VII, Section 6(a) of the Illinois Constitution (1970), and the said Village, therefore, may exercise any power and perform and function pertaining to its government and affairs; and

WHEREAS, the Village, consistent with the Ordinance, wishes to induce commercial enterprise to locate and expand in the Village by supporting financial incentives in the form of property tax relief; and

WHEREAS, Silver Palatine, LLC, an Illinois limited liability company (the "Applicant"), owns certain real estate located generally at 1410 W. Northwest Highway, Palatine, IL 60067, as further described on Exhibit A hereto (the "Subject Property"); and

WHEREAS, the Applicant intends to rehabilitate an existing commercial facility, located on the Subject Property, containing approximately 30,322 square that have been vacant for more than twelve (12) months (the "Facility"); and

WHEREAS, the Applicant intends to occupy the Facility and use it for the purpose of kitchen and bath design showroom; and

WHEREAS, the Applicant has filed with the Office of the Assessor of Cook County (the "Assessor") an eligibility application for a Class 7(c) tax incentive under the Ordinance; and

WHEREAS, it is the responsibility of the Assessor to determine that an application for a Class 7(c) classification or renewal of a Class 7(c) classification is eligible pursuant to the Ordinance; and

WHEREAS, the Ordinance requires that, in connection with the filing of a Class 7(c) eligibility application with the Assessor, the applicant must obtain from the municipality in which such real estate that is proposed for Class 7(c) designation is located a resolution expressly stating that the municipality has determined that the

Attachment: 2018 7c Resolution of Support - Studio 41 (1410 W. NW Hwy - Studio 41 7C Extension)

incentive provided by Class 7(c) is necessary for development to occur on such real estate and that the municipality supports and consents to the Class 7(c) classification by the Assessor; and

WHEREAS, the intended use of the Subject Property will provide significant present and future employment; and

WHEREAS, notwithstanding the Class 7(c) status of the Subject Property, the redevelopment and utilization thereof will generate significant new revenues to the Village in the form of additional real estate taxes and other tax revenues.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Village Council of the Village of Palatine the following:

SECTION 1: That the Village determines that the availability of the Class 7(c) incentive is necessary for the development to occur on the Subject Property.

SECTION 2: That the Village supports and consents to the Class 7(c) classification by the Assessor with respect to the Subject Property.

SECTION 3: That the Village has received from the applicant Silver Palatine, LLC an Economic Disclosure Statement which has been filed.

SECTION 4: That the Clerk of the Village of Palatine is authorized to and shall send a certified copy of this resolution to the Office of the Cook County Assessor, Room 312, County Building, Chicago, Illinois 60602 and a certified copy of this resolution may be included with the Class 7(c) eligibility application filed with the Applicant, as applicant, in accordance with the Ordinance.

SECTION 5: That this resolution shall be effective immediately upon its passage and approval.

DATED: This 11th day of June, 2018.

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

APPROVED by me this 11 day of June, 2018

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 11 day of June, 2018

Village Clerk

Attachment: 2018 7c Resolution of Support - Studio 41 (1410 W. NW Hwy - Studio 41 7C Extension)

EXHIBIT A

LEGAL DESCRIPTION

LOT 1 IN TONY D SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 (EXCEPTING THEREFROM THAT PART THEREOF GRANTED TO ILLINOIS DEPARTMENT OF TRANSPORTATION ACCORDING TO DOCUMENT NO. 0010231431 DESCRIBED AS FOLLOWS: THE SOUTHWEST 8.0 FEET OF LOT 1 IN SAID TONY D SUBDIVISION) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1410 W. NORTHWEST HIGHWAY, PALATINE, ILLINOIS 60067

PIN: 02-09-315-012-0000

Attachment: 2018 7c Resolution of Support - Studio 41 (1410 W. NW Hwy - Studio 41 7C Extension)

Consider an Ordinance Transferring Special Use #O-183-89 to Permit the Continued Operation of a Restaurant at 1160 E. Dundee Road

BACKGROUND:
The Subject Property contains the existing El Rancho Alegre restaurant. Maria de las Mercedes Perez Garcia is requesting a transfer of the existing Special Use to permit the continued operation of the restaurant. Therefore, the Petitioner is requesting approval of the following:

> **Transfer of Special Use Ordinance #O-183-89 to Maria de las Mercedes Perez Garcia to permit the continued operation of a restaurant at 1160 E. Dundee Road**

KEY ISSUES:
- A Special Use for the existing restaurant was originally approved in 1989. The original Special Use was most recently transferred in August 2019, per Ordinance #O-70-19.
- The Petitioner is not proposing any changes to the business operations or floor plan. The restaurant name will change from "El Rancho Alegre" to "Restaurante El Tio Ramos".
- Any future changes in the seating, floorplan, or operations will require an additional Village review. The Petitioner also operates another restaurant in West Dundee.

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 1160 E. Dundee Road.

ACTION REQUIRED:
A motion transferring Special Use Ordinance #O-183-89 to Maria de las Mercedes Perez Garcia to permit the continued operation as a restaurant at 1160 E. Dundee Road.

ATTACHMENTS:

- Aerial Map
- SUT ORD 1160 E. Dundee Road
- Application
- Business Plan
- Menu
- 1989 SUORD - 1160 E Dundee Road

GISConsortium | 1160 E. Dundee Road

Attachment: Aerial Map (1160 E. Dundee Rd - SU Transfer)

0 300 600 ft

Print Date: 3/13/2023

Notes

Cook Country Aerial 2020

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

ORDINANCE NO._____

AN ORDINANCE TRANSFERRING
SPECIAL USE ORDINANCE #O-183-89
1160 E. DUNDEE ROAD

WHEREAS, Ordinance #O-183-89 granted a Special Use for a restaurant on the property commonly known as 1160 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 May 8, 2023 to review a request by Restaurant El Tio Ramos, Maria de las Mercedes Perez Garcia, that the Special Use be transferred to permit the continued operation of a restaurant with no substantial changes and it was the recommendation of the Village Council that the transfer of the Special Use to Maria de las Mercedes Perez Garcia 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-183-89 is hereby transferred to Restaurant El Tio Ramos, Maria de las Mercedes Perez Garcia, to permit the continued operation of a restaurant, subject to the following conditions:

SECTION 2: All conditions of Special Use Ordinance #O-183-89 shall remain in full force and effect.

DATED: This _____day of _____, 2023

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

APPROVED by me this _____day of _____, 2023

_____
Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk

this ____ day of _____, 2023

_____
Village Clerk

Attachment: SUT ORD 1160 E. Dundee Road (1160 E. Dundee Rd - SU Transfer)

VILLAGE OF PALATINE

SPECIAL USE TRANSFER

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

Required Materials

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

RECEIVED
MAR 07 REC'D
PLANNING & ZONING
DEPARTMENT

Business Owner(s):
Maria de las Mercedes Perez Ramos Villanueva Ortega. Lucia delgado

Subject Property Address:
1160 E dundee Rd. Palatine. IL 60074.

The owner(s) listed above are requesting that Special Use Ordinance # O-183-89 be transferred from Azucena Maria. Zetina 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:
There is no Construction of anything only. Transferable in name.

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 (1160 E. Dundee Rd - SU Transfer)

RESTAURANTE EL TIO RAMOS

1160 E. Dundee Rd.
Palatine, IL 60074
(224) 245-6523
(224) 848-0720
mercedes92474@gmail.com
delgadolucia751@yahoo.com

March 2, 2023

Maria de las Mercedes Perez Garcia
535 S. 8th Street
West Dundee, IL 60118

To Whom It May Concern,

I am writing this letter looking forward of the approval of the transfer from the current restaurant "EL RANCHO ALEGRE" under the ownership of Azucena Garcia-Zentina to "RESTAURANTE EL TIO RAMOS" that will be under my ownership. I am planning on having a Mexican Restaurant. A small business that will provide great family environment and good quality food.

I am willing to open the seven days of the week. Which will be specified as Mondays through Sundays from 9:00am – 10:00pm. Also, in the restaurant I plan to have 4 employees.

The major changes that would be done are going to be the new owner and the restaurant's name. Besides that, everything plans on being the same from the last business plan.

Sincerely,

Maria de las Mercedes Perez Garcia

Attachment: Business Plan (1160 E. Dundee Rd - SU Transfer)

RESTAURANTE EL TIO RAMOS

BUSINESS HOURS

MONDAY - 9:00:00 AM - 10:00PM

TUESDAY - 9:000 AM - 10:00PM

WEDNESDAY - 9:00:00 AM - 10:00PM

THURSDAY - 9:000 AM - 10:00PM

FRIDAY - 9:00:00 AM - 10:00PM

SATURDAY - 9:000 AM - 10:00PM

SUNDAY - 9:00:00 AM - 10:00PM

Attachment: Business Plan (1160 E. Dundee Rd - SU Transfer)

AUTHENTIC MEXICAN CUISINE

MARISCOS SEA FOOD

TODOS LOS PLATILLOS DE CAMARON PARA PELAR
ALL SHRIMPS PLATTERS ARE FOR PEELING

EN TODOS LOS PLATILLOS SE SIRVE UNA LIBRA $19.99
ALL PLATTERS ARE SERVED WITH 1 POUND $19.99

EMPANIZADOS ..... BREADED
ALA DIABLA ..... IN HOT SAUCE
AL MOJO DE AJO ..... IN GARLIC SAUCE
ENCHIPOTLADOS ..... IN CHIPOTLE SAUCE
AL AJILLO .....

MOJARRA FRITA O
FILETE DE PESCADO $15.99
WHOLE FRIED FISH OR
ONLY FRIED FISH FILLET $15.99

CEVICHE DE PESCADO CON CHIPS $15.99
SHRIMP COCKTAIL $15.99
COCTEL DE CAMARON $15.99

TOSTADA DE CEVICHE.... $5.99
TOSTADA DE CAMARON. $5.99
SHRIMP TOSTADA..... $5.99

EMPANADAS
ORDEN DE 3 $12.99
INCLUYE LECHUGA
Y QUESO

CALDOS SEA BROTH

CALDO DE CAMARON. $15.99
CALDO DE PESCADO .. $15.99
SHRIMP BROTH $15.99
FISH BROTH $15.99

CERVEZA Y BEBIDAS PREPARADAS
BEER AND DRINKS

Piña Colada $8.00
Margarita $6.00
Michelada $6.00
Cantaritos $8.00

SABADO Y DOMINGO / WEEKEND
MENUDO

CATERING FOR ALL OCCASIONS
REASONABLE PRICES
COMIDA Y TAQUIZAS PARA
SUS FIESTAS
PRECIOS RAZONABLES
TEL : 224 - 400 - 7314

RESTAURANT

EL TIO RAMO

CON EL SABOR 100% MEXICA O

Mon - Sun 9 am - 10 p

VISA Credit Card Accepted mastercard

TEL : 224 - 400 - 73 4
WEST DUNDEE

TEL : 224 - 245 - 65 3
PALATINE

535 S. 8th Street
West Dundee, IL. 60118
1160 E. Dundee Rd
Palatine, IL. 60074

Attachment: Menu (1160 E. Dundee Rd - SU Transfer)

AUNTENTICO SABOR MEXICA

BREAKFAST
DESAYUNO

HUEVOS REVUELTOS / SCRAMBLE EGGS.....$12.99
HUEVOS A LA MEXICANA/MEXICAN STYLE.$12.99
HUEVOS RANCHEROS / COUNTRY STYLE....$12.99
CHILAQUILES.....$12.99
CHILAQUILES con Carne y Huevo.....$14.99

TACOS

TACO REGULAR $2.99 Cada uno
CEBOLLA Y CILANTRO

TACO ESPECIAL $3.49 EACH
INCLUDE: Lettuce, Tomato, Cheese
Sour Cream, Cebolla and Cilantro

TACO CAMPECHANO $3.50
Cada Uno
WITH YOUR CHOICE OF MEAT
HECHOS CON LA
CARNE DE SU GUSTO

ASADA / STEAK
ALPASTOR / SEASONED PORK
POLLO / CHICKEN
TRIPA / COW TRIPE
CHICHARRON / FRIED PORK SKIN
CHORIZO / MEXICAN SAUSAGE
LOMO / BEEF TENDERLOIN

LENGUA / COW TONGUE
BARBACOA / STEAMED BEEF
CECINA / DRIED COW MEAT
PICADILLO / GROUND BEEF
CARNITAS / FRIED PORK MEAT
CABEZA / COW HEAD
CHILE RELLENO $4.29

BURRITOS

1 Carne $8.50
2 Carnes $8.50
WITH YOUR CHOICE OF MEAT
HECHOS CON LA CARNE DE SU GUSTO

ASADA / STEAK
ALPASTOR / SEASONED PORK
POLLO / CHICKEN
TRIPA / COW TRIPE
CHICHARRON / FRIED PORK SKIN
CHORIZO / MEXICAN SAUSAGE
LOMO / BEEF TENDERLOIN

LENGUA / COW TONGUE
BARBACOA / STEAMED BEEF
CECINA / DRIED COW MEAT
PICADILLO / GROUND BEEF
CARNITAS / FRIED PORK MEAT
CABEZA / COW HEAD

SOPES / GORDITAS REGULARES $4.99
BIG SOPES / GORDITAS $7.99

HUARACHES.....$7.99
BIG QUESADILLA DE MAIZ O ARINA.....$7.99
BIG QUESADILLA (CORN OR FLOUR.....$7.99

ASADA / STEAK
ALPASTOR / SEASONED PORK
POLLO / CHICKEN
TRIPA / COW TRIPE
CHICHARRON / FRIED PORK SKIN
CHORIZO / MEXICAN SAUSAGE
LOMO / BEEF TENDERLOIN

LENGUA / COW TONGUE
BARBACOA / STEAMED BEEF
CECINA / DRIED COW MEAT
PICADILLO / GROUND BEEF
CARNITAS / FRIED PORK MEAT
CABEZA / COW HEAD

TOSTADAS
$4.99

WITH YOUR CHOICE OF MEAT
HECHOS CON LA
CARNE DE SU GUSTO

ASADA / STEAK
ALPASTOR / SEASONED PORK
POLLO / CHICKEN
TRIPA / COW TRIPE
CHICHARRON / FRIED PORK SKIN
CHORIZO / MEXICAN SAUSAGE
LOMO / BEEF TENDERLOIN

LENGUA / COW TONGUE
BARBACOA / STEAMED BEEF
CECINA / DRIED COW MEAT
PICADILLO / GROUND BEEF
CARNITAS / FRIED PORK MEAT
CABEZA / COW HEAD

TORTAS

1 Carne $8.50
2 Carnes $8.50
WITH YOUR CHOICE OF MEAT
HECHOS CON LA CARNE DE SU GUSTO

ASADA / STEAK
ALPASTOR / SEASONED PORK
POLLO / CHICKEN
TRIPA / COW TRIPE
CHICHARRON / FRIED PORK SKIN
CHORIZO / MEXICAN SAUSAGE
LOMO / BEEF TENDERLOIN

LENGUA / COW TONGUE
BARBACOA / STEAMED BEEF
CECINA / DRIED COW MEAT
PICADILLO / GROUND BEEF
CARNITAS / FRIED PORK MEAT
CABEZA / COW HEAD

HAWAIANA $9.99
CUBANA $9.99

PLATILLOS
PLATTERS

ASADA / STEAK.....$
ALPASTOR / SEASONED PORK.....$
LENGUA / COW TONGUE.....$
FAJITAS DE BISTEC.....$
FAJITAS DE POLLO.....$
FAJITAS DE CAMARON.....$
FAJITAS DE CAMARON.. MAS 1 CARNE.....$
FAJITAS DE CAMARON.. MAS 2 CARNES.....$
CHILES RELLENOS..... 3 Orden .....$
ENCHILADAS.....1 SOLA CARNE.....$
FLAUTAS ..... Orden.....1 SOLA CARNE.....$
ARRACHERA / SKIRT STEAK.....$
LOMO / BEEF TENDERLOIN.....$
CECINA .....$
TACO DINNER... 3 TACOS ORDER.....$

EXTRAS
SIDE ORDER

CHIPS CON SALSA.....$3
ARROZ O FRIJOLES ..... ORDEN.....$3
QUESO EXTRA.....$1
CREMA EXTRA.....$1
AGUACATE EXTRA.....$1
CHIPS EXTRA.....$1
GUACAMOLE.....$7

BEBIDAS
DRINKS

LICUADOS.....
JUGO DE NARANJA.....
SODAS ..... CAN..... DE LATA.....
REFRESCO REGULAR.....
REFRESCO DE 1/2 LITRO .....
AGUAS FRESCAS .....M $3.29 L

Attachment: Menu (1160 E. Dundee Rd - SU Transfer)

ORDINANCE NO. 0-183-89

AN ORDINANCE

GRANTING A SPECIAL USE
FOR A RESTAURANT
1160-1164 EAST DUNDEE ROAD IN LAREDO PLAZA

WHEREAS, pursuant to a petition and public hearing, held on November 20, 1989, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Municipal Code of the Village of Palatine, in such case made and provided has held such public hearing regarding granting a special use for a restaurant pursuant to Sec. 11.02 (D)(16) of the Village Zoning Ordinance, on the following legally described property:

PARCEL 1:
The West 405 feet of that part of the East 1/2 of the Southwest 1/4 of Section 1, Township 42 North, Range 10 East of the Third Principal Meridian, which lies east of the west 30 acres thereof (except the south 70 feet taken for Dundee Road; also except the North 300 feet of the south 370 feet of the West 225 feet thereof; also except the North 2096.75 feet east of the West 30 Acres) in Cook County, Illinois.

PARCEL 2:
That part of the East 1/2 of the Southwest 1/4 of Section 1, Township 42 North, Range 10, East of the Third Principal meridian, which lies East of the West 30 acres thereof (Except the South 70 feet taken for Dundee Road and except the East 236 feet thereof AND, also except the West 405 feet thereof, ALSO except the North 2096.75 feet East of the West 30 acres) in Cook County, Illinois.

PARCEL 3:

Attachment: 1989 SUORD - 1160 E Dundee Road (1160 E. Dundee Rd - SU Transfer)

SECTION 1: A special use for a restaurant is hereby granted for the subject property in the LaMexicana Food Mart, pursuant to Section 11.02(D)(16) Appendix A (effective April 1, 1988), Zoning Ordinance of the Village of Palatine, subject to the following conditions:

1. The Special Use is granted solely to LaMexicana Food Mart, Inc., lessee and may be transferred only after review by the Zoning Board of Appeals and consent of the Village Board.

   In the event of the sale of this business and/or the granting or transference of a lease restaurant in this location only, the existing and the prospective proprietors shall notify the Village. Both parties shall then 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 Board 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 to amend the Special Use Ordinance.

   The requirements of this condition apply only to a proposed sale or transfer of the business or lease to a new proprietor.

2. The interior of the restaurant shall be built according to the petitioner floor plan (by M.L. Rongo Inc., dated 8/4/89), Petitioner's Exhibit #6, except as such changes may be modified to comply with Village codes.

Attachment: 1989 SUORD - 1160 E Dundee Road (1160 E. Dundee Rd - SU Transfer)

Consider an Ordinance Increasing the Number of Class D (Restaurant) Liquor Licenses by One for Restaurante El Tio Ramos Located at 1160 E. Dundee Road

BACKGROUND:
On this evening's agenda is a request for a Special Use Transfer for Restaurante El Tio Ramos located at 1160 E. Dundee Road. Owners, Lucia Delgado, Maria De Perez Garcia and Ramos Villanueva Otega wish to apply for a Class D (Restaurant) Liquor License. Hours of operation are Monday - Thursday 10AM - 10PM and Friday - Sunday 9AM - 10PM.

KEY ISSUES:
- Increase Class D (Restaurant) Liquor License by one.

ALTERNATIVES:
1. Approve the Ordinance increasing the number of Class D Liquor Licenses by one.
2. Do not approve the Ordinance increasing the number of Class D Liquor Licenses by one.

RECOMMENDATION:
Action is at the discretion of the Committee.

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

ATTACHMENTS:
- ORD Increase Class D Liq Restaurante Ramos
- Restaurnate Business Plan - Menu

ORDINANCE NO._____

CONSIDER AN ORDINANCE AMENDING THE CODE OF ORDINANCES CHAPTER 3, SECTION 3-35 LIQUOR LICENSES INCREASING CLASS D (RESTAURANT) LIQUOR LICENSES BY ONE FOR RESTAURANTE EL TIO RAMOS LOCATED AT 1160 E. DUNDEE ROAD

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

SECTION 1: That the Code of Ordinances of the Village of Palatine, Illinois, as amended, be and the same is hereby further amended by increasing the number of Class "D" Liquor Licenses listed in Section 3-35 Chapter 3 by one for a total of 36 for Restaurante El Tio Ramos located at 1160 E. Dundee Road.

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

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

PASSED this _____day of _____, 2023

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

APPROVED by me this _____day of _____, 2023

_____

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____day of _____, 2023

_____

Village Clerk

Attachment: ORD Increase Class D Liq Restaurante Ramos (1160 E. Dundee Rd. - Increase Class D Liquor Lic)

Date: March 30, 2023

To: Village of Palatine

From: Restaurant El Tio Ramos

Location: 1160 E Dundee Rd Palatine IL 60074

Type of Restaurant: Casual Dinning

Liquor Classification: Consumption on Premises-Incidental Activity License

Class - D

The primary focus of our business is to provide a place where people can come and enjoy a nice Mexican cuisine and drink. We will be applying for the Consumption on Premises Incidental Activity License. We will operate breakfast, lunch and dinner. We are a casual environment for people to come and enjoy a meal or have some drinks with friends. Our focus will be on our food, but we will also want to have a selection of alcoholic beverages such as Mexican cocktails and different types of Beer on the menu.

Operating hours will be typically 9 a.m. to 10 p.m. on any given day. We will be applying on the liquor application for hours of operation of 9 a.m. to 10 p.m. every day.

Types of entertainment will be music from the radio and Tv's.

Food service will be always offered while we are open. We provide a full menu of Mexican Dishes, seafood and dessert. We also offer non-alcoholic beverages like pop and juices. We will have a full functioning kitchen that will be in operation for all business hours.

Noise will be limited as we are not a place that plays loud music. We will also remind our guests to be courteous to any of our local businesses and residents so that they keep noise to a minimum as they exit the building.

The measures we will implement to make sure noise is not an issue to anybody is to keep the music to a reasonable volume as the night gets later. We will be respectful to those around us as we hope they will be our customers. We also have many years of experience managing another site with similar conditions without any issues.

Lastly, we love to give back to the community. Throughout the years that we have been running our first establishment we have met a lot of wonderful people. We have met firefighters, policemen, teachers and soccer clubs and have contributed to many of their programs. We are always looking for different ways to make the community we serve stronger.

Attachment: Restaurnate Business Plan - Menu (1160 E. Dundee Rd. - Increase Class D Liquor Lic)

Business Hours

Monday- 10:00AM - 10:00PM

Tuesday- 10:00AM - 10:00PM

Wednesday- 10:00AM - 10:00PM

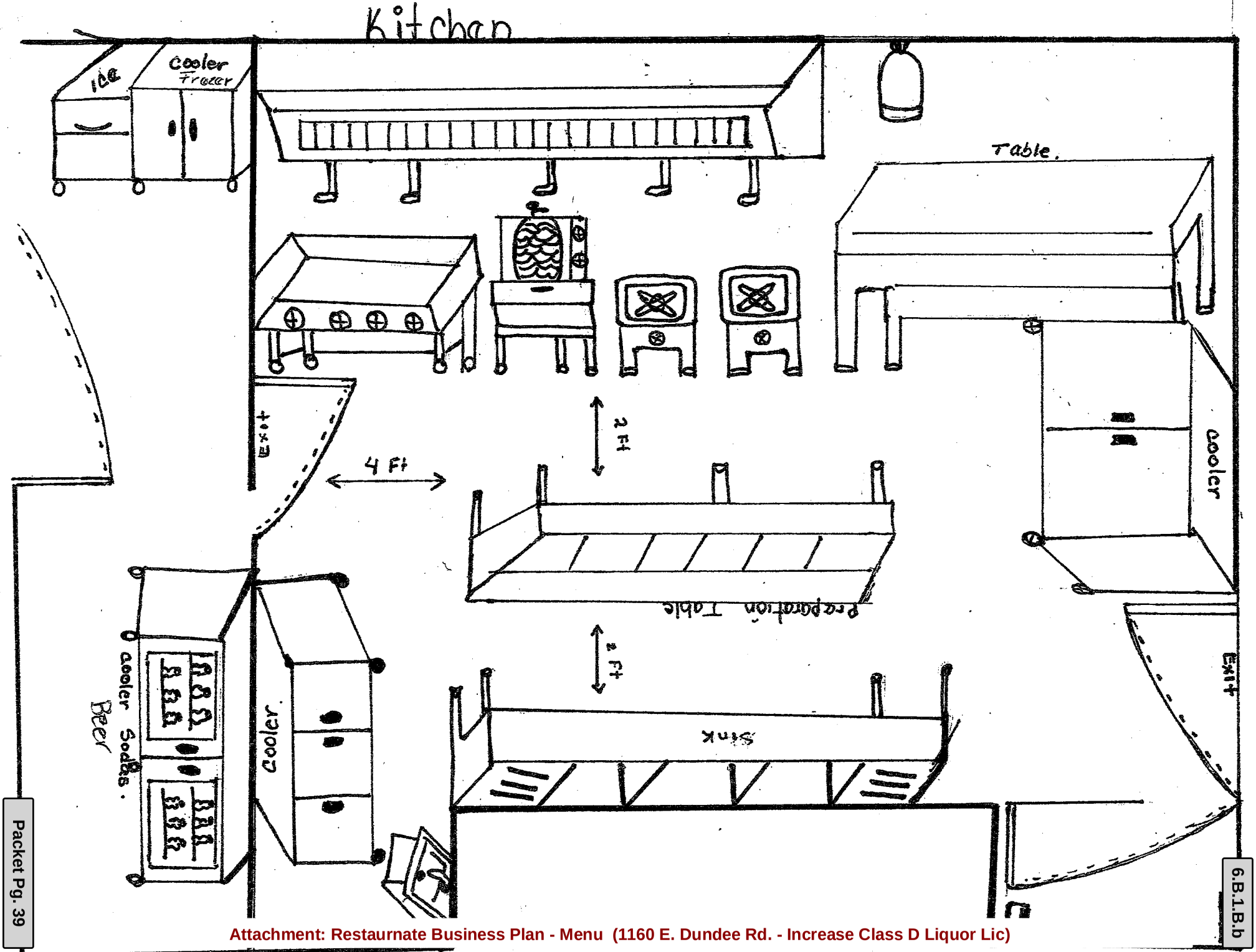
Thursday- 10:00AM - 10:00PM

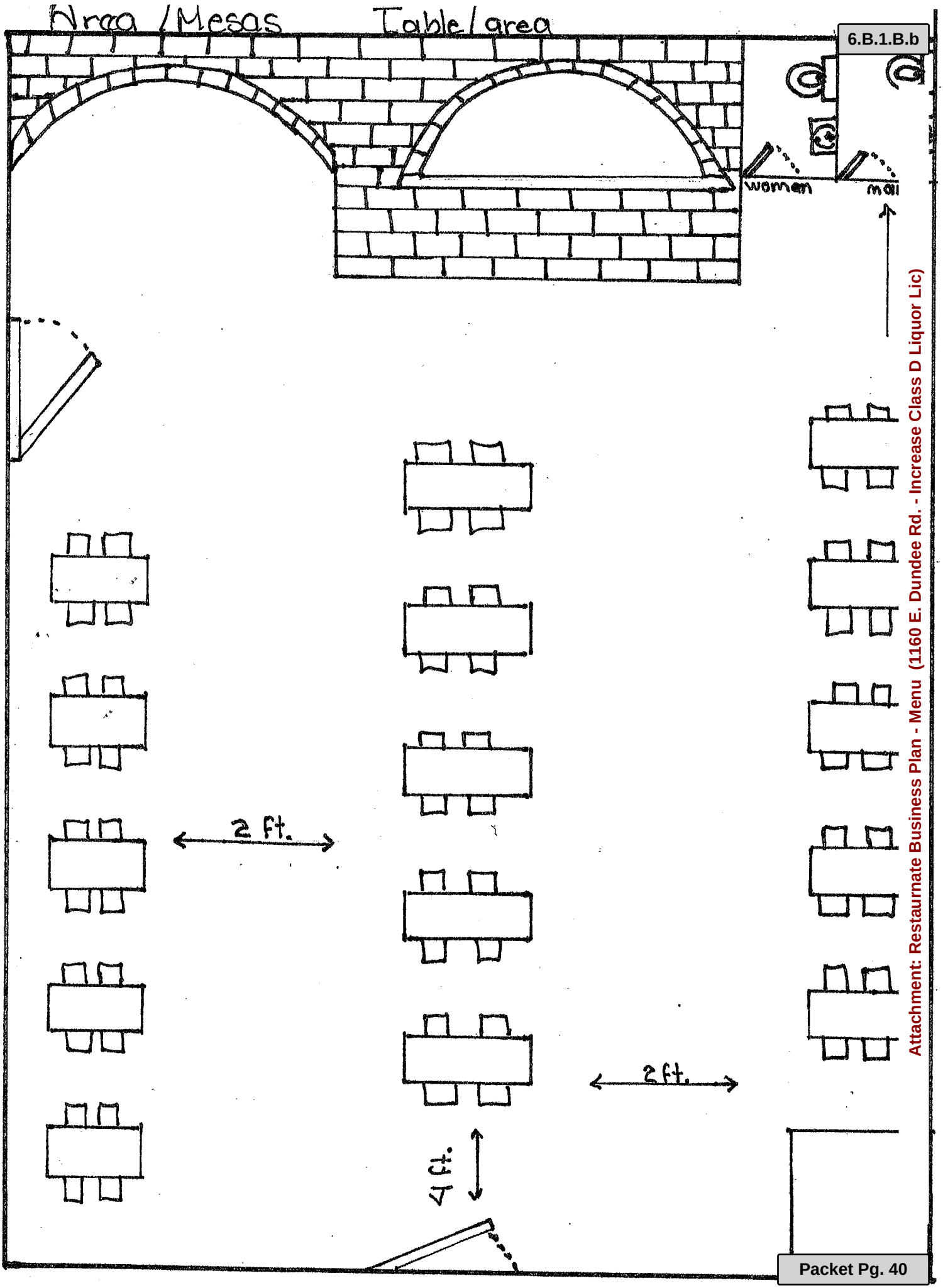
Friday- 9:00AM - 10:00PM

Saturday- 9:00AM - 10:00PM

Sunday- 9:00AM - 10:00PM

Attachment: Restaurnate Business Plan - Menu (1160 E. Dundee Rd. - Increase Class D Liquor Lic)


Kitchen
Ice
Cooler
Freezer
Table.
Exit
4 Ft
2 Ft
Cooler
Preparation Table
2 Ft
Sink
Exit
Cooler Sodas.
Beer
Cooler



Attachment: Restaurnate Business Plan - Menu (1160 E. Dundee Rd. - Increase Class D Liquor Lic)

AUTHENTIC MEXICAN

MARISCOS SEA FOOD

TODOS LOS PLATILLOS DE CAMARON PARA PELAR
ALL SHRIMPS PLATTERS ARE FOR PEELING

EN TODOS LOS PLATILLOS SE SIRVE UNA LIBRA $19.99
ALL PLATTERS ARE SERVED WITH 1 POUND $19.99

EMPANIZADOS ..... BREADED
ALA DIABLA ..... IN HOT SAUCE
AL MOJO DE AJO ..... IN GARLIC SAUCE
ENCHIPOTLADOS ..... IN CHIPOTLE SAUCE
AL AJILLO .....

MOJARRA FRITA O
FILETE DE PESCADO $15.99
WHOLE FRIED FISH OR
ONLY FRIED FISH FILLET $15.99

CEVICHE DE PESCADO CON CHIPS $15.99
SHRIMP COCKTAIL $15.99
COCTEL DE CAMARON $15.99

TOSTADA DE CEVICHE.... $5.99
TOSTADA DE CAMARON. $5.99
SHRIMP TOSTADA..... $5.99

EMPANADAS
ORDEN DE 3 $12.99
INCLUYE LECHUGA
Y QUESO

CALDOS SEA BROTH

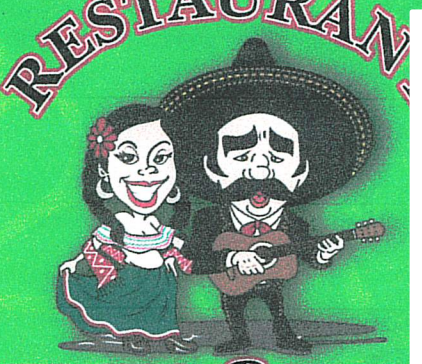
CALDO DE CAMARON. $15.99
CALDO DE PESCADO .. $15.99
SHRIMP BROTH $15.99
FISH BROTH $15.99

CERVEZA Y BEBIDAS PREPARADAS
BEER AND DRINKS

Piña Colada $8.00
Margarita $6.00
Michelada $6.00
Cantaritos $8.00

SABADO Y DOMINGO / WEEKEND
MENUDO

CATERING FOR ALL OCCASIONS
REASONABLE PRICES
COMIDA Y TAQUIZAS PARA
SUS FIESTAS
PRECIOS RAZONABLES
TEL : 224 - 400 - 7314



EL TIO RAMO

CON EL SABOR 100% MEXICA

Mon - Sun 9 am - 10 p

VISA Credit Card Accepted mastercard

TEL : 224 - 400 - 73
WEST DUNDEE

TEL : 224 - 245 - 65
PALATINE

535 S. 8th Street
West Dundee, IL. 60118
1160 E. Dundee Rd
Palatine, IL. 60074

Attachment: Restaurnate Business Plan - Menu (1160 E. Dundee Rd. - Increase Class D Liquor Lic)

AUNTENTICO SABOR MEXICANO

BREAKFAST
DESAYUNO

HUEVOS REVUELTOS / SCRAMBLE EGGS.....$12.99
HUEVOS A LA MEXICANA/MEXICAN STYLE.$12.99
HUEVOS RANCHEROS / COUNTRY STYLE....$12.99
CHILAQUILES.....$12.99
CHILAQUILES con Carne y Huevo.....$14.99

TACOS

TACO REGULAR $2.99 Cada uno
CEBOLLA Y CILANTRO

TACO ESPECIAL $3.49 EACH
INCLUDE: Lettuce, Tomato, Cheese
Sour Cream, Cebolla and Cilantro

TACO CAMPECHANO $3.50
Cada Uno
WITH YOUR CHOICE OF MEAT
HECHOS CON LA
CARNE DE SU GUSTO

ASADA / STEAK
ALPASTOR / SEASONED PORK
POLLO / CHICKEN
TRIPA / COW TRIPE
CHICHARRON / FRIED PORK SKIN
CHORIZO / MEXICAN SAUSAGE
LOMO / BEEF TENDERLOIN

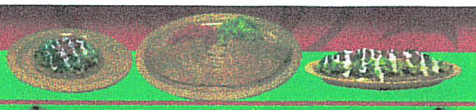
LENGUA / COW TONGUE
BARBACOA / STEAMED BEEF
CECINA / DRIED COW MEAT
PICADILLO / GROUND BEEF
CARNITAS / FRIED PORK MEAT
CABEZA / COW HEAD
CHILE RELLENO $4.29

BURRITOS

1 Carne $8.50
2 Carnes $8.50
WITH YOUR CHOICE OF MEAT
HECHOS CON LA CARNE DE SU GUSTO

ASADA / STEAK
ALPASTOR / SEASONED PORK
POLLO / CHICKEN
TRIPA / COW TRIPE
CHICHARRON / FRIED PORK SKIN
CHORIZO / MEXICAN SAUSAGE
LOMO / BEEF TENDERLOIN

LENGUA / COW TONGUE
BARBACOA / STEAMED BEEF
CECINA / DRIED COW MEAT
PICADILLO / GROUND BEEF
CARNITAS / FRIED PORK MEAT
CABEZA / COW HEAD



SOPES / GORDITAS REGULARES $4.99
BIG SOPES / GORDITAS $7.99

HUARACHES.....$7.99
BIG QUESADILLA DE MAIZ O ARINA.....$7.99
BIG QUESADILLA (CORN OR FLOUR.....$7.99

ASADA / STEAK
ALPASTOR / SEASONED PORK
POLLO / CHICKEN
TRIPA / COW TRIPE
CHICHARRON / FRIED PORK SKIN
CHORIZO / MEXICAN SAUSAGE
LOMO / BEEF TENDERLOIN

LENGUA / COW TONGUE
BARBACOA / STEAMED BEEF
CECINA / DRIED COW MEAT
PICADILLO / GROUND BEEF
CARNITAS / FRIED PORK MEAT
CABEZA / COW HEAD

TOSTADAS
$4.99

WITH YOUR CHOICE OF MEAT
HECHOS CON LA
CARNE DE SU GUSTO

ASADA / STEAK
ALPASTOR / SEASONED PORK
POLLO / CHICKEN
TRIPA / COW TRIPE
CHICHARRON / FRIED PORK SKIN
CHORIZO / MEXICAN SAUSAGE
LOMO / BEEF TENDERLOIN

LENGUA / COW TONGUE
BARBACOA / STEAMED BEEF
CECINA / DRIED COW MEAT
PICADILLO / GROUND BEEF
CARNITAS / FRIED PORK MEAT
CABEZA / COW HEAD

TORTAS

1 Carne $8.50
2 Carnes $8.50
WITH YOUR CHOICE OF MEAT
HECHOS CON LA CARNE DE SU GUSTO

ASADA / STEAK
ALPASTOR / SEASONED PORK
POLLO / CHICKEN
TRIPA / COW TRIPE
CHICHARRON / FRIED PORK SKIN
CHORIZO / MEXICAN SAUSAGE
LOMO / BEEF TENDERLOIN

LENGUA / COW TONGUE
BARBACOA / STEAMED BEEF
CECINA / DRIED COW MEAT
PICADILLO / GROUND BEEF
CARNITAS / FRIED PORK MEAT
CABEZA / COW HEAD

HAWAIANA .....$9.99 CUBANA $9.99

PLATILLOS
PLATTERS

ASADA / STEAK.....
ALPASTOR / SEASONED PORK.....
LENGUA / COW TONGUE.....
FAJITAS DE BISTEC.....
FAJITAS DE POLLO.....
FAJITAS DE CAMARON.....
FAJITAS DE CAMARON.. MAS 1 CARNE.....
FAJITAS DE CAMARON.. MAS 2 CARNES.....
CHILES RELLENOS..... 3 Orden .....
ENCHILADAS.....1 SOLA CARNE.....
FLAUTAS ..... Orden.....1 SOLA CARNE.....
ARRACHERA / SKIRT STEAK.....
LOMO / BEEF TENDERLOIN.....
CECINA .....
TACO DINNER... 3 TACOS ORDER.....

EXTRAS
SIDE ORDER

CHIPS CON SALSA.....
ARROZ O FRIJOLES ..... ORDEN.....
QUESO EXTRA.....
CREMA EXTRA.....
AGUACATE EXTRA.....
CHIPS EXTRA.....
GUACAMOLE.....

BEBIDAS
DRINKS

LICUADOS.....
JUGO DE NARANJA.....
SODAS ..... CAN..... DE LATA.....
REFRESCO REGULAR.....
REFRESCO DE 1/2 LITRO .....
AGUAS FRESCAS .....M $3.29 .....

Attachment: Restaurnate Business Plan - Menu (1160 E. Dundee Rd. - Increase Class D Liquor Lic)

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

BACKGROUND:
The Subject Property contains the existing Garsillo's Italian Bar & Grill restaurant. Yagneshkumar Patel is requesting a transfer of the existing Special Use to permit the continued operation of the restaurant. with a Class "D" liquor license. Therefore, the Petitioner is requesting approval of the following:

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

KEY ISSUES:
- A Special Use for the existing restaurant was originally approved in 1994. The original Special Use was most recently transferred in January 2020, per Ordinance #O-2-20.
- The Petitioner is not proposing any changes to the business operations or floor plan. The restaurant name will change from "Garsillo's Italian Bar & Grill" to "India Foodie Lounge". The proposed hours of operation would be consistent with the previous restaurant, with seating hours from 11:30 AM to 2:30 PM and 4:30 to 9:30 PM.
- Any future changes in the seating, floor plan, or operations will require an additional Village review. The Petitioner also operates another restaurant in Bartlett, IL.

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

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

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

ATTACHMENTS:
- Aerial Map
- SUT ORD 383 W. Northwest Hwy
- Application
- Email from Operator - Conforming to Exisitng Special Use
- Menu
- 0-151-94 - SU 383 W. Northwest Highway

GISConsortium

383 W. Northwest Highway

0 200 400 ft

Print Date: 5/1/2023

Notes

Cook County Aerial 2020

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

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

ORDINANCE NO._____

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

WHEREAS, Ordinance #O-151-94 granted a Special Use for a restaurant on the property commonly known as 383 W. Northwest Highway; and

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

WHEREAS, since the Village Council did meet on May 8, 2023 to review a request by India Foodie Lounge, Yagneshkumar Patel, that the Special Use be transferred to permit the continued operation of a restaurant with a Class "D" liquor license and without any substantial changes and it was the recommendation of the Village Council that the transfer of the Special Use to Yagneshkumar Patel be approved, without amendment.

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

SECTION 1: That the Special Use granted by Ordinance #O-151-94 is hereby transferred to India Foodie Lounge, Yagneshkumar Patel, to permit the continued operation of a restaurant with a Class "D" liquor license, subject to the following conditions:

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

DATED: This _____day of _____, 2023

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

APPROVED by me this _____day of _____, 2023

_____
Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk
this ____ day of _____, 2023

_____
Village Clerk

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

VILLAGE OF PALATINE

SPECIAL USE TRANSFER

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

CONTACT INFORMATION WORKSHEET

PETITIONER(S)	**Business Name (If applicable)**
Yagneshkumar patel	India foodie lounge
Address 383 W. Northwest Hwy	City/State/Zip Code Palatine Illinois 60067
Telephone 3312458853	Fax
Email Indiafoodielounge@gmail.com	
Subject Property Address 383 W. Northwest Hwy	
AUTHORIZED AGENT (if applicable)	**Business Name (if applicable)**
Address	City/State/Zip Code
Telephone	Fax
Email	

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

VILLAGE OF PALATINE

SPECIAL USE TRANSFER

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

Required Materials

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

Business Owner(s):

Yagneshkumar patel

Subject Property Address:

383 W. Northwest Hwy Palatine Illinois 60067

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

No change everything same as previous

Same seating hours is 11:30am to 2:30pm and 4:30pm to 9:30pm

Employees is 3 full time and 3 part time

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 (383 W. Northwest Highway - SU Transfer)

VILLAGE OF PALATINE

Signature Page

Petitioner's Signature

I affirm that the information contained on page 1 herein and in any accompanying documents is accurate to the best of my knowledge.

Yagneshkumar patel — Name

03/14/2023 — Date

Signature

Signature of Consent from Landlord, Property Owner(s), or Former Operator

I consent to the Special Use Transfer of the above mentioned property and that the information contained on page 1 herein and in any accompanying documents is accurate to the best of my knowledge.

Manny Rafidia — Name

March 23, 2023 — Date

Signature

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

Alex Bradshaw

From: Alex Bradshaw
Sent: Friday, April 21, 2023 2:02 PM
To: Alex Bradshaw
Subject: FW: 383 W. Northwest Hwy - Special Use Transfer

From: Yagnesh Patel <indiafoodielounge@gmail.com>
Sent: Friday, April 21, 2023 1:59 PM
To: Alex Bradshaw <ABradshaw@palatine.il.us>
Subject: Re: 383 W. Northwest Hwy - Special Use Transfer

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

All floor plan same as is we not doing any change there all equipment same we use we not need to put any new equipment there so again everything same as is nothing change any floor plan and kitchen plan. And I reviewed and agree that there will be no changes will be made to the existing floor plan, and that the proposed business will comply with all conditions established by the Original Special Use document O-151-94.

Thank you.

India Foodie Lounge

King Of Flavors

LUNCH & DINNER

VEG.APPETIZERS

1.VEG.SAMOSA(2PCS) 6.00
Vegetable Patties turnover stuffed with potatoes, peas and spices.
2.PANEER PAKORA 10.00
Cottage cheese fried with flour and traditional spices.
3.VEG.PLATTER 10.00
Platter of mixed paneer & vegetable pakora.
4.TANDOORI PANEER TIKKA 15.00
Home made cheese marinated in yogurt with ginger, garlic, turmeric powder and roasted in a clay oven.
5.PANIPURI 8.00
Crispy stuffing balls with flavor water.
6.MASALA PAPAD 5.00
Roasted papad topped with tomato, onion & cilantro.

NON-VEG APPETIZERS

7.FISH PAKORA 12.00
Fish fried with flour and traditional spices.
8.CHICKEN PAKORA 12.00
Marinated boneless chicken breast fritters deep fried.
9.HARA SPICY EGG 6.00
Two boiled eggs made in Indian spices & herbs.
10. EGG BASKET 9.00
Two boiled eggs filled with spices tomato onion & garnished with cheese.

NON-VEGETARIAN SIZZLERS

11.TANDOORI CHICKEN 18.00
Chicken marinated in yogurt with ginger, garlic, indian spices & roasted in clay oven.
12.CHICKEN TIKKA 18.00
Boneless pieces of chicken marinated in yogurt with ginger, garlic turmeric powder & roasted in a clay oven.
13.CILANTRO CHICKEN TIKKA 18.00
Chicken marinated in cilantro, mint, ginger, garlic chilli pepper & roasted in clay oven.
14.SEEKH KABAB 18.00
Ground chicken mixed with ginger, garlic, spices and roasted in clay oven.
5.TANDOORI FISH(POMFRET)22.00
omfret Marinated in Ginger,Garlic,Turmeric Herb, baked in ay Oven.
6.LAMB CHOPS 24.00
amb Chops marinated ginger, garlic chilli pepper & roasted in ay oven.

INDO-CHINESE APPETIZERS

17.MANCHURIAN 12.00
(Dry or gravy. Crispy vegetable cooked in hot, sweet, sour, and salty flavor sauce.)
18.CHILLY 13.00
(cooked in a fiery chili sauce, onion, bell pepper, and soy sauce.)
19.SCHEZWAN 13.00
(vegetables seasoned with hot and spicy sauce bursting with ginger, garlic, and chili.)
20.INDIA FOODIE SPECIAL 14.00
(cooked in chili sauce, onion, bellpepper,noodles,curry leaves and soy sauce.)

VEG. 1.00 / PANEER 1.00 / EGG 1.00 / CHICKEN 2.00 / SHRIMP 4.00 / MIX 5.00

SOUP

21.MANCHOW 6.00
22.HOT AND SOUR 6.00
23.SWEET CORN 6.00
24.TOMETO 6.00

EGG 1.00 CHICKEN 2.00

MAIN COURSE

PANEER TIKKA MASALA 16.00
Home made cheese cooked in a creamy sauce.
PANEER MAKHANI 16.00
Homemade cottage cheese cooked in a heavenly tomato & cream sauc
MALAI KOFTA 16.00
Melt-in-the mouth potatoes & cottage cheese balls in a delectable creamy sauce.
KHOYA KAJU 16.00
Fresh cashew cooked in a creamy gravy sauce.
CHEESE BUTTER MASALA 16.00
Indian cheese cooked in traditional sauces and space.
PALAK PANEER 16.00
Fresh home made cottage cheese cooked in spinach
PANEER BHURJI 16.00
Home made granted cheese cooked with onion gravy.
VEGETABLE KORMA 16.00
Combination of mixed vegetable cooked in creamy cashew nut gravy.
CHANA MASALA 16.00
Chick peas cooked in authentic spices in true Punjabi fashion.
DAL TADKA 13.00
Yellow Lentel.
DAL MAKHANI 13.00
Black Lentel.

CHICKEN KI BAHAR (CHICKEN DISHES)

BUTTER CHICKEN 18.00
Chicken Cooked in a heavenly tomato and cream sauce.
CHICKEN TIKKA MASALA 18.00
Chicken Tikka simmered in a rich tomato gravy with a subtle flavors o coriander.
CHICKEN CARRY 18.00
Chicken cooked in traditional sauces and spices.
CHICKEN KORMA 18.00
Chicken cooked in mild creamy cashew curry sauces.
CHICKEN SAAG 18.00
Chicken with freshly ground spinach.

LAMB/SHRIMP DISHES

LAMB / SHRIMP TIKKA MASALA 20.00
Lamb / Shrimp cooked with creamy tomato traditional sauce.
LAMB CURRY / SHRIMP CURRY 20.00
Lamb / Shrimp cooked with traditional sauces and spices.
LAMB / SHRIMP KORMA 20.00
Lamb / Shrimp cooked in a mild creamy cashew curry sauce.
LAMB SAAG 20.00

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

INDIAN BREADS

35.ROTI 2 PCS 3.00
Whole wheat bread.
36.PURI 2 PCS 3.00
Deep-fried whole-wheat bread.
37.BHATURA 3.00
Fluffy deep-fried leavened sourdough bread.
38.BUTTER NAAN 3.00
Traditional indian bread baked in clay oven with butter.
39.GARLIC NAAN 4.00
Traditional indian bread baked in clay oven & garnished with garlic and herbs.
40.CHEESE CHILLI NAAN 5.00
Bread stuffed with cheese, green chilli, cilantro and spice.
41.INDIA FOODIE SP 10.00
Bread stuffed with potato, onion, cheese, garlic, green chilli, cilantro and spice.

RICE SPECIALITIES

42.STEAMED RICE 5.00
Plain basmati rice.
43.PEAS PULAV 7.00
Plain basmati rice with cummin & peas.
44.BIRYANI 13.00
Piece gently fried with tomatoes, rice whole spices and fresh herbs.
VAGITABLE / SPINICH / PANEER 1.00
CHICKEN 2.00 / LAMB 4.00 / SHRIMP 4.00 / MIX 5.00.

INDO-CHINESE

45.HAKKA NOODLES 12.00
Chinese preparation where boiled noodles are stir fried with sauces and vegetables.
46.FRIED RICE 12.00
Cooked rice stir-fried in a wok.
47.SCHEZWAN FRIED RICE 12.00
schezwan sauce with rice.
48.GARLIC BURNT RICE 13.00
garlic burnt cook in wok with olive oil.

Manchurian 1.00 / Panneer 1.00 / Egg 1.00 Chicken 2.00 / Shrimp 4.00 / Mix 5.00

INDIA FOODIE SP SIZZLING PLATTER

49.CHOICE OF INDO-CHINESE APPETIZERS +10.99 FOR PLATTER.
50.CHOICE OF VEG OR NON-VEG SIZZLERS +10.99 FOR PLATTER.

PLATTER COME WITH GRILLED VEGETABLE, FRIES,SAUCES AND (PASTA OR NOODLES OR RICE) SERVE IN HOT SIZZLING PLATE.
EXTRA GRILL SAUCE 3.00

JAIN SPECIALITIES

KHOYA KAJU 16.00
PANNER TIKKA MASALA 16.00
PANEER BHURJI 16.00
PANEER MAKHANI 16.00
MUTTER PANEER 16.00

PAVBHAJI

51. Butter Pavbhaji 11.00
52. Cheese Pavbhaji 13.00
53. India Foodie SP Pavbhaji 15.00 Serve in sizzling Plat.

SIDE

ONION -CHILLY -LEMON 2.00
RAITA 2.50
SAMBHAR 3.00
EX PAV 2.00

DOSA

54. Plain Dosa 8.00
Thin breads rice crepe. serve with sambar & cocon t.

Potato Masala 2.00 / Pavbhaji 3.00 / Egg 4.00 Chicken 5.00 . Extra Cheese +2.00

DESSERT

55. Gulab Jamun 5.00
56. Ras Malai 6.00
57. Mango Kulfi 6.00
58. Paan Kulfi 7.00
59. Brownie with Icecream 10.00
60. India Foodie SP 15.00

CHOICE OF ICE CREAM VANILLA / CHOCOLATE OR STRAWBERRY .

NON ALCOHOLIC BEVERAGES

1. **MANGO LASSI 5.00**
2. **SWEET LASSI 5.00**
3. **SALTED LASSI 5.00**
4. **STRAWBERRY LASSI 5.00**
5. **CHOCO LASSI 5.00**
6. **LEMONADE 4.00**
7. **ICE TEA 4.00**
8. **COKE 4.00**
9. **PEPSI 4.00**
10. **WATER 2.00**
11. **THUMSUP 4.00**
12. **CLUB SODA 4.00**
13. **PERRIER 4.00**

BEER ON TAP // 7 pints

India Foodie Lounge

www.indiafoodielounge.com

(630)-855-5531 / (630)-855-5531
124 Bartlett Plaza, Bartlett, IL 601

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

ORDINANCE NO. 0-151-94

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

WHEREAS, pursuant to a petition and public hearings, held on September 20, 1994 of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Municipal Code of the Village of Palatine, in such case made and provided, has held such public hearing regarding granting a Special Use to permit the operation of a restaurant on the following legally described property:

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

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

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

Attachment: 0-151-94 - SU 383 W. Northwest Highway (383 W. Northwest Highway - SU Transfer)

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

commonly known as 383 W. Northwest Hwy.

(hereinafter sometimes called the "subject property").

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

SECTION 1: A Special Use for a restaurant is hereby granted for the subject property, subject to the following conditions:

1. The Special Use to permit the operation of the Pancho's Villa restaurant is granted solely to Jose Chavez and El Torero, Inc., and may be transferred only after review by the Zoning Board of Appeals and consent of the Village Board. In the event of the sale or lease of this property, the existing and the prospective proprietors shall appear before a public meeting of the Zoning Board of Appeals. The Zoning Board of Appeals shall review the request and in its sole discretion, shall either:

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

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

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

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

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

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

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

Attachment: 0-151-94 - SU 383 W. Northwest Highway (383 W. Northwest Highway - SU Transfer)

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

PASSED: This 10 day of October, 1994

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

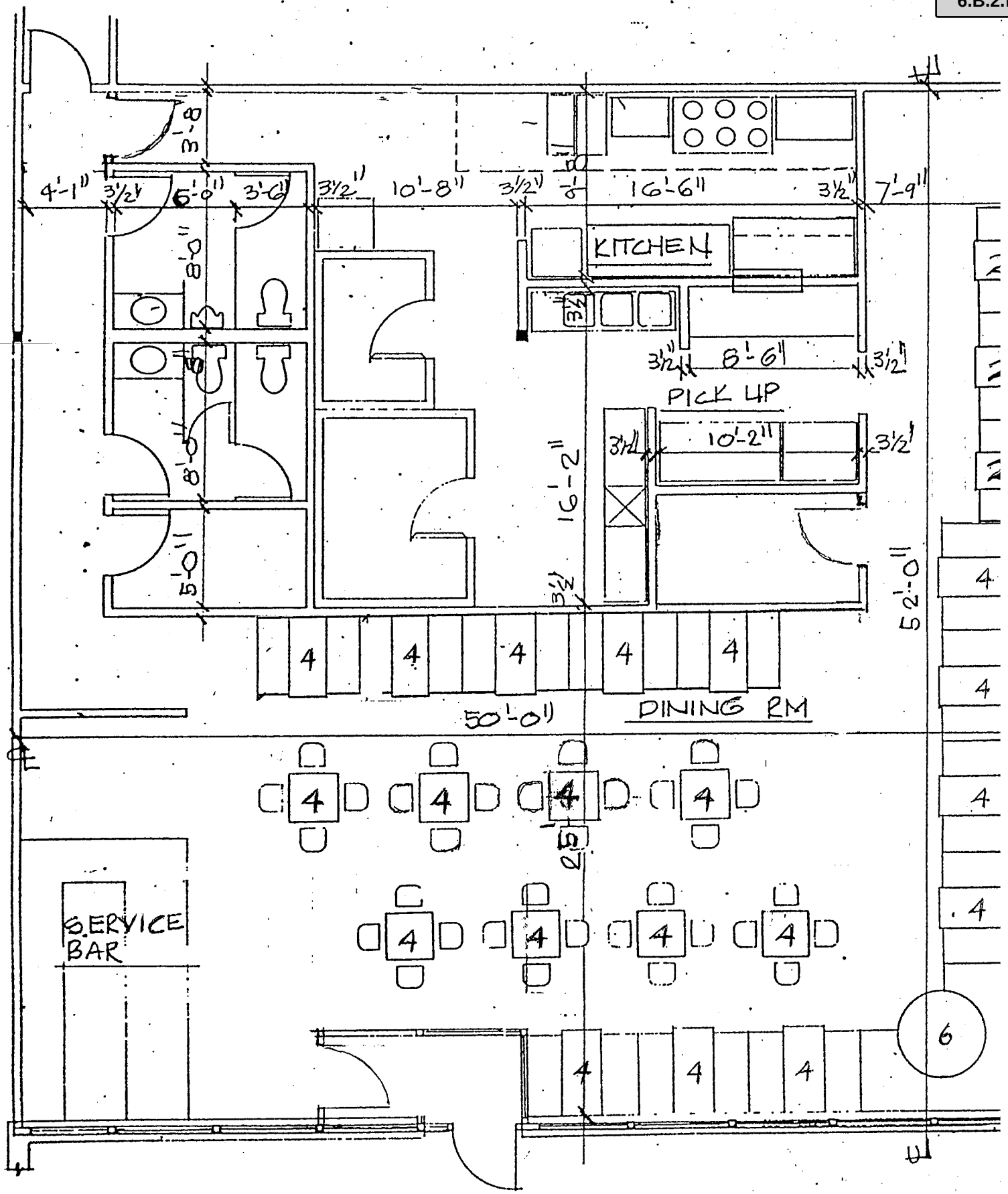
APPROVED by me this 10 **day of** October, 1994

President of the Village of Palatine

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

Village Clerk

Attachment: 0-151-94 - SU 383 W. Northwest Highway (383 W. Northwest Highway - SU Transfer)



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

SEATING: 92 patrons

PARKING: 157 spaces in center

EXHIBIT "A"

Attachment: 0-151-94 - SU 383 W. Northwest Highway (383 W. Northwest Highway - SU Transfer)

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

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

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

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

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

Unanimously carried.

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

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

Unanimously carried.

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

The following petitioner's exhibits were introduced:

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

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

Attachment: 0-151-94 - SU 383 W. Northwest Highway (383 W. Northwest Highway - SU Transfer)

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

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

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

The following persons were sworn in to address the petition:

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

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

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

1. The Special Use to permit the operation of the Pancho's Villa restaurant is granted solely to Jose Chavez and El Torero, Inc., and may be transferred only after review by the Zoning Board of Appeals and consent of the Village Board. In the event of the sale or lease of this property, the existing and the prospective proprietors shall appear before a public meeting of the Zoning Board of Appeals, which shall review the request and in its sole discretion, shall either:

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

   or

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

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

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

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

Attachment: 0-151-94 - SU 383 W. Northwest Highway (383 W. Northwest Highway - SU Transfer)

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

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

The petitioner said he accepted the staff conditions.

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

RECOMMENDATION

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

Unanimously carried.

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

Natalie Meyer McKenzie
secretary

Attachment: 0-151-94 - SU 383 W. Northwest Highway (383 W. Northwest Highway - SU Transfer)

DEPT. OF COMMUNITY DEVELOPMENT
VILLAGE OF PALATINE

FOR OFFICE USE ONLY

Zoning Docket # _____

Property recorded in Torrens _____

Filing Fee $ _____ Date Filed _____

PETITION FOR HEARING

SPECIAL USE

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): EL TORERO, INC.

   Address: 533 E. DUNDEE ROAD, PALATINE, IL 60067
   (City, State, Zip)

   Telephone No. 358-2360 Business Telephone No. 358-2360 OR 397-7200

2. Authorized Agent of Petitioner (if different):

   Name: JOSE G. CHAVEZ

   Address: 3409 BETTY, ARLINGTON HEIGHTS, IL. 60005
   (City, State, Zip)

   Telephone No. 215-4686 Relationship to Petitioner: PRESIDENT/SOLE OWNER

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

4. Address of the property for which this application is being filed: 383 W. NORTHWEST HIGHWAY Palatine, Illinois

5. All existing land use(s) on the property are:
   A RETAIL STRIP MALL WITH MIXED RETAIL STORES, COMM. BUILDINGS AND ATTACHED PARKING.

6. The proposed use(s) on the property, if this petition is approved is (are):
   PETITIONER INTENDS TO OPEN RESTAURANT IN PREMISES WHERE RESTAURANT RECENTLY CLOSED. PETITIONER WILL TAKE OVER ALL EQUIPMENT AND FIXTURES ON SITE AND WILL NOT MAKE ANY FLOOR PLAN CHANGES

7. Current zoning of property: B-2 GENERAL BUSINESS ZONING

8. State the specific action requested. City ordinance numbers and distances where applicable.
   GRANT SPECIAL USE
   UNDER PALATINE MUNICIPAL CODE ARTICLE XIV
   14.05-(SPECIAL USE)
   SECTION A (2) (a)

PETITIONER'S EXHIBIT

1

Attachment: 0-151-94 - SU 383 W. Northwest Highway (383 W. Northwest Highway - SU Transfer)

PETITIONER JUSTIFICATION:

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

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

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

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

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

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

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

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

Date: 8-17-94

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

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

Notary Public

(FORMS\SPECUSE\PET)

Attachment: 0-151-94 - SU 383 W. Northwest Highway (383 W. Northwest Highway - SU Transfer)

VILLAGE OF PALATINE

REAL ESTATE INTEREST DISCLOSURE FORM

Check applicable proceeding:

- ✓ Annexation
- ✓ Special Use
- ___ Condemnation
- ___ Rezoning
- ___ Variation
- Other ___

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

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

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

4. Common street address of real estate or general description:
   383 WEST NORTHWEST HIGHWAY, PALATINE 60

5. Legal description of real estate:
   SEE ATTACHED

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

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

Name	Address	Legal Nature and Extent of Interest
EL TORERO, INC	533 E. DUNDEE, PALATINE	100% OWNE CORPORATI

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

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

Signature of Disclosing Party

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

Notary Public

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

PETITIONER'S EXHIBIT

2

Attachment: 0-151-94 - SU 383 W. Northwest Highway (383 W. Northwest Highway - SU Transfer)

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

AFFIDAVIT

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

1. HE has filed with the Village of Palatine, concurrently herewith, a petition for SPECIAL USE (Rezoning, Variation, Zoning Change, Special Use, Planned Development, etc.) with respect to the property located at 383 WEST NORTHWEST HIGHWA.

2. Affiant is the PRESIDENT (Title) of EL TORERO, INC (Name of Firm or Corporation).

3. Affiant has received and examined a true copy of Sec. 2-442 of the Village of Palatine Code of Ordinances entitled: "Disclosure statements and conflict of interest disclaimers."

4. Affiant understands said Section of the Code of Ordinances and states that he (or his corporation) has not retained, nor will be represented by, any person in violation of said Section.

Signature of Affiant

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

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

Notary Public

PETITIONER'S EXHIBIT

3

Attachment: 0-151-94 - SU 383 W. Northwest Highway (383 W. Northwest Highway - SU Transfer)

Public Notice

A public hearing will be held before the Palatine Plan Commission on Tuesday, September 20, 1994, at 8:00 PM, in the Village Board Room in the Palatine Community Center, 200 E. Wood Street, relative to a request for a Special Use to permit the operation of a "Pepe's Grill" restaurant, pursuant to Section 11.03 D (25) of the Palatine Zoning Ordinance.

The property is legally described as follows:

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

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

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

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

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

Zoning Docket: P-94-51

Village of Palatine
DENNIS DWYER,
Chairman
Palatine Plan Commission

DATED: This 3rd day of September, 1994.

Published in Palatine-Inverness Herald Sept. 3, 1994. C

CERTIFICATE OF PUBLICATION

PADDOCK PUBLICATIONS, INC.

Daily Herald

A Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been published daily in the Village of Palatine/Inverness, County(ies) of Cook and State of Illinois, continuously for more than one year prior to, on and since the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village, County(ies) and State.

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

That a notice of which the annexed printed slip is a true copy, was published September 3, 1994 in said **DAILY HERALD**.

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

PADDOCK PUBLICATIONS, INC,
DAILY HERALD NEWSPAPERS

BY Margie Flanders Treasurer.

Attachment: 0-151-94 - SU 383 W. Northwest Highway (383 W. Northwest Highway - SU Transfer)

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

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

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

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

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

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

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

ALTERNATIVES:

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

2. Do not recommend approval of the Ordinance.

RECOMMENDATION: After due public notice, the Plan Commission held the required public hearing on September 20, 1994. There were no objectors present. The PC voted unanimously to recommend approval of the Special Use subject to the conditions in the attached Ordinance. Staff concurs with this recommendation.

BUDGET IMPACT: N\A

ACTION REQUIRED: Motion to recommend approval of an Ordinance granting a Special Use for the Pancho's Villa Restaurant at 383 W. Northwest Highway.

Attachment: 0-151-94 - SU 383 W. Northwest Highway (383 W. Northwest Highway - SU Transfer)

VILLAGE OF PALATINE

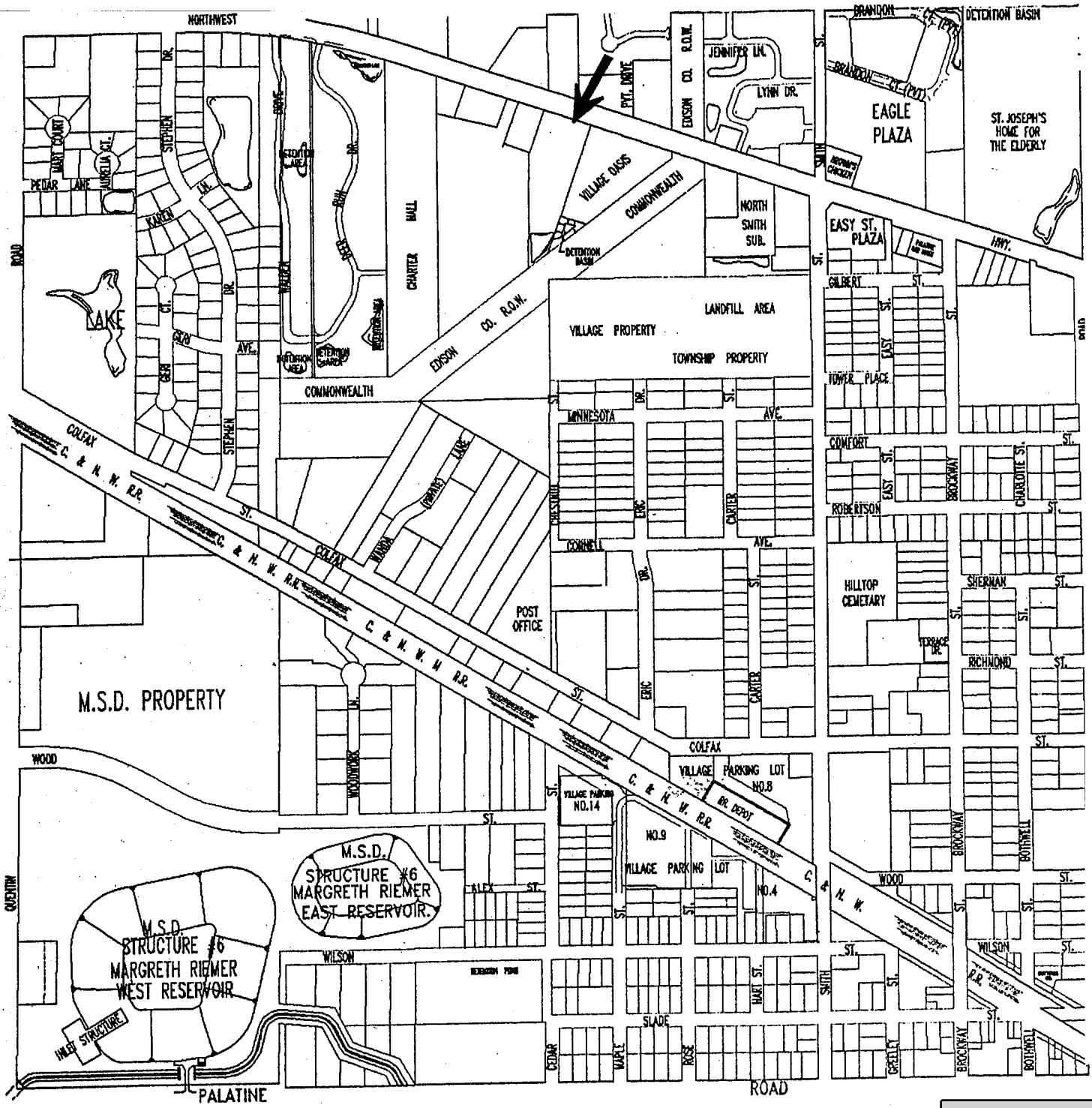
SECTION---15

NORTH

9	10	11
16	15	14
21	22	23

AREA MAP

383 W. NORTHWEST HIGHWAY
(CenturyPlaza)



REVISED 12-10-93 LWU

Attachment: 0-151-94 - SU 383 W. Northwest Highway (383 W. Northwest Highway - SU Transfer)

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

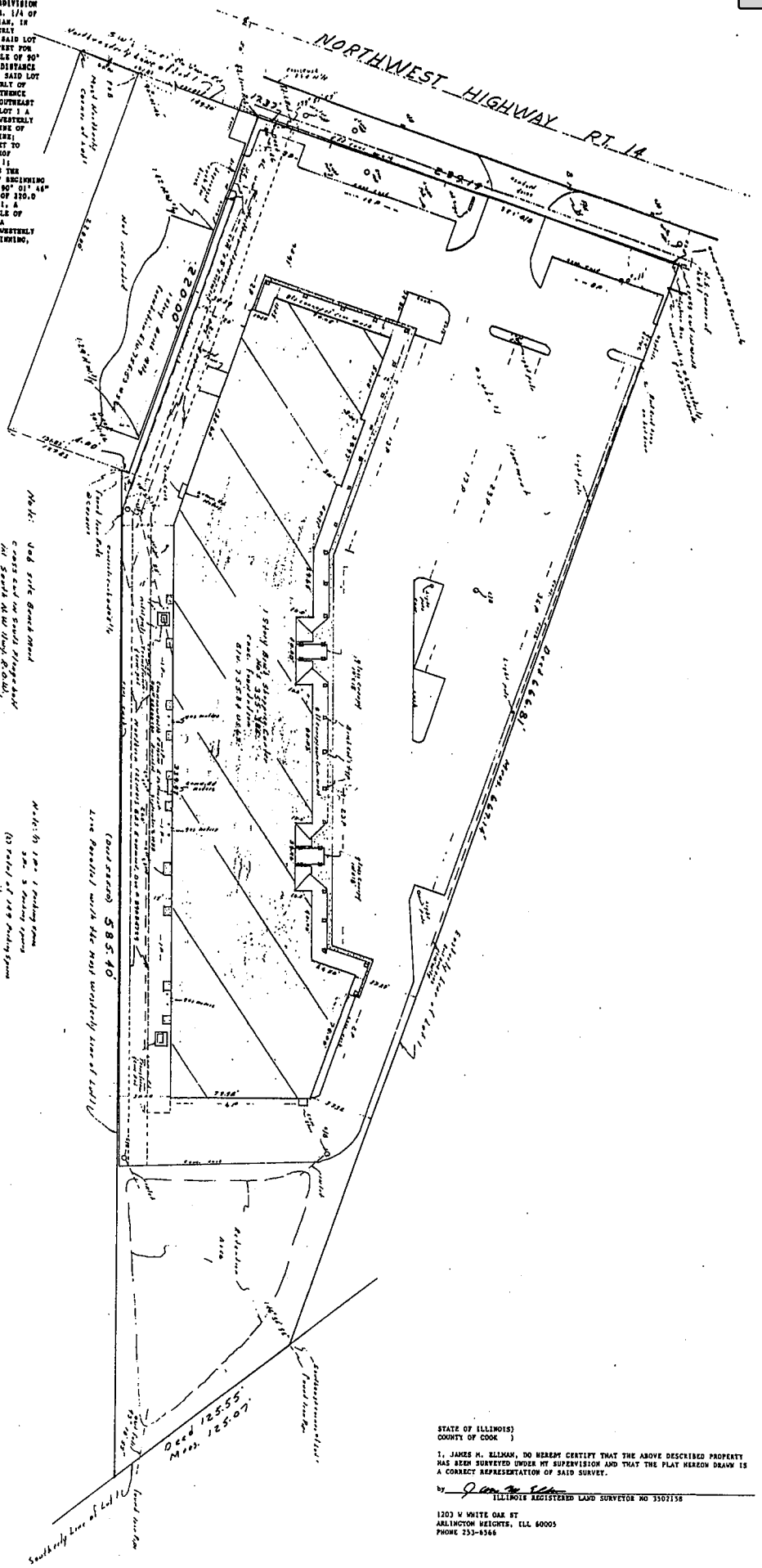
STATE OF ILLINOIS)
COUNTY OF COOK)SS

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

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

DATED DECEMBER 10, 1989

ILLINOIS REGISTERED LAND SURVEYOR No. 2156



STATE OF ILLINOIS)
COUNTY OF COOK)

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

by _____
ILLINOIS REGISTERED LAND SURVEYOR NO 3307158

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

ORDERED BY SPACE HOME IMPROVEMENTS

ORDER NO 880814

DATE AUGUST 3, 1989

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

Attachment: 0-151-94 - SU 383 W. Northwest Highway (383 W. Northwest Highway - SU Transfer)

Extras

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

Cocktails

MARGARITAS
Original recipe
or
strawberry

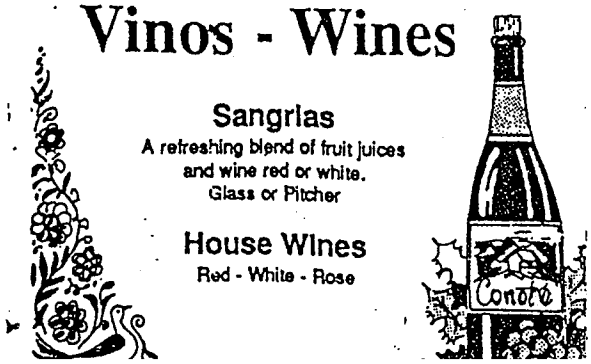
Try Our Delicious
PIÑA COLADAS
Made with CAPTAIN
MORGAN Spiced Rum

Cervezas - Beers

Corona light
Corona
Dos XX

Miller lite
Genuine Draft

Vinos - Wines



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

House Wines
Red - White - Rose

PANCHO VILLA

CATERING SERVING
YOUR SOCIAL AND
CORPORATE OCASSION
WITH STYLE

FOR DISTINCTIVE
PARTY SERVICE

PREPARED WITH
100%
CHOLESTEROL - FREE
VEGETABLE OIL

Attachment: 0-151-94 - SU 383 W. Northwest Highway (383 W. Northwest Highway - SU Transfer)

Appetizers - Munchies
Botanas - Tapas - Antojitos

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

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

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

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

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

Ensaladas - Salads

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

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

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

Old Mexico Favorites
Favoritos mexicanos

Served with Mexican rice and refried beans

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

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

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

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

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

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

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

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

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

Chimichangas $7.00

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

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

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

"CHEF SUGGESTIONS"*

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

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

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

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

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

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

Carne Tampiquena 9.50
Same as above and a cheese enchilada.

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

Desserts - Postres

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

Sopapillas 1.50
Fried flour patties to with Honey.

Flan 1.90
Rum egg custrad.

Ice Cream or Sherbert $1.25

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

Attachment: 0-151-94 - SU 383 W. Northwest Highway (383 W. Northwest Highway - SU Transfer)

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

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

BACKGROUND:

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

ANALYSIS:

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

Attachment: 0-151-94 - SU 383 W. Northwest Highway (383 W. Northwest Highway - SU Transfer)

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

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

Standards for a Special Use.

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

STAFF RECOMMENDATION: Staff recommends approval of a Special Use to permit the operation of a Pancho's Villa restaurant at 383 W. Northwest Highway. The petitioner seems to have adequately addressed the required standards. However, this recommendation is based on the following conditions:

1. The Special Use to permit the operation of the Pancho's Villa restaurant is granted solely to Jose Chavez and El Torero, Inc., and may be transferred only after review by the Zoning Board of Appeals and consent of the Village Board. In the event of the sale or lease of this property, the existing and the prospective proprietors shall appear before a public meeting of the Zoning Board of Appeals. The Zoning Board of Appeals shall review the request and in its sole discretion, shall either:

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

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

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

Attachment: 0-151-94 - SU 383 W. Northwest Highway (383 W. Northwest Highway - SU Transfer)

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

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

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

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

ATTACHMENTS:

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

Reviewed By:_____
Richard F. Kozdras
Director Community Development

Attachment: 0-151-94 - SU 383 W. Northwest Highway (383 W. Northwest Highway - SU Transfer)

Consider an Ordinance Increasing the Number of Class G (Restaurant - Beer & Wine) Liquor Licenses by One for TPB Palatine, LLC D/B/A as Tievoli Pizza Bar at 44 W. Palatine Road

BACKGROUND:
On March 14, 2022 the Village Council approved Special Use Ordinance #O-24-22 for Tievoli Pizza Bar, located at 44 W. Palatine Road. Owner, Adrianna Labbate, wishes to apply for a Class G (Restaurant - Beer & Wine) Liquor License. All application requirements for a Class G license have been submitted. Hours of operation are Monday-Thursday: 3 PM - 9 PM, Friday-Saturday: 3 PM - 10 PM and Sunday 12 PM - 8 PM.

KEY ISSUES:
- Increase Class G (Restaurant - Beer & Wine) Liquor License by one.

ALTERNATIVES:
1. Approve the Ordinance increasing the number of Class G Liquor Licenses by one.
2. Do not approve the Ordinance increasing the number of Class G Liquor Licenses by one.

RECOMMENDATION:
Action is at the discretion of the Committee.

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

ATTACHMENTS:
- ORD Increase Class G Liq Lic Tievoli
- Business & Floor Plans, Menu

ORDINANCE NO._____

AN ORDINANCE INCREASING THE NUMBER OF CLASS G (BEER & WINE) LIQUOR LICENSES PURSUANT TO CHAPTER 3, SECTION 3-37 OF THE VILLAGE OF PALATINE CODE OF ORDINANCES FOR TIEVOLI PIZZA BAR LOCATED AT 44 W. PALATINE ROAD

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

SECTION 1: That the Code of Ordinances of the Village of Palatine, Illinois, as amended, be and the same is hereby further amended by increasing the number of Class "G" Liquor Licenses listed in Section 3-35 Chapter 3 by one for a total of 8 for Tievoli Pizza Bar at 44 W. Palatine Road.

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

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

PASSED this _____ day of _____, 2023

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

APPROVED by me this _____ day of _____, 2023

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____ day of _____, 2023

_____
Village Clerk

Attachment: ORD Increase Class G Liq Lic Tievoli (44 W.Palatine Rd. Increase Class G Liq Lic Tievoli Pizza)

To the Village of Palatine,

Hello my name is Adrianna Labbate sole owner of TPB Palatine LLC.Doing business as Tievoli Pizza Bar. I am writing this to request a class G Liquor License to be able to serve my patrons beer and wine to elevate their dine-in experience.

Thank you so much for your time.

Adrianna Labbate

Attachment: Business & Floor Plans, Menu (44 W.Palatine Rd. Increase Class G Liq Lic Tievoli Pizza)

Business Description

Structure

Tievoli Pizza Bar will be owned and managed by Adrianna Labbate.

Concept

Tievoli is a fast casual pizza concept and will operate with one goal in mind making the best pizza with the best ingredients at an affordable price.

Mission Statement

I Love It!

Short & Long-Term Goals

Tievoli committed to running a profitable restaurant while providing high quality products.

In our first year of business our goal is to build a loyal customer base through local marketing, local schools & third party applications such as Ubereats, Grubhub, Foodsby & Ezcater. Our first year projection for Tievoli Pizza Bar location is gross sales $700,000 with a 10-20% increase year to year.

Long term, we see our successful business expanding into 3 locations around Chicagoland suburbs.

Attachment: Business & Floor Plans, Menu (44 W.Palatine Rd. Increase Class G Liq Lic Tievoli Pizza)

Location

Downtown Palatine. Tievoli Pizza Bar 44 W Palatine Rd, Palatine IL.

I have secured our location 44 W Palatine Rd, Palatine, IL 60067. This is a vanilla box that we will transform into our new concept.

Based on the demographics of Palatine area this is the kind of niche area Tievoli Pizza Bar will do well in.

Visuals

Our Palatine location will be fully remodeled to represent the Tievoli Pizza Bar concept and outfitted with the top of the line pizza equipment "Pizza Master Pizza Oven"

For our shop interior, we have an in house architect to help us relayout this new project.

For packaging and takeout containers we will be using the branded bags and boxes from our local distributor Greco & Sons.

Summary

Our mission is to create a family friendly atmosphere and to be a staple restaurant in the Palatine area for years to come.

Our warm atmosphere, delicious food, and fast service will make Tievoli a go-to choice for pizza lovers in our area.

Attachment: Business & Floor Plans, Menu (44 W.Palatine Rd. Increase Class G Liq Lic Tievoli Pizza)

Business Operations

The Team

Adrianna *Labbate– Owner/Restaurant Manager*

Adrianna Labbate will manage the day to day operations of Tievoli until she will train and appoint a manger to do so.

Currently our team consists only of the two of us, but we will hire five-ten staff members: 3-5 front of house to take orders and payment, and 3-5 back of house to work in the kitchen.

Supplier Relationships

- **Produce/Food:** Greco & Son
- **Meats:** Boars Head
- **Beverages:** Pepsi
- **Paper Products:** Shultz
- **Beer:** Windy City & Euclid
- **Wine:** Southern Wine & Glazers

Technology

Tievoli Pizza Bar will use Revention point of sale to take orders and payments, and run daily reports.

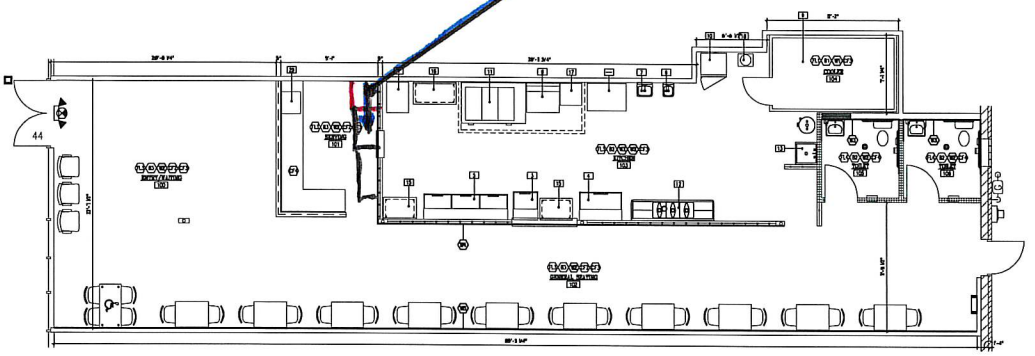
Tievoli will also be registered with GrubHub, DoorDash and UberEats, both food delivery apps that are popular in our area.

Insurance

To be confident that we are fully insured for liability, business, and property.

Attachment: Business & Floor Plans, Menu (44 W.Palatine Rd. Increase Class G Liq Lic Tievoli Pizza)

Cooler for Beer & Wine



PROPOSED EQUIPMENT AND FINISH PLAN
SCALE: 1/4" = 1'-0"

INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH THE FOLLOWING ROOMS AND ENCLOSED SPACES AND CORRIDORS CLASS B MATERIAL TEST PROCEDURES CLASS B MATERIALS SUBJECT TO MATERIAL CUT SHEET REVIEW. NO TABLE SKILL

INTERIOR FLOOR FINISHES SHALL COMPLY WITH THE CCC 17-1 PILL TEST (CFSC 16 CFR, PART 1630) SUBJECT TO MATERIAL CUT SHEET REVIEW. SEE SCH. L.1.

COORDINATE WITH TENANT FOR ALL KITCHEN EQUIPMENT MODEL NUMBER AND MANUFACTURER SPECIFICATIONS. MANUFACTURER AND MODEL NO BELOW PROVIDED FOR REFERENCE ONLY.

KITCHEN EQUIPMENT SCHEDULE

ITEM #	QTY.	EQUIPMENT DESCRIPTION	MANUFACTURER	MODEL NO.	APPROXIMATE DIMENSIONS	POWER NEEDS							WATER	EQUIPMENT REMARKS
						VOLTAGE	PHASE	AMPS	CYCLE	HP	KW	CONNECTION TYPE	MOTOR	
[1]	1	AWARDED HEATED HOLDING + PROOFING CABINET	AWARDED	17THPH1836	33"W x 33.25"D x 66.5"H	-	-	-	-	-	-	-	-	-
[2]	1	AWARDED ELECTRIC STEAM TABLE	AWARDED	1770TS2E	43"W x 31"D x 34"H	-	-	-	-	-	-	-	-	-
[3]	1	PREP TABLE	AWARDED	11SPT72STC	72.5"W x 31"D x 43-3/4"H	-	-	-	-	-	-	-	-	-
[4]	1	PREP TABLE	AWARDED	11SPT48STC	48-3/4" x 31"D x 43-3/8"H	-	-	-	-	-	-	-	-	-
[5]	1	PIZZA PREP TABLE	AWARDED	11PSSPT72	84"W x 31-1/2"D x 42"H	-	-	-	-	-	-	-	-	-
[6]	1	HANDSINK WITH GOOSENECK FAUCET AND SIDE SPLASHES	-	600-0170P	12" x 16"	-	-	-	-	-	-	-	-	-
[7]	1	HANDSINK WITH GOOSENECK FAUCET AND SIDE SPLASHES	-	600-0170P	12" x 16"	-	-	-	-	-	-	-	-	-
[8]	1	36" SS SERIES WALL RANGE 6 OPEN BURNERS	-	SU36-6BR	36"W x 32"D x 58"H	-	-	-	-	-	-	-	-	-
[9]	1	SOLD LOCKER WALK-INS	-	3Count TO PROVIDE	11'-0"W x 7'-0"D x ----"H	-	-	-	-	-	-	-	-	-
[10]	1	SOLID DOOR REACH IN REF+FREEZER	-	1T0410PHC	29"W x 29-1/2"D x 82-1/2"H	-	-	-	-	-	-	-	-	-
[11]	1	PIZZA OVEN	MIDMARKER	3Count TO PROVIDE	71.5"W x 44.5"D x 75.2"H	-	-	-	-	-	-	-	-	-
[12]	1	THREE COMPARTMENT SINK WITH 2 DRAINBOARDS	-	600S3717T2D	81" x 33-1/2"D x 44-3/4"H	-	-	-	-	-	-	-	-	-
[13]	1	STANDARD MOP SINK	FLORESTONE	MSS-2424	24" x 24" x 10"H	-	-	-	-	-	-	-	-	-
[14]	1	NOBLE I-C DISHWASHER	-	3Count TO PROVIDE	25.25"D x 22.5"W x 17.75"H	-	-	-	-	-	-	-	-	-
[15]	2	TABLE 36"	-	3Count TO PROVIDE	-	-	-	-	-	-	-	-	-	-
[16]	1	TABLE 48"	-	3Count TO PROVIDE	-	-	-	-	-	-	-	-	-	-
[17]	1	MOP FINTE	-	3Count TO PROVIDE	-	-	-	-	-	-	-	-	-	-
[18]	-	-	-	-	-	-	-	-	-	-	-	-	-	-
[19]	-	-	-	-	-	-	-	-	-	-	-	-	-	-
[20]	1	CASH REGISTER	-	3Count TO PROVIDE	-	-	-	-	-	-	-	-	-	-
[21]	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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[49]	-	-	-	-	-	-	-	-	-	-	-	-	-	-
[50]	-	-	-	-	-	-	-	-	-	-	-	-	-	-

COORDINATE WITH TENANT FOR ALL FUTURE SELECTIONS AND LOCATIONS. PRELIMINARY FINISH SELECTIONS PROVIDED FOR INITIAL BUILDING AND SCOPE OF WORK INDICATION ONLY.

ROOM FINISH TABLE

NOTE: ALL ROOMS ARE TO BE CLEANED, PAINT TOUCHED UP AND PRESENTABLE

FINISH	ROOM NUMBER	MAIN	100 DINING	101 MEN	102 WOMEN	103 JAN.	104 TOILET	105 TOILET	106 TOILET	MATERIAL (TENANT SELECTED, LANDLORD APPROVED) MODEL, COLOR, MANUFACTURER
FLOOR	EXISTING, PATCH WHERE REQ'D	(F1)					O			n/a
	EXISTING CONCRETE	(F2)								n/a
	NEW EPOXY FLOORING	(F3)	O	O	O	O				TENANT SELECTED EPOXY FLOORING
	NEW VNT	(F4)						O	O	TENANT SELECTED VCT/VT
BASE	EXISTING, PATCH WHERE REQ'D	(B)					O			n/a
	NEW 4" VINYL WALL BASE	(B1)				O		O	O	TENANT SELECTED VINYL WALL BASE
	NEW WOOD WALL BASE	(B2)	O	O	O					TENANT SELECTED WOOD WALL BASE
WALL	EXISTING, PATCH AND PAINT WHERE REQ'D	(W)	O	O	O	O	O	O	O	n/a
	NEW PAINTED GYP. COLOR 1	(W1)	O	O	O	O		O	O	TENANT SELECTED COLOR
	NEW FRP TO SEMI-GLOSS HEIGHT	(W2)				O		O	O	TENANT SELECTED SMOOTH FRP
	NEW SHIPLAP TO UNDERSIDE OF CEILING	(W3)			O					TENANT SELECTED SHIPLAP
	NEW THIN BRICK APPLIED TO WALL	(W4)			O					TENANT SELECTED FACE THIN BRICK
CEILING	EXISTING	(C1)								n/a
	EXPOSED CONSTRUCTION (ALTERNATE)	(C2)	O	O	O					EXPOSED PAINTED DECK
	KITCHEN ZONE SLDS	(C3)	O	O	O	O	O			ALL CEILING TILES TO BE KITCHEN ZONE APPROVED
	SUSPENDED GYP CEILING	(C4)						O	O	PAINTED GYP CEILING
MILLWORK	BOWING COUNTER (TENANT PROVIDED)	(M)		O						TENANT SELECTED

CERTIFICATION

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THESE PLANS AND SPECIFICATIONS AND, TO THE BEST OF MY KNOWLEDGE AND BELIEF, HAVE DESIGNED THE CONSTRUCTION, SYSTEMS AND MATERIALS DESCRIBED THEREIN IN COMPLIANCE WITH ALL APPLICABLE CODES INCLUDING THE ILLINOIS ACCESSIBILITY CODE AND THE ILLINOIS ENERGY CONSERVATION CODE AS AMENDED BY PUBLIC ACT 101-0561 AND THE ILLINOIS ENVIRONMENTAL BARRIERS ACT P.A. 096-0704, EFFECTIVE JULY 1, 2010.

BASE TEN ARCHITECTS, INC.
ILLINOIS LICENSE ENTITY REG. 184-003254

BY DATE
EXPIRES 11/30/2022

ROOM FINISH/EQUIPMENT PLAN, NOTES

INTERIOR ALTERATIONS

TIEVOLI
44 WEST PALATINE ROAD
PALATINE, IL

BASE TEN ARCHITECTS, INC.
100 Century Club Dr.
Lincolnshire, IL 60069
T 708.515.6000
info@base-ten.com
base-ten.com

Attachment: Business & Floor Plans, Menu (44 W.Palatine Rd. Increase Class G Liq Lic Tievoli Pizza)

STARTERS

GARLIC KNOTS (4) $7
Our Homemade Dough Covered in Garlic Butter and Topped with Parmesan & Parsley Served with a side Marinara

MOZZARELLA BITES (6) $10
Homemade Breaded Mozzarella Served with Marinara

B & B $15
Oven Roasted Cherry Tomatoes, with Burrata Topped with Olive Oil, Balsamic Glaze and Basil Served with Toasted Bread

WINGS (6) $12
Served with Ranch. Traditional Style Covered in Your Choice of Sauce, Buffalo - BBQ - Honey BBQ - Lemon Pepper
12 piece $18 • 24 piece $34

BUFFALO CHICKEN DIP $10
Shredded Chicken Mixed with Cream Cheese, Cheddar Cheese and Buffalo Sauce served with Pita Wedges

TRUFFLE FIRES $10
Fries Tossed with Truffle Oil, Parmesan Cheese, Herbs and Sea Salt

SALADS

ALL SERVED WITH FRESH BREAD | ADD CHICKEN $2

CAESAR $9
Chopped Romaine, Parmesan Cheese, Homemade Croutons and Caesar Dressing

CHOP CHICKEN $12
Chopped Romaine, Chic Peas, Pasta, Red Onions, Applewood Bacon, Tomatoes and Honey Mustard Dressing

PECAN PEAR $12
Spring Mix, Walnuts, Dried Cherries, Red Onions, Sliced Pears, Gorgonzola Cheese, Applewood Bacon and Balsamic Vinaigrette

SPINACH $10
Spinach, Red Onions, Candied Pecans, Dried Cranberries, Goat Cheese and Raspberry Vinaigrette

BEET IT $10
Fresh Arugula, Beets, Red Onions, Toasted Walnuts, Goat Cheese and Citrus Vinaigrette

HANDHELDS

ADD FRIES $2 | TRUFFLE FRIES $4

ITALIAN HERO $10
Hot Soppressata, Mortadella, Salami, Provolone Cheese, Cherry Pepper Spread, Lettuce, Red Onions, Roma Tomatoes and Balsamic Dressing Served on Rustic Sourdough Bread

SPICY MEATBALL $9
Homemade Meatballs Covered in Marinara, Fresh Mozzarella, Fresh Basil and Gardiniera Served on Rustic Sourdough Bread

PARM PARTY $12
Breaded Chicken Breast Covered in Vodka Sauce, Basil, Mozzarella and Parmesan Cheese Served on Rustic Sourdough Bread

CHICKEN PESTO $9
Chicken Breast, Sun-Dried Tomatoes, Red Onions, Mozzarella Cheese and Pesto Mayo on Italian Flat Bread

CHICKEN CAPRESE $9
Chicken Breast, Roma Tomatoes, Fresh Mozzarella, Fresh Basil and Balsamic Vinaigrette Served on Italian Flat Bread

PRICES SUBJECT TO CHANGE WITHOUT NOTICE

PIZZA

MAKE IT A SICILIAN +10 (16" ONLY)

THE CLASSIC CHEESE
Tomato Sauce and Mozzarella Cheese
Small $12.00 • Large $22.00
Additional Topping
Small $1.25 • Large $1.75

GENOVESE
Pesto Sauce, Roasted Chicken, Sun-dried Tomatoes, Artichoke Hearts and Goat Cheese Crumble
Small $15.00 • Large $25.00

SAUSAGE & PEPPERS
Tomato Sauce, Italian Sausage, Red Onions, Tri-colored Peppers and Mozzarella Cheese
Small $15.00 • Large $25.00

ORO BIANCO
Roasted Garlic and Oil Sauce, Whipped Ricotta, Parmigiano Reggiano and Mozzarella Cheese
Small $15.00 • Large $25.00

TIEVOLI
Garlic and Evoo Sauce, Crema Di Pecorino, Bacon Jam, Peppadew Peppers, Pepperoni, Red Onions, Oregano, Fresh Basil, Mozzarella and Truffle Honey
Small $18.00 • Large $30.00

HELL RAISER
San Marzano Sauce, Mozzarella, Hot Soppressata, Burrata Cheese, Basil and Mike's Hot Honey
Small $18.00 • Large $30.00

PICKLE RANCH
Garlic and Oil Sauce, Mozzarella Cheese, Dill Pickles, Applewood Bacon, Fresh Dill and Ranch Drizzle
Small $15.00 • Large $25.00

FIGEDDABOUDIT
Garlic and Oil Sauce, Fresh Mozzarella, Fig Preserve, Arugula, Prosciutto, Balsamic Glaze and Parmigiano Reggiano
Small $18.00 • Large $30.00

BBQ
BBQ Sauce, Roasted Chicken Breast, Red Onions, Smoked Gouda Cheese, Mozzarella, Cilantro and Topped with a Pineapple and Jalapeño Relish
Small $15.00 • Large $25.00

TORTUFO
Truffle Cream Sauce, Mushrooms, Mozzarella, Parmigiano Reggiano and Truffle Oil
Small $20.00 • Large $30.00

HONEY SRIRACHA
Honey Sriracha, Roasted Chicken, Gouda and Mozzarella Cheese, Applewood Bacon and Scallions
Small $15.00 • Large $25.00

UPSIDE DOWN SICILIAN
Mozzarella Topped with Tomato Sauce, Parmigiano Reggiano, Oregano and EVOO
(16" Sicilian Only) 16" $35.00

TRIO
Mozzarella Cheese Topped with Pesto, Vodka and Marinara Sauce Finished with Parmigiano Reggiano
(16" Sicilian Only) 16" $40.00

MAKE IT GLUTEN FREE +$4 (12" Only)

PANZEROTTI

FRIED OR BAKED (LARGE BAKED ONLY)

CHEESE
Tomato Sauce and Mozzarella Cheese
Regular $8 • Large $16 • Additional Topping $1.25

BARESE
San Marzano Tomato Sauce, Capers and Mozzarella Cheese
Regular $9 • Large $17

STROMBOLI
Tomato Sauce, Ham, Pepperoni and Mozzarella Cheese
Regular $10 • Large $18

FLORENTINE
San Marzano Tomato Sauce, Fresh Spinach, Roasted Garlic, Ricott and Mozzarella Cheese
Regular $9 • Large $17

SAUSAGE ROLL
Tomato Sauce, Italian Sausage, Red Onions, Grilled Peppers and Mozzarella Cheese
Regular $10 • Large $18

TOPPINGS

SAUCE
Tomato Sauce • Garlic & Oil • Pesto • Honey Sriracha • BBQ • V

CHEESE
Mozzarella • Ricotta • Parmesan • Gouda • Vegan Cheese*

MEAT
Pepperoni • Italian Sausage • Soppressata* • Chicken
Bacon • Bacon Jam • Meatball • Ham • Anchovies

VEGETABLE
Spinach • Red Onion • Tri-Colored Peppers • Green Pepper
Black Olive • Garlic • Fresh Basil • Fresh Cilantro • Jalapeño
Pineapple • Mushroom • Artichoke • Sun-dried tomatoes
Pickles • Peppadew peppers

DIPPERS $2
Ranch • Truffle Ranch• Srirachia Ranch• Mike's Hot Honey

PASTA

ADD CHICKEN OR MEATBALLS $3

POMODORO $10
Our Fresh Cherry Tomato Sauce with Bucatini Pasta

BAKED RIGATONI $13
Homemade Vodka Sauce Topped with Melted Mozzarella Chees

GORGONZOLA $12
Our Creamy Gorgonzola Cheese Sauce with Fresh Sage Tossed w
Penne Pasta

CREAMY PESTO $12
Penne Pasta Tossed in our Creamy Pesto Sauce, Sun-dried Tomat
and Parmesan Cheese

LASAGNA ROLL UP $14
Pasta Sheet Rolled with Ricotta Cheese, Bolognese Sauce and To
with Melted Mozzarella Cheese

SOUP OF THE DAY

CUP $5 BOWL $8

DESSERTS

FLOURLESS CHOCOLATE CAKE $8
This Flourless Cake Featuring Chocolate and Nutella Mousse

TIRAMISU $10
Ladyfingers Dipped in our Coffee Liquor then Layered with Masca
Cheese and Topped with Whipped Cream and Cocoa Powder

LIMONCELLO CAKE $10
Homemade Limoncello White Cake and Mascarpone Cream Cheese Icing

FRIED DOUGH $8
Our Homemade Dough Fried then Covered in Cinnamon Sugar
Served with Nutella or Cream Chee

Attachment: Business & Floor Plans, Menu (44 W.Palatine Rd. Increase Class G Liq Lic Tievoli Pizza)

Consider an Ordinance Granting a Special Use to Permit an Addition at 101 E. Michigan Avenue

BACKGROUND:
The Petitioner is proposing to construct a 2-story addition on the front side of an existing single-family residence, which would encroach into the required front yard (Benton Street). Therefore, the Petitioner is requesting approval of the following:

> **Special Use to permit an addition to be set back 25 feet from the front lot line, instead of the minimum required 30 feet.**

KEY ISSUES:
- The Subject Property is owned by the Immaculate Conception Ukrainian Catholic Parish and they are proposing building additions and improvements for use as a single-family residence for the church. Per code, this use is permitted, as the lot is within 300 feet of the main church building property.
- The primary structure on the Subject Property is currently set back only 29.2 feet from the side lot line abutting Michigan Avenue; therefore, the residence is existing non-conforming with the required 35-foot side yard abutting a street setback for an R-1A zoned property.
- The proposed addition will further encroach into the required front yard setback at 25 feet from the front lot line (30 feet is required). The setback increases as the addition moves to the south, due to the angular placement of the existing home on the lot. There is also a 20-foot parkway along the Benton Street frontage adjacent to the proposed addition.
- Within the surrounding neighborhood, there were several subdivisions where homes were approved with front yard setbacks of 25 feet. This includes the more recent homes in the New Haven Grove, Student's Pride, and Lot 4 of Ryal Subdivision directly across Michigan Avenue from the Subject Property (see attached setback exhibit).
- Unrelated to the requested setback reduction, the residents testifying at the Public Hearing raised parking concerns in the neighborhood. The Police and Public Works Departments received prior traffic and parking complaints in the neighborhoods surrounding the church. To that end, Police has been monitoring the traffic and issued at least one citation for a car blocking a driveway.
- Temporary parking restrictions were in place during the construction of concrete ribbon by the Village along Benton Street. Those measures are now lifted and the Police Department will be monitoring the parking for Sunday services over the next month, to present the findings to the Traffic Commission. Those findings will be used to determine if additional parking/traffic measures should be implemented.

ALTERNATIVES:
1. Approve the Special Use to permit an addition to be set back 25 feet from the front lot line, instead of the minimum required 30 feet.
2. Do not approve the Special Use to permit an addition to be set back 25 feet from the front lot line, instead of the minimum required 30 feet.

RECOMMENDATION:
Public Hearing**:** ZBA meeting on April 25, 2023.

Residents testifying:	2 - 1 resident expressed concerns about the use of the property for church events and removal of trees from their property; 1 resident did not have any concerns with the setback reduction and noted that his house also had zoning relief, but also expressed concerns about parking for church events.
Vote:	The ZBA voted unanimously to approve a Special Use to permit an addition to encroach into the required front yard setback, and Staff Concurs.

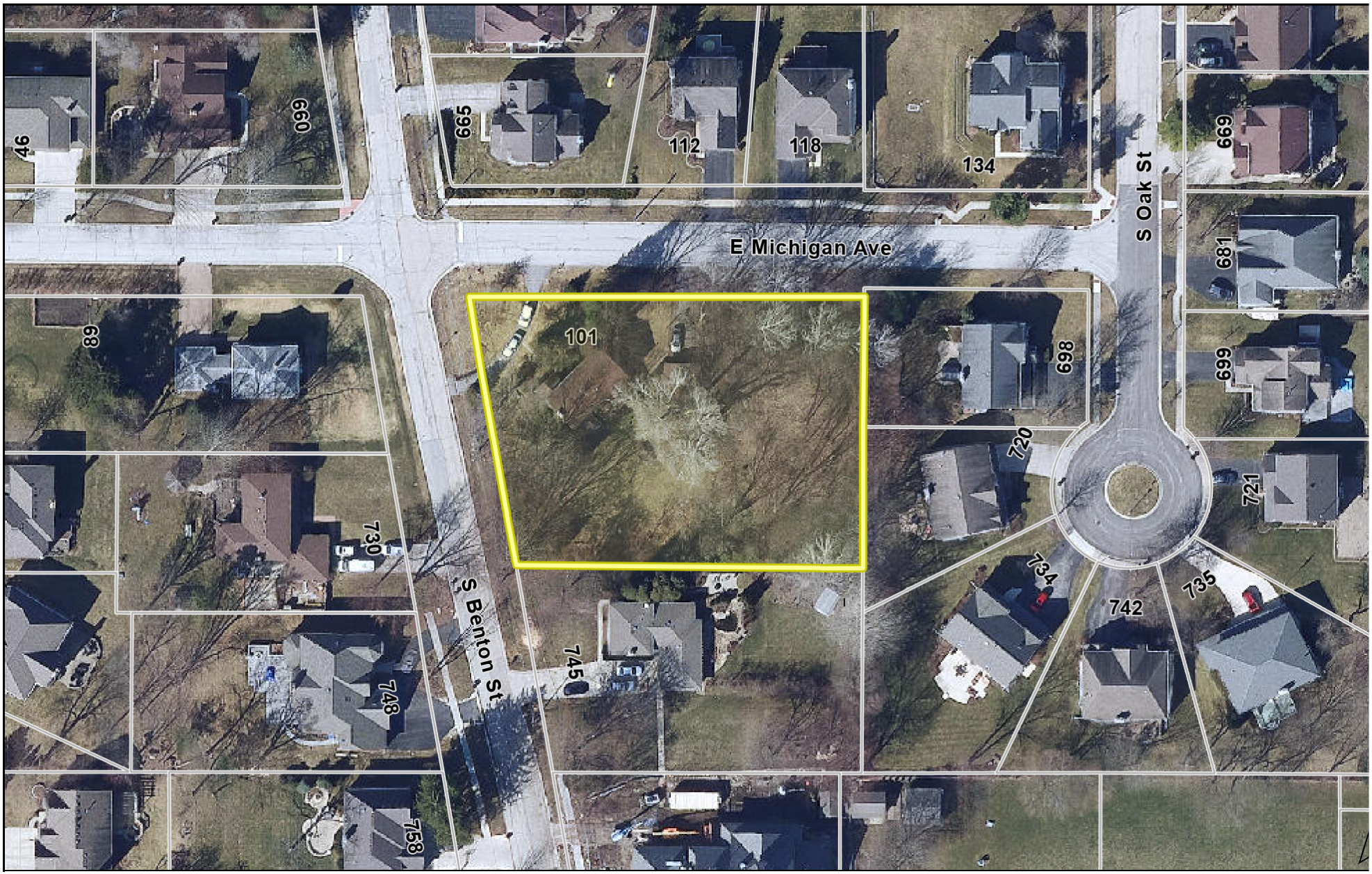
ACTION REQUIRED:
A motion to approve the ordinance granting a Special Use to permit an addition to be set back 25 feet from the front lot line, instead of the minimum required 30 feet.

ATTACHMENTS:

- Aerial Map
- ORD SU 101 E Michigan Ave
- EXHIBIT - Site Plan
- EXHIBIT - Floor Plan
- EXHIBIT - Elevations
- 101 E Michigan - Existing Neighborhood Setbacks
- 2018 Variation Parking Requirements - parking limitations already implemented
- ZBA Materials & Public Notice - April 25, 2023
- DRAFT ZBA Minutes

GISConsortium

101 E. Michigan Avenue



Attachment: Aerial Map (101 E. Michigan Ave - SU Addition)

0 150 300 ft

Print Date: 4/18/2023

Notes

Cook County Aerial 2020

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

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE
101 E. MICHIGAN AVENUE

WHEREAS, pursuant to a petition and public hearing on April 25, 2023, 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 an addition to be set back 25 feet from the front lot line, instead of the minimum required 30 feet pursuant to Section 10.03 (h) (1) of the Village of Palatine Zoning Ordinance, on the following legally described property:

LOT 2 (EXCEPT THE SOUTH 125.00 FEET) IN BLOCK 8 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE ESTATES UNIT NO. 1 OF THE SOUTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 22, AND THE SOUTH WEST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLIOINS.

Commonly known as 101 E. Michigan Avenue (02-23-312-012-0000).

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

SECTION 1: Special Use to permit an addition to be set back 25 feet from the front lot line, instead of the minimum required 30 feet pursuant to Section 10.03 (h) (1) of the Village of Palatine Zoning Ordinance is hereby granted, subject to the following condition(s):

Attachment: ORD SU 101 E Michigan Ave (101 E. Michigan Ave - SU Addition)

1. **The Special Use shall substantially conform to the Site Plan, Floor Plan, and Elevation Plan submitted by the Petitioner, Very Rev. Yaroslav Mendyuk, Immaculate Conception Ukrainian Catholic Parish, 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 _____, 2023

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

APPROVED by me this _____day of _____, 2023

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____day of _____, 2023

_____
Village Clerk

Attachment: ORD SU 101 E Michigan Ave (101 E. Michigan Ave - SU Addition)

GENERAL CONDITIONS

1. All work that is to be done shall be in compliance with all Municipal and Building Codes and Ordinances as listed below with Amendments.

- INTERNATIONAL RESIDENTIAL CODE, 2015 EDITION (WITH AMENDMENTS)
- INTERNATIONAL MECHANICAL CODE, 2015 EDITION
- INTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION (WITH ILLINOIS AMENDMENTS)
- NATIONAL ELECTRICAL CODE, 2017 EDITION (WITH AMENDMENTS)
- ILLINOIS PLUMBING CODE, 2014 EDITION
- VILLAGE OF PALATINE CODE OF ORDINANCES

GENERAL CONDITIONS

1. Other provisions of the Contract applicable of this work are included in the General Conditions.

2. All Sub-contractors shall guarantee all labor and materials for a period of one (1) year from date of completion.

3. No information is to be scaled from drawings. Verify all dimensions in the field, in the event of any discrepancy contact the Architect before proceeding with work.

4. Any changes or substitutions to be submitted in writing and approved by the owner.

5. The Architect shall not have any control over or charge of and shall not be responsible for the construction means, methods, techniques, sequence and/or procedures of, or for the safety precautions and all programs in connection with the work. The Architect shall not be responsible for the Contractors schedules or failures to carry out the work in accordance with the Contract Documents. The Architect shall have no control over or charge of acts omissions of the Contractors, Subcontractors, or their agents or employees, or of any other persons performing the work. Any changes from the plans and specifications without the written approval of the Architect shall void the Architect's seal, signature and any responsibly.

6. General Contractor and all Subcontractors shall protect all parts of their work from weather due to frost, rain, heat, wind, etc. and will repair any portion of the work or any damage to the satisfaction of the owner with no cost to the owner.

7. All bidding sub-contractors shall visit the site and make themselves thoroughly familiar with existing conditionsand the scope of work as defined in the drawings. He shall full knowledge to transportation, disposal, handling and storage of materials as it relates to the project and site.

8. The sub-contractors shall familiarize themselves with the availability of existing sewer and water lines, electricpower, gas lines and other facilities in the area which will have bearing on the performance of his work. Failure to do so will not relieve the contractor from additional costs regarding the above items.

9. All work, materials, job conditions and safety measures shall conform with requirements of the "Occupational Safety and Health Administration" (OSHA) and local authorities.

EARTHWORK

SCOPE

1. Perform all earthwork as shown on Drawings and as specified herein. The work includes, but is not necessarily limited to the following:

2. Grading, excavation, backfill and compaction.

3. Protection and Inspection

4. Rough grading required in order to provide gentle transition in contour of new grading work and existing contours.

EXCAVATION

1. If suitable, bearing soil for footings and foundations is not found at the levels shown on the Drawings, the Contractor shall inform the Architect who will de-

cide what corrective measures shall be taken. Additional excavation, based upon work required between indicated grades and lower grades will be additionally paid for at mutually agreed unit price.

BACKFILLING AND UNDER FLOOR FILL

1. Excavated material approved suitable for compaction shall be used for fills and backfills and it shall be free of refuse; trash, wood scraps, frozen materials or other debris. Remove boulders over 6" size.

COMPACTION

1. All fill and backfill shall be of approved materials placed in successive 8" horizontal layers of lifts and compacted to 95% density obtained at optimum moisture content in strict accordance with ASTM D-1557-58T.

FOUNDATION NOTES

1. All footings shall be placed on soil having a minimum bearing capacity of 3,000 p.s.f.

2. All footing subgrades shall be inspected by an approved Soils Testing Laboratory immediately prior to placing the footing concrete.

3. All footing Subgrades, slab-on-ground subgrades and general fill material shall be compacted to a minimum of 95% modified protor density.

4. No concrete shall be placed into a footing excavation containing free water.

5. No concrete shall be placed into or against a frozen subgrade of a subgrade containing frost. (The Contractor shall provide all necessary protective materials to protect frost from entering subgrades.)

6. The Contractor shall shore and brace adjacent construction by approved method and submit procedures for approval.

7. See mechanical and Plumbing Drawings for location and construction of required penetrations and sleeves. Provide watertight construction.

CONCRETE

1. Perform all cast in place concrete work as shown on the Drawings and as specified herein.

2. Conc. topping shall be light weight w/comp. strength of 3500 p.s.i. 1st floor concrete shall be light weight & have a comp. strength of 3,500 p.s.i. at 28 day testing. Grade beams & caissons shall be regular weight & have 4,000 p.s.i. strength.

3. All reinforcing steel shall be new billet steel intermediate grade ASTM-A-615-60.

4. Welded wire fabric for concrete reinforcing steel shall conform to ASTM-A185.

5. General Contractor shall check with the Architectural, Mechanical & Electrical Drawings for openings, sleeves, anchors, hangers, slab depressions and other items related to concrete work and shall assume full responsibility from the proper locations before pouring concrete.

6. All concrete details shall conform to the latest ACI Standard 315 Manual for "Standard Practice for Detailing Reinforcing Concrete Structures".

7. Concrete protection from reinforcing bars shall be as follows:

Footings-3" clear bottom and sides
Walls-2" clear 1 1/2" or 3/4" clear, see typical wall detail

8. All concrete shall be vibrated. Concrete cast against soil or exposed to weather shall have 6% air entrainment.

9. Provide for slabs-on-grade one (1) layer of vapor barrier placed on approved subgrade "Moist Stop" or equal, place in accordance with manufacturer's recommendations to be installed with top edge 2" above finished floor, ejector pit to be flush or below finish flr.

STRUCTURAL STEEL

1. All structural steel shall conform to ASTM A-36.

2. All detailing fabrication and erection of steel shall conform to A.I.S.C. Specifications.

3. All bolts shall be high strength A-325 size 3/4? diam., unless otherwise indicated.

4. The Contractor is responsible for correct fittings, setting and leveling of all members.

5. Structural Steel members shall receive one (1) shop coat of zinc chromate primer. All members shall be touched up after erection. All steel shall receive two (2) coats of finish paint.

CARPENTRY

1. Fire stop all openings through floors and soffits.

2. All Micro-Lams: Fb=2800 psi, E=2x10/6 psi, to be glued bolted together as per manufacturers requirements.

3. Joists shall be Hemlock/Fir No. 2 KD. or equal. Headers shall be Douglas Fir/Larch No. 2 KD or equal (HF #2 Fb=850, E=1,300, DF #2 Fb=875, E=1,500). Headers over windows/openings in bearing partitions to 2-2"x12"s, unless otherwise noted. Joists to be doubled under parallel partitions and tubs.

4. All framing corners to be triple studs. Provide horizontal blocking in wall lengths over 10'-0".

5. Perform all Finish Carpentry as shown on the Drawings and as specified herein. The work includes but is not necessarily limited to the following:

6. Hanging doors, and window installation

7. Install builders hardware on all wood doors

8. All blocking and furring required for all trades and rough frames for recessed accessories.

9. Installation of wood joists & partitions

10. Any carpentry required as incidental part of the construction of this project shall be the responsibility of the General Contractor.

11. Plastic laminate counter tops shall be as manufactured by Formica, Parkwood; color by Owner.

12. Rough framing.

13. Finish framing and trim. Oak flooring.

14. Provide $10,000 material allowance for kitchen and bathroom cabinets and countertops.

15. Floor joists to be doubled under all parallel partitions and whirlpool tubs.

16. Provide water resistant drywall and ceramic tile around shower and tub area.

17. Stair threads shall have a min. clear depth of 10" and a max. rise of 7 3/4". Stair balusters to be spaced at 4" apart max., stair rail height 2'- 10" at edge of nosing, guard rail 3'-0" A.F.F., graspable portion of handrail not to exceed 2-5/8" cross sectional dimension.

WOOD DOORS AND WINDOWS

1. All tub or shower enclosures and windows adjacent to whirlpools, decks and windows less than 18" A.F.F. are to be tempered glass.

2. Furnish all windows and doors as show on the Drawings and as specified herein. The work includes but is not necessarily limited to the following:

a) All wood doors.

b) Windows and glass to be as indicated on drawings

GYPSUM BOARD

1. Drywall construction shall be as detailed on the drawings, and in accordance with manufacturer's recommendations. Partition construction shall be sheet rock Firecode gypsum board 5/8" thick on 2 x 4 wood (or as indicated) spaced 16" on center. All exposed edges and outside corners shall be taped, filled and sanded smooth.

PAINTING

1. The painting contractor shall be responsible for inspecting the work of others prior to the application of any paint. If any surface cannot be put in proper condition for finishing by customary cleaning, sanding, and puttying operations, the Painting Contractor shall immediately notify the General Contractor.

2. Herein specified are selected from Pratt and Lambert's catalog to establish type, compositions, quality and color. Materials by Glidden, PPG, Martin-Senour, Benjamin Moore, Sherwin-Williams or other manufacturer approved Architect will be acceptable.

3. Drywall Partitions: One (1) coat primer, two (2) coats P & L Vapex Flat wall finish.

4. Wood doors and Frames.

PLUMBING

1. The Contractor will be required to furnish all labor, materials, equipment, etc., necessary to make a complete plumbing system including hot and cold water piping, soil waste and vent piping drains, and sanitary system, plumbing fixtures, all as shown on the accompanying drawings.

2. All plumbing fixtures – Kohler w/Moen faucets or approved equal.

3. All work must conform to the rules, regulations, codes and ordinances of local codes.

HEATING, VENTILATING & AIR CONDITIONING

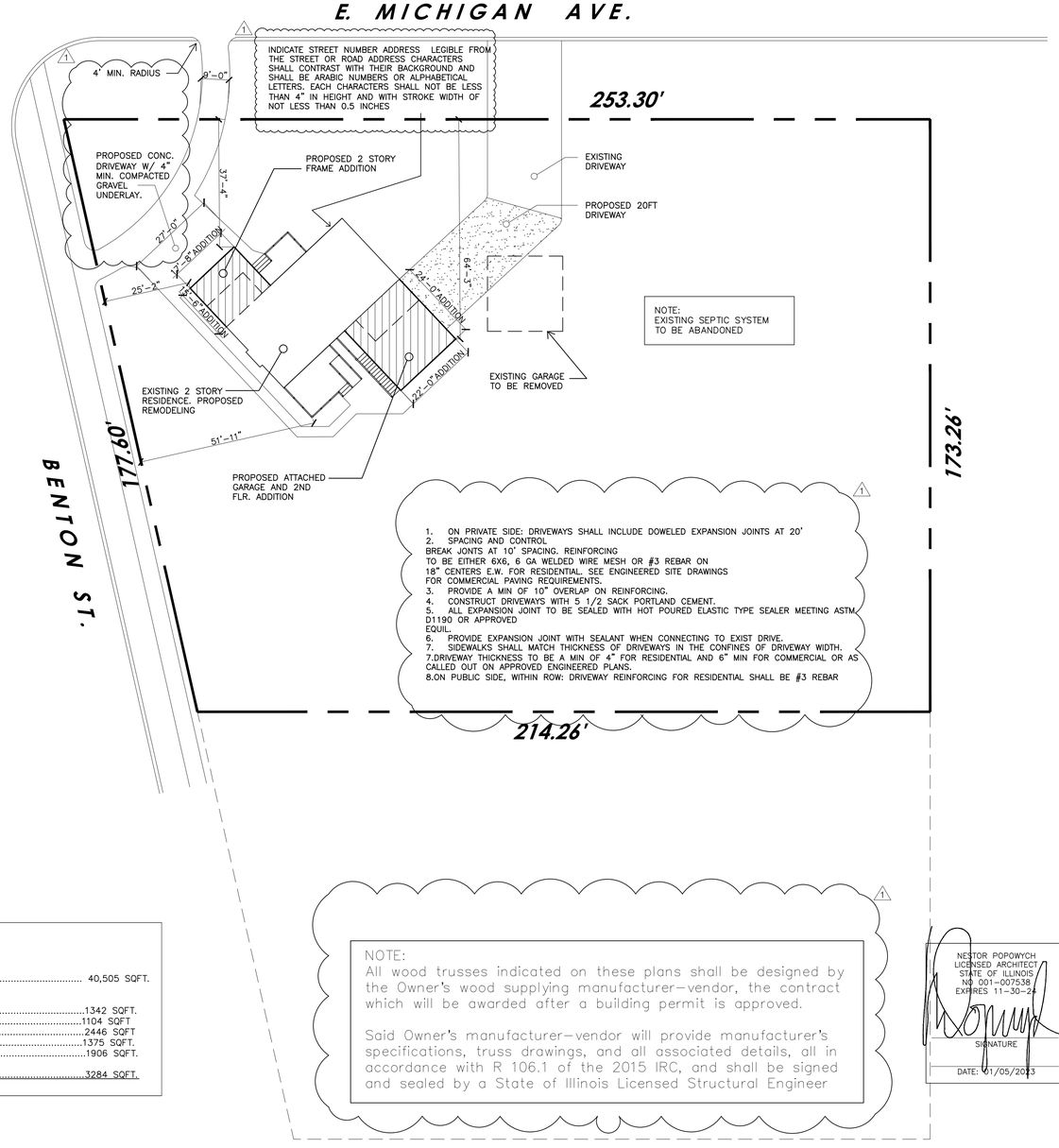
1. The Contractor will be required to furnish all labor, materials, equipment, etc., necessary to make a complete heating and cooling system for the addition.

2. All work must conform to the rules, regulations, codes, and ordinances of local codes.

3. Contractor will guarantee 72 degrees indoor temperature at 95 degrees outdoor temperature and 72 degrees indoor at 0 degrees outdoor.

4. All bathroom exhaust fans (to be U.L. Approved) and dryer vents to be vented to the outside and connected to an appliance on roof or wall (min. one foot away from plumbing vents). Bathrooms to be 40 c.f.m. (min.), laundry rooms to be 75 c.f.m. (min.).

RENOVATION AND BUILDING ADDITION
EXISTING SINGLE FAMILY RESIDENCE
Immaculate Conception Parish
101 E Michigan Ave
PALATINE ILLINOIS



ZONING DATA:

LOT AREA: ..... 40,505 SQFT.

1ST FLOOR-EXIST.....1342 SQFT.
2ND FLOOR-EXIST.....1104 SQFT
TOTAL EXISTING.....2446 SQFT
1ST FLOOR-PROPOSED.....1375 SQFT.
2ND FLOOR PROPOSED.....1906 SQFT.

TOTAL PROPOSED.....3284 SQFT.

NOTE:
All wood trusses indicated on these plans shall be designed by the Owner's wood supplying manufacturer-vendor, the contract which will be awarded after a building permit is approved.

Said Owner's manufacturer-vendor will provide manufacturer's specifications, truss drawings, and all associated details, all in accordance with R 106.1 of the 2015 IRC, and shall be signed and sealed by a State of Illinois Licensed Structural Engineer

NESTOR POPOWYCH
LICENSED ARCHITECT
STATE OF ILLINOIS
NO 001-007538
EXPIRES 11-30-24
SIGNATURE
DATE: 01/05/2023

SITE PLAN
SCALE: 1" = 20'

N

REVISIONS
1 PERMIT REVISIONS 02/06/2023

NESTOR POPOWYCH, A.I.A.
ARCHITECT
TEL: 312 953 6777
E: nestor.popowych@gmail.com

RENOVATION AND BUILDING ADDITION
EXISTING SINGLE FAMILY RESIDENCE
Immaculate Conception Parish
101 E Michigan Ave
PALATINE ILLINOIS

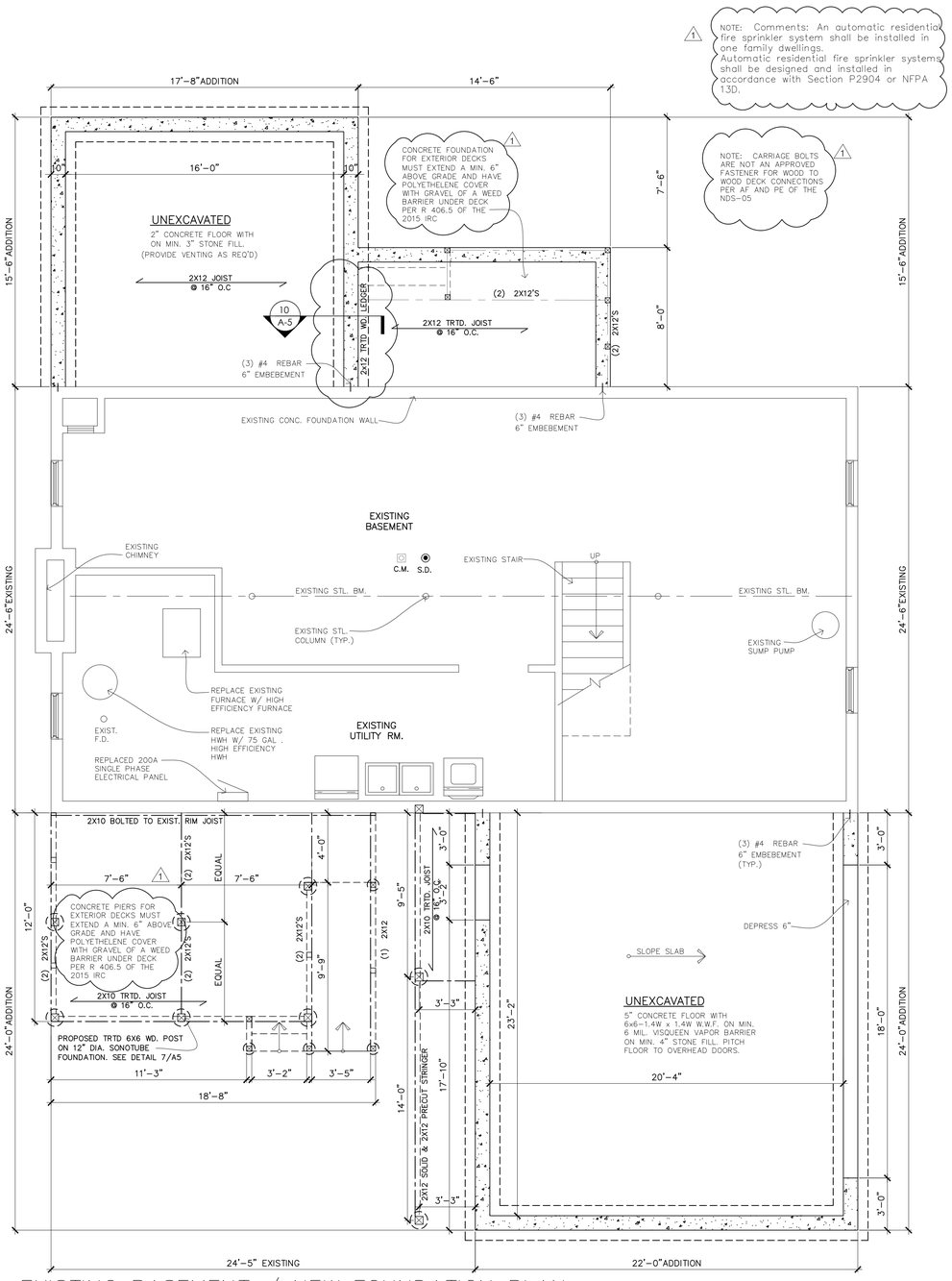
STATE OF ILLINOIS
NESTOR POPOWYCH
#001-07538
LICENSED ARCHITECT

DATE:
12/23/22

PROJECT:
064-22

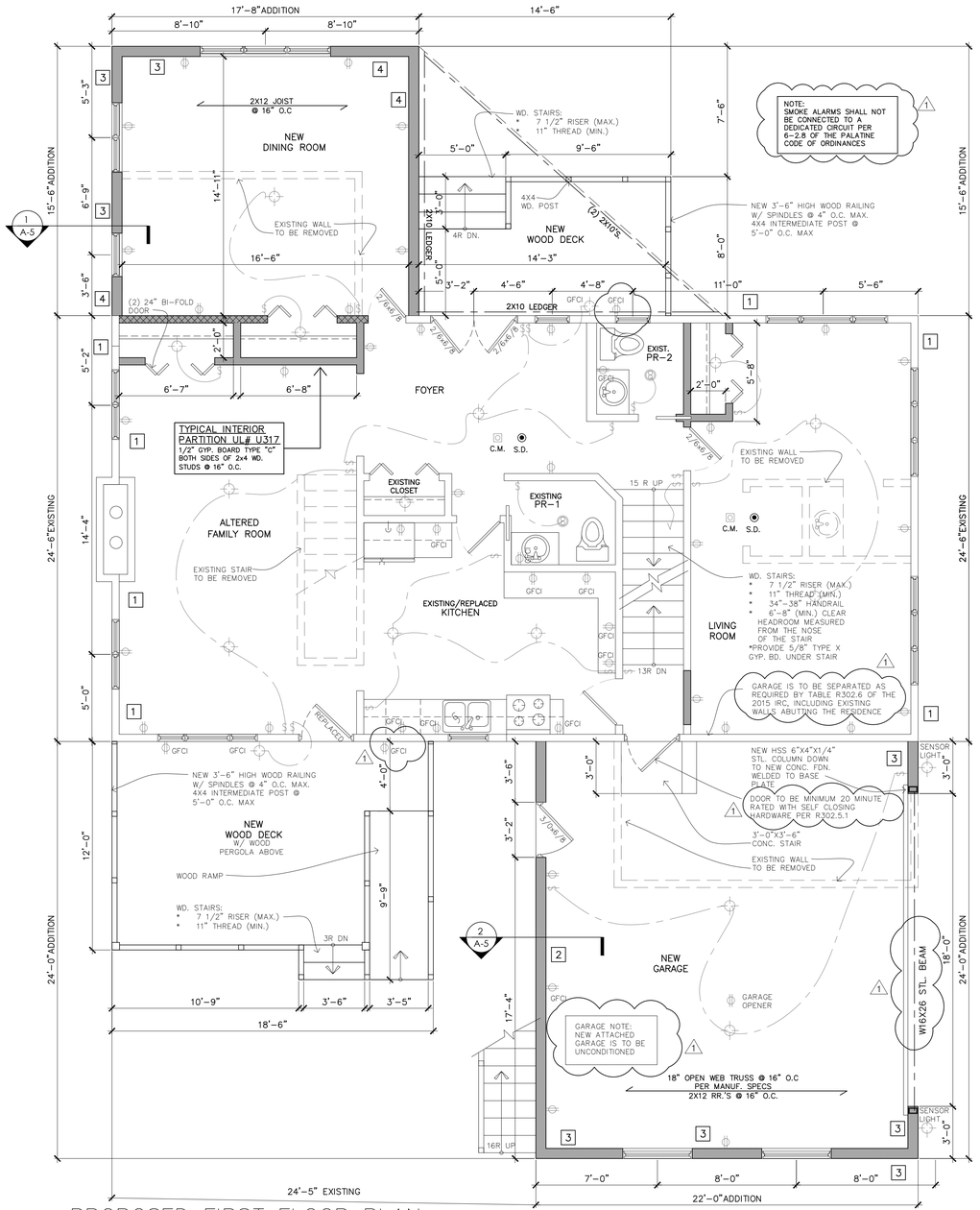
SHEET NO.
A-1

Attachment: EXHIBIT - Site Plan (101 E. Michigan Ave - SU Addition)



EXISTING BASEMENT / NEW FOUNDATION PLAN

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



PROPOSED FIRST FLOOR PLAN

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

SHEARWALL SCHEDULE:

MARK	WALL THICK.	LENGTH	NAILING
1	(2) 15/32" ST 1	SEE PLAN	10d @ 2" O.C. W/ (2) SIMPSON HD12 W/ 1 1/8" DIA ANCHOR AND (4) 1" DIA THRU W/ 6X6 STUD, USE (2) HTT5-3/4 AT TOP OF WALL AND BOTTOM OF UPPER WALL E.E.
2	(2) 15/32" ST 1	SEE PLAN	10d @ 3" O.C. W/ (2) SIMPSON HD12 W/ 1 1/8" DIA ANCHOR AND (4) 1" DIA THRU W/ 6X6 STUD, USE (2) HTT5-3/4 AT TOP OF WALL AND BOTTOM OF UPPER WALL E.E.
3	(2) 15/32" ST 1	SEE PLAN	10d @ 4" O.C. W/ (1) SIMPSON HD 12 W/ 1 1/8" DIA ANCHOR AND (4) 1" DIA THRU W/ 6X6 STUD, USE (2) HTT5-3/4 AT TOP OF WALL AND BOTTOM OF UPPER WALL E.E.
4	(1) 15/32" ST 1	SEE PLAN	10d @ 6" O.C. W/ (1) SIMPSON HD 12 W/ 1 1/8" DIA ANCHOR AND (4) 1" DIA THRU W/ 4X4 STUD, USE (2) HTT5-3/4 AT TOP OF WALL AND BOTTOM OF UPPER WALL E.E.

NESTOR POPOWYCH, A.I.A.
ARCHITECT
TEL: 312 953 6777
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RENOVATION AND BUILDING ADDITION
EXISTING SINGLE FAMILY RESIDENCE
Immaculate Conception Parish
101 E Michigan Ave
PALATINE
ILLINOIS

STATE OF ILLINOIS
NESTOR POPOWYCH
#001-07538
LICENSED ARCHITECT

DATE: 12/23/22

PROJECT: 064-22

SHEET NO. A-2

Attachment: EXHIBIT - Floor Plan (101 E. Michigan Ave - SU Addition)

ELECTRICAL

1. N/A

2. ALL EQUIPMENT SHALL BE U.L. APPROVED OR ANY OTHER NATIONALLY RECOGNIZED TESTING COMPANY

3. ALL RECEPTACLES SHALL BE GROUNDED AS REQUIRED BY ARTICLE 250–74

4. ALL OUTSIDE LIGHTS SHALL BE U.L. APPROVED FOR WET OR DAMP LOCATIONS AS REQUIRED BY SECTION 410–4

5. ALL WIRING TO AND THROUGH FLUORESCENT FIXTURES SHALL BY TYPE THHN OR EQUAL.

6. SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON ALL EACH ADDITIONAL STORY OF THE BUILDING.

ALL SMOKE DETECTORS TO BE LINE VOLTAGE AND TOGETHER.

7. ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC–FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.

9. ALL LOW VOLTAGE TO BE IN CONDUIT IN WALLS TO ACCESSIBLE LOCATIONS.

10. ALL LOW VOLTAGE INSTALLED IN WALLS TO BE IN CONDUIT TO ABOVE SUSPENDED CEILING. ABOVE CEILING PLENUM RATED WIRE TO BE USED.

11. LIGHTS OVER TUBS AND SHOWERS TO BE GFI PROTECTED.

12. ALL CEILING BOXES TO FAN RATED.

13. PRIOR TO ANY CONSTRUCTION WORK BEGINNING AN ON–SITE MEETING WITH GENERAL CONTRACTOR IS REQUIRED.

14. SURFACE MOUNTED CLOSET LIGHTS SHALL BE LOCATED WITHIN 30" FROM ANY WALL. SURFACE MOUNTED FLORESCENT IS PERMITTED ON THE INSIDE WALL ABOVE CLOSET OPENING.

15. ALL WIRING FOR THERMOSTAT AND DOOR BELLS TO BE IN CONDUIT.

16. EVERY DWELLING UNIT SHALL BE EQUIPPED WITH AT LEAST ONE APPROVED 110V WITH BATTERY BACKUP CARBON MONOXIDE ALARM IN AN OPERATING CONDITION WITHIN 15' OF EVERY FEET ROOM USED FOR SLEEPING PURPOSES.

17. IF METER IS MORE THAN 5' FROM THE PANEL A DISCONNECT WILL BE REQUIRED IN METER.

18. DISCONNECTS FOR AC UNITS MUST MEET ELECTRICAL CLEARANCE CODES.

19. CONDUIT BETWEEN HOUSE AND GARAGE TO BE RIDGID GALVANIZED STEEL A MINIMUM OF 18" BELOW GROUND. CALL FOR INSPECTION PRIOR TO COVERING.

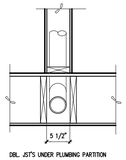
20. ALL SWITCHES IN BATHROOMS MUST BE A MINIMUM OF 4'–0" TO TUB AND SHOWERS.

SYMBOL LEGEND

- SINGLE POLE SWITCH
- THREE–WAY SWITCH
- DIMMER SWITCH
- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE SHADING DENOTES GROUND FAULT CIRCUIT INTERRUPTER "GFCI"
- SMOKE DETECTION 110V BATT. BACK–UP
- CARBON MONOXIDE DETECTOR
- CENTRAL VEC
- THERMOSTAT
- MOTOR
- PHONE
- TV/CABLE
- TIMER
- FLOOR OUTLET (FINAL POSITION BY OWNER)
- SURFACE MTD. LIGHT FIXTURE
- RECESSED CAN
- FLUORESCENT–SIZE VARIES
- FLUORESCENT LIGHT
- EYEBALL FIXTURE
- WP RECESSED CAN
- WALL MTD EXT. FIXTURE
- WALL MTD SCONCE (6'–0"AFF)
- SECURITY LIGHT
- FAN/LIGHT 60W/100CFM
- EXHAUST FAN 230 CFM
- CEILING FAN
- BATTERY PACK EM. LIGHT
- EXIT SIGN

NOTE: ALL CLOSET LIGHTS TO BE RECESSED FLOOR. PER CODE.

NOTE:
ALL SMOKE DETECTORS TO BE INTERCONNECTED 110 v. w/ BATTERY BACK–UP

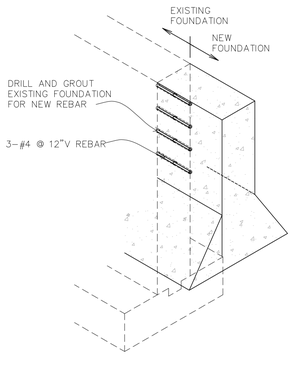


PARTITION DETAIL
SCALE: 1" = 1'–0"

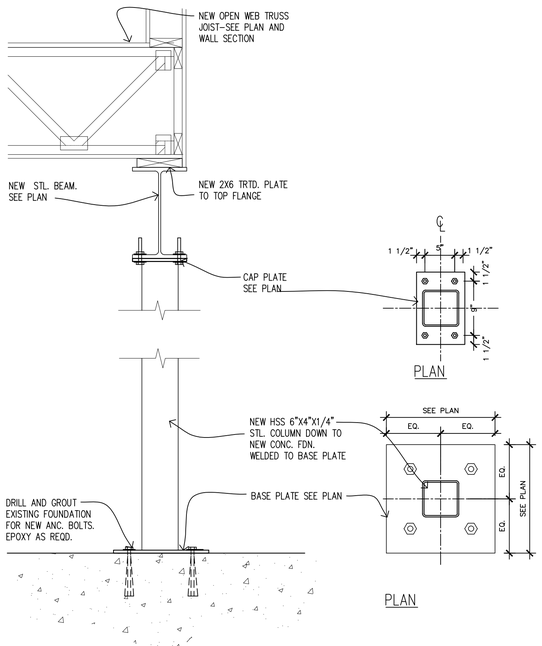
POSTS SUPPORTING VALLEY MEMBERS

POST	DESCRIPTION	HEIGHT
	4X4 POST	0'–0" – 7'–0"
	2X4 POST& 2X6 POST GLUED W/16D NAILS@8"O.C.	7'–0" – 11'–0"
	6X6 POST	11'–0" – 14'–0"
	2X6 POST& 2X8 POST GLUED W/16D NAILS@8"O.C.	14'–0" – 17'–0"

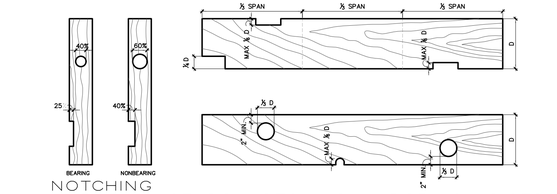
NOTE:
RIDGE / HIP TO BE MIN. ONE SIZE LARGER THAN RAFTERS.FOR RAFTER OVER 20'–0" APPLY BRACING TOBOTTOM OF JOISTS. RAFTERS AND CEILING JOIST SHALL BE SUPPORTED LATERALLY BY SOLID BLOCKING, DIAGONAL BRIDGING (WOOD OR METAL) AT INTERVALS NOT EXCEEDING 10 FT. WHERE FINISHED CEILING APPLIED.



FOUNDATION CONNECTION DETAIL
N.T.S.

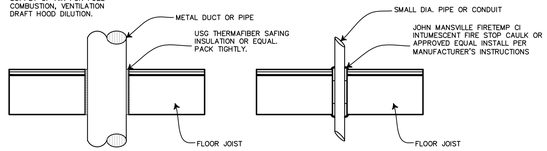


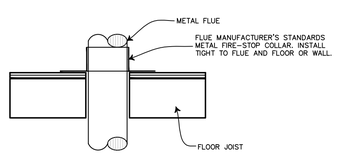
COLUMN SECTION
SCALE: 1"=1'–0"



NOTCHING & BORING STUDS NOTCHING & BORING JOISTS

NOTE:
ALL FUEL BURNING EQUIPMENT SHALL HAVE A SUFFICIENT SUPPLY OF AIR FOR FUEL COMBUSTION, VENTILATION DRAFT WOOD DILUTION.





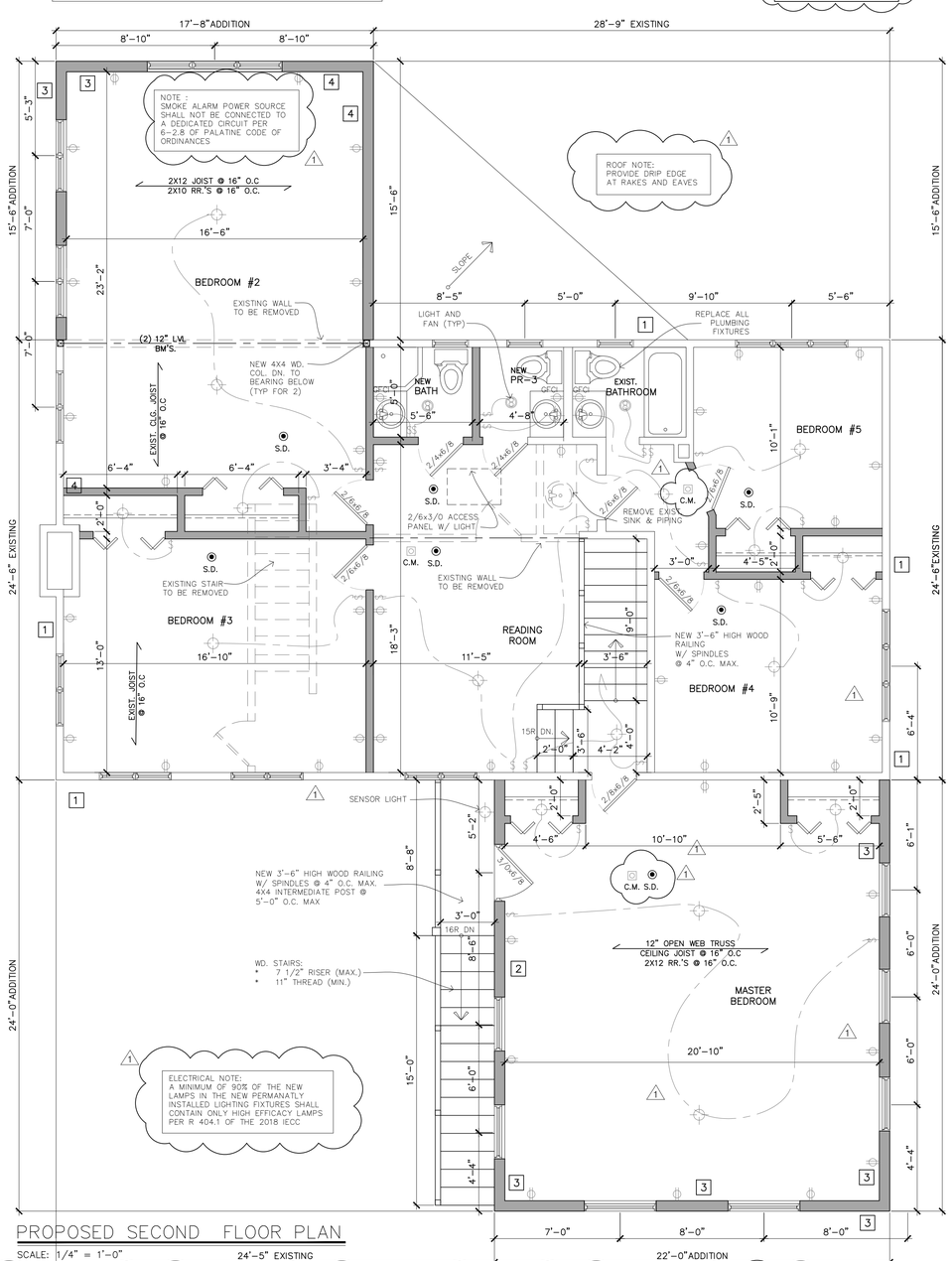
FIRESTOPPING DETAILS (TYP.)
N.T.S.

FRAMING NOTES: DEAD LOAD 10#/S.F.

CEILING JOISTS, FLOOR JOISTS AND HEADERS SHALL BE CANADIAN LUMBER BASED UPON U.S. SPAN BOOKS. FOR CANADIAN LUMBER USE SPRUCE–PINE–FIR #2 FOR MEMBERS UP TO 12". FOR MEMBERS 12" AND ABOVE USE HEM–FIR.

ALLOWABLE SPANS ARE AS FOLLOWS:

	SPRUCE–PINE–FIR #2			HEM–FIR #2
CEILING JOISTS – 20lbs LIVE LOAD	2"x6"	2"x8"	2"x10"	2"x12"
12" O.C.	14'–9"	18'–9"	23'–1"	23'–4"
16"O.C.	12'–10"	16'–3"	19'–10"	21'–0"
2nd FLOOR, FLOOR JOISTS – 30lbs LIVE LOAD				
12" O.C.			19'–0"	22'–6"
16" O.C.			17'–2"	19'–8"
1st FLOOR, FLOOR JOISTS – 40lbs LIVE LOAD				
12" O.C.			17'–3"	20'–4"
16" O.C.			15'–5"	17'–7"



PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'–0"

SHEARWALL SCHEDULE:

MARK	WALL THICK.	LENGTH	NAILING
1	(2) 15/32" ST 1	SEE PLAN	10d @ 2" O.C. W/ 6X6 STUD AND (2) HTT5-3/4 AT BOTTOM E.E.
2	(2) 15/32" ST 1	SEE PLAN	10d @ 3" O.C. W/ 6X6 STUD AND (2) HTT5-3/4 AT BOTTOM E.E.
3	(2) 15/32" ST 1	SEE PLAN	10d @ 4" O.C. W/ 6X6 STUD AND USE (2) HTT5-3/4 AT BOTTOM WALL E.E.
4	(1) 15/32" ST 1	SEE PLAN	10d @ 6" O.C. W/ 4X4 STUD AND (2) HTT5-3/4 AT BOTTOM OF WALL E.E.

FOR THE TYPICAL FLOOR DIAPHRAGM USE 8d NAILS @ 6" MAX SPACING AT SUPPORTED EDGES, UNBLOCKED, NDS CASE 1, 3/4" PLYWOOD TONGUE AND GROOVE 1 3/8" MIN. NAIL PENTRATION.

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STATE OF ILLINOIS
NESTOR POPOWYCH
#001-07538
LICENSED ARCHITECT

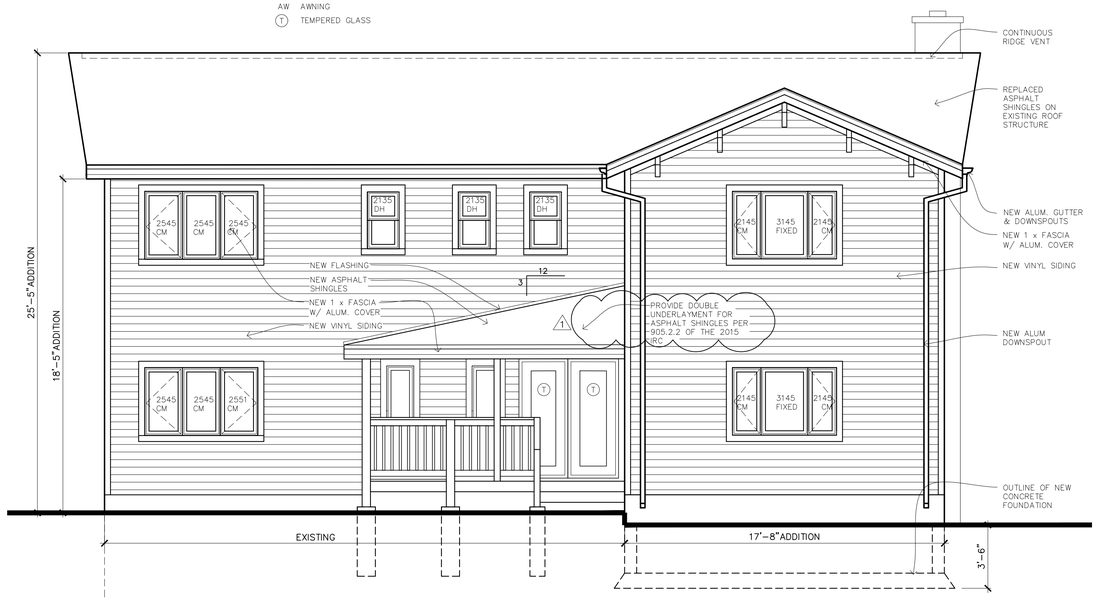
DATE: 12/23/22

PROJECT: 064–22

SHEET NO. A-3

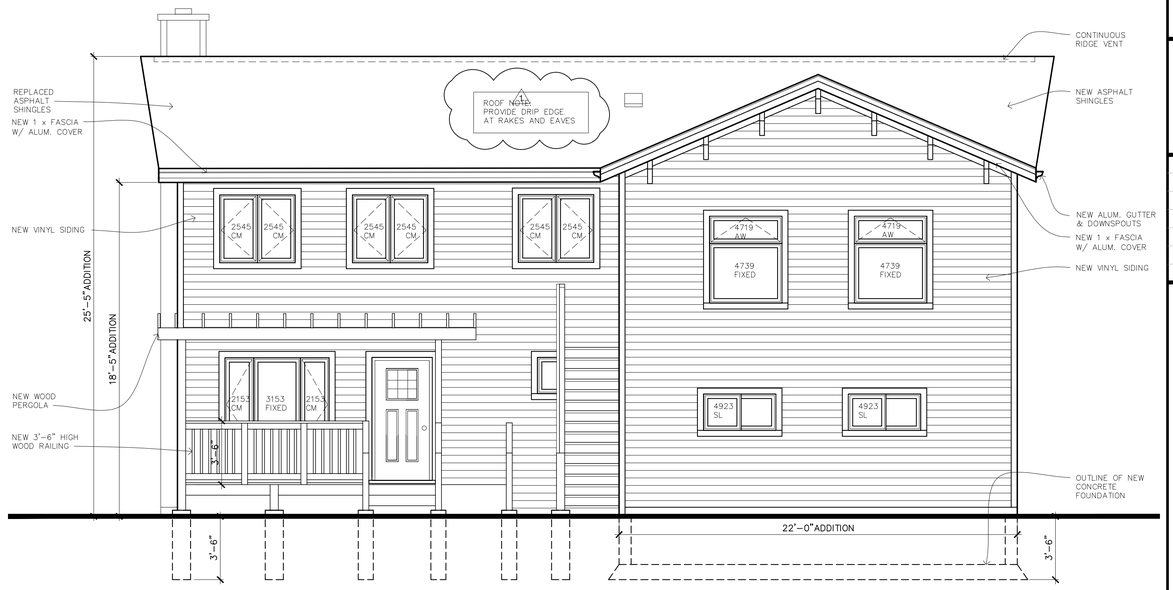
Attachment: EXHIBIT - Floor Plan (101 E. Michigan Ave - SU Addition)

DH DOUBLE HUNG
CM CASEMENT
AW AWNING
(T) TEMPERED GLASS



PROPOSED NORTH WEST ELEVATION

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



PROPOSED SOUTH EAST ELEVATION

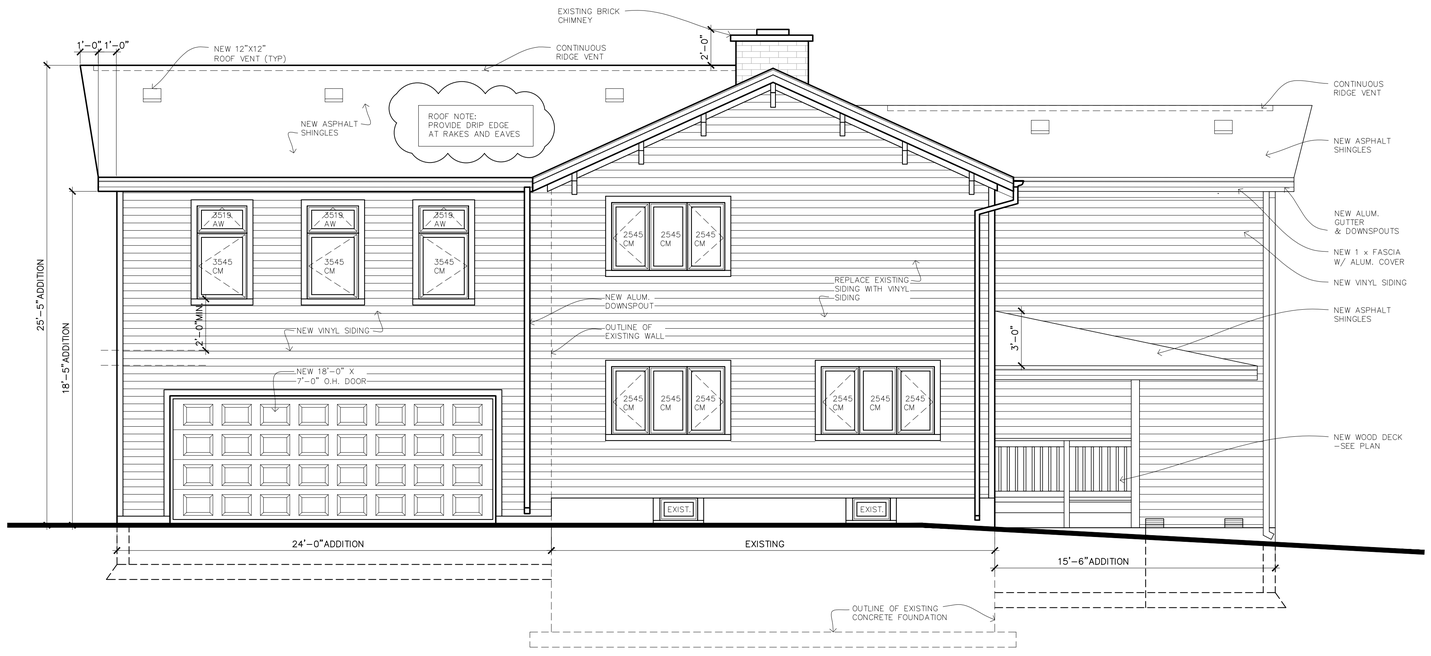
SCALE: 1/4" = 1'-0"

NOTE:
EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20".

TEMPERED SAFETY GLASS NOTE:
THE FOLLOWING WILL HAVE TEMPERED SAFETY GLASS INSTALLED:
1. ALL GLAZING IN DOORS, SIDELIGHTS & SHOWER DOORS
2. WINDOWS ADJACENT TO BATHTUBS & SHOWERS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" A.F.F.
3. LARGE PANELS OF GLASS (FIXED OR OPERABLE) GREATER THAN 9 SQ.FT. IN AREA, WITH BOTTOM EDGE LESS THAN 18" A.F.F.
4. ALL SKYLIGHTS.

NOTE:
WINDOWS ARE "ADVANCED"-VERIFY
W/ OWNER (OR EQUAL)
(UNIT # SHOWN ON EXTERIOR ELEVATIONS)
ALUM CLAD COLOR: BY OWNER. 5/8" CLEAR INS. GLASS



PROPOSED NORTH EAST ELEVATION

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

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EXISTING SINGLE FAMILY RESIDENCE
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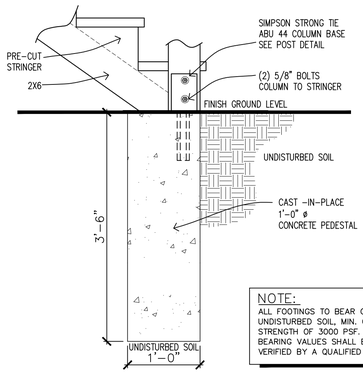
DATE:
12/23/22

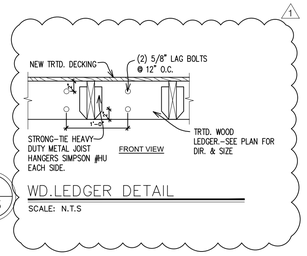
PROJECT:
064-22

SHEET NO.
A-4

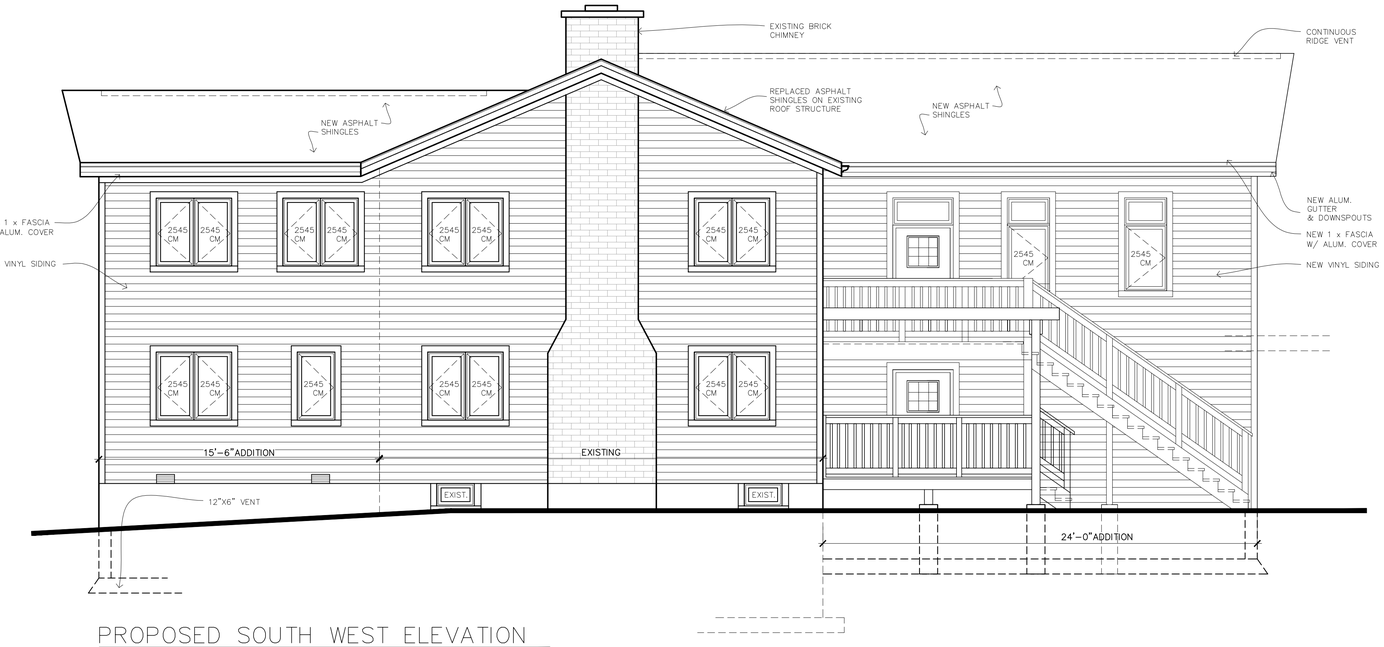
Attachment: EXHIBIT - Elevations (101 E. Michigan Ave - SU Addition)



NOTE:
ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL, MIN. COMPRESSIVE STRENGTH OF 3000 PSF. BEARING VALUES SHALL BE FIELD VERIFIED BY A QUALIFIED TESTING AGENCY.

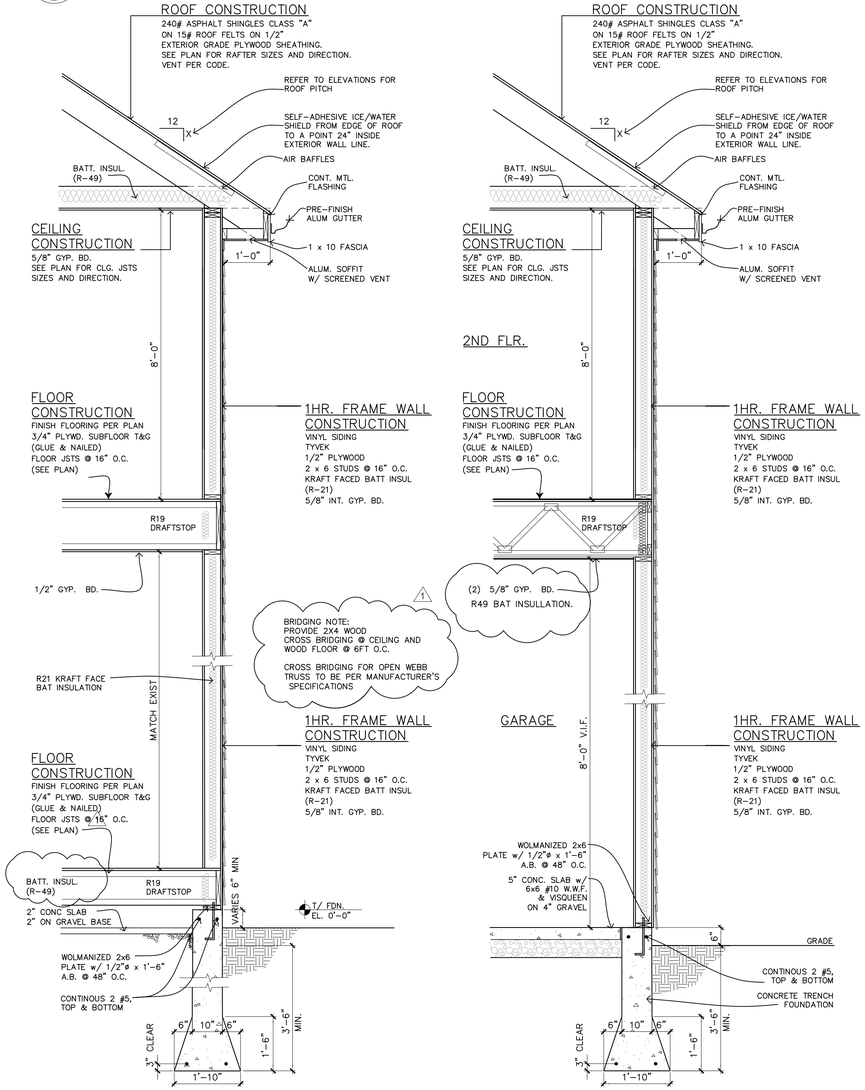


10 / A-5 WD.LEDGER DETAIL
SCALE: N.T.S



PROPOSED SOUTH WEST ELEVATION
SCALE: 1/4" = 1'-0"

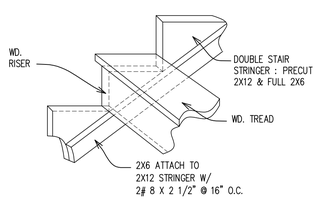
9 / A-5 STAIR SONOTUBE DETAIL
SCALE: 1"=1'-0"



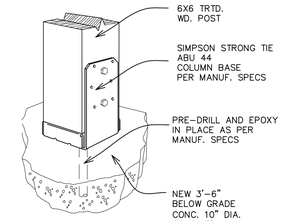
1 / A-5 WALL SECTION
SCALE: 1/2"=1'-0"

2 / A-5 WALL SECTION
SCALE: 1/2"=1'-0"

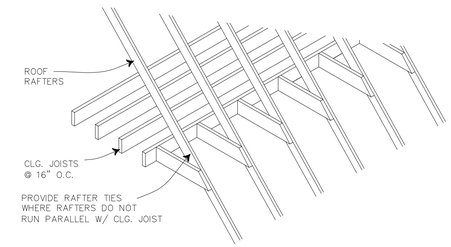
6 / A-5 RAILING DETAIL
SCALE: 1"=1'-0"



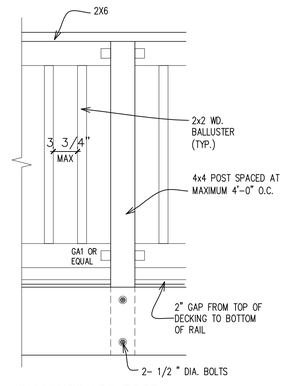
3 / A-5 STRINGER DETAIL
SCALE: N.T.S.



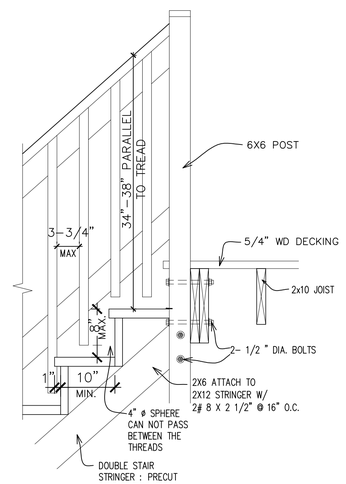
7 / A-5 POST DETAIL
SCALE: N.T.S.



8 / A-5 CLG. JOISTS DETAIL
N.T.S.



(INTERMEDIATE POST)
RAILING
ELEVATION
4 / A-5
SCALE: 1"=1'-0"



5 / A-5 EXTERIOR
WD. STAIR DETAIL
SCALE: 1"=1'-0"

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PROJECT:
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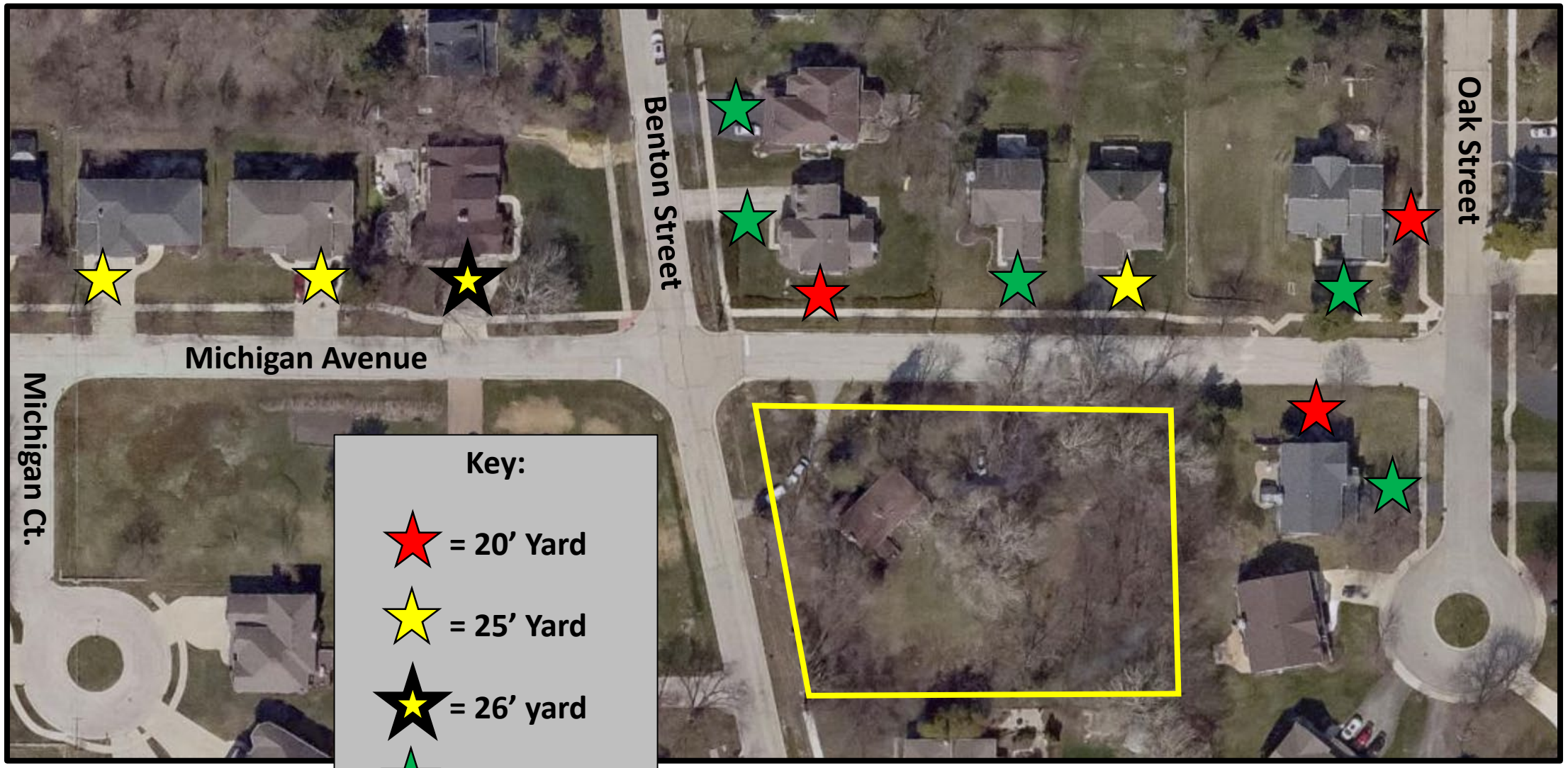
SHEET NO.
A-5

Attachment: EXHIBIT - Elevations (101 E. Michigan Ave - SU Addition)

101 E. Michigan Avenue: Comparable Setbacks



Staff Recommendations

Conditions of Approva

- No parking here t corner signs
- Village installed sidewalk (east side of Benton Street)
- Parking lot entrance relocated to Illinois Avenue
- Overflow parking agreement area
- Potential license agreement area for additional parking

Future Consideration:

- No parking restrictions (due to street width)
- Additional landbanked parking area if require by the Village in the future

Attachment: 2018 Variation Parking Requirements - parking limitations already implemented (101 E.

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Zoning Board of Appeals

SCHEDULED 04/25/23 07:00 PM

CASE STAFF STATEMENT (ID # 8308)

101 E. Michigan Avenue

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Very Rev. Yaroslav Mendyuk, Immaculate Conception Catholic Church

CASE NUMBER: SU-000030-2023

ADDRESS: 101 E. Michigan Avenue

PROPOSAL:
Special Use to permit an addition to be set back 25 feet from the front lot line, instead of the minimum required 30 feet.

LOCATION:	101 E. Michigan Avenue District 2 (Lamerand)	**CURRENT ZONING:**	R-1A Single-Family Residential

SURROUNDING CONDITIONS:

North:	P - Planned Development (Single Family Residential)
South	R-1 Single-Family Residential
East:	R-2 Single-Family Residential
West:	R-1A Single-Family Residential

BACKGROUND:
The Petitioner is proposing to construct a 2-story addition off the front of the existing single-family residence, which would encroach into the required front yard from Benton Street. Therefore, the Petitioner is requesting:

> **Special Use to permit an addition to be set back 25 feet from the front lot line, instead of the minimum required 30 feet.**

SITE ANALYSIS:

- The Subject Property is zoned R-1A Single Family and is part of the Arthur T. McIntosh & Co.'s Palatine Estates Unit No. 1 Subdivision. The church owns the property and is proposing building additions and improvements for use as a single-family residence for the church.

Attachment: ZBA Materials & Public Notice - April 25, 2023 (101 E. Michigan Ave - SU Addition)

- The Subject Property is approximately 40,505 sf. The lot consists of a two-story home, with a 2-car garage detached garage. The primary structure is currently set back only 29.2 feet from the side lot line abutting Michigan Avenue; therefore, the residence is existing non-conforming with the required 35-foot rear yard setback for an R-1A zoned property.
- The proposed project consists of two additions both of which are two-story structures. The addition off the rear of the home consists of a 2-car garage on the first floor and bedroom on the second floor which will meet all setback requirements therefore does not require relief. The addition off the front of the house consists of a dining room on the first floor and bedroom on the second floor which does encroach in the required front yard setback.
- The Petitioner is seeking a Special Use to permit an addition to the front of their house. The proposed addition will further encroach into the required front yard setback at approximately 25 feet from the front lot line (30 feet is required). The setback increases as the addition moves to the south, due to the angular placement of the existing home on the lot. There is also a 20-foot parkway along the Benton Street frontage adjacent to the proposed addition.
- The adjacent property to the east is zoned R-2 and meets the required 20-foot setback for a side yard abutting a street. The adjacent property to the south is zoned R-1 and meets the required 40-foot setback. The unique condition is the distance between the homes on the subject property and property to the south is over 100 feet.
- Per Staff's review of the surrounding neighborhood, it appears that there are multiple properties that have comparable front yard setbacks at approximately 25 feet. This includes the more recent newer homes and subdivision in the New Haven Grove, Student's Pride, and Lot 4 of Ryal Subdivision directly across Michigan Avenue from the Subject Property.
- Both building and lot coverage are well under the maximum percentage allowed by the Zoning Ordinance.

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified.
Engineering	All new utility connections will be reviewed through the building permit review.
Environmental Health	N/A
Fire Prevention	Automatic residential fire sprinkler system is required. This will be addressed through the building permit review.
Public Works	N/A
Police	N/A

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

STAFF RECOMMENDATION:

The Petitioner is proposing to construct an addition to the existing legal non-conforming single-family residence that will encroach 5 feet into the required 30-foot front yard setback from S. Benton Street. However, the addition will encroachment into the required front yard an additional 4 feet as the existing legal non-conforming residence is currently setback 29 feet. Ultimately, as there are comparable front yard setbacks in the immediate area, the proposed addition should not cause substantial injury to the value of the other properties in the surrounding neighborhood. Therefore, Staff recommends approval of the Special Use, subject to the following condition:

1. The Special Use shall substantially conform to the Site Plan, Floor Plan, and Elevations submitted by the Petitioner, Very Rev. Yaroslav Mendyuk, except as such plans may be changed to conform to Village Codes and Ordinances.

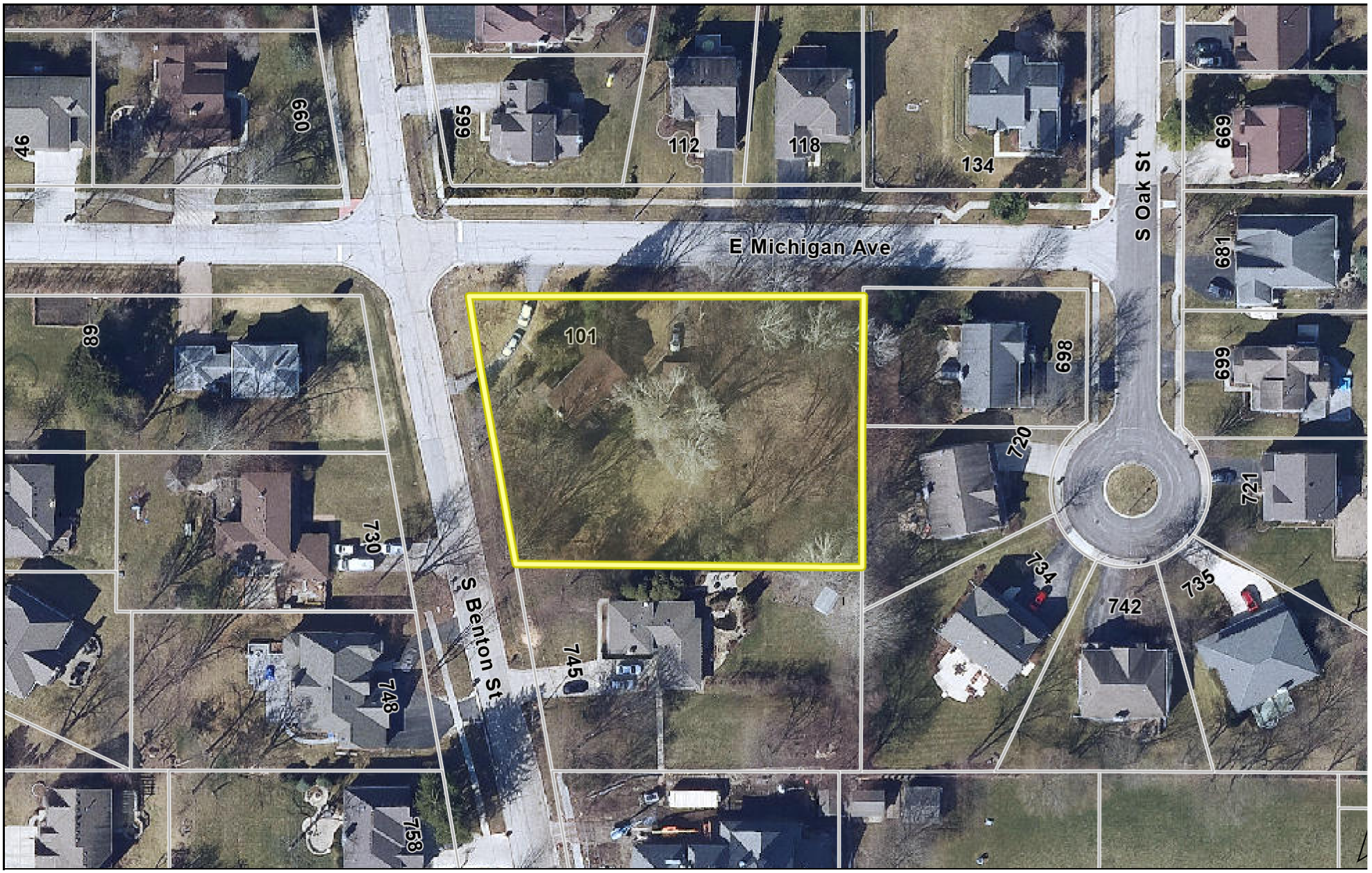
ATTACHMENTS:

- Aerial Map
- Special Use Application
- Plat of Survey
- Site Plan
- Floor Plan
- Elevations
- Public Notice

Attachment: ZBA Materials & Public Notice - April 25, 2023 (101 E. Michigan Ave - SU Addition)

GISConsortium

101 E. Michigan Avenue



0 150 300 ft

Print Date: 4/18/2023

Notes

Cook County Aerial 2020

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

Attachment: ZBA Materials & Public Notice - April 25, 2023 (101 E. Michigan Ave - SU Addition)

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)**
Immaculate Conception Ukrainian Catholic Parish

Subject Property Address
101 E. Michigan Ave.

AUTHORIZED AGENT (if applicable) — **Business Name (if applicable)**
Nestor Popowych, A.I.A., Architect

Address	City/State/Zip Code
1110 N. Lake Shore Drive	Chicago, IL. 60611

Telephone	Fax	Email
312-953-6777		nestor.popowych@gmail.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
	Residential	

Generally describe your request:

Current setback requirement is 30'-0" and existing building including proposed addition has a setback of 25'-2"

Attachment: ZBA Materials & Public Notice - April 25, 2023 (101 E. Michigan Ave - SU Addition)

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

This section, with our petition being a Variation from 30'-0" to 25'-2" , need not be filled out as per above.

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

WE ARE GOING TO FOLLOW ALL REQUIRED CODES AND REGULATIONS EXEPT THE SETBACK REDUCTION

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

THE PROPERTY IMPROVEMENT IS COMPARABLE WITH OTHER PROPERTIES IN THE NEIGHBORHOOD AND SHOULD NOT IMPACT THEIR 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

(101 E. Michigan Ave - SU Addition)
Attachment: ZBA Materials & Public Notice - April 25, 2023

CERTIFIED SURVEY

1440 Renaissance Drive, Suite 140, Park Ridge, IL 60068 Phone 847-296-6900 Fax 847-296-6906

Email : surveys@certifiedsurvey.com

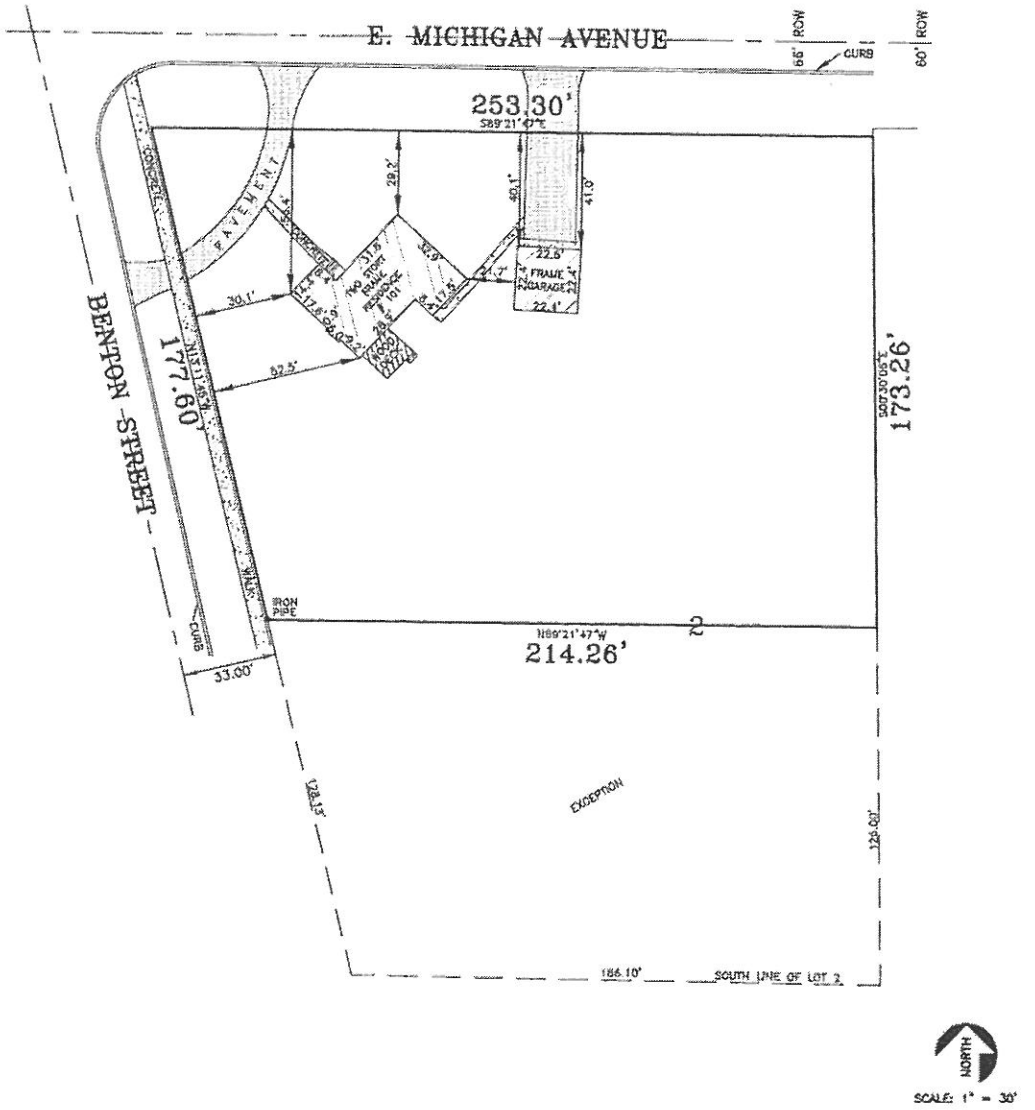
PLAT OF SURVEY

OF

LOT 2 (EXCEPT THE SOUTH 125.00 FEET) IN BLOCK 8 IN ARTHUR T. MACINTOSH AND COMPANY'S PALATINE ESTATES UNIT NO. 1 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 101 E. MICHIGAN AVENUE
PALATINE, IL

PIN: 02-23-312-012
LOT AREA=40,316 S.F.



COMPARE LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY. A TITLE COMMITMENT MAY NOT HAVE BEEN FURNISHED FOR USE IN PREPARATION OF THIS SURVEY. IF A TITLE COMMITMENT WAS NOT FURNISHED, THERE MAY BE EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT. THIS PLAT DOES NOT SHOW BUILDING RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES. LOCAL AUTHORITIES MUST BE CONSULTED REGARDING ANY RESTRICTIONS. SUBJECT TO EASEMENTS OF RECORD.

DO NOT SCALE DIMENSIONS FROM THIS PLAT. NO EXTRAPOLATIONS SHOULD BE MADE FROM THE INFORMATION SHOWN WITHOUT THE PERMISSION OF CERTIFIED SURVEY. THIS PLAT IS NOT TRANSFERABLE. ONLY PRINTS WITH AN EMBOSSED SEAL ARE OFFICIAL COPIES. © COPYRIGHT, ALL RIGHTS RESERVED.

ORDER No. 22-07-091

ORDERED BY: NEIL J. ANDERSEN

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

WE, CERTIFIED SURVEY, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYORS, HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT AND ARE CORRECT AT A TEMPERATURE OF 68 DEGREES FAHRENHEIT. DIMENSIONS SHOWN ON BUILDINGS ARE TO THE OUTSIDE OF BUILDINGS.

SURVEYED 20TH DAY OF JULY 2022.

SIGNED THIS 4TH DAY OF AUGUST 2022.

BY: Kevin Chaffin
PROFESSIONAL ILLINOIS LAND SURVEYOR No. 3184

KEVIN D. CHAFFIN
035-003184
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
LICENSE EXPIRATION 11-30-2023

Attachment: ZBA Materials & Public Notice - April 25, 2023 (101 E. Michigan Ave - SU Addition)

GENERAL CONDITIONS

1. All work that is to be done shall be in compliance with all Municipal and Building Codes and Ordinances as listed below with Amendments.

- INTERNATIONAL RESIDENTIAL CODE, 2015 EDITION (WITH AMENDMENTS)
- INTERNATIONAL MECHANICAL CODE, 2015 EDITION
- INTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION (WITH ILLINOIS AMENDMENTS)
- NATIONAL ELECTRICAL CODE, 2017 EDITION (WITH AMENDMENTS)
- ILLINOIS PLUMBING CODE, 2014 EDITION
- VILLAGE OF PALATINE CODE OF ORDINANCES

GENERAL CONDITIONS

1. Other provisions of the Contract applicable of this work are included in the General Conditions.

2. All Sub-contractors shall guarantee all labor and materials for a period of one (1) year from date of completion.

3. No information is to be scaled from drawings. Verify all dimensions in the field, in the event of any discrepancy contact the Architect before proceeding with work.

4. Any changes or substitutions to be submitted in writing and approved by the owner.

5. The Architect shall not have any control over or charge of and shall not be responsible for the construction means, methods, techniques, sequence and/or procedures of, or for the safety precautions and all programs in connection with the work. The Architect shall not be responsible for the Contractors schedules or failures to carry out the work in accordance with the Contract Documents. The Architect shall have no control over or charge of acts omissions of the Contractors, Subcontractors, or their agents or employees, or of any other persons performing the work. Any changes from the plans and specifications without the written approval of the Architect shall void the Architect's seal, signature and any responsibly.

6. General Contractor and all Subcontractors shall protect all parts of their work from weather due to frost, rain, heat, wind, etc. and will repair any portion of the work or any damage to the satisfaction of the owner with no cost to the owner.

7. All bidding sub-contractors shall visit the site and make themselves thoroughly familiar with existing conditionsand the scope of work as defined in the drawings. He shall full knowledge to transportation, disposal, handling and storage of materials as it relates to the project and site.

8. The sub-contractors shall familiarize themselves with the availability of existing sewer and water lines, electricpower, gas lines and other facilities in the area which will have bearing on the performance of his work. Failure to do so will not relieve the contractor from additional costs regarding the above items.

9. All work, materials, job conditions and safety measures shall conform with requirements of the "Occupational Safety and Health Administration" (OSHA) and local authorities.

EARTHWORK

SCOPE

1. Perform all earthwork as shown on Drawings and as specified herein. The work includes, but is not necessarily limited to the following:

2. Grading, excavation, backfill and compaction.

3. Protection and Inspection

4. Rough grading required in order to provide gentle transition in contour of new grading work and existing contours.

EXCAVATION

1. If suitable, bearing soil for footings and foundations is not found at the levels shown on the Drawings, the Contractor shall inform the Architect who will de-

cide what corrective measures shall be taken. Additional excavation, based upon work required between indicated grades and lower grades will be additionally paid for at mutually agreed unit price.

BACKFILLING AND UNDER FLOOR FILL

1. Excavated material approved suitable for compaction shall be used for fills and backfills and it shall be free of refuse; trash, wood scraps, frozen materials or other debris. Remove boulders over 6" size.

COMPACTION

1. All fill and backfill shall be of approved materials placed in successive 8" horizontal layers of lifts and compacted to 95% density obtained at optimum moisture content in strict accordance with ASTM D-1557-58T.

FOUNDATION NOTES

1. All footings shall be placed on soil having a minimum bearing capacity of 3,000 p.s.f.

2. All footing subgrades shall be inspected by an approved Soils Testing Laboratory immediately prior to placing the footing concrete.

3. All footing Subgrades, slab-on-ground subgrades and general fill material shall be compacted to a minimum of 95% modified protor density.

4. No concrete shall be placed into a footing excavation containing free water.

5. No concrete shall be placed into or against a frozen subgrade of a subgrade containing frost. (The Contractor shall provide all necessary protective materials to protect frost from entering subgrades.)

6. The Contractor shall shore and brace adjacent construction by approved method and submit procedures for approval.

7. See mechanical and Plumbing Drawings for location and construction of required penetrations and sleeves. Provide watertight construction.

CONCRETE

1. Perform all cast in place concrete work as shown on the Drawings and as specified herein.

2. Conc. topping shall be light weight w/comp. strength of 3500 p.s.i. 1st floor concrete shall be light weight & have a comp. strength of 3,500 p.s.i. at 28 day testing. Grade beams & caissons shall be regular weight & have 4,000 p.s.i. strength.

3. All reinforcing steel shall be new billet steel intermediate grade ASTM-A-615-60.

4. Welded wire fabric for concrete reinforcing steel shall conform to ASTM-A185.

5. General Contractor shall check with the Architectural, Mechanical & Electrical Drawings for openings, sleeves, anchors, hangers, slab depressions and other items related to concrete work and shall assume full responsibility from the proper locations before pouring concrete.

6. All concrete details shall conform to the latest ACI Standard 315 Manual for "Standard Practice for Detailing Reinforcing Concrete Structures".

7. Concrete protection from reinforcing bars shall be as follows:

Footings-3" clear bottom and sides
Walls-2" clear 1 1/2" or 3/4" clear, see typical wall detail

8. All concrete shall be vibrated. Concrete cast against soil or exposed to weather shall have 6% air entrainment.

9. Provide for slabs-on-grade one (1) layer of vapor barrier placed on approved subgrade "Moist Stop" or equal, place in accordance with manufacturer's recommendations to be installed with top edge 2" above finished floor, ejector pit to be flush or below finish flr.

STRUCTURAL STEEL

1. All structural steel shall conform to ASTM A-36.

2. All detailing fabrication and erection of steel shall conform to A.I.S.C. Specifications.

3. All bolts shall be high strength A-325 size 3/4? diam., unless otherwise indicated.

4. The Contractor is responsible for correct fittings, setting and leveling of all members.

5. Structural Steel members shall receive one (1) shop coat of zinc chromate primer. All members shall be touched up after erection. All steel shall receive two (2) coats of finish paint.

CARPENTRY

1. Fire stop all openings through floors and soffits.

2. All Micro-Lams: Fb=2800 psi, E=2x10/6 psi, to be glued bolted together as per manufacturers requirements.

3. Joists shall be Hemlock/Fir No. 2 KD. or equal. Headers shall be Douglas Fir/Larch No. 2 KD or equal (HF #2 Fb=850, E=1,300, DF #2 Fb=875, E=1,500). Headers over windows/openings in bearing partitions to 2-2"x12"s, unless otherwise noted. Joists to be doubled under parallel partitions and tubs.

4. All framing corners to be triple studs. Provide horizontal blocking in wall lengths over 10'-0".

5. Perform all Finish Carpentry as shown on the Drawings and as specified herein. The work includes but is not necessarily limited to the following:

6. Hanging doors, and window installation

7. Install builders hardware on all wood doors

8. All blocking and furring required for all trades and rough frames for recessed accessories.

9. Installation of wood joists & partitions

10. Any carpentry required as incidental part of the construction of this project shall be the responsibility of the General Contractor.

11. Plastic laminate counter tops shall be as manufactured by Formica, Parkwood; color by Owner.

12. Rough framing.

13. Finish framing and trim. Oak flooring.

14. Provide $10,000 material allowance for kitchen and bathroom cabinets and countertops.

15. Floor joists to be doubled under all parallel partitions and whirlpool tubs.

16. Provide water resistant drywall and ceramic tile around shower and tub area.

17. Stair threads shall have a min. clear depth of 10" and a max. rise of 7 3/4". Stair balusters to be spaced at 4" apart max., stair rail height 2'- 10" at edge of nosing, guard rail 3'-0" A.F.F., graspable portion of handrail not to exceed 2-5/8" cross sectional dimension.

WOOD DOORS AND WINDOWS

1. All tub or shower enclosures and windows adjacent to whirlpools, decks and windows less than 18" A.F.F. are to be tempered glass.

2. Furnish all windows and doors as show on the Drawings and as specified herein. The work includes but is not necessarily limited to the following:

a) All wood doors.

b) Windows and glass to be as indicated on drawings

GYPSUM BOARD

1. Drywall construction shall be as detailed on the drawings, and in accordance with manufacturer's recommendations. Partition construction shall be sheet rock Firecode gypsum board 5/8" thick on 2 x 4 wood (or as indicated) spaced 16" on center. All exposed edges and outside corners shall be taped, filled and sanded smooth.

PAINTING

1. The painting contractor shall be responsible for inspecting the work of others prior to the application of any paint. If any surface cannot be put in proper condition for finishing by customary cleaning, sanding, and puttying operations, the Painting Contractor shall immediately notify the General Contractor.

2. Herein specified are selected from Pratt and Lambert's catalog to establish type, compositions, quality and color. Materials by Glidden, PPG, Martin-Senour, Benjamin Moore, Sherwin-Williams or other manufacturer approved Architect will be acceptable.

3. Drywall Partitions: One (1) coat primer, two (2) coats P & L Vapex Flat wall finish.

4. Wood doors and Frames.

PLUMBING

1. The Contractor will be required to furnish all labor, materials, equipment, etc., necessary to make a complete plumbing system including hot and cold water piping, soil waste and vent piping drains, and sanitary system, plumbing fixtures, all as shown on the accompanying drawings.

2. All plumbing fixtures – Kohler w/Moen faucets or approved equal.

3. All work must conform to the rules, regulations, codes and ordinances of local codes.

HEATING, VENTILATING & AIR CONDITIONING

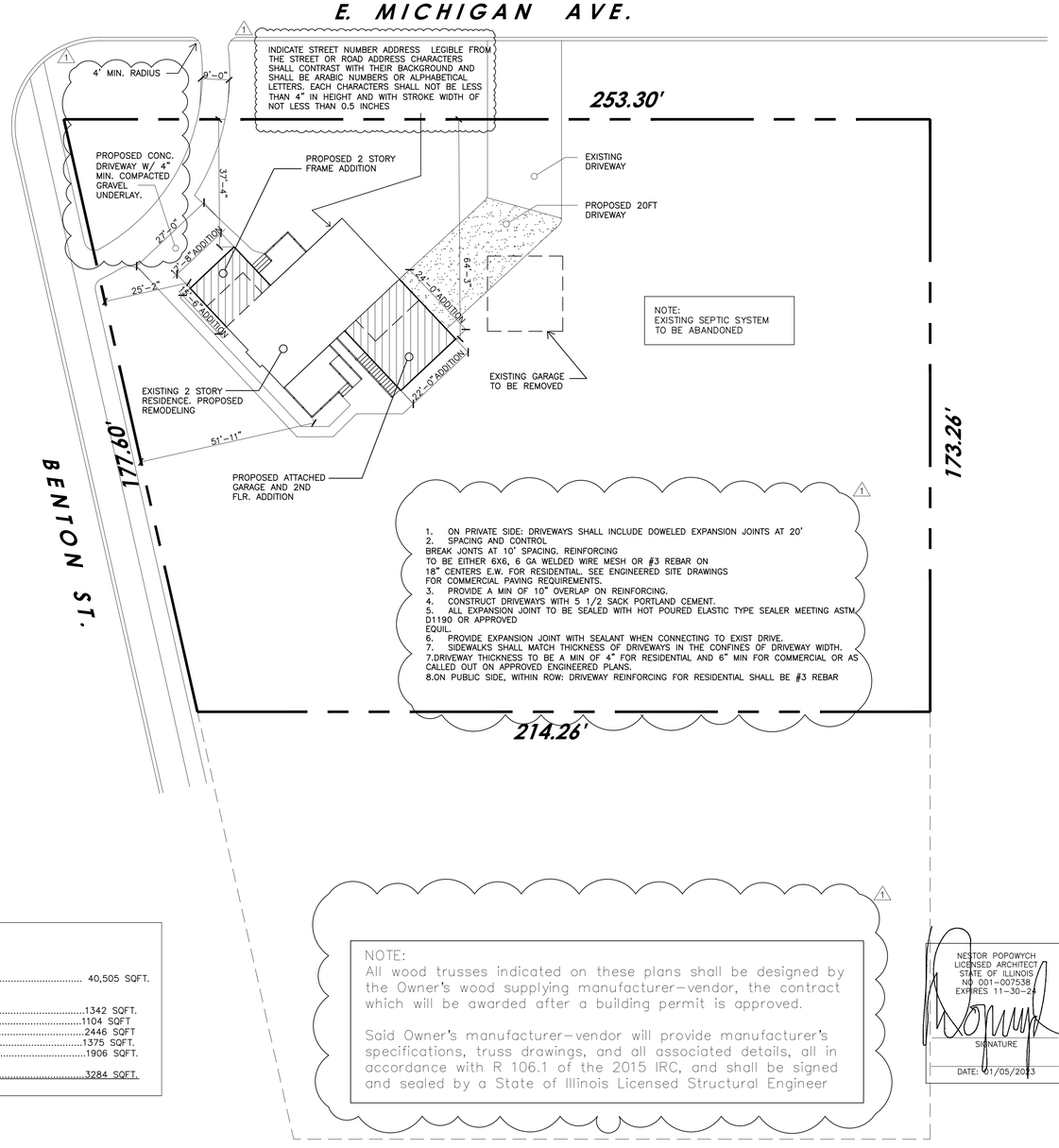
1. The Contractor will be required to furnish all labor, materials, equipment, etc., necessary to make a complete heating and cooling system for the addition.

2. All work must conform to the rules, regulations, codes, and ordinances of local codes.

3. Contractor will guarantee 72 degrees indoor temperature at 95 degrees outdoor temperature and 72 degrees indoor at 0 degrees outdoor.

4. All bathroom exhaust fans (to be U.L. Approved) and dryer vents to be vented to the outside and connected to an appliance on roof or wall (min. one foot away from plumbing vents). Bathrooms to be 40 c.f.m. (min.), laundry rooms to be 75 c.f.m. (min.).

RENOVATION AND BUILDING ADDITION
EXISTING SINGLE FAMILY RESIDENCE
Immaculate Conception Parish
101 E Michigan Ave
PALATINE ILLINOIS



SITE PLAN
SCALE: 1" = 20'

N

ZONING DATA:

LOT AREA: ..... 40,505 SQFT.

1ST FLOOR-EXIST.....1342 SQFT.
2ND FLOOR-EXIST.....1104 SQFT
TOTAL EXISTING.....2446 SQFT
1ST FLOOR-PROPOSED.....1375 SQFT.
2ND FLOOR PROPOSED.....1906 SQFT.

TOTAL PROPOSED.....3284 SQFT.

NOTE:
All wood trusses indicated on these plans shall be designed by the Owner's wood supplying manufacturer-vendor, the contract which will be awarded after a building permit is approved.

Said Owner's manufacturer-vendor will provide manufacturer's specifications, truss drawings, and all associated details, all in accordance with R 106.1 of the 2015 IRC, and shall be signed and sealed by a State of Illinois Licensed Structural Engineer

NESTOR POPOWYCH
LICENSED ARCHITECT
STATE OF ILLINOIS
NO 001-007538
EXPIRES 11-30-24
SIGNATURE
DATE: 01/05/2023

REVISIONS
1 PERMIT REVISIONS 02/06/2023

NESTOR POPOWYCH, A.I.A.
ARCHITECT
TEL: 312 953 6777
E: nestor.popowych@gmail.com

RENOVATION AND BUILDING ADDITION
EXISTING SINGLE FAMILY RESIDENCE
Immaculate Conception Parish
101 E Michigan Ave
PALATINE ILLINOIS

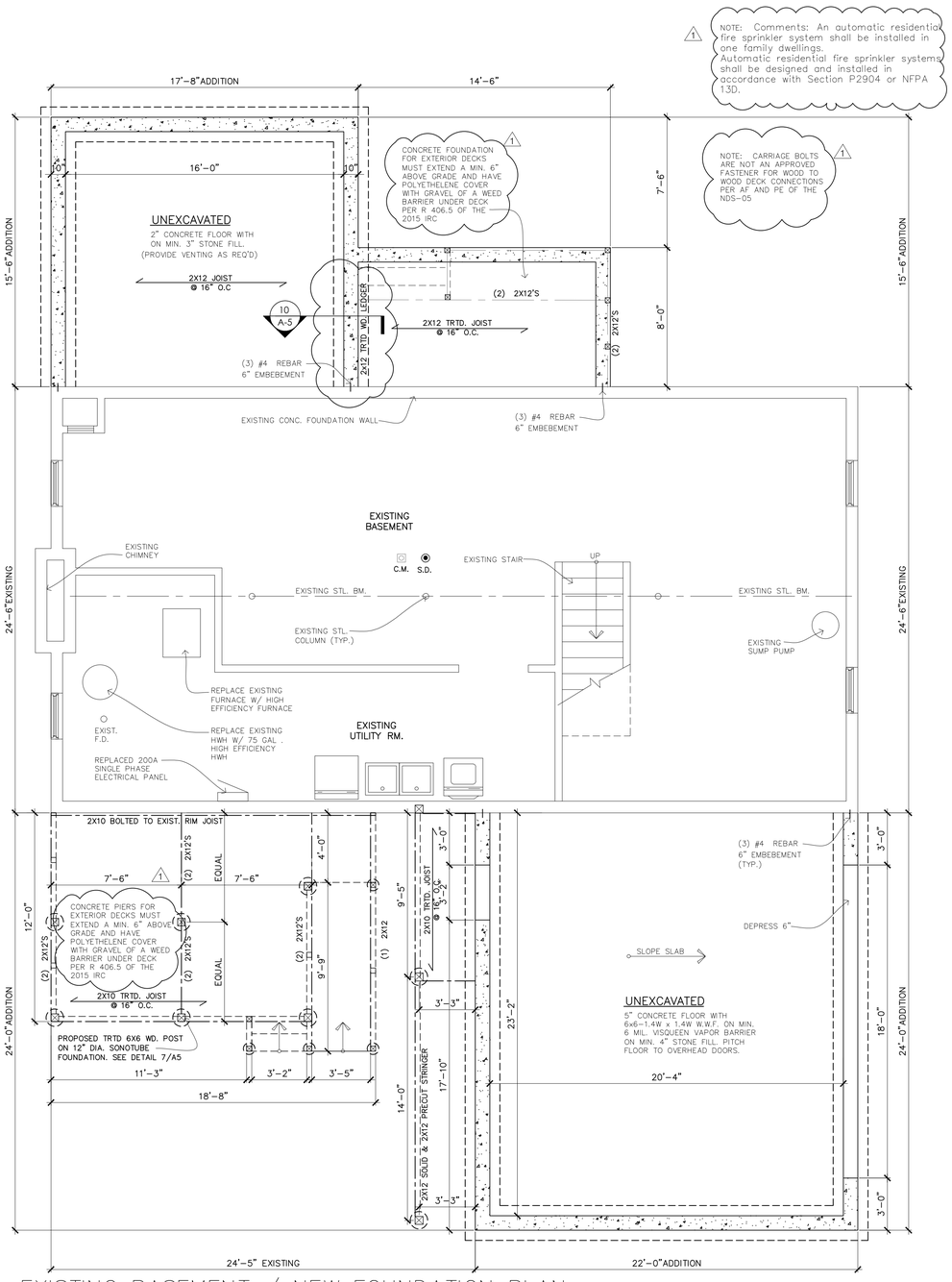
STATE OF ILLINOIS
NESTOR POPOWYCH
#001-07538
LICENSED ARCHITECT

DATE:
12/23/22

PROJECT:
064-22

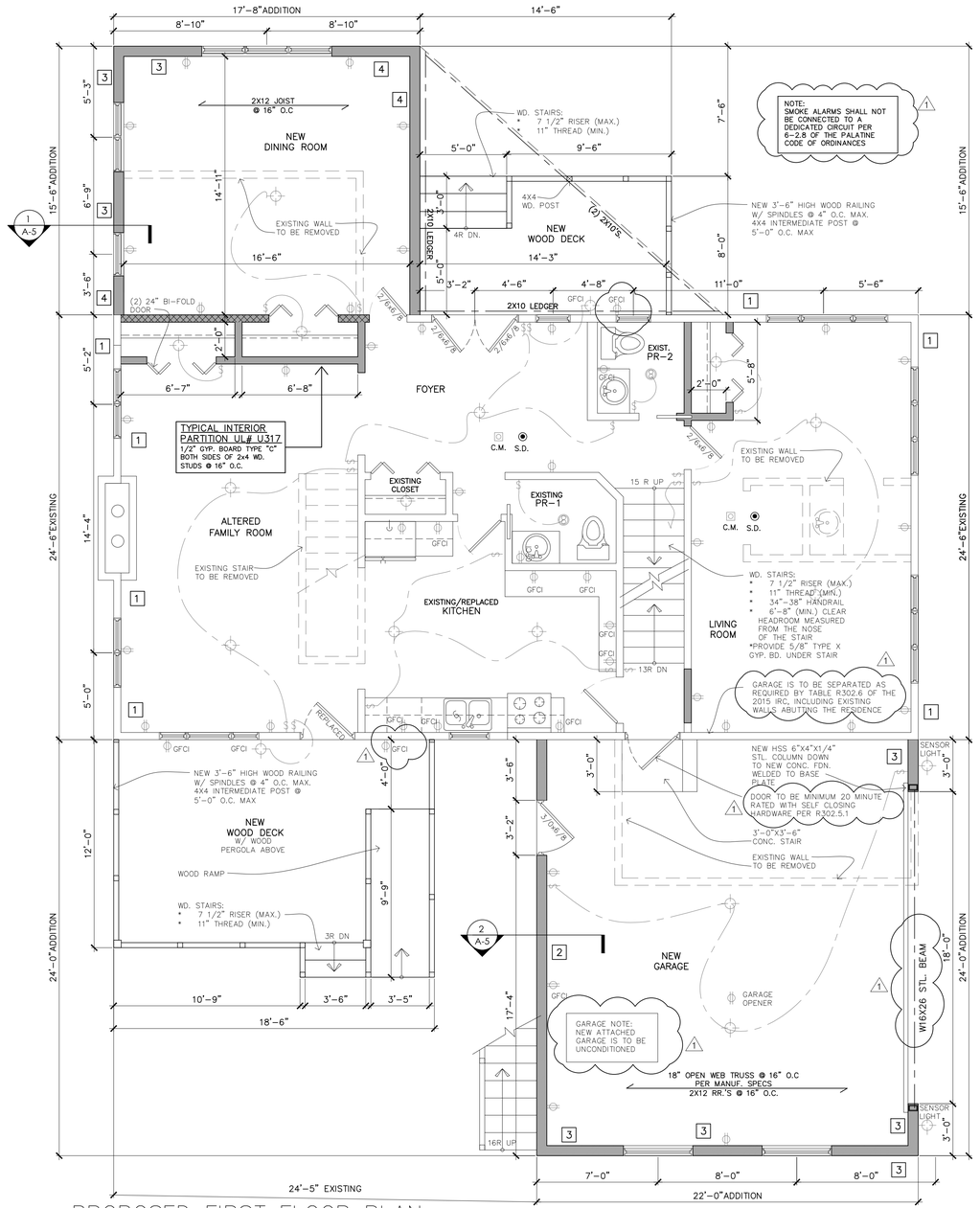
SHEET NO.
A-1

Attachment: ZBA Materials & Public Notice - April 25, 2023 (101 E. Michigan Ave - SU Addition)



EXISTING BASEMENT / NEW FOUNDATION PLAN

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



PROPOSED FIRST FLOOR PLAN

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

SHEARWALL SCHEDULE:

MARK	WALL THICK.	LENGTH	NAILING
1	(2) 15/32" ST 1	SEE PLAN	10d @ 2" O.C. W/ (2) SIMPSON HD12 W/ 1 1/8" DIA ANCHOR AND (4) 1" DIA THRU W/ 6X6 STUD, USE (2) HTT5-3/4 AT TOP OF WALL AND BOTTOM OF UPPER WALL E.E.
2	(2) 15/32" ST 1	SEE PLAN	10d @ 3" O.C. W/ (2) SIMPSON HD12 W/ 1 1/8" DIA ANCHOR AND (4) 1" DIA THRU W/ 6X6 STUD, USE (2) HTT5-3/4 AT TOP OF WALL AND BOTTOM OF UPPER WALL E.E.
3	(2) 15/32" ST 1	SEE PLAN	10d @ 4" O.C. W/ (1) SIMPSON HD 12 W/ 1 1/8" DIA ANCHOR AND (4) 1" DIA THRU W/ 6X6 STUD, USE (2) HTT5-3/4 AT TOP OF WALL AND BOTTOM OF UPPER WALL E.E.
4	(1) 15/32" ST 1	SEE PLAN	10d @ 6" O.C. W/ (1) SIMPSON HD 12 W/ 1 1/8" DIA ANCHOR AND (4) 1" DIA THRU W/ 4X4 STUD, USE (2) HTT5-3/4 AT TOP OF WALL AND BOTTOM OF UPPER WALL E.E.

NESTOR POPOWYCH, A.I.A.
ARCHITECT
TEL: 312 953 6777
E: nestor.popowych@gmail.com

RENOVATION AND BUILDING ADDITION
EXISTING SINGLE FAMILY RESIDENCE
Immaculate Conception Parish
101 E Michigan Ave
PALATINE
ILLINOIS

STATE OF ILLINOIS
NESTOR POPOWYCH
#001-07538
LICENSED ARCHITECT

DATE: 12/23/22

PROJECT: 064-22

SHEET NO. A-2

Attachment: ZBA Materials & Public Notice - April 25, 2023 (101 E. Michigan Ave - SU Addition)

ELECTRICAL

1. N/A

2. ALL EQUIPMENT SHALL BE U.L. APPROVED OR ANY OTHER NATIONALLY RECOGNIZED TESTING COMPANY

3. ALL RECEPTACLES SHALL BE GROUNDED AS REQUIRED BY ARTICLE 250–74

4. ALL OUTSIDE LIGHTS SHALL BE U.L. APPROVED FOR WET OR DAMP LOCATIONS AS REQUIRED BY SECTION 410–4

5. ALL WIRING TO AND THROUGH FLUORESCENT FIXTURES SHALL BY TYPE THHN OR EQUAL.

6. SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON ALL EACH ADDITIONAL STORY OF THE BUILDING.

ALL SMOKE DETECTORS TO BE LINE VOLTAGE AND TOGETHER.

7. ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC–FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.

9. ALL LOW VOLTAGE TO BE IN CONDUIT IN WALLS TO ACCESSIBLE LOCATIONS.

10. ALL LOW VOLTAGE INSTALLED IN WALLS TO BE IN CONDUIT TO ABOVE SUSPENDED CEILING. ABOVE CEILING PLENUM RATED WIRE TO BE USED.

11. LIGHTS OVER TUBS AND SHOWERS TO BE GFI PROTECTED.

12. ALL CEILING BOXES TO FAN RATED.

13. PRIOR TO ANY CONSTRUCTION WORK BEGINNING AN ON–SITE MEETING WITH GENERAL CONTRACTOR IS REQUIRED.

14. SURFACE MOUNTED CLOSET LIGHTS SHALL BE LOCATED WITHIN 30" FROM ANY WALL. SURFACE MOUNTED FLORESCENT IS PERMITTED ON THE INSIDE WALL ABOVE CLOSET OPENING.

15. ALL WIRING FOR THERMOSTAT AND DOOR BELLS TO BE IN CONDUIT.

16. EVERY DWELLING UNIT SHALL BE EQUIPPED WITH AT LEAST ONE APPROVED 110V WITH BATTERY BACKUP CARBON MONOXIDE ALARM IN AN OPERATING CONDITION WITHIN 15' OF EVERY FEET ROOM USED FOR SLEEPING PURPOSES.

17. IF METER IS MORE THAN 5' FROM THE PANEL A DISCONNECT WILL BE REQUIRED IN METER.

18. DISCONNECTS FOR AC UNITS MUST MEET ELECTRICAL CLEARANCE CODES.

19. CONDUIT BETWEEN HOUSE AND GARAGE TO BE RIDGID GALVANIZED STEEL A MINIMUM OF 18" BELOW GROUND. CALL FOR INSPECTION PRIOR TO COVERING.

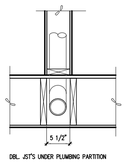
20. ALL SWITCHES IN BATHROOMS MUST BE A MINIMUM OF 4'–0" TO TUB AND SHOWERS.

SYMBOL LEGEND

- SINGLE POLE SWITCH
- THREE–WAY SWITCH
- DIMMER SWITCH
- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE SHADING DENOTES GROUND FAULT CIRCUIT INTERRUPTER "GFCI"
- SMOKE DETECTION 110V BATT. BACK–UP
- CARBON MONOXIDE DETECTOR
- CENTRAL VEC
- THERMOSTAT
- MOTOR
- PHONE
- TV/CABLE
- TIMER
- FLOOR OUTLET (FINAL POSITION BY OWNER)
- SURFACE MTD. LIGHT FIXTURE
- RECESSED CAN
- FLUORESCENT–SIZE VARIES
- FLUORESCENT LIGHT
- EYEBALL FIXTURE
- WP RECESSED CAN
- WALL MTD EXT. FIXTURE
- WALL MTD SCONCE (6'–0"AFF)
- SECURITY LIGHT
- FAN/LIGHT 60W/100CFM
- EXHAUST FAN 230 CFM
- CEILING FAN
- BATTERY PACK EM. LIGHT
- EXIT SIGN

NOTE: ALL CLOSET LIGHTS TO BE RECESSED FLOOR. PER CODE.

NOTE:
ALL SMOKE DETECTORS TO BE INTERCONNECTED 110 v. w/ BATTERY BACK–UP

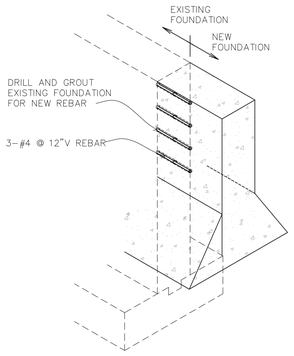


PARTITION DETAIL
SCALE: 1" = 1'–0"

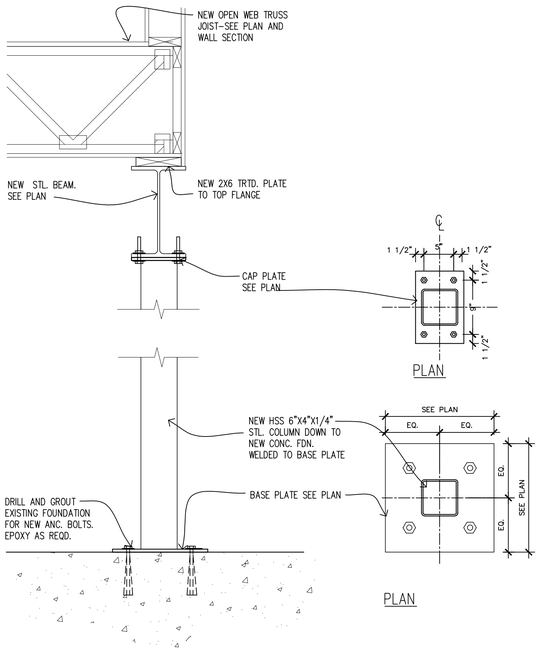
POSTS SUPPORTING VALLEY MEMBERS

POST	DESCRIPTION	HEIGHT
	4X4 POST	0'–0" – 7'–0"
	2X4 POST& 2X6 POST GLUED W/16D NAILS@8"O.C.	7'–0" – 11'–0"
	6X6 POST	11'–0" – 14'–0"
	2X6 POST& 2X8 POST GLUED W/16D NAILS@8"O.C.	14'–0" – 17'–0"

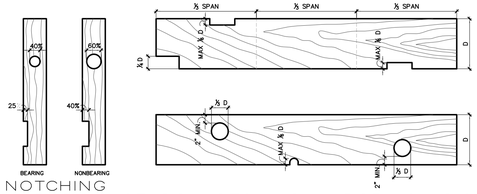
NOTE:
RIDGE / HIP TO BE MIN. ONE SIZE LARGER THAN RAFTERS.FOR RAFTER OVER 20'–0" APPLY BRACING TOBOTTOM OF JOISTS. RAFTERS AND CEILING JOIST SHALL BE SUPPORTED LATERALLY BY SOLID BLOCKING, DIAGONAL BRIDGING (WOOD OR METAL) AT INTERVALS NOT EXCEEDING 10 FT. WHERE FINISHED CEILING APPLIED.



FOUNDATION CONNECTION DETAIL
N.T.S.

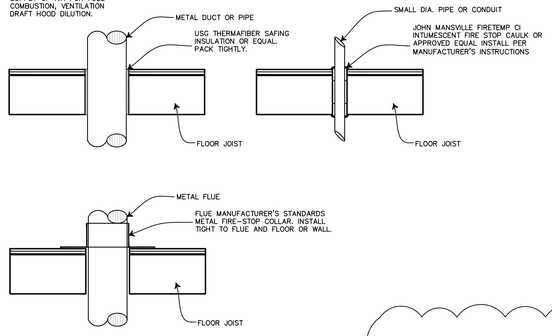


COLUMN SECTION
SCALE: 1"=1'–0"



NOTCHING & BORING STUDS NOTCHING & BORING JOISTS

NOTE:
ALL FUEL BURNING EQUIPMENT SHALL HAVE A SUFFICIENT SUPPLY OF AIR FOR FUEL COMBUSTION, VENTILATION DRAFT HOOD DILUTION.



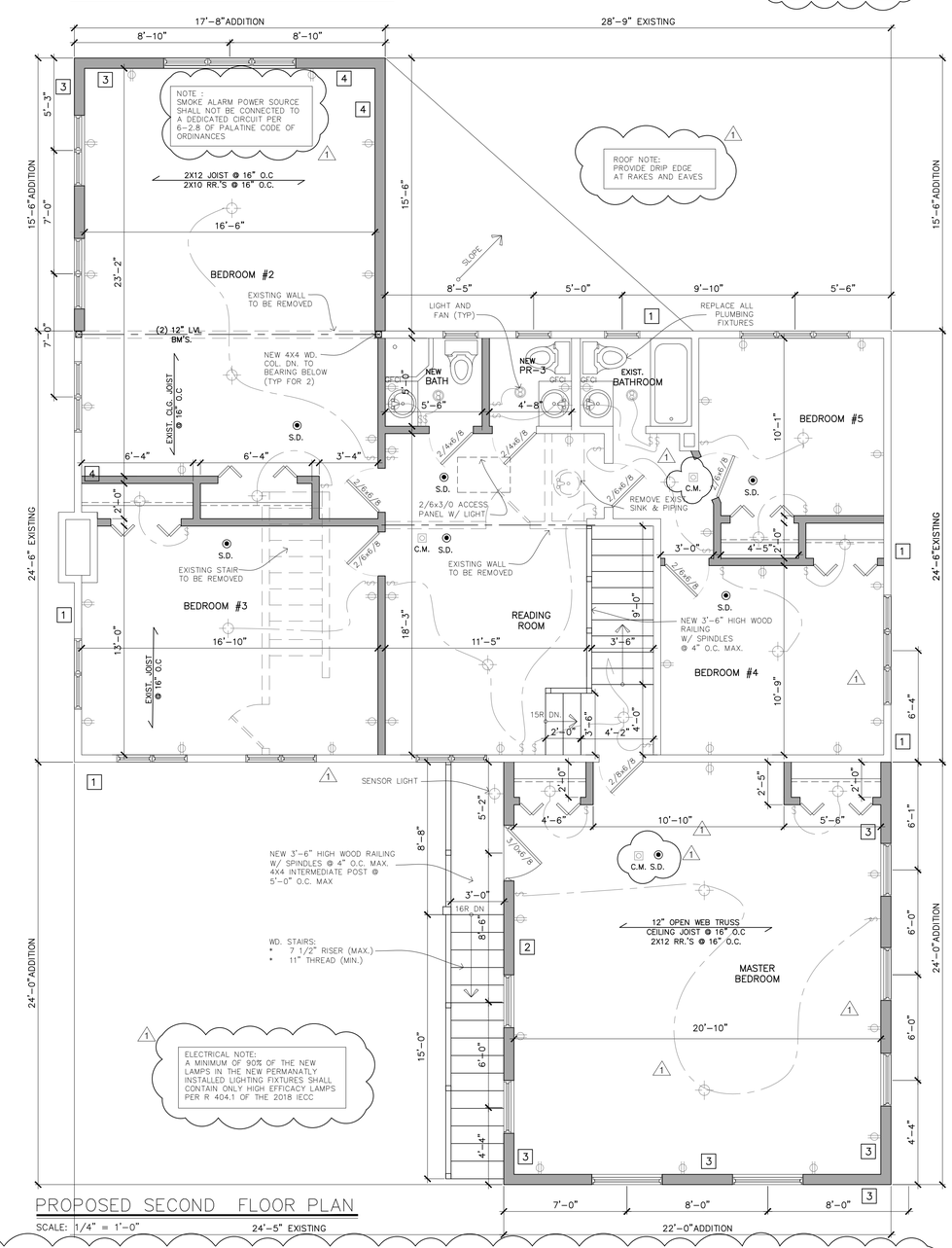
FIRESTOPPING DETAILS (TYP.)
N.T.S.

FRAMING NOTES: DEAD LOAD 10#/S.F.

CEILING JOISTS, FLOOR JOISTS AND HEADERS SHALL BE CANADIAN LUMBER BASED UPON U.S. SPAN BOOKS. FOR CANADIAN LUMBER USE SPRUCE–PINE–FIR #2 FOR MEMBERS UP TO 12". FOR MEMBERS 12" AND ABOVE USE HEM–FIR.

ALLOWABLE SPANS ARE AS FOLLOWS:

	SPRUCE–PINE–FIR #2			HEM–FIR #2	
CEILING JOISTS – 20lbs LIVE LOAD	2"x6"	2"x8"	2"x10"	2"x12"	
12" O.C.	14'–9"	18'–9"	23'–1"	23'–4"	
16"O.C.	12'–10"	16'–3"	19'–10"	21'–0"	
2nd FLOOR, FLOOR JOISTS – 30lbs LIVE LOAD					
12" O.C.			19'–0"	22'–6"	
16" O.C.			17'–2"	19'–8"	
1st FLOOR, FLOOR JOISTS – 40lbs LIVE LOAD					
12" O.C.			17'–3"	20'–4"	
16" O.C.			15'–5"	17'–7"	



PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'–0"

SHEARWALL SCHEDULE:

MARK	WALL THICK.	LENGTH	NAILING
1	(2) 15/32" ST 1	SEE PLAN	10d @ 2" O.C. W/ 6X6 STUD AND (2) HTT5-3/4 AT BOTTOM E.E.
2	(2) 15/32" ST 1	SEE PLAN	10d @ 3" O.C. W/ 6X6 STUD AND (2) HTT5-3/4 AT BOTTOM E.E.
3	(2) 15/32" ST 1	SEE PLAN	10d @ 4" O.C. W/ 6X6 STUD AND USE (2) HTT5-3/4 AT BOTTOM WALL E.E.
4	(1) 15/32" ST 1	SEE PLAN	10d @ 6" O.C. W/ 4X4 STUD AND (2) HTT5-3/4 AT BOTTOM OF WALL E.E.

FOR THE TYPICAL FLOOR DIAPHRAGM USE 8d NAILS @ 6" MAX SPACING AT SUPPORTED EDGES, UNBLOCKED, NDS CASE 1, 3/4" PLYWOOD TONGUE AND GROOVE 1 3/8" MIN. NAIL PENTRATION.

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RENOVATION AND BUILDING ADDITION
EXISTING SINGLE FAMILY RESIDENCE
Immaculate Conception Parish
101 E Michigan Ave
PALATINE
ILLINOIS

STATE OF ILLINOIS
NESTOR POPOWYCH
#001-07538
LICENSED ARCHITECT

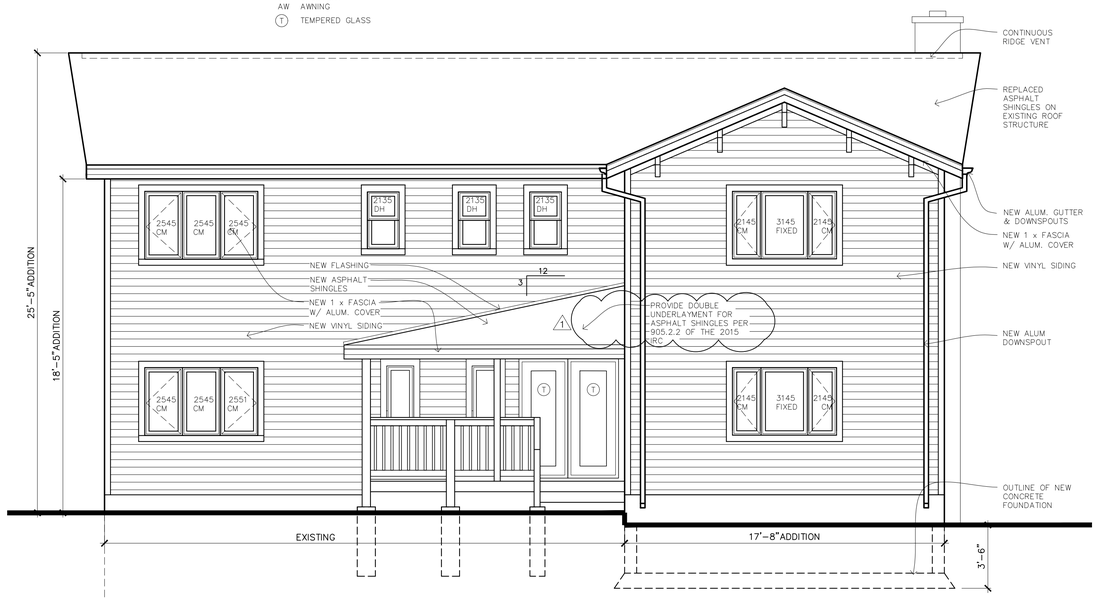
DATE: 12/23/22

PROJECT: 064–22

SHEET NO. A-3

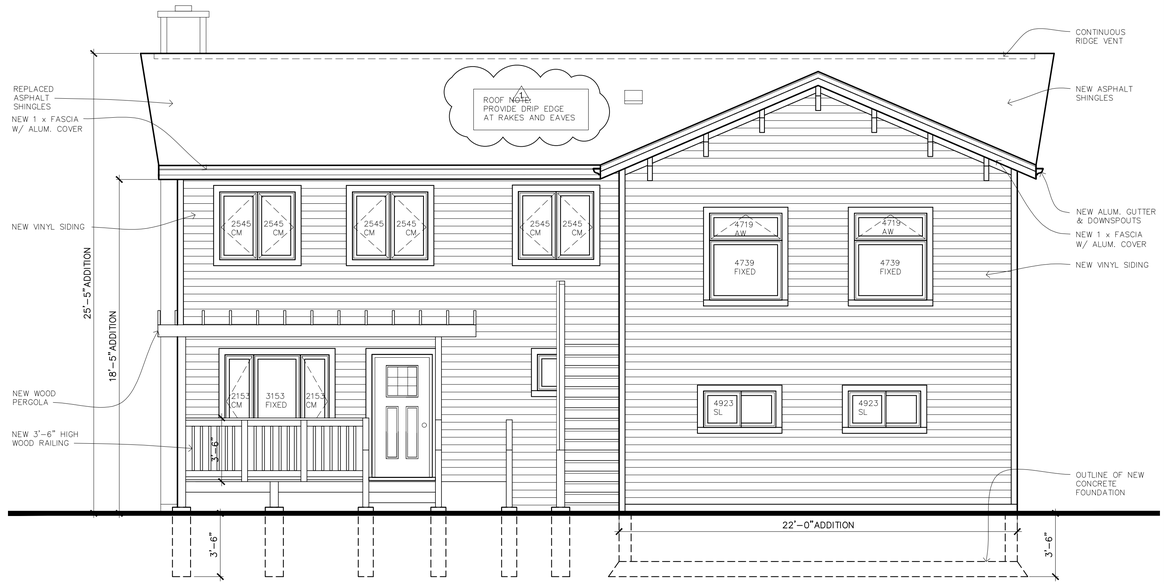
Attachment: ZBA Materials & Public Notice - April 25, 2023 (101 E. Michigan Ave - SU Addition)

DH DOUBLE HUNG
CM CASEMENT
AW AWNING
(T) TEMPERED GLASS



PROPOSED NORTH WEST ELEVATION

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



PROPOSED SOUTH EAST ELEVATION

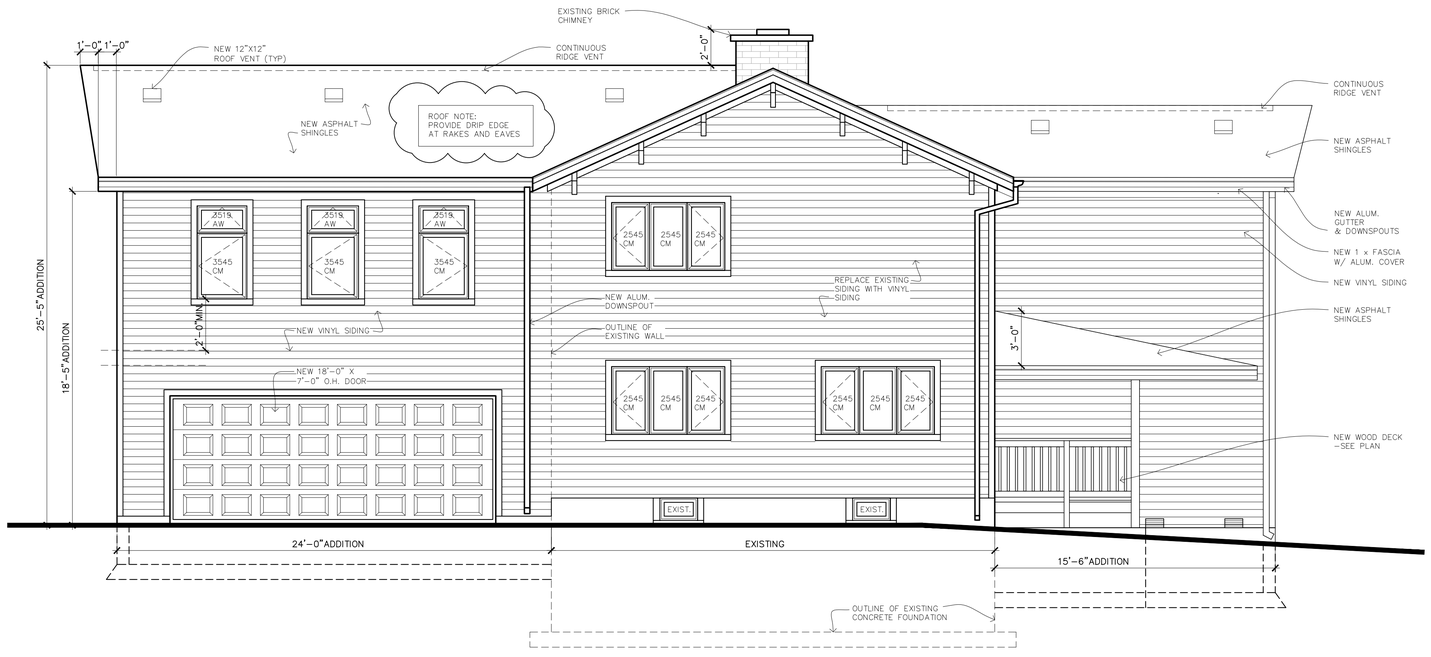
SCALE: 1/4" = 1'-0"

NOTE:
EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20".

TEMPERED SAFETY GLASS NOTE:
THE FOLLOWING WILL HAVE TEMPERED SAFETY GLASS INSTALLED:
1. ALL GLAZING IN DOORS, SIDELIGHTS & SHOWER DOORS
2. WINDOWS ADJACENT TO BATHTUBS & SHOWERS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" A.F.F.
3. LARGE PANELS OF GLASS (FIXED OR OPERABLE) GREATER THAN 9 SQ.FT. IN AREA, WITH BOTTOM EDGE LESS THAN 18" A.F.F.
4. ALL SKYLIGHTS.

NOTE:
WINDOWS ARE "ADVANCED"-VERIFY
W/ OWNER (OR EQUAL)
(UNIT # SHOWN ON EXTERIOR ELEVATIONS)
ALUM CLAD COLOR: BY OWNER. 5/8" CLEAR INS. GLASS



PROPOSED NORTH EAST ELEVATION

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

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RENOVATION AND BUILDING ADDITION
EXISTING SINGLE FAMILY RESIDENCE
Immaculate Conception Parish
101 E Michigan Ave
PALATINE ILLINOIS

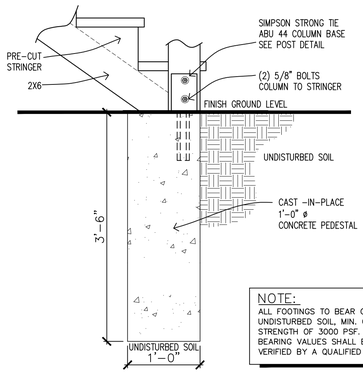
STATE OF ILLINOIS
NESTOR POPOWYCH
#001-07538
LICENSED ARCHITECT

DATE:
12/23/22

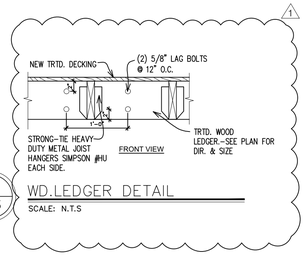
PROJECT:
064-22

SHEET NO.
A-4

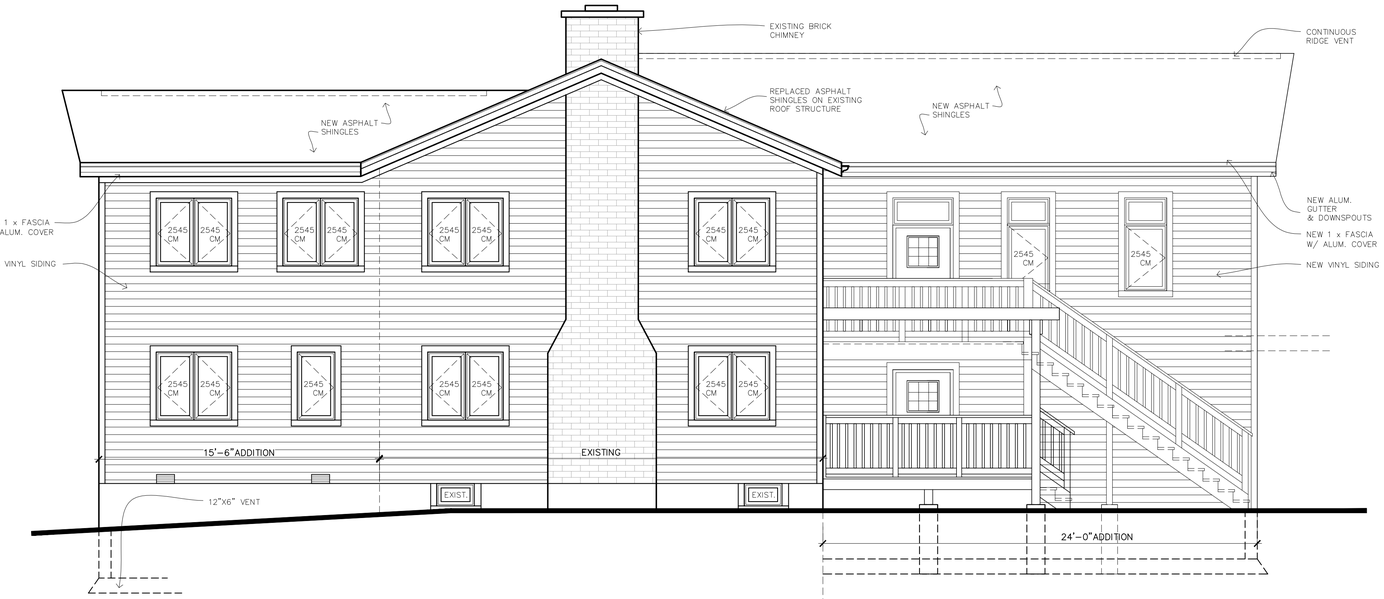
Attachment: ZBA Materials & Public Notice - April 25, 2023 (101 E. Michigan Ave - SU Addition)



NOTE:
ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL, MIN. COMPRESSIVE STRENGTH OF 3000 PSF. BEARING VALUES SHALL BE FIELD VERIFIED BY A QUALIFIED TESTING AGENCY.

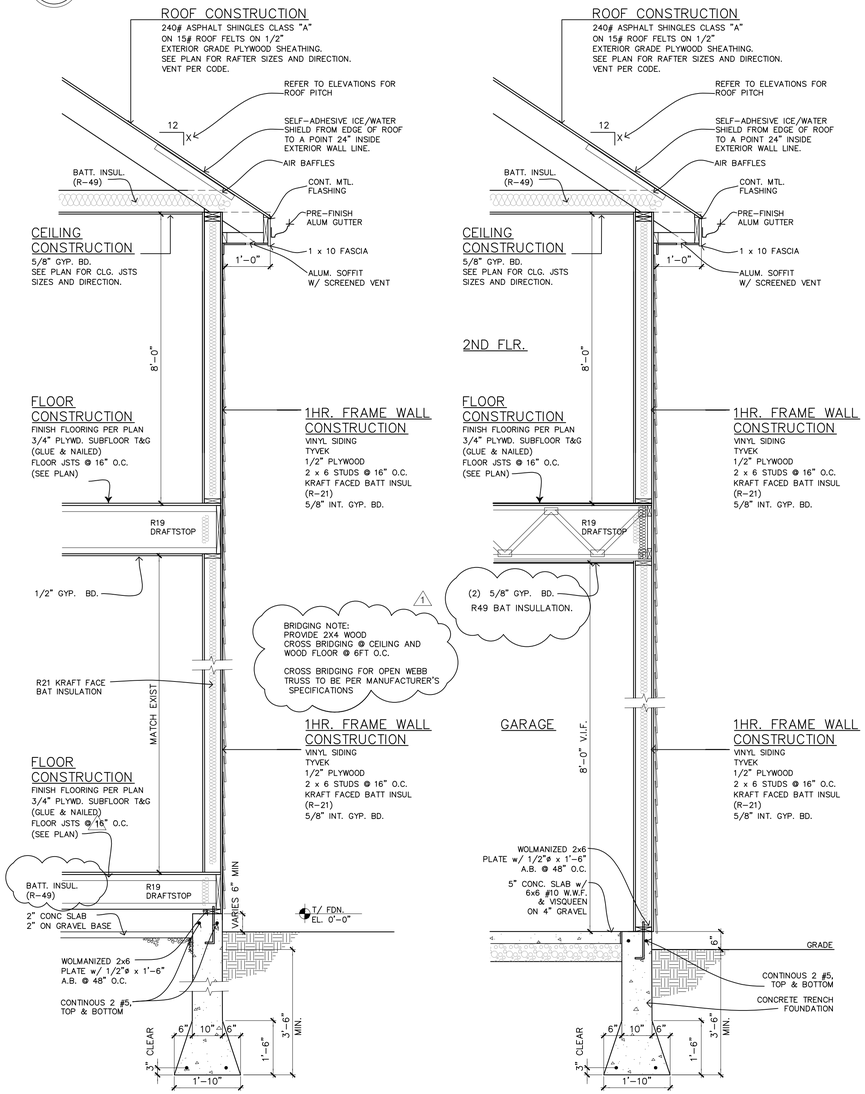


10 / A-5 WD.LEDGER DETAIL
SCALE: N.T.S



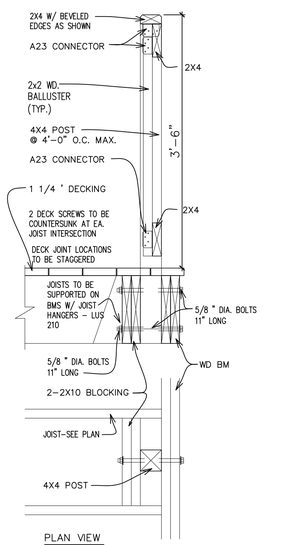
PROPOSED SOUTH WEST ELEVATION
SCALE: 1/4" = 1'-0"

9 / A-5 STAIR SONOTUBE DETAIL
SCALE: 1"=1'-0"

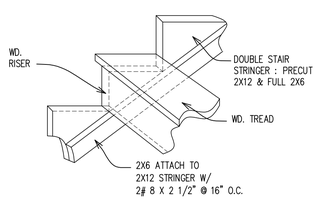


1 / A-5 WALL SECTION
SCALE: 1/2"=1'-0"

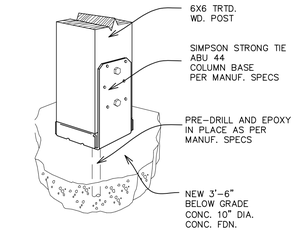
2 / A-5 WALL SECTION
SCALE: 1/2"=1'-0"



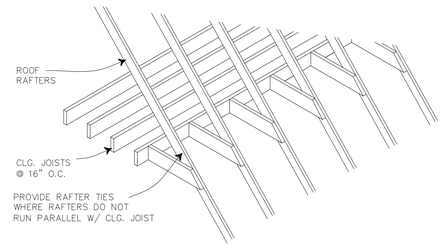
6 / A-5 RAILING DETAIL
SCALE: 1"=1'-0"



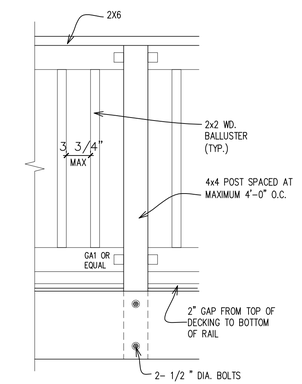
3 / A-5 STRINGER DETAIL
SCALE: N.T.S.



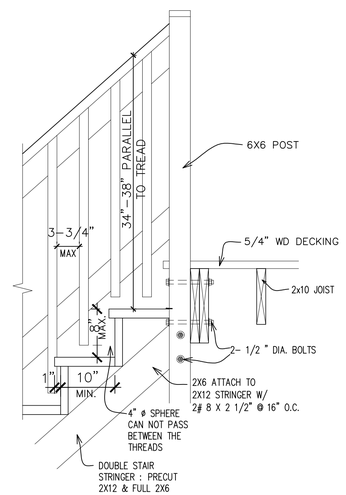
7 / A-5 POST DETAIL
SCALE: N.T.S.



8 / A-5 CLG. JOISTS DETAIL
N.T.S.



(INTERMEDIATE POST)
RAILING
ELEVATION
4 / A-5
SCALE: 1"=1'-0"



5 / A-5 EXTERIOR WD. STAIR DETAIL
SCALE: 1"=1'-0"

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RENOVATION AND BUILDING ADDITION
EXISTING SINGLE FAMILY RESIDENCE
Immaculate Conception Parish
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PALATINE
ILLINOIS

STATE OF ILLINOIS
NESTOR POPOWYCH
#001-07538
LICENSED ARCHITECT

DATE:
12/23/22

PROJECT:
064-22

SHEET NO.
A-5

Attachment: ZBA Materials & Public Notice - April 25, 2023 (101 E. Michigan Ave - SU Addition)

PUBLIC NOTICE
A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, April 25, 2023 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use to permit an addition to be set back 25 feet from the front lot line, instead of the minimum required 30 feet.
The property is commonly known as 101 E. Michigan Avenue.
The Petitioner is proposing to construct a 2-story addition off the front of the existing single-family residence, which would encroach into the required front yard off of Benton Street.
The above petition has been filed by Very Rev. Yaroslav Mendyuk, Immaculate Conception Ukrainian Catholic Parish, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: SU-000030-2023
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals
DATED: This 10th day of April, 2023
Published in Daily Herald April 10, 2023 (4598160)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs

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 **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/

I further certify that the **Northwest Suburbs 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 04/10/2023
in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY _____
Designee of the Publisher of the Daily Herald

Control # 4598160

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

Attachment: ZBA Materials & Public Notice - April 25, 2023 (101 E. Michigan Ave - SU Addition)

III. PUBLIC HEARING

1. 101 E. Michigan Avenue

   Notice was published in the Daily Herald on April 10, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Sworn in staff: Mr. Alex Bradshaw

Sworn in petitioner: Father Yaroslav Mendyuk, 129 Robertson Lake Zurich, IL

Father Mendyuk stated they purchased 101 E. Michigan in August. He pointed out the home is on the same block as their church. He stated the building is in poor condition and needs updating. Father Mendyuk spoke to the current addition that needs repair. He explained they would like to make a little larger so asking for permission to be approx. 3ft closer to street. He stated there are several houses on street within that distance referring to the slide that is clearly marked with locations. Father Mendyuk stated there are 3 priests in the parish so the home will service as residence to the clergy.

Ms. Wood asked if that is the only purpose.
Father Mendyuk answered yes.

Mr. Pirog asked why they can't fit within the standards with such a large property.
Father Mendyuk explained they are not planning to rebuild just looking to fix. He stated the addition is existing. He stated they are so just improving and need new foundation so asking to make larger.

Ms. Wood asked if there are any plans for the rest of the property.
Father Mendyuk stated they are just updating the condition and landscaping.

Mr. Bradshaw gave a brief summary of request stating the subject property is approx. 4,000 sqft. consisting of a 2-story home with a 2-car detached garage that is setback 29ft. He stated the residence is existing nonconforming with the required 35-foot rear yard setback for an R-1A zoned property. He explained the petitioner is seeking a Special Use to permit an addition to the front of their house that will further encroach into the required front yard setback at approximately 25 feet from the front lot line (30 feet is required). Mr. Bradshaw

Attachment: DRAFT ZBA Minutes (101 E. Michigan Ave - SU Addition)

stated there are multiple properties that have comparable front yard setbacks at approximately 25 feet all approved through planned developments. He stated both building and lot coverage are well under the maximum percentage allowed by the Zoning Ordinance. He stated Engineering reviewed and has indicated all new utility connections will be reviewed through the building permit review, Fire prevention indicated automatic fire sprinkler system is required and will be addresses through the building permit review, and Community Services reviewed and had no issues.

Ms. Wood asked Father Mendyuk about over grown landscaping
Father Mendyuk repeated the property has not been maintained so planning on cleaning up and adding flowers and garden. He stated there were mostly wild trees have cleaned some before winter and will continue to bring to presentable condition
Mr. Bradshaw stated comparing photos current from July 2022 the property has been cleaned up considerably.

Sworn in Mr. Stephen Vondrak, 698 S. Oak Street
Mr. Vondrak stated the previous owners took care of property. He stated the church has torn down trees on their property and his, and thinks they made it worse.

Ms. Wood asked if they spoke to anyone at the church.
Mr. Vondrak stated he spoke to their handy man when he was on his property. He stated the traffic has increased and has had to call police about parking.

Ms. Wood asked where the church is located in relation to their property.
Mr. Vondrak referred to aerial. He stated the holidays brings a lot of traffic and issues.

Ms. Wood understands the concern and asked if they spoke to the Village.
Mr. Vondrak stated he only spoke to the handyman and to police about parking.

Ms. Roth-Wurster asked if there is no parking on the street.
Mr. Vondrak stated the Village has to bring in signs. He stated they have had to call councilman and police.

Ms. Wood asked how often there is an issue.
Mr. Vondrak stated mostly on holidays and during festivals. He spoke to the light-pollution from the church and expressed concern that the subject property will be used to expand their festivals.
Mr. Bradshaw stated staff is aware of the police calls. He stated police have put signs for parking to direct where parking overflow should go. He explained the request today is only being used for single-family residential, not for overflow for events.

Ms. Wood asked if the property is zoned residential.
Mr. Bradshaw answered, yes, R-1A single family.

Attachment: DRAFT ZBA Minutes (101 E. Michigan Ave - SU Addition)

Ms. Wood asked if they could use for parking.
Mr. Bradshaw stated it would not be used for parking. He explained the Village has no right to step in for private events in the house and if they hold public events they will need a special event permit.

Sworn in Mr. Norris Harstad, 735 S. Oak Street
Mr. Harstad stated he lives in the cul-de-sac around corner. He stated he has a variance from the property line when house was built and thinks from the plans it won't cause any issues as long as it maintains a single-family residence. He stated he wrote email to Councilman Lambert about parking.
Ms. Wood reiterated today's request is for the special use for the lot lines. She stated all other issues can be discussed after the meeting.

Father Mendyuk thanked the neighbors for their comments. He stated he understands pointing out it is a church and events do not happen every day. He stated they removed several trees that were growing wildly and one that fell down. Father Mendyuk stated he is not aware of any tress cut on neighbor's property. He stated he is aware of the parking issues so are working with Palatine Police on ways to resolve and not be a disturbance. He stated they want to be good neighbors and is working with neighboring Ukrainian church properties to allow them to park on their lots when having bigger events.

STAFF RECOMMENDATION:
The Petitioner is proposing to construct an addition to the existing legal non-conforming single-family residence that will encroach 5 feet into the required 30-foot front yard setback from S. Benton Street. However, the addition will encroachment into the required front yard an additional 4 feet as the existing legal non-conforming residence is currently setback 29 feet. Ultimately, as there are comparable front yard setbacks in the immediate area, the proposed addition should not cause substantial injury to the value of the other properties in the surrounding neighborhood. Therefore, Staff recommends approval of the Special Use, subject to the following condition:

1. The Special Use shall substantially conform to the Site Plan, Floor Plan, and Elevations submitted by the Petitioner, Very Rev. Yaroslav Mendyuk, 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 staff's conditions; seconded by Mr. Luszczak.

DELIBERATIONS:
Mr. Luszczak stated he doesn't see any problems with a 5ft setback.

Mr. McGinn pointed out there are other properties with similar setbacks so won't

Attachment: DRAFT ZBA Minutes (101 E. Michigan Ave - SU Addition)

have a negative impact on the surrounding properties. He stated it meets the standards.

Ms. Wood agreed with Mr. McGinn that it meets the standards. She stated this could be an opportunity to resolve other issues.

Ms. Roth-Wurster stated it meets the standards. She stated the property is setup different and thinks improving the property is the right thing to do.

Ms. Wood stated the only alternative is to demolish the house.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will go to Village Council on May 8, 2023.

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

Attachment: DRAFT ZBA Minutes (101 E. Michigan Ave - SU Addition)

Consider a Motion Authorizing the Village Manager to Execute a Proposal with Civiltech for Phase I Engineering Services for the Dundee Road and Hicks Road Intersection Improvements

BACKGROUND:
The intersection of Illinois Route 68 (Dundee Road) and Hicks Road has been identified for improvements to line of sight and level of service for vehicular and pedestrian traffic. The Northwest Municipal Conference (NWMC) has identified this intersection as STP funding eligible for Phase II Engineering in 2024 (50% to be reimbursed) and right-of-way acquisition in 2025 (50% to be reimbursed). Construction and Phase III Construction Engineering have been included in the contingency program and will be moved to the active program if funds become available (80% to be reimbursed). In order to secure these funds, the Village must proceed with Phase I Engineering.

Phase I Engineering consists of data collection, topographic survey, crash and traffic analyses, alternate geometric studies, geotechnical studies, wetland and drainage studies, federally required environmental review documentation, and preliminary roadway plans. It culminates with the written approval of the Illinois Department of Transportation and would be followed by detailed engineering (Phase II) which creates the specific construction plans.

KEY ISSUES:
- Over 1,370 man-hours of specialized professional services are expected to meet documentation, material inspection, and reporting requirements associated with the required federal process.
- Consulting Engineering is recommended to meet procedural requirements and to assure our ability to leverage federal participation for Phase II engineering and ultimately the construction of the contemplated improvement.
- A qualification-based selection process was followed to select BLA, Incorporated for this project after advertising and reviewing written qualification statements.
- The proposed improvements will improve the level of service, add dedicated right turn lanes, and enhance pedestrian and bicyclist safety.

ALTERNATIVES:
1. Authorize the Village Manager to execute the proposal for Phase I Engineering.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the Village Manager be authorized to execute the proposal for Phase I Engineering with Civiltech.

BUDGET IMPACT:
Funds in the amount of $150,000 have been appropriated in the Capital Improvement Program to accommodate this proposed agreement. Savings of $67,000 are available from the 50/50 Curb and Apron Replacement Program to cover the shortfall.

ACTION REQUIRED:
Motion to authorize the Village Manager to execute the proposal from Civiltech

Engineering, Incorporated for Phase I Engineering Services for the Illinois Route 68 (Dundee Road) and Hicks Road Intersection Improvements in the amount of $187,130.

ATTACHMENTS:

- Civiltech Proposal

Civiltech Engineering, Inc.
www.civiltechinc.com

Two Pierce Place, Suite 1400
Itasca, IL 60143
Phone: 630.773.3900
Fax: 630.773.3975

30 N LaSalle Street, Suite 2624
Chicago, IL 60602
Phone: 312.726.5910
Fax: 312.726.5911

Transportation

Civil

Construction

Environmental

Water Resources

Structural

Appraisal

May 3, 2023

George Ruppert, P.E.
Village Engineer
Village of Palatine
148 W. Illinois Avenue
Palatine, Illinois 60067

Re: Hicks Road and Dundee Road (IL Route 68) Intersection Improvements
Phase I Engineering Proposal

Dear Mr. Ruppert:

The Village of Palatine has selected Civiltech Engineering to provide Phase I engineering services for the Hicks Road and Dundee Road (IL Route 68) Intersection Improvements. The Scope of Services will include environmental and location-design studies to evaluate costs and impacts related to the intersection design and undertake coordination with jurisdictional agencies and the public. The primary objective of the Phase I Study is to develop an improvement plan which provides the desired level of traffic safety and operation and non-motorized safety which fulfills the requirements for processing and funding by the Village of Palatine, the Illinois Department of Transportation (IDOT), and the Federal Highway Administration (FHWA).

The detailed scope of work and cost estimate of consulting services is attached to the cover letter. The not to exceed fee that was negotiated with Village staff is $187,130. Additional services outside of the attached scope of work will be coordinated with Village staff prior to completing those services.

We thank you for considering Civiltech Engineering and look forward to working with the Village of Palatine on this project. If this proposal is acceptable please endorse one copy and return it to our Itasca office or via email.

Very truly yours,

Jonathan R. Vana, P.E.
President | Director of Design Services

Civiltech Engineering, Inc.

Attachment: Civiltech Proposal (Dundee Road and Hicks Road Intersection Improvements Phase I Engineering)

Civiltech Engineering, Inc.
www.civiltechinc.com

THIS PROPOSAL, SCHEDULE OF CHARGES AND GENERAL TERMS AND CONDITIONS ARE ACCEPTED BY THE VILLAGE OF PALATINE.

By: _____

Signature

Title: Reid Ottesen, Village Manager

Date: _____

Attachment: Civiltech Proposal (Dundee Road and Hicks Road Intersection Improvements Phase I Engineering)

ATTACHMENT A

Scope of Services and Cost Estimate of Consulting Services

Attachment: Civiltech Proposal (Dundee Road and Hicks Road Intersection Improvements Phase I Engineering)

IL Route 68 (Dundee Road) and Hicks Road Intersection Improvements - Phase I Study
Village of Palatine

I. Scope of Services

This project will investigate improving traffic safety and operation and improve pedestrian and bicyclist accommodations at the intersection of IL Route 68 (Dundee Road)/Hicks Road. Both routes are under the jurisdiction of IDOT and Dundee Road is included on the National Highway System. The existing cross section at the intersection consists of two through lanes in each direction with exclusive left turn lanes on each of leg of the intersection. Sidewalk is located along the back of curb on three of the four intersection corners and the northwest corner provides pedestrian and bicycle access to the Deer Grove Trail Loop of the Deer Grove Forest Preserve.

The scope of services for Phase I engineering services required for this project will include environmental and location-design studies needed to evaluate costs and impacts related to the intersection redesign and undertake coordination with jurisdictional agencies and the public. The primary objective of the Phase I Engineering Study is to develop a conceptual improvement plan which provides the desired level of traffic safety and operation and which fulfills all of the requirements for processing and funding by the Village of Palatine and potentially the Illinois Department of Transportation (IDOT) and the Federal Highway Administration (FHWA). The Phase I scope of services assumes funding will be sought from the Surface Transportation Program (STP-L) and the *Invest In Cook* funding program. The Phase I scope of services also assumes that this project will be processed as a Categorical Exclusion with the preparation of a Project Development Report.

Item 1 – Early Coordination and Data Collection - This work item will include collecting available existing information required for the Phase I Report and performing the necessary classification and cataloging for use in subsequent tasks as follows:

A. Collect and review previous studies and existing roadway plans.
B. Collect land use, public transit, zoning, school district, driveway permits, maps and plans.
C. Obtain public and private utility atlases.
D. Obtain and review existing traffic signal timings and plans.
E. Perform project area reconnaissance and prepare a photo log documenting existing conditions.
F. Obtain recent digital aerial photography of study area at a scale of 1" = 50'.
G. Prepare and process Environmental Survey Request forms. This will include ground level photos of all structures/buildings of 40 years or older.
H. Prepare Project Program Information (PPI) Form (#D1-PI0004) as per IDOT requirements.
I. Prepare Initial Coordination Meeting Data Form (BLR 22410) as per IDOT requirements.

Item 2 – Topographic Survey – In order to develop accurate construction costs a complete design topographic survey will be conducted as part of the Phase I study. This survey will include topographic information, cross sections, stream survey, and a drainage and utility survey. The survey will also include establishing the existing right-of-way to determine if the proposed improvement will require permanent right-of-way acquisition or temporary construction easements.

This work item will include the preparation of electronic base sheets including identification and location of all existing utilities within the project limits. Existing cross section information will be generated from the survey data and plotted on cross section sheets to aid in the development of a proposed roadway profile and completion of the drainage analysis.

Attachment: Civiltech Proposal (Dundee Road and Hicks Road Intersection Improvements Phase I Engineering)

A surveying subconsultant will perform the above tasks. We propose to use Jorgensen and Associates, Inc. to perform the field survey. A copy of their proposal is included in Attachment B.

Item 3 – Crash Analysis – In order to satisfy IDOT and FHWA requirements, it will be necessary to gather and review crash data for the study area to determine the existence of any safety hazards. A Highway Safety Manual (HSM) evaluation will completed, as required by IDOT to compare the existing, 2050 no-build, and 2050 Build safety conditions. Therefore, this work item will include the following items:

A. Collect crash reports for the most recent 5 years of crash data available.
B. Tabulate data and plot collision diagrams.
C. Prepare wet/dry and roadway light warrant crash analyses.
D. Perform pedestrian safety analysis to determine the levels of safety.
E. Perform Highway Safety Manual analysis as required by IDOT.
F. Evaluate safety improvement needs, identify countermeasures and recommendations to increase safety for pedestrians and vehicles, and write crash analysis.

Item 4 – Traffic Analyses – Traffic analyses will be performed to determine existing and proposed operations in the project corridor.

The traffic analyses will include:

A. Obtain 24-hr. vehicle turning movement, bike, and pedestrian counts using video counting units (VCU) at 6 locations:
    - The intersection of Dundee Road/Hicks Road.
    - Driveway entrance to Kosta's Gyros on the south leg of the Dundee Road/Hicks Road intersection.
    - Driveway entrance to Walgreens on the west leg of the Dundee Road/Hicks Road intersection.
    - Driveway entrance to Speedway on east leg of the Dundee Road/Hicks Road intersection.
    - Both Driveway entrances to Allstate and Domino's Pizza on east leg of the Dundee Road/Hicks Road intersection.
B. Reduce and tabulate traffic count data; determine A.M. and P.M peak hours and peak hour usage; prepare traffic volume exhibits.
C. Obtain 2050 traffic projections from CMAP.
D. Develop design hourly traffic volumes (DHV's).
E. Perform A.M. and P.M. existing and 2050 No-Build capacity analyses using HCS7 to establish a baseline for comparison the proposed alternatives.
F. Perform A.M. and P.M. 2050 Build capacity analyses using HCS7 for the preferred alternative.
G. Prepare and submit crash and traffic analyses package to the Village and IDOT for review.
H. Prepare an Intersection Design Study as required by IDOT and FHWA at the intersection. It is anticipated that the IDS will be revised up to two times.

Item 5 – Alternate Geometric Studies – As part of the Phase I Study, up to three alternatives will be evaluated to develop a Preferred Alternative for the improvements. This work task will include:

A. Prepare schematic horizontal geometrics on topographic base sheets for up to three alternatives.
B. Determine existence of and potential for environmental and right-of-way impacts due to the proposed improvement for three alternatives.
C. Prepare detailed horizontal geometrics on topographic base sheets for the Preferred Alternative.
D. Define vertical roadway geometrics including detailed analysis of proposed roadway cross sections for the Preferred Alternative.
E. Prepare a planning level cost estimate for the Preferred Alternative.
F. Design vehicle turning-template analyses will also be completed using AutoTURN software.
G. Prepare plan and profile exhibits and detailed cross-section sheets.
H. Prepare ADA/PROWAG Project Alert Form (D1 PD0038), Bicycle Travel Assessment Form (BDE 1702), ADA Statement of Maximum Extent Practicable (BDE 3101), and ADA Ramp Calculation Sheets at the intersection and all driveways, as required by IDOT.
I. Submit detailed geometrics, traffic and crash data and environmental impacts to the Village and IDOT. It is assumed that these geometrics will be revised up to two times.

Item 6 – Geotechnical Studies – A factor which often contributes to project cost increases during the implementation of an improvement is the inaccuracy of cost estimates for pavement rehabilitation and treatment of unsuitable subgrade soils. We propose to use Midland Standard Engineering and Testing, Inc. as a subconsultant to perform the pavement coring, highway soils survey, and infiltration testing for this project. A copy of their proposal is included in Attachment C. Recommendations will be developed for the pavement structure in the design year (based upon a 20-year design life) and a pavement design will be developed. A copy of their detailed proposal is included in Attachment C.

Item 7 – Wetland Study – A wetland and waterway delineation will be conducted for areas exhibiting wetland and waterway characteristics within and adjacent to the project limits in accordance with:

A. The U.S. Army Corps of Engineers (USACE) Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0), (Supplemental Wetland Manual);
B. Cook County Watershed Management Ordinance (WMO)
C. The February 25, 2022, edition of the USACE Chicago District, Nationwide Permit (NWP) Program.

We anticipate this investigation to conclude there are no wetlands present within the project area. We propose to use Olson Ecological Consulting a joint venture with A3 Environmental Consultants as a subconsultant to perform the Wetland studies for this project. A copy of their detailed proposal is included in Attachment D.

Item 8 – Drainage Study – Both Hicks Road and IL Route 68 (Dundee Road) are under the jurisdiction of IDOT and therefore, a Location Drainage Technical Memorandum (LDTM) will be required for this project. We believe that the proposed improvements will not warrant a full Location Drainage Study. Civiltech staff will coordinate with IDOT – Hydraulics. This item will include an analysis of the existing drainage conditions and assess physical deficiencies as well as the requirements for the proposed drainage for the selected improvement. The LDTM will require the preparation of an Existing Drainage Plan, Proposed Drainage Plan, as well as drainage calculations. The tasks below will be required by IDOT for the LDTM.

The work item will include the following:

Existing Drainage Plan

A. Obtain and review previous drainage studies, applicable permits, and documented drainage problems and complaints.
B. Prepare General Location Drainage Map.
C. Determine watershed divides and identify drainage features.
D. Define drainage outlets and determine interpreted drainage divides.
E. Identify existing drainage problems.
F. Perform plan in hand field reconnaissance to review existing drainage conditions.
G. Develop Existing Drainage Plan sheets for the project study limits.
H. Submit Existing Drainage Plan (EDP) to the Village and IDOT. It is assumed that the EDP will be revised up to two times prior to approval.

Proposed Drainage Plan

A. Develop and document design criteria for the proposed drainage design.
B. Address project compliance with the Metropolitan Water Reclamation District of Greater Chicago Watershed Management Ordinance (if required) and Village of Palatine requirements.
C. Identify areas for detention (if required).
D. Determine preliminary storm sewer sizing.
E. Develop recommended Proposed Drainage Plan for the project study limits.
F. Preparation for and attendance at two meetings with agencies to discuss the drainage plan.
G. Submit Proposed Drainage Plan (PDP) to the Village and IDOT. It is assumed that the PDP will be revised up to two times prior to approval.

Technical Memorandum

A. Prepare report exhibits.
B. Write, proofread, and edit the Draft Technical Memorandum.
C. Print, bind, and deliver Draft Technical Memorandum in paper and PDF. It is assumed that the Technical Memorandum will be revised up to two times prior to approval.

Item 9 – Section 4(f) Evaluation and Documentation – The location of the existing right-of-way and impacts to the Deer Grove Forest Preserve are unknown. The proposed improvement may impact the Deer Grove Forest Preserve. It is anticipated that the impacts will be minor and that the Section 4(f) Evaluations will consist of preparing the necessary documentation to result in a *de minimis* finding for Forest Preserve District of Cook County (FPDCC). The evaluation will include the following work tasks:

A. Complete checklist and appendices
B. Prepare 4(f) exhibits.
C. Address any public comments.
D. Prepare materials for Village review.
E. Provide draft letters to the Official with Jurisdiction for their concurrence signature.

Attachment: Civiltech Proposal (Dundee Road and Hicks Road Intersection Improvements Phase I Engineering)

F. Submit documentation to IDOT/FHWA for approval.

Item 10 – Draft Project Development Report – It is anticipated that the results of the environmental process will be a determination that the proposed improvement will in fact cause no significant environmental impacts and thus, would meet the requirements of a State Approved Categorical Exclusion. Therefore, this work task will involve integration of project data and engineering studies into a Draft Project Development Report that meets IDOT requirements as contained in BLR Form 22211. Specifically, this work item will include the following:

A. Prepare report exhibits, including a location map, a land use exhibit, existing and proposed typical sections and a Maintenance of Traffic exhibit.
B. Prepare design variance forms BDE 3100 for items that do not meet BDE or BLRS requirements.
C. Prepare a detailed construction cost estimate and right-of-way summary table for proposed improvements. Reviewed by Phase II staff.
D. Write, proofread and edit the Draft PDR.
E. Print, bind and deliver Draft PDR.
F. Attend review meeting/phone conference with IDOT and the Village if required.

Item 11 – Agency Coordination – The efficiency and timeliness of executing a project often can hinge on the level and frequency of coordination with IDOT officials. In order to avoid delays and costly multiple design revisions, we believe it will be helpful to have short but regular coordination meetings with IDOT decision-makers to review the overall progress. Attendance at one regularly scheduled IDOT/FHWA coordination meeting is also anticipated. In addition to a kick-off meeting with the Village and IDOT, we propose to schedule up to four meetings with IDOT.

A. Village Kick-off Meeting.
B. Initial coordination with the Forest Preserve District of Cook County (FPDCC). No impacts are currently anticipated to the Deer Grove Forest Preserve.
C. Kickoff meeting with IDOT, NWMC, and the Village.
D. One Local Agency/IDOT/FHWA Meetings
E. Regular coordination meetings with the Village (Assume 6 meetings)

All meetings include preparation for, attendance at, and preparation of meeting minutes. Additional coordination will include phone/email coordination with Village of Palatine Police, Fire, and potentially local businesses to inform them of the project, discuss detours, and construction staging.

Attachment: Civiltech Proposal (Dundee Road and Hicks Road Intersection Improvements Phase I Engineering)

Item 12 – Stakeholder & Public Involvement - The purpose of the public involvement process is to promote a proactive and responsive approach that seeks the input of all concerned stakeholders early and often, and that provides for appropriate input at key points in the project decision-making process. For this scope of services, it is assumed that the process will include one Public Information Meeting for this project and four property owner meetings. Following are the specific public involvement tasks that are anticipated:

Public Information Meeting

A. Preparation of public information meeting newspaper advertisements.
B. Preparation of public information meeting brochure, comment forms and sign-in sheets.
C. Preparation of public information meeting exhibits.
D. Revisions to presentation materials based on Village comments.
E. Attendance at public information meeting.
F. Disposition of public information meeting comments.

Property Owner Meetings

A. Preparation of specific property exhibits.
B. Attend property owner meetings (assume 4 meetings).

Item 13 – Final Project Development Report - Based on the outcome of the draft report review, the public involvement activities and comments, and input from the Village and IDOT, the final Project Development Report will be prepared and printed. Design Approval would be requested from IDOT. This work item will include the following tasks:

A. Revise draft PDR exhibits.
B. Revise construction cost estimate for improvements.
C. Revise right-of-way summary table.
D. Revise draft PDR report, proofread and edit.
E. Print, bind and deliver final PDR Report.

Item 14 – Supervision, Administration and Project Coordination - This item includes project setup, monthly invoicing and preparation of status reports, client coordination and meetings as well as in-house coordination meetings. This item also includes implementation of Civiltech's Quality Control/Quality Assurance in-house review process.

Item 15 – Funding Applications – Future engineering and construction phases are not currently funded. Therefore, this item will include preparing an STP – Local and *Invest In Cook* Application for the project.

Attachment: Civiltech Proposal (Dundee Road and Hicks Road Intersection Improvements Phase I Engineering)

IL Route 68 (Dundee Road) and Hicks Road
Intersection Improvements
Village of Palatine

COST ESTIMATE OF CONSULTANT SERVICES
PHASE I ENGINEERING

	Personnel & Hours											Total Hours	% of Hours	Labor Cost
	Department Head	Project Manager	Project Engineer	Design Engineer	Sr. Drainage Engineer	Drainage Engineer	Sr. Traffic Engineer	Traffic Engineer	Graphic Designer	Design Technician	Admin. Asst.			
	$70.00	$48.00	$40.00	$36.50	$70.00	$52.00	$55.00	$45.50	$45.00	$41.00	$20.00			
Task														
1 Early Coordination and Data Collection														
	0	6	18	32	0	0	2	4	0	4	0	66	4.8%	$ 2,632
2 Topographic Survey														
	0	4	0	8	0	0	0	0	0	4	0	16	1.2%	$ 648
3 Crash Analysis														
	2	4	18	40	0	0	0	0	0	0	0	64	4.7%	$ 2,512
4 Traffic Analysis														
	0	8	24	60	0	0	12	30	0	16	0	150	10.9%	$ 6,215
5 Alternate Geometric Studies														
	0	16	56	172	0	0	0	0	0	16	0	260	18.9%	$ 9,942
6 Geotechnical Studies														
	0	2	4	0	0	0	0	0	0	0	0	6	0.4%	$ 256
7 Wetland Study														
	0	4	2	0	0	0	0	0	0	0	0	6	0.4%	$ 272
8 Drainage Study														
	0	4	8	6	22	96	0	0	0	0	6	142	10.3%	$ 7,383
9 Section 4(f) Evaluation and Documentation														
	0	8	10	24	0	0	0	0	0	4	0	46	3.3%	$ 1,824
10 Draft Project Development Report														
	8	12	28	52	0	2	0	2	0	4	4	112	8.2%	$ 4,593
11 Agency Coordination														
	4	28	34	36	0	0	0	0	0	6	0	108	7.9%	$ 4,544
12 Stakeholder & Public Involvement														
	4	24	48	66	0	0	0	0	14	24	0	180	13.1%	$ 7,375
13 Final Project Development Report														
	2	6	14	38	0	0	0	0	0	0	4	64	4.7%	$ 2,455
14 Supervision, Administration & Project Coordination														
	6	64	12	12	0	0	0	0	0	0	0	94	6.8%	$ 4,410
15 Federal Funding Applications														
	0	8	16	32	0	0	0	0	0	4	0	60	4.4%	$ 2,356
Sub-Total	**26**	**198**	**292**	**578**	**22**	**98**	**14**	**36**	**14**	**82**	**14**	**1374**		
% of Hours	1.9%	14.4%	21.3%	42.1%	1.6%	7.1%	1.0%	2.6%	1.0%	6.0%	1.0%		100.0%	
Total Cost	$1,820	$9,504	$11,680	$21,097	$1,540	$5,096	$770	$1,638	$630	$3,362	$280			$57,417
Multiplier*	**2.53**													$144,995
Direct Costs (See Exhibit A-4)														$2,675
Subconsultants (See Exhibit A-4)														$39,460
													Total Engineering Cost:	**$187,130**

* Multiplier = (DL + OH + FF)
DL = Direct Labor
OH = Overhead = 120.55%
FF = Fixed Fee = 31.98%
where FF = 14.5%[DL + OH(DL)]

Attachment: Civiltech Proposal (Dundee Road and Hicks Road Intersection Improvements Phase I

IL Route 68 (Dundee Road) and Hicks Road
Intersection Improvements
Village of Palatine

WORKHOUR ESTIMATE
PHASE I ENGINEERING

Item No.	Task	Personnel & Hours											Total Hours	% of Hours
		Department Head	Project Manager	Project Engineer	Design Engineer	Sr. Drainage Engineer	Drainage Engineer	Sr. Traffic Engineer	Traffic Engineer	Graphic Designer	Design Technician	Admin. Asst.		
1	**Early Coordination and Data Collection**													
A.	Collect and review previous studies and existing roadway plans.			4	4								8	12.1%
B.	Collect Land Use, public transit, Zoning, School District, driveway permits,maps and plans.			2	8								10	15.2%
C.	Obtain public and private utility atlases and J.U.L.I.E. design stage request.				2								2	3.0%
D.	Obtain and review existing traffic signal timings and plans.							2	4				6	9.1%
E.	Perform project area reconnaissance and prepare a photolog.			6	6								12	18.2%
F.	Obtain recent digital aerial photography of study area at a scale of 1" = 50'.				2								2	3.0%
G.	Prepare and process Environmental Survey Request forms including ground level photos of all buildings 40 years old or older.		2	2	8						4		16	24.2%
H.	Prepare Project Program Information (PPI) Form (#D1-PI004) as per IDOT requirements		2	2									4	6.1%
I.	Prepare Initial Coordination Meeting Data Form (BLR 22410) as per IDOT requirements.		2	2	2								6	9.1%
	Sub-total Item 1	**0**	**6**	**18**	**32**	**0**	**0**	**2**	**4**	**0**	**4**	**0**	**66**	**100.0%**
2	**Topographic Survey**													
	Inc.													
A.	Development of project base sheets. Include map with right-of-way, street names, property lines, addresses.				8						4		12	75.0%
B.	Coordination with subconsultant.		4										4	25.0%
	Sub-total Item 2	**0**	**4**	**0**	**8**	**0**	**0**	**0**	**0**	**0**	**4**	**0**	**16**	**100.0%**
3	**Crash Analysis**													
A.	Collect Crash reports for the most recent 5 years of crash data available.			2	4								6	9.4%
B.	Tabulate and plot collision diagrams.			2	12								14	21.9%
C.	Prepare wet/dry and roadway lighting warrant analyses.			2	2								4	6.3%
D.	Perform pedestrian safety analysis to determine levels of safety.			2	4								6	9.4%
E.	Perform Highway Safety Manual analysis as required by IDOT.	2	2	6	14								24	37.5%
F.	Evaluate safety improvement needs, identify countermeasures and recommendations to increase safety for pedestrians and vehicles, and write crash		2	4	4								10	15.6%
	Sub-total Item 3	**2**	**4**	**18**	**40**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**64**	**100.0%**
4	**Traffic Analysis**													
A.	Obtain 24-hr. traffic counts using video counting units (VCU's) at Dundee/Hicks and 4 driveway entrances				16						16		32	21.3%
B.	Reduce and tabulate traffic count data, determine A.M. and P.M. peak hours and peak hour usage, and prepare traffic volume exhibits.		2					2	6				10	6.7%
C.	Obtain 2050 traffic projections from CMAP for the corridor.				2								2	1.3%
D.	Develop design hourly traffic volumes (DHV's).			2				2	4				8	5.3%
E.	Perform A.M. and P.M. 2050 existing and No-Build capacity analyses using HCS7 to establish a baseline for comparison to proposed alternatives.			2				4	6				12	8.0%
F.	Perform A.M. and P.M. 2050 Build capacity analyses using HCS7 for the preferred alternative.		1	2				2	6				11	7.3%
G.	Prepare and submit crash and traffic analyses package to the Village for review.		1	2	2								5	3.3%
H.	Prepare Intersection Design Study at the intersection of Dundee/Hicks to address the signal phasing, timing, and proposed geometric improvements. Assume two revisions.		4	16	40			2	8				70	46.7%
	Sub-total Item 4	**0**	**8**	**24**	**60**	**0**	**0**	**12**	**30**	**0**	**16**	**0**	**150**	**100.0%**

Attachment: Civiltech Proposal (Dundee Road and Hicks Road Intersection Improvements Phase I

IL Route 68 (Dundee Road) and Hicks Road
Intersection Improvements
Village of Palatine

WORKHOUR ESTIMATE
PHASE I ENGINEERING

Item No.	Task	Personnel & Hours											Total Hours	% of Hours
		Department Head	Project Manager	Project Engineer	Design Engineer	Sr. Drainage Engineer	Drainage Engineer	Sr. Traffic Engineer	Traffic Engineer	Graphic Designer	Design Technician	Admin. Asst.		
5	**Alternate Geometric Studies**													
A.	Prepare schematic horizontal geometrics for 3 alternatives		2	8	24								**34**	13.1%
B.	Identify right-of-way and environmental impacts for 3 alternatives		2	2	8								**12**	4.6%
C.	Prepare detailed horizontal geometrics on topographic base sheets for the preferred alternative.		2	8	24								**34**	13.1%
D.	Define vertical roadway geometrics including detailed analysis of proposed roadway cross sections for the preferred alternative.		2	14	24								**40**	15.4%
E.	Prepare a planning level cost estimate for the preferred alternative.		2	2	2								**6**	2.3%
F.	Design vehicle turning-template analyses will also be completed using AutoTURN software.		1	2	6								**9**	3.5%
G.	Prepare plan and profile exhibits and detailed cross section sheets.		2	8	32						12		**54**	20.8%
H.	Prepare forms D1 PD0038, BDE 1702, BDE 3101, and ADA Ramp Calculation Sheets as required by IDOT.		1	4	36						4		**45**	17.3%
I.	Submit detailed geometrics, traffic, crash data, and environmental impacts to the Village and IDOT for review. Assume these geometrics will be revised two times.		2	8	16								**26**	10.0%
	Sub-total Item 5	**0**	**16**	**56**	**172**	**0**	**0**	**0**	**0**	**0**	**16**	**0**	**260**	**100.0%**
6	**Geotechnical Studies**													
	Soils and Pavement Investigation will be conducted by a subconsultant - Midland Standard Engineering & Testing, Inc.													
A.	Perform soil borings and pavement cores (subconsultant).												**0**	0.0%
B.	Review Soils Report.			2									**2**	33.3%
D.	Coordinate with soils subconsultant.		2	2									**4**	66.7%
	Sub-total Item 6	**0**	**2**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6**	**100.0%**
7	**Wetland Study**													
	A Wetland Study will be completed by a subconsultant - OES													
A.	Coordinate with subconsultant.		4	2									**6**	100.0%
	Sub-total Item 7	**0**	**4**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6**	**100.0%**

Attachment: Civiltech Proposal (Dundee Road and Hicks Road Intersection Improvements Phase I

IL Route 68 (Dundee Road) and Hicks Road
Intersection Improvements
Village of Palatine

WORKHOUR ESTIMATE
PHASE I ENGINEERING

Item No.	Task	Personnel & Hours											Total Hours	% of Hours
		Department Head	Project Manager	Project Engineer	Design Engineer	Sr. Drainage Engineer	Drainage Engineer	Sr. Traffic Engineer	Traffic Engineer	Graphic Designer	Design Technician	Admin. Asst.		
8	**Drainage Study**													
	Existing Drainage Plan													
A.	Obtain and review previous drainage studies, applicable permits, and documented drainage problems and complaints.						2						**2**	1.4%
B.	Prepare General Location Drainage Map.						4						**4**	2.8%
C.	Determine watershed divides and identify drainage features.						2						**2**	1.4%
D.	Define drainage outlets and detrmine interpreted drainage divides.						2						**2**	1.4%
E.	Identify existing drainage problems.						2						**2**	1.4%
F.	Perform plan in hand field reconnaissance to review existing drainage conditions.					2	4						**6**	4.2%
G.	Develop Existing Drainage Plan sheets for the project study limits.					2	12						**14**	9.9%
H.	Submit Existing Drainage Plan (EDP) to the Village for review. It is assume that the EDP will be revised one time prior to approval.				2		2					2	**6**	4.2%
	Proposed Drainage Plan													0.0%
A.	Develop and document design criteria for the proposed drainage design.					1	2						**3**	2.1%
B.	Address project compliance with the MWRD Watershed Management Ordinance and Village requirements.					1	2						**3**	2.1%
C.	Identify areas and sizes for detention (likely not needed).												**0**	0.0%
D.	Determine preliminary storm sewer sizing.					4	12						**16**	11.3%
E.	Develop recommended Proposed Drainage Plan for the project study limits.					4	24						**28**	19.7%
F.	Preparation for and attendance at two meetings with agencies to discuss the drainage plan.		4	6		6	8						**24**	16.9%
G.	Submit Proposed Drainage Plan (PDP) to the Village for review. It is assumed the PDP will be revised up to two times prior to approval.				2		2					2	**6**	4.2%
	Technical Memorandum													0.0%
A.	Prepare report exhibits.						6						**6**	4.2%
B.	Write, proofread, and edit the Draft Technical Memorandum.			2		2	8						**12**	8.5%
C.	Print, bind and deliver Draft Technical Memorandum in paper and PDF. It is assumed that the Technical Memorandum will be revised one time prior to				2		2					2	**6**	4.2%
	Sub-total Item 8	**0**	**4**	**8**	**6**	**22**	**96**	**0**	**0**	**0**	**0**	**6**	**142**	**100.0%**
9	**Section 4(f) Evaluation and Documentation**													
A.	Complete checklist and appendices.		2	2	8								**12**	26.1%
B.	Prepare 4(f) exhibits.		2	2	8						4		**16**	34.8%
C.	Address any public comments.			2									**2**	4.3%
D.	Prepare materials for Village review.				2								**2**	4.3%
E.	Provide draft letters to the Official with Jurisdiction for their concurrence signature.		2	2	2								**6**	13.0%
F.	Submit documentation to IDOT/FHWA for approval. Revise one time.		2	2	4								**8**	17.4%
	Sub-total Item 9	**0**	**8**	**10**	**24**	**0**	**0**	**0**	**0**	**0**	**4**	**0**	**46**	**100.0%**
10	**Draft Project Development Report**													
A.	Prepare report exhibits, including a location map, a land use exhibit, existing and proposed typical sections, and maintenance of traffic exhibit.			2	8						4		**14**	12.5%
B.	Prepare design variance forms BDE 3100			2	2								**4**	3.6%
C.	Prepare construction cost estimate and right-of-way summary table for proposed improvements. Reviewed by Phase II staff.	4	4	8	16		2		2				**36**	32.1%
D.	Write, proofread, and edit Draft Project Development Report.	4	4	12	24								**44**	39.3%
E.	Print, bind and deliver Draft Project Development Report.				2							4	**6**	5.4%
F.	Attend review meeting/phone conference with Village and IDOT if reqiured.		4	4									**8**	7.1%
	Sub-total Item 10	**8**	**12**	**28**	**52**	**0**	**2**	**0**	**2**	**0**	**4**	**4**	**112**	**100.0%**

Attachment: Civiltech Proposal (Dundee Road and Hicks Road Intersection Improvements Phase I

IL Route 68 (Dundee Road) and Hicks Road
Intersection Improvements
Village of Palatine

WORKHOUR ESTIMATE
PHASE I ENGINEERING

Item No.	Task	Personnel & Hours											Total Hours	% of Hours
		Department Head	Project Manager	Project Engineer	Design Engineer	Sr. Drainage Engineer	Drainage Engineer	Sr. Traffic Engineer	Traffic Engineer	Graphic Designer	Design Technician	Admin. Asst.		
11	**Agency Coordination**													
A.	Kickoff meeting with the Village.		2	4	4								**10**	9.3%
B.	Initial coordination meeting with the FPDCC.		4	4	6								**14**	13.0%
C.	Kickoff Meeting with IDOT, NWMC, and Village.		4	4	4								**12**	11.1%
D.	One Local Agency/IDOT/FHWA Meeting.		4	2	2								**8**	7.4%
E.	Regular coordination meetings with the Village. (assume 6 meetings).	4	14	20	20						6		**64**	59.3%
	Sub-total Item 11	**4**	**28**	**34**	**36**	**0**	**0**	**0**	**0**	**0**	**6**	**0**	**108**	**100.0%**
12	**Stakeholder & Public Involvement**													
Public Information Meeting (Assume 1 meeting)														
A.	Preparation of public information meeting newspaper advertisements.			2									**2**	1.1%
B.	Preparation of public information meeting brochure, comment forms, and sign-in sheets.			2	2					8			**12**	6.7%
C.	Preparation of public information meeting exhibits.		8	24	40					4	16		**92**	51.1%
D.	Revisions to public information meeting materials based on Village comments.		2	4	4					2	4		**16**	8.9%
E.	Attendance at public information meeting.	4	4	4	4								**16**	8.9%
F.	Preparation of meeting minutes and disposition of comments.		2	2	4								**8**	4.4%
Property Owner Meetings (Assume 4)														
A.	Preparation of specific property exhibits.			2	4						4		**10**	5.6%
B.	Attend property owner meetings (assume 4 meetings)		8	8	8								**24**	13.3%
	Sub-total Item 12	**4**	**24**	**48**	**66**	**0**	**0**	**0**	**0**	**14**	**24**	**0**	**180**	**100.0%**
13	**Final Project Development Report**													
A.	Revise Draft Project Development Report exhibits.			2	8								**10**	15.6%
B.	Revise construction cost estimate for improvements.		2	4	12								**18**	28.1%
C.	Revise right-of-way summary table.			2	4								**6**	9.4%
D.	Revise Draft Project Development Report, proofread and edit.	2	4	4	12								**22**	34.4%
E.	Print, bind and deliver final PDR Report.			2	2							4	**8**	12.5%
	Sub-total Item 13	**2**	**6**	**14**	**38**	**0**	**0**	**0**	**0**	**0**	**0**	**4**	**64**	**100.0%**
14	**Supervision, Administration & Project Coordination**													
A.	Project setup, monthly invoicing, status reports & schedule monitoring.		20										**20**	21.3%
B.	Client Coordination.		32										**32**	34.0%
C.	In-House coordination meetings.	6	12	12	12								**42**	44.7%
	Sub-total Item 14	**6**	**64**	**12**	**12**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**94**	**100.0%**
15	**Federal Funding Applications**													
A.	Prepare One STP-Local Application		4	8	16						2		**30**	50.0%
B.	Prepare One *Invest In Cook* Application		4	8	16						2		**30**	50.0%
	Sub-total Item 15	**0**	**8**	**16**	**32**	**0**	**0**	**0**	**0**	**0**	**4**	**0**	**60**	**100.0%**
	Total Hours:	**26**	**198**	**292**	**578**	**22**	**98**	**14**	**36**	**14**	**82**	**14**	**1374**	
	% of Hours:	**1.9%**	**14.4%**	**21.3%**	**42.1%**	**1.6%**	**7.1%**	**1.0%**	**2.6%**	**1.0%**	**6.0%**	**1.0%**	**100.0%**	

Attachment: Civiltech Proposal (Dundee Road and Hicks Road Intersection Improvements Phase I

IL Route 68 (Dundee Road) and Hicks Road
Intersection Improvements
Village of Palatine

PHASE I ENGINEERING
DIRECT COSTS AND SUBCONSULTANT SERVICES

				Direct Cost	Subconsultant Expense
Item 1	**Early Coordination and Data Collection**				
Mileage					
1 trips @	28 miles @	$0.580		$16.24	
Item 2	**Topographic Survey**				
Subconsultant Expense - Jorgensen and Associates, Inc.					
See Attachment B					$20,576.86
Item 4	**Traffic Analysis**				
Video Count Data Reduction	5 locations x $400 each			$2,000.00	
Mileage					
3 trips @	28 miles @	$0.580		$48.72	
Item 6	**Geotechnical Studies**				
Subconsultant Expense - Midland Standard Engineering and Testing, Inc.					
See Attachment C					$14,583.00
Item 7	**Wetland Study**				
Subconsultant Expense - A3E Olson Ecological					
See Attachment D					$4,300.00
Item 11	**Agency Coordination**				
Mileage					
2 trips @	28 miles @	$0.580		$32.48	
Item 14	**Stakeholder & Public Involvement**				
Mileage					
4 trips @	28 miles @	$0.580		$64.96	
Printing					
50 sheets @	$0.25			$12.50	
Legal Notices					
2 each	$250.00			$500.00	
TOTAL:				**$2,675**	**$39,460**

Attachment: Civiltech Proposal (Dundee Road and Hicks Road Intersection Improvements Phase I Engineering)

Attachment: Civiltech Proposal (Dundee Road and Hicks Road Intersection Improvements Phase I Engineering)

ATTACHMENT B

Topographic Survey Proposal
Jorgensen and Associates, Inc.

JORGENSEN & ASSOCIATES, INC.
LAND SURVEYORS
Est. 1990

April 17, 2023

Ms. Madelaine M. Johnson, P.E.
Civiltech Engineering, Inc.
Two Pierce Place
Suite 1400
Itasca, Illinois 60143

Re: Village of Palatine – Hicks Road & Dundee Road Survey Proposal

Dear Ms. Johnson:

Enclosed please find our proposal to prepare a topographic survey for the referenced project. Our proposal is based on your email of April 10th and our telephone conversation.

I would like to thank you for considering Jorgensen & Associates for this project. We look forward to continuing our working relationship with your firm. Should you have any questions, comments or require any further information concerning our proposal, please feel free to call me at (847)356-3371.

Respectfully submitted,
Jorgensen & Associates, Inc.

Christian H. Jorgensen, P.L.S.
Office Manager

CHJ/pt

Enclosures

E:\Civiltech\Palatine\Hicks Rd\Letter

Attachment: Civiltech Proposal (Dundee Road and Hicks Road Intersection Improvements Phase I Engineering)

Attachment B

Route: Hicks Road
Section: @ Dundee Road
County: Cook
Job No.:

Exhibit "A"

Payroll Burden & Fringe Costs

	% of Direct Productive Payroll
Federal Insurance Contributions Act	12.01%
State Unemployment Compensation	0.16%
Federal Unemployment Compensation	0.10%
Workmen's Compensation Insurance	0.42%
Paid Holidays, Vacation, Sick Leave, Personal Leave	12.62%
Bonus	4.77%
Pension	1.11%
Group Insurance	37.68%
Total Payroll Burden & Fringe Costs	68.87%

Attachment: Civiltech Proposal (Dundee Road and Hicks Road Intersection Improvements Phase I Engineering)

Route: Hicks Road
Section: @ Dundee Road
County: Cook
Job No.:

Exhibit "B"

Overhead and Indirect Costs

	% of Direct Productive Payroll
Business Insurance	2.37%
Depreciation	8.41%
Indirect wages and salaries	41.79%
Meeting/conventions	0.15%
Office Supplies	4.80%
Computer Costs	5.84%
Professional Fees	3.24%
Telephone	2.12%
Fees, license & dues	1.36%
Repairs and maintenance	0.08%
Business space rent	5.39%
Facilities - capital	0.17%
Survey Supplies	3.37%
Automobile/travel expense	2.71%
Miscellaneous Expense	0.58%
State Income Tax	1.37%
Postage	0.11%
Educational & Professional Registrations	0.05%
Small Equipment Expense	1.04%
Total Overhead	84.95%

Attachment: Civiltech Proposal (Dundee Road and Hicks Road Intersection Improvements Phase I Engineering)

PAYROLL ESCALATION TABLE
FIXED RAISES

FIRM NAME: Jorgensen & Associates, Inc.
PRIME/SUPPLEMENT: Prime

DATE: 04/17/23
PTB NO.:

CONTRACT TERM	12 MONTHS	OVERHEAD RATE	153.82%
START DATE	4/17/2023	COMPLEXITY FACTOR	
RAISE DATE	10/17/2023	% OF RAISE	0.00%

ESCALATION PER YEAR

4/17/2023 - 10/17/2023	10/18/2023 - 4/17/2024			
6 / 12	6 / 12			
= 50.00%	50.00%			
= 1.0000				

The total escalation for this project would be: **0.00%**

Attachment: Civiltech Proposal (Dundee Road and Hicks Road Intersection Improvements Phase I

Attachment B

PAYROLL RATES

FIRM NAME Jorgensen & Associates **DATE** 04/17/23
PRIME/SUPPLEMENT Prime
PSB NO.

ESCALATION FACTOR 0.00%

CLASSIFICATION	CURRENT RATE	CALCULATED RATE
Supervisor, P.L.S.	$45.00	$45.00
Survey Party Chief, P.L.S.	$32.50	$32.50
Instrument Operator	$20.50	$20.50
Cadd Supervisor	$35.50	$35.50
		$0.00
		$0.00
		$0.00
		$0.00
		$0.00
		$0.00
		$0.00
		$0.00
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		$0.00
		$0.00
		$0.00
		$0.00

Attachment: Civiltech Proposal (Dundee Road and Hicks Road Intersection Improvements Phase I Engineering)

COST PLUS FIXED FEE
COST ESTIMATE OF CONSULTANT SERVICES

FIRM Jorgensen & Associates, Inc. **DATE** 04/17/23

PSB

PRIME/SUPPLEMENT Prime

OVERHEAD RATE 1.5382

COMPLEXITY FACTOR 0

DBE DROP BOX	ITEM	MANHOURS (A)	PAYROLL (B)	OVERHEAD & FRINGE BENF (C)	IN-HOUSE DIRECT COSTS (D)	FIXED FEE (E)	Outside Direct Costs (F)	SERVICES BY OTHERS (G)	DBE TOTAL (H)	TOTAL (B-G)	% OF GRAND TOTAL
	(1) Field-Topographic Survey	172	4,558.00	7,011.12	357.50	1,729.36				13,655.97	66.37%
	(2) Office-Compile Field Data	26	1,094.00	1,682.79	600.00	489.63				3,866.43	18.79%
	(3) Office-Create Existing Topography Base File	20	710.00	1,092.12		261.31				2,063.43	10.03%
	(4) Office-Create T.I.N. & Contours	2	71.00	109.21		26.13				206.34	1.00%
	(5) QC/QA	6	270.00	415.31		99.37				784.68	3.81%
	Subconsultant DL					0.00				0.00	0.00%
	TOTALS	226	6,703.00	10,310.55	957.50	2,605.80	0.00	0.00	0.00	**20,576.86**	100.00%

DBE 0.00%

Attachment B

Printed 4/17/2023

PREPARED BY THE CONSULTANT

Bureau of Design and Environment (Rev. 05/08/15)

Attachment: Civiltech Proposal (Dundee Road and Hicks Road Intersection Improvements Phase I

AVERAGE HOURLY PROJECT RATES

FIRM Jorgensen & Associates, Inc.
PSB
PRIME/SUPPLEMENT Prime

DATE 04/17/23

SHEET 1 OF 1

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJECT RATES			(1) Field-Topographic Survey			(2) Office-Compile Field Data			(3) Office-Create Existing Topography Base File			(4) Office-Create T.I.N. & Contours			(5) QC/QA		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wg Av
Supervisor, P.L.S.	45.00	24	10.62%	4.78				18	69.23%	31.15							6	100.00%	45.
Survey Party Chief, P.L.S.	32.50	86	38.05%	12.37	86	50.00%	16.25												
Instrument Operator	20.50	86	38.05%	7.80	86	50.00%	10.25												
Cadd Supervisor	35.50	30	13.27%	4.71				8	30.77%	10.92	20	100.00%	35.50	2	100.00%	35.50			
		0																	
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TOTALS		226	100%	$29.66	172	100.00%	$26.50	26	100%	$42.08	20	100%	$35.50	2	100%	$35.50	6	100%	$45

Attachment: Civiltech Proposal (Dundee Road and Hicks Road Intersection Improvements Phase I

Attachment B

Route: Hicks Road
Section: @ Dundee Road
County: Cook
Job No.:

Manhour Breakdown
Topographic Survey Estimate

Dundee Road	± 1,500'	= ± 0.284 mile
Hicks Road	± 1,250'	= ± 0.237 mile
Total Length	± 2,750'	= ± 0.521 mile

1. Field – Topographic Survey

   a. Measure G.P.S. survey, traverse & level circuit
   10 hours x 2 men = 20 MH

   b. Locate existing topography & inverts
   55 hours x 2 men = 110 MH

   c. Locate existing R.O.W. & section line monumentation
   21 hours x 2 men = 42 MH

   Sub-total Item #1 172 MH

2. Office - Compile Field Data

   a. Compute traverse & level circuit
   4 hours x 1 man = 4 MH

   b. Edit & compile field data
   8 hours x 1 man = 8 MH

   c. Compute existing R.O.W.
   14 hours x 1 man = 14 MH

   Sub-total Item #2 26 MH

3. Office - Create Existing Topography Base File

   a. Layout and drafting
   20 hours x 1 man = 20 MH

Attachment: Civiltech Proposal (Dundee Road and Hicks Road Intersection Improvements Phase I Engineering)

4. Office - Create T.I.N. & Contours

   a. Compute contours
      2 hours x 1 man = 2 MH

5. QC/QA

   a. Check topographic survey & contours
      6 hours x 1 man = 6 MH

Total All Items 226 MH

Attachment: Civiltech Proposal (Dundee Road and Hicks Road Intersection Improvements Phase I Engineering)

Route: Hicks Road
Section: @ Dundee Road
County: Cook
Job No.:

Breakdown of
In House Direct Costs

Item		
1. Field - Topographic Survey		
a. Trips to project site - 11 each ± 50 miles/trip x 11 trips = ± 550 miles ± 550 miles @ $0.65/mile =		$ 357.50
2. Office – Compile Field Data		
a. Plats of Subdivision from County Recorder 12 plats @ $50.00 each =		$ 600.00
	Total all Items	$ 957.50

Attachment: Civiltech Proposal (Dundee Road and Hicks Road Intersection Improvements Phase I Engineering)

ATTACHMENT C

Geotechnical Proposal
Midland Standard Engineering and Testing

Attachment: Civiltech Proposal (Dundee Road and Hicks Road Intersection Improvements Phase I Engineering)

MIDLAND STANDARD ENGINEERING & TESTING, INC.
410 Nolen Drive, South Elgin, Illinois 60177
(847) 844-1895 f (847) 844-3875

April 12, 2023

Ms. Madelaine M. Johnson, P.E.
Civiltech Engineering, Inc.
Two Pierce Place, Suite 1400
Itasca, Illinois 60143
MJohnson@civiltechinc.com

Re: Proposal for Geotechnical Exploration and Analysis
Hicks Road and Illinois Route 68 (Dundee Rd) Intersection
Palatine, Illinois

Dear Ms. Johnson:

We are pleased to submit this scope of work proposal for the performance of a geotechnical exploration and analysis at the above referenced project.

Purpose
The purpose of the subsurface exploration will be to provide information for the planned intersection improvements. Additionally, we will provide information regarding subgrade soil and groundwater conditions for use in the design plans.

Scope
The exploration, testing and analysis will include:

- Determination of the engineering characteristics of the subsurface materials encountered and characterization of the groundwater conditions.
- Determination of the existing pavement section and subgrade soils in the areas of the planned improvements.
- Provide general recommendations regarding construction procedures.
- Submit a Roadway Geotechnical Report (RGR) in accordance with the current IDOT Geotechnical Manual.

We propose to investigate the subsurface soil and ground water conditions on the site proposed for construction by drilling exploratory test holes. The proposed boring program consists of seventeen (17) profile borings to a depth of 10 feet. Boring locations will be performed in the anticipated widening areas at a spacing of 300± along the alignment. Boring locations will be adjusted in the field as needed to avoid conflicting underground and overhead utilities.

Attachment: Civiltech Proposal (Dundee Road and Hicks Road Intersection Improvements Phase I Engineering)

Method of Performance & Timing

After notice to proceed, a representative from Midland Standard Engineering & Testing, Inc. will layout the boring locations and perform a utility clearance along the alignment. Mobilization of drilling equipment and personnel will occur after utility clearance has been complete. We would expect preliminary verbal results after the site work is complete, and a final report would be complete shortly thereafter.

Our testing program will include laboratory tests to determine the classification, strength, water content, density, and other physical properties of the soils. The results of the field exploration and lab tests will be used in the engineering analysis and the formulation of our recommendations. The results of our work will be presented in a written report, prepared by a Registered Professional Engineer licensed in the state of Illinois.

Fee

It is proposed that our fee be determined on a unit rate basis in accordance with the items listed on the attachments and our Schedule of Fees and General Conditions. The total cost for the scope of work is estimated at **$14,583.00**. We will not exceed this amount without prior authorization.

Closure

We appreciate the opportunity to provide this proposal and look forward to working with you on this project. If you have any questions concerning our proposed scope of work or fees, please contact us.

Respectfully Submitted,
MIDLAND STANDARD ENGINEERING & TESTING, INC.

Michael H. Prigge, P.E.
Project Engineer

Attachment: Attachment 1: Schedule of Services and Fess
Planned Boring Locations

Attachment: Civiltech Proposal (Dundee Road and Hicks Road Intersection Improvements Phase I Engineering)

MSET, INC.
4/12/23

ATTACHMENT 1
SCHEDULE OF SERVICES AND FEES
Hicks Road and IL Route 68 (Dundee Road) Intersection Improvements
Palatine, Illinois

Task	Estimated Quantity	Unit Cost	Extension
Field Services			
Mobilization, Drill/Core Rig and Personnel, LS	1	$475.00	$475.00
Boring Layout and Utility Clearance, per hour	4	$150.00	$600.00
10'-Profile Boring w/ SS Sampling, each	17	$325.00	$5,525.00
Traffic Control, Signs, Arrow Board, 1 Flagger, per day	1.5	$900.00	$1,350.00
		Field Services Total:	***$7,950.00***
Laboratory Testing Services			
Moisture Content Determination, each	68	$6.00	$408.00
Unconfined Compression (RIMAC), each	*as required*	$7.50	included
Grainsize Analysis w/ Hydrometer, each	2	$95.00	$190.00
Atterberg Limit Determination, each	2	$85.00	$170.00
Illinois Bearing Ratio w/ MDR, each	1	$325.00	$325.00
		Laboratory Testing Services Total:	***$1,093.00***
Engineering Services			
Principal Engineer, per hr.	2	$150.00	$300.00
Geotechnical Engineer, per hr.	12	$135.00	$1,620.00
Staff Engineer, per hr.	16	$110.00	$1,760.00
Field Engineer/Geologist, per hr.	12	$105.00	$1,260.00
Drafting/Word Processing, per hr.	8	$75.00	$600.00
		Engineering Services Total:	***$5,540.00***
		Project Total:	***$14,583.00***

Attachment: Civiltech Proposal (Dundee Road and Hicks Road Intersection Improvements Phase I Engineering)

Existing Right-of-Way

Cook County Forest Preserve
Deer Grove Forest Preserve

Deer Grove Trail Loop

Hicks Road

Residential

Denise Drive

Existing Traffic Signal

Existing Right-of-Way

IL Route 68 (Dundee Road)

Existing Right-of-Way

Oak Street

Elm Street

Eagle Park

Residential

Garden Avenue

Commercial

Commercial

Existing Traffic Signal

Existing Right-of-Way

Hicks Road

17 borings x 10 ft = 170 ft

SCALE: 1" = 200'

Village of Palatine

Hicks Road and IL Route 68 (Dundee Ro
Intersection Improvements Phase I Stu

Attach

Exi

ATTACHMENT D

Wetland Studies Proposal
A3E + Olson Joint Venture

Attachment: Civiltech Proposal (Dundee Road and Hicks Road Intersection Improvements Phase I Engineering)

A3E OLSON ECOLOGICAL
JOINT VENTURE LLC
T: (630) 507-9002
www.a3e.com

April 17, 2023

Madelaine Johnson
Civiltech Engineering, Inc.
Two Pierce Place, Suite 1400
Itasca, Illinois 60143

RE: ***Proposal – Wetland Delineation***
Intersection of Hicks and Dundee Roads
Palatine, Illinois

A3 Environmental Olson Ecological Joint Venture (A3E+OES) is pleased to submit this proposal to assist the client with a wetland delineation associated with a 11.9-acre site located at the intersection of Hicks Road and Dundee Road in Palatine, Lake County, Illinois.

Wetland Delineation & Report

A3E+OES will delineate wetlands found at the site and a 100-foot buffer as shown in the attached map. Specific tasks include:

Task 1.1: Conduct a desktop analysis of the site and suspected wetlands prior to conducting the preliminary field assessment to determine floodplain boundaries, hydric soils, rainfall determination, aerial imagery, topography, national wetlands inventory, and municipal requirements.

Task 1.2: Perform a full wetland delineation in accordance with the U.S. Army Corps of Engineers (USACE) Chicago District standards using the USACE Midwest Regional Supplement as well as by Lake County SMC requirements. This includes:

- Scouting the site to determine potential wetland and upland locations
- Flagging and analyzing data points based on soils, hydrology, and vegetation.
- Staking the boundaries of any wetlands using pink delineation flags.
- Using a Trimble GPS unit to record data and boundary points which will be reflected in a map.
- -Take a plant inventory at every wetland found

Task 1.3: Write a wetland delineation report. Report shall include the following figures: location map, US Geological Survey topographic map, National Wetlands Inventory, soil survey, recent aerial photograph showing locations of data points, pictures from the delineation, and delineation boundary overlay and acreages.

Task 1.4: If applicable, prepare a No Wetland Letter for the client's submission to Illinois Department of Transportation to accompany their Wetland Impact Evaluation.

Attachment: Civiltech Proposal (Dundee Road and Hicks Road Intersection Improvements Phase I Engineering)

A3E OLSON ECOLOGICAL JOINT VENTURE LLC

Deliverables: A3E+OES will deliver a PDF version of the wetland delineation report to the client and GIS shapefiles of the delineated wetland boundaries. Upon request by the client, OES will provide two hard copies of the report and submit the report to regulating agencies on behalf of the client.

Jurisdictional Determination Support

A3E+OES will secure a Preliminary (PJD) or Official (AJD) Jurisdictional Determination from the Army Corps of Engineers on behalf of the client.

Task 2.1: Consult with client to determine whether a PJD or AJD is the appropriate Jurisdictional Determination to secure for the project.

Task 2.2: Request a Jurisdictional Determination, discuss the site conditions, and answer questions from the USACE.

Task 2.3: Accompany the USACE on a site visit, if requested.

Deliverables: A3E+OES will provide the client with a copy of the JD request, any significant correspondence from USACE, and final decision paperwork.

Cost Breakdown – Estimated Fees:

Wetland Delineation & Report	**$3,600.00**
Jurisdictional Determination Support	**$700.00**
TOTAL	**$4,300.00**

PROJECT AUTHORIZATION

To authorize the project, please indicate by signing below. Please return the signed proposal by email to Rebecca Olson (rebecca@olsonecosolutions.com). A3E+OES appreciates the opportunity to submit this proposal and looks forward to working with you on this project. If you have any questions, please call us at (815) 985-2689.

Sincerely,

A3 Environmental Olson Ecological Joint Venture

Rebecca Olson, M.S.
Owner/Manager

Attachments: Map of Areas to be Delineated, Terms & Conditions

Attachment: Civiltech Proposal (Dundee Road and Hicks Road Intersection Improvements Phase I Engineering)

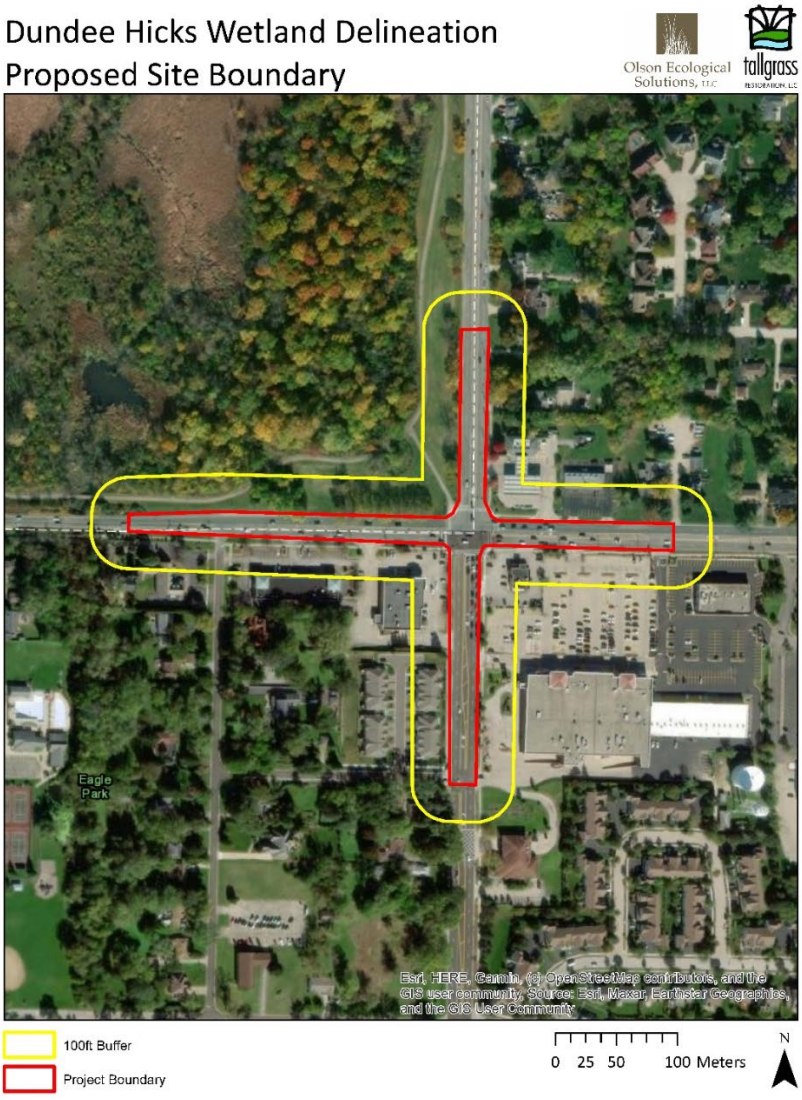
A3E OLSON ECOLOGICAL JOINT VENTURE LLC

Client Authorization

Name: _____ Signature: _____

Title: _____ Date: _____

Map of Area to be Delineated



Attachment: Civiltech Proposal (Dundee Road and Hicks Road Intersection Improvements Phase I Engineering)

A3E OLSON ECOLOGICAL JOINT VENTURE LLC

Terms and Conditions

1. **FEES, INVOICES AND PAYMENTS:** The Services will be performed either on a time and materials or lump sum basis, whichever is referenced in the attached proposal, with compensation due for all goods, services and expenses provided by A3E+OES. The attached Exhibit A shall contain estimated costs which may be applicable, upon written consent of CLIENT, in the event there is a change to the scope of the Services.
    a. Invoices submitted by A3E+OES to CLIENT shall be due 30 days from receipt of invoice. CLIENT shall be responsible for payment of any and all taxes, except income and payroll taxes, levied against A3E+OES or its employees by any government or taxing authority in connection with said Services. A service charge equal to one and one-half percent (1½ %) per month, or the maximum rate permitted by law, whichever is less, will be added to all accounts which remain unpaid for more than sixty (60) calendar days beyond the date of the invoice. Should there be any dispute as to any portion of an invoice; the undisputed portion shall be promptly paid.
    b. A3E+OES, with seven days written notice, reserves the right to suspend or terminate work under this agreement on any account that is past due.
    c. CLIENT's obligation to pay for the work contracted is in no way dependent upon the CLIENT's ability to obtain financing, zoning, permit approval by governmental or regulatory agencies, or upon the CLIENT's successful completion of the project.
2. **LIMITATION OF COSTS:** A3E+OES is not obligated to continue performance or incur costs beyond the estimated costs unless the CLIENT agrees in writing to a revised cost estimate.
3. **COST OPINIONS:** Any cost opinions or project economic evaluations provided by A3E+OES will be on the basis of experience and judgment, but, because A3E+OES has no control over market conditions or bidding procedures, we cannot warrant that bids, construction costs, or project economics will not vary from these opinions.
4. **CLIENT'S COOPERATION:** To assist A3E+OES in performing the Services, CLIENT shall (i) provide A3E+OES with relevant material, data, and information in its possession pertaining to the specific project or activity, (ii) consult with A3E+OES when requested, (iii) permit A3E+OES reasonable access to relevant CLIENT sites, (iv) ensure reasonable cooperation of CLIENT's employees in A3E+OES's activities, and (v) notify and report to all regulatory agencies as required by such agencies.
5. **CONFIDENTIALITY:** In the course of performing Services, to the extent that CLIENT discloses to A3E+OES, business or technical information that CLIENT clearly marks in writing as confidential or proprietary, A3E+OES will exercise reasonable efforts to avoid the disclosure of such information to others. Nonetheless, CLIENT shall treat as confidential all information and data furnished to it by A3E+OES in connection with this Agreement including, but not limitedto, A3E+OES's technology, formulae, procedures, processes, methods, trade secrets, ideas, inventions, and/or computer programs; and CLIENT shall not disclose such information to any third party.

    Nothing herein is meant to prevent nor shall be interpreted as preventing either party from disclosing and/or using any information or data (i) when the information or data are actually known to the receiving party before being obtained or derived from the transmitting party, (ii) when information or data are generally available to the public without the receiving party's fault at any time before or after it is acquired from the transmitting party; (iii) where the information or data are obtained or acquired in good faith at any time by the receiving party from a third party who hasthe same in good faith and who is not under any obligation to the transmitting party in respect thereto; (iv) where a written release is obtained by the receiving party from the transmitting party; (v) three (3) years from the date of receipt of such information; or (vi) when required by process of law; provided, however, upon service of such process,the recipient thereof shall use reasonable efforts to notify the other party and afford it an opportunity to resist such process.
6. **RIGHT TO USE INFORMATION AND DOCUMENTS**: CLIENT may use any final reports of findings, feasibility studies or other work performed or prepared by A3E+OES under this Agreement in connection with the project and/or location indicated in the Services for which such work was prepared, but A3E+OES reserves all other rights with respect to such documents and all other documents produced in performing the Services. CLIENT shall obtain prior written consent from A3E+OES for any other use, distribution, or publication of such reports or work results. Unless otherwise expressly agreed to in writing, nothing in this Agreement shall be interpreted to prevent A3E+OES from application and use of any information learned by it from the services (subject to the provisions of Section 4). All reports will be delivered subject to A3E+OES's then current limitations and disclaimers.
7. **PATENTS AND CONFIDENTIAL INFORMATION:** A3E+OES shall retain all right and title to all patentable and unpatentable inventions including confidential know-how developed by A3E+OES hereunder. However, A3E+OES hereby grants to CLIENT a royalty-free, nonexclusive, nonassignable license as to such inventions and know- how to use the same in any of CLIENT's facilities. Information submitted to CLIENT by A3E+OES hereunder is not intended nor shall such submission constitute inducement and/or contribution to infringe any patent(s) owned by a third party, and A3E+OES specifically disclaims any liability therefor.

A3E OLSON ECOLOGICAL JOINT VENTURE LLC

8. **DELAYS AND CHANGES IN CONDITIONS:** If A3E+OES is delayed or otherwise in any way hindered or impacted at any time in performing the Services by (i) an act, failure to act or neglect of CLIENT or CLIENT's employees or any third parties; (ii) changes in the scope of the work; (iii) unforeseen, differing or changed circumstances or conditions including differing site conditions and acts of force majeure (such as fires, floods, riots, and strikes); (iv) changes in government acts or regulations; (v) delay authorized by CLIENT and agreed to by A3E+OES; or (vi) any other cause beyond the reasonable control of A3E+OES, then 1) the time for completion of the Services shall beextended based upon the impact of the delay, and 2) A3E+OES shall receive an equitable compensation adjustment. Any such equitable adjustment shall be based on A3E+OES's then current Time and Material Rates, as may be provided in a Rate sheet attached hereto.
9. **INSURANCE:** A3E+OES agrees to purchase and maintain at its own expense general liability insuranceand automobile liability insurance. Certificates of insurance will be provided to CLIENT upon request in writing. Should the CLIENT require other types of insurance coverage, limits in excess of the current limits, and/or certificatesnaming any other(s) than the CLIENT as additional insured parties, A3E+OES shall agree to purchase such insurance, so long as A3E+OES's cost of obtaining such coverage, limits, or certificates shall be reimbursable by the CLIENT.
10. **RISK ALLOCATION:** CLIENT hereby agrees that: (1) there are risks inherent to the Services, many of which cannot be ascertained or anticipated prior to or during the course of the Services; (2) due to the inherently limited nature and amount of the data resulting from environmental investigation methods, complete analysis of conditions is not always possible, and, therefore, conditions frequently vary from those anticipated earlier; and (3) technology, methods, accepted professional standards as well as law and policy, are undefined and/or constantly changing and evolving. In light of all of the foregoing as a material inducement to and consideration for A3E+OES's Agreement to perform the Services on the terms and at the price herein provided for, CLIENT SPECIFICALLY AGREES THAT A3E+OES'S LIABILITY SHALL BE STRICTLY LIMITED AS PROVIDED IN SECTIONS 12 THROUGH 14 OF THIS AGREEMENT.
11. **STANDARDS OF PERFORMANCE:** A3E+OES is an independent contractor and A3E+OES's services will beperformed, findings obtained, and recommendations prepared under this Agreement in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions and General Code of Ethics of the Ecological Society of America. No other representation is expressed or implied, and no warranty or guarantee is included or intended in this Agreement, or in any report, opinion document, or otherwise.
12. **INDEMNITIES:** CLIENT agrees to indemnify and hold A3E+OES (including its officers, agents, representatives and employees) harmless from any liability, obligation, fine, penalty, cost, attorney fees or expenses (whether foreseen or unforeseen), claims, damages, suit and losses by third parties, which may arise as a result of the Service or which may arise by virtue of the failure of the CLIENT to perform its obligations under this Agreement or by the virtue of any event of noncompliance (known or unknown by the CLIENT) with any applicable environmentallaws, standards, regulations, requirements or rules applicable to the present environmental conditions of the property on which the Service shall be conducted which has arisen as a result of the prior operation, use and/or ownership of the property by the CLIENT or A3E+OES.
13. **LIMITATIONS OF LIABILITY:** General Limitation: CLIENT'S sole and exclusive remedy for any alleged breach of warranty by A3E+OES shall be to require A3E+OES to reperform any defective services. CLIENT will limit anyand all liability, claim for damages, losses, cost of defense, or expenses to be levied against A3E+OES on account of any design defect, error, omission, professional negligence, indemnity, or any other cause of action shall not exceed inthe cumulative aggregate (including any insurance proceeds) with respect to all claims arising out of or related to this agreement the lesser of the amount of A3E+OES's fee under this agreement or $15,000 (which amount includes any fees and costs incurred in reperforming services). The remedies in this agreement are CLIENT'S sole and exclusive remedies. All claims, including those for negligence or any other cause whatsoever shall be deemed waived unless suit thereon is filed within one (1) year after the earlier of (1) A3E+OES'S substantial completion of the services or (2) the date of A3E+OES'S final invoice. Further, A3E+OES shall have no liability for any action including disclosure of information where it believes in good faith that such action is required by professional standards of conduct, for the preservation of public health, safety or welfare, or by law.

    Consequential Damages: Further and regardless of any other provision herein, A3E+OES shall not be liable for any incidental, indirect, or consequential damages (including loss of profits, decline in property value, regulatory agency fines, lost production or loss of use) incurred by CLIENT for which CLIENT may be liable to any third party occasioned by the services or by application or use of reports or other work performed hereunder.
14. **GOVERNING LAWS:** The laws of the State of Illinois shall govern this Agreement without regard to rules governing conflicts of law. In the event of any controversy or claim arising out of or relating to this Agreement, each party hereto consents to the exclusive jurisdiction of any state or federal court situated in Winnebago County, Illinois, and waives any objection based on lack of personal jurisdiction, improper venue or *forum non conveniens*, with regard to any such action.

A3E OLSON ECOLOGICAL JOINT VENTURE LLC

15. **TERMINATION:** Either party may terminate this Agreement with or without cause upon twenty (20)days' written notice to the other party. Upon such termination, CLIENT shall pay A3E+OES for all Services performed hereunder up to the date of such termination. In addition, if CLIENT terminates, CLIENT shall pay A3E+OES all reasonable costs and expenses incurred by A3E+OES in effecting the termination, including, but not limited to non- cancelable commitments and demobilization costs. Either party may terminate this Agreement upon a material breach by any party hereto which breach is not cured within fifteen (15) days of written Notice.
16. **ASSIGNMENT:** Neither A3E+OES nor CLIENT shall assign any right or delegate any duty under this Agreement without the prior written consent of the other, which consent shall not be unreasonably withheld.
17. **MISCELLANEOUS:**
    a. ENTIRE AGREEMENT, PRECEDENCE, ACCEPTANCE MODIFICATIONS - The terms and conditions set forth herein constitute the entire understanding of the Parties relating to the provisions of the Services by A3E+OES to the CLIENT. All previous proposals, offers, and other communications relative to the provisions of these Services by A3E+OES, oral or written, are hereby superseded, except to the extent that they have been expressly incorporated by reference herein. In the event of conflict, this Agreement shall govern. CLIENT may accept these terms and condition by execution of this Agreement or by authorizing A3E+OES to begin work. Any modifications or revision of any provisions hereof or any additional provisions contained in any purchase order, acknowledgement or other document issued by the CLIENT is hereby expressly objected to by A3E+OES and shall not operate to modify the Agreement.
    b. DISPUTES, ATTORNEY FEES – Any dispute regarding this Agreement or the Services shall be resolved first by exchange of documents by senior management of the parties, who may be assisted by counsel. Any thereafter unresolved disputes shall be litigated in the state of Illinois. In any litigation, the Prevailing Party shall be entitled to receive, as part of any award or judgment, one hundred percent (100%) of its reasonable attorneys' fees and costs incurred in handling the dispute.
    c. WAIVER OF TERMS AND CONDITIONS - The failure of A3E+OES or CLIENT in any one or more instances to enforce one or more of the terms or conditions of this Agreement or to exercise any right or privilege in the Agreement or the waiver by A3E+OES or CLIENT of any breach of the terms or conditions ofthis Agreement shall not be construed as thereafter waiving any such terms, conditions, rights, or privileges, and the same shall continue and remain in force and effect as if no such failure to enforce had occurred.
    d. NOTICES – All notices required or permitted to be given hereunder shall be in writing and may be delivered by hand, by facsimile, by nationally recognized private courier, or by United States mail. Notices delivered by mail shall be deemed given three (3) business days after being deposited in the United States mail, postage prepaid, registered or certified mail. Notices delivered by hand, by facsimile, or by nationally recognized private carrier shall be deemed given on the first business day following receipt; provided, however, that a notice delivered by facsimile shall only be effective upon confirmation of receipt bythe intended recipient. All notices shall be addressed as stated on the attached proposal:
    e. SEVERABILITY AND SURVIVAL - Each provision of this Agreement is severable from theothers. Should any provision of this Agreement be found invalid or unenforceable, such provision shall be ineffective only to the extent required by law, without invalidating the remainder of such provision or the remainder of this Agreement. Further, to the extent permitted by law, any provision found invalid or unenforceable shall be deemed automatically redrawn to the extent necessary to render it valid and enforceable consistent with the parties' intent. The terms and conditions set forth herein shall survive the termination of this Agreement.

Consider a Motion Authorizing the Village Manager to Execute a Proposal with BLA for Phase I Engineering Services for the Palatine Road and Rohlwing Road Intersection Improvements

BACKGROUND:
The intersection of Palatine Road and Rohlwing Road has been identified for improvements to line of sight and level of service for vehicular and pedestrian traffic. The Northwest Municipal Conference (NWMC) has identified this intersection as STP funding eligible for Phase II Engineering in 2026 (50% to be reimbursed) and construction and Phase III Engineering in 2027 (80% to be reimbursed). In order to secure these funds, the Village must proceed with Phase I Engineering.

Phase I Engineering consists of traffic counts, topographic surveying, crash and traffic analysis, environmental studies, hydraulic studies, bicycle travel assessment, federally required environmental review documentation, and preliminary roadway plans. It culminates with the written approval of the Illinois Department of Transportation and would be followed by detailed engineering (Phase II) which creates the specific construction plans.

KEY ISSUES:
- Over 1,170 man-hours of specialized professional services are expected to meet documentation, material inspection, and reporting requirements associated with the required federal process.
- Consulting Engineering is recommended to meet procedural requirements and to assure our ability to leverage federal participation for Phase II engineering and ultimately the construction of the contemplated improvement.
- A qualification-based selection process was followed to select BLA, Incorporated for this project after advertising and reviewing written qualification statements.
- The proposed improvements will improve the level of service, add dedicated right turn lanes, widen lanes, and enhance pedestrian safety.

ALTERNATIVES:
1. Authorize the Village Manager to execute the proposal for Phase I Engineering.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the Village Manager be authorized to execute the proposal for Phase I Engineering with BLA.

BUDGET IMPACT:
Funds in the amount of $150,000 have been appropriated in the Capital Improvement Program to accommodate this proposed agreement. Savings of $67,000 are available from the 50/50 Curb and Apron Replacement Program to cover the shortfall.

ACTION REQUIRED:
Motion to authorize the Village Manager to execute the proposal from BLA, Incorporated for Phase I Engineering Services for the Palatine Road and Rohlwing Road Intersection Improvements in the amount of $166,539.

ATTACHMENTS:

- BLA Proposal

CONSULTING ENGINEERS
BLA, Inc.
333 Pierce Road, Suite 200 ▪ Itasca, IL 60143
630 438 6400 ▪ FAX 630 438 6444 ▪ www.bla-inc.com

April 7, 2023

VIA EMAIL

Village of Palatine
Mr. Matt Barry - Director of Public Works
Mr. George Ruppert – Village Engineer
148 W. Illinois Avenue
Palatine, IL 60067

Re: Professional Services Proposal
Palatine Road and Rohlwing Road Intersection Improvements – Phase I (Locally Funded)

Dear Mr. Barry and Mr. Ruppert:

BLA, Inc. has been requested by the Village of Palatine to perform Phase I engineering design for the Intersection Improvements at Palatine Road and Rohlwing Road.

The signalized intersection of Palatine Road at Rohlwing Road traffic volumes and delay exhibit the need for turn lane capacity improvements, pavement widening to accommodate turning vehicles, and upgraded non-motorized facilities. BLA, Inc. will complete the Phase I Engineering design and documentation to address these needs for the Village of Palatine. Phase I Engineering shall include the collection and analysis of existing data and geometry, the definition of and evaluation of future geometry by identifying and minimizing impacts to environmental resources, stormwater facilities, right of way and community context and the documentation thereof which fulfils the requirements of the Village of Palatine, Illinois Department of Transportation (IDOT) and the Federal Highway Administration (FHWA). We anticipate for purposes of this scope of work a State Approved Categorical Exclusion.

We have the experience that is required for this project, along with the ability to complete the project on time. All work would be performed out of our Itasca office.

SUMMARY OF SCOPE OF WORK AND FEES

E.01 – Phase I Engineering

BLA will prepare all necessary documentation for a Phase I approval administered by the Illinois Department of Transportation – Bureau of Local Roads & Streets (IDOT-BLRS) for compliance with STP Funding. Scope of services for each item is detailed in the accompanying proposal package but shall include:

- Data Collection
- Traffic Data Analysis
- Crash Analysis
- Environmental Studies
- Environmental Survey Request
- Wetland Delineation
- Location Drainage Study
- Geometric Alternative Analysis
- Bicycle Travel Assessment
- Plan and Profile Assembly
- Traffic Management Analysis
- Project Development Report
- Meetings and Public Involvement
- Quality Assurance/Quality Control
- Project Administration

This work shall be performed for a not-to-exceed fee of $128,404.00

Attachment: BLA Proposal (Palatine Road and Rohlwing Road Intersection Improvements Phase I Engineering)

S.01 – Topographic Survey

BLA (and its subconsultant) shall provide topographic survey to establish the existing conditions above and below grade. Approximate limits are from S. Elmwood Avenue to S. Leona Road along Palatine Road and from E. Glencoe Street to E. Wilson Street along Rohlwing Road. The topographical survey will extend to roughly ten (10) feet beyond the existing right of way and will include survey and location of all elements on NAVD88 datum, state plane coordinates.

Scope of services shall also include obtaining detailed measure downs of public facilities (sanitary, water main, and storm sewer) and identify project right-of-way and property lines.

This work shall be performed for a not-to-exceed fee of $32,108.00

T.01 – Traffic Data Collection

BLA (and its subconsultant) will obtain all traffic data for the project which includes the following:

Palatine Road & Rohlwing Road

a. Typical Weekday (Tuesday, Wednesday and/or Thursday)
b. 24-hours at each location
c. 12AM-12AM CST
d. Lights / Mediums / Articulated Trucks w/bicycles on roadway
    1. Classification Grouping includes Premium Rate Classification
    2. Bicycles and Pedestrians in Crosswalks are included.
    3. Bicycles on the Roadway are included.

This work shall be performed for a not-to-exceed fee of .....……$1,812.00

P.01 – Preliminary Environmental Site Assessment

BLA (and its subconsultant) will perform and provide a Preliminary Environmental Site Assessment (PESA) for the project along Rohlwing Road in conformance with the requirements outlined by Illinois Department of Transportation (IDOT) in Bureau of Design and Environment (BDE) 95-12, BDE 96-8, the Manual for Conducting Preliminary Environmental Site Assessments for Illinois Department of Transportation Infrastructure Projects, and Section 20-12.03(b) - Preliminary Environmental Site Assessment of the IDOT Bureau of Local Roads Manual (Second Edition OFS 2012-1). The IDOT protocols are generally consistent with The American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E 1527-13).

BLA will request IDOT perform a similar scope of services along Palatine Road, an unmarked state highway, at no cost to the Village of Palatine.

This work shall be performed for a not-to-exceed fee of .....……$4,215.00

Attachment: BLA Proposal (Palatine Road and Rohlwing Road Intersection Improvements Phase I Engineering)

Total Fee Proposal

The total fee for the project including all tasks identified above is summarized herein.

This work shall be performed for a not-to-exceed fee of .....……..……$166,539.00

Please let us know if any of the above information is at variance with your instructions. If this correctly reflects your instructions and is acceptable, please sign below and return one copy for our file.

Thank you for requesting BLA, Inc. to do this work. Should you have any questions or require additional information please contact us at (630) 438-6400.

Sincerely,

BLA, Inc.

Dan Bruckelmeyer, P.E.
President/Chief Executive Officer

ACCEPTANCE:

VILLAGE OF PALATINE

BY: _____

TITLE: _____

DATE: _____

Attachment: BLA Proposal (Palatine Road and Rohlwing Road Intersection Improvements Phase I Engineering)

Palatine Road and Rohlwing Road
Intersection Improvement

PROJECT DESCRIPTION

The signalized intersection of Palatine Road at Rohlwing Road traffic volumes and delay exhibit the need for turn lane capacity improvements, pavement widening to accommodate turning vehicles, and upgraded non-motorized facilities. BLA, Inc. will complete the Phase I Engineering design and documentation to address these needs for the Village of Palatine.

Phase I Engineering shall include the collection and analysis of existing data and geometry, the definition of and evaluation of future geometry by identifying and minimizing impacts to environmental resources, stormwater facilities, right of way and community context and the documentation thereof which fulfils the requirements of the Village of Palatine, Illinois Department of Transportation (IDOT) and the Federal Highway Administration (FHWA). We anticipate for purposes of this scope of work a State Approved Categorical Exclusion.

BLA's written scope of services also includes the written scope of services of all subconsultants to BLA contained herein and after.

SCOPE OF SERVICES

1. Data Collection

Collect and catalog data provided by the Village of Palatine and IDOT on adjacent roadway sections and from other agencies including crash reports and safety tier, historical traffic data, existing plans, aerial mapping, zoning and land use plans, emergency management service maps, park district maps, school district boundaries and other pertinent information. This task includes a site visit by the project manager and project engineer.

Traffic Counts - Obtain 24-hour intersection turning movement counts to establish Average Daily Traffic (ADT) volumes, peak hours of demand, and composition of traffic. Data will be collected on Tuesday, Wednesday, or Thursday while local schools are in session and classified as cars/mediums/trucks/peds/bikes at the intersection of Palatine Road at Rohlwing Road. [Refer to Gewalt Hamilton Associates Scope of Work]

Utility Coordination - Contact the JULIE One-call system for location / identification of utilities located within the intersection study area. Coordinate with each identified utility company to obtain atlases. Data will be assembled into the base design files and cross verified with topographic survey.

Topographic Survey - Provide surveying services to support the Phase I Intersection study for Palatine Road at Rohlwing Road. Survey limits shall consist of a ROW-to-ROW survey +10' to

Attachment: BLA Proposal (Palatine Road and Rohlwing Road Intersection Improvements Phase I Engineering)

the west of Rohlwing Road and to the north and south of Palatine Road, and +20' to the east of Rohlwing Road for:

- On Palatine Road from the east radius return of the S. Elmwood Avenue intersection to the west radius return of the S. Leona Road intersection.
- On Rohlwing Road from the north radius return of the E. Glencoe Street intersection to the south radius return of the E. Wilson Street intersection.

Project will be located on state plane coordinates, NAVD88 datum. Horizontal Control will be established in State Plane Coordinates (NAD83 2011 adj) Control Points will be established and tie diagrams prepared. Vertical Control will be established in NAVD88 vertical datum and benchmarks will be set.

Topographic survey shall consist of obtaining all existing features within the project corridor including (but not limited to) pavement cross sectional elevations, driveway aprons, visible above-ground "dry" utilities (electric, telephone, etc.), and detailed measure downs of public facilities (sanitary, water, storm) along with top of casting elevations (rim grade, flange elevations, etc.). Project right-of-way and property lines will be prepared from research through tax map records and coordination with the Village regarding any existing easements that may be present. No title searches will be conducted as part of this scope of work. Trees 3" and larger in diameter will be located, tagged, and measured.

Survey deliverable includes MicroStation base CAD file with topography, TIN, and pdf of field books. [Refer to Doland Engineering Scope of Work]

2. Analyze Crash and Traffic Data

Crash Data Analysis - Review crash data and summarize by type, time, direction, and injury and create crash diagrams reflecting summarized data by intersection approach. Determine crash trends and contributing factors. Summarize geometric improvements based on crash history, if any. Perform Crash Modification Factor analysis for proposed countermeasures.

Traffic Data Analysis - Review 24-hour count traffic data to determine peak AM and PM periods. Create exhibits of existing ADT and turning movement counts for coordination with CMAP to obtain 2050 design year ADT. Project turning movement count data to 2050 based on CMAP data.

Perform existing year and year 2050 No-build intersection capacity analyses to identify deficiencies. Summarize geometric alternative needs based on operations. Perform

Attachment: BLA Proposal (Palatine Road and Rohlwing Road Intersection Improvements Phase I Engineering)

intersection capacity analysis for proposed geometric improvement.

Crash and Traffic Technical Memorandum - Prepare traffic and safety technical memorandum summarizing the data, analyses performed, and proposed geometric countermeasures for safety and capacity improvements. This Technical Memorandum will meet the requirements of and be coordinate with the Illinois Department of Transportation (IDOT).

3. Environmental Studies

ESR form - Prepare documents necessary for the submittal of the ESR to IDOT District 1 BLRS to initiate Cultural, Biological, and State Special Waste coordination. This submittal is anticipated to include the ESR Form, GIS files, and the following exhibits: Location Map on USGS Topographic Map, Project right of way and survey limits dimensioned on Aerial Photograph, separate State right of way and survey limits dimensioned on Aerial Photograph, and a historic building photolog. It is anticipated that one resubmittal will be required after receipt of comments from IDOT. All submissions will be made electronically.

Wetland Delineation - Perform a wetland delineation of the project site, utilizing a Certified Wetland Specialist, using methodology outlined in the Regional Supplement of 2010 Corps of Engineers Wetland Delineation Manual. The delineation will be completed based on information from the field visit, soil maps, Cook County Wetland Map, and National Wetlands Inventory. Based on preliminary review of these documents a wetland is not expected to be encountered and the results of the investigation will be summarized in a letter for inclusion with the ESR submittal.

Special Waste – Local - A Preliminary Environmental Site Assessment (PESA) will be performed for the local agency right of way, not including Palatine Road, to determine potential for involvement with special waste and other regulated substances. The PESA will determine whether or not further studies will be necessary. Should further action be necessary a PSI will be performed in Phase II. The findings and recommended future actions will be included in the Project Report. [Refer to True North Scope of Work]

4. Location Drainage Study

A Location Drainage Study (LDS) will be prepared consistent with the IDOT Drainage Manual and the IDOT District 1/ACEC 2014 Drainage Seminar. This shall include both an Existing and Proposed Drainage Plan and an associated report covering all necessary aspects of the study which will be submitted to IDOT Bureau of Programming - Hydraulics Studies Unit for review and approval.

Attachment: BLA Proposal (Palatine Road and Rohlwing Road Intersection Improvements Phase I Engineering)

The existing drainage plan shall identify any known drainage problems, base floodplains, wetlands, or major drainage features within the project limits. Drainage divides, watersheds, and any locations of existing stormwater detention will be identified.

The proposed drainage plan will specify design criteria, study up to three drainage alternatives which may include in-line storage, surface detention, or green infrastructure spread out along the project study area, evaluate outlets, determine storm water detention quantity (if required), size the trunk line storm sewer required for the project and confirm compliance with storm sewer hydraulic grade line requirements. If ditches are to be utilized to capture runoff, they will be sized according to the requirements of the IDOT Drainage Manual. Any detention facilities will also include sizing of restrictor structures and emergency spillways. Floodplain environments shall be identified, and floodplain encroachments shall require compensatory storage calculations.

The overall Location Drainage Study will also include subsections on source data received, exhibits, correspondence, supporting documents, and water quality. In addition, the following efforts will be completed:

- Perform site visit to verify existing conditions and potential project impacts.
- Prepare an overall location drainage map.
- Prepare existing and proposed drainage plan concepts including preliminary storm sewer profiles. The preliminary drainage concepts will be shown on the Preferred Improvement Plan.
- Identify potential utility conflicts. Show significant utility conflicts on the drainage profile.
- Identify permit needs. At this time, the need for an IDNR-OWR permit is not anticipated. Permit applications anticipated in Phase 2.
- Determine if a design consistent with the Will County Stormwater Management Ordinance is feasible.
- Develop PDP Plan & Profile Sheets.
- Prepare Location Drainage Study Report to compile all associated information.
- List all instances and locations where a deviation from design criteria is necessary (Design Deviations).

5. Geometric Plans

Consultant will perform a Bicycle Travel Assessment (BTA) for Palatine Road following BDE

Attachment: BLA Proposal (Palatine Road and Rohlwing Road Intersection Improvements Phase I Engineering)

sections 17-1.04 and 17-2.01 and documenting with form BDE 1702. The warrant evaluation will be supported by data collected in Task 1 – Data collection. An exhibit will be prepared to summarize the land use, zoning, travel study area, and existing and future non-motorized facilities.

Based on the recommendations of the Traffic and Safety Technical Memorandum and BTA, Consultant will evaluate the best fit alignment to minimize right of way and impacts to existing facilities (multi-use path, sidewalk, parking lots). A plan and profile (PnP) will be prepared to define the project improvements. This will include right of way and property impact evaluation and mitigation, clear zone analysis, and barrier analysis and length of need calculations should barrier be warranted.

Preliminary, pre-final, and final geometric submittals are anticipated. The preliminary submittal will be PnP to obtain IDOT's overall concurrence of the geometry. The Pre-final submittal will include the preliminary Intersection Design Study (IDS). The IDS will detail the proposed signal timing, future operations, proposed geometric plan, signal equipment placement, pavement markings, ADA ramp details, and sight distance studies for right turn overlaps.

Cross sections at 100-foot intervals and at all driveways/side-streets will be performed to identify right of way needs and potential for segmental block retaining wall to manage grade differentials.

A separate right of way exhibit will be prepared to clearly define the existing right of way and the proposed right of way with stationing, offsets, and property identification numbers (PIN). This task includes performing a PIN and taxpayer/owner search and preparing a spreadsheet summary.

6. Traffic Management Analysis

A Traffic Management Plan and staging cross sections will be prepared. As Palatine Road is a significant route, a delay and queue analysis utilizing existing traffic volumes and intersection Synchro analysis before and during construction staging will be performed. Form D1 OP0042 will be completed with supporting documentation.

7. Project Development Report

Draft Project Development Report - Prepare project documentation in the form of a Federal Approved Categorical Exclusion Project Report (PDR). The PDR will follow federal guidance and will document existing conditions, the purpose and need for the project, traffic and crash data,

Attachment: BLA Proposal (Palatine Road and Rohlwing Road Intersection Improvements Phase I Engineering)

alternatives development, environmental issues, drainage studies, traffic management, cost estimates, public involvement, and agency coordination. The draft PDR will be distributed for review and comment by WCDOT and IDOT.

Final Project Development Report - The project team will assemble and review all comments on the draft PDR received from cooperating agencies and all reviewers. Comments will be compiled and evaluated for conflicts and any needed clarifications will be requested. Once all comments have been resolved, the necessary revisions to the PDR will be completed and the PDR resubmitted for final processing and design approval.

8. Meetings & Public Involvement

The following IDOT project coordination efforts will all be held remotely and are anticipated to discuss geometry, project impacts, and design deviations:

- BLR&S/GSU Introduction Meeting - Two attendees to introduce project, verify expected processing, documentation requirements, and design criteria. Exhibits and preparation of meeting materials are included in this effort.
- An IDOT/FHWA meeting is not anticipated due to the State Approved Categorical Exclusion processing.

Village of Palatine status meetings to keep village staff appraised of project progress and maintain communications will be held following submittal reviews by the Village:

- Safety and Traffic technical memorandum to discuss the findings and recommended geometry.
- Preliminary Plan and Profile.
- As Needed (up to 4 in person meetings).

Due to the scope of the project largely consisting of channelization and intersection upgrades, interest group/public informational meetings are not anticipated. However, this task does include letter notification and one flier to the directly adjacent property owners and eight (8) one-on-one resident meetings.

9. Quality Assurance / Quality Control (QA/QC) & Project Administration

BLA will implement an IDOT approved QA/QC Plan. Quality Control and Quality Assurance of the project will be performed for all deliverables. All document submittals will be transmitted electronically, unless otherwise noted in the task scope of work.

Attachment: BLA Proposal (Palatine Road and Rohlwing Road Intersection Improvements Phase I Engineering)

This administration task includes project setup, schedule and scope reviews, and in-house and subconsultant coordination to maintain a project on time and within budget. Additionally, monthly progress report and invoices will be prepared and transmitted electronically for Village processing on a month end schedule. The progress reports and invoicing shall be prepared utilizing the standard IDOT forms.

Not-Included Scope of Work Items

The following items are not included in the project scope of work but can be added at the Village's request:

- Detailed Landscaping Elements
- Irrigation Design
- Geotechnical Investigation
- Phase II Engineering Services
- Plat of Highways & Legal Descriptions/Land Acquisition Services and/or Appraisals & Negotiations
- Lighting Design or Photometric Calculations
- Preliminary Site Investigation (PSI)
- Preliminary Environmental Site Assessment (PESA) along Palatine Road (assumes IDOT will perform)
- Significant Environmental documentation relating to Threatened or Endangered Species or Historic Preservation Office Coordination

Attachment: BLA Proposal (Palatine Road and Rohlwing Road Intersection Improvements Phase I Engineering)

Illinois Department of Transportation

EXHIBIT D

COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

ANNIVERSARY RAISE

Local Public Agency	County	Section Number
Village of Palatine	Cook	

Prime Consultant (Firm) Name	Prepared By	Date
BLA, Inc.	Jennifer Mitchell	3/13/2023

Consultant / Subconsultant Name	Job Number
BLA, Inc.	

Note: This is name of the consultant the CECS is being completed for. This name appears at the top of each tab.

Remarks

PAYROLL ESCALATION TABLE

CONTRACT TERM	18	MONTHS	OVERHEAD RATE	121.69%
START DATE	4/15/2023		COMPLEXITY FACTOR	0
RAISE DATE	ANNIVERSARY		% OF RAISE	2.00%

ESCALATION PER YEAR

DETERMINE THE MID POINT OF THE AGREEMENT

9

CALCULATE THE ESCALATION FACTOR TO THE MIDPOINT OF THE CONTRACT

1.50%

The total escalation for this project would be: **1.50%**

Attachment: BLA Proposal (Palatine Road and Rohlwing Road Intersection Improvements Phase I

Local Public Agency	County	Section Number
Village of Palatine	Cook	

Consultant / Subconsultant Name	Job Number
BLA, Inc.	

PAYROLL RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET ANNIVERSARY RAISE

MAXIMUM PAYROLL RATE	**86.00**
ESCALATION FACTOR	**1.50%**

CLASSIFICATION	IDOT PAYROLL RATES ON FILE	CALCULATED RATE
Principal	$100.00	$86.00
Dir Prelim Dgn Svcs	$87.50	$86.00
Dir Env Svcs	$58.00	$58.87
Dir Municipal Svcs	$62.50	$63.44
Sr Project Manager	$70.20	$71.25
Project Engineer	$42.97	$43.61
Design Engineer	$32.53	$33.02
Billing & Payroll	$36.25	$36.79

Attachment: BLA Proposal (Palatine Road and Rohlwing Road Intersection Improvements Phase I Engineering)

Local Public Agency	County	Section Number
Village of Palatine	Cook	

Consultant / Subconsultant Name	Job Number
BLA, Inc.	

SUBCONSULTANTS

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET ANNIVERSARY RAISE

Name	Direct Labor Total	Contribution to Prime Consultant
Doland Engineering, LLC	9,664.00	966.40
True North Consultant	1,349.00	134.90

Total **1,349.00** **1,101.30**

NOTE: Only subconsultants who fill out a cost estimate that splits out direct labor may be listed on this sheet.

Attachment: BLA Proposal (Palatine Road and Rohlwing Road Intersection Improvements Phase I Engineering)

Local Public Agency	County	Section Number
Village of Palatine	Cook	

Consultant / Subconsultant Name	Job Number
BLA, Inc.	

DIRECT COSTS WORKSHEET

List ALL direct costs required for this project. Those not listed on the form will not be eligible for reimbursement by the LPA on this project.

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET ANNIVERSARY RAISE

ITEM	ALLOWABLE	QUANTITY	CONTRACT RATE	TOTAL
Lodging (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost (Up to state rate maximum)			$0.00
Lodging Taxes and Fees (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost			$0.00
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval			$0.00
Vehicle Mileage (per GOVERNOR'S TRAVEL CONTROL BOARD)	Up to state rate maximum			$0.00
Vehicle Owned or Leased	$32.50/half day (4 hours or less) or $65/full day	6	$65.00	$390.00
Vehicle Rental	Actual Cost (Up to $55/day)			$0.00
Tolls	Actual Cost			$0.00
Parking	Actual Cost			$0.00
Overtime	Premium portion (Submit supporting documentation)			$0.00
Shift Differential	Actual Cost (Based on firm's policy)			$0.00
Overnight Delivery/Postage/Courier Service	Actual Cost (Submit supporting documentation)			$0.00
Copies of Deliverables/Mylars (In-house)	Actual Cost (Submit supporting documentation)	1000	$0.15	$150.00
Copies of Deliverables/Mylars (Outside)	Actual Cost (Submit supporting documentation)			$0.00
Project Specific Insurance	Actual Cost			$0.00
Monuments (Permanent)	Actual Cost			$0.00
Photo Processing	Actual Cost			$0.00
2-Way Radio (Survey or Phase III Only)	Actual Cost			$0.00
Telephone Usage (Traffic System Monitoring Only)	Actual Cost			$0.00
CADD	Actual Cost (Max $15/hour)			$0.00
Web Site	Actual Cost (Submit supporting documentation)			$0.00
Advertisements	Actual Cost (Submit supporting documentation)			$0.00
Public Meeting Facility Rental	Actual Cost (Submit supporting documentation)			$0.00
Public Meeting Exhibits/Renderings & Equipment	Actual Cost (Submit supporting documentation)			$0.00
Recording Fees	Actual Cost			$0.00
Transcriptions (specific to project)	Actual Cost			$0.00
Courthouse Fees	Actual Cost			$0.00
Storm Sewer Cleaning and Televising	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Traffic Control and Protection	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Aerial Photography and Mapping	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Utliity Exploratory Trenching	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Testing of Soil Samples	Actual Cost			$0.00
Lab Services	Actual Cost (Provide breakdown of each cost)			$0.00
Equipment and/or Specialized Equipment Rental	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Traffic Counts		1	$1,812.00	$1,812.00
				$0.00
				$0.00
				$0.00
			TOTAL DIRECT COSTS	

Attachment: BLA Proposal (Palatine Road and Rohlwing Road Intersection Improvements Phase I Engineering)

Local Public Agency
Village of Palatine

County
Cook

Section Numb

Consultant / Subconsultant Name
BLA, Inc.

Job Number

COST ESTIMATE WORKSHEET

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET ANNIVERSARY RAISE

OVERHEAD RATE 121.69%

COMPLEXITY FACTOR 0.00%

TASK	DIRECT COSTS	STAFF HOURS	PAYROLL	OVERHEAD & FRINGE BENEFITS	FIXED FEE	SERVICES BY OTHERS	TOTAL	% OF GRAND TOTAL
1 - Data Collection	1,877	52	2,447	2,977	807	32,108	38,339	23.02%
2 - Analyze Crash & Traffic		66	3,203	3,897	1,057		8,157	4.90%
3 - Environmental Studies	65	34	1,478	1,798	488	4,215	7,979	4.79%
4 - Location Drainage Study	125	278	10,464	12,734	3,453		26,651	16.00%
5 - Geometric Plans	95	500	19,434	23,649	6,413		49,496	29.72%
6 - Traffic Management Analysis		48	2,039	2,481	673		5,193	3.12%
7 - Project Development Report		100	4,973	6,052	1,641		12,666	7.61%
8 - Meetings & Public Inv.	175	28	1,815	2,208	599		4,622	2.78%
9 - QA/QC & Project Admin	15	66	4,302	5,235	1,420		10,957	6.58%
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Subconsultant DL							$127.06	0.08%
Direct Costs Total ===>	$2,352.00						**$2,352.00**	1.41%
TOTALS		1172	50,155	61,031	16,551	36,323	166,539	100.00%
			111,186					

Attachment: BLA Proposal (Palatine Road and Rohlwing Road Intersection Improvements Phase I

Local Public Agency
Village of Palatine

County
Cook

Section Number

Consultant / Subconsultant Name
BLA, Inc.

Job Number

AVERAGE HOURLY PROJECT RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET ANNIVERSARY RAISE

SHEET 1 OF 2

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			1 - Data Collection			2 - Analyze Crash & Traffic			3 - Environmental Studies			4 - Location Drainage Study			5 - Geometric Plans		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	W A
Principal	86.00	9.0	0.77%	0.66															
Dir Prelim Dgn Svcs	86.00	77.0	6.57%	5.65	6	11.54%	9.92	2	3.03%	2.61	2	5.88%	5.06	6	2.16%	1.86	16	3.20%	2
Dir Env Svcs	58.87	26.0	2.22%	1.31							8	23.53%	13.85						
Dir Municipal Svcs	63.44	0.0																	
Sr Project Manager	71.25	68.0	5.80%	4.13	8	15.38%	10.96	24	36.36%	25.91				12	4.32%	3.08			
Project Engineer	43.61	336.0	28.67%	12.50	10	19.23%	8.39				4	11.76%	5.13	48	17.27%	7.53	196	39.20%	17
Design Engineer	33.02	638.0	54.44%	17.97	28	53.85%	17.78	40	60.61%	20.01	20	58.82%	19.42	212	76.26%	25.18	288	57.60%	19
Billing & Payroll	36.79	18.0	1.54%	0.57															
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TOTALS		1172.0	100%	$42.79	52.0	100.00%	$47.05	66.0	100%	#####	34.0	100%	$43.46	278.0	100%	$37.64	500.0	100%	$3

Attachment: BLA Proposal (Palatine Road and Rohlwing Road Intersection Improvements Phase I

Local Public Agency
Village of Palatine

County
Cook

Section Number

Consultant / Subconsultant Name
BLA, Inc.

Job Number

AVERAGE HOURLY PROJECT RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET ANNIVERSARY RAISE

SHEET 2 OF 2

PAYROLL CLASSIFICATION	AVG HOURLY RATES	6 - Traffic Management Analysis			7 - Project Development Report			8 - Meetings & Public Inv.			9 - QA/QC & Project Admin								
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wg Av
Principal	86.00										9	13.64%	11.73						
Dir Prelim Dgn Svcs	86.00	2	4.17%	3.58	8	8.00%	6.88	14	50.00%	43.00	21	31.82%	27.36						
Dir Env Svcs	58.87										18	27.27%	16.06						
Dir Municipal Svcs	63.44																		
Sr Project Manager	71.25	8	16.67%	11.88	16	16.00%	11.40												
Project Engineer	43.61	4	8.33%	3.63	60	60.00%	26.17	14	50.00%	21.81									
Design Engineer	33.02	34	70.83%	23.39	16	16.00%	5.28												
Billing & Payroll	36.79										18	27.27%	10.03						
TOTALS		48.0	100%	$42.48	100.0	100%	$49.73	28.0	100%	$64.81	66.0	100%	$65.18	0.0	0%	$0.00	0.0	0%	$0.00

Attachment: BLA Proposal (Palatine Road and Rohlwing Road Intersection Improvements Phase I

GEWALT HAMILTON ASSOCIATES, INC.
CONSULTING ENGINEERS
625 Forest Edge Drive ■ Vernon Hills, IL 60061
847.478.9700 ■ GHA-Engineers.com

March 7, 2023

Ms. Lynn Means, PE, PTOE
Senior Transportation Engineer
BLA, Inc.
333 Pierce Road, Suite 200
Itasca, IL 60143

Re: **Proposal for Traffic Data Collection Professional Services**
Palatine, IL
GHA Proposal No. 2023.D160

Dear Ms. Means:

Thank you for your consideration of Gewalt Hamilton Associates, Inc. (GHA) to provide Data Collection Services for the above-mentioned project.

This proposal is based on GHA's understanding of the project as per your recent request.

If our proposal is acceptable, please sign one copy and return it to our office. We are pleased to have the opportunity to make our services available to you and look forward to assisting you on this project.

Sincerely,
Gewalt Hamilton Associates, Inc.

William J. Klewin
Director of Data Collection Services
bklewin@gha-engineers.com

Enc.: GHA Proposal No. 2023.D160

Attachment: BLA Proposal (Palatine Road and Rohlwing Road Intersection Improvements Phase I Engineering)

GEWALT HAMILTON ASSOCIATES, INC.
CONSULTING ENGINEERS
625 Forest Edge Drive ■ Vernon Hills, IL 60061
847.478.9700 ■ GHA-Engineers.com

Proposal for Professional Services
Traffic Data Collection
Palatine, IL
GHA Proposal No. 2023.D160

BLA, Inc. (Client), 333 Pierce Road, Suite 200, Itasca, IL 60143, and Gewalt Hamilton Associates, Inc. (GHA), 625 Forest Edge Drive, Vernon Hills, IL 60061, agree and contract as follows:

I. Project Understanding

The Client is requesting one (1) TMC traffic count in Palatine, IL.

II. Traffic Data Collection Services

GHA will provide the following services:

A. Turning Movement Count (TMC)

Location(s):

1. East Palatine Road & North Rohlwing Road

Collection Details

a. Typical Weekday (Tuesday, Wednesday and/or Thursday)
b. 24-hours at each location
c. 12AM-12AM CST
d. Lights / Mediums / Articulated Trucks w/bicycles on roadway
    1. Classification Grouping includes Premium Rate Classification
    2. Bicycles and Pedestrians in Crosswalks are included.
    3. Bicycles on the Roadway are included.

Deliverable

a. Data will be processed with a standard processing turnaround time and will be shared with the Client as soon as it is available.

III. Project Schedule

GHA will schedule the work as soon as possible after written authorization to proceed.

IV. Services Not Included

Should additional services be required or expanded beyond those outlined in Section II: Traffic Data Collection Services of this Agreement, GHA will request written authorization prior to commencing the work and the Client will be billed on a time-and-materials (T&M) basis in accordance with the current GHA Professional Services Hourly Rate Guide.

V. Key Personnel

Mr. William J. Klewin, Director of Data Collection will serve as the Project Manager. Mr. Jarett M. Giesey will serve as the Data Collection Team Leader and Mr. Patrick M. Oster will serve as the Data Collection Processing Team Leader. The team will work with additional professional staff.

Attachment: BLA Proposal (Palatine Road and Rohlwing Road Intersection Improvements Phase I Engineering)

VI. Compensation for Services

Based upon the scope of services and understanding of the requested work, GHA proposes to complete the work as described above for a lump sum fee as outlined below:

	Item Description	Qty	Unit	Qty	Unit	Total	Unit	Fee	Unit	Fee
A.1	TMC Local	1	ea	24.0	hr	24.0	hr	$75.00	hr	$1,800.00
A.2	TMC 24-Hours 10% Incentive	1	ea	24.0	hr	24.0	hr	($7.50)	hr	($180.00)
A.3	Premium Classification - TMC	1	ea	24.0	hr	24.0	hr	$4.00	hr	$96.00
A.4	Crosswalks (pedestrians & bicycles)	1	ea	24.0	hr	24.0	hr	$4.00	hr	$96.00
								Sub-total Professional Service Fees (A):		$1,812.00
								Total for Professional Service Fees:		**$1,812.00**

The proposed lump sum fee includes all necessary personnel, equipment, deployment, and processing to complete the data collection as described. Reimbursable expenses, including items such as photos, postage, messenger services, printing, truck usage and/or mileage, etc., are included in the lump sum fee.

GHA assumes the study will be completed within one deployment. If additional deployments are requested, an adjustment to the fee may be necessary. GHA will provide the Client a written estimate of any additional fees prior to commencing with such work.

Recounts will be completed at no charge to the Client for equipment failures.

Cancellations shall be made within 24-hours of the scheduled deployment to avoid fees.

The Client shall be responsible for delayed or cancelled work that is out of GHA's control such as construction, road closures, accidents, vandalism, or theft of equipment.

The Client shall be responsible for obtaining all required permits and to notify the applicable regulatory agencies prior to the scheduled deployment.

An invoice will be submitted upon completion of the study and will detail charges made against the project and services provided.

VII. General Conditions

The delineated services provided by Gewalt Hamilton Associates, Inc., (GHA) under this Agreement will be performed as reasonably required in accordance with the generally accepted standards for civil engineering and surveying services as reflected in the contract for this project at the time when and the place where the services are performed.

Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or GHA. GHA's services under this Agreement are being performed solely for the Client's benefit, and no other party or entity shall have any claim against GHA because of this Agreement or the performance or nonperformance of services hereunder. In no event shall GHA be liable for any loss of profit or any consequential damages.

The Client and GHA agree that all disputes between them arising out of or relating to this Agreement or the Project shall be submitted to nonbinding mediation in Chicago, Illinois unless the parties mutually agree otherwise.

This Agreement, including all subparts and Attachment A, which is attached hereto and incorporated herein as the General Provisions of this Agreement, constitute the entire integrated agreement between the parties which may not be modified without all parties consenting thereto in writing.

Attachment: BLA Proposal (Palatine Road and Rohlwing Road Intersection Improvements Phase I Engineering)

VIII. Authorization of Services

By signing below, you indicate your acceptance of this Agreement in its entirety.

Gewalt Hamilton Associates, Inc.	BLA, Inc.
William J. Klewin	
William J. Klewin Director of Data Collection	Lynn Means, PE, PTOE Senior Transportation Engineer

Enc.: https://datalink.miovision.com/data_requests/36187?##summary
Attachment A
GHA Hourly Rates

Attachment: BLA Proposal (Palatine Road and Rohlwing Road Intersection Improvements Phase I Engineering)

DOLAND ENGINEERING, LLC

March 10, 2023
Rev. March 13, 2023

Jennifer Mitchell, P.E., PTOE, ENV SP
Director of Preliminary Design Services
BLA, Inc.
333 Pierce Road, Suite 200
Itasca, IL 60143

RE: Palatine Road at Rohlwing Road – Intersection Improvements

Dear Ms. Mitchell,
We are pleased to provide you with the following proposal for professional land surveying services for topographic surveying along the above referenced project.

PROPOSAL

Project Overview:
The intersection limits are as depicted on the map below and described as:

- On Palatine Road from the east radius return of the S. Elmwood Avenue intersection to the west radius return of the S. Leona Road intersection.

- On Rohlwing Road from the north radius return of the E. Glencoe Street intersection to the south radius return of the E. Wilson Street intersection.

Attachment: BLA Proposal (Palatine Road and Rohlwing Road Intersection Improvements Phase I Engineering)

We will perform this work based upon a fixed fee basis as indicated in this agreement. The services included in our scope of work are as follows:

SCOPE OF SERVICES

Project will be located on state plane coordinates, NAVD88 datum. Horizontal Control will be established in State Plane Coordinates (NAD83 2011 adj). Control Points will be established and tie diagrams prepared. Vertical Control will be established in NAVD88 vertical datum and benchmarks will be set.

Topographic and existing conditions mapping will be performed to serve as the base map for future roadway design. Contours will be drawn at 1-foot intervals and will extend to 10-feet past the right-of-way lines (extended to 20-feet on east side of Rohlwing Road) to adequately define drainage patterns with full saturation of spot elevations as needed. The contours will be generated by a full saturation of topographic grid data points to ensure drainage patterns are accurately identified. We will locate all improvements within the right-of-way and 10-feet beyond the right-of-way (extended to 20-feet on east side of Rohlwing Road) to fully define the impact of roadway design on the adjacent parcels. The resulting plat will be provided in hard copy and AutoCAD computer file format which we understand that your staff will convert to Microstation format. We will work with your staff on any coordination items to assist you in conversion from AutoCAD to Microstation.

Topographic survey shall consist of obtaining all existing features within the project corridor including (but not limited to) pavement cross sectional elevations, driveway aprons, visible above-ground “dry” utilities (electric, telephone, etc.), and detailed measure downs of public facilities (sanitary, water, storm) along with top of casting elevations (rim grade, flange elevations, etc.). Project right-of-way and property lines will be prepared from research through tax map records and coordination with the Village regarding any existing easements that may be present. No title searches will be conducted as part of this scope of work. Trees 3” and larger in diameter will be located, tagged, and measured.

Survey deliverable includes AutoCAD base CAD file with topography, TIN, and pdf of field books.

Total Fee: $32,108 (per attached IDOT BLR 05514)

Attachment: BLA Proposal (Palatine Road and Rohlwing Road Intersection Improvements Phase I Engineering)

SECTION 2 - PERFORMANCE

We will begin work within two weeks of authorization to proceed and receipt of an executed copy of this agreement as well as the receipt of the above-mentioned documents. We will communicate weekly thereafter as to the progress of the work and can incorporate any additional services as needed.

We will bill on a monthly basis for the work performed to date and payment is required within 60 days after invoice.

If Plat of Highways and Legal Descriptions become necessary, we can perform those services under a separate proposal upon request.

We look forward to the opportunity to work with you on this project.

Sincerely,

Desiree D. Doland, C.E.O.

Proposal accepted by, and fee payment guaranteed by:

Accepted by: _____; Date: _____; Title:_____

Attachment: BLA Proposal (Palatine Road and Rohlwing Road Intersection Improvements Phase I Engineering)

Illinois Department of Transportation

EXHIBIT D

COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

FIXED RAISE

Local Public Agency	County	Section Number
Village of Palatine	Cook	

Prime Consultant (Firm) Name	Prepared By	Date
BLA, Inc.	Desiree Doland	3/10/2023

Consultant / Subconsultant Name	Job Number
Doland Engineering, LLC	

Note: This is name of the consultant the CECS is being completed for. This name appears at the top of each tab.

Remarks

PAYROLL ESCALATION TABLE

CONTRACT TERM	24	MONTHS	OVERHEAD RATE	136.75%
START DATE	4/1/2023		COMPLEXITY FACTOR	0
RAISE DATE	4/1/2024		% OF RAISE	2.00%
END DATE	3/31/2025			

ESCALATION PER YEAR

Year	First Date	Last Date	Months	% of Contract
0	4/1/2023	4/1/2024	12	50.00%
1	4/2/2024	4/1/2025	12	51.00%

The total escalation = 1.00%

BLR 05514 (R

Attachment: BLA Proposal (Palatine Road and Rohlwing Road Intersection Improvements Phase I

Local Public Agency	County	Section Number
Village of Palatine	Cook	

Consultant / Subconsultant Name	Job Number
Doland Engineering, LLC	

PAYROLL RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET FIXED RAISE

MAXIMUM PAYROLL RATE	**78.00**
ESCALATION FACTOR	**1.00%**

CLASSIFICATION	IDOT PAYROLL RATES ON FILE	CALCULATED RATE
Professional Land Surveyor	$84.13	$78.00
Principal Engineer, QA/QC	$93.00	$78.00
Survey Party Chief	$34.50	$34.85
Survey Technician	$19.00	$19.19
CAD Designer	$36.00	$36.36

Attachment: BLA Proposal (Palatine Road and Rohlwing Road Intersection Improvements Phase I Engineering)

Local Public Agency	County	Section Number
Village of Palatine	Cook	

Consultant / Subconsultant Name	Job Number
Doland Engineering, LLC	

SUBCONSULTANTS

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

NAME	Direct Labor Total	Contribution to Prime Consultant

Local Public Agency	County	Section Number
Village of Palatine	Cook	

Consultant / Subconsultant Name	Job Number
Doland Engineering, LLC	

DIRECT COSTS WORKSHEET

List ALL direct costs required for this project. Those not listed on the form will not be eligible for reimbursement by the LPA on this project.

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

ITEM	ALLOWABLE	QUANTITY	CONTRACT RATE	TOTAL
Lodging (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost (Up to state rate maximum)			$0.00
Lodging Taxes and Fees (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost			$0.00
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval			$0.00
Vehicle Mileage (per GOVERNOR'S TRAVEL CONTROL BOARD)	Up to state rate maximum			$0.00
Vehicle Owned or Leased	$32.50/half day (4 hours or less) or $65/full day	16	$65.00	$1,040.00
Vehicle Rental	Actual Cost (Up to $55/day)			$0.00
Tolls	Actual Cost			$0.00
Parking	Actual Cost			$0.00
Overtime	Premium portion (Submit supporting documentation)			$0.00
Shift Differential	Actual Cost (Based on firm's policy)			$0.00
Overnight Delivery/Postage/Courier Service	Actual Cost (Submit supporting documentation)			$0.00
Copies of Deliverables/Mylars (In-house)	Actual Cost (Submit supporting documentation)			$0.00
Copies of Deliverables/Mylars (Outside)	Actual Cost (Submit supporting documentation)			$0.00
Project Specific Insurance	Actual Cost			$0.00
Monuments (Permanent)	Actual Cost			$0.00
Photo Processing	Actual Cost			$0.00
2-Way Radio (Survey or Phase III Only)	Actual Cost			$0.00
Telephone Usage (Traffic System Monitoring Only)	Actual Cost			$0.00
CADD	Actual Cost (Max $15/hour)			$0.00
Web Site	Actual Cost (Submit supporting documentation)			$0.00
Advertisements	Actual Cost (Submit supporting documentation)			$0.00
Public Meeting Facility Rental	Actual Cost (Submit supporting documentation)			$0.00
Public Meeting Exhibits/Renderings & Equipment	Actual Cost (Submit supporting documentation)			$0.00
Recording Fees	Actual Cost			$0.00
Transcriptions (specific to project)	Actual Cost			$0.00
Courthouse Fees	Actual Cost			$0.00
Storm Sewer Cleaning and Televising	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Traffic Control and Protection	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Aerial Photography and Mapping	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Utliity Exploratory Trenching	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Testing of Soil Samples	Actual Cost			$0.00
Lab Services	Actual Cost (Provide breakdown of each cost)			$0.00
Equipment and/or Specialized Equipment Rental	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Traffic Control and Protection	Actual Cost	1	$5,000.00	$5,000.00
				$0.00
				$0.00
				$0.00
			TOTAL DIRECT COSTS	

Attachment: BLA Proposal (Palatine Road and Rohlwing Road Intersection Improvements Phase I Engineering)

Local Public Agency
Village of Palatine

County
Cook

Section Number

Consultant / Subconsultant Name
Doland Engineering, LLC

Job Number

COST ESTIMATE WORKSHEET

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

OVERHEAD RATE 136.75%

COMPLEXITY FACTOR 0

TASK	STAFF HOURS	PAYROLL	OVERHEAD & FRINGE BENEFITS	DIRECT COSTS	FIXED FEE	SERVICES BY OTHERS	TOTAL	% OF GRAND TOTAL
Records, Coordination & Setup	8	624	853	$6,040.00	206		7,723	24.05%
Field Data Collection	136	4,082	5,582		1,347		11,011	34.29%
Survey ROW Evaluation	6	468	640		154		1,262	3.93%
Drawing CAD and Contours	56	2,369	3,240		782		6,391	19.90%
Final CAD Drawing	40	2,121	2,900		700		5,721	17.82%
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Subconsultant DL					0		-	
TOTALS	246	9,664	13,215	6,040	3,189	-	32,108	100.00%

22,879

Attachment: BLA Proposal (Palatine Road and Rohlwing Road Intersection Improvements Phase I

Local Public Agency
Village of Palatine

County
Cook

Section Number

Consultant / Subconsultant Name
Doland Engineering, LLC

Job Number

AVERAGE HOURLY PROJECT RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

SHEET 1 OF 1

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			Records, Coordination & Setup			Field Data Collection			Survey ROW Evaluation			Drawing CAD and Contours			Final CAD Drawin		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	W A
Professional Land Surveyo	78.00	36.0	14.63%	11.41	6	75.00%	58.50	8	5.88%	4.59	6	100.00%	78.00	8	14.29%	11.14	8	20.00%	15
Principal Engineer, QA/QC	78.00	10.0	4.07%	3.17	2	25.00%	19.50										8	20.00%	15
Survey Party Chief	34.85	64.0	26.02%	9.07				64	47.06%	16.40									
Survey Technician	19.19	64.0	26.02%	4.99				64	47.06%	9.03									
CAD Designer	36.36	72.0	29.27%	10.64										48	85.71%	31.17	24	60.00%	2
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TOTALS		246.0	100%	$39.29	8.0	100.00%	$78.00	136.0	100%	$30.02	6.0	100%	$78.00	56.0	100%	$42.31	40.0	100%	$5

Attachment: BLA Proposal (Palatine Road and Rohlwing Road Intersection Improvements Phase I

TRUE NORTH CONSULTANTS

1000 East Warrenville Road, Suite 140
Naperville, IL 60563

O: 630.717.2880
F: 630.689.5881

ConsultTrueNorth.com

Attachment: BLA Proposal (Palatine Road and Rohlwing Road Intersection Improvements Phase I Engineering)

March 10, 2023

Jennifer Mitchell, P.E., PTOE, ENV SP
Director of Preliminary Design Services
BLA, Inc.
333 Pierce Road, Suite 200
Itasca, Illinois 60143

RE: Proposal - Preliminary Environmental Site Assessment
Intersection of Rohlwing Road & Palatine Road
Palatine, Illinois
TNC Proposal #P123-254

Dear Ms. Mitchell,

True North Consultants, Inc. (True North) is pleased to provide this proposal to perform a Preliminary Environmental Site Assessment (PESA) for the proposed intersection improvement project at Rohlwing Road and Palatine Road in Palatine, Illinois (the Site). The following sections of this proposal present background information, scope of services, estimated costs, schedule, and limitations.

BACKGROUND

On March 7, 2023, BLA, Inc. (Client) requested that True North provide a proposal to complete a PESA for the above referenced project which includes the improvement of the subject roadways within existing dedicated right-of-ways. The adjoining properties are primarily residential, recreational, and institutional property uses in the vicinity of the project area. This assessment would be performed to provide a screening of available information to determine the environmental status of the Site and project area.

SCOPE OF SERVICES

Task 1: Preliminary Environmental Site Assessment

True North will perform this PESA in conformance with the requirements outlined by *Illinois Department of Transportation (IDOT) in Bureau of Design and Environment (BDE) 95-12, BDE 96-8,* the *Manual for Conducting Preliminary Environmental Site Assessments for Illinois Department of Transportation Infrastructure Projects,* and *Section 20-12.03(b) - Preliminary Environmental Site Assessment* of the *IDOT Bureau of Local Roads Manual* (Second Edition OFS 2012-1). The IDOT protocols are generally consistent with *The American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E 1527-13)*.

1. Historical Records Review: Available historical records associated with the Site and surrounding properties will be reviewed. These records include city directories, Sanborn Fire Insurance Maps, and aerial photographs. Commonly known or reasonably ascertainable information will also be pursued to the extent necessary to document information about the Site.

2. Environmental Regulatory Records Review: A computer search of Federal, State, Tribal, and local government agency records will be performed to determine if the Site or adjacent properties are included within the selected regulatory databases. Based on the results of this query, the Site and its surrounding

properties shall be evaluated for recognized environmental concerns. Queries shall be performed, but not be limited to, the following regulatory databases:

- National Priority List (NPL) of Hazardous Waste Sites;
- Hazardous Waste Treatment, Storage, Disposal Facilities (TSDF);
- Underground Storage Tank or Leaking Underground Storage Tank Locations (UST/LUST);
- Sanitary Landfill and Solid Waste Sites (SL/SWS);
- State Hazardous Waste Sites (SHWS);
- CERCLIS sites; and
- Small and Large Quantity Hazardous Waste Generators (RCRIS-SQG/LGG).

3. Site Reconnaissance: True North shall provide an Environmental Professional, as defined in 40 CFR 312, to perform a Site visit to make observations of on-site conditions and immediately adjacent properties from the project area right-of-way.

4. Report Preparation: A summary report shall be prepared to summarize the activities and results of the assessment. The report shall include pertinent documentation to support the screening results of this assessment. The report shall also include a conclusions section that shall summarize the evaluated conditions based on the information collected. An electronic copy (PDF) of the report will be provided to the Client.

Please note that the scope of services for the PESA does not include a review of or survey for asbestos, radon, lead-based paint, lead in drinking water, industrial hygiene, health & safety, ecological field studies, indoor air quality, biological pollutants, or high voltage power lines. In addition, surveys for potential jurisdictional wetlands, oil/gas well records, mineral rights records, cultural resources, historical preservation, or mining areas are also considered beyond the scope of this assessment. No wetland delineation or sampling of soil, water, air, or building materials for laboratory analyses shall be performed during the assessment.

PROJECT COSTS

True North proposes to conduct the above scope of services in accordance with the following costs:

Service	Quantity	Units	Rate	Total
Task 1: Preliminary Environmental Site Assessment	1	LS	$4,215	$4,215
Total Cost of Services				**$4,215**

Should the Client request a change in the scope-of-work, or should circumstances render the current estimate invalid, a new estimate will be prepared and mutually agreed to in writing before further work proceeds. Our Schedule of Terms and Conditions shall apply to the proposed work and is attached for your review. Written authorization to proceed will form a binding contract and indicates your acceptance of our Terms and Conditions. Any changes to our Terms and Conditions must be agreed to in writing by both parties prior to your authorization to proceed.

SCHEDULE

True North can proceed with the above scope of work immediately upon receipt of authorization to proceed.

Attachment: BLA Proposal (Palatine Road and Rohlwing Road Intersection Improvements Phase I Engineering)

True North can provide the PESA report within four weeks of authorization to proceed assuming governmental agency responses and associated documentation is provided in a timely manner.

LIMITATIONS & QUALIFICATIONS

- It is assumed for purposes of this estimate that access to the Site is available during normal working hours and that records relating to the properties are reasonably ascertainable. In addition, there are no encumbrances on the property that may limit observations or accessibility.

- This proposal does not include any additional work, inclusive of a PSI or soil assessment. This proposal is based on field work performed in Level D personal protection (i.e., steel-toed boots, hard hats, safety glasses, and gloves). True North will postpone field work and notify client immediately if field conditions warrant an increase in personal protection.

- The results reported and any opinions reached by True North are for the benefit of the Client and unless agreed to by True North in writing, are not to be disclosed to or relied upon by any other party. The results and opinions set forth by True North shall be valid from the date of the final report for a timeframe limited to that specified in the standard.

- This assessment is only meant to be a screening of environmental documents readily available for the project area. True North may recommend further assessment activities based on the findings of this screening.

- This proposal is valid for a period of 45 days from the date of this proposal. In the event that authorization is received after 45 days from the date of this proposal, True North reserves the right to resubmit a new cost estimate for approval to reflect any additional costs associated with the proposed scope of work, if necessary.

TERMS OF AGREEMENT

If this proposal meets with your approval, please sign the attached service agreement and return it to our office via mail, fax or e-mail. This agreement for professional services represents a contract between True North Consultants, Inc. and the Client. Our Terms and Conditions are hereby incorporated as part of this agreement. True North appreciates the opportunity to offer this proposal for environmental assessment consulting services. If you have any questions, please contact me at 630.717.2880.

Regards,
TRUE NORTH CONSULTANTS

Ryan LaDieu, P.E.
President

Attachment: General Terms & Conditions

Attachment: BLA Proposal (Palatine Road and Rohlwing Road Intersection Improvements Phase I Engineering)

Professional Services Agreement

Proposal for Environmental Consulting Services
Intersection of Rohlwing Road & Palatine Road - Preliminary Environmental Site Assessment
Proposal No. P123-254

The Client accepts the attached proposal in the amount of **four thousand two hundred fifteen ($4,215.00)** dollars and hereby authorizes True North to proceed with proposed services in accordance with the noted scope of work, project costs, schedule, limitations and qualifications, and the attached Terms and Conditions.

Client Authorization	True North Consultants
Signature:	*Signature:*
Name:	*Name:* Ryan LaDieu
Title:	*Title:* President
Date:	*Date:* March 10, 2023

Attachment: BLA Proposal (Palatine Road and Rohlwing Road Intersection Improvements Phase I Engineering)

TRUE NORTH CONSULTANTS

GENERAL TERMS & CONDITIONS OF SERVICES

1.0 PROPOSAL ACCEPTANCE

The following terms and conditions ("Terms") shall apply to and are the only terms that govern the attached Master Service Agreement, Proposal or Quotation (collectively, "Agreement") between True North Consultants, Inc. ("True North") and the Client named in the Agreement ("Client"). Client's acceptance of the Agreement includes acceptance of these Terms and any terms and conditions proposed by the Client will be deemed to materially alter the Terms and are hereby objected to and rejected by True North. Acceptance of the Agreement, including acceptance of the Terms, shall occur upon the notification of True North by Client, in writing, electronically or orally, to commence performance in accordance with the requested Consulting Services (as defined in the Agreement) and the Terms. In the event of a conflict between these Terms and the Agreement, the terms of the Agreement will prevail unless otherwise agreed to by the parties in writing.

2.0 LIMITED WARRANTY

2.1 Professional Standard of Care: True North warrants that it will perform the Consulting Services consistent with the level of care and skill ordinarily exercised by other professional consultants in the same locale and under similar circumstances at the same time the Consulting Services are performed.

2.2 Exclusive Remedy: True North's sole and exclusive liability and Client's sole and exclusive remedy for breach of this warranty shall be as follows:

2.2.1 True North will use reasonable commercial efforts to promptly cure any breach; provided, that if True North cannot cure such breach within a reasonable time (but no more than thirty (30) days) after Client's notice of such breach, Client may, at its option, terminate the Agreement by service of written notice of termination.

2.2.2 In the event the Agreement is terminated pursuant to Section 2.2.1 above, True North will within thirty (30) days after the effective date of termination refund to Client any fees paid by Client as of the date of termination for the Consulting Services, less a deduction equal to the fees for receipt or use of such Consulting Services up to and including the date of termination on a pro-rated basis.

2.2.3 The foregoing remedy shall not be available unless Client provides written notice of such breach within thirty (30) days after acceptance of such Consulting Services to True North.

2.3 Disclaimer of Implied Warranties: EXCEPT FOR THE LIMITED WARRANTY SET FORTH IN THIS SECTION 2, TRUE NORTH MAKES NO WARRANTY WHATSOEVER WITH RESPECT TO THE CONSULTING SERVICES UNDER THE AGREEMENT, INCLUDING ANY (A) WARRANTY OF MERCHANTABILITY; OR (B) WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE; OR (C) WARRANTY OF TITLE; WHETHER EXPRESS OR IMPLIED BY LAW, COURSE OF DEALING, COURSE OF PERFORMANCE, USAGE OR TRADE OR OTHERWISE.

3.0 SUBCONTRACTED AND OTHER SERVICES

3.1 True North will select reputable subcontractors for test borings and/or other explorations or services based on oral or written competitive prices. The subcontractors' invoices shall be billed in accordance with the Agreement. Nothing in this Section 3 shall require that services or equipment be obtained through competitive bidding or be available from multiple sources. True North shall not be responsible for the means and methods utilized by its subcontractors.

3.2 On occasion, True North engages the specialized services of individual consultants or other companies to participate in a project. When considered necessary, the cost of such services will be billed in addition to True North's fee schedules set forth in the Agreement.

4.0 SITE ACCESS AND SITE CONDITIONS

4.1 Client shall grant or obtain free access to the site for all equipment and personnel for True North to perform the Consulting Services for the Project (as defined in the Agreement) set forth in the Agreement. Client shall notify any and all possessors of the Project site that Client has granted True North free access to the site. True North will take reasonable precautions to limit damage to the site, but it is understood by Client that, in the normal course of work, some damage may occur and the correction of such damage is not part of the Agreement unless so specified in True North's proposal. Client is responsible for the accuracy of locations for all subterranean structures and utilities. True North will take reasonable precautions to avoid known subterranean structures, and Client waives any claim against True North, and agrees to defend, indemnify, and hold True North harmless from any claim or liability for injury or loss, including costs of defense, arising from damage done to subterranean structures and utilities not identified or accurately located. In addition, Client agrees to compensate True North for any time spent or expenses incurred by True North in defense of any such claim with compensation to be based upon True North's prevailing fee schedule/expense reimbursement policy set forth in the Agreement.

4.2 Client recognizes that subsurface conditions may vary from those observed at locations where borings, surveys or explorations are made, and that site conditions may change with time. Data, interpretation, and recommendations by True North will be based solely on information available to True North. True North is responsible for its data,

Attachment: BLA Proposal (Palatine Road and Rohlwing Road Intersection Improvements Phase I Engineering)

interpretations, and recommendations, but will not be responsible for other parties' interpretations or use of the information developed by True North or any other party. To the extent True North must rely upon data provided by another party, True North will not be liable for any claim of injury or loss arising from such data. Client acknowledges that whenever a project involves hazardous or toxic materials and/or investigations of chemicals in the environment, there are inherent uncertainties involved (such as limitations on laboratory analytical methods, variations in subsurface conditions and the like) that may adversely affect the results of the Project, even though the Consulting Services are performed with skill and care.

5.0 BILLING AND PAYMENT

Invoices shall generally be submitted every four (4) weeks for Consulting Services performed during the previous four (4) weeks. Payment shall be due within thirty (30) days of invoice date. If Client objects to all or any portion of any invoice, Client shall so notify True North in writing within fourteen (14) calendar days of invoice receipt, identify the cause of disagreement, and pay within thirty (30) days that portion of the invoice, if any, not in dispute. The parties will immediately make every effort to settle the disputed portion of the invoice. In the absence of written notification described above, Client shall pay the balance as stated on the invoice. Invoices are delinquent if payment has not been received within thirty (30) days from date of invoice. Client will pay an additional charge of one and one-half percent (1.5%) per month (or the maximum percentage allowed by law, whichever is lower) on any delinquent amount, excepting any portion of the invoiced amount in dispute and resolved in favor of Client. Payment thereafter will first be applied to accrued interest and then to the principal unpaid amount. All time spent and expenses incurred (including any attorneys' fees) in connection with collection of any delinquent amount shall be paid by Client to True North per True North's current fee schedules. In the event Client fails to pay True North within thirty (30) days after invoices are rendered, Client agrees that True North has the right to suspend Consulting Services under the Agreement, without incurring liability to Client, after giving seven (7) days' written notice to Client. Client acknowledges that True North's fee schedules are subject to change on an annual basis without prior notice.

6.0 DOCUMENTS AND ELECTRONIC FILES

6.1 Written Documents: Any letters, reports, or documents prepared by True North for Client are the instruments of True North's Consulting Services. The Consulting Services provided by True North are solely for Client's use for the Project and site described in the Agreement. Any documents prepared by True North for the client shall not, in whole or in part, be disseminated or conveyed to another party, nor used by another party in whole or in part, without prior written consent from True North. Client shall, to the fullest extent permitted by law, waive any claim against True North, and indemnify, defend, and hold True North harmless for any claim or liability for injury or loss allegedly arising from any third-party reliance on True North's instruments of Consulting Services without True North's specific authorization to do so.

6.2 Electronic Files: Client hereby grants permission for True North to use information and data provided by Client, including electronic records produced or provided by Client in the completion of the Project. Client also grants permission to True North to release True North documents electronically to consultants, contractors, and vendors as required in the execution of the Project.

6.3 Retention Period: True North shall not be obligated to maintain written documents and electronic files relating to its Consulting Services performed for Client under the Agreement for more than five (5) years following completion of the relevant Consulting Services.

7.0 INSURANCE

True North maintains Workmen's Compensation Insurance as required by applicable law and General Liability Insurance for bodily injury and property damage with an aggregate limit of $1,000,000 per occurrence. True North will furnish certificates of such insurance upon request. In the event Client desires additional insurance coverage of this type, True North will, upon the Client's written request made prior to the performance of Consulting Services, obtain additional insurance (if possible) at Client's expense.

8.0 ALLOCATION OF RISK

8.1 Limitation of Liability: IN NO EVENT SHALL TRUE NORTH BE LIABLE TO CLIENT OR TO ANY THIRD PARTY FOR ANY LOSS OF USE, REVENUE, OR PROFIT, OR FOR ANY CONSEQUENTIAL, INCIDENTAL, INDIRECT, EXEMPLARY, SPECIAL OR PUNITIVE DAMAGES WHETHER ARISING OUT OF BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE, REGARDLESS OF WHETHER SUCH DAMAGE WAS FORESEEABLE AND WHETHER OR NOT TRUE NORTH HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, AND NOTWITHSTANDING THE FAILURE OF ANY AGREED OR OTHER REMEDY OF ITS ESSENTIAL PURPOSE. IN NO EVENT SHALL TRUE NORTH'S AGGREGATE LIABILITY ARISING OUT OF OR RELATED TO THE AGREEMENT, WHETHER ARISING OUT OF OR RELATED TO BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE, EXCEED THE AGGREGATE AMOUNTS PAID OR PAYABLE TO TRUE NORTH PURSUANT TO THE AGREEMENT. If Client prefers not to limit True North's professional liability to this sum, True North will waive this limitation upon Client's written request, provided that Client agrees to pay for this waiver at a negotiated fee. Client's request for this option must be made at the time Client enters into the Agreement. In the event Client makes a claim against True North for any act arising out of the performance of True North's Consulting Services, and

fails to prove such claim, then Client agrees to pay all attorneys' fees and other costs incurred by True North in defense of such claim.

8.2 Indemnification: Client shall indemnify, defend and hold harmless True North and its officers, directors, agents, employees, affiliates, successors and permitted assigns against any and all suits, actions, legal or administrative proceedings, claims, debts, demands, damages, liabilities, interest, attorney's fees, costs and expenses arising from or related to the performance of Consulting Services under the Agreement and attributable to either a breach by Client of its obligations hereunder or the act or omission or willful misconduct of Client or anyone acting under Client's direction or control.

9.0 CHANGES

9.1 Unforeseen Site Conditions: True North reserves the right to make reasonable changes in the Consulting Services to be performed after acceptance of the Agreement. Client understands that unforeseen site conditions may require changes in the scope of Consulting Services to be performed.

9.2 Unauthorized Changes: If changes are made to True North's work products for Consulting Services by Client or persons other than True North, and these changes affect True North's Consulting Services, any and all liability against True North arising out of such changes is waived and Client shall assume full responsibility for such changes unless Client has given True North prior notice and has received from True North written consent for such changes.

9.3 Client-Requested Changes: Upon receipt of a change requested by Client, True North will obtain price quotations from its subcontractors and will provide Client with a quotation of the cost of having the change performed, and any increase in contract time caused by the change. True North shall authorize the requested change by amending the contract price and contract time in the Agreement.

10.0 NOTIFICATION OF HAZARDS

Client shall notify True North of any information Client has with respect to the existence or suspected existence of biological pollutants, hazardous materials, oil, or asbestos in the environment, including, but not limited to the air, soil, and water at the site. Client shall advise True North immediately of any information which Client receives regarding the existence of any such hazardous materials or conditions at the site which might present a threat to human health and safety or the environment or impact True North's work products.

11.0 BIOLOGICAL POLLUTANTS

True North's scope of Consulting Services, unless specifically outlined in its written scope of Consulting Services, does not include the investigation or detection of the presence of any biological pollutants in or around any structure. Client agrees that True North will have no liability for any claim regarding bodily injury or property damage alleged to arise from or be caused by the presence of or exposure to any biological pollutants, in or around any structure. In addition, Client shall defend, indemnify, and hold harmless True North from any third-party claim for damages alleged to arise from or be caused by the presence of or exposure to biological pollutants in or around any structure.

12.0 SITE CONTROL, CONFIDENTIALITY AND DISCLOSURE

True North shall not assume, by virtue of performing Consulting Services on or near the site, the responsibility or liability for any aspect or condition of the site that may now or later exist to be discovered. In particular, True North shall not assume the responsibility to report to any governmental or regulatory agency the existence of any conditions of the site that may present a threat to human health, safety or the environment. True North will not intentionally divulge information regarding any Agreement, True North's Consulting Services or any report, and which is not in the public domain, except to Client or those whom Client designates. Notwithstanding the foregoing, Client understands that True North will comply with judicial orders and applicable laws and regulations regarding the reporting to the appropriate public agencies of potential dangers to the public health, safety or the environment.

13.0 RCRA COMPLIANCE

Nothing contained in these Terms or the Agreement shall be construed or interpreted as requiring True North to assume the status of a generator, storer, treater, transporter, or disposal facility within the meaning of the Resource Conservation and Recovery Act of 1976, as amended, or within the meaning of any similar Federal, State, or local regulation or law.

14.0 DELAYS

Delays not the fault of True North or its subcontractors shall result in an extension of the schedule equivalent to the length of delay. If such delays result in additional costs to True North, the total Project cost shall be equitably adjusted by the amount of such additional costs.

15.0 DISPUTE RESOLUTION; CHOICE OF FORUM

Any claims or disputes between Client and True North arising out of or related to the Consulting Services provided by True North or out of or related to the Agreement shall be submitted to non-binding mediation as a condition precedent to the institution of legal or equitable proceedings by either party. Any claims arising out of or relating to the sale of Consulting Services provided by

True North and/or the relationship between True North and Client shall be asserted only in the state or federal courts located in Cook County or DuPage County, Illinois. Client hereby unconditionally consents to the jurisdiction and venue of said courts.

16.0 MISCELLANEOUS

16.1 Governing Law: These Terms and all matters arising out of, or related to, the sale of Consulting Services by True North to Client and/or the relationship between True North and Client shall be deemed to have been made and governed by the substantive laws of the State of Illinois, without regard to its choice-of-law or conflict-of-laws provisions.

16.2 Severability: If any term or provision of these Terms is found to be invalid or unenforceable, the remaining portion of these Terms shall remain in effect, provided that if such invalid or unenforceable portion is an essential part of these Terms, the parties will immediately begin negotiations for a replacement provision consistent with the intent and purpose of these Terms.

16.3 Entire Agreement: The terms contained in the Agreement and these Terms comprise the entire agreement between True North and Client concerning the subject matter hereof, and supersede all prior and contemporaneous understandings, agreements, representations and warranties, both written and oral, regarding such subject matter. No modification, amendment, rescission, waiver or other change of these Terms or the Agreement or any part thereof shall be binding on True North unless agreed in writing by an authorized officer of True North.

16.4 All Rights Reserved: All rights and remedies of True North provided in these Terms are cumulative and not exclusive, and the exercise by True North of any right or remedy does not preclude the exercise of any other rights or remedies that may now or subsequently be available at law, in equity, by statute, or in any other agreement between the parties.

16.5 No Assignment: The rights and responsibilities of Client hereunder may not be assigned to any third-party without the written consent of True North.

16.6 Waste Manifests: If during remedial construction activities waste manifests are required, Client shall provide an authorized person to sign manifests or agrees to provide True North with a written limited power of attorney to sign manifests.

END OF TERMS AND CONDITIONS
REVISED: June 27, 2019

Illinois Department of Transportation

EXHIBIT D

COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

FIXED RAISE

Local Public Agency	County	Section Number
Village of Palatine	Cook	

Prime Consultant (Firm) Name	Prepared By	Date
BLA, Inc.	Ryan LaDieu	3/10/2023

Consultant / Subconsultant Name	Job Number
True North Consultants	

Note: This is name of the consultant the CECS is being completed for. This name appears at the top of each tab.

Remarks

PAYROLL ESCALATION TABLE

CONTRACT TERM	12	MONTHS	OVERHEAD RATE	147.92%
START DATE	4/1/2023		COMPLEXITY FACTOR	0
RAISE DATE	2/1/2024		% OF RAISE	2.00%
END DATE	3/31/2024			

ESCALATION PER YEAR

Year	First Date	Last Date	Months	% of Contract
0	4/1/2023	2/1/2024	10	83.33%
1	2/2/2024	4/1/2024	2	17.00%

The total escalation = 0.33%

BLR 05514 (R

E

Attachment: BLA Proposal (Palatine Road and Rohlwing Road Intersection Improvements Phase I

Local Public Agency	County	Section Number
Village of Palatine	Cook	

Consultant / Subconsultant Name	Job Number
True North Consultants	

PAYROLL RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET FIXED RAISE

MAXIMUM PAYROLL RATE	78.00
ESCALATION FACTOR	0.33%

CLASSIFICATION	IDOT PAYROLL RATES ON FILE	CALCULATED RATE
Principal Consultant	$57.88	$58.07
Senior Consultant	$37.86	$37.99
Staff Consultant	$27.92	$28.01
Associate Consultant	$24.67	$24.75
Adminstrative Assistant	$19.38	$19.44

Attachment: BLA Proposal (Palatine Road and Rohlwing Road Intersection Improvements Phase I Engineering)

Local Public Agency	County	Section Number
Village of Palatine	Cook	

Consultant / Subconsultant Name	Job Number
True North Consultants	

SUBCONSULTANTS

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

NAME	Direct Labor Total	Contribution to Prime Consultant

Local Public Agency
Village of Palatine

County
Cook

Section Number

Consultant / Subconsultant Name
True North Consultants

Job Number

DIRECT COSTS WORKSHEET

List ALL direct costs required for this project. Those not listed on the form will not be eligible for reimbursement by the LPA on this project.

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

ITEM	ALLOWABLE	QUANTITY	CONTRACT RATE	TOTAL
Lodging (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost (Up to state rate maximum)			$0.00
Lodging Taxes and Fees (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost			$0.00
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval			$0.00
Vehicle Mileage (per GOVERNOR'S TRAVEL CONTROL BOARD)	Up to state rate maximum	50	$0.63	$31.25
Vehicle Owned or Leased	$32.50/half day (4 hours or less) or $65/full day			$0.00
Vehicle Rental	Actual Cost (Up to $55/day)			$0.00
Tolls	Actual Cost			$0.00
Parking	Actual Cost			$0.00
Overtime	Premium portion (Submit supporting documentation)			$0.00
Shift Differential	Actual Cost (Based on firm's policy)			$0.00
Overnight Delivery/Postage/Courier Service	Actual Cost (Submit supporting documentation)			$0.00
Copies of Deliverables/Mylars (In-house)	Actual Cost (Submit supporting documentation)			$0.00
Copies of Deliverables/Mylars (Outside)	Actual Cost (Submit supporting documentation)			$0.00
Project Specific Insurance	Actual Cost			$0.00
Monuments (Permanent)	Actual Cost			$0.00
Photo Processing	Actual Cost			$0.00
2-Way Radio (Survey or Phase III Only)	Actual Cost			$0.00
Telephone Usage (Traffic System Monitoring Only)	Actual Cost			$0.00
CADD	Actual Cost (Max $15/hour)			$0.00
Web Site	Actual Cost (Submit supporting documentation)			$0.00
Advertisements	Actual Cost (Submit supporting documentation)			$0.00
Public Meeting Facility Rental	Actual Cost (Submit supporting documentation)			$0.00
Public Meeting Exhibits/Renderings & Equipment	Actual Cost (Submit supporting documentation)			$0.00
Recording Fees	Actual Cost			$0.00
Transcriptions (specific to project)	Actual Cost			$0.00
Courthouse Fees	Actual Cost			$0.00
Storm Sewer Cleaning and Televising	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Traffic Control and Protection	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Aerial Photography and Mapping	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Utliity Exploratory Trenching	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Testing of Soil Samples	Actual Cost			$0.00
Lab Services	Actual Cost (Provide breakdown of each cost)			$0.00
Equipment and/or Specialized Equipment Rental	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Environmental Regulatory & Historical Research Packag	Actual Cost	1	$395.00	$395.00
				$0.00
				$0.00
				$0.00
			TOTAL DIRECT COSTS	

Attachment: BLA Proposal (Palatine Road and Rohlwing Road Intersection Improvements Phase I Engineering)

Local Public Agency
Village of Palatine

County
Cook

Section Number

Consultant / Subconsultant Name
True North Consultants

Job Number

COST ESTIMATE WORKSHEET

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

OVERHEAD RATE 147.92%

COMPLEXITY FACTOR 0

TASK	STAFF HOURS	PAYROLL	OVERHEAD & FRINGE BENEFITS	DIRECT COSTS	FIXED FEE	SERVICES BY OTHERS	TOTAL	% OF GRAND TOTAL
PESA	45	1,349	1,995	$426.25	445		4,215	100.00%
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Subconsultant DL					0		-	
TOTALS	45	1,349	1,995	426	445	-	4,215	100.00%

3,344

Attachment: BLA Proposal (Palatine Road and Rohlwing Road Intersection Improvements Phase I

Local Public Agency
Village of Palatine

County
Cook

Section Number

Consultant / Subconsultant Name
True North Consultants

Job Number

AVERAGE HOURLY PROJECT RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

SHEET 1 OF 1

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES Hours	% Part.	Wgtd Avg	PESA Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.
Principal Consultant	58.07	2.0	4.44%	2.58	2	4.44%	2.58											
Senior Consultant	37.99	8.0	17.78%	6.75	8	17.78%	6.75											
Staff Consultant	28.01	24.0	53.33%	14.94	24	53.33%	14.94											
Associate Consultant	24.75	8.0	17.78%	4.40	8	17.78%	4.40											
Adminstrative Assistant	19.44	3.0	6.67%	1.30	3	6.67%	1.30											
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TOTALS		45.0	100%	$29.97	45.0	100.00%	$29.97	0.0	0%	$0.00	0.0	0%	$0.00	0.0	0%	$0.00	0.0	0%

Attachment: BLA Proposal (Palatine Road and Rohlwing Road Intersection Improvements Phase I

Consider an Ordinance Declaring Surplus Revenue in the Village of Palatine Rand Corridor TIF District Special Tax Allocation Fund

BACKGROUND:
The Village established the Rand Road Corridor TIF District in 2003.

KEY ISSUES:
The CY 2023 Budget included the provision for a TIF Surplus Rebate from the Rand Road Corridor TIF Fund. As of December 31, 2022, the Finance Department determined that a $1,500,000 "surplus" was available. Staff recommends the declaration of surplus for distribution to the affected taxing districts.

Upon formal approval, these funds will be sent to Cook County, which will then distribute the funds to the appropriate taxing agencies based on their pro rata share of the total tax rate. After receiving the surplus funds, the County's distribution process is estimated to take approximately 30-60 days. The estimated distribution by agency is as follows:

Agency	Amount
District 15	$ 527,400
District 211	425,850
Village of Palatine	182,100
Park District	95,700
Cook County	81,300
Harper College	61,950
Library	40,200
Township	20,850
Other Agencies	64,650
TOTAL	***$ 1,500,000***

RECOMMENDATION:
Staff recommends approval of an Ordinance Declaring Surplus Revenue in the Village of Palatine Rand Corridor TIF District Special Tax Allocation Fund.

BUDGET IMPACT:
Provision for a Surplus was included in the CY 2023 Adopted Budget.

ACTION REQUIRED:
Motion to approve an Ordinance Declaring Surplus Revenue in the Village of Palatine Rand Corridor TIF District Special Tax Allocation Fund.

ATTACHMENTS:

- CY 2022 TIF Surplus Rand Rd Corridor Ord

ORDINANCE NO. O - _____ - 23

AN ORDINANCE DECLARING SURPLUS REVENUE IN THE VILLAGE OF PALATINE RAND CORRIDOR TIF DISTRICT SPECIAL TAX ALLOCATION FUND

WHEREAS, the Village of Palatine on January 27, 2003, adopted ordinances creating the Rand Corridor TIF District, designating a redevelopment project area, and approving a redevelopment plan and redevelopment project; and

WHEREAS, the Village of Palatine Finance Director/Village Treasurer has determined and reported that on December 31, 2022, the Rand Corridor TIF District's Special Tax Allocation Fund includes a surplus of $1,500,000 that may be paid to Cook County for distribution to taxing districts in the redevelopment project area in accordance with the provisions of the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq, (the "TIF Act"); and

WHEREAS, the Mayor and Village Council of the Village of Palatine hereby find and determine that it is appropriate to declare a surplus in the amount of $1,500,000 and to cause that surplus to be distributed to the taxing districts as provided in the TIF Act;

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

SECTION 1: The foregoing recitals are incorporated to this Ordinance as the findings of the Mayor and Village Council.

SECTION 2: The Mayor and Village Council, pursuant to Sections 7 and 9 of the TIF Act and other applicable authority, hereby declare a surplus of funds in the Rand Corridor TIF District Special Tax Allocation Fund of the amount of $1,500,000 to be distributed to taxing districts in the redevelopment project area.

Attachment: CY 2022 TIF Surplus Rand Rd Corridor Ord (TIF Surplus: Rand Corridor)

SECTION 3: The Village of Palatine Finance Director/Village Treasurer is hereby authorized and directed to pay funds from the Rand Corridor TIF District Special Tax Allocation Fund in the amount of $1,500,000 to the Cook County Treasurer for distribution to the taxing districts in the redevelopment project area in accordance with the provisions of the TIF Act. The Village of Palatine Finance Director/Village Treasurer is also authorized and directed to file a certified copy of this Ordinance with the Cook County Treasurer.

SECTION 4: This Ordinance shall be in full force and effect from and after its adoption as provided by law.

PASSED: This 8th day of May 2023

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

APPROVED by me this 8th day of May 2023

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the
Office of the Village Clerk this
8th day of May 2023

_____
Village Clerk

Attachment: CY 2022 TIF Surplus Rand Rd Corridor Ord (TIF Surplus: Rand Corridor)

Consider an Ordinance Declaring Surplus Revenue in the Village of Palatine Rand/Lake Cook TIF District Special Tax Allocation Fund

BACKGROUND:
The Village established the Rand/Lake Cook TIF District in 2012.

KEY ISSUES:
The CY 2023 Budget included the provision for a TIF Surplus Rebate from the Rand/Lake Cook TIF Fund. As of December 31, 2022, the Finance Department determined that a $1,500,000 "surplus" was available. Staff recommends the declaration of surplus for distribution to the affected taxing districts.

Upon formal approval, these funds will be sent to Cook County, which will then distribute the funds to the appropriate taxing agencies based on their pro rata share of the total tax rate. After receiving the surplus funds, the County's distribution process is estimated to take approximately 30-60 days. The estimated distribution by agency is as follows:

Agency	Amount
District 15	$ 527,400
District 211	425,850
Village of Palatine	182,100
Park District	95,700
Cook County	81,300
Harper College	61,950
Library	40,200
Township	20,850
Other Agencies	64,650
TOTAL	***$ 1,500,000***

RECOMMENDATION:
Staff recommends approval of an Ordinance Declaring Surplus Revenue in the Village of Palatine Rand/Lake Cook TIF District Special Tax Allocation Fund.

BUDGET IMPACT:
Provision for a Surplus was included in the CY 2023 Adopted Budget.

ACTION REQUIRED:
Motion to approve An Ordinance Declaring Surplus Revenue in the Village of Palatine Rand/Lake Cook TIF District Special Tax Allocation Fund.

ATTACHMENTS:

- CY 2022 TIF Surplus Rand-Lake Cook Ord

ORDINANCE NO. O - _____ - 23

AN ORDINANCE DECLARING SURPLUS REVENUE IN THE VILLAGE OF PALATINE RAND/LAKE COOK TIF DISTRICT SPECIAL TAX ALLOCATION FUND

WHEREAS, the Village of Palatine on August 20, 2012, adopted ordinances creating the Rand/Lake Cook TIF District, designating a redevelopment project area, and approving a redevelopment plan and redevelopment project; and

WHEREAS, the Village of Palatine Finance Director/Village Treasurer has determined and reported that on December 31, 2022, the Rand/Lake Cook TIF District's Special Tax Allocation Fund includes a surplus of $1.500,000 that may be paid to Cook County for distribution to taxing districts in the redevelopment project area in accordance with the provisions of the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq, (the "TIF Act"); and

WHEREAS, the Mayor and Village Council of the Village of Palatine hereby find and determine that it is appropriate to declare a surplus in the amount of $1,500,000 and to cause that surplus to be distributed to the taxing districts as provided in the TIF Act;

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

SECTION 1: The foregoing recitals are incorporated to this Ordinance as the findings of the Mayor and Village Council.

SECTION 2: The Mayor and Village Council, pursuant to Sections 7 and 9 of the TIF Act and other applicable authority, hereby declare a surplus of funds in the Rand/Lake Cook TIF District Special Tax Allocation Fund of the amount of $1,500,000 to be distributed to taxing districts in the redevelopment project area.

Attachment: CY 2022 TIF Surplus Rand-Lake Cook Ord (TIF Surplus: Rand/Lake Cook)

SECTION 3: The Village of Palatine Finance Director/Village Treasurer is hereby authorized and directed to pay funds from the Rand/Lake Cook TIF District Special Tax Allocation Fund in the amount of $1,500,000 to the Cook County Treasurer for distribution to the taxing districts in the redevelopment project area in accordance with the provisions of the TIF Act. The Village of Palatine Finance Director/Village Treasurer is also authorized and directed to file a certified copy of this Ordinance with the Cook County Treasurer.

SECTION 4: This Ordinance shall be in full force and effect from and after its adoption as provided by law.

PASSED: This 8th day of May 2023

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

APPROVED by me this 8th day of May 2023

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the
Office of the Village Clerk this
8th day of May 2023

_____
Village Clerk

Attachment: CY 2022 TIF Surplus Rand-Lake Cook Ord (TIF Surplus: Rand/Lake Cook)

Consider a Resolution Supporting and Consenting to the Renewal of the Class 7c Cook County Tax Classification for the Property Located at 1410 W. Northwest Highway

BACKGROUND:
In 2018, the Village Council approved a Resolution of Support in conjunction with Studio 41's planned improvements to the property at 1410 W. Northwest Highway. The County's 7c Classification, referred to as Commercial Urban Relief Eligibility (CURE), is similar to the County's other tax classification programs (such as 6b). A summary of the 7c program and its eligibility criteria are attached. Studio 41 is now requesting the Village's support for the extension of the 7c Classification; thus the Petitioner is seeking approval of the following:

> **Approval of a Resolution supporting and consenting to the renewal of the 7c Cook County Tax Classification for the property located at 1410 W. Northwest Highway.**

KEY ISSUES:

- Following approval of the 7c Classification, the Petitioner converted the building at 1410 W. Northwest Highway into a Studio 41 showroom and design center.
- Projects that qualify for the Class 7c classification receive a reduced assessment level of 10% of fair market value for the first three years, 15% for the fourth year, and 20% for the fifth year. Without this incentive, commercial property would be assessed at 25% of its market value.
- The 7c program does allow for a single renewal of the classification, subject to the program's requirements, a separate endorsement by the Village, and approval by the County. The requested 7c renewal classification will provide a five year extension, resulting in a 10% assessment level for three years, a 15% assessment level for the fourth year, and a 20% assessment level for the fifth year. The property would then return to the full assessment level of 25% of its market value.
- The materials provided by the Applicant in conjunction with their initial request for the 7c classification indicated planned improvements to the building of over $500,000. The building permit they received as part of their initial build-out/remodel indicated a project valuation of $820,000 (not counting the value of equipment and improvements that fell outside the scope of a building permit). Thus, their initial investment was nearly 65% larger than originally indicated.

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

RECOMMENDATION:
Staff recommends approval of the Resolution.

ACTION REQUIRED:
Motion to approve a resolution supporting and consenting to the renewal of the 7c Cook County Tax Classification for the property located at 1410 W. Northwest Highway.

Consider an Ordinance Transferring Special Use #O-183-89 to Permit the Continued Operation of a Restaurant at 1160 E. Dundee Road

BACKGROUND:
The Subject Property contains the existing El Rancho Alegre restaurant. Maria de las Mercedes Perez Garcia is requesting a transfer of the existing Special Use to permit the continued operation of the restaurant. Therefore, the Petitioner is requesting approval of the following:

> **Transfer of Special Use Ordinance #O-183-89 to Maria de las Mercedes Perez Garcia to permit the continued operation of a restaurant at 1160 E. Dundee Road**

KEY ISSUES:
- A Special Use for the existing restaurant was originally approved in 1989. The original Special Use was most recently transferred in August 2019, per Ordinance #O-70-19.
- The Petitioner is not proposing any changes to the business operations or floor plan. The restaurant name will change from "El Rancho Alegre" to "Restaurante El Tio Ramos".
- Any future changes in the seating, floorplan, or operations will require an additional Village review. The Petitioner also operates another restaurant in West Dundee.

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 1160 E. Dundee Road.

ACTION REQUIRED:
A motion transferring Special Use Ordinance #O-183-89 to Maria de las Mercedes Perez Garcia to permit the continued operation as a restaurant at 1160 E. Dundee Road.

Consider an Ordinance Increasing the Number of Class D (Restaurant) Liquor Licenses by One for Restaurante El Tio Ramos Located at 1160 E. Dundee Road

BACKGROUND:
On this evening's agenda is a request for a Special Use Transfer for Restaurante El Tio Ramos located at 1160 E. Dundee Road. Owners, Lucia Delgado, Maria De Perez Garcia and Ramos Villanueva Otega wish to apply for a Class D (Restaurant) Liquor License. Hours of operation are Monday - Thursday 10AM - 10PM and Friday - Sunday 9AM - 10PM.

KEY ISSUES:
- Increase Class D (Restaurant) Liquor License by one.

ALTERNATIVES:
1. Approve the Ordinance increasing the number of Class D Liquor Licenses by one.
2. Do not approve the Ordinance increasing the number of Class D Liquor Licenses by one.

RECOMMENDATION:
Action is at the discretion of the Committee.

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

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

BACKGROUND:
The Subject Property contains the existing Garsillo's Italian Bar & Grill restaurant. Yagneshkumar Patel is requesting a transfer of the existing Special Use to permit the continued operation of the restaurant. with a Class "D" liquor license. Therefore, the Petitioner is requesting approval of the following:

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

KEY ISSUES:
- A Special Use for the existing restaurant was originally approved in 1994. The original Special Use was most recently transferred in January 2020, per Ordinance #O-2-20.
- The Petitioner is not proposing any changes to the business operations or floor plan. The restaurant name will change from "Garsillo's Italian Bar & Grill" to "India Foodie Lounge". The proposed hours of operation would be consistent with the previous restaurant, with seating hours from 11:30 AM to 2:30 PM and 4:30 to 9:30 PM.
- Any future changes in the seating, floor plan, or operations will require an additional Village review. The Petitioner also operates another restaurant in Bartlett, IL.

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

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

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

Consider an Ordinance Increasing the Number of Class G (Restaurant - Beer & Wine) Liquor Licenses by One for TPB Palatine, LLC D/B/A as Tievoli Pizza Bar at 44 W. Palatine Road

BACKGROUND:
On March 14, 2022 the Village Council approved Special Use Ordinance #O-24-22 for Tievoli Pizza Bar, located at 44 W. Palatine Road. Owner, Adrianna Labbate, wishes to apply for a Class G (Restaurant - Beer & Wine) Liquor License. All application requirements for a Class G license have been submitted. Hours of operation are Monday-Thursday: 3 PM - 9 PM, Friday-Saturday: 3 PM - 10 PM and Sunday 12 PM - 8 PM.

KEY ISSUES:
- Increase Class G (Restaurant - Beer & Wine) Liquor License by one.

ALTERNATIVES:
1. Approve the Ordinance increasing the number of Class G Liquor Licenses by one.
2. Do not approve the Ordinance increasing the number of Class G Liquor Licenses by one.

RECOMMENDATION:
Action is at the discretion of the Committee.

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

Consider an Ordinance Granting a Special Use to Permit an Addition at 101 E. Michigan Avenue

BACKGROUND:
The Petitioner is proposing to construct a 2-story addition on the front side of an existing single-family residence, which would encroach into the required front yard (Benton Street). Therefore, the Petitioner is requesting approval of the following:

> **Special Use to permit an addition to be set back 25 feet from the front lot line, instead of the minimum required 30 feet.**

KEY ISSUES:
- The Subject Property is owned by the Immaculate Conception Ukrainian Catholic Parish and they are proposing building additions and improvements for use as a single-family residence for the church. Per code, this use is permitted, as the lot is within 300 feet of the main church building property.
- The primary structure on the Subject Property is currently set back only 29.2 feet from the side lot line abutting Michigan Avenue; therefore, the residence is existing non-conforming with the required 35-foot side yard abutting a street setback for an R-1A zoned property.
- The proposed addition will further encroach into the required front yard setback at 25 feet from the front lot line (30 feet is required). The setback increases as the addition moves to the south, due to the angular placement of the existing home on the lot. There is also a 20-foot parkway along the Benton Street frontage adjacent to the proposed addition.
- Within the surrounding neighborhood, there were several subdivisions where homes were approved with front yard setbacks of 25 feet. This includes the more recent homes in the New Haven Grove, Student's Pride, and Lot 4 of Ryal Subdivision directly across Michigan Avenue from the Subject Property (see attached setback exhibit).
- Unrelated to the requested setback reduction, the residents testifying at the Public Hearing raised parking concerns in the neighborhood. The Police and Public Works Departments received prior traffic and parking complaints in the neighborhoods surrounding the church. To that end, Police has been monitoring the traffic and issued at least one citation for a car blocking a driveway.
- Temporary parking restrictions were in place during the construction of concrete ribbon by the Village along Benton Street. Those measures are now lifted and the Police Department will be monitoring the parking for Sunday services over the next month, to present the findings to the Traffic Commission. Those findings will be used to determine if additional parking/traffic measures should be implemented.

ALTERNATIVES:
1. Approve the Special Use to permit an addition to be set back 25 feet from the front lot line, instead of the minimum required 30 feet.
2. Do not approve the Special Use to permit an addition to be set back 25 feet from the front lot line, instead of the minimum required 30 feet.

RECOMMENDATION:
Public Hearing**:** ZBA meeting on April 25, 2023.

Residents testifying:	2 - 1 resident expressed concerns about the use of the property for church events and removal of trees from their property; 1 resident did not have any concerns with the setback reduction and noted that his house also had zoning relief, but also expressed concerns about parking for church events.
Vote:	The ZBA voted unanimously to approve a Special Use to permit an addition to encroach into the required front yard setback, and Staff Concurs.

ACTION REQUIRED:
A motion to approve the ordinance granting a Special Use to permit an addition to be set back 25 feet from the front lot line, instead of the minimum required 30 feet.

Consider a Motion Authorizing the Village Manager to Execute a Proposal with Civiltech for Phase I Engineering Services for the Dundee Road and Hicks Road Intersection Improvements

BACKGROUND:
The intersection of Illinois Route 68 (Dundee Road) and Hicks Road has been identified for improvements to line of sight and level of service for vehicular and pedestrian traffic. The Northwest Municipal Conference (NWMC) has identified this intersection as STP funding eligible for Phase II Engineering in 2024 (50% to be reimbursed) and right-of-way acquisition in 2025 (50% to be reimbursed). Construction and Phase III Construction Engineering have been included in the contingency program and will be moved to the active program if funds become available (80% to be reimbursed). In order to secure these funds, the Village must proceed with Phase I Engineering.

Phase I Engineering consists of data collection, topographic survey, crash and traffic analyses, alternate geometric studies, geotechnical studies, wetland and drainage studies, federally required environmental review documentation, and preliminary roadway plans. It culminates with the written approval of the Illinois Department of Transportation and would be followed by detailed engineering (Phase II) which creates the specific construction plans.

KEY ISSUES:
- Over 1,370 man-hours of specialized professional services are expected to meet documentation, material inspection, and reporting requirements associated with the required federal process.
- Consulting Engineering is recommended to meet procedural requirements and to assure our ability to leverage federal participation for Phase II engineering and ultimately the construction of the contemplated improvement.
- A qualification-based selection process was followed to select BLA, Incorporated for this project after advertising and reviewing written qualification statements.
- The proposed improvements will improve the level of service, add dedicated right turn lanes, and enhance pedestrian and bicyclist safety.

ALTERNATIVES:
1. Authorize the Village Manager to execute the proposal for Phase I Engineering.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the Village Manager be authorized to execute the proposal for Phase I Engineering with Civiltech.

BUDGET IMPACT:
Funds in the amount of $150,000 have been appropriated in the Capital Improvement Program to accommodate this proposed agreement. Savings of $67,000 are available from the 50/50 Curb and Apron Replacement Program to cover the shortfall.

ACTION REQUIRED:
Motion to authorize the Village Manager to execute the proposal from Civiltech

Engineering, Incorporated for Phase I Engineering Services for the Illinois Route 68 (Dundee Road) and Hicks Road Intersection Improvements in the amount of $187,130.

Consider a Motion Authorizing the Village Manager to Execute a Proposal with BLA for Phase I Engineering Services for the Palatine Road and Rohlwing Road Intersection Improvements

BACKGROUND:
The intersection of Palatine Road and Rohlwing Road has been identified for improvements to line of sight and level of service for vehicular and pedestrian traffic. The Northwest Municipal Conference (NWMC) has identified this intersection as STP funding eligible for Phase II Engineering in 2026 (50% to be reimbursed) and construction and Phase III Engineering in 2027 (80% to be reimbursed). In order to secure these funds, the Village must proceed with Phase I Engineering.

Phase I Engineering consists of traffic counts, topographic surveying, crash and traffic analysis, environmental studies, hydraulic studies, bicycle travel assessment, federally required environmental review documentation, and preliminary roadway plans. It culminates with the written approval of the Illinois Department of Transportation and would be followed by detailed engineering (Phase II) which creates the specific construction plans.

KEY ISSUES:
- Over 1,170 man-hours of specialized professional services are expected to meet documentation, material inspection, and reporting requirements associated with the required federal process.
- Consulting Engineering is recommended to meet procedural requirements and to assure our ability to leverage federal participation for Phase II engineering and ultimately the construction of the contemplated improvement.
- A qualification-based selection process was followed to select BLA, Incorporated for this project after advertising and reviewing written qualification statements.
- The proposed improvements will improve the level of service, add dedicated right turn lanes, widen lanes, and enhance pedestrian safety.

ALTERNATIVES:
1. Authorize the Village Manager to execute the proposal for Phase I Engineering.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the Village Manager be authorized to execute the proposal for Phase I Engineering with BLA.

BUDGET IMPACT:
Funds in the amount of $150,000 have been appropriated in the Capital Improvement Program to accommodate this proposed agreement. Savings of $67,000 are available from the 50/50 Curb and Apron Replacement Program to cover the shortfall.

ACTION REQUIRED:
Motion to authorize the Village Manager to execute the proposal from BLA, Incorporated for Phase I Engineering Services for the Palatine Road and Rohlwing Road Intersection Improvements in the amount of $166,539.

Consider an Ordinance Declaring Surplus Revenue in the Village of Palatine Rand Corridor TIF District Special Tax Allocation Fund

BACKGROUND:
The Village established the Rand Road Corridor TIF District in 2003.

KEY ISSUES:
The CY 2023 Budget included the provision for a TIF Surplus Rebate from the Rand Road Corridor TIF Fund. As of December 31, 2022, the Finance Department determined that a $1,500,000 "surplus" was available. Staff recommends the declaration of surplus for distribution to the affected taxing districts.

Upon formal approval, these funds will be sent to Cook County, which will then distribute the funds to the appropriate taxing agencies based on their pro rata share of the total tax rate. After receiving the surplus funds, the County's distribution process is estimated to take approximately 30-60 days. The estimated distribution by agency is as follows:

Agency	Amount
District 15	$ 527,400
District 211	425,850
Village of Palatine	182,100
Park District	95,700
Cook County	81,300
Harper College	61,950
Library	40,200
Township	20,850
Other Agencies	64,650
TOTAL	***$ 1,500,000***

RECOMMENDATION:
Staff recommends approval of an Ordinance Declaring Surplus Revenue in the Village of Palatine Rand Corridor TIF District Special Tax Allocation Fund.

BUDGET IMPACT:
Provision for a Surplus was included in the CY 2023 Adopted Budget.

ACTION REQUIRED:
Motion to approve an Ordinance Declaring Surplus Revenue in the Village of Palatine Rand Corridor TIF District Special Tax Allocation Fund.

Consider an Ordinance Declaring Surplus Revenue in the Village of Palatine Rand/Lake Cook TIF District Special Tax Allocation Fund

BACKGROUND:
The Village established the Rand/Lake Cook TIF District in 2012.

KEY ISSUES:
The CY 2023 Budget included the provision for a TIF Surplus Rebate from the Rand/Lake Cook TIF Fund. As of December 31, 2022, the Finance Department determined that a $1,500,000 "surplus" was available. Staff recommends the declaration of surplus for distribution to the affected taxing districts.

Upon formal approval, these funds will be sent to Cook County, which will then distribute the funds to the appropriate taxing agencies based on their pro rata share of the total tax rate. After receiving the surplus funds, the County's distribution process is estimated to take approximately 30-60 days. The estimated distribution by agency is as follows:

Agency	Amount
District 15	$ 527,400
District 211	425,850
Village of Palatine	182,100
Park District	95,700
Cook County	81,300
Harper College	61,950
Library	40,200
Township	20,850
Other Agencies	64,650
TOTAL	***$ 1,500,000***

RECOMMENDATION:
Staff recommends approval of an Ordinance Declaring Surplus Revenue in the Village of Palatine Rand/Lake Cook TIF District Special Tax Allocation Fund.

BUDGET IMPACT:
Provision for a Surplus was included in the CY 2023 Adopted Budget.

ACTION REQUIRED:
Motion to approve An Ordinance Declaring Surplus Revenue in the Village of Palatine Rand/Lake Cook TIF District Special Tax Allocation Fund.

Consider a Motion Granting a Waiver of the Village's Sound Amplification Ordinance to Permit a 'Church Picnic' Sponsored by the American Ukrainian Youth Association and the Immaculate Conception Church on June 10 - 11, 2023 at 136 E. Illinois Avenue

BACKGROUND:
The American Ukrainian Youth Association of Palatine and the Immaculate Conception Church wish to hold their 6th annual Chervona Ruta Ukrainian Festival at 136 E. Illinois Avenue on June 10 - 11, 2023. The event will be private, limited to members of the two host organizations, and will include services and performances by the Church's choir, singers, and children's dance ensembles. The event will include a beer tent and additional tents to accommodate the planned activities. To proceed with the proposed event, the Petitioners are requesting approval of the following:

> Waiver of the Village's Sound Amplification Ordinance for the proposed services and performances to be held on Saturday, June 10 (4 - 10:30 PM) and Sunday, June 11 (Noon to 9 PM)

KEY ISSUES:

- The proposed event hours are: **Saturday, June 10: 4 - 11 PM and Sunday, June 11: Noon - 10 PM**
- The event will be similar to those held in the past and would be primarily located in the Church parking lot and the adjacent vacant land near the northeast corner of Illinois Avenue and Benton Street.
- The American Ukrainian Youth Association holds a Class C Liquor License (Club). The event will include a beer tent, with all servers complying with the Village's requirements. As the event is occurring on the Youth Association property, there is no need to amend their licensed premises.
- The requested waiver of the Village's Sound Amplification Ordinance is to allow for a PA system that will be used during the planned liturgy services and performances (Church choir/singers and the children's dance ensemble). The hours in which the sound waiver would be granted are 4 - 10:30 PM on June 10, and Noon to 9 PM on June 11.
- To address potential parking issues, the event hosts have arranged parking agreements with adjacent properties/businesses along Vermont Street. In addition, they have again reached an agreement with Northrop (on Hicks Road) to allow attendees to park there with shuttle service to run continuously between the Church and Northrop picking up and dropping off guests. To further address any potential parking/traffic issues, the Village will post parking restrictions/prohibitions along portions of Illinois Avenue, Benton Street, and Michigan Avenue to ensure access is maintained for emergency vehicles and the surrounding neighborhood, while promoting the use of the event's designated parking areas. The Police Department will be working closely with the Church on parking restrictions/ prohibitions.

ALTERNATIVES:
1. Approve the waiver of the Village's Sound Amplification Ordinance.

2. Do not approve the waiver of the Village's Sound Amplification Ordinance.

RECOMMENDATION:
Staff recommends action at the Village Council's discretion for the waiver of the Village's Sound Amplification Ordinance for the 'Church Picnic' event to be held on June 10 and 11, 2023.

ACTION REQUIRED:
A motion to approve a waiver of the Village's Sound Amplification Ordinance for the 'Church Picnic' event to be held on June 10 and 11, 2023.

ATTACHMENTS:

- Ukrainian Festival

Червона рута Palatine Ukrainian FESTIVAL

April 7, 2023

Ms. Susan Storelli
Communication & Events Coordinator
Village of Palatine

Dear Ms. Storelli and/or Mr. Ottesen:

On behalf of the organizing committee for the 2023 "Chervona Ruta Palatine Ukrainian Festival", I write to you to provide required details as to this year's event as a supplement to the attached Special Event Permit Application and Outdoor Special Event Permit Application that are being submitted today. We understand that we will also need to submit a Temporary Tent Application online but that we will not need to submit a Temporary Event Liquor License Application or a Sound Amplifier Permit Application as we have previously done in the past. *Please advise immediately if that is not the case, or if we need to submit any other Applications online or otherwise*.

This is now our sixth annual event for our community, after a two year absence from doing so due to local and state restrictions on such events in 2020 and 2021, and we hope to follow up on the successes of the past with another successful event this year. As you already know, our event is the result of a joint venture between the Immaculate Conception Ukrainian Byzantine Catholic Church and the American Ukrainian Youth Association of Palatine, Inc. Both our organizations have been upstanding and responsible members of the Palatine community and serving its members for over fifty years now. This year's event will be similar in scope and size and footprint to what we offered last year.

Today we are submitting the following applications which we understand are necessary in order for us to hold our event again this year: 1) Special Event Permit Application, including a Certificate of Insurance naming the Village of Palatine as an additional insured for and during the event and a site plan; and 2) Outdoor Special Event Emergency Action Plan.

Please note that all the tents used at the event will be staked down and not simply weighted down with water barrels, and that with respect to the main entertainment tent, the center poles will also be staked down as required. We will also have the required fire extinguishers present, marked and easily accessible. "No Smoking" signs will be posted throughout the tents and grounds. All the tables used in the tent will be standard eight-foot tables with seating for 8 to 10 chairs per table and no more than 400 people total. I will be present at all times during the event and will act as the designated crowd manager. I will be constantly checking for weather developments and will be prepared to suspend the event and evacuate the grounds as needed and as circumstances develop and warrant. We will post signs indicating that "In the event of

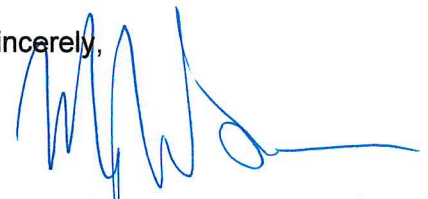
Attachment: Ukrainian Festival (Ukrainian Festival June 10 -11, 2023 (CA))

severe weather, evacuate tent, seek shelter" and we will have all volunteers trained to know where to direct people in the adjacent buildings (church and community center) for safety.

We will be renting a 50KW generator from one of our equipment vendors – Arlington Rental Company, Inc. of Schaumburg. The generator will be used to supply the power needed for the lights, refrigeration needs of the beer truck, and sound/music amplifying system for the event. The generator will be housed in a trailer that will be appropriately roped off by a fence and all electrical power cords will be protected from foot traffic by approved cord protection devices/covers, and each structure will be able to be easily disconnected. The distribution of power is reflected on the site plan.

We are also submitting additional information regarding our parking plan. As in the past, we have reached an agreement with neighboring businesses along Vermont, including Clearbrook Center and Luna Carpeting, to allow us to have our volunteers utilize their parking facilities during our event. We are also finalizing the renewal of our standing agreement with Northrop Grumman on Hicks Road to use their parking lots for our guests to park and be shuttled over to our facility by our contracted limo/shuttle service. Finally, we are happy to comply with and welcome any temporary parking restrictions that the Village would like to invoke along Benton, Illinois, California and other neighboring streets, and would ask that the Village consider completely prohibiting parking along both the north and south sides of Illinois between Benton and California for the safety of our guests.

Sincerely,



Myron Wasiunec – Co-Chairperson, Chervona Ruta Festival and Vice President, AUYA of Palatine, Inc. – 847/722-3449- Wasiunec@comcast.net; Myron.Wasiunec@gmail.com.

Attachment: Ukrainian Festival (Ukrainian Festival June 10 -11, 2023 (CA))

VILLAGE OF PALATINE
SPECIAL EVENT PERMIT APPLICATION

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

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

GENERAL EVENT INFORMATION

Name of Event
"Chervona Ruta" Palatine Ukrainian Festival

Exact Address of Event
136 E. Illinois Ave., Palatine, IL 60067

Type of Event (Check all applicable)

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

Date(s) of Event	Hours of Event	Total Hours (Step-up - Tear down)
6/10/23 and 6/11/23	6/10: 4:00 - 11:00 pm; 6/11: 12:0	6/7/23 - 6/12/23

Phone number/website for publication	Estimated attendance	Last years actual attendance
N/A - not a public event	1000 per day	1700

Describe the event's community and/or cultural benefit

This is the annual family event for the Ukrainian-American community of Palatine jointly sponsore

SPONSORING ORGANIZATION INFORMATION

Name of Sponsoring Organization	Contact person from Sponsoring Organization	
AUYA of Palatine, Inc. and ICUCC	Myron Wasiunec and/or Lesia Stasiuk	
Sponsoring Organization Address	**City**	**Zip**
116 (ICUCC) and 136 (AUYA) E. Illinois Ave.	Palatine	60067
Phone Number	**E-Mail**	**Website**
Myron: 847/722-3449; Lesia:847/4(	Myron.Wasiunec@gmail.con	N/A

ORGANIZER/COORDINATOR INFORMATION

Name of Organizer/Coordinator	E-mail	
Myron Wasiunec and/or Lesia Stasiuk	Myron.Wasiunec@gmail.com; StasiukLesia@gn	
Organizer/Coordinator Address	**City**	**Zip**
Myron: 1135 N. Pepper Tree Drive, Palatine, IL	see previous	see previous
Phone Number	**Cell Phone Number**	**Fax Number**
Myron: 847/722-3449; Lesia:847/4(	Myron: 847/722-3449; Lesia:	N/A

EMERGENCY CONTACT INFORMATION

Name of Emergency Contact	E-mail	
see organizer info above		
Emergency Contact Address	**City**	**Zip**
Phone Number (24hours)	**Cell Phone Number**	**Fax Number**

Attachment: Ukrainian Festival (Ukrainian Festival June 10 -11, 2023 (CA))

VILLAGE OF PALATINE
SPECIAL EVENT PERMIT APPLICATION

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

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

EVENT OVERVIEW

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

ACKNOWLEDGEMENT/SIGNATURE

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

Signature of Organizer

Date 4/7/23

Application must include the following documentation

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

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

APPLICATIONS WITH MISSING INFORMATION WILL NOT BE PROCESSED.

Attachment: Ukrainian Festival (Ukrainian Festival June 10 -11, 2023 (CA))

VILLAGE OF PALATINE
SPECIAL EVENT PERMIT APPLICATION

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

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

Name of Event

"Chervona Ruta" Palatine Ukrainian Festival

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

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

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

SECTION 2: NOISE CONTROL PLAN ☐ Not Applicable

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

Amplified sound will be used from: (am/pm)	Amplified sound will be used to: (am/pm)
6/10/23: 4:00 - 10:30 pm; 6/11/23: 12:00 - 9:(	6/10/23: 4:00 - 10:30 pm; 6/11/23: 12:00 - 9:00 pm

Describe the sound system(s)

All sound/music will be controlled by the entertainment coordinator from one central location unde

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

see above

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

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

Public Parking Lot / Property Intended for "Event"

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

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

Attachment: Ukrainian Festival (Ukrainian Festival June 10 -11, 2023 (CA))

VILLAGE OF PALATINE
SPECIAL EVENT PERMIT APPLICATION

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

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SECTION 4: INDEMNITY/HOLD HARMLESS AGREEMENT

Name of Sponsoring Organization
AUYA of Palatine, Inc. and Immaculate Conception Ukrainian Catholic Church

Name of Event
"Chervona Ruta" Palatine Ukrainian Festival

Date(s) of Event
6/10/23 and 6/11/23

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

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

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

SIGNATURE

Myron Wasiunec	Vice President - AUYA of Palatine, Inc	4/7/23
PRINT NAME	TITLE/POSITION	DATE

SECTION 5: INSURANCE REQUIREMENTS

INSURANCE REQUIREMENTS

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

Attachment: Ukrainian Festival (Ukrainian Festival June 10 -11, 2023 (CA))

Attachment: Ukrainian Festival (Ukrainian Festival June 10 -11, 2023 (CA))