



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

MINUTES

MAY 2, 2022

Regular Meeting

7:00 PM

I. ROLL CALL – Time: 7:00 PM

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

Also Present:

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

II. PLEDGE TO THE FLAG

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

III. APPROVAL OF MINUTES

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

1. Village Council & Committee of the Whole - Special Meeting - April 18, 2022 - **Accepted**
2. Village Council & Committee of the Whole - Regular Meeting - April 18, 2022 - **Accepted**

IV. MAYOR'S REPORT

1. As Submitted -

Mayor Schwantz announced upcoming events:

Friday, May 6: 5PM-9PM
Girls on the Town
Downtown Palatine

Saturday, May 7: 10AM-1PM
Big Truck Event
Family Aquatic Center

Saturday, May 7: 1PM-4:30PM
Benefit for Palatine Township Senior Center
Sanfilippo Estate

V. RECESS TO THE COMMITTEE OF THE WHOLE – Time: 7:05 PM

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

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

VI. COMMITTEE OF THE WHOLE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

GREG SOLBERG, CHAIRMAN

1. Consider a Motion Granting Approvals, Including Waiver of the Sound Amplification Ordinance and Traffic Controls, for the St. Nectarios Greek Orthodox Church 'Greek Fest' Event on June 24 -26, 2022 at 133 S. Roselle Road - **Approved by Voice Vote** (Council District: One)

Village Manager Reid Ottesen recommended approval of St. Nectarios' request for waiver of sound amplification ordinance and approval of the traffic management plan for 2022 Greek Fest on June 24 - 26.

George Reimnitz, of St. Nectarios Church, thanked the Village for support of the event.

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

2. As Submitted -

Nothing was submitted.

B. POLICE POLICY & CODE SERVICES COMMITTEE

BRAD HELMS, CHAIRMAN

1. Consider an Ordinance Granting a Special Use for a Unique Use to Permit a Short-Term Rental at 26 N. Rohlwing Road - **Motion Failed by Roll Call** (Council District: Six)

Planning & Zoning Director Ben Vyverberg presented the 26 N. Rohlwing Road homeowner's request for a Special Use for a Unique Use to permit a short-term rental of one unit of his duplex, zoned R-2 Single-Family Residential. Two neighbors have expressed opposition to short-term rental; however, the Plan Commission approved.

Staff does not support short-term rentals in residential neighborhoods as appropriate land use and sees potential parking concerns. If the Village Council agrees, Staff recommends a specific text amendment to the Village Code to clarify these restrictions.

Councilman Solberg asked about VRBO in the area, most neighborhoods do not allow in single or multi-family areas. This is the first request.

In response to Councilman Kozlowski, the petitioner does have an active rental license for long-term rentals.

In response to Councilman Helms, Vyverberg confirmed that old grandfathered non-conforming uses revert to not operative after non-use.

Councilman Helms expressed concern for short-term rental, maintaining proper care and upkeep.

Byron Blackham, owner, stated since 1997, the duplex rental status has been in effect. He has rented it for 7 years. Now, understanding neighbors and Council concern about short-term rentals and the Palatine process for rental properties, we want to do things legally. He said the Zoning Board has approved our request. He believes the owner occupied situation is a safeguard. He has had a bad experience with long-term rental (smokers) and eviction was challenging, tenants have more rights than landlords. The expense and time to get them out, was difficult. He would be onsite when renting; he would not rent when away.

Councilman Helms stated concerns that others may follow. Location does not lend itself to short-term rental (unlike a house on the beach). We have an ordinance for long-term rentals, which would apply to short-term rental.

Councilman Kozlowski noted that there are four places in Palatine available outside the law necessitating Administrative attention.

Councilman Myslinski stated we do need due diligence, but noted that the air B&B renters' ratings require the highest level of upkeep.

RESULT:	MOTION FAILED BY ROLL CALL [1 TO 6]
MOVER:	Kollin Kozlowski, District 5 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Kozlowski
NAYS:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Helms

2. As Submitted -

Nothing was submitted.

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:21 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. 325 E. Lake Cook (Council District: One)

A. Consider an Ordinance Amending Article 15 - Adult Use Recreational Cannabis of Appendix A of the Village of Palatine Code of Ordinances -
Motion Carried by Roll Call

Village Manager Reid Ottesen reported December 2019, following Illinois' approval of the Cannabis Regulation and Tax Act, that the Village of Palatine approved the Adult Use Cannabis Dispensary regulations within the Zoning Ordinance. That Ordinance identified eligible zoning districts for Special Use review: the B-5 district (Rand Road) and the Manufacturing District. While the initial text amendments focused on only these zoning districts, staff believes that there may also be appropriate locations within properties zoned Planned Development, subject to the B-5 and Manufacturing districts. The Zoning Ordinance also requires a current medical cannabis-dispensing license. After three years of administering the State Cannabis Act, with 85 separate security protocol limitations, staff believes that the medical cannabis dispensary requirement is no longer necessary. On April 19, 2022 the Plan Commission voted unanimously to recommend approval of the Article 15 text amendments. No residents testified. Staff recommends the text amendments as proposed.

Councilman Kozlowski noted that there are differences between recreational and medicinal grade. He could only support if offering both

medicinal and recreational. Ottesen noted the outstanding vetting process that the state conducted for both medicinal and recreational.

RESULT:	MOTION CARRIED BY ROLL CALL [6 TO 1]
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Greg Solberg, District 4 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Helms
NAYS:	Kozlowski

- B. Consider Ordinances Approving a Planned Development Amendment for the Patrick Hyundai Phase 2 Planned Development and a Special Use for an Adult Use Dispensary for the Vacant Lot East of 325 E. Lake Cook Road - **Motion Carried by Roll Call** (Council District: One)

Village Manager Reid Ottesen presented the B5 Zoning and that the proposed site meets requirements.

Planning & Zoning Director Ben Vyverberg continued explaining the Planned Development on Lake Cook as originally planned, B-5 Zoning, the floorplan, and spacing requirements, proposed interior, security, 85 security requirements by State, 30-50 high definition cameras, private drive right in on Rand to right out on Lake Cook.

In response to Councilman Kozlowski, Vyverberg explained Botavi is the petitioner, Justice is the Limited Liability Operating Company, and BLOC is the retail dispensary operated by Justice.

In response to Councilman Myslinski regarding signage, Ottesen said the zoning allows signage. State regulates signage on content, Palatine regulates height, size and location. The Council would have final review and approval of signage. Councilman Helms asked about location between dispensaries; could there be one across the street in Lake County?

In response to the Council, Craig Krandel, attorney for the Petitioner, Botavi Wellness, LLC responded 1,500 feet is required between dispensaries, Botavi is the petitioner and currently there is litigation regarding issuing licenses. Certain businesses were overlooked by the state processing licenses. The six not included will be decided in the court. It is currently under review. Botavi has the license. Justice is the operating partner, the overall group which runs BLOC dispensaries across the United States. Signs are all the same. No sign will have the leaf. Justice is the operating partner. All dealings are in cash. We will start building in 90-120 days, ready to open when all is cleared in the court.

In response to Councilman Millar's concern about sufficient parking with 7-8 employees, Krandel stated generally a customer is present 3-5 minutes to pick up orders. Others will want education and will stay longer. 85%

pre-order, 15% are in the store for 15 to 20 minutes for product information.

Mitch Zaveduk, Northbrook, Vice President of Real Estate for Justice, partnered with several applicants, social equity groups, strategically operators have partnered with us for direction, and BLOC is our operating name DBA. They will bring employment opportunities for 18 full time, 4 part time at \$15+ per hour, plus benefits. Advertising is discrete.

Security is tight with two armed security guards, one at the front door and one at the video monitor cameras. Customers must be 21 years old, with thorough ID checking in the waiting area: a machine reads the ID to verify age and will monitor amounts purchased. Excessive amounts are not allowed, there are maximum limits to dissuade selling to ineligible people.

Cannabis sales are limited to cash, state banks are supportive, nationally affiliated banks are not involved in any cannabis sales or interstate since it is not federally approved. We do not accept checks or credit cards. Cash only in Illinois. An ATM is on-site.

Cash is kept in a secured vault and in a smart safe, product of the bank, leased, locked, bolted. Manager feeds cash into the machine. Machine counts the cash, records the amount to be deposited. When smart safe is 80% full, the Brinks truck will come with two armed security guards, usually twice per week at random times. Deliveries come in small sprinter vans with two armed security guards, about twice per week. The security cameras are high definition for clear facial and license recognition with infrared lights in addition to exterior lighting. Cameras have a direct live feed to the local Police Department. There are panic buttons located throughout the facility.

Ottesen commented on his due diligence: area communities have said security is excellent. Our beat officers do meet with security officers active in Palatine. Illinois regulations require that security guards are licensed and vetted by the State. They will only hire ex-military or ex-police. Ottesen stated there will be plenty of training and meetings in Palatine and noted the petitioner has been very open about everything.

Councilman Millar commented on the negative health effects on people under 25, therefore, he will vote against it.

RESULT:	MOTION CARRIED BY ROLL CALL [5 TO 2]
MOVER:	Greg Solberg, District 4 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Schwantz, Lamerand, Myslinski, Solberg, Helms
NAYS:	Millar, Kozlowski

2. As Submitted -

Nothing was submitted.

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 8:03 PM

DOUG MYSLINSKI, CHAIRMAN

1. Village's Communications and Outreach Presentation -

For discussion, Reid Ottesen reported the Village charged Deputy Village Manager Hadley Skeffington-Vos to seek various ways to utilize various media platforms: the Village website, Facebook, Linked-In, digital quarterly newsletter and weekly e-newsletter, cable channel, electronic Rotary sign and the Fire Department message board. Replacing printed and mailed quarterly newsletters to digital in 2020 allowed more newsletters per year and reduce costs and paper waste.

Understanding the need for broader efforts to communicate with different ages and demographics, staff will add YouTube and Instagram to its list of outreach platforms. QR Codes, 1x mailed postcard, water bills, on hold message, ad in other community outlets: Facebook, Linked-In, Instagram, YouTube. All efforts will help reach all generations and to a lot more people.

Additionally, we would like to begin expansion of digital media, specifically video, the fastest growing component of social media. Staff will work with interested staff, local schools and potentially contractors to produce video content in the future, to be available on the Village's YouTube channel for easy access, storage, and streaming.

The Village's social media expansion will provide relevant and engaging information and often times, link back to the Village website for more information. A coordinated message will be ensured by staff, who will oversee platforms along with trained employees given access in specific departments such as Police, Fire and Public Works.

The QR codes will be available on a variety of locations, hopefully on water bills, too. We want to get subscriberships up through request cards. About 2,400 subscribe to the E-newsletter now. It needs to be expanded. Many people want to remain unanimous. Mailed newsletters went to 19,000 households.

Ottesen added that our communication efforts are now getting the attention they need, require, and deserve.

In response to Councilman Kozlowski, Ottesen said we will try to capture emails for residents and offer an opt-out option. Skeffington-Vos will be moving this forward.

Councilman Solberg supported some information on paper, leaf collection for instance, the postcards will help meet that need, or one newsletter in paper form may be an option.

Councilman Millar noted use of HOAs.

Ottesen offered the possibility of a community-wide newsletter from all taxing bodies.

2. As Submitted -

Nothing was submitted.

E. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 8:17 PM

TIM MILLAR, CHAIRMAN

1. TIF Surplus

Motion was to approve both Items A. and B.

Village Manager Reid Ottesen reported the Village established the Rand/Lake Cook TIF District in 2012, encompassing the properties north of Hicks and along Lake Cook Road. As of December 31, 2021, the Finance Department determined that the first surplus of \$2,100,000 is available for distribution to the affected taxing districts. TIFs have provided over \$28 million to the community.

Councilman Millar complimented staff for the extraordinary planning and sharing of TIF dollars and noted that other taxing bodies use new construction levy for other projects, rather than lowering taxes. This type of good government responsibility is the type of news that needs to go into the newsletter.

The Village established the Rand Road Corridor TIF District in 2003, generally encompassing the properties along Rand Road (south of Hicks and north of Baldwin Court) and along Dundee (east of Rand). As of December 31, 2021, the Finance Department determined that a \$1,500,000 “surplus” was available. Upon formal approval, these funds will be sent to Cook County, which will then (in 30-60 days for processing) distribute the funds to the appropriate taxing agencies based on their pro rata share of the total tax rate. Staff recommends approval of an Ordinance Declaring Surplus Revenue in the Village of Palatine Rand/Lake Cook TIF District Special Tax Allocation Fund and in the Village of Palatine Rand Corridor TIF District Special Tax Allocation Fund.

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

- A. Consider an Ordinance Declaring Surplus Revenue in the Village of Palatine Rand/Lake Cook TIF District Special Tax Allocation Fund - **Approved**
 - B. Consider an Ordinance Declaring Surplus Revenue in the Village of Palatine Rand Corridor TIF District Special Tax Allocation Fund - **Approved**
2. As Submitted -
- Nothing was submitted.

F. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 8:20 PM

SCOTT LAMERAND, CHAIRMAN

1. Smith Street Connector Path (District: Three)
- The Motion was to approve Items A. and B.

Public Works Director Matt Barry explained the proposed path to connect the existing bike route on Smith Street to the path in the Deer Grove Forest Preserve. In addition, Smith Street will be signed as a bike route between Dundee Road and Cunningham Drive. Phase I and II engineering has been completed by Christopher B. Burke Engineering, Ltd. These agreements propose that the Village will prepare the plans, award a contract, and act as the lead agency in the construction and construction engineering with Cook County reimbursing the Village \$115,000. The project is in a position to go out to bid in May or June. The Village's cost estimate for this overall improvement is \$210,000 with Palatine Park District sharing (reimbursing after completion) all costs for the improvement above \$115,000 equally with the Village. Staff recommends approval of the intergovernmental agreements.

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

- A. Consider a Motion to Approve an Intergovernmental Agreement with the Forest Preserve District of Cook County for the Smith Street Connector Path - **Approved by Voice Vote** (Council District: Three)
- B. Consider a Motion to Approve an Intergovernmental Agreement with Cook County for Construction of the Smith Street Connector Path - **Approved by Voice Vote** (Council District: Three)

2. As Submitted -

Nothing was submitted.

VII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 8:23 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.

Councilman Kozlowski requested Items 3 and 4 be removed from the Consent Agenda and placed on the Community and Economic Standing Committee agenda.

The Consent Agenda Motion was to approve items 1-2, and 5-10, with waiver of first reading.

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 2022 Warrant #9 - **Approved**
2. Consider a Motion Granting Approvals, Including Waiver of the Sound Amplification Ordinance and Traffic Controls, for the St. Nectarios Greek Orthodox Church 'Greek Fest' Event on June 24 -26, 2022 at 133 S. Roselle Road - **Approved** (Council District: One)
3. Consider an Ordinance Amending Article 15 - Adult Use Recreational Cannabis of Appendix A of the Village of Palatine Code of Ordinances - **Approved**

This item was removed from the Consent Agenda and heard at the Community & Economic Development Standing Committee.

4. Consider Ordinances Approving a Planned Development Amendment for the Patrick Hyundai Phase 2 Planned Development and a Special Use for an Adult Use Dispensary for the Vacant Lot East of 325 E. Lake Cook Road - **Approved** (Council District: One)

This item was removed from the Consent Agenda and heard at the Community & Economic Development Standing Committee.

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

Ordinance #O-38-22

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

Ordinance #O-39-22

7. Consider a Motion to Approve an Intergovernmental Agreement with the Forest Preserve District of Cook County for the Smith Street Connector Path - **Approved** (Council District: Three)

8. Consider a Motion to Approve an Intergovernmental Agreement with Cook County for Construction of the Smith Street Connector Path - **Approved** (Council District: Three)

9. Consider a Resolution Approving a Reduction in the Louise Lane Subdivision Security Deposit Reduction - **Adopted by Roll Call** (Council District: One)

Resolution #R-10-22

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

Resolution #R-11-22

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

GREG SOLBERG, CHAIRMAN

1. As Submitted -

No Report

B. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 8:24 PM*BRAD HELMS, CHAIRMAN*

1. Consider an Ordinance Granting a Special Use for a Unique Use to Permit a Short-Term Rental at 26 N. Rohlwing Road - **Motion Failed by Roll Call** (Council District: Six)

Councilman Helms reported that this item failed in Committee and so moved.

RESULT:	MOTION FAILED BY ROLL CALL [1 TO 5]
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Greg Solberg, District 4 Councilman
AYES:	Kozlowski
NAYS:	Millar, Lamerand, Myslinski, Solberg, Helms

2. As Submitted -

No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE*KOLLIN KOZLOWSKI, CHAIRMAN*

1. Consider an Ordinance Amending Article 15 Adult Use Recreational Cannabis of Appendix A of the Village of Palatine Code of Ordinances - **Motion Carried by Roll Call**

Ordinance #O-40-22

RESULT:	MOTION CARRIED BY ROLL CALL [5 TO 1]
MOVER:	Kollin Kozlowski, District 5 Councilman
SECONDER:	Greg Solberg, District 4 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Helms
NAYS:	Kozlowski

2. Consider Ordinances Approving a Planned Development Amendment for the Patrick Hyundai Phase 2 Planned Development and a Special Use for the Vacant Lot East of 325 E. Lake Cook Road - **Motion Carried by Roll Call**

Ordinance #O-41-22 Planned Development Amendment

Ordinance #O-42-22 Special Use

RESULT:	MOTION CARRIED BY ROLL CALL [4 TO 2]
MOVER:	Kollin Kozlowski, District 5 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Lamerand, Myslinski, Solberg, Helms
NAYS:	Millar, Kozlowski

3. As Submitted -

No Report

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted -

No Report

E. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 8:26 PM

TIM MILLAR, CHAIRMAN

1. As Submitted -

No Report

F. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 8:27 PM

SCOTT LAMERAND, CHAIRMAN

1. As Submitted -

No Report

X. REPORTS OF THE VILLAGE OFFICERS – Time: 8:27 PM

A. VILLAGE MANAGER – Time: 8:27 PM

1. As Submitted -

No Report

B. VILLAGE CLERK

1. As Submitted -

Mayor Schwantz noted that the first Farmers' Market of the summer season opens this Saturday, May 7.

Clerk Duer added that the Ukrainian Church will be selling homemade pierogis on opening day, the proceeds of which will go to benefit humanitarian efforts and defense units.

C. VILLAGE ATTORNEY

1. As Submitted -

No Report

XI. CLOSED SESSION AS REQUIRED

No Closed Session requested.

XII. RECOGNITION OF AUDIENCE – Time: 8:28 PM

No one came forward.

XIII. ADJOURNMENT – Time: 8:28 PM

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

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

SUBMITTED BY:

Margaret R. Duer
Village Clerk



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VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

APRIL 18, 2022

Village Hall - Council Chambers

Special Meeting

6:15 PM

I. ROLL CALL – Time: 6:15 PM

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

Also Present:

Village Manager Reid Ottesen, Deputy Village Manager Hadley Skeffington-Vos, Village Attorneys Patrick Brankin and Mike Kujawa, Director of Public Works Matt Barry, Fire Chief Patrick Gratziana, and IT Director Larry Schroth

II. REQUEST FOR A CLOSED SESSION

1. Consider a Motion Requesting a Closed Session Pursuant to 5 ILCS 120/2 (c) (1), (2), (5), (6), (11), and (21) - **Approved by Roll Call**

Mayor Schwantz announced the request for Closed Session pursuant to State Statutes 5 ILCS 120/2 (c) (1), (2), (5), (6), (11) and (21) with no intention to return to open session.

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

Minutes Acceptance: Minutes of Apr 18, 2022 6:15 PM (APPROVAL OF MINUTES)

III. ADJOURNMENT – Time: 6:18 PM

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

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

SUBMITTED BY:

Hadley Skeffington-Vos
Deputy Village Manager

Minutes Acceptance: Minutes of Apr 18, 2022 6:15 PM (APPROVAL OF MINUTES)



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VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

APRIL 18, 2022

Regular Meeting

7:00 PM

I. ROLL CALL – Time: 7:10 PM

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

Also Present:

Village Manager Reid Ottesen, Deputy Village Manager Hadley Skeffington-Vos, Village Attorney Mike Kujawa, Director of Public Works Matt Barry, Director of Planning & Zoning Ben Vyverberg, Fire Chief Patrick Gratziana, IT Director Larry Schroth,

II. PLEDGE TO THE FLAG

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

III. APPROVAL OF MINUTES

- Village Council & Committee of the Whole - Regular Meeting - April 11, 2022 - **Accepted**

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

IV. MAYOR'S REPORT

- Consider a Resolution Re-Appointing Members to Various Village Boards and Commissions - **Adopted by Voice Vote**

Minutes Acceptance: Minutes of Apr 18, 2022 7:00 PM (APPROVAL OF MINUTES)

Mayor Schwantz expressed his appreciation for the time and effort the volunteers of these Boards and Commissions put forth in helping set the direction of the Village.

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

2. Consider a Motion Concurring with the Mayor's Village Council Committee Assignments - **Approved by Voice Vote**

Mayor Schwantz reported on the Village Council Committee Assignments effective May 1, 2022 through April 30, 2023.

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

3. Proclamation - Arbor Day, April 29, 2022 -

Mayor Schwantz announced the Arbor Day Proclamation is on file with the Village and will take place on April 29, 2022.

4. As Submitted -

Mayor Schwantz announced upcoming events:

Thursday, April 21: 5:30 PM

Free Drive-Thru Meal

First United Methodist Church

Saturday, April 23: 2 PM - 5PM

Head to the Hills Golf Fest

Palatine Park District

V. RECESS TO THE COMMITTEE OF THE WHOLE – Time: 7:14 PM

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

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

VI. COMMITTEE OF THE WHOLE

A. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

GREG SOLBERG, CHAIRMAN

1. Consider an Ordinance Voluntarily Annexing the Property at 780 W. Dundee Road and a Resolution Granting Preliminary Approval for a 4-Lot Subdivision at 780 W. Dundee Road - **Adopted by Voice Vote** (Council District: One)

Director of Planning & Zoning Ben Vyverberg reported on the voluntary annexation of a single lot in unincorporated Cook County. The Petitioner proposes to annex the property and is requesting preliminary subdivision approval to subdivide the property into four residential lots. The subdivision conforms to all R-2 setback and bulk regulations and engineering/subdivision requirements. It was confirmed that a detention pond with volume control is required by the Municipal Water Reclamation District (MWRD).

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

2. As Submitted -

Nothing was submitted.

B. POLICE POLICY & CODE SERVICES COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. Consider an Ordinance Granting a Variation from Chapter 16 Rights-of-Way of the Village's Code of Ordinances to Allow the Installation of a Utility Pole in the Dundee Road Right-Of-Way - **Motion Carried by Voice Vote** (Council District: Four)

Director of Public Works Matt Barry reported that AT&T applied for a permit to install a new utility pole in the Dundee Road right-of-way west of Baldwin Road to improve cellular service in the area. Any new above ground poles requires approval from the Village.

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

2. As Submitted -

Nothing was submitted.

C. INFRASTRUCTURE & ENVIRONMENT COMMITTEE*TIM MILLAR, CHAIRMAN***1. Palatine Road Improvements Discussion -**

Village Manager Reid Ottesen opened discussion announcing the Village has been working on a Phase I study of Palatine Road from Smith St. to Quentin Rd. The Village is responsible for general maintenance through an IDOT agreement but have concerns IDOT may want to do an upgrade. To maintain some control and residential feel to the area the Village has sought grant dollars, conducted a series of open house meetings to explain the impact and is now wrapping up Phase I. The five areas of concentration include the Smith St. Intersection, roadway from Smith to Cedar, Cedar St. Intersection, roadway from Cedar to Quentin and the Quentin Road Intersection.

Director of Public Works Matt Barry explained the existing conditions of Palatine Road from Quentin Rd. to Smith St. These conditions include: two thru lanes, limited turn lanes, sidewalk gaps, limited bike accommodations, poor performing traffic signals. The corridor is being studied due to deteriorated/failing pavement, undersized drainage infrastructure, safety, mobility and traffic flow. An IDOT Condition Rating Survey scored a "poor" rating. Improvement needs were determined through crash data, environmental resources, drainage and property owner input. Two public meetings were held on September 19, 2019 and September 16, 2021.

Proposed Improvements for Palatine Road include:

- one thru lane in each direction
- center be-directional turn lane
- multi use path (Quentin to Cedar)
- modernized, urban drainage system
- consistent lane widths throughout
- new right turn lanes at Quentin Rd. (northbound/southbound)

Proposed Improvements for Quentin Rd.

- new right turn lanes at Palatine Rd. (eastbound/westbound)

These improvements can result in a 43% crash reduction at Palatine & Quentin intersection and a 91% annual crash reduction along the corridor. Palatine Road is an IDOT roadway. The Village is taking the lead to control improvements and leverage state, county, and federal funding. IDOT would build a 4-lane or 5-lane section based on current and future traffic volumes and Village utilities (water mains) would be more expensive.

Barry explained that the Village is concluding Phase I Engineering and have the funding for Phase II with time restraints. The 50/50 FHWA Grant is secured and is time sensitive with a 2022 start. The obligation deadline to allocate federal funds is June 2022. The preference is to approve improvements from Quentin Road to Smith Street. Consensus is needed to

negotiate a contract for Phase II Engineering for consideration in May or June.

Councilman Millar expressed that safety is a big issue due to the traffic impact from Amazon. This will be a greater safety net. The drainage improvement is very positive.

Councilman Myslinski questioned how the plan documents correlate with the State. Barry explained that we would be the lead agency through the design phase. We control the scope of the project in study and design.

Mayor Schwantz expressed public engagement is helpful but had concerns on the County's involvement. Barry explained the County would be involved in securing funding. They know improvements are coming and we are expecting their cooperation and participation.

Councilman Solberg asked if there would be any private land acquisition. Barry mentioned that less than one acre along the corridor at Smith/Palatine and one-half acre of temporary acquisition at Smith and US 14.

The consensus of the Council is to move forward with Phase II Engineering.

2. As Submitted -

Nothing was submitted.

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. Consider a Motion Authorizing the Village Manager to Purchase a 2022 Fire Engine Purchase - **Approved by Voice Vote**

Village Manager Reid Ottesen explained the purchase is for a replacement fire engine involved in a recent accident. This will decrease our expenditure in 2 years and we expect approximately \$80,000 of insurance proceeds be applied to the purchase. Payment will occur when we take delivery.

In response to Mayor Schwantz, Fire Chief Gratziana reported that the \$745,000 cost covers the vehicle including ladders and some hand tools. Most of the outfitting equipment will come from the existing reserve fire engine.

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

2. As Submitted -

Nothing was submitted.

E. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted -

Nothing was submitted.

F. BUSINESS FINANCE & BUDGET COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted -

Nothing was submitted.

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

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

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

VIII. CONSENT AGENDA

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

RESULT:	ADOPTED BY ROLL CALL [UNANIMOUS]
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

1. Consider a Motion to Approve 2022 Warrant #8 - **Approved**
2. Consider an Ordinance Voluntarily Annexing the Property at 780 W. Dundee Road and a Resolution Granting Preliminary Approval for a 4-Lot Subdivision at 780 W. Dundee Road - **Adopted by Roll Call** (Council District: One)

Ordinance #O-36-22 Annexation
Resolution #R-9-22 Preliminary Subdivision

3. Consider an Ordinance Granting a Variation from Chapter 16 Rights-of-Way of the Village's Code of Ordinances to Allow the Installation of a Utility Pole in the Dundee Road Right-Of-Way - **Approved** (Council District: Four)

Ordinance #O-37-22

4. Consider a Motion Authorizing the Village Manager to Purchase a 2022 Fire Engine Purchase - **Approved**
5. Consider a Motion to Amend the 2022 Fee Schedule Supplement of the Village of Palatine's Code of Ordinances - **Approved**

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted -

No Report

B. BUSINESS FINANCE & BUDGET COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted -

No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

GREG SOLBERG, CHAIRMAN

1. As Submitted -

No Report

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted -

No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted -

No Report

F. POLICE POLICY & CODE SERVICES COMMITTEE*KOLLIN KOZLOWSKI, CHAIRMAN*

1. As Submitted -

No Report

X. REPORTS OF THE VILLAGE OFFICERS**A. VILLAGE MANAGER**

1. As Submitted -

No Report

B. VILLAGE CLERK

1. As Submitted -

No Report

C. VILLAGE ATTORNEY

1. As Submitted -

No Report

XI. CLOSED SESSION AS REQUIRED

No Closed Session requested.

XII. RECOGNITION OF AUDIENCE

No one came forward.

XIII. ADJOURNMENT – Time: 7:42 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:

Doris Sadik
Deputy Village Clerk

Minutes Acceptance: Minutes of Apr 18, 2022 7:00 PM (APPROVAL OF MINUTES)

Consider a Motion Granting Approvals, Including Waiver of the Sound Amplification Ordinance and Traffic Controls, for the St. Nectarios Greek Orthodox Church 'Greek Fest' Event on June 24 -26, 2022 at 133 S. Roselle Road

BACKGROUND:

St. Nectarios Greek Orthodox Church, 133 S. Roselle Road, wishes to hold their 2022 Greek Fest on June 24 - 26, 2022.

KEY ISSUES:

- The proposed festival hours are as follows:

Friday, June 24: 4 - 11 PM (Drive thru 4 - 9 PM)

Saturday, June 25: Noon - 11 PM (Drive thru Noon - 9 PM)

Sunday, June 26: Noon - 10 PM (Drive thru Noon - 9 PM)

- The organizers are requesting a waiver of the Sound Amplification Ordinance as follows:

Friday, June 24: 4 - 11 PM

Saturday, June 25: Noon - 11 PM

Sunday, June 26: Noon - 10 PM

- The proposed event and sound amplification hours are the same as the 2019 festival. Also, the sound stage has been repositioned to the SE corner, closer to the building, with the sound facing away from residential areas and toward the golf course.
- Signage for Greek Fest will be on or near their properties on both south corners of Palatine Road and Roselle Road. No additional signage will be placed in the right-of-way in the community.
- Staff will be working with the event organizers on the traffic management and parking plans, drive-through configuration, and required Police services. Part of the traffic control will again include using the eastern exit of the property for bus traffic only. The buses that are shuttling patrons would proceed out the east exit and turn left on Clyde to proceed back to Palatine Road. This significantly improved traffic flow on Roselle Road in 2018 and 2019. It should be noted they have also eliminated the games area and added a second drive-thru lane to help move traffic more smoothly. Similar to their drive-thru "only" event from 2021.
- To improve vehicular/pedestrian traffic related to the event, the Petitioner is proposing to utilize only Holy Family for off-site parking. The Petitioner and Village will work together on signage indicating that parking at Marion Jordan Elementary School for Greek Fest will not be permitted this year.

ALTERNATIVES:

1. Approve the Annual St. Nectarios Greek Orthodox Church's Greek Fest.
2. Do not approve the Annual St. Nectarios Greek Orthodox Church's Greek Fest.

RECOMMENDATION:

Staff recommends approval of Greek Fest including the waiver of the sound application ordinance and the traffic management plan.

ACTION REQUIRED:

A motion to approve the waiver of the sound amplification ordinance related to the annual St. Nectarios Greek Orthodox Church's Greek Fest and other related matters subject to the conditions outlined above.

ATTACHMENTS:

- Greek Fest

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

VILLAGE OF PALATINE SPECIAL EVENT PERMIT APPLICATION

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

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

GENERAL EVENT INFORMATION

Name of Event

St. Nectarios GreekFest

Exact Address of Event

133 S. Roselle Road, Palatine, IL 60067

Type of Event (Check all applicable)

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

Date(s) of Event

June 24, 25 and 26

Hours of Event

4pm - 11pm / 12pm - 11pm / 12pm - 10pm

Total Hours (Step-up - Tear down)

120

Phone number/website for publication

847-358-5170/www.stnectariosgoc.org

Estimated attendance

12,000

Last years actual attendance

12,000

Describe the event's community and/or cultural benefit

Sharing Greek food, culture and hospitality with our community.

SPONSORING ORGANIZATION INFORMATION

Name of Sponsoring Organization

St. Nectarios Greek Orthodox Church

Contact person from Sponsoring Organization

George Reimnitz

Sponsoring Organization Address

133 S. Roselle Road

City

Palatine

Zip

60067

Phone Number

847-358-5170

E-Mail

office@stnectariosgoc.org

Website

www.stnectariosgoc.org

ORGANIZER/COORDINATOR INFORMATION

Name of Organizer/Coordinator

Alexandra Polites

E-mail

office@stnectariosgoc.org

Organizer/Coordinator Address

133 S. Roselle Road

City

Palatine

Zip

60067

Phone Number

847-358-5170

Cell Phone Number

Fax Number

EMERGENCY CONTACT INFORMATION

Name of Emergency Contact

George Reimnitz

E-mail

Emergency Contact Address

133 S. Roselle Road

City

Palatine

Zip

60067

Phone Number (24hours)

Cell Phone Number

Fax Number

[REDACTED]

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?

☒ Yes ☐ No

If yes, how many vendors? 1

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 (i.e. apples, bananas, etc.)

QUESTIONS ON WHAT QUALIFIES AS EXEMPT? CALL (847) 359-9090.

Each vendor must submit a Temporary Food Event Permit Application 14 days prior to the event. Applications can be found at:
<http://www.palatine.il.us/events/forms/applications.aspx>.
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) (i.e. 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:
<http://www.palatine.il.us/events/forms/applications.aspx>.
Questions? Contact (847) 359-9037. Electric submissions are NOT accepted. 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 George Krimm, VP
ST NECTANIOS CHURCH

Date 4/18/22

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.

VILLAGE OF PALATINE SPECIAL EVENT PERMIT APPLICATION

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

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

Name of Event

St. Nectarios GreekFest

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)

4pm Friday 6/24

Amplified sound will be used to: (am/pm)

10pm Sunday 6/26

Describe the sound system(s)

Same as previous years

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

Speakers/Acoustics to be located in the SE corner of the front parking lot facing NW away from

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.

VILLAGE OF PALATINE SPECIAL EVENT PERMIT APPLICATION

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

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

SECTION 4: INDEMNITY/HOLD HARMLESS AGREEMENT

Name of Sponsoring Organization

St. Nectarios Greek Orthodox Church

Name of Event

St. Nectarios GreekFest

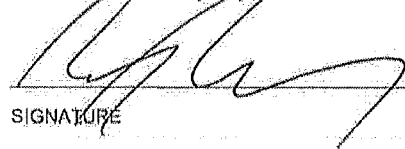
Date(s) of Event

June 24, 25 and 26

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

George Reimnitz

Parish Council Vice President

04/18/22

PRINT NAME

TITLE/POSITION

DATE

SECTION 5: INSURANCE REQUIREMENTS

INSURANCE REQUIREMENTS

Sponsoring Organization will be required to provide an original Certificate of Insurance evidencing the following insurance minimums:

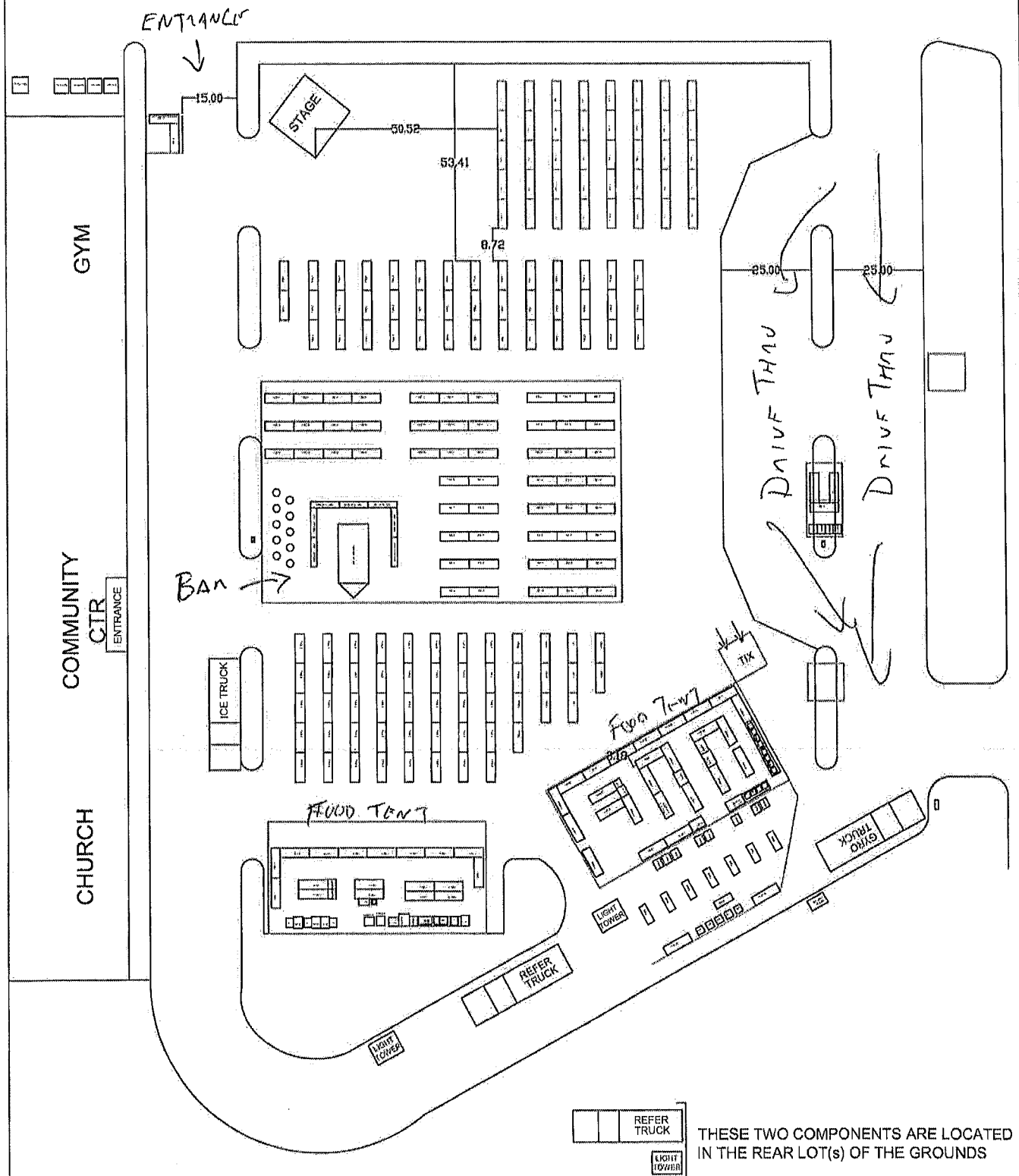
Commercial General Liability - minimum \$1,000,000 per occurrence

Final acceptance of applicant is contingent on applicant naming the Village of Palatine, their employees, agents and officials as additional insured.

2022

2022

FENCE LINE



Attachment: Greek Fest (Greek Fest 2022)

Consider an Ordinance Granting a Special Use for a Unique Use to Permit a Short-Term Rental at 26 N. Rohlwing Road

BACKGROUND:

The Petitioners are requesting to utilize one unit of their duplex as a short-term rental property. Short-term rentals are not contemplated as either a permitted or special use in the Village's residential districts. Accessory unique uses are identified as Special Uses, within the residential districts and defined as follows:

Accessory unique use. A subordinate use which is clearly and customarily incidental to the principal use of a building or premises and which is located on the same lot as the principal building or use which is not otherwise listed as a permitted use or a special use within any zoning district, except for such accessory parking facilities as are specifically authorized to locate elsewhere. (Ord. No. 0-115-12, §1, 8/6/12)

Therefore, the Petitioners are requesting approval of the following:

Special Use for an accessory unique use to allow one unit of a two unit home to be used as a short-term rental property.

KEY ISSUES:

- The Subject Property is zoned R-2 Single-Family Residential. The lot is 11,322 square feet and currently functions as 2-unit multi-family dwelling. The property was constructed as a duplex in the 1950's and received a Special Use for a duplex in the R-2 District in 1997 (Ordinance #O-35-97).
- The business plan indicates that the owners would use rental platforms (e.g. VRBO/Airbnb) to assist in scheduling and screening of guests. It further indicates that the unit's short-term rental would be dependent upon the owner residing in their unit and that if they are out of town, the other unit would not be rented. Also, the submitted materials indicate that "...pets, smoking, drugs, and loud music would not be allowed."
- Per the business plan, rentals are not anticipated to be less than one weekend and rentals for temporary work assignments may be considered, but do not anticipate multiple month rental situations.
- The specific furnishing of the units are listed below:
 - Unit #1: Main floor - 2,400 square feet, with a basement and two bedrooms, one full bathroom, and one $\frac{3}{4}$ bathroom. This unit also includes a full kitchen (with range and refrigerator), family room, living room, and a home office, with laundry facilities. The business plan indicates that the occupancy for this unit would be limited to five individuals (four adult maximum).
 - Unit #2: Second floor apartment - 1,000 square feet, including 2 bedrooms, 1 full bathroom, and eat -in kitchen (range, refrigerator, and microwave). The business plan indicates that this unit will be the focus for rental use.
- The Petitioners reside in unit #1, but the business plan indicates that they would like the flexibility to transition into unit #2 in order to rent unit #1, when circumstances are

warranted. In either situation, they would continually reside in one of the units.

- The Subject Property shares a driveway with 32 N. Rohlwing Road (directly north of subject property). Parking is provided with an existing two-car garage and attached car-port (1 parking space). The Petitioners indicate that the carport space and one driveway space will be available for the short-term rental. With the Petitioners having two cars, the additional parking needs, number of guest trips, and the existing shared driveway are additional Staff concerns for the proposed use. Public parking is also not allowed overnight on public streets.
- Staff does not think the introduction of short-term rentals into residential neighborhoods is an appropriate land use. In review of this Petition, Staff also polled the Northwest Municipal Conference to determine how other municipalities regulate their use. The results indicate that short-term rentals are also typically not permitted uses in other communities. If the Village Council agrees that short-term rentals should not be contemplated in the Village's residential districts, Staff would also recommend a specific text amendment to the Village Code to further clarify these restrictions.

ALTERNATIVES:

1. Approve the Special Use to Permit a Short-Term Rental as an Accessory Unique Use.
2. Do not approve the Special Use to Permit a Short-Term Rental as an Accessory Unique Use.

RECOMMENDATION:

Public Hearing: ZBA meeting on April 12, 2022

Residents testifying: One. The neighbor directly west of the Subject Property testified against the Special Use request and noted the impacts to the surrounding properties.

Vote: The ZBA voted 4-1 to approve the Special Use to Permit a Short-Term Rental as an Accessory Unique Use, Staff recommends denial.

ACTION REQUIRED:

A motion to approve the ordinance granting Special Use to Permit a Short-Term Rental as an Accessory Unique Use at 26 N. Rohlwing Road.

ATTACHMENTS:

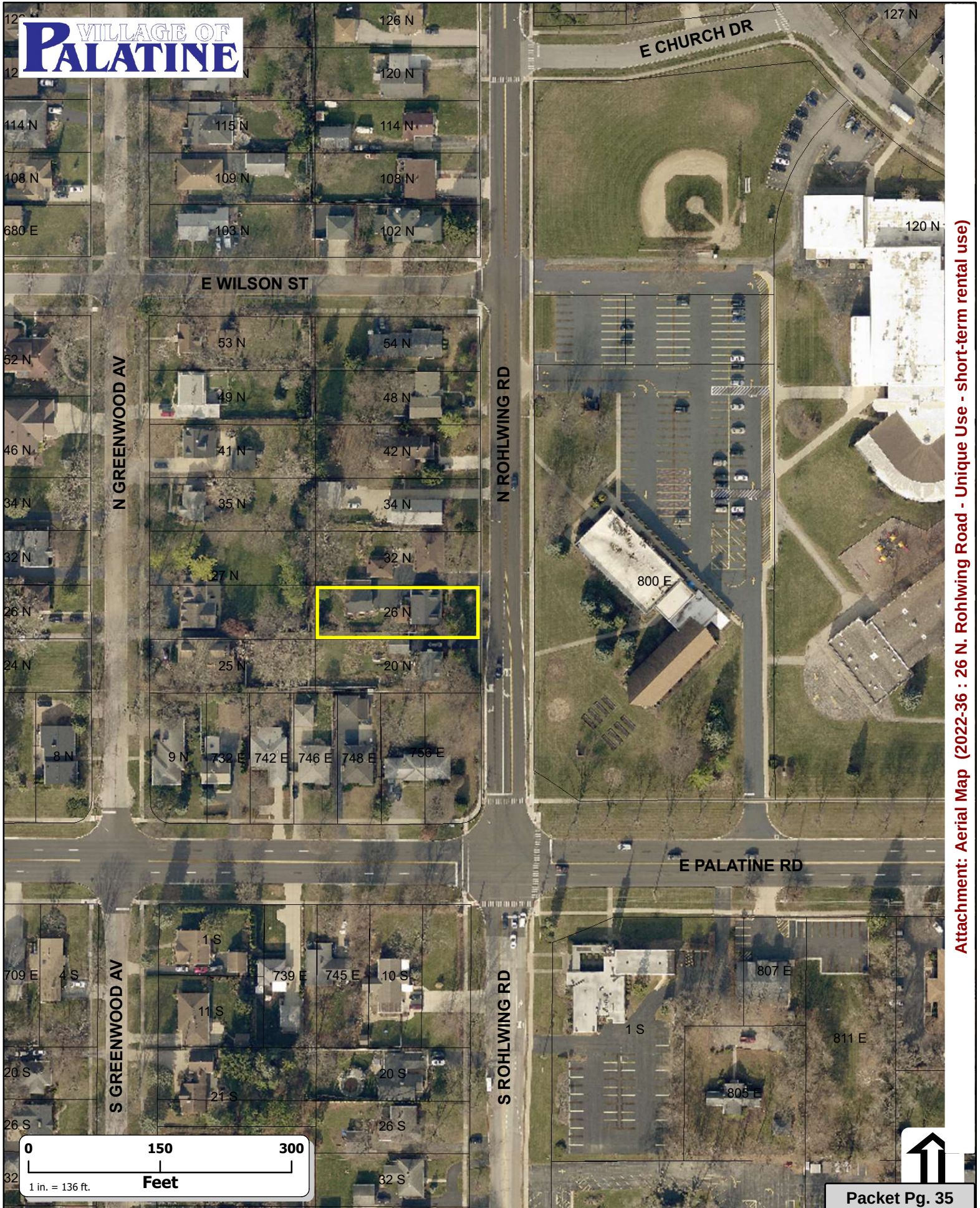
- Aerial Map
- SU ORD - Unique Use
- EXHIBIT - Business Plan - STR
- EXHIBIT - Plat of Survey
- Resident email objections - 26 N. Rohlwing Road
- Special Use application

- ZBA materials
- Petitioners' Narrative
- NWMC survey - Short-Term Rental or Home-Sharing Property Survey
- DRAFT ZBA minutes - April 12, 2022

RESULT: **MOTION FAILED BY ROLL CALL [1 TO 6]**
MOVER: Kollin Kozlowski, District 5 Councilman
SECONDER: Doug Myslinski, District 3 Councilman
AYES: Kollin Kozlowski
NAYS: Schwantz, Millar, Lamerand, Myslinski, Solberg, Helms

26 N. ROHLWING RD

6.B.1.a



ORDINANCE NO. _____

**AN ORDINANCE GRANTING A SPECIAL USE FOR AN ACCESSORY UNIQUE
USE AT 26 N. ROHLWING ROAD**

WHEREAS, pursuant to a petition and public hearing on April 12, 2022, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use for an accessory unique use to permit a short term rental in one of the units, pursuant to Section 10.06 (c) 17 of the Palatine Zoning Ordinance, on the following legally described property:

**LOT 6 IN BLOCK 6 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE
MANOR IN THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST
QUARTER OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Commonly known as 26 N. Rohlwing Road (02-14-413-013-0000)

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

SECTION 1: A Special Use to permit a Special Use for an accessory unique use to permit a short term rental in one of the units, pursuant to Section 10.06 (c) 17 of the Palatine Zoning Ordinance, is hereby granted, subject to the following

condition(s):

Attachment: SU ORD - Unique Use (2022-36 : 26 N. Rohlwing Road - Unique Use - short-term rental use)

1. The Special Use shall substantially conform to the business plan submitted by the Petitioner, except as such plan may be changed to conform to the Village of Palatine Code of Ordinances.
2. As required by Code, a business license shall be obtained for the proposed short-term rental use.

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 _____, 2022

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

APPROVED by me this _____ day of _____, 2022

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this
_____ day of _____, 2022

Village Clerk

Attachment: SU ORD - Unique Use (2022-36 : 26 N. Rohlwing Road - Unique Use - short-term rental use)

Business Plan for Special Use of 26 N. Rohlwing Road, Palatine, IL 60074

Ordinance 0-35-97, created on March 24, 1997, granted an Administrative Special Use for the continued operation of our 2-flat multi-family home. This ordinance did not identify any time restrictions for which we may rent the property. Our request for an additional Special Use is to clarify the use of, and include a short-term owner-occupied rental option, of our property.

The property is identified as Unit #1 – Main floor and basement and Unit #2 – second floor apartment. (See below for description of each unit). Either unit could be utilized as a short term rental. The emphasis for renting will be on the smaller, second floor apartment, Unit #2. If there is interest in renting the larger main floor Unit #1, that option would be allowed, given the understanding the homeowners occupy Unit #2 for the duration that Unit #1 is rented. The Special Use would be limited to only one unit being rented during any rental period.

We intend to use online rental platforms such as VRBO and Airbnb to facilitate scheduling, screening and verification of potential guests, improving communication to understand purpose of trip, specific needs and interests of guests, in addition to sharing house rules and terms of stay. We anticipate rentals to be no less than one weekend. We would consider renting for temporary work assignments, but do not plan or anticipate multiple month rental situations. The rental will be completely dependent on our physically residing in the other unit whenever renters are scheduled. If or when we are out of town the unit would not be rented. Pets, smoking, drugs and loud music will not be allowed.

We anticipate this short-term rental to be an option for guests as they come to Palatine for family events, school reunions, and job interviews, etc.

As property owners we will be responsible for maintenance of property, obtaining rental permit/license, and attending Village of Palatine Crime Free course.

Unit #2 – Second floor apartment (focused unit to be rented) has the following parameters:

Separate private secure smart-lock front entrance
 1000 sq. ft.
 2 bedrooms - queen beds in each room
 Full eat-in kitchen including full-size gas range, full-size refrigerator, microwave
 Full bathroom including tub/shower
 Living room
 Fully furnished
 Separate heat control, window unit ac units
 No laundry facilities
 Carport parking for one car, driveway space for a second car
 Limited to no more than four individuals

Unit #1 – Main floor and basement has the following parameters:

2400 sq. ft. (includes basement)
 Separate private secure smart-lock front entrance, 2 back entrances.
 2 bedrooms - queen beds in each room
 Full kitchen including full-size gas range, full-size refrigerator
 One full bathroom with tub/shower
 One ¾ bathroom with shower
 Living room
 Family room with fireplace
 Music room
 Large craft room/home office
 Deck
 Fully furnished
 Separate zoned heat controls, window unit ac units
 Laundry room with full-size washer/dryer
 Carport parking for one car, driveway space for a second car
 Limited to no more than five individuals (max four adults)

Byran and Julie Blackham

Alex Bradshaw

From: John Gordon [REDACTED]
Sent: Friday, April 1, 2022 9:32 PM
To: Alex Bradshaw
Subject: Re: 26 N Rohlwing Rd

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

Hi Alex , I just wanted to go on the record to vote against the Blackham's request for special use for short term rental at their address.! I had let them know in the past that I was against this . Thank you, John Gordon

Attachment: Resident email objections - 26 N. Rohlwing Road (2022-36 : 26 N. Rohlwing Road - Unique Use - short-term rental use)

Alex Bradshaw

From: Mike Pearce [REDACTED]
Sent: Friday, April 15, 2022 10:14 AM
To: Alex Bradshaw
Cc: [REDACTED]
Subject: File 21-93 - 26 N. Rohlwing Road, Palatine, IL - Special Use Short Term Rental Request
Categories: Neighbor Objection

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

Alex – Thank you for returning my call. Sending you this from my work e-mail.

4-15-22 - Added Comments

Regarding: File 21-93 -
26 N. Rohlwing Road, Palatine, IL - Special Use Short Term Rental Request

From the conversation at the 4-12-22 public hearing, there appears to be specific language in the village ordinance that does not allow "short-term rentals". These ordinances were most likely developed over a period with a lot of thought and review by numerous city staff members. The thought behind not allowing short term rentals, in certain areas of the village was most likely incorporated for good reasons.

We (myself and my wife Mary) would like to be recorded on record for strongly agreeing with the village ordinance and agree with the initial decision from the board, to deny the request for variance for the short-term rental request, at the reference residence.

Case in example would be an experience we had with another neighboring residence:
Reference - 25 N. Greenwood Avenue, Palatine, which is next to our residence, 27. N Greenwood Avenue. That residence 25 N. Greenwood Avenue, at one point in time was setup for multiple rental units and was definitely short-term rentals. There was a history of parties, frequent traffic all times of the night, congested street parking and drugs, all of which could be obtained from the village police department. It was a nightmare. The property went into foreclosure in approx. 2012, sold in approx. 2015. When sold the village imposed an ordinance that the property be converted back to a single-family dwelling, which was a blessing for the neighborhood.

Thank you

Sincerely

Mike Pearce
27 N. Greenwood Avenue, Palatine, IL

Attachment: Resident email objections - 26 N. Rohlwing Road (2022-36 : 26 N. Rohlwing Road - Unique Use - short-term rental use)

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



Background Information	PETITIONER(S) Byran and Julie Blackham		Business Name (if applicable)	
	Subject Property Address 26 N. Rohlwing Rd. Palatine, IL 60074			
	AUTHORIZED AGENT (if applicable) Same as above		Business Name (if applicable)	
	Address		City/State/Zip Code	
	Telephone	Fax	Email	
	Relationship to Petitioner (contractor, architect, etc.)			
	TYPE OF APPLICATION (check one) ☒ Special Use ☒ Special Use Amendment ☐ Variation			
	Existing Zoning District R-2	Existing Land Use Special Use Ordinance #0-35-97	Proposed Land Use Special Use w/ Unique Use	
	Generally describe your request: We are requesting an amendment to our Special Use Ordinance to allow for short term rentals with an understanding that the homeowner occupies the property to assure protection and respect of home and neighborhood.			

Attachment: Special Use application (2022-36 : 26 N. Rohlwing Road - Unique Use - short-term rental use)



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
not applicable

2. The use is designed, located, and proposed to be operated that the public health, safety and welfare will be protected
Since our Special Use Ordinance in 1997 there have been no injurious effects on value, safety and/or use of surrounding properties; our neighbors signatures support our request for short term rental option. Our suggestion of an owner occupied short term rental should assure our continuing effort to show respect for the neighborhood with an increased ability to control use of property.

3. The use will not cause substantial injury to nearby property values
Evidence of home at 415 E. Wilson, given R-3 status in 2011 that allows for short-term boarding. Neighborhood values have been maintained. R-3 status given to homes at 11 S. and 21 S. Leonard, 0.25 miles from our home, have not caused property values to decline. Several churches exist within 0.25 miles of our home that have provided PADS overnight shelter without detriment to neighborhood. Winston Campus Jr. High and Elementary school located directly across street. Churches and schools recognized un 10.07 R-3, High Density Multi-family district. Our home was built in 1956 as a 2-flat multi-family dwelling in an R-2 district.

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
not applicable

PETITIONER JUSTIFICATION:

The Petitioner is required to present specific evidence, not opinions, to justify the proposed rezoning. Please respond to the following questions, attaching a separate sheet if necessary:

10. Describe why the subject property cannot be reasonably developed in accordance with the existing zoning classification.

Our home was built in 1956 and has been used as a 2-flat multi-family dwelling within a R-2 zone. We received a Special Use Ordinance on March 24, 1997 for "continued operation of a 2-flat as a multi-family use". The home has 2 kitchens, 2 electric meters, parking for 4+ cars, separate boilers, private entrances with separate unit addresses. The home meets all requirements for multi-family dwellings for a home built before 1958. We have a current rental license with the Village of Palatine. We are requesting the option for short term rentals. Our Special Use Ordinance recognizes our property as multi-family with no stated restrictions for rental time.

11. Is the proposed zoning classification similar to or harmonious with the existing zoning of surrounding properties? Explain.

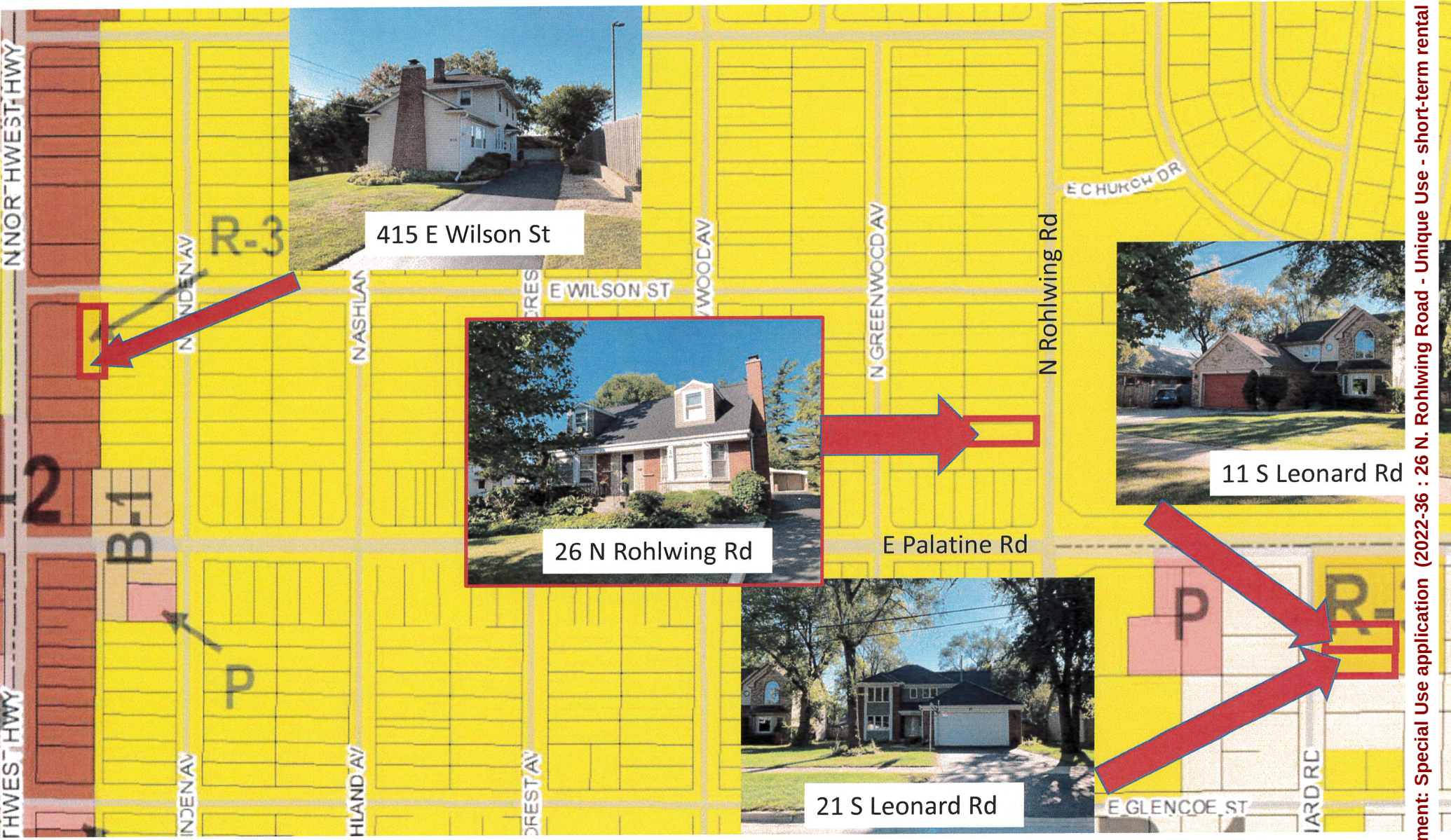
Village Council meeting on July 18, 2011 gave R-3 zoning to 415 E. Wilson. That home built in 1917 and sold January 2011 is a 2-unit 2-flat building, located in R-2 Palanois Park. Notes from 7/18/11 Village meeting identifies 415 E. Wilson as having been built and used as a multi-family dwelling, with Ordinance 0-80-11 giving recognition "to what was already there" and allowing R-3 status. R-3 status is currently in place for 11 S. Leonard and 21 S. Leonard homes (less than 0.25 mile from our home). Four churches exist within 0.25 mile of our home with one directly across the street from our house. Several of these churches provide PADS overnight shelter, once a week during fall/winter months. Winston Campus Jr. High and Elementary schools are located directly across the street from our home. Churches and schools are recognized in the Palatine Code of Ordinances under 10.07 R-3, High Density Multifamily District.

12. Does the proposed zoning classification conflict with the Village's Comprehensive Plan? Explain.

No. Our home complements the following goals of the Village Comprehensive Plan: The Comprehensive Plan includes characteristics of homes that tell the story of Palatine's history, while providing opportunities for them to renew themselves over time. Redevelopment of individual properties is part of 2011 Comprehensive Plan. Airbnb established in 2008, is now more widely used for short term housing needs where other resources don't exist or are in short supply. Extended families returning to Palatine to gather for anniversaries, birthdays and funerals need short term housing. "Palatine is viewed as an evolving place". A-5...Encourage the rehabilitation and renovation of existing structures. B-1 Ensure that the existing character of neighborhood is maintained and enhanced. B-3 Provide a variety of housing types. B-4: Carefully consider the scale and density of proposed multiple family developments in order to seamlessly incorporate into surrounding properties.

13. Will any of the uses permitted under the proposed zoning classification have an injurious effect on the value and/or the use and enjoyment of surrounding properties?

No. Since our Special Use Ordinance in 1997 there have been no injurious effects on the value and/or use of surrounding properties, demonstrated by our neighbors signatures supporting our request for a short term rental option of our Special Use Ordinance. Also, a change to R-3 zoning in 2011 for 415 E. Wilson has had no negative impact on the neighborhood as seen by Zillow's increased estimated value today compared to purchase price in 2011. We are requesting a recognition of "what was already there" and which has had no detriment to the neighborhood. Short term rental introduces guests to Palatine assets and patronize local businesses. The funds would allow for continued maintenance of home and beautification of our property. We would be able to better support the VOP Comprehensive goal for "improvements to visual image of private property".



Attachment: Special Use application (2022-36 : 26 N. Rohlwing Road - Unique Use - short-term rental use)



Affidavit of No New Improvements

AFFIDAVIT OF NO NEW IMPROVEMENTS

I am the owner of record, of the property with the legal description as stated on the attached plat of survey. I hereby affirm that the survey attached hereto is the survey for said property, and that the attached survey accurately depicts the current conditions with all existing improvements to the property as of the date of this affidavit.

Affiant further states that survey is correct and complete representation of all improvements now located on the premises described in the above referenced title commitment, except for: NONE

I fully understand that in the event the attached survey does not accurately depict all existing improvements made to the property as of today's date, the Village of Palatine may elect to reject this plan and the permit for which I am applying shall not be approved (or work in progress pursuant to the permit will be stopped) until an accurate survey has been received and approved by the Village of Palatine.

PROPERTY OWNERS SIGNATURE REQUIRED

CERTIFIED BY:

Property Owner Signature:

Byron U Blackham
Julie Blackham

Date:

1/25/22

Property Owner Print Name:

Byron & Julie Blackham

Property Address: 26 N. Rohlwing Rd. Palatine, IL 60074

PIN #: _____

Name of Surveyor: _____

Date of Survey: _____

Survey Order No.: _____

Attachment: Special Use application (2022-36 : 26 N. Rohlwing Road - Unique Use - short-term rental use)

VILLAGE OF PALATINE COOK COUNTY, ILLINOIS

Residential Rental Dwelling License

License Number: RP21-00133

Property Owner Name: BYRAN BLACKHAM & JULIE BLACKHAM

Property Address: 26 - N ROHLWING RD , PALATINE, IL

Date License Issued: 08-18-2021

License Expiration Date: 07/14/2022

The above named is duly licensed in accordance with Village of Palatine Code of Ordinances to conduct a MD rental business at the above address.

The Fair Housing Act prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents of legal custodians, pregnant women, and people securing custody of children under the age of 18), and handicap (disability). If you have any questions regarding the Act please call 1-800-765-9372.

La Ley de Equidad de Vivienda, prohíbe la discriminación en la venta, alquiler y financiamiento de viviendas, y en otras transacciones relacionadas con la vivienda, basada en la raza, el color, la nacionalidad, la religión, el sexo, el tipo de familia (incluyendo niños menores de 18 años que viven con sus padres o con custodios legales, mujeres embarazadas y personas con custodia de niños menores de 18 años) y discapacidad. Si tiene preguntas sobre la ley favor de llamar al 1-800-765-9372.

THIS LICENSE IS NON-TRANSFERABLE

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 04/12/22 07:00 PM

CASE STAFF STATEMENT (ID # 7410)

**26 N. Rohlwing Road - Special Use for an Accessory Unique
Use - Short-term rental**

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Byran & Julie Blackham

CASE NUMBER: 21-93

ADDRESS: 26 N. Rohlwing Road

PROPOSAL:

Special Use for an accessory unique use to allow one unit of a two unit home to be used as a short-term rental property.

<u>LOCATION:</u> 26 N. Rohlwing Road (District 6 - Helms)	<u>CURRENT ZONING:</u> R-2 Single Family Residential
---	--

SURROUNDING CONDITIONS:

<u>North:</u>	R-2 Single Family Residential
<u>South</u>	R-2 Single Family Residential
<u>East:</u>	R-2 Church (Presbyterian Church of Palatine)
<u>West:</u>	R-2 Single Family Residential

BACKGROUND:

The Petitioners are proposing to offer one unit of the existing two unit (duplex) home to function as a short-term rental property. Per code, short-term rental properties are not permitted uses within the single-family districts in the Village of Palatine. Although the Zoning Ordinance does not permit the proposed use in the R-2 district, accessory unique uses are identified as Special Uses, within the residential districts and defined as follows:

Accessory unique use. A subordinate use which is clearly and customarily incidental to the principal use of a building or premises and which is located on the same lot as the principal building or use which is not otherwise listed as a permitted use or a special use within any zoning district, except for such accessory parking facilities as are specifically authorized to locate elsewhere.

(Ord. No. 0-115-12, §1, 8/6/12)

Therefore, the Petitioners are requesting the following:

Special Use for an accessory unique use to allow one unit of a two unit home to be used as a short-term rental property.

SITE ANALYSIS:

- The Subject Property is zoned R-2 Single-Family. The lot is 11,322 square feet and currently functions as 2-units multi-family dwelling. The property was constructed as a 2-unit in the 1950s, and appears to have been used as a 2-flat for a number of years prior to it being formally acknowledged as a 2-flat by the Village of Palatine in 1997 (Ordinance #O-35-97).
- Special Use Ordinance # O-35-97 granted a Special Use to permit the continued operation of a 2-unit multi-family use. The conditions stated that owners of the 2-unit shall: 1) obtain valid rental license and 2) receive Village Council approval for any alteration or expansion.
- The business plan indicates that the owners intend to use online rental platforms, such as VRBO and Airbnb, to assist in scheduling and screening of guests. The business plan further indicates that the unit's short-term rental would be completely dependent upon the owner "physically residing" in their unit and that if they are out of town, the other unit would not be rented. Also, the submitted materials indicate that "...pets, smoking, drugs, and loud music would not be allowed."
- Per the business plan, rentals are not anticipated to be less than one weekend and rentals for temporary work assignments would be considered, but do not anticipate multiple month rental situations.
- The specific parameters of the units are listed below:
 - Unit #1: Main floor - 2,400 square feet, including a basement. There are 2 bedrooms and 1 full bathroom and one $\frac{3}{4}$ bathroom. This unit also includes a full kitchen (with range and refrigerator), family room, living room, and a home office, with laundry facilities. The business plan indicates that the occupancy for this unit would be limited to 5 individuals (4 adult maximum).
 - Unit #2: Second floor apartment - 1,000 square feet. This unit includes 2 bedrooms and 1 full bathroom, with eat -in kitchen (with range, refrigerator, and microwave). The business plan indicates that this is the unit to be focused upon for rental use.
- As a part of their application, the Petitioners submitted signed support for the short-

term rental use from many of the surrounding property owners. All neighbors signed off in support of the request with the exception of the property owners to the west / behind (27 N. Greenwood Ave.), and to the south / next door (20 N. Rohlwing Road). An objection email was also submitted.

- The Subject Property shares a driveway with 32 N. Rohlwing Rd, the adjacent lot north of subject property. There is an existing 2-car garage and an attached car-port (1 parking space), which provide parking for the property. The Petitioners indicate that the carport space and one driveway space will be available for the short-term rental. If the Petitioners maintain 2-cars, the additional parking needs, number of trips by the guests, and the existing shared driveway are additional Staff concerns for the proposed use. Public parking is also not allowed overnight on Rohlwing Road.
- The Village of Palatine Comprehensive Plan delineates the Subject Property as Single-Family Residential in the Future Land Use Plan.
- The Subject Property has an active rental license and has passed the most recent rental license inspection on 07/21/2021.
- In the Petitioner's justification, properties at 415 E. Wilson and 11 and 21 S. Leonard Street are noted. The Wilson Street property was first downzoned from B-2 commercial to R-2 residential, then to R-3 residential to memorialize the existing 2-unit structure, which appeared to be originally constructed as such and never modified. Staff is not aware of any short-term rental property at this location. While the properties on Leonard Road are zoned R-3, but were conditionally developed as single-family residential homes, which are permitted uses in the R-3 district.

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified
Engineering	No Issues Identified
Environmental Health	N/A
Fire Prevention	N/A
Public Works	N/A
Police	N/A

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 existing property is zoned R-2 and has a Special Use to allow a duplex. The Zoning Ordinance does not allow short-term rental properties in the single-family districts. As there is a transitory element to the proposed use of the property, Staff believes that it will impact the surrounding properties. Also, parking and traffic associated with the short-term rental use are noted Staff concerns. This is further exacerbated with the Subject Property having a shared driveway, with the property to the north.

As a policy matter, Staff has not been directed to include short-term rentals in the allowable use lists within the Code. Logistically, a short-term rental has the potential to function more comparably to a hotel use, given the commercial components and the any associated turnover of use. This use would not seem to coordinate with the established character of the subdivision. Additionally, the Village's Future Land Use Plan denotes the Subject Property as Single-Family Residential.

Therefore, Staff recommend denial of the Special Use request. If the Zoning Board recommends approval, Staff recommends the following conditions:

1. The Special Use shall substantially conform to the Business Plan submitted by the Petitioner, except as such plan may be changed to conform to the Village of Palatine Codes and Ordinances.
2. As required by Code, a business license shall be obtained for the proposed short-term rental use.

ATTACHMENTS:

- Aerial Map
- Application
- Plat of Survey
- Business Plan - STR
- Special Use ORD #O-35-97 - Continued operation of a 2-flat in the R-2 District
- Resident Objection Email - Gordon
- Public Notice

26 N. ROHLWING RD

6.B.1.g



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



Background Information	PETITIONER(S) Byran and Julie Blackham		Business Name (if applicable)	
	Subject Property Address 26 N. Rohlwing Rd. Palatine, IL 60074			
	AUTHORIZED AGENT (if applicable) Same as above		Business Name (if applicable)	
	Address		City/State/Zip Code	
	Telephone	Fax	Email	
	Relationship to Petitioner (contractor, architect, etc.)			
	TYPE OF APPLICATION (check one) ☒ Special Use ☒ Special Use Amendment ☐ Variation			
	Existing Zoning District R-2	Existing Land Use Special Use Ordinance #0-35-97	Proposed Land Use Special Use w/ Unique Use	
	Generally describe your request: We are requesting an amendment to our Special Use Ordinance to allow for short term rentals with an understanding that the homeowner occupies the property to assure protection and respect of home and neighborhood.			

Attachment: ZBA materials (2022-36 : 26 N. Rohlwing Road - Unique Use - short-term rental use)



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)
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1. The use is deemed necessary for the public convenience at that location
not applicable

2. The use is designed, located, and proposed to be operated that the public health, safety and welfare will be protected
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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
not applicable

PETITIONER JUSTIFICATION:

The Petitioner is required to present specific evidence, not opinions, to justify the proposed rezoning. Please respond to the following questions, attaching a separate sheet if necessary:

10. Describe why the subject property cannot be reasonably developed in accordance with the existing zoning classification.

Our home was built in 1956 and has been used as a 2-flat multi-family dwelling within a R-2 zone. We received a Special Use Ordinance on March 24, 1997 for "continued operation of a 2-flat as a multi-family use". The home has 2 kitchens, 2 electric meters, parking for 4+ cars, separate boilers, private entrances with separate unit addresses. The home meets all requirements for multi-family dwellings for a home built before 1958. We have a current rental license with the Village of Palatine. We are requesting the option for short term rentals. Our Special Use Ordinance recognizes our property as multi-family with no stated restrictions for rental time.

11. Is the proposed zoning classification similar to or harmonious with the existing zoning of surrounding properties? Explain.

Village Council meeting on July 18, 2011 gave R-3 zoning to 415 E. Wilson. That home built in 1917 and sold January 2011 is a 2-unit 2-flat building, located in R-2 Palanois Park. Notes from 7/18/11 Village meeting identifies 415 E. Wilson as having been built and used as a multi-family dwelling, with Ordinance 0-80-11 giving recognition "to what was already there" and allowing R-3 status. R-3 status is currently in place for 11 S. Leonard and 21 S. Leonard homes (less than 0.25 mile from our home). Four churches exist within 0.25 mile of our home with one directly across the street from our house. Several of these churches provide PADS overnight shelter, once a week during fall/winter months. Winston Campus Jr. High and Elementary schools are located directly across the street from our home. Churches and schools are recognized in the Palatine Code of Ordinances under 10.07 R-3, High Density Multifamily District.

12. Does the proposed zoning classification conflict with the Village's Comprehensive Plan? Explain.

No. Our home complements the following goals of the Village Comprehensive Plan: The Comprehensive Plan includes characteristics of homes that tell the story of Palatine's history, while providing opportunities for them to renew themselves over time. Redevelopment of individual properties is part of 2011 Comprehensive Plan. Airbnb established in 2008, is now more widely used for short term housing needs where other resources don't exist or are in short supply. Extended families returning to Palatine to gather for anniversaries, birthdays and funerals need short term housing. "Palatine is viewed as an evolving place". A-5...Encourage the rehabilitation and renovation of existing structures. B-1 Ensure that the existing character of neighborhood is maintained and enhanced. B-3 Provide a variety of housing types. B-4: Carefully consider the scale and density of proposed multiple family developments in order to seamlessly incorporate into surrounding properties.

13. Will any of the uses permitted under the proposed zoning classification have an injurious effect on the value and/or the use and enjoyment of surrounding properties?

No. Since our Special Use Ordinance in 1997 there have been no injurious effects on the value and/or use of surrounding properties, demonstrated by our neighbors signatures supporting our request for a short term rental option of our Special Use Ordinance. Also, a change to R-3 zoning in 2011 for 415 E. Wilson has had no negative impact on the neighborhood as seen by Zillow's increased estimated value today compared to purchase price in 2011. We are requesting a recognition of "what was already there" and which has had no detriment to the neighborhood. Short term rental introduces guests to Palatine assets and patronize local businesses. The funds would allow for continued maintenance of home and beautification of our property. We would be able to better support the VOP Comprehensive goal for "improvements to visual image of private property".





Affidavit of No New Improvements

AFFIDAVIT OF NO NEW IMPROVEMENTS

I am the owner of record, of the property with the legal description as stated on the attached plat of survey. I hereby affirm that the survey attached hereto is the survey for said property, and that the attached survey accurately depicts the current conditions with all existing improvements to the property as of the date of this affidavit.

Affiant further states that survey is correct and complete representation of all improvements now located on the premises described in the above referenced title commitment, except for: NONE

I fully understand that in the event the attached survey does not accurately depict all existing improvements made to the property as of today's date, the Village of Palatine may elect to reject this plan and the permit for which I am applying shall not be approved (or work in progress pursuant to the permit will be stopped) until an accurate survey has been received and approved by the Village of Palatine.

PROPERTY OWNERS SIGNATURE REQUIRED

CERTIFIED BY:

Property Owner Signature:

Byron U Blackham
Julie Blackham

Date:

1/25/22

Property Owner Print Name:

Byron & Julie Blackham

Property Address: 26 N. Rohlwing Rd. Palatine, IL 60074

PIN #: _____

Name of Surveyor: _____

Date of Survey: _____

Survey Order No.: _____

Attachment: ZBA materials (2022-36 : 26 N. Rohlwing Road - Unique Use - short-term rental use)

VILLAGE OF PALATINE COOK COUNTY, ILLINOIS

Residential Rental Dwelling License

License Number: RP21-00133

Property Owner Name: BYRAN BLACKHAM & JULIE BLACKHAM

Property Address: 26 - N ROHLWING RD , PALATINE, IL

Date License Issued: 08-18-2021

License Expiration Date: 07/14/2022

The above named is duly licensed in accordance with Village of Palatine Code of Ordinances to conduct a MD rental business at the above address.

The Fair Housing Act prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents of legal custodians, pregnant women, and people securing custody of children under the age of 18), and handicap (disability). If you have any questions regarding the Act please call 1-800-765-9372.

La Ley de Equidad de Vivienda, prohíbe la discriminación en la venta, alquiler y financiamiento de viviendas, y en otras transacciones relacionadas con la vivienda, basada en la raza, el color, la nacionalidad, la religión, el sexo, el tipo de familia (incluyendo niños menores de 18 años que viven con sus padres o con custodios legales, mujeres embarazadas y personas con custodia de niños menores de 18 años) y discapacidad. Si tiene preguntas sobre la ley favor de llamar al 1-800-765-9372.

THIS LICENSE IS NON-TRANSFERABLE

Business Plan for Special Use of 26 N. Rohlwing Road, Palatine, IL 60074

Ordinance 0-35-97, created on March 24, 1997, granted an Administrative Special Use for the continued operation of our 2-flat multi-family home. This ordinance did not identify any time restrictions for which we may rent the property. Our request for an additional Special Use is to clarify the use of, and include a short-term owner-occupied rental option, of our property.

The property is identified as Unit #1 – Main floor and basement and Unit #2 – second floor apartment. (See below for description of each unit). Either unit could be utilized as a short term rental. The emphasis for renting will be on the smaller, second floor apartment, Unit #2. If there is interest in renting the larger main floor Unit #1, that option would be allowed, given the understanding the homeowners occupy Unit #2 for the duration that Unit #1 is rented. The Special Use would be limited to only one unit being rented during any rental period.

We intend to use online rental platforms such as VRBO and Airbnb to facilitate scheduling, screening and verification of potential guests, improving communication to understand purpose of trip, specific needs and interests of guests, in addition to sharing house rules and terms of stay. We anticipate rentals to be no less than one weekend. We would consider renting for temporary work assignments, but do not plan or anticipate multiple month rental situations. The rental will be completely dependent on our physically residing in the other unit whenever renters are scheduled. If or when we are out of town the unit would not be rented. Pets, smoking, drugs and loud music will not be allowed.

We anticipate this short-term rental to be an option for guests as they come to Palatine for family events, school reunions, and job interviews, etc.

As property owners we will be responsible for maintenance of property, obtaining rental permit/license, and attending Village of Palatine Crime Free course.

Unit #2 – Second floor apartment (focused unit to be rented) has the following parameters:

Separate private secure smart-lock front entrance
 1000 sq. ft.
 2 bedrooms - queen beds in each room
 Full eat-in kitchen including full-size gas range, full-size refrigerator, microwave
 Full bathroom including tub/shower
 Living room
 Fully furnished
 Separate heat control, window unit ac units
 No laundry facilities
 Carport parking for one car, driveway space for a second car
 Limited to no more than four individuals

Unit #1 – Main floor and basement has the following parameters:

2400 sq. ft. (includes basement)
 Separate private secure smart-lock front entrance, 2 back entrances.
 2 bedrooms - queen beds in each room
 Full kitchen including full-size gas range, full-size refrigerator
 One full bathroom with tub/shower
 One ¾ bathroom with shower
 Living room
 Family room with fireplace
 Music room
 Large craft room/home office
 Deck
 Fully furnished
 Separate zoned heat controls, window unit ac units
 Laundry room with full-size washer/dryer
 Carport parking for one car, driveway space for a second car
 Limited to no more than five individuals (max four adults)

Byran and Julie Blackham

Attachment: ZBA materials (2022-36 : 26 N. Rohlwing Road - Unique Use - short-term rental use)

ORDINANCE NO. 0-35-97

**AN ORDINANCE GRANTING AN ADMINISTRATIVE SPECIAL USE FOR THE
CONTINUED OPERATION OF A 2-FLAT - 26 N. ROHLWING ROAD**

**Published in pamphlet form by authority of the
President and Board of Trustees of the Village of Palatine
on March 24, 1997**

ORDINANCE NO. 0-35-97**AN ORDINANCE
GRANTING AN ADMINISTRATIVE SPECIAL USE
FOR THE CONTINUED OPERATION OF A 2-FLAT
26 N. ROHLWING ROAD**

WHEREAS, pursuant to Sec. 14.03(B) of the Palatine Zoning Ordinance, a petition for Administrative Zoning Variations, was heard by the President and Board of Trustees of the Village of Palatine on March 24, 1997 regarding a request for an Administrative Special Use to permit the continued operation of a 2-flat multi-family use, pursuant to Secs. 10.06 (c)16 and 14.05 B (2) i of the Palatine Zoning Ordinance on the following legally described property:

Lot 6 in A. T. McIntosh and Co's Palatine Manor in the Southeast 1/4 of the Southeast 1/4 of Section 14, Township 42 North, Range 10, East of the Third Principal Meridian, recorded December 4, 1925.

commonly known as 26 N. Rohlwing Road.

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

SECTION 1: That an Administrative Special Use to permit the continued operation of a 2-flat multi-family use, pursuant to Secs. 10.06 (c)16 and 14.05 B (2)i of the Palatine Zoning Ordinance, be granted subject to the following conditions:

- 1) The owners of the 2-flat shall obtain a valid rental license pursuant to Article X of the Village Code of Ordinances.**
- 2) Any alteration or expansion of the 2-flat shall receive Village Council approval.**

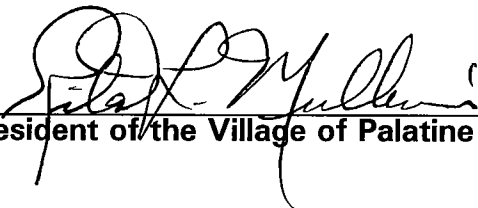
SECTION 2: That the petition for Administrative Special Use be attached hereto and form a part of this ordinance.

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

PASSED: This 24 day of March, 1997

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

APPROVED by me this 24 day of March, 1997



President of the Village of Palatine

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

24 day of March, 1997



Deane B. Greenlee, Deputy
Village Clerk

Attachment: ZBA materials (2022-36 : 26 N. Rohlwing Road - Unique Use - short-term rental use)



VILLAGE OF PALATINE

200 East Wood Street • Palatine, Illinois 60067-5332 • 847-358-7500

FAX 359-9040

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

VILLAGE OF PALATINE DEPARTMENT OF COMMUNITY DEVELOPMENT

ADMINISTRATIVE SPECIAL USE AND VARIATION REQUEST

Please complete this form in its entirety. If you need help, call the Department of Community Development at (847) 359-9047. Please print or type all information.

1. Name of Petitioner(s): JULIE + BYRON BEACHAM

Address: 26 N ROHLWING RD

Home Telephone: 991-5762

Business Telephone: 576 4690

2. Describe the proposed Special Use or Variation: Continued operation
of a 2-flat.

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

Signature(s) of Petitioner(s):

Date: _____, 19____



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Council - Manager Government Since 1956



Packet Pg. 64

Attachment: ZBA materials (2022-36 : 26 N. Rohlwing Road - Unique Use - short-term rental use)

TO: Administration FROM: Community Development *fh* DATE: March 24, 1997

X ORDINANCE DESCRIPTION: Consider an Administrative Special Use to permit the
RESOLUTION continued operation of a 2 flat at 26 N. Rohlwing Rd.
MOTION
PUBLIC HEARING
DISCUSSION ONLY (Blackham) DISTRICT: 6

 COMMITTEE ACTION:

DATE:

 BACKGROUND: The subject property, 26 N. Rohlwing Rd, is currently improved with a 2-flat and is zoned R-2 Single Family Residential District. The administrator determined that the 2-flat is an illegal non-conforming use because the property has been zoned for single family uses since 1926 and the structure was built in 1956. The owners of the property appealed the decision of the administrator at the October 8, 1996 Zoning Board of Appeals meeting. The ZBA upheld the decision of the administrator. The owners sought relief from the required conversion at the October 21, 1996 Committee of the Whole Meeting. The Committee referred the issue to staff and directed staff to create a text amendment which would allow the 2 flat to continue to be operated. The text amendment to the Zoning Ordinance reviewed by the Committee of the Whole at the March 18, 1997 meeting would permit this multi-family residential use to continue to operate provided that an Administrative Special Use is granted. Therefore, the petitioners are requesting:

An Administrative Special Use to permit the continued operation of a 2-flat multi-family use at 26 N. Rohlwing Rd.

DISCUSSION: The petitioners had previously submitted a petition signed by the adjacent property owners in support of the continued use as a 2 flat. The use meets the three standards which must be met to obtain the required Special Use.

ALTERNATIVES:

1. Approve the Administrative Special Use.
2. Do not approve the Administrative Special Use.

RECOMMENDATION: Staff recommends that the Administrative Special Use be approved, subject to the conditions in the attached Ordinance.

ACTION REQUIRED: Motion to approve the Administrative Special Use to permit the continued operation of a 2 flat for the property at 26 N. Rohlwing Road.

Attachment: ZBA materials (2022-36 : 26 N. Rohlwing Road - Unique Use - short-term rental use)

VILLAGE OF PALATINE

SECTION---14

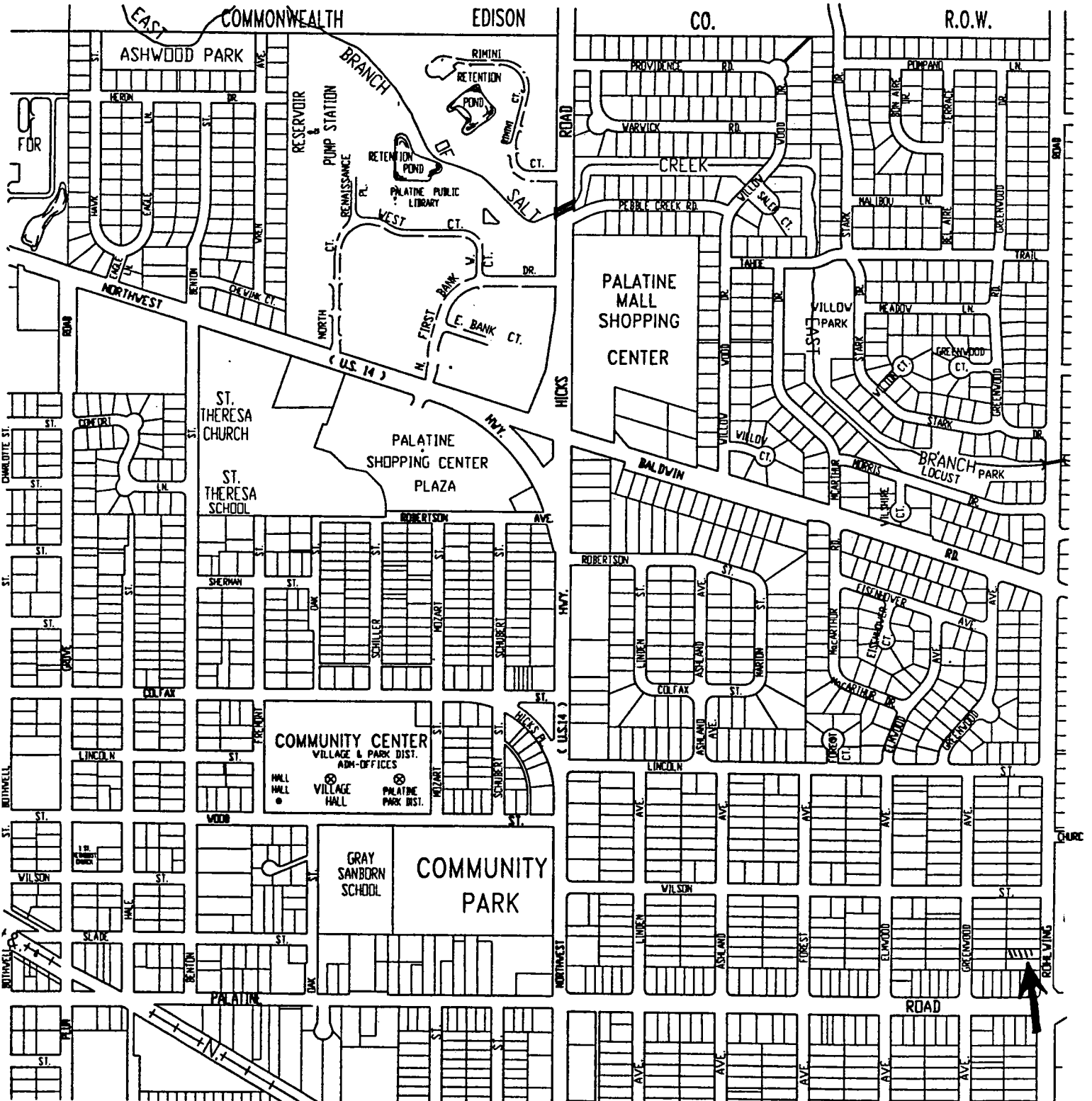


NORTH

AREA MAP

26 N. ROHLWING ROAD

10	11	12
15	14	13
22	23	24



Attachment: ZBA materials (2022-36 : 26 N. Rohlwing Road - Unique Use - short-term rental use)

Alex Bradshaw

From: John Gordon [REDACTED]
Sent: Friday, April 1, 2022 9:32 PM
To: Alex Bradshaw
Subject: Re: 26 N Rohlwing Rd

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

Hi Alex , I just wanted to go on the record to vote against the Blackham's request for special use for short term rental at their address.! I had let them know in the past that I was against this . Thank you, John Gordon

Attachment: ZBA materials (2022-36 : 26 N. Rohlwing Road - Unique Use - short-term rental use)

PUBLIC NOTICE
A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, April 12, 2022 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 for an accessory unique use to allow one unit of a two unit home to be used as a short-term rental property.
The property is commonly known as 26 N. Rohlwing Road (02-14-413-013-0000).
The Petitioners are proposing to offer one unit of the existing two unit (duplex) home to function as a short-term rental property.
The above petition has been filed by Byron and Julie Blackham, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 21-93
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals
DATED: This 28th day of March, 2022
Published in Daily Herald
March 28, 2022 (4580087)

6.B.1.g

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 03/28/2022 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Authorized Agent

Control # 4580087

Notes for Palatine Zoning Board of Appeals meeting April 12, 2022

Points to emphasize and clarify from Staff Statement

- Owner physically residing during short term rental
 - Protection for home and neighborhood
- Clarification of parking and shared driveway
 - Have discussed concerns with that neighbor and they signed off
 - 26x32 area between the end of the shared driveway and our garage/carport providing parking for at least 6 vehicles without being near the shared portions of the driveway
 - Since they have a single car garage and smaller driveway we allow them to use our side of shared driveway when both of their vehicles are home
 - We and renters will not use/block their side
 - Parking on our side of the shared driveway will only be for occasional temporary loading and unloading at front of house
- Traffic concerns
 - Short term traffic less than long term traffic – periodic vs. daily long term
 - Rohlwing is busy road so any rental traffic, short or long term, is not noticeable
- Impact of transitory element
 - Transitory nature of neighborhood
 - Rohlwing and Palatine intersection are busy
 - Winston Campus school, multiple churches, multiple businesses within ¼ of a mile are transitory every day of the week
 - Proposal of owner occupied short term should assure our continuing effort to show respect for the neighborhood with an increased ability to control the use of the property.
 - Neighbors signed off so they are not concerned
- We are OK with staff recommended conditions if board approves request

Win-Win solution that takes into consideration and respecting:

- Owner occupied provides greater security for all parties (renters, owner, neighbors, Village).
- Believe this proposal is reassuring and fair to Village, neighbors and owner
- By owner being present during short term rentals, and clearly stating that in postings, it will appeal to more responsible renters
- Owner being present will enable close monitoring of rental situation for the benefit of village, neighbors and owner
- There is less risk and more control of tenants than with long term lease
- Airbnb and VRBO provide reviews from previous landlords for potential tenants and offer support and backing for landlord if problems with renters arise
- On a more personal note, this proposal offers us the flexibility to determine availability dates in order to have the space available when our children visit and our accommodate our travel plans and not have concerns about impact to our home or neighborhood while we are gone.

Petitioners' Exhibit #8

Municipality	1. Do you have any short-term rental or home-sharing properties such as Airbnb in your village/city? If so, how many?	2. What legislation or ordinances does your village/city have that regulates short-term rental/home-sharing properties? Could you provide a copy of the legislation or ordinance?	3. Are short-term rental/home sharing property owners required to hold a business license? If so, what is the cost?	4. Are background checks on the owner/host of the short-term rental/home-sharing property required in your village/city?
Antioch	No.		No.	No.
Arlington Heights	A few, no exact count.	No.	No.	No.
Barrington	Short-term rentals are not permitted.	See attached.	Short-term rentals are not permitted.	Short-term rentals are not permitted.
Buffalo Grove	We are aware of 1.	N/A.		
Des Plaines	Yes, however, at this time the City of Des Plaines does not regulate them.	NA.	NA.	NA.
Evanston	There are less than 5 licensed.		No.	No.
Fox Lake	Yes/13-15.	See attached.	They are required to hold a Special Use Permit. \$400 filing fee. \$700 Public Hearing Fee.	No.
Glencoe	Yes, there is one home-sharing property.	We do not have any at this time.	No.	No.
Grayslake	We do not track this.	None.	N/A.	N/A.
Hoffman Estates	Not aware of any.	Short term rental uses are businesses and are governed by each individual Zoning district where the property is located. None of our residential districts list these as permitted or special uses and therefore they are prohibited. We do have allowances for home based businesses, but those are only allowed as ancillary uses to a primary use as a residence.	NA.	NA.
Lincolnshire	No.	Attached are Short-Term rental code requirements (page 4 and 5): http://lincolnshireil.gov/sitemedia/documents/quick_links/village-code/title-6/code0603.pdf	No, we do not license any type of businesses.	No.

Municipality	1. Do you have any short-term rental or home-sharing properties such as Airbnb in your village/city? If so, how many?	2. What legislation or ordinances does your village/city have that regulates short-term rental/home-sharing properties? Could you provide a copy of the legislation or ordinance?	3. Are short-term rental/home sharing property owners required to hold a business license? If so, what is the cost?	4. Are background checks on the owner/host of the short-term rental/home-sharing property required in your village/city?
Niles	No.	We do not have regulations specific to short term rentals--they have not been a concern or an issue here to date.	N/A.	N/A.
Streamwood	Not aware of any.	N/A.	N/A.	N/A.
Vernon Hills	We currently have 6 that are operating illegally. Vernon Hills is following up by requiring property owners to cease short term rentals.	Zoning Code prohibits short term rental.	N/A Not permitted.	N/A Not permitted.
Wilmette	Yes, 10-15. That we know about.	We currently have no ordinance pertaining to such rentals.	No.	No.

Short-Term Rental/Home-Sharing Property Survey

6.B.1.i

Municipality	5. Are owners/hosts of the short-term rental/home-sharing properties required to take a class or seminar on renting out their property?	6. Are the short-term rental/home-sharing properties in your village/city required to get property maintenance inspection by your Property Maintenance Inspector or your Health Department?	7. Are owners/hosts of the short-term rental/home-sharing properties required to keep records of guests/tenants that utilize their short-term rental/home-sharing service?	8. Does your city/village impose a short-term rental/home-sharing tax on owners/hosts of said properties?	9. Does your village/city regulate the frequency an owner or host can rent their property on home-sharing websites or apps?
Antioch	No.	No.	No.		No.
Arlington Heights	No.	No.	No.	No.	No.
Barrington	Short-term rentals are not permitted.	Short-term rentals are not permitted.	Short-term rentals are not permitted.	Short-term rentals are not permitted.	Short-term rentals are not permitted.
Buffalo Grove					
Des Plaines	NA.	NA.	NA.	NA.	NA.
Evanston	No.	Yes, inspection by Health Department.	Yes.	Not currently, proposed as part of 2018 budget.	No, only a limitation that the property cannot be rented more than once per day or for a period less than 24 hours.
Fox Lake	No.	Yes. Every 6 months.	No.	No.	No.
Glencoe	No.	No.		No.	No.
Grayslake	N/A.	N/A.	N/A.	N/A.	N/A.
Hoffman Estates	NA.	NA.	NA.	NA.	NA.
Lincolnshire	No.	No.	No.	No.	No less than 3 months and 2 times year.

Attachment: NWMC survey - Short-Term Rental or Home-Sharing Property Survey (2022-36 : 26 N. Rohlwing Road - Unique Use - short-term

Short-Term Rental/Home-Sharing Property Survey

Nov

6.B.1.i

Municipality	5. Are owners/hosts of the short-term rental/home-sharing properties required to take a class or seminar on renting out their property?	6. Are the short-term rental/home-sharing properties in your village/city required to get property maintenance inspection by your Property Maintenance Inspector or your Health Department?	7. Are owners/hosts of the short-term rental/home-sharing properties required to keep records of guests/tenants that utilize their short-term rental/home-sharing service?	8. Does your city/village impose a short-term rental/home-sharing tax on owners/hosts of said properties?	9. Does your village/city regulate the frequency an owner or host can rent their property on home-sharing websites or apps?
Niles	N/A.	N/A.	N/A.	N/A.	N/A.
Streamwood	N/A.	N/A.	N/A.	N/A.	N/A.
Vernon Hills	N/A Not permitted.	N/A Not permitted.	N/A Not permitted.	N/A Not permitted.	N/A Not permitted.
Wilmette	No.	No.	No.	No.	No.

Attachment: NWMC survey - Short-Term Rental or Home-Sharing Property Survey (2022-36 : 26 N. Rohlwing Road - Unique Use - short-term

3. 26 N. Rohlwing Road - Special Use for an Accessory Unique Use - Short-term rental - **Recommended to Approve**

Notice was published in the Daily Herald on March 28, 2022 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. Business Plan
5. Special Use Ordinance #0-35-97 Continued operation of a 2 flat
6. Objection email dated 4/1/22- Gordon
7. Public Notice

Sworn in the petitioner: Mr. Byran Blackham 26 N Rohlwing Rd

Mr. Blackham explained they are asking for special use approval for a short term rental at his property, which is designated as multifamily duplex. He stated the unit rental would be for only when the property owner is present. He submitted a list of points he wanted to make into record.

Ms. Wood entered the list into record as petitioner's exhibit #8

Mr. Blackham read exhibit #8 out loud.

Mr. McGinn asked about the location of the unit

Mr. Blackham explained inside front door there is an enclosed entrance with a separate door to the main floor or upstairs to 2nd floor unit

Mr. McGinn clarified there is a bath in it

Mr. Blackham referred to business plan summary slide to show what each unit consists of

Mr. McGinn asked if the neighbors signed off

Mr. Blackham answered yes stating even the next door neighbor with the shared drive signed off

Mr. Larson asked if there was a list of sign offs

Mr. Bradshaw explained it was not submitted because it is not binding. He stated it was received with the original rezoning request and not resubmitted with the special use request.

Mr. Larson asked what addresses did not sign off

Mr. Blackham explained the property directly south and west

Ms. Wood asked about the reason for the short term rental

Mr. Blackham explained when they originally moved there they rented upstairs unit for 4 years. He stated the owners were moving out of town and the sale fell through because it was not a legal two flat. He stated they purchased and

requested the legal 2 flat ordinance in 1997. Mr. Blackham stated they have rented the unit and has never been an issue. He explained they rented for financial reasons, but now they like their privacy and this gives the flexibility and option to rent for retirement income or home improvements funds. Mr. Blackham spoke to the traffic impact pointing out the density is less with short term than long term. He stated he thinks it will be rented for people who come in to visit family or for a job interview.

Ms. Wood asked if Airbnb runs any background checks on renters
Mr. Blackham stated he has used them himself, but is unsure about background checks. He stated the advantage of the site is there are reviews by both renters and landlords.

Ms. Wood asked for clarification on definition of short term rental
Mr. Blackham stated the max amount of time would most likely be one month. He stated he researched online and most common is one month or less. Bryon stated it is possible for someone to need a 3 month rental for maybe a work commitment but unlikely.

Mr. Larson clarified this is their main residence
Mr. Blackham answered yes

Mr. Larson asked if they would you list both and flip flop
Mr. Blackham stated it is possible but may be too much of a hassle

Mr. Larson clarified only one unit can be rented at a time.
Mr. Bradshaw answered that is correct the proposed business plan indicates the owner would be onsite during any rental.

Ms. Wood asked if the property is sold would the special use transfer to new owner
Mr. Vyverberg explained the request is specific to the existing property owner and location

Ms. Wood asked for the definition of short term
Mr. Vyverberg referred to zoning ordinance under the definitions stating anything that is not permitted under this ordinance shall be prohibited which leads staff to look through all the permitted uses in the R2 zoning districts, which it is not covered anywhere under that. He stated the timeframe is not the determining factor rather the listing it as a short term rental through Airbnb.

Ms. Wood asked if this is the first request for short term rental.
Mr. Vyverberg answered yes.

Mr. Pirog asked if long term rental are listed in code.
Mr. Vyverberg spoke to the difference between long term and short term rental lease

Ms. Wood asked if there are many duplex homes in Palatine.

Mr. Vyverberg spoke the special use process and other non-conforming properties in the area and downtown, which went through a similar Special Use process.

Mr. Larson asked again about the definition of short term rental.

Mr. Bradshaw explained it is not contemplated in code and Village Council may further direct Staff to draft a text amendment to provide additional direction on short-term rentals.

Mr. Vyverberg stated it becomes a policy matter for the Village Council. He spoke to complaints from residents on properties operating through Airbnb or VRBO, which leads to zoning enforcement, as the use is not permitted and there is a commercial aspect that comes into play.

Ms. Wood asked if 34 N Rohlwing is multifamily use.

Mr. Blackham stated he is unaware of it ever being used as duplex. He spoke to other houses in the area that have been used as multifamily. He spoke to the difficulty of deciding how to request relief being that his property has run as a duplex since 1950. Mr. Blackham stated this request is more of an amendment from the original ordinance because it didn't clarify any length of time. He spoke to the possible conditions of approval from Village Council

Ms. Wood asked if staff wants to address.

Mr. Vyverberg stated staff has worked with the petitioner to identify the process and relief requested. He spoke to the special use process and how it will be a policy matter for the Village Council. He spoke to the possibility of creating short term rental ordinance and how Staff will request this direction from the Village Council. Mr. Vyverberg spoke to the unique circumstance of this property being approved duplex in single-family residential district and that the Subject Property was the basis for the inclusion of that Special Use category in the Code.

Mr. Bradshaw gave a brief overview stating short-term rentals are not permitted or special uses within single family districts, but that this property was constructed as a 2 unit in the 1950's and received special use ordinance in 1997 to continue operating as a duplex. He stated there were 2 conditions to original ordinance including obtain a valid rental license and receive Village Council approval for any alteration or expansion. Mr. Bradshaw spoke to the sign offs received from the neighbors, noting that there were 2 that did not sign off. He spoke to the Comprehensive plan seeing the future land use as single family residential use. He pointed out the property as a valid rental license and has passed inspection in July 2021. He stated Community Services and Engineering have reviewed and did not identify any issues.

Sworn in Mr. Mike Pearce 27 N Greenwood

Mr. Pearce stated he has lived there for 15 years and most homes are single-family dwellings. He pointed out they basically share the same backyard. He stated with a long term rental they can do a background check and is concerned about screening for short term. He expressed concerns of party people and the

allowed use of the backyard by the renters. Mr. Pearce asked how the owners can be home all the time as indicated in business plan. He stated most families in the area are quiet and feel there will be issues with short term clientele. He expressed concern about variance being passed along to future homeowners and how property values may be impacted, if the future if buyers do research and find out Airbnb in area

Ms. Roth-Wurster asked if they have had a renter during time they lived there Mr. Pearce answered no not to his knowledge

Mr. Blackham addressed Mr. Pearce's concerns pointing out there are quite a few rentals within 250ft per the mailing they had to do. He agreed with Mr. Pearce on not wanting loud parties. He spoke to having to call police on a neighbor for a loud domestic situation. Mr. Blackham stated they worked with staff on the condition of the owner being in town during rental timeframe. He pointed out the business plan will indicate no smoking, no drinking and no drugs and the use of the yard will not be part of the rental just the second unit and the parking. Mr. Blackham spoke to the background checks and the challenges of evicting tenants. He stated short-term rentals are approved use in R3 and within a half a mile there is one R-3 property, with similar situation. He stated he has approached the request at all angles, but thinks this request is best option

Mr. Larson asked when the last time they rented out to long term rental Mr. Blackham 20 years ago- have used space for older children- can block out the schedule in Airbnb, when they are not available

STAFF RECOMMENDATION:

The existing property is zoned R-2 and has a Special Use to allow a duplex. The Zoning Ordinance does not allow short-term rental properties in the single-family districts. As there is a transitory element to the proposed use of the property, Staff believes that it will impact the surrounding properties. Also, parking and traffic associated with the short-term rental use are noted Staff concerns. This is further exacerbated with the Subject Property having a shared driveway, with the property to the north.

As a policy matter, Staff has not been directed to include short-term rentals in the allowable use lists within the Code. Logistically, a short-term rental has the potential to function more comparably to a hotel use, given the commercial components and the any associated turnover of use. This use would not seem to coordinate with the established character of the subdivision. Additionally, the Village's Future Land Use Plan denotes the Subject Property as Single-Family Residential.

Therefore, Staff recommend denial of the Special Use request. If the Zoning Board recommends approval, Staff recommends the following conditions:

1. The Special Use shall substantially conform to the Business Plan submitted by

the Petitioner, except as such plan may be changed to conform to the Village of Palatine Codes and Ordinances.

2. As required by Code, a business license shall be obtained for the proposed short-term rental use.

Mr. Pirog clarified if approved by Village Council it only applies for the petitioner Mr. Bradshaw explained the approval is directly associated, with the subject property and proposed business plan

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

Mr. McGinn made a motion to deny; seconded by Mr. Larson

DELIBERATIONS:

Mr. McGinn stated the adjoining properties create some issues. He stated short term community do not fit in this locality.

Ms. Wood pointed out the request is specific to the property owner who has lived there a long time. She stated this is a unique situation with a legal 2-flat, with it being owner occupied. She stated they are going through the procedures and looking to follow the requirements. Ms. Wood spoke to background checks but the possibility of having a bad long term based tenant. She pointed out it has been a 2-flat since the 50's. She spoke to the need for a definition of short-term rental and pointed out the parking concerns have been addressed

Mr. McGinn spoke to the difference of short term rental vs hotel occupant.

Discussion on the number of trips generated and coming and going of renters.

Mr. McGinn spoke to the perception of Airbnb.

Ms. Roth-Wurster stated from her experience, there are background checks, because a driver's license is required for check in.

Discussion on discreetness of rental with address not being posted

Ms. Wood spoke to the concern of functioning as a hotel. She pointed out they are long time owners and are not renting recklessly. She stated there should be a limit on how many days it can be rented, so it doesn't become a hotel

Ms. Roth-Wurster pointed out they have a business plan, the property is owner occupied, and they already have a rental license and will need to get another license. She stated she does not see it as hotel but discussion needs to be considered as a special situation

Discussion on adding conditions.

Motion to deny failed by a vote of 1-4

Mr. Larson made a motion to approve subject staffs' conditions; seconded by Ms. Roth-Wurster

Discussion on adding conditions or allowing Village Council to stipulate at review.

Ms. Wood summarized that this request has met the standards and was approved by a vote of 4-1. This item will tentatively go to Village Council on May 2, 2022.

RESULT:	RECOMMENDED TO APPROVE [4 TO 1]
MOVER:	Brent Larson, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Larson, Roth-Wurster, Wood, Pirog
NAYS:	McGinn
ABSENT:	Luszczak, Cavanaugh

Consider an Ordinance Amending Article 15 - Adult Use Recreational Cannabis of Appendix A of the Village of Palatine Code of Ordinances

BACKGROUND:

In June, 2019, the State of Illinois approved the Cannabis Regulation and Tax Act ("Cannabis Act"), creating the regulations permitting the legal sale and consumption of cannabis for adults at least 21 years old. The Village of Palatine approved the Adult Use Cannabis Dispensary regulations within the Zoning Ordinance in December 2019. In reviewing the existing Ordinance requirements, Staff is recommending the following text amendments to Article 15:

- 1) **Amending Section 15.02 to include Planned Development Districts, subject to the B-5 or Manufacturing District Use lists, as eligible zoning districts for a Special Use for an adult-use cannabis dispensing establishment; and**
- 2) **Eliminating the Section 15.04 (a) requirement, that a dispensing establishment must currently be licensed by the Illinois Department of Financial and Professional Regulation to operate a medical cannabis dispensing organization.**

KEY ISSUES:

- When the Village Council adopted the adult use cannabis dispensary ordinance, the eligible zoning districts for Special Use review included the B-5 district (Rand Road) and the Manufacturing District. While the initial text amendments focused upon only these zoning districts, Staff believes that there may also be appropriate locations, within properties zoned Planned Development, subject to the B-5 and Manufacturing districts.
- The Zoning Ordinance also requires adult dispensaries to have a current medical cannabis dispensing license (Medical Cannabis Pilot Program Act). Over the approximately three years of administering the State Cannabis Act, including 85 separate security protocol limitations, Staff believes that the medical cannabis dispensary requirement is no longer necessary. It was originally included as there was not enough history as to how the State would review non-medical operators.

ALTERNATIVES:

1. Approve the text amendments to Article 15 of the Palatine Zoning Ordinance.
2. Do not approve the text amendments to the Palatine Zoning Ordinance.

RECOMMENDATION:

Public Hearing: Plan Commission - April 19, 2022
Residents testifying: None

Vote: The Plan Commission voted unanimously to recommend approval of the Article 15 text amendments and Staff concurs with this recommendation.

ACTION REQUIRED:

A motion to approve the Text Amendments to Article 15 of the Village of Palatine Zoning Ordinance.

ATTACHMENTS:

- ORD - Text Amendments to Article 15
- EXHIBIT - Proposed Article XV amendments
- Plan Commission materials - Article 15 Text Amendments
- DRAFT - Plan Commission Minutes - April 19, 2022 - Article 15 - Text Amendments

RESULT:	MOTION CARRIED BY ROLL CALL [6 TO 1]
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Greg Solberg, District 4 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Helms
NAYS:	Kollin Kozlowski

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE VILLAGE OF PALATINE CODE OF ORDINANCES
APPENDIX A – ARTICLE XV

WHEREAS, pursuant to a public hearing held on April 19, 2022, of which public notice was given as required by law, the Plan Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported its findings regarding the proposed text amendments to Appendix A of the Village of Palatine Code of Ordinances Article XV – Adult Use Recreational Cannabis Dispensaries.

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: Appendix “A” Comprehensive Zoning Ordinance Amendment of the Code of Ordinances of the Village of Palatine, as amended, is hereby further amended as indicated on Exhibit “attached hereto”.

SECTION 2: That the Village Clerk is directed to maintain a record of the modifications to the existing Ordinance, which are identified on the attached Exhibits (a blacklined version of the modifications approved pursuant to this Ordinance).

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

PASSED: This ____ of _____, 2022

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

APPROVED by me this ____ day of _____, 2022

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

____ day of _____, 2022

Village Clerk

ARTICLE XV. ADULT-USE CANNABIS

15.01. Purpose and Applicability.

It is the intent and purpose of this Section Article XV to provide regulations controlling an adult-use cannabis dispensing establishment operating within the corporate limits of the Village. Such facilities shall comply with all regulations provided in the Cannabis Regulation and Tax Act (P.A. 101-0027) (Act), as it may be amended from time to time, and regulations promulgated thereunder, and the regulations provided below. In the event that the Act is amended, the more restrictive of the state or local regulations shall apply.

15.02. Adult-Use Cannabis.

Adult-use cannabis dispensing establishments, as defined in Section 3.02 shall require an approval of a Special Use in ~~either the B-5 Highway Business District, or the M Manufacturing Districts, or Planned Development Districts, subject to the B-5 or Manufacturing District Use lists~~ and the Special Uses shall be processed in accordance with Section 14.05 et seq. (Special Uses) of the Village Zoning Ordinance as provided herein, and shall be subject to the conditions set forth in Section 15.04.

15.03 Adult-Use Cannabis Dispensing Establishment Components.

In determining compliance with Section 14.05 (Special Uses), the following components of the adult-use cannabis dispensing establishment shall be evaluated based on the entirety of the circumstances affecting the particular property in the context of the existing and intended future use of properties:

- (a) Impact of the proposed facility on existing or planned uses located within the vicinity of the subject property.
- (b) Proposed structure in which the facility will be located, including the co-tenancy (if in a multi-tenant building), total square footage, security installations/security plan and building code compliance.
- (c) Hours of operation and anticipated number of customers and employees.
- (d) Anticipated parking demand and available private parking supply.
- (e) Anticipated traffic generation in the context of adjacent roadway capacity and access to such roadways.
- (f) Site design, including access points and internal site circulation.
- (g) Proposed signage plan.
- (h) Compliance with all requirements provided in this Section 15.03.
- (i) Other criteria determined to be necessary to assess compliance with Section 14.05 (Special Uses).

15.04 Adult-Use Cannabis Dispensing Establishment.

An adult-use cannabis dispensing establishment must comply with the following:

- ~~(a) Facility must be operated by an organization or business that is currently licensed by the Illinois Department of Financial and Professional Regulation to operate a medical cannabis dispensing organization under the Compassionate Use of Medical Cannabis Pilot Program Act (410 ILCS 130 et seq.)~~
- ~~(b)~~(a) Facility must keep a copy of the dispensing organization agent identification card issued

pursuant to the Compassionate Use of Medical Cannabis Pilot Program Act visible and conspicuously displayed at all times.

~~(e)(b)~~ An adult-use cannabis dispensing establishment building shall not be located within 1,500 feet of the building in which is located a pre-existing public or private nursery school, pre-school, primary or secondary school, or day care facility. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.

~~(d)(c)~~ An adult-use cannabis dispensing establishment building shall not be located within five hundred (500) feet of property either owned by a Park District or utilized for park district purposes, unless separated by railroad tracks.

~~(de)~~ An adult-use cannabis dispensing establishment shall not be located in a dwelling unit.

~~(ef)~~ An adult-use cannabis dispensing establishment shall not abut nor be directly across the street from any residential use.

~~(fg)~~ At least 75% of the floor area of any tenant space occupied by an adult-use cannabis dispensing establishment shall be devoted to the activities of the cannabis dispensing establishment as authorized by the Act, and other than cannabis infused food products, no cannabis dispensing establishment shall also sell food for consumption on the premises in the same tenant space.

~~(gh)~~ Facility shall not conduct any sales or distribution of cannabis other than as authorized by the Act.

~~(+)~~ ~~(h)~~ Adult-use cannabis dispensing establishments are prohibited from allowing on-site consumption of cannabis under all circumstances.

~~(ij)~~ For purposes of determining required parking, adult-use cannabis dispensing establishments shall be classified as "Business and Retail Uses" area as per Section 7.03 (b) (1), provided however that the Village may require that additional parking be provided as a result of the analysis completed through Section 14.05 (Adult-Use Cannabis: Special Use) herein.

~~(jk)~~ Petitioner must submit a complete copy of their state license application and all plans submitted to the State of Illinois, or any agency thereof, as part of their special use application. Before issuance of a certificate of occupancy or otherwise opening to the public, adult-use cannabis dispensing establishments must provide a copy of their license to operate as an adult-use cannabis dispensing establishment from the respective state agency.

~~(kl)~~ Petitioner shall file an affidavit with the Village affirming compliance with this Section 15.04 and all other requirements of the Act.

15.05 Additional Requirements.

Petitioner shall install building enhancements, such as security cameras, lighting or other improvements, as set forth in the Special Use permit, to ensure the safety of employees and customers of the adult-use cannabis dispensing establishments, as well as its environs. Said improvements shall be determined based on the specific characteristics of the floor plan for an adult-use cannabis dispensing establishment and the site on which it is located, consistent with the requirements of the Act.

15.06 Violation / Penalties.

Any violation of this Article XV shall be punishable as provided in Section 1-8 of the Code of Ordinances of the Village of Palatine, Illinois.

(Ord. No. O-111-19, 12/9/19)

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VILLAGE OF PALATINE
Plan Commission

SCHEDULED 04/19/22 07:00 PM

CASE STAFF STATEMENT (ID # 7497)

**Text Amendments to Appendix A -Article 15, - Village of
Palatine Zoning Ordinance -Section 15.02 and Section 15.04
(a)**

CASE NUMBER: 22-15

PETITIONER: Village of Palatine

PROPOSAL:

Text amendments to Article 15 - Adult Use Cannabis of the Village of Palatine Zoning Ordinance including the following: 1) Amending Section 15.02 to include Planned Development Districts, subject to the B-5 or Manufacturing District Use lists, as eligible zoning districts to apply for a Special Use for an adult-use cannabis dispensing establishment; and 2) To eliminate the requirement, as referenced in Section 15.04 (a), that a dispensing establishment must currently be licensed by the Illinois Department of Financial and Professional Regulation to operate a medical cannabis dispensing organization.

BACKGROUND:

On June 25, 2019, the State of Illinois approved the Cannabis Regulation and Tax Act ("Cannabis Act") allowing for and creating the regulations permitting the legal sale and consumption of cannabis, for adults at least 21 years old. The Village of Palatine approved the Adult Use Cannabis regulations within the Zoning Ordinance on December 9, 2019. As part of the review of the existing Ordinance requirements, Staff is recommending the following text amendments to Article 15:

- 1) Amending Section 15.02 to include Planned Development Districts, subject to the B-5 or Manufacturing District Use lists, as eligible zoning districts to apply for a Special Use for an adult-use cannabis dispensing establishment; and**
- 2) To eliminate the requirement, as referenced in Section 15.04 (a), that a dispensing establishment must currently be licensed by the Illinois Department of Financial and Professional Regulation to operate a medical cannabis dispensing organization.**

ANALYSIS:

- When the Village Council adopted the adult use cannabis ordinance as an amendment to the Zoning Ordinance, the eligible zoning districts for Special Use review were the B-5 district (Rand Road) and the Manufacturing District. In addition to the underlying zoning district, there are numerous separation requirements from schools, residential properties, and park district properties.
- When the initial Village text amendment was drafted, Planned Development districts were not included in the eligible zoning districts for consideration. Upon review of the existing zoning designations within the Village, Staff is recommending including Planned Developments, subject to either the B-5 or Manufacturing district use lists, be included as eligible zoning districts to apply for an adult-use cannabis dispensing establishment.
- While the initial text amendments focused upon only the B-5 and Manufacturing districts, upon review, there may also be appropriate locations within properties zoned Planned Development. Therefore, Staff is recommending to expand the eligible zoning districts to those with a Planned Development designation, subject to the B-5 or Manufacturing districts.
- Since the passage of Cannabis Act, there have been approximately three years of operational history, within Illinois. The Cannabis Regulation and Tax Act outlines the various security requirements and limitations required by the state. These include electronic record keeping, video monitoring, appropriate security measures and daily reporting to the State. Within the Cannabis Act, there are 85 separate requirements relating to security, within the dispensary.
- The Village's initial inclusion of requiring adult dispensaries to also have a current license to operate a medical cannabis dispensing organization (under the Compassionate Use of Medical Cannabis Pilot Program Act) was to ensure added protection for the new program. Over the last approximately 3 years of administration of the Cannabis Act, Staff better understands both the requirements of the Act and the State limitations and restrictions upon dispensaries. Therefore, Staff is recommending a text amendment to eliminate this requirement.

RECOMMENDATION:

Staff is recommending text amendments to Article 15 - Adult use cannabis which expand the eligible zoning districts for Special Use application to include Planned Development Districts, subject to the B-5 or Manufacturing District use lists and the

elimination of the current license requirement for a medical dispensary. Staff is recommending the following text amendments:

- 1) **Amending Section 15.02 to include Planned Development Districts, subject to the B-5 or Manufacturing District Use lists, as eligible zoning districts to apply for a Special Use for an adult-use cannabis dispensing establishment; and**
- 2) **To eliminate the requirement, as referenced in Section 15.04 (a), that a dispensing establishment must currently be licensed by the Illinois Department of Financial and Professional Regulation to operate a medical cannabis dispensing organization, as further described on the attached Exhibit.**

ATTACHMENTS:

- EXHIBIT - Proposed Article XV amendments
- Cannabis Regulation and Tax Act
- Public Notice

ARTICLE XV. ADULT-USE CANNABIS

15.01. Purpose and Applicability.

It is the intent and purpose of this Section Article XV to provide regulations controlling an adult-use cannabis dispensing establishment operating within the corporate limits of the Village. Such facilities shall comply with all regulations provided in the Cannabis Regulation and Tax Act (P.A. 101-0027) (Act), as it may be amended from time to time, and regulations promulgated thereunder, and the regulations provided below. In the event that the Act is amended, the more restrictive of the state or local regulations shall apply.

15.02. Adult-Use Cannabis.

Adult-use cannabis dispensing establishments, as defined in Section 3.02 shall require an approval of a Special Use in ~~either the B-5 Highway Business District, or the M Manufacturing Districts, or Planned Development Districts, subject to the B-5 or Manufacturing District Use lists,~~ and the Special Uses shall be processed in accordance with Section 14.05 et seq. (Special Uses) of the Village Zoning Ordinance as provided herein, and shall be subject to the conditions set forth in Section 15.04.

15.03 Adult-Use Cannabis Dispensing Establishment Components.

In determining compliance with Section 14.05 (Special Uses), the following components of the adult-use cannabis dispensing establishment shall be evaluated based on the entirety of the circumstances affecting the particular property in the context of the existing and intended future use of properties:

- (a) Impact of the proposed facility on existing or planned uses located within the vicinity of the subject property.
- (b) Proposed structure in which the facility will be located, including the co-tenancy (if in a multi-tenant building), total square footage, security installations/security plan and building code compliance.
- (c) Hours of operation and anticipated number of customers and employees.
- (d) Anticipated parking demand and available private parking supply.
- (e) Anticipated traffic generation in the context of adjacent roadway capacity and access to such roadways.
- (f) Site design, including access points and internal site circulation.
- (g) Proposed signage plan.
- (h) Compliance with all requirements provided in this Section 15.03.
- (i) Other criteria determined to be necessary to assess compliance with Section 14.05 (Special Uses).

15.04 Adult-Use Cannabis Dispensing Establishment.

An adult-use cannabis dispensing establishment must comply with the following:

- ~~(a) Facility must be operated by an organization or business that is currently licensed by the Illinois Department of Financial and Professional Regulation to operate a medical cannabis dispensing organization under the Compassionate Use of Medical Cannabis Pilot Program Act (410 ILCS 130 et seq.)~~
- ~~(b)~~ (a) Facility must keep a copy of the dispensing organization agent identification card issued

pursuant to the State of Illinois requirements, Compassionate Use of Medical Cannabis Pilot Program Act visible and conspicuously displayed at all times.

- (e)(b) An adult-use cannabis dispensing establishment building shall not be located within 1,500 feet of the building in which is located a pre-existing public or private nursery school, pre-school, primary or secondary school, or day care facility. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.
- (f)(c) An adult-use cannabis dispensing establishment building shall not be located within five hundred (500) feet of property either owned by a Park District or utilized for park district purposes, unless separated by railroad tracks.
- (d) An adult-use cannabis dispensing establishment shall not be located in a dwelling unit.
- (e) An adult-use cannabis dispensing establishment shall not abut nor be directly across the street from any residential use.
- (f) At least 75% of the floor area of any tenant space occupied by an adult-use cannabis dispensing establishment shall be devoted to the activities of the cannabis dispensing establishment as authorized by the Act, and other than cannabis infused food products, no cannabis dispensing establishment shall also sell food for consumption on the premises in the same tenant space.
- (g) Facility shall not conduct any sales or distribution of cannabis other than as authorized by the Act.
- (h) Adult-use cannabis dispensing establishments are prohibited from allowing on-site consumption of cannabis under all circumstances.
- (i) For purposes of determining required parking, adult-use cannabis dispensing establishments shall be classified as "Business and Retail Uses" area as per Section 7.03 (b) (1), provided however that the Village may require that additional parking be provided as a result of the analysis completed through Section 14.05 (Adult-Use Cannabis: Special Use) herein.
- (j) Petitioner must submit a complete copy of their state license application and all plans submitted to the State of Illinois, or any agency thereof, as part of their special use application. Before issuance of a certificate of occupancy or otherwise opening to the public, adult-use cannabis dispensing establishments must provide a copy of their license to operate as an adult-use cannabis dispensing establishment from the respective state agency.
- (k) Petitioner shall file an affidavit with the Village affirming compliance with this Section 15.04 and all other requirements of the Act.

15.05 Additional Requirements.

Petitioner shall install building enhancements, such as security cameras, lighting or other improvements, as set forth in the Special Use permit, to ensure the safety of employees and customers of the adult-use cannabis dispensing establishments, as well as its environs. Said improvements shall be determined based on the specific characteristics of the floor plan for an adult-use cannabis dispensing establishment and the site on which it is located, consistent with the requirements of the Act.

15.06 Violation / Penalties.

Any violation of this Article XV shall be punishable as provided in Section 1-8 of the Code of Ordinances of the Village of Palatine, Illinois.

(Ord. No. O-111-19, 12/9/19)

PUBLIC NOTICE
A public hearing will be held before the Palatine Plan Commission on Tuesday, April 19 2022 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Text amendments to Article 15 Adult-Use Cannabis that include: 1) Amending Section 15.02 to include Planned Development Districts, subject to the B-5 or Manufacturing District Use lists, as eligible zoning districts to apply for a Special Use for an adult-use cannabis dispensing establishment; and 2) To eliminate the requirement, as referenced in Section 15.04 (a), that a dispensing establishment must currently be licensed by the Illinois Department of Financial and Professional Regulation to operate a medical cannabis dispensing organization.

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

The proposed text amendments to the Village of Palatine Zoning Ordinance will amend the eligible zoning districts, in which to apply for a Special Use for an adult-use dispensing establishment, to include Planned Development districts, subject to the B-5 or Manufacturing district use lists. The amendments would also eliminate the requirement to be currently licensed by the State of Illinois to operate a medical cannabis dispensing organization.

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

FILE #: 22-15
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 4th day of April 2022.
Published in Daily Herald
April 4, 2022 (4580391)

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 and has been circulated daily in the Village(s) of: Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Deer Park, Des Plaines, Elk Grove, Franklin Park, Glenview, Hanover Park, Hoffman Estates, Inverness, Melrose Park, Morton Grove, Mt Prospect, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Rolling Meadows, Rosemont, Schaumburg, Schiller Park, South Barrington, Streamwood, Wheeling, Wilmette

County(ies) of Cook

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to 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 copy, was published 04/04/2022 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Daula Baltz

Designee of the Publisher and Officer of the Daily Herald

Control # 4580391

II. CASE STAFF STATEMENTS

1. Text Amendments to Appendix A -Article 15, - Village of Palatine Zoning Ordinance -Section 15.02 and Section 15.04 (a) - **Recommended to Approve**

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on April 4th, 2022 and mailed to the owners of the surrounding properties.

The following exhibits were introduced:

1. Exhibit - Proposed Article XV Amendments
2. Public Notice

Chairman Dwyer swears in Staff - Mr. Vyverberg & Ms. Bremanis

Mr. Vyverberg presents information regarding the Adopted State of Illinois Cannabis Laws and provides background on the laws. He explains the initial Cannabis Pilot Program Act that went into effect in 2014 was a 4 year pilot program. The Village of Palatine amended the Zoning Ordinance at that time to allow cultivation centers and dispensaries as Special Use in the manufacturing district. He explained that in 2019 the State of Illinois declared the use of cannabis as legal for persons 21 years of age or older and would be taxed the same as alcohol. The Village of Palatine amended the zoning ordinance to allow adult use dispensaries as Special Uses in the B-5 district and Manufacturing district on 12/9/2019.

Mr. Vyverberg states that the text amendments are based on the past 3 years of operational history provided by the State of Illinois which is regulated by the department of finance and professional regulation for dispensaries. It is also based on information from other communities in the metropolitan area that has allowed such special uses.

He explains that staff is identifying and reviewing the initial current language and text that identified the zoning district along the Rand Rd corridor and the Manufacturing district. There may be other zoning districts that are subject to the B5 and manufacturing zoning. He states that they are proposing to further amend the districts that align to the B5 or manufacturing district. Also, the amendment would be eliminating the requirement to operate with a current medical license.

Mr. Freidman questions the specific language regarding the operating license requirement.

Mr. Vyverberg states that there is a clearer understanding of the requirements and is based on the State of Illinois language.

STAFF RECOMMENDATION:

Staff is recommending text amendments to Article 15 - Adult use cannabis which expand the eligible zoning districts for Special Use application to include Planned Development Districts, subject to the B-5 or Manufacturing District use lists and the elimination of the current license requirement for a medical dispensary. Staff is recommending the following text amendments:

- 1) **Amending Section 15.02 to include Planned Development Districts, subject to the B-5 or Manufacturing District Use lists, as eligible zoning districts to apply for a Special Use for an adult-use cannabis dispensing establishment; and**
- 2) **To eliminate the requirement, as referenced in Section 15.04 (a), that a dispensing establishment must currently be licensed by the Illinois Department of Financial and Professional Regulation to operate a medical cannabis dispensing organization, as further described on the attached Exhibit.**

Discussion:

Mr. Fedota questions the Plan Development districts and asks if the districts have to be B5 or manufacturing and located within the Rand Rd district to be approved. He asks if there are other B5 or manufacturing districts within the village that could also fall under this zoning.

Mr. Vyverberg explains that the original intention of this zoning was to identify various spacing requirements that were put into place for dispensaries based on the distance from schools, park district properties and residential properties. It identified which zoning districts fell under those categories and that is how the B5 district was determined within the manufacturing district. The intention of the code is that if your planned development is approved by the village council and your aligned or underlying use to the B5 district or mfg. district that you would be included in the eligible properties but it would be a case by case determination.

Mr. Fedota clarifies that a new planned development would look at the original underlying use.

Mr. Vyverberg states the uses proposed as part of the planned development and what zoning district would those uses align to and the intention to link it to the underlying zoning district.

Mr. Dwyer ask if the comprehensive plan would be looked at.

Mr. Vyverberg states that it would be relevant information.

Mr. Kolososki questions the minimum distance of the dispensaries from schools, parks and residents.

Mr. Vyverberg explains that a dispensary cannot be located within 500' of park district property of either property owned by Park District or utilized for Park District purposes. Dispensary cannot be located within 1500 ft. of school property preexisting, public or private nursery school, preschool, primary school, secondary school or daycare. He notes that learning centers and vocational centers are not classified as public or private schools.

Mr. Kolososki asks if these are state guidelines.

Mr. Vyverberg states that staff and the Village attorney looked at a couple of different factors. The criteria was based on the state limitations, what other communities look at and what made sense from a distance perspective.

Mr. Noonan made a motion to close the public hearing. 2nd by Mr. Fedota

DISCUSSION:

Mr. Fedota states it is consistent with what was established in 2019.

Mr. Noonan made the motion to accept

Seconded by Mr. Kolososki and unanimously approved

RESULT:	RECOMMENDED TO APPROVE [UNANIMOUS]
MOVER:	Patrick Noonan, Plan Commissioner
SECONDER:	Robert Kolososki, Plan Commissioner
AYES:	Dwyer, Noonan, Williams, Friedman, Bettenhausen, Kolososki, Fedota

Consider Ordinances Approving a Planned Development Amendment for the Patrick Hyundai Phase 2 Planned Development and a Special Use for an Adult Use Dispensary for the Vacant Lot East of 325 E. Lake Cook Road

BACKGROUND:

The Subject Property, Lot 3 of the Patrick Hyundai Phase 2 Planned Development, is currently a vacant lot. The Petitioners are requesting a Planned Development Amendment to align the Planned Development uses to the B-5 district and to open an adult use cannabis dispensary on Lot 3. Therefore, the Petitioners are requesting:

Planned Development Amendment to Planned Development Ordinance #O-6-16 to align the underlying use lists to the B-5 district (Keystone Ventures LLC - Palatine Lake Cook Road LLC); and

Special Use for an adult use cannabis dispensing establishment (Botavi Wellness LLC)

KEY ISSUES:

- The property owner is requesting an amendment to align the Planned Development use lists to the B-5 district. As part of its approval, the Planned Development maintains full access extending from Rand Road through to Lake Cook Road for the Subject Property. Although Lot 3 remains undeveloped, the infrastructure improvements were completed with the Starbucks' drive-through in 2017. Prior to development of Patrick Hyundai, many of the underlying lots were zoned B-5.
- The Illinois Department of Financial and Professional Regulation awarded 75 Conditional Adult Use Dispensing Organization licenses in August 2021. Botavi Wellness LLC ("Botavi") was awarded a license (1 of 47 in the Chicago Naperville Elgin BLS region).
- The dispensary would be approximately 3,500 square feet and requires 12 parking spaces, with the Starbucks requiring seven spaces. There are 37 total spaces provided, leaving an excess of 18 spaces.
- Botavi presently operates under the store name "Bloc". Bloc presently operates eight dispensaries in Missouri and Pennsylvania. They also operate two pharmacies in Utah.
- The business plan indicates that a National Security Director oversees the dispensary operations. The store would also comply with all of the State's security directives and have 30-50 high definition cameras located throughout the building and outside the dispensary. The cameras will be equipped with facial

recognition/license plate readability. The Palatine Police Department would have access to a direct feed into all cameras at the dispensary. There will also be two armed security guards on-site, during all business hours. The proposed hours of operation are 8 AM - 8 PM, but the plan indicates that there will likely be fewer hours varying by day.

- The Subject Property complies with all of the spacing and separation requirements (1,500 feet) from any school, nursery, day care, pre-school or secondary school. It is also more than 500 ft. from the property line of any Park District property.
- Public comments were submitted to the Village indicating both opposition and support for adult use dispensaries. While those comments were included with the review materials, Staff notes that the comments are general in nature and not specific to either the proposed Special Use location or operator. No public testimony was provided at the Public Hearing.

ALTERNATIVES:

1. Approve the Planned Development Amendment and Special Use.
2. Do not approved the Planned Development Amendment and Special Use.

RECOMMENDATION:

Public Hearing:	Plan Commission - April 19, 2022
Residents testifying:	None
Vote:	The Plan Commission voted unanimously to recommend approval of the Planned Development Amendment to the Patrick Hyundai Phase 2 Planned Development and a Special Use for an adult use cannabis dispensary for the vacant lot east of 325 E. Lake Cook Road. Staff concurs with this recommendation.

ACTION REQUIRED:

A motion to approve the ordinances for a Planned Development Amendment to Patrick Hyundai Phase 2 Planned Development and a Special Use for an adult use cannabis dispensary for the vacant lot east of 325 E. Lake Cook Road.

ATTACHMENTS:

- Aerial Map
- ORD - Planned Development Amendment - Patrick Hyundai 2
- EXHIBIT - Keystone Ventures Planned Development Amendment Transmittal Letter
- EXHIBIT - ALTA survey with cross access drive to Rand Road
- ORD - Special Use Botavi Wellness
- EXHIBIT - Bloc - proposed site plan and floorplan
- EXHIBIT - 03.09.21 Botavi Wellness Narrative and Business Plan

- IDPR - FINAL TA Results by BLS List 8-19-2021
- 03.14.22 Palatine Special Use Application - Botavi Wellness
- DRAFT - Plan Commission Minutes April 19, 2022 - Planned Development Amendment and Special Use
- General comments provided about adult use cannabis
- Plan Commission materials - Planned Development Amendment and Botavi Special Use
- Cannabis Dispensary Letter 5-2-22 Minutes

RESULT:	MOTION CARRIED BY ROLL CALL [5 TO 2]
MOVER:	Greg Solberg, District 4 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Schwantz, Lamerand, Myslinski, Solberg, Helms
NAYS:	Tim Millar, Kollin Kozlowski

Aerial Map - Patrick Hyundai Phase 2 Planned Developmen



Attachment: Aerial Map (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult Use

ORDINANCE NO. _____

**AN ORDINANCE GRANTING
A PLANNED DEVELOPMENT AMENDMENT FOR THE PATRICK HYUNDAI
SUBDIVISION PHASE 2 PLANNED DEVELOPMENT ORDINANCE #O-6-16
APPROVAL FOR A THE VACANT LOT EAST OF 325 E. LAKE COOK ROAD**

WHEREAS, upon petition of the owners of said property, a Public Hearing was held by the Plan Commission of the Village of Palatine on April 19, 2022 and in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission, having made its findings in a report to the Mayor and Village of the Village of Palatine regarding a Planned Development Amendment, to align the Patrick Hyundai Phase 2 Planned Development underlying uses lists to the “B-5 Highway Business District” use lists, as more fully described, on the following legally described property, as also identified on the attached Plat of Survey:

A RESUBDIVISION OF THAT PART OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as the vacant lot east of 325 E. Lake Cook Road (PIN# 02-02-102-037).

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

SECTION 1: That the Planned Development shall align with the permitted and

special use lists with that of the “B-5 Highway Business District”, pursuant to Section 13.05 of the Village of Palatine Zoning Ordinance is hereby granted, subject to the following conditions:

- 1. The Planned Development Use lists shall follow the B-5 district use lists.
- 2. All other conditions and requirements of Ordinance #O-6-16, as amended, shall remain in full force and effect.

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

PASSED: This ____ day of _____, 2022

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

APPROVED by me this ____ day of _____, 2022

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this ____ day of _____, 2022

Village Clerk

Attachment: ORD - Planned Development Amendment - Patrick Hyunadai 2 (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use

KEYSTONE VENTURES

REAL ESTATE DEVELOPMENT

April 1, 2022

Ben Vyverberg
Director of Planning and Zoning
Community Development Department
Village of Palatine
200 E. Wood Street
Palatine, IL 60067

via email: bvyverberg@palatine.il.us

Dear Mr. Vyverberg,

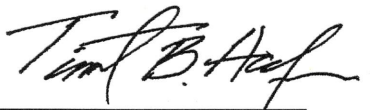
As you know, we are the owner of real estate commonly known as Lot 3 in Patrick Hyundai Subdivision – Phase 2 (“Phase 2”) in Palatine, Illinois.

The Village has suggested that because of the shared access and contiguity of Phase 2 with Lot 1 in Patrick Hyundai Subdivision (“Phase 1”), the current B-5 zoning existing on Phase 1 should be extended to Phase 2.

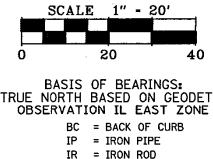
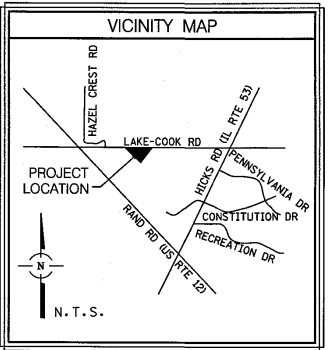
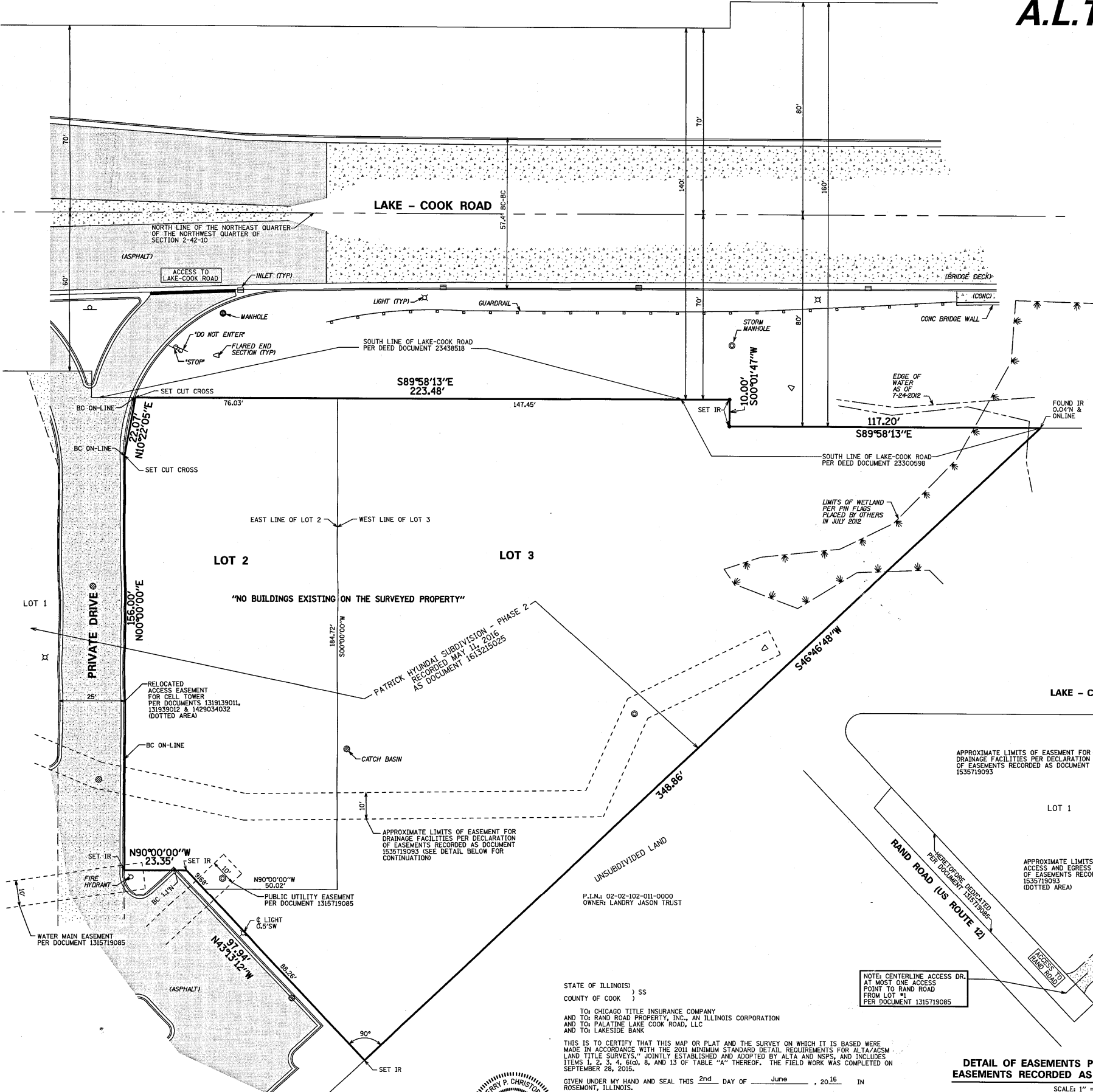
Please consider this as our request for the Village to so extend the B-5 Highway Business District zoning classification to Phase 2.

Best,

Palatine Lake Cook Road LLC

By: 
Timothy Hague, Manager

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



SCALE 1" = 20'
BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC
OBSERVATION IL EAST ZONE
BC = BACK OF CURB
IP = IRON PIPE
IR = IRON ROD

NOTES:
THIS SURVEY REFLECTS MATTERS OF TITLE AS LISTED ON AN ALTA OWNER'S POLICY OF TITLE INSURANCE BY CHICAGO TITLE INSURANCE COMPANY, POLICY NO. PROFORMA 15892486INS RECEIVED: JUNE 2, 2016.
UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES, AND/OR ENGINEERING DESIGN PLANS. THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE. OTHER UTILITIES NOT SHOWN MAY EXIST. NO UNDERGROUND UTILITIES WERE LOCATED. BEFORE DIGGING CALL J.U.L.I.E. AT 1-800-892-0123.
ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
SPACED, INC. IS AN ILLINOIS PROFESSIONAL DESIGN FIRM REGISTERED UNDER LICENSE NUMBER 184-001157.
TAX P.L.N. (PER TITLE COMMITMENT)
02-02-102-034-0000
(AFFECTS PARCEL AND OTHER PROPERTY)
ADDRESS:
NO ADDRESS FOR THE SUBJECT PARCEL WAS DISCLOSED IN RECORD DOCUMENTS OR OBSERVED WHILE CONDUCTING THE SURVEY.
(TABLE A ITEM 2)
BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 17031C0043J MAP REVISED: AUGUST 19, 2008, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY SAID F.I.R.M. MAP.
(TABLE A ITEM 3)
PROPERTY SURVEYED CONTAINS 50,171 SQUARE FEET, OR 1.152 ACRES, MORE OR LESS.
(TABLE A ITEM 4)
PER VILLAGE OF PALATINE INTERACTIVE ZONING MAP (ON-LINE) SURVEYED PARCEL ZONED P - PLANNED UNIT DEVELOPMENT.
(TABLE A ITEM 6A)

PROPERTY DESCRIPTION:
PARCEL 1:
LOTS 2 & 3 IN THE PATRICK HYUNDAI SUBDIVISION - PHASE 2, BEING A RESUBDIVISION OF THE PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST, OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 11, 2016 AS DOCUMENT NUMBER 1613215025, IN COOK COUNTY, ILLINOIS.
PARCEL 2:
EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS THE ACCESS DRIVE IN THE DECLARATION OF EASEMENTS RECORDED DECEMBER 23, 2015 AS DOCUMENT NO. 1535719093.
THE ABOVE PARCEL 2 DESCRIPTION IS SHOWN HEREON FOR REFERENCE PURPOSES AND IS NOT PART OF THE SURVEYED PROPERTY.

PROPERTY SUBJECT TO:
9. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS EXEMPT UNDER CHAPTER 42, SECTION 9607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS) CONTAINED IN PLAT OF SUBDIVISION RECORDED JUNE 6, 2013 AS DOCUMENT NO. 1315719085, RELATING TO PATRICK HYUNDAI SUBDIVISION WHICH DOES NOT CONTAIN A REVERSIONARY OR FOREFEITURE CLAUSE.
(SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM)
10. PUBLIC UTILITY EASEMENT PROVISION SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRICAL AND COMMUNICATIONS SERVICES, GAS, CABLE TELEVISION, STORM WATER DRAINAGE AND SANITARY SEWERS RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY, AMERITECH, NORTHERN ILLINOIS GAS COMPANY AND ANY CABLE COMMUNICATIONS FIRM OR COMPANY GRANTED A CABLE COMMUNICATIONS FRANCHISE BY THE VILLAGE OF PALATINE, AND THE VILLAGE OF PALATINE, AS SET FORTH ON THE PLAT OF PATRICK HYUNDAI SUBDIVISION RECORDED JUNE 6, 2013 AS DOCUMENT NO. 1315719085.
(SURVEYOR'S NOTE: EASEMENTS ARE SHOWN HEREON)
11. DECLARATION NOTATED ON THE PLAT OF PATRICK HYUNDAI SUBDIVISION RECORDED JUNE 6, 2013 AS DOCUMENT NO. 1315719085 THAT BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 17031C0043J MAP REVISED AUGUST 19, 2008 THIS PROPERTY LIES IN ZONE X (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY SAID MAP.
(SURVEYOR'S NOTE: SEE SURVEY TABLE A ITEM 3)
12. WATER MAIN EASEMENT PROVISIONS GRANTED TO THE VILLAGE OF PALATINE TO INSTALL, OPERATE, MAINTAIN, RELOCATE AND REMOVE, FROM TIME TO TIME, PIPES AND OTHER WATER FACILITIES USED IN CONNECTION WITH UNDERGROUND DISTRIBUTION OF WATER, WHICH TERMS ARE PROVIDED FOR IN THE PLAT OF PATRICK HYUNDAI SUBDIVISION RECORDED JUNE 6, 2013 AS DOCUMENT NO. 1315719085.
(SURVEYOR'S NOTE: EASEMENTS ARE SHOWN HEREON)
14. TERMS, PROVISIONS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN ORDINANCE NO. 0-127-12, AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A REDEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF PALATINE, PATRICK HYUNDAI OF PALATINE, LLC AND RAND ROAD PROPERTY, INC. FOR THE PROPERTIES AT THE SOUTHEAST CORNER OF RAND AND LAKE COOK ROADS RECORDED SEPTEMBER 17, 2012, AS DOCUMENT 1226149047, RELATING IN PART TO A REDEVELOPMENT AGREEMENT, TAX INCREMENT FINANCING AND TIF DISTRICT AND OTHER TERMS, PROVISIONS, CONDITIONS AND RESTRICTIONS AS FURTHER CONTAINED THEREIN.
(SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM)
15. TERMS, PROVISIONS, COVENANTS AND CONDITIONS RELATING TO THE ANNEXATION OF THE LAND HEREIN AND OTHER PROPERTY TO THE VILLAGE OF PALATINE, AS CONTAINED IN THE INSTRUMENTS RECORDED JULY 13, 2007 AS DOCUMENT NOS. 0719415041 ORDINANCE NO. 0-35-0719415048 AND 0719415050 ORDINANCE NO. 0-64-07, AND OTHERS RECORDED FROM TIME TO TIME.
(SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM)
16. TERMS AND PROVISIONS AS CONTAINED IN INSTRUMENT RECORDED SEPTEMBER 18, 1992 AS DOCUMENT NUMBER 92692694 RELATING TO PERMIT FOR SEWER CONNECTIONS.
(SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM)
17. TERMS, CONDITIONS AND AGREEMENTS CONTAINED IN ORDINANCE AUTHORIZING THE EXECUTION OF ANNEXATION AGREEMENTS FOR 2264 AND 2265 RAND ROAD RECORDED JULY 13, 2007 AS DOCUMENT 0719415048 AND AFFIDAVIT RELATING TO ANNEXATION RECORDED JULY 13, 2007 AS DOCUMENT 0719415051.
(SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM)
19. TERMS AND CONDITIONS CONTAINED IN RESOLUTION R-2-16 RECORDED MAY 11, 2016 AS DOCUMENT NUMBER 1613215025 REQUIRING THE FOLLOWING:
THE PLAT OF SUBDIVISION IS TO BE REVISED TO SHOW THE PROPOSED SIGN EASEMENT; THE PLAT SHOULD BE AMENDED TO REFERENCE CONDITIONS AFFECTING LOT 1.
(SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM. SIGN EASEMENT WAS GRANTED PER DOCUMENT 1535719093. APPROXIMATE LIMITS OF SIGN EASEMENT PER DOCUMENT 1535719093 ON LOT 1 SHOWN IN DETAIL TO LEFT.)
20. TERMS AND CONDITIONS CONTAINED IN THE VILLAGE OF PALATINE SUBDIVISION IMPROVEMENT AGREEMENT, RECORDED MAY 11, 2016 AS DOCUMENT NUMBER 1613215026.
(SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM)
21. TERMS AND CONDITIONS CONTAINED IN ORDINANCE NO. 0-6-16 RECORDED MAY 11, 2016 AS DOCUMENT NUMBER 1613215024.
(SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM)
22. TERMS AND CONDITIONS CONTAINED IN THE DECLARATION OF EASEMENTS RECORDED DECEMBER 23, 2015 AS DOCUMENT NO. 1535719093 REGARDING THE ACCESS DRIVE AND THE DRAINAGE FACILITIES.
(SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY. APPROXIMATE LIMITS SHOWN IN DETAIL TO LEFT.)

PROPERTY ALSO SUBJECT TO:
DOCUMENTS RECORDED DECEMBER 23, 2015 AS DOCUMENT NUMBERS 1535719092. THESE INCLUDE A DEED TO CROSSPROPS ASSOCIATES, L.L.C., EASEMENTS, ACCESS, LEASES AND AMENDED REDEVELOPMENT AGREEMENT.
(SURVEYOR'S NOTE: DOCUMENT 1535719092 REFERS TO DECLARATION OF EASEMENTS DOCUMENT 1535719093, AMENDMENT TO REDEVELOPMENT AGREEMENT DOCUMENT 1535719096 AND ASSIGNMENT OF ASSUMPTION OF REDEVELOPMENT AGREEMENT DOCUMENT 1535719097. ALL DOCUMENTS AFFECT THE SURVEYED PROPERTY. SEE DETAIL BELOW FOR APPROXIMATE LIMITS OF EASEMENTS LISTED IN DOCUMENT 1535719092. NO PLOTTABLE ITEMS IN DOCUMENTS 1535719096 AND 1535719097.)

DETAIL OF EASEMENTS PER DECLARATION OF EASEMENTS RECORDED AS DOCUMENT 1535719093

SCALE: 1" = 100'

STATE OF ILLINOIS)
COUNTY OF COOK) SS
TO: CHICAGO TITLE INSURANCE COMPANY
AND TO: RAND ROAD PROPERTY, INC., AN ILLINOIS CORPORATION
AND TO: PALATINE LAKE COOK ROAD, LLC
AND TO: LAKESIDE BANK
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 8, AND 13 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 28, 2015.
GIVEN UNDER MY HAND AND SEAL THIS 2nd DAY OF June, 2016 IN
ROSEMONT, ILLINOIS.
JERRY P. CHRISTOPH
JERRY P. CHRISTOPH, P.L.S., No. 035-3540
LICENSE EXPIRES 11-30-2016
jchristoph@spacedcoinc.com
(VALID ONLY IF EMBOSSED SEAL AFFIXED)



PREPARED FOR:
BENJAMIN, GUSSIN & ASSOCIATES
801 SKOKIE BOULEVARD
SUITE 100
NORTHBROOK, ILLINOIS 60062

REVISIONS:	
05/25/2016	
05/27/2016	
06/02/2016	TITLE



CONSULTING ENGINEERS		DATE: 05/19/2016
SITE DEVELOPMENT ENGINEERS		JOB NO: 6471
LAND SURVEYORS		FILENAME: 6471ALTA-L2L3
9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 Phone: (847) 696-4060 Fax: (847) 696-4065		SHEET 1 OF 1

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A SPECIAL USE
VACANT LOT EAST OF 325 E. LAKE COOK ROAD**

WHEREAS, pursuant to a petition and public hearing on April 19, 2022, of which public notice was given as required by law, the Plan Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit an adult use cannabis dispensing establishment, pursuant to Article 15 of the Palatine Zoning Ordinance, on the following legally described property:

Lot 3 in the Patrick Hyundai Subdivision Phase 2, being a resubdivision of that part of the northeast quarter of the northwest quarter of section 2, township 42 north range 10 east of the Third Principal Meridian, according to the plat thereof recorded May 11, 2016, as document number 1613215025 in Cook County, Illinois.

Commonly known as the vacant lot east of 325 E. Lake Cook Road (02-03-102-037-0000).

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

SECTION 1: A Special Use to permit an adult use cannabis dispensing establishment, pursuant to Article 15 of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. The Special Use is granted solely to Botavi Wellness LLC and may not be transferred, without the review and approval of the Village Council, pursuant to Section 14.05 of Appendix A of the Village of Palatine Code of Ordinances.
2. The Special Use shall substantially conform to the site plan submitted on 03/17/2022, floorplan dated 02/24/22, the business plan submitted on 03/17/22, and elevations submitted on 03/17/22, except as such plans may be changed to conform to Village Codes and Ordinances.
3. If required by the Village, the business plan shall be modified in a manner

acceptable to the Village Attorney.

4. The final signage plan, including interior window signs shall be submitted in a manner acceptable to the Director of Planning and Zoning.
5. The dispensary shall follow the requirements of the Village of Palatine Cannabis Retailers' Occupation Tax, pursuant to Ordinance #O-112-19.
6. The dispensary shall operate in compliance with all applicable State and Village requirements.

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 _____, 2022

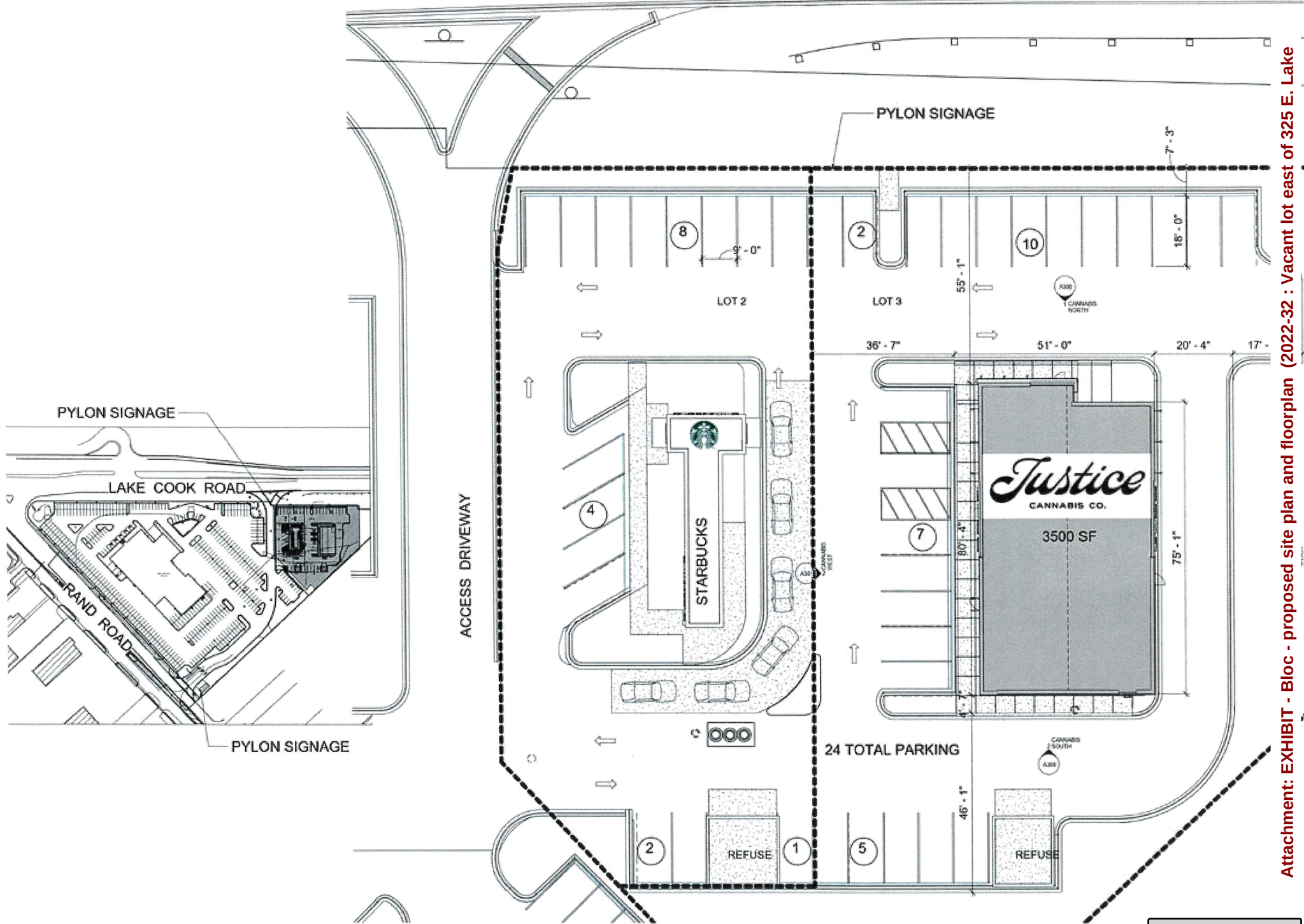
AYES:_____ NAYS:_____ ABSENT:_____ PASS:_____

APPROVED by me this _____ day of _____, 2022

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this
_____ day of _____, 2022

Village Clerk



Attachment: EXHIBIT - Bloc - proposed site plan and floorplan (2022-32 : Vacant lot east of 325 E. Lake



1558 S. BROADWAY
ST. LOUIS, MISSOURI 63104
314-222-4007
WWW.VERYDESIGN.COM
STATE OF ILLINOIS LICENSE
001-021191

NOT FOR
CONSTRUCTION

GEOFFREY LEWIS CROWL
LICENSE - 001-021191

BLOC
325 EAST LAKE COOK RD.

SCHEMATIC DESIGN

NO.	DATE	REVISION

THIS SHEET IS PART OF A COMPLETE SET OF DRAWINGS FOR CONSTRUCTION DOCUMENTS. SHEET SIZE 30 X 42

VERVE PROJECT NO.: 2

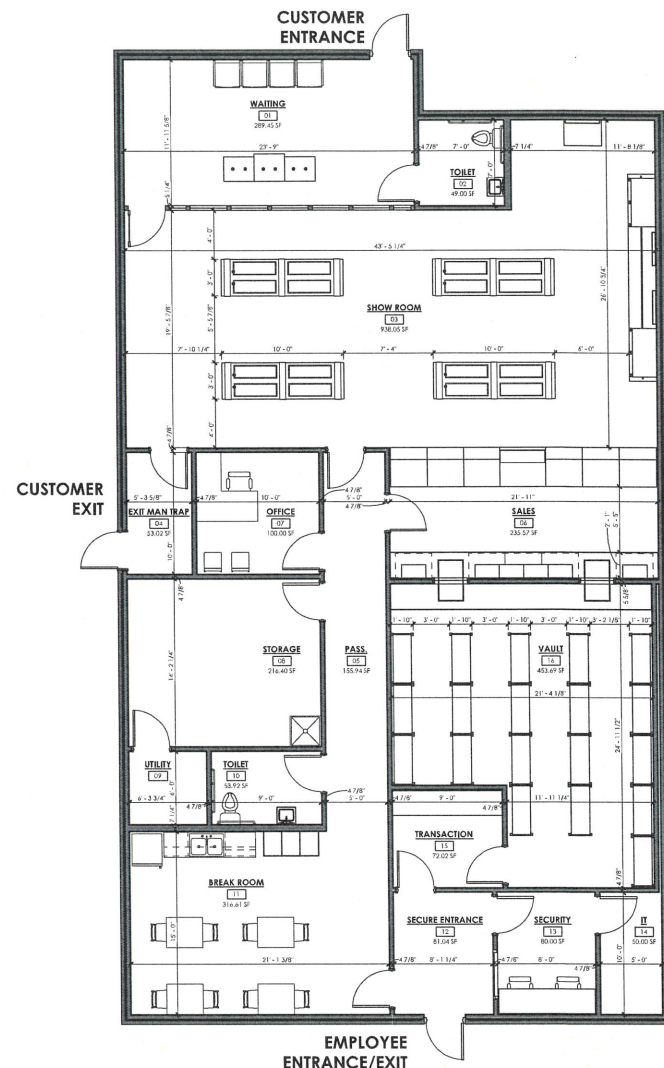
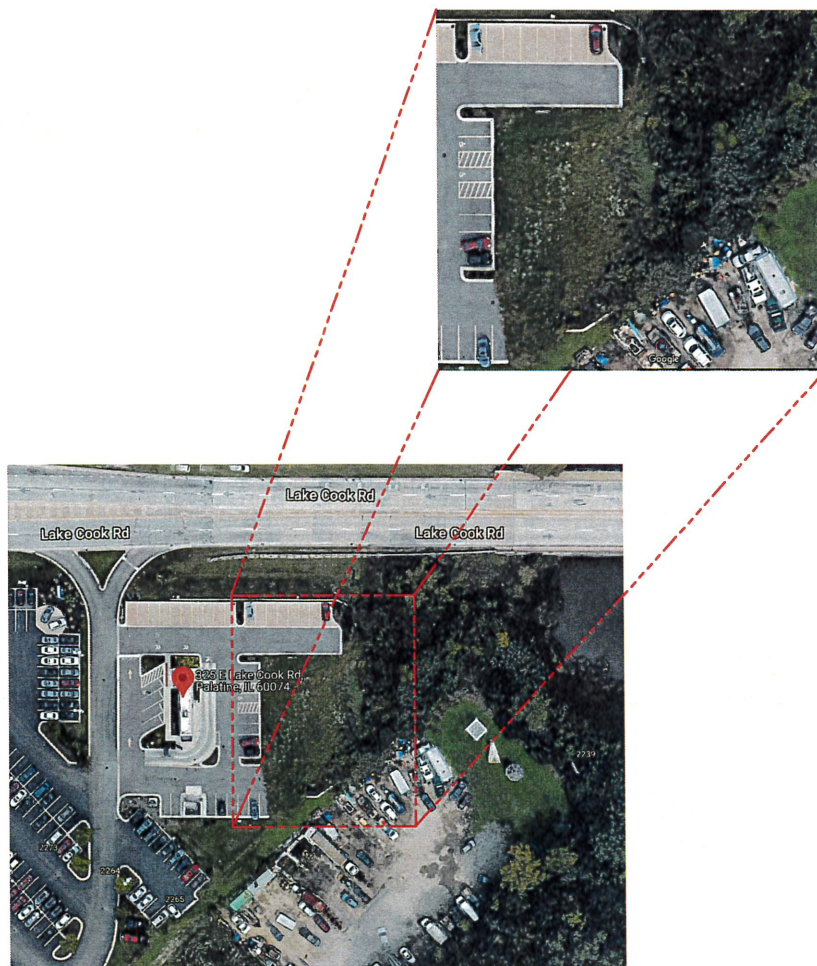
ISSUE DATE: 02/20

SHEET NAME: SCHEMATIC FLOOR PLAN

SHEET NO. SD-100

© 2022 VERY

Attachment: EXHIBIT - Bloc - proposed site plan and floorplan (2022-32 : Vacant lot east of 325 E. Lake



01 FLOOR PLAN
1/4" = 1'-0"



THIS SCHEMATIC DESIGN DRAWING HAS BEEN APPROVED FOR THE DESIGN PROJECT TO PROCEED INTO THE DESIGN DEVELOPMENT PHASE AND CONSTRUCTION DOCUMENTS PHASE BY THE FOLLOWING CLIENT REPRESENTATIVES:

Date _____

Date _____

Date _____

Date _____

Botavi Wellness LLC, an Illinois limited liability company is applying for a Special Use designation for the property located at 323 Lake Cook Road for the operation of a Cannabis Dispensary as provided for pursuant to Palatine Zoning Code Section 15.01 for the operation of a fully legal, state-regulated Cannabis Dispensary. Botavi Star Equity is an affiliate of Justice Cannabis Co. and has secured the necessary licensing required by the State of Illinois. If approved, the Dispensary shall be operated under the name “Bloc” as will all other dispensaries operated by JG IL LLC d/b/a Justice Cannabis Company an Illinois limited liability company.

This Dispensary will be the first to be operating in Palatine and we believe well located and fully compliant with all terms and requirements of. Section 15.01 as well for all Special Uses within Palatine (details further outlined below) and will service recreational users.

As noted above the property in question meets the location requirements in that it is located more than: (1) Fifteen hundred feet (1500 feet) of the property line of any school, nursery school, pre-school, primary or secondary school or daycare facility, (2) five hundred feet (500 feet) of the property line of any park district property.

In regard to the operation of the dispensary as required per Village Code:

Traffic and parking

The parking at the facility will meet the needs of a dispensary of this size based on experience with the other dispensaries as operated by Justice Cannabis. In this regard:

1. Within the envelope of the subject property it will have 24 parking spaces The minimum required number of parking spaces by code is 1 space per 300 square feet of gross floor area. The gross floor area of the building on the subject property is 3500 square feet and as such requires a minimum of 12 parking spaces.
2. Many of the current customers at other facilities pre-order their products, limiting the time they spend in the store. Average visit by a customer is under five (5) minutes.
3. Justice Cannabis’ clientele typically come throughout the day and do not follow “rush hour” patterns.

Loitering/On-site consumption

- A. Strictly prohibited by law. Our customers know this, and our experience indicates this is not a problem.
- B. Armed security guards shall be enforcing

Security

- A. Justice Cannabis has a National Security Director that will oversee the operations. Facility shall be operated under security and surveillance plans in accordance with State Statute 410 ILCS 705/15-100 for such businesses through
- B. The facility will have 30 to 50 high-definition cameras located throughout the building inside and out.
- B. The cameras will have facial recognition ability and the ability to read license plates.
- C. Justice Cannabis will offer the local police a direct feed into all cameras.
- D. We will have two (2) armed security guards on site during all business hours. Security guards to be through a third-party provider as required per Illinois Statute.

Hours of operation

- A. Typically ask for approvals requested for 8:00 AM to 8:00 PM, but likely will have fewer hours varying by day.
- B. Willing to work with the Community and adjust hours as requested.

Lighting

- A. The parking area will be fully lit in accordance with applicable Palatine codes.

Advertising

- A. Dispensary name will be “Bloc” which will be in line with all other dispensaries operated by the Justice Cannabis family of dispensaries.
- B. Will not include any cannabis type decorations or blatant verbiage anywhere in company advertising.

Impact on Local Economy – Employment

- A. Generally, six to twelve employees on site at all times, depending on day and time.
- B. Location will typically hire twenty-two per location, eighteen full-time and four part-time
- C. Will, to the extent possible, look to hire from the local community and typically will have job fairs on site prior to opening.
- D. Advertisement handled through local channels for employees

Impact on Local Economy – Tax Revenue

- C. As indicated, the Village will receive 3% of gross sales.
- D. Gross sales projected to be between \$500,000 and \$1,000,000 per month.
- E. Based on estimates for this location (based on experiences with other Justice Cannabis’ existing dispensaries), it is anticipated that this dispensary will earn towards the high end of that range.

Special Use Requirements

In regard to the general Special Use Requirements of Section 14.05 of Palatine Village Code we believe the Applicant's proposed use and property in question meet same for the reasons as noted below:

- (1) Is deemed necessary for the public convenience at the location . **In order to operate the use as intended a Special Use is necessary.**
- (2) Is so designed, located, and proposed to be operated that the public health, safety and welfare will be protected. **The property in question is in an area well-suited for additional traffic and customers that may contribute to surrounding businesses, as well bring in others from outside of Palatine. The current zoning allows for the proposed use as a Special Use.**
- (3) Will not cause substantial injury to the value of other property in the neighborhood in which it is located. **The proposed use should be compatible to the adjoining uses and no reason to believe any negative impact, and as noted above moreso a positive impact with additional traffic to the area.**

In further regard to the Applicant and its operational partner, Justice Cannabis:

JG IL LLC d/b/a Justice Cannabis Company an Illinois limited liability company Founded in Chicago in 2014 by two civil rights attorneys, Jon Loevy and Mike Kanovitz . Loevy and Kanovitz who were the founders and co-chairmen of a public interest-oriented law firm in Chicago devoted primarily to civil rights and the protection of government and taxpayers from contractor fraud and waste.

Darin Carpenter serves as the CEO of Justice Cannabis has been responsible for the daily operations and management of several well-known profitable cannabis companies ("Flora"- Chief Operating Officer and "Tryke"- Director of Operations/ Manager of cultivation/extraction operations).

- Justice Cannabis Co. is comprised of a winning dispensary team:
 1. Team members that are experts in their fields from:
 - Real Estate
 - Retail Operations
 - Security
 - Compliance
 2. Team members come to Justice Cannabis Co. with a history of successful results building and managing financially sustainable facilities.

- All of Justice Cannabis Company's dispensaries are doing business as BLOC Dispensary
- Justice Cannabis Company is very committed to its proposed dispensary operations in Illinois
 - Justice Cannabis Company an existing cultivation site near Effingham, IL producing cannabis products since 2017
 - Through its network and current licenses, there will be up to ten (10) BLOC dispensaries in Illinois
 - As noted above, the license to be used in Palatine was secured by Botavi Wellness LLC which is owned in part by a family member of one of the founders of Justice Cannabis

Current Dispensaries operated by Justice Cannabis Company (as of 1/27/22)

- BLOC Dispensary – Belton, MO
- BLOC Dispensary – Farmington MO
- BLOC Dispensary - Richmond Heights MO
- BLOC Dispensary - Valley Park MO
- BLOC Dispensary- Kirksville MO
- Bloc Pharmacy - South Jordan UT
- Bloc Pharmacy - St. George UT
- BLOC Dispensary – Bethlehem, PA (Photos Below)
- BLOC Dispensary - Dickson City PA
- BLOC Dispensary – Edwardsville PA







IDFPR

Illinois Department of Financial and Professional Regulation

Division of Professional Regulation

www.idfpr.com

JB PRITZKER
Governor

MARIO TRETO, JR.
Acting Secretary

CECILIA ABUNDIS
Acting Director

Results of Tied Applicant Lottery for Conditional Licenses Per BLS Region

The Tied Applicant Lottery, with 17 BLS Region drawings, was conducted on August 19, 2021 for 75 Conditional Adult Use Dispensing Organization Licenses ("Conditional License"). Below are the results of the drawings for each BLS region identifying the order in which each Tied Applicant was drawn. This order determines the order in which the Department of Financial and Professional Regulation ("Department") will award the available Conditional Licenses in each BLS region.

Applicants who have the opportunity to be awarded a Conditional License in the Tied Applicant Lottery are subject to strict limitations on the number of total licenses, as mandated by Public Act 102-98. An applicant's failure to report to the Department that it has exceeded the statutory license limitations will result in the Department's refusal to issue any of the Conditional Licenses resulting from Tied Applicant Lottery.

Below are the Department's certified results of the Tied Applicant Lottery for each drawing by BLS Region. Each list identifies the applicants who have an opportunity to receive a Conditional License from that drawing. In order to receive a Conditional License, each applicant must satisfy the statutorily mandated abandonment periods and tax-compliance checks.

Those applicants who have been selected for a conditional license are subject to the statutory requirements of the principal officer and license limitations and tax compliance checks, available [here](#). If an applicant is required to abandon a license because it exceeds the license limitations, the applicant shall have five business days, from the day the results of the Tied Applicant Lottery are posted to the Department's website, to abandon, and the next drawn applicant will be notified of their opportunity to be awarded a conditional license. Additionally, if an applicant cannot prove its tax compliance within 60 days of winning a conditional license in accordance with 68 IAC 1291.95, the Department will deny issuance of the Conditional License(s) and the next drawn applicant will be notified of their eligibility to be awarded a conditional license. Therefore, the result lists below may change pending the abandonment of an applicant's conditional license and/or an applicant's failure to prove tax compliance. This means additional applicants, whose draw order followed the abandoning applicant's order, may become an awarded applicant.

The announced conditional licenses to be awarded may be subject to change as a result of court orders or administrative review.

Term	Meaning
Unique Lottery Number	The Unique Lottery Number is randomly assigned to a Unique Applicant Number. The Unique Lottery Number will be used to identify the results of the lottery drawing.

Unique Application Number	A Unique Application Number was assigned to all applications.
Applicant Name	The Applicant Name reflects the entity's name as submitted on the original application.
Order Drawn	This reflects the order in which the Unique Lottery Numbers were drawn by the Illinois State Lottery.

BLS Region #1 (Bloomington) 1 Conditional License Available

Order Drawn	Unique Lottery Number	Unique Application Number	Applicant Name
1	20	3945565	PROJECT EQUITY ILLINOIS, INC.

BLS Region #2 (Cape Girardeau) 1 Conditional License Available

Order Drawn	Unique Lottery Number	Unique Application Number	Applicant Name
1	3	3963613	BLOUNTS&MOORE

BLS Region #3 (Carbondale-Marion) 1 Conditional License available

Order Drawn	Unique Lottery Number	Unique Application Number	Applicant Name
1	19	3956504	TOFINO SHORELINE PARTNERS LLC

BLS Region #4 (Champaign-Urbana) 1 Conditional License available

Order Drawn	Unique Lottery Number	Unique Application Number	Applicant Name
1	13	3947041	FORTUNATE SON PARTNERS LLC

BLS Region #5 (Chicago-Naperville-Elgin) 47 Conditional Licenses Available

Order Drawn	Unique Lottery Number	Unique Application Number	Applicant Name
1	82	3963113	BOTAVI WELLNESS LLC
2	703	3953534	SO BAKED TOO LLC
3	285	3953494	G P GREEN HOUSE LLC
4	463	3951611	GREEN & WILLIAMS, LLC
5	581	3953433	ILLINOIS HEALTH & WELLNESS, LLC

6	214	3947835	EEL - ILLINOIS LLC
7	658	3947917	MINT IL, LLC
8	6	3951397	AMERICANNA DREAM LLC
9	547	3947977	GRI HOLDINGS, LLC
10	390	3952145	GREEN & FOSTER, LLC
11	783	3950911	TOFINO SHORELINE PARTNERS LLC
12	35	3962777	BLOUNTS&MOORE
13	882	3949801	WORLD OF WEED
14	875	3949801	WORLD OF WEED
15	610	3950528	KANA GROVE NORTH LLC
16	376	3950381	GREEN & CAMPBELL LLC
17	714	3948861	SUITE GREENS, LLC
18	616	3963034	KAP-JG LLC
19	516	3947522	GREEN THERAPY LLC
20	165	3950459	CESAM, LLC
21	770	3953395	THE HERBAL CARE CENTER
22	546	3947977	GRI HOLDINGS, LLC
23	877	3949801	WORLD OF WEED
24	776	3951084	THF ILLINOIS, LLC DBA: GREENLIGHT
25	234	3962625	EMERALD COAST, LLC
26	80	3963113	BOTAVI WELLNESS LLC
27	338	3951363	GREEN & BRANSFORD, LLC
28	339	3951363	GREEN & BRANSFORD, LLC
29	834	3948580	WAH GROUP, LLC D/B/A LEAFING LIFE
30	322	3951363	GREEN & BRANSFORD, LLC
31	606	3952765	ISLAND THYME, LLC.
32	394	3952145	GREEN & FOSTER, LLC
33	313	3950908	GREEN & ALAMO, LLC
34	821	3952950	VILL-OPS, INC (DBA VIOLA)
35	614	3963034	KAP-JG LLC
36	632	3953497	KWB ONE LLC
37	345	3952431	GREEN & BREADLEY, LLC
38	410	3951950	GREEN & KINNICK, LLC

39	443	3948754	GREEN & RANDLE, LLC
40	94	3963113	BOTAVI WELLNESS LLC
41	59	3962777	BLOUNTS&MOORE
42	559	3949886	GWB ILLINOIS, LLC (DBA GREENWELL)
43	681	3948380	PERCEPTION CANNABIS CHICAGO SOUTH INC.
44	619	3963034	KAP-JG LLC
45	264	3962625	EMERALD COAST, LLC
46	734	3962642	TC APPLICCO LLC
47	613	3963034	KAP-JG LLC

BLS Region #6 (Danville) 1 Conditional License available

Order Drawn	Unique Lottery Number	Unique Application Number	Applicant Name
1	16	3961942	MARIWORKS LLC

BLS Region #7 (Davenport-Moline-Rock Island) 1 Conditional License available

Order Drawn	Unique Lottery Number	Unique Application Number	Applicant Name
1	5	3961466	BOLDEN INVESTMENTS I LLC

BLS Region #8 (Decatur) 1 Conditional License available

Order Drawn	Unique Lottery Number	Unique Application Number	Applicant Name
1	13	3961518	INDUS365, LLC

17BLS Region #9 (Kankakee) 1 Conditional License available

Order Drawn	Unique Lottery Number	Unique Application Number	Applicant Name
1	9	3960532	DEER PARK PARTNERS, LLC

BLS Region #10 (Peoria) 3 Conditional Licenses available

Order Drawn	Unique Lottery Number	Unique Application Number	Applicant Name
1	45	3955466	NORTHERN CARDINAL VENTURES, LLC
2	56	3955390	THE HERBAL CARE CENTER
3	71	3955300	WORLD OF WEED

BLS Region #11 (Rockford) 2 Conditional License available

Order Drawn	Unique Lottery Number	Unique Application Number	Applicant Name
1	64	3943874	WAH GROUP, LLC D/B/A LEAFING LIFE
2	32	3956674	GREEN JUSTICE LLC

BLS Region #12 (St. Louis) 4 Conditional Licenses available

Order Drawn	Unique Lottery Number	Unique Application Number	Applicant Name
1	70	3954583	PROJECT EQUITY ILLINOIS, INC.
2	12	3955272	BOLDEN INVESTMENTS I LLC
3	55	3954435	ILLINOISCANNABIS49, INC.
4	16	3963630	BOTAVI WELLNESS LLC

BLS Region #13 (Springfield) 1 Conditional License available

Order Drawn	Unique Lottery Number	Unique Application Number	Applicant Name
1	8	3956519	DEALERSHIP, LLC

BLS Region #14 (Northwest Illinois nonmetropolitan) 3 Conditional License available

Order Drawn	Unique Lottery Number	Unique Application Number	Applicant Name
1	74	3942045	UHCC INC.
2	18	3959499	CANNDID SPIRIT TOO, LLC
3	14	3962080	BOTAVI WELLNESS LLC

BLS Region #15 (West Central Illinois nonmetropolitan) 3 Conditional License available

Order Drawn	Unique Lottery Number	Unique Application Number	Applicant Name
1	23	3958501	DO MOR DEVELOPMENT, LLC
2	63	3958544	WESTSIDE SOCIAL JUSTICE LLC
3	61	3958544	WESTSIDE SOCIAL JUSTICE LLC

BLS Region #16 (East Central Illinois nonmetropolitan) 2 Conditional License available

Order Drawn	Unique Lottery Number	Unique Application Number	Applicant Name
1	32	3960477	TC APPLICCO LLC
2	24	3960292	HOLISTIC ILLINOIS LLC

BLS Region #17 (South Illinois nonmetropolitan) 2 Conditional License available

Order Drawn	Unique Lottery Number	Unique Application Number	Applicant Name
1	1	3959288	127 IL, LLC
2	8	3962059	BOTAVI WELLNESS LLC



SPECIAL USE & VARIATION APPLICATION

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)	
Botavi Wellness LLC			
Address		City/State/Zip Code	
2108 WEST ERIE, APT 2W, IL		60612	
Telephone	Fax		
847-989-9287	N/A		
Email			
mitch@justicecannabisco.com			
Subject Property Address			
323 E. Lake Cook Rd			
AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
Craig S. Krandel		Timm & Garfinkel LLC	
Address		City/State/Zip Code	
407 Congress Pkwy Ste E		Crystal Lake, IL 60014	
Telephone	Fax		
815-477-7476	815-333-0480		
Email			
ckrandel@ltglegal.com			

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) Botavi Wellness LLC		Business Name (if applicable)	
	Subject Property Address 323 E. Lake Cook Rd			
	AUTHORIZED AGENT (if applicable) Craig S. Krandel		Business Name (if applicable) Timm & Garfinkel LLC	
	Address 407 Congress Pkwy Ste E Crystal Lake, IL 60014		City/State/Zip Code	
	Telephone 815-477-7476	Fax 815-333-03480	Email ckrandel@ltglegal.com	
	Relationship to Petitioner (contractor, architect, etc.) Attorney			
	TYPE OF APPLICATION (check one) ☒ Special Use ☐ Special Use Amendment ☐ Variation			
	Existing Zoning District Planned Development	Existing Land Use Vacant	Proposed Land Use Cannabis Dispensary(Recreational)	
	Generally describe your request:			
	Botavi Wellness LLC, an Illinois limited liability company is applying for a Special Use designation for the property located at 323 E. Lake Cook Rd. for the operation of a recreational Cannabis Dispensary as to be provided for pursuant to Palatine Zoning Code. If approved, the Dispensary dispensaries operated by JG IL LLC d/b/a Justice Cannabis Company.			



Signature Page

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

A handwritten signature in black ink, appearing to be "K. H.", written over a horizontal line.

3-12-22

Signature

Date



SPECIAL USE

Required Materials

- Filing Fee of \$ 965.00
- 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 location as selected is specifically designated for the allowance of this type of business operation and in a location easily accessible for the members of the Community.

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

The operation as proposed shall meet all applicable State and local ordinances and to be built out and operated in a fashion to promote public, health, safety and welfare. The operation will include armed guards at all times.

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

The use as intended/proposed is compatible with surrounding uses and through the revenue generated will assist with property values.

4. With respect to live entertainment uses, the use shall not:

- a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
- b. Impose undue health, sanitation or safety burdens on the village
- c. Create excessive demands on the Village of Palatine Police Department
- d. Be of a nature otherwise prohibited by law or village ordinance

5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance



VARIATION

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

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

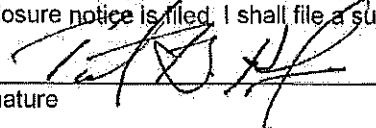
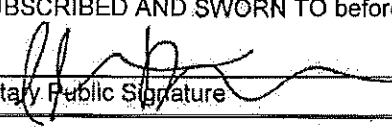
3. That the variation, if granted, will not alter the essential character of the locality

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

PALATINE

Real Estate Interest Disclosure Form

Name of Disclosing Party (individual, business, etc.) Timothy Hague		
Relationship to Petitioner (check one) ☐ Petitioner ☐ Legal Entity holding an Interest (i.e. realtor, attorney, etc.) ☒ Legal Entity Holding a Right of Control (i.e. landlord, etc.)		
Address of Disclosing Party 48 Clinton Place River Forest, IL 60305		City/State/Zip Code
Telephone 708-366-0550	Fax N/A	Email thague@keystoneventuresllc.com
Address of Subject Property 323 E. Lake Cook Rd		City/State/Zip Code
Legal Description of Subject Property (see plat of survey or title) Attached		
List All Persons Deriving an Interest in Subject Property (i.e. owner, lessee, etc.)		
Name	Address	Legal Interest
Palatine Lake Cook Road LLC	48 Clinton Place River Forest, IL 60305	Owner

I 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 	Date <u>14 MAR 2022</u>
SUBSCRIBED AND SWORN TO before me this <u>14</u> day of <u>March</u> 20 <u>22</u> .	
Notary Public Signature 	CHELSEA DONOGHUE Official Seal Notary Public - State of Illinois My Commission Expires Nov 9, 2022
Project Planner	Zoning Case #



Affidavit of No New Improvements

AFFIDAVIT OF NO NEW IMPROVEMENTS

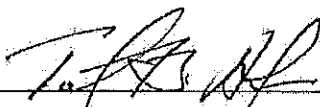
I am the owner of record, of the property with the legal description as stated on the attached plat of survey. I hereby affirm that the survey attached hereto is the survey for said property, and that the attached survey accurately depicts the current conditions with all existing improvements to the property as of the date of this affidavit.

Affiant further states that survey is correct and complete representation of all improvements now located on the premises described in the above referenced title commitment, except for: None

I fully understand that in the event the attached survey does not accurately depict all existing improvements made to the property as of today's date, the Village of Palatine may elect to reject this plan and the permit for which I am applying shall not be approved (or work in progress pursuant to the permit will be stopped) until an accurate survey has been received and approved by the Village of Palatine.

PROPERTY OWNERS SIGNATURE REQUIRED

CERTIFIED BY:

Property Owner Signature:  Date: 14 MAR 2022

Property Owner Print Name: Timothy Hague, Manager

Property Address: 323 E. Lake Cook Rd

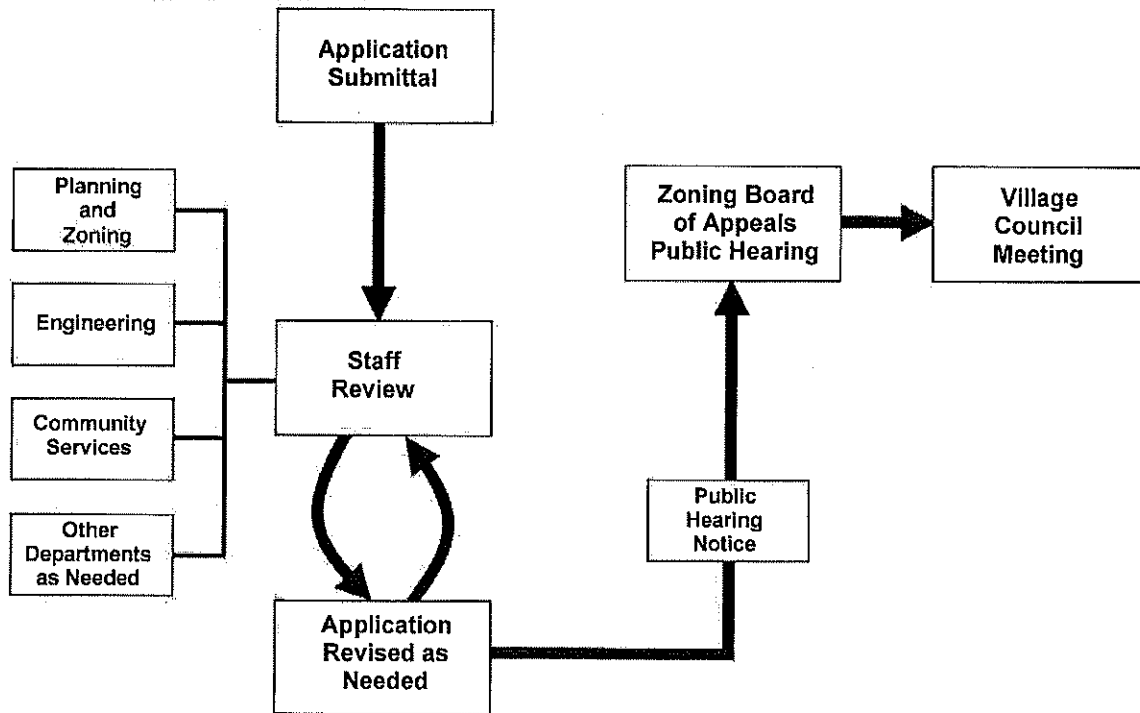
PIN #: 02-02-102-037-0000

Name of Surveyor: Spaceco

Date of Survey: 06.02.2016

Survey Order No.: 6471

Petition Review Process



APPLICATION SUBMITTAL

- Schedule a pre-submittal meeting with the Planning and Zoning Department to discuss the proposal with Staff and become familiar with the Village's requirements and procedures. A meeting may be scheduled by calling the Planning and Zoning Department at 847-359-9047.
- Submit a complete application.
 - Once a complete application has been submitted, a project planner will be assigned to the request.
- The entire process typically takes 6-8 weeks from the date of submittal, depending on the complexity of the request.

STAFF REVIEW

- Upon receipt of a complete application, the project planner coordinates an internal review of the request.
 - The request is reviewed by Planning and Zoning, Engineering, and Community Services, as well as other departments as needed.
- Once the review is completed, the project planner sends a review letter to the Petitioner.
 - A review letter contains any staff questions and concerns, and may include requests for additional information and/or plan revisions. Additional reviews may be required.
 - The project planner will schedule the request for a Zoning Board of Appeals meeting once all of the necessary information has been submitted and reviewed.

PUBLIC NOTICE – Single Family Requests

- The Village completes all notification requirements including:
 - Notification letters
 - Placing a public hearing sign on the property
 - Posting a legal ad in the newspaper

PUBLIC NOTICE – All Non-Single Family Residential Requests

- The Village is responsible for:
 - Posting a legal ad in the newspaper
 - Sending a notification letter to adjacent residents (not property owners)
- **The Petitioner is responsible for the following:**
 - **Public Hearing Sign:** The Village provides the sign and posts. The sign must be posted in a place visible from the public right-of-way. The sign must be posted through the Village Council meeting date. A \$125 deposit per sign is required, and is refunded within 4-6 weeks of the conclusion of the petition review process.
 - **Surrounding Property Owners Letter:** The Village writes and provides the letter for the Petitioner to send via certified mail to all property owners within 250 feet of the Subject Property. A list of property owners can be obtained by calling the Palatine Township Assessor's Office at 847.358.6700, emailing dgambo@palatinetownship.com, or visiting the office at 721 S. Quentin Road, Palatine, IL 60067. The Petitioner is required to submit the certified mail receipts and sign an affidavit stating that all notification letters have been mailed.

Per Illinois Law, *all* notification must be mailed 15 calendar days prior to the Zoning Board of Appeals Meeting.

ZONING BOARD OF APPEALS PUBLIC HEARING

All requests are heard in a public hearing before the Zoning Board of Appeals (ZBA). The ZBA is a recommending body comprised of citizens appointed by the Mayor and Village Council. The ZBA holds Special Use and Variation public hearings for the Village Council. Meetings are held on the second and fourth Tuesday of each month at 7:00 pm in the Village Council Chambers, 200 E. Wood Street (2nd floor).

At the public hearing, the project planner presents the facts of the request and Staff's recommendation to the ZBA. The Petitioner should be prepared to present and support the request with any evidence deemed appropriate. Any supporters and objectors are able to give testimony. The ZBA may ask additional questions to advance its own understanding of the request.

Upon reviewing the request, the ZBA will submit an advisory recommendation to the Village Council. The ZBA may either recommend approval or denial of the request. If recommending approval, the ZBA may recommend imposing specific conditions it deems necessary to insure conformity with the intent of all applicable Village codes, ordinances, and policies.

VILLAGE COUNCIL MEETING

The request and advisory ZBA recommendation is forwarded to the Village Council. The Village Council makes the final decision regarding the request. If approved, an ordinance approving the request is adopted. A copy of the ordinance is mailed to the Petitioner within five business days of Village Council approval.

NOTE: CONCURRENT BUILDING PERMIT REVIEW

A Petitioner may submit building plans and permits to the Village at any time. The plans may or may not be reviewed until the petition review process has been completed. If the zoning request is approved, the project planner forwards the final plans and ordinance to Building Services and any other appropriate department. **Please note the review of the Special Use and/or Variation does not reflect a complete review and approval of the building permit submittal. For questions regarding the building permit or submittal requirements, please contact the Community Services Department at 847-359-9042.**

2. Planned Development Amendment to the Patrick Hyuandai Phase 2 Subdivision Planned Development to Align with the B-5 Highway Business District use lists; and Special Use for an Adult Use Cannabis Dispensing Establishment for the vacant lot east of 325 E. Lake Cook Road (PIN # 02-02-102-037-0000) - **Recommended to Approve**

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on April 4th, 2022 and mailed to the owners of the surrounding properties.

The following exhibits were introduced:

1. Application
2. Plat of Survey
3. Site Plan
4. Floor Plan
5. Elevation
6. Business Plan
7. IDFRP
8. Patrick Hyundai Phase 2 Plan Development Amendment
9. Letters of Support/Objections
10. Public Notice
11. Letters of Support/Objections received after 4/14/22

Sworn in Petitioners: Craig Krandel - Attorney for Botavi Wellness and Mr. Zaveduk

Mr. Krandel explains that Botavi Wellness has applied for a Special Use for an adult use dispensary at the vacant lot east of 325 E Lake Cook Rd on Lot 3 of the Patrick Hyundai Phase 2 Planned Development. The petitioner has a conditional license for a dispensary. He explains that 185 conditional licenses have been granted by the State of Illinois through a lottery. He states that none of the licenses have been released due to litigations that are holding up the issuance of the licenses. The state originally issued 55 medical cannabis dispensary licenses that also had recreational components. The next round of 185 conditional licenses are waiting to be released. They are hoping to have the licenses released within the next 60-90 days. He states that the site meets all of the requirements for distances from school and parks. He talks about parking and states that there is 12 required parking spots and 24 parking spots are provided in their plan. Parking should not be a significant issue as most people are there for a short time. The business would operate in accordance with all State of Illinois requirements.

Mr. Zaveduk provides information on their business, Justice Cannabis Company DBA Bloc Dispensary and gives background information on the company. He states they will be opening at least 10 dispensaries in the State of Illinois. He states that they have a full cultivation facility in downstate Illinois operated by Justice Cannabis. They currently operate 11 dispensaries in PA, MO, UT and MI.

Mr. Zaveduk states that the dispensary will bring jobs to the area and will be hiring local residents for a total of 22 jobs. He explains the typical customer experience and states that you must be 21 to purchase recreational cannabis. Customers would arrive on site and check in with security. They would be required to present their ID and this would be run through the State Database for a background check. The customer would then be taken to the sales floor and they would either pick up their pre order or place their order through the onsite Kiosk. They would then proceed to the sales desk for their purchase and explains in detail the steps to complete the sale. He explains that onsite consumption is strictly prohibited and is enforced by the onsite security guards.

Mr. Zaveduk presents photos of the typical floor plan and features of the dispensary and states they work to achieve a high end experience. He then provides information on their security measures and states that security is overseen by Justice Cannabis National Security director and security is provided by an affiliated company as per Illinois Statutes. He explains the roll of the security guards and states that each facility has 30 to 50 high definition cameras which provide face recognition and license plate reading. Security guards are trained specifically on de-escalation, crowd control, first aid and advanced lifesaving and extensive firearm training. The goal is to make customers feel safe and employees feel safe.

Mr. Bettenhausen asks who initially checks the ID when customers enter.

Mr. Zaveduk states the guard will check to make sure the customer is 21 and the front desk person would run the ID for a background check.

Mr. Fedota questions the percentage of sales between smokable and edible products.

Mr. Zaveduk states that the mixture is relatively balanced. There is a broad mix of products.

Mr. Fedota asks about security of cash transfer.

Mr. Zaveduk explains that they have a Smart Safe System and explains that they are required by law to have a vault constructed on the premise. The Safe is bolted to floor of the vault. The safe is the property of the bank and they lease the safe from the bank. He explains that the safe has a cash feeder at the top. At the end of the day, cash is fed into the cash reader and the smart safe sorts the money into cartridges and notifies the bank how much cash is fed into the safe. This allows the business to have access to the cash in the banking system and keeps the money secure. The bank is aware how large the safe is and is notified of the capacity and will schedule a pick up as needed. He explains the protocol of the pick up by the Brinks truck and states that product deliveries are done the same way, just the reverse process.

Chairman Dwyer asks if this facility would also have medical use.

Mr. Zaveduk states it will only be adult recreational use.

Mr. Bettenhausen asks if the deliveries and pickups would be through the back door.

Mr. Zaveduk states that it would be back door at this location.

Mr. Freidman asks if there is any other data on the peak parking demand.

Mr. Zaveduk states that this is the first recreational dispensary in Illinois. He speculates that there wouldn't be a busy time of day and states that many customers pre order. He believes that the parking spots would be sufficient for their business.

Mr. Vyverberg notes that Plan Commission received additional resident comments and these can be found in the exhibit folder. He explains that the Special Use approval in 2016 addressed the infrastructure for the property. The private drive is in place for the right in and right out and he notes that the police chief reviewed the security plan and business plan and did not have any additional conditions.

Mr. Fedota asks for further clarification regarding the private drive and signage.

Mr. Vyverberg states the turning movements were created when the original development was approved in 2012. He also states that there is a sign easement on Rand Rd and is at this time restricted to Patrick Hyundai signage.

Mr. Dwyer talks about the resident emails received and reads a typical letter. He also notes that the approval of this petition is subject to Village Councils approval of the Text Amendments.

STAFF RECOMMENDATION:

When the Patrick Hyundai and Phase 2 Planned Development were approved, portions of the underlying properties maintained a B-5 zoning and also continues to have frontage and access to Rand Road. Staff believes the amendment further memorializes both the intention of the Planned Development and the B-5 District Ordinance requirements. Therefore, Staff recommends approval of the Planned Development Amendment, pursuant to the following conditions:

1. Planned Development Ordinance #O-6-16, shall be amended to align the use lists with the B-5 Highway Business District.

Both the State of Illinois and the Village allow adult use dispensaries and contemplate their operation. Adult use cannabis is both legal and contemplated within the Code. Therefore, the Special Use review should not be a determination of whether adult use cannabis should be allowed, as those questions have already been answered, but rather the narrow focus of whether this is an acceptable location and has the Petitioner demonstrated compliance with the required standards.

The proposed location complies with all of the other spacing, separation, and operational restrictions within the zoning ordinance. The use would abut the rear yards of commercial lots along Rand Road and across the street from unincorporated Lake County. And, the Petitioner has operating experience within

10 other similar stores/pharmacies. The Police Department reviewed the security plans and did not have any other questions or comments.

Therefore, Staff recommends approval of the Special Use, pursuant to the following conditions:

1. The Special Use shall substantially conform to the site plan submitted on 03/17/2022, floorplan dated 02/24/22, the business plan submitted on 03/17/22, and elevations submitted on 03/17/22, except as such plans may be changed to conform to Village Codes and Ordinances.
2. If required by the Village, the business plan shall be modified in a manner acceptable to the Village Attorney.
3. The final signage plan, including interior window signs shall be submitted in a manner acceptable to the Director of Planning and Zoning.
4. The dispensary shall operate in compliance with all applicable State and Village requirements.

Mr. Noonan made a motion to close the public hearing - Seconded by Mr. Fedota

DISCUSSION:

Mr. Kolowoski would like to note he is not for cannabis in Palatine

Mr. Fedota states that the site meets the zoning requirements that were put in place for this land usage and is appropriate.

Chairman Dwyer states that the petitioner meets all of the requirements of the village ordinance and the state law.

Mr. Noonan makes a motion to accept - 2nd by Mr. Freidman
Unanimously approved

Tentatively scheduled with the Community and Economic Development Committee on Monday, May 2nd, 2022

Communication:

Mr. Vyverberg states annexation and preliminary plan development for 780 W Dundee were reviewed by Village council on 4/18/22 and approved.

Next meeting scheduled for 5/3/22 is cancelled.

RESULT:	RECOMMENDED TO APPROVE [UNANIMOUS]
MOVER:	Patrick Noonan, Plan Commissioner
SECONDER:	Eric Friedman, Plan Commissioner
AYES:	Dwyer, Noonan, Williams, Friedman, Bettenhausen, Kolososki, Fedota

Ben Vyverberg

9

Subject:

FW: Vote yes on pot shop

From:**Sent:** Tuesday, April 12, 2022 8:38 AM**To:** [Tim Millar](#)**Subject:** Vote yes on pot shop

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

Councilmember Tim Millar,

I am writing to urge you to vote Yes on allowing Palatine to open its doors to the marijuana industry.

I am in favor of this measure.

Sincerely,

Ken Weiss
1508 N King George Ct
Palatine, IL 60067

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Jim Schwantz <JSchwantz@palatine.il.us>
Sent: Tuesday, April 12, 2022 10:47 AM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Cc: Reid Ottesen <ROttesen@palatine.il.us>
Subject: Fwd: Vote No! and reject Palatine pot shops!

----- Forwarded message -----

From
 Date: Apr 12, 2022 9:32 AM
 Subject: Vote No! and reject Palatine pot shops!
 To: Jim Schwantz <JSchwantz@palatine.il.us>
 Cc:

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

Mayor Jim Schwantz,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
- Density of pot shops and delivery services was positively related to the frequency of child abuse and neglect. There is also an increase in hospitalizations for marijuana use and dependence.
- Since recreational marijuana was legalized in Colorado in 2013, traffic deaths where drivers tested positive for marijuana increased 138% while all traffic deaths increased 29%.
- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Open education and research center for long term investment and return.
 Invest in indoor all season swim arena and cater to general public so they can host events. That will give more return than POT.

Sincerely,

Maneesh Khosla
11 W Summerset Ct
Palatine, IL 60067

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Jim Schwantz <JSchwantz@palatine.il.us>
Sent: Tuesday, April 12, 2022 10:47 AM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Cc: Reid Ottesen <ROttesen@palatine.il.us>
Subject: Fwd: Vote No! and reject Palatine pot shops!

----- Forwarded message -----

From:
Date: Apr 12, 2022 8:58 AM
Subject: Vote No! and reject Palatine pot shops!
To: Jim Schwantz <JSchwantz@palatine.il.us>
Cc:

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

Mayor Jim Schwantz,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
- Density of pot shops and delivery services was positively related to the frequency of child abuse and neglect. There is also an increase in hospitalizations for marijuana use and dependence.
- Since recreational marijuana was legalized in Colorado in 2013, traffic deaths where drivers tested positive for marijuana increased 138% while all traffic deaths increased 29%.
- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Marijuana for medical purposes should be handled through doctors. The rest using it for recreational purposes makes our community less safe. Please don't allow this in Palatine!!

Sincerely,

Maria Clark
608 E Home Ave
Palatine, IL 60074

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From:

Sent: Tuesday, April 12, 2022 8:29 AM

To: Doug Myslinski <dmyslinski@palatine.il.us>

Subject: Vote No! and reject Palatine pot shops!

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

Councilmember Doug Myslinski,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
- Density of pot shops and delivery services was positively related to the frequency of child abuse and neglect. There is also an increase in hospitalizations for marijuana use and dependence.
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- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Voting for no

Sincerely,

Purvi Saraiya
914 W Lukas Ave
Palatine, IL 60067

Ben Vyverberg

Subject: FW: In support of a cannabis dispensary in Palatine

----- Forwarded message -----

From: John Potter

Date: Apr 12, 2022 4:33 PM

Subject: In support of a cannabis dispensary in Palatine

To: Jim Schwantz <JSchwantz@palatine.il.us>

Cc:

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

Mayor Schwantz,

I'm writing to express my support of the idea of establishing a cannabis dispensary in Palatine. They have been a positive impact for the state and nearby towns.

Thank you,
John Potter
138 W. Comfort St.
Palatine, IL 60067

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Tuesday, April 12, 2022 6:25 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Tuesday, April 12, 2022 10:57 AM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
- Density of pot shops and delivery services was positively related to the frequency of child abuse and neglect. There is also an increase in hospitalizations for marijuana use and dependence.
- Since recreational marijuana was legalized in Colorado in 2013, traffic deaths where drivers tested positive for marijuana increased 138% while all traffic deaths increased 29%.
- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

I will vote against anyone who is in favor of bringing a marijuana dispensary into Palatine. Increased income for Palatine is not more important than the well being of our residents.

Sincerely,

Karen Flasch
627 E Juniper Dr
Palatine, IL 60074

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Tuesday, April 12, 2022 6:25 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Tuesday, April 12, 2022 10:57 AM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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Councilmember Tim Millar,

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- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Do we need tax revenue so bad that we stoop so low as to allow a pot shop in our community ? This

is akin to allowing adult book stores. We want Palatine to shine brightly and be a positive example. Please don't join with the nefarious communities that don't care about its residents for the sake of the almighty dollar .

Sincerely,

Adolf Stransky
946 N Ventura Dr
Palatine, IL 60074

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Tuesday, April 12, 2022 6:25 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Tuesday, April 12, 2022 11:12 AM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
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- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

restaurants

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

How about a hardware store , or garden shop , oh ya we forced them all out of palatine instead of

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E: Lake Cook - PDA - Special Use Adult

encouraging them ? So we think a pot shop is now a good thing ? We need to get normal stores in and find ways to encourage normal stores , like ice cream, music , restaurants and make palatine a normal place to shop again . Google "Palatine pot shops" and it comes back with 5 shops within 6 miles don't you think we have enough !

Sincerely,

Joseph Flasch
627 E Juniper Dr
Palatine, IL 60074

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Tuesday, April 12, 2022 6:26 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Tuesday, April 12, 2022 11:12 AM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
- Density of pot shops and delivery services was positively related to the frequency of child abuse and neglect. There is also an increase in hospitalizations for marijuana use and dependence.
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- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

Palatine is a wonderful community of families with young children and teens. We do not need this in our community. It will only harm, not help.

Sincerely,

Stacy Margolis
914 E Plate Dr
Palatine, IL 60074

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Tuesday, April 12, 2022 6:26 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Tuesday, April 12, 2022 11:13 AM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
- Density of pot shops and delivery services was positively related to the frequency of child abuse and neglect. There is also an increase in hospitalizations for marijuana use and dependence.
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- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

We live in a townhouse in Palatine and our next door neighbors are smoking weed whenever they

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

want to since they legalized marijuana Jan 2020. Pungent smells of weed seeped into our bedrooms ,bathrooms, attic and basement .As in the whole house .We called Palatine police 6X, apparently they can't do anything . They told us to moved us. Seriously ? Our sons has severe apnea and asthma and both of us has cardiac illness . Anyway after we talked to the association , the lawyer sent them letters and they finally stopped for a month but occasionally had been smoking . This is crazy ! They have the right to smoke by law, how about our rights for fresh and healthy air. Pandemic aside , this neighbor is killing us every time they smoke . Anyway , building another weed dispensary will escalate more issues for the everyone like us . Therefore , we VOTE NO!

Sincerely,

Analyn Trier
1175 E Randville Dr
Palatine, IL 60074

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Tuesday, April 12, 2022 6:26 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
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To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

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- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Sincerely,

David Burda
522 E Cunningham Dr
Palatine, IL 60074

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

Ben Vyverberg**Subject:** FW: Vote Yes! Approve Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Tuesday, April 12, 2022 6:26 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote Yes! Approve Palatine pot shops!

Best regards,

Tim Millar
Palatine District 1 Councilman

From:
Sent: Tuesday, April 12, 2022 12:01 PM
To: [Tim Millar](#)
Subject: Vote Yes! Approve Palatine pot shops!

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

Councilmember Tim Millar,

I am writing to urge you to vote YES on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is what our community needs and wants.

Research shows that:

- There is a difference between correlation and causation.

Please help keep our community safe and property values high. Vote Yes and approve Palatine pot shops!

Sincerely,

Jonathan Vetter
351 N Brockway St
Palatine, IL 60067

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Tuesday, April 12, 2022 6:27 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Tuesday, April 12, 2022 12:49 PM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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

Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
- Density of pot shops and delivery services was positively related to the frequency of child abuse and neglect. There is also an increase in hospitalizations for marijuana use and dependence.
- Since recreational marijuana was legalized in Colorado in 2013, traffic deaths where drivers tested positive for marijuana increased 138% while all traffic deaths increased 29%.
- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Sincerely,

Lisa Anikeeva
565 E Thornhill Ln
Palatine, IL 60074

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Tuesday, April 12, 2022 6:26 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Tuesday, April 12, 2022 12:29 PM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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

Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

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- Density of pot shops and delivery services was positively related to the frequency of child abuse and neglect. There is also an increase in hospitalizations for marijuana use and dependence.
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- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

We do not want marijuana/pot shops in Palatine

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

Sincerely,

Sherry Dunwoody
625 N Eagle Ln
Palatine, IL 60067

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Tuesday, April 12, 2022 6:27 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Tuesday, April 12, 2022 12:50 PM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
- Density of pot shops and delivery services was positively related to the frequency of child abuse and neglect. There is also an increase in hospitalizations for marijuana use and dependence.
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- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Sincerely,

Don Johnson
625 E Pompano Ln
Palatine, IL 60074

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Tuesday, April 12, 2022 6:27 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Tuesday, April 12, 2022 1:11 PM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
- Density of pot shops and delivery services was positively related to the frequency of child abuse and neglect. There is also an increase in hospitalizations for marijuana use and dependence.
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- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

WE DO NOT NEED OR WANT ANY POT SHOPS IN OUR COMMUNITY

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

Sincerely,

Charles Gawronski
1221 S Leo Ct
Palatine, IL 60067

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Tuesday, April 12, 2022 6:27 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Tuesday, April 12, 2022 1:13 PM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
- Density of pot shops and delivery services was positively related to the frequency of child abuse and neglect. There is also an increase in hospitalizations for marijuana use and dependence.
- Since recreational marijuana was legalized in Colorado in 2013, traffic deaths where drivers tested positive for marijuana increased 138% while all traffic deaths increased 29%.
- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

We do not want any pot shops in our community

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

Sincerely,

Miglena Petrova
1221 S Leo Ct
Palatine, IL 60067

Ben Vyverberg

Subject: FW: Marijuana in Palatine?

From: Tim Millar <TMillar@palatine.il.us>
Sent: Tuesday, April 12, 2022 6:27 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Marijuana in Palatine?

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Tuesday, April 12, 2022 1:16 PM
To: [Jim Schwantz](#); [Tim Millar](#); [Scott Lamerand](#); [Doug Myslinski](#); [Greg Solberg](#); [Kollin Kozlowski](#); [Brad Helms](#)
Subject: Marijuana in Palatine?

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

Good afternoon,

It is my understanding that the Village Council is considering bringing a pot store to Palatine. I am hoping this is not true or at least, not being seriously considered.

There is no benefit to the residents and the possible harm is overwhelming. Living on the north side of Palatine we are already dealing with gangs and the negative effects that has on our community. Though there may be a monetary reason to think it is a good idea to add pot to the mix of problems, money should never be a stronger reason to do something than health, safety, and crime issues that will accompany bringing pot to the community.

Please vote NO.

Thank you,

Patricia Rudy
 resident of Pepper Tree Farms in Palatine

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

Ben Vyverberg

Subject: FW: Vote YES! ON Palatine Cannabis

From: Tim Millar <TMillar@palatine.il.us>
Sent: Tuesday, April 12, 2022 6:27 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote YES! ON Palatine Cannabis

Best regards,

Tim Millar
Palatine District 1 Councilman

From:
Sent: Tuesday, April 12, 2022 1:46 PM
To: [Tim Millar](#)
Subject: Vote YES! ON Palatine Cannabis

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

Councilmember Tim Millar,

I am writing to urge you to vote YES on allowing Palatine to open its doors to the marijuana industry and bring in a cannabis dispensary. This is what our community needs and wants.

Sincerely,

Thomas Brauer
624 N Rohlwing Rd
Palatine, IL 60074

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Tuesday, April 12, 2022 6:28 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Tuesday, April 12, 2022 3:20 PM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
- Density of pot shops and delivery services was positively related to the frequency of child abuse and neglect. There is also an increase in hospitalizations for marijuana use and dependence.
- Since recreational marijuana was legalized in Colorado in 2013, traffic deaths where drivers tested positive for marijuana increased 138% while all traffic deaths increased 29%.
- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Don't do this just because other communities do it. Be a leader, not a follower!!!

Sincerely,

Hank Montgomery
776 N Regis Ct
Palatine, IL 60067

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Tuesday, April 12, 2022 6:28 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Tuesday, April 12, 2022 3:21 PM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
- Density of pot shops and delivery services was positively related to the frequency of child abuse and neglect. There is also an increase in hospitalizations for marijuana use and dependence.
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- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

We live near the high school and don't want the kids driving down our street after using pot. Please vote no!

Sincerely,

Jamee Schafehen
556 E Mill Valley Rd
Palatine, IL 60074

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Tuesday, April 12, 2022 6:28 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Tuesday, April 12, 2022 4:39 PM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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Councilmember Tim Millar,

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Research shows that:

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- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

We do not need any pot shops in palatine

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

Sincerely,

Joseph Bianchi
923 N Sanborn Dr
Palatine, IL 60074

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Tuesday, April 12, 2022 6:28 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Tuesday, April 12, 2022 5:14 PM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

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- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Sincerely,

Anna Kasprzyk
573 E Thornhill Ln
Palatine, IL 60074

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

Ben Vyverberg

Subject: FW: anti-marijuana flyer left at my door

From: Tim Millar <TMillar@palatine.il.us>
Sent: Tuesday, April 12, 2022 6:28 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: anti-marijuana flyer left at my door

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Tuesday, April 12, 2022 5:46 PM
To: [Jim Schwantz](#); [Tim Millar](#); [Scott Lamerand](#); [Doug Myslinski](#); [Greg Solberg](#); [Kollin Kozlowski](#); [Brad Helms](#)
Cc: [Michael Jacobs](#); [Hadley SkeffingtonVos](#)
Subject: Re: anti-marijuana flyer left at my door

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

Hello! I'm a recent member of the community.

Just wanted to voice my opinion on an anti-marijuana flyer left at my door. As one of your constituents I would ask that you consider voting YES to allowing this growing industry to open in our community. The detractions written by those opposed are baseless and discriminatory.

As an aside, I think its utterly ridiculous that it's considered acceptable for someone to leave propaganda on my property. I would ask that you disregard anything campaigns paid for by the "Save Our Society from Drugs" organization.

Thank you for reading, I hope you have a pleasant day.

Sincerely,
 Joseph Stramaglia III

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Tuesday, April 12, 2022 6:29 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Tuesday, April 12, 2022 5:50 PM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
- Density of pot shops and delivery services was positively related to the frequency of child abuse and neglect. There is also an increase in hospitalizations for marijuana use and dependence.
- Since recreational marijuana was legalized in Colorado in 2013, traffic deaths where drivers tested positive for marijuana increased 138% while all traffic deaths increased 29%.
- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Sincerely,

David Jones
922 N Ventura Dr
Palatine, IL 60074

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Tuesday, April 12, 2022 6:29 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Tuesday, April 12, 2022 5:50 PM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Sincerely,

Wanda Quijano
401 N Cambridge Dr
Palatine, IL 60067

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Tuesday, April 12, 2022 6:29 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Tuesday, April 12 2022 5:52 PM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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Councilmember Tim Millar,

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- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Sincerely,

Caroline Jones
922 N Ventura Dr
Palatine, IL 60074

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Tuesday, April 12, 2022 6:29 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Tuesday, April 12, 2022 6:06 PM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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Councilmember Tim Millar,

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Research shows that:

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- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

No Pot in Palatine!

Sincerely,

Mike Stineman
1019 S Elm St
Palatine, IL 60067

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Tuesday, April 12, 2022 6:30 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Tuesday, April 12, 2022 6:07 PM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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Councilmember Tim Millar,

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- Since recreational marijuana was legalized in Colorado in 2013, traffic deaths where drivers tested positive for marijuana increased 138% while all traffic deaths increased 29%.
- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Please vote against pot shops in Palatine! I'm so against it. Thanks

Sincerely,

Janet Stineman
1019 S Elm St
Palatine, IL 60067

Ben Vyverberg

Subject: FW: Vote YES - Approve Dispensaries in Palatine

From: Tim Millar <TMillar@palatine.il.us>
Sent: Tuesday, April 12, 2022 6:31 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote YES - Approve Dispensaries in Palatine

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Tuesday, April 12, 2022 6:13 PM
To: [Tim Millar](#)
Subject: Vote YES - Approve Dispensaries in Palatine

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

Councilmember Tim Millar,

I received a flyer the village is considering opening a dispensary in Palatine. I'm writing to you to APPROVE of this measure. Buffalo Grove, Rolling Meadows, Wheeling, and Schaumburg currently have dispensaries while Palatine does not. The notion neighboring communities may be siphoning off sales tax revenue from our village is a problem which should be addressed immediately.

Please vote to approve a marijuana dispensary in Palatine. If a dispensary should not be in Palatine, citizens can show their disapproval by not shopping there, allowing the store to go out of business. The village should not stand in the way of possible tax revenue because a few citizens cannot come to terms marijuana is a legal in Illinois and want to relitigate the issue on a local case-by-case basis.

Sincerely,

Kent Hoffman
 445 N Comfort Lane
 Palatine, IL 60067

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Wednesday, April 13, 2022 7:24 AM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Tuesday, April 12, 2022 6:41 PM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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

Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
- Density of pot shops and delivery services was positively related to the frequency of child abuse and neglect. There is also an increase in hospitalizations for marijuana use and dependence.
- Since recreational marijuana was legalized in Colorado in 2013, traffic deaths where drivers tested positive for marijuana increased 138% while all traffic deaths increased 29%.
- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Sincerely,

Larry Ruff
873 W Dorset Ave
Palatine, IL 60067

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Wednesday, April 13, 2022 7:24 AM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Tuesday, April 12, 2022 8:55 PM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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

Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
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- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Vote no on pot

Sincerely,

Barry Coyne
1504 W Edgewater Ln
Palatine, IL 60067

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Wednesday, April 13, 2022 7:25 AM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Tuesday, April 12, 2022 9:33 PM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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

Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
- Density of pot shops and delivery services was positively related to the frequency of child abuse and neglect. There is also an increase in hospitalizations for marijuana use and dependence.
- Since recreational marijuana was legalized in Colorado in 2013, traffic deaths where drivers tested positive for marijuana increased 138% while all traffic deaths increased 29%.
- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Sincerely,

Matthew Halverson
130 S. Brockway St.
Palatine, IL 60067

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Wednesday, April 13, 2022 7:25 AM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Tuesday, April 12, 2022 9:33 PM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

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- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Sincerely,

Mariah Halverson
130 S Brockway St
Palatine, IL 60067

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Wednesday, April 13, 2022 7:25 AM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Wednesday, April 13, 2022 6:28 AM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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

Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
- Density of pot shops and delivery services was positively related to the frequency of child abuse and neglect. There is also an increase in hospitalizations for marijuana use and dependence.
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- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Sincerely,

Thomas Schulz
882 N Martin Drive
Palatine, IL 60067

Ben Vyverberg

Subject: FW: Vote YES and accept Palatine pot shops!

From: Doug Myslinski <dmyslinski@palatine.il.us>
Sent: Wednesday, April 13, 2022 7:31 AM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote YES and accept Palatine pot shops!

fyi

Doug Myslinski
 Village of Palatine
 Councilman District 3
 P. 847.894.0003



From:
Sent: Wednesday, April 13, 2022 7:01 AM
To: Doug Myslinski <dmyslinski@palatine.il.us>
Subject: Vote YES and accept Palatine pot shops!

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

Councilmember Doug Myslinski,

I am writing to urge you to vote YES on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is what our community needs or wants.

Please help keep our community safe and property values high. Vote YES and accept Palatine pot shops!

I urge you to vote YES on this and continue to bring economic improvement to the Village.

Sincerely,

Mark Combs
 910 E Plate Dr
 Palatine, IL 60074

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Wednesday, April 13, 2022 2:00 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Wednesday, April 13, 2022 9:01 AM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
- Density of pot shops and delivery services was positively related to the frequency of child abuse and neglect. There is also an increase in hospitalizations for marijuana use and dependence.
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- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Every community I have seen adopt these shops has regretted it. It creates slums in neighborhoods. There is no need to have this in our community.

Sincerely,

Steve Svec
320 S Benton St
Palatine, IL 60067

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Wednesday, April 13, 2022 5:55 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Wednesday, April 13, 2022 10:08 AM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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

Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
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- Since recreational marijuana was legalized in Colorado in 2013, traffic deaths where drivers tested positive for marijuana increased 138% while all traffic deaths increased 29%.
- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Sincerely,

Joe Nabozny
169 W. Im
Palatine, IL 60067

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Wednesday, April 13, 2022 5:55 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Wednesday, April 13, 2022 10:25 AM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
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- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Sincerely,

JoAnn Suiter
253 N Bissell Dr
Palatine, IL 60074

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Wednesday, April 13, 2022 5:55 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Wednesday, April 13, 2022 1:52 PM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
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- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Sincerely,

Patrick Hogan
609 N Eagle Ln
Palatine, IL 60067

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Wednesday, April 13, 2022 5:55 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Wednesday, April 13, 2022 2:20 PM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
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- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

For long term view for Palatine community health , should not allow to sell marijuana plant in pot

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

shop ..
Even though there is an instant \$ benefit
to this community .

Sincerely,

Jungsin Jung
513. S . Brighton lane Palatine
Palatine, IL 60067

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Thursday, April 14, 2022 1:26 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Wednesday, April 13, 2022 8:25 PM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
- Density of pot shops and delivery services was positively related to the frequency of child abuse and neglect. There is also an increase in hospitalizations for marijuana use and dependence.
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- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Please tell me we're not as stupid as California, Colorado, and Washington for allowing pot into our city. You need to visit LA before making so bad a decision here.

Sincerely,

Forrest Skidmore
41 S Hickory St
Palatine, IL 60067

Ben Vyverberg

Subject: FW: Vote Yes! and Accept Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Thursday, April 14, 2022 1:26 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote Yes! and Accept Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Thursday, April 14, 2022 9:17 AM
To: [Tim Millar](#)
Subject: Vote Yes! and Accept Palatine pot shops!

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

Councilmember Tim Millar,

I am writing to urge you to vote YES on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This IS what our community needs and wants.

Research shows that:

- * Legalizing marijuana has actually showed a decrease in teen use.
- Taxes collected from the legal sale of marijuana support important local programs
- The record high fatal traffic accidents in Colorado was in 2002, well before the legalization of marijuana. Traces of THC remain in a user's system for up to 45 days well past the impairment stage.

Please help keep our community safe and property values high. Vote YES! and approve Palatine pot shops!

There is no reason not to open a legal dispensary in Palatine. I've been to a few in the area and they are all very professional and clean. Same with 99% of their clientele.

Sincerely,

CHRISTOPHER HASSETT
333 S Royal Ct
Palatine, IL 60067

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Thursday, April 14, 2022 1:26 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Thursday, April 14, 2022 9:37 AM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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

Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
- Density of pot shops and delivery services was positively related to the frequency of child abuse and neglect. There is also an increase in hospitalizations for marijuana use and dependence.
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- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

If pot shops are allowed in the end, I would like to request they not be within 1 mile radius of any

school.

Thank you for your consideration of this important matter.

Sincerely,

Kathy Walsh
449 E Juniper Dr
Palatine, IL 60074

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Thursday, April 14, 2022 1:26 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Thursday, April 14, 2022 10:13 AM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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Councilmember Tim Millar,

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Research shows that:

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- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Sincerely,

William Agnello
1290 S Falcon Dr
Palatine, IL 60067

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Thursday, April 14, 2022 1:27 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Thursday, April 14, 2022 10:30 AM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

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- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Sincerely,

Sue Nabozny
169 W Imperial Ct
Palatine, IL 60067

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Thursday, April 14, 2022 1:27 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From
Sent: Thursday, April 14, 2022 10:45 AM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
- Density of pot shops and delivery services was positively related to the frequency of child abuse and neglect. There is also an increase in hospitalizations for marijuana use and dependence.
- Since recreational marijuana was legalized in Colorado in 2013, traffic deaths where drivers tested positive for marijuana increased 138% while all traffic deaths increased 29%.
- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Sincerely,

Michael Obenauf
657 N Eagle Ln
Palatine, IL 60067

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Thursday, April 14, 2022 1:27 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Thursday, April 14, 2022 10:57 AM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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

Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
- Density of pot shops and delivery services was positively related to the frequency of child abuse and neglect. There is also an increase in hospitalizations for marijuana use and dependence.
- Since recreational marijuana was legalized in Colorado in 2013, traffic deaths where drivers tested positive for marijuana increased 138% while all traffic deaths increased 29%.
- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Beyond all the "research" & stats, I am opposed to "on demsnd" drug use-including "pot"-on moral

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

grounds. Just because we “can” doesn’t mean we “should.” There are better ways to solve our problems!

Sincerely,

Marilynn Helms
427 E Carpenter Dr
Palatine, IL 60074

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Thursday, April 14, 2022 1:28 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Thursday, April 14, 2022 11:54 AM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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

Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
- Density of pot shops and delivery services was positively related to the frequency of child abuse and neglect. There is also an increase in hospitalizations for marijuana use and dependence.
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- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

I've seen this happen to other cities, it brings in the wrong kind of people and it will take over parts of the town.

Sincerely,

Estephanie Carmona
547 E Baldwin Rd
Palatine, IL 60074

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Thursday, April 14, 2022 1:28 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Thursday, April 14, 2022 12:32 PM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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

Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
- Density of pot shops and delivery services was positively related to the frequency of child abuse and neglect. There is also an increase in hospitalizations for marijuana use and dependence.
- Since recreational marijuana was legalized in Colorado in 2013, traffic deaths where drivers tested positive for marijuana increased 138% while all traffic deaths increased 29%.
- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Please vote for what is right for the people.

Sincerely,

Thomas OBrien
641 N Eagle Ln
Palatine, IL 60067

Ben Vyverberg

Subject: FW: I vote yes

From: Tim Millar <TMillar@palatine.il.us>
Sent: Thursday, April 14, 2022 1:28 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: I vote yes

Best regards,

Tim Millar
Palatine District 1 Councilman

From:
Sent: Thursday, April 14, 2022 12:48 PM
To: [Tim Millar](#)
Subject: I vote yes

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

Councilmember Tim Millar,

Clearly the greatest danger for pot retailers is the requirement of using cash only. Legalize.

I personally find it repugnant all the misinformation and lies about this subject. I no longer use but have a good history with the substance and believe benign and even helpful to some. Stop the fear mongers.

Sincerely,

Richard Olin
226 S Benton St
Palatine, IL 60067

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Thursday, April 14, 2022 4:04 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Thursday, April 14, 2022 3:39 PM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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

Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
- Density of pot shops and delivery services was positively related to the frequency of child abuse and neglect. There is also an increase in hospitalizations for marijuana use and dependence.
- Since recreational marijuana was legalized in Colorado in 2013, traffic deaths where drivers tested positive for marijuana increased 138% while all traffic deaths increased 29%.
- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Sincerely,

D Quant
832 W Brookside St
Palatine, IL 60067

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Thursday, April 14, 2022 4:04 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Thursday, April 14, 2022 1:27 PM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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

Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
- Density of pot shops and delivery services was positively related to the frequency of child abuse and neglect. There is also an increase in hospitalizations for marijuana use and dependence.
- Since recreational marijuana was legalized in Colorado in 2013, traffic deaths where drivers tested positive for marijuana increased 138% while all traffic deaths increased 29%.
- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Sincerely,

Sri Adusumilli
320 N Waynes Ct
Palatine, IL 60067

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

Ben Vyverberg

Subject: FW: Vote No! No queremos estupefacientes

From: Tim Millar <TMillar@palatine.il.us>
Sent: Thursday, April 14, 2022 4:05 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! No queremos estupefacientes

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Thursday, April 14, 2022 2:03 PM
To: [Tim Millar](#)
Subject: Vote No! No queremos estupefacientes

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

Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
- Density of pot shops and delivery services was positively related to the frequency of child abuse and neglect. There is also an increase in hospitalizations for marijuana use and dependence.
- Since recreational marijuana was legalized in Colorado in 2013, traffic deaths where drivers tested positive for marijuana increased 138% while all traffic deaths increased 29%.
- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

No queremos estupefacientes

Sincerely,

Miguel Gomez
371 Inland dr
Wheeling, IL 60090

Ben Vyverberg

Subject: FW: Vote Yes!! and accept Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Thursday, April 14, 2022 4:05 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote Yes!! and accept Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Thursday, April 14, 2022 2:24 PM
To: [Tim Millar](#)
Subject: Vote Yes!! and accept Palatine pot shops!

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

Councilmember Tim Millar,

I am writing to urge you to vote YES on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is exactly what our community needs or wants.

Research shows that you will receive the following list of bogus claims:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs. (Regulate use by increasing pot shops and this won't be an issue)
- Density of pot shops and delivery services was positively related to the frequency of child abuse and neglect. There is also an increase in hospitalizations for marijuana use and dependence. (Pot ships have more widespread acceptance in areas where these rates already exist, they can bring revenue into struggling communities and reduce street drug sales)
- Since recreational marijuana was legalized in Colorado in 2013, traffic deaths where drivers tested positive for marijuana increased 138% while all traffic deaths increased 29%. (Let's compare these to the number of violent crimes that have decreased)
- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction. (Very few studies, new ones link medicinal use to incredibly positive outcomes and are far better than opiates and other medication)
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug. (Oh no, more services got the homeless, how awful *sarcasm*)

HOWEVER, this research is biased, stigmatizing and antiquated. Marijuana is medicine and should be regulated and kept safe and accessible for those who need it.

Please help keep our community safe and property values high. Vote yes and accept Palatine pot shops!

Pot shops reduce the number of street sellers, provide viable and sustainable economic stimulation and provide education of marijuanas positive impact on many people. We need progress, and abstaining from this industry due to outdated and stigmatizing research and anecdotes is naive and antiquated.

Sincerely,

Megan Drewer
794 N Virn allen Ct
Palatine, IL 60067

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Thursday, April 14, 2022 4:05 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Thursday, April 14, 2022 2:24 PM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
- Density of pot shops and delivery services was positively related to the frequency of child abuse and neglect. There is also an increase in hospitalizations for marijuana use and dependence.
- Since recreational marijuana was legalized in Colorado in 2013, traffic deaths where drivers tested positive for marijuana increased 138% while all traffic deaths increased 29%.
- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Sincerely,

Louis Riccio
64 E Country Club Ct
Palatine, IL 60067

PETITIONER'S EXHIBIT

Ben Vyverberg

//

Subject: FW: Vote No! and reject Palatine pot shops!**From:****Sent:** Sunday, April 17, 2022 10:08 AM**To:** [Tim Millar](#)**Subject:** Vote No! and reject Palatine pot shops!

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

Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
- Density of pot shops and delivery services was positively related to the frequency of child abuse and neglect. There is also an increase in hospitalizations for marijuana use and dependence.
- Since recreational marijuana was legalized in Colorado in 2013, traffic deaths where drivers tested positive for marijuana increased 138% while all traffic deaths increased 29%.
- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Sincerely,

Pam Minch
35 E Slade St
Palatine, IL 60067

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E: Lake Cook - PDA - Special Use Adult

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From:

Sent: Sunday, April 17, 2022 10:59 AM

To: [Tim Millar](#)

Subject: Vote No! and reject Palatine pot shops!

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

Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
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- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Sincerely,

Dan Whitaker
671 E Delgado Drive
Palatine, IL 60074

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From:

Sent: Sunday, April 17, 2022 6:15 PM

To: [Tim Millar](#)

Subject: Vote No! and reject Palatine pot shops!

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Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
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- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Sincerely,

Georgia Quirch
1033 N Cardinal Dr
Palatine, IL 60074

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

Ben Vyverberg

Subject: FW: Palatine pot shops would be great!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Friday, April 15, 2022 11:14 AM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Palatine pot shops would be great!

Best regards,

Tim Millar
Palatine District 1 Councilman

From:
Sent: Thursday, April 14, 2022 4:19 PM
To: [Tim Millar](#)
Subject: Palatine pot shops would be great!

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

Councilmember Tim Millar,

I got this mailer asking me to submit a comment against bring marijuana dispensaries to Palatine.

I think more dispensaries in Palatine would be great!

Sincerely,

Laura Earle
843 E Anderson Dr
Palatine, IL 60074

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Friday, April 15, 2022 11:14 AM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Thursday, April 14, 2022 4:19 PM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
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- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E: Lake Cook - PDA - Special Use Adult

Sincerely,

Donna Milowski
45 E Cunningham Dr
Palatine, IL 60067

Ben Vyverberg

Subject: FW: Vote YES!!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Friday, April 15, 2022 11:14 AM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote YES!!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Thursday, April 14, 2022 4:20:15 PM
To: Tim Millar <TMillar@palatine.il.us>
Subject: Vote YES!!

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

Councilmember Tim Millar,

I received an advertisement to vote no. Haha I'm 100% yes !! Bring the revenue and relief to our town! Have a great day 🍷 Happy 420

Thank you very much for allowing Palatine to get in on the action. I think it will be an excellent decision to bring in the revenue for us here. Instead of our village going and spending elsewhere. Thank you for your time. I Vote YES! Have a great day.

Sincerely,

Deana Taylor
 427 N Cambridge Dr
 Palatine, IL 60074

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E: Lake Cook - PDA - Special Use Adult

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Friday, April 15, 2022 11:14 AM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Thursday, April 14, 2022 4:25 PM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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

Councilmember Tim Millar,

Dear Mayor Schwartz,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
- Density of pot shops and delivery services was positively related to the frequency of child abuse and neglect. There is also an increase in hospitalizations for marijuana use and dependence.
- Since recreational marijuana was legalized in Colorado in 2013, traffic deaths where drivers tested positive for marijuana increased 138% while all traffic deaths increased 29%.
- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot

shops!

Thank you Mayor Schwantz!

Sincerely,

Dale Svec
320 S Benton St
Palatine, IL 60067

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops

From: Tim Millar <TMillar@palatine.il.us>
Sent: Friday, April 15, 2022 11:15 AM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Thursday, April 14, 2022 4:38 PM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops

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

Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
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- Since recreational marijuana was legalized in Colorado in 2013, traffic deaths where drivers tested positive for marijuana increased 138% while all traffic deaths increased 29%.
- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E: Lake Cook - PDA - Special Use Adult

I have personally observed how marijuana has deteriorated the lives of young people. We don't need to make it easier.

Sincerely,

Dan OSullivan
1029 N Austin Blvd
Chicago, IL 60651

Ben Vyverberg

Subject: FW: Vote YES! and accept Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Friday, April 15, 2022 11:15 AM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote YES! and accept Palatine pot shops!

Best regards,

Tim Millar
Palatine District 1 Councilman

From:
Sent: Thursday, April 14, 2022 4:51 PM
To: [Tim Millar](#)
Subject: Vote YES! and accept Palatine pot shops!

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

Councilmember Tim Millar,

I am writing to urge you to vote YES on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is what our community needs and wants.

Please help keep our community safe and property values high. Vote YES and accept Palatine pot shops!

Sincerely,

Mark Golebiowski
I live in palatine
Palatine, IL 60067

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E: Lake Cook - PDA - Special Use Adult

Ben Vyverberg

Subject: FW: Vote yes! and accept Palatine cannabis shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Friday, April 15, 2022 11:15 AM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote yes! and accept Palatine cannabis shops!

Best regards,

Tim Millar
Palatine District 1 Councilman

From:
Sent: Thursday, April 14, 2022 5:43 PM
To: [Tim Millar](#)
Subject: Vote yes! and accept Palatine cannabis shops!

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

Councilmember Tim Millar,

I am writing to urge you to vote Yes on allowing Palatine to open its doors to the marijuana industry.

Please help keep our community safe and property values high. Vote yes! and accept Palatine cannabis shops!

Let citizens make their own decisions!

Sincerely,

Shawn Good
149 N Hale St
Palatine, IL 60067

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E: Lake Cook - PDA - Special Use Adult

Ben Vyverberg

Subject: FW: Vote yes! and accept Palatine cannabis shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Friday, April 15, 2022 11:15 AM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote yes! and accept Palatine cannabis shops!

Best regards,

Tim Millar
Palatine District 1 Councilman

From:
Sent: Thursday, April 14, 2022 5:43 PM
To: [Tim Millar](#)
Subject: Vote yes! and accept Palatine cannabis shops!

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Councilmember Tim Millar,

I am writing to urge you to vote Yes on allowing Palatine to open its doors to the marijuana industry.

Please help keep our community safe and property values high. Vote yes! and accept Palatine cannabis shops!

Let citizens make their own decisions!

Sincerely,

Shawn Good
149 N Hale St
Palatine, IL 60067

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Friday, April 15, 2022 11:15 AM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Thursday, April 14, 2022 5:59 PM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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

Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
- Density of pot shops and delivery services was positively related to the frequency of child abuse and neglect. There is also an increase in hospitalizations for marijuana use and dependence.
- Since recreational marijuana was legalized in Colorado in 2013, traffic deaths where drivers tested positive for marijuana increased 138% while all traffic deaths increased 29%.
- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Sincerely,

Kurt Kreiss
553 E Princeton St
Palatine, IL 60074

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Friday, April 15, 2022 11:15 AM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Thursday, April 14, 2022 6:08 PM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
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- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E: Lake Cook - PDA - Special Use Adult

Sincerely,

Charles Anderson
993 W Glencoe Rd
Palatine, IL 60067

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Friday, April 15, 2022 11:15 AM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Thursday, April 14, 2022 6:43 PM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
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- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Sincerely,

Rita Rizzo
432 S Bristol Ct
Palatine, IL 60067

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Friday, April 15, 2022 11:15 AM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Thursday, April 14, 2022 6:47 PM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
- Density of pot shops and delivery services was positively related to the frequency of child abuse and neglect. There is also an increase in hospitalizations for marijuana use and dependence.
- Since recreational marijuana was legalized in Colorado in 2013, traffic deaths where drivers tested positive for marijuana increased 138% while all traffic deaths increased 29%.
- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E: Lake Cook - PDA - Special Use Adult

Sincerely,

Philip Rizzo
432 S Bristol Ct
Palatine, IL 60067

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From:

Sent: Thursday, April 14, 2022 7:31 PM

To: [Tim Millar](#)

Subject: Vote No! and reject Palatine pot shops!

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

Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
- Density of pot shops and delivery services was positively related to the frequency of child abuse and neglect. There is also an increase in hospitalizations for marijuana use and dependence.
- Since recreational marijuana was legalized in Colorado in 2013, traffic deaths where drivers tested positive for marijuana increased 138% while all traffic deaths increased 29%.
- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

I have grandkids that also live in Palatine and I certainly think it's a terrible idea to sell marijuana in Palatine. Please do not allow this law to pass. I have spoken to many friends who feel the same way.

Sincerely,

Roger Spencer
100 W Hamilton Dr
Palatine, IL 60067

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E: Lake Cook - PDA - Special Use Adult

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Friday, April 15, 2022 11:16 AM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Thursday, April 14, 2022 8:55 PM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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

Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
- Density of pot shops and delivery services was positively related to the frequency of child abuse and neglect. There is also an increase in hospitalizations for marijuana use and dependence.
- Since recreational marijuana was legalized in Colorado in 2013, traffic deaths where drivers tested positive for marijuana increased 138% while all traffic deaths increased 29%.
- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Please do not deteriorate our community!

Sincerely,

Julienne Sohn
827 W Crescent Ave
Palatine, IL 60067

Ben Vyverberg

Subject: FW: Pot shop in Palatine

From:

Sent: Thursday, April 14, 2022 11:03 PM

To: [Tim Millar](#)

Subject: Pot shop in Palatine

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

Councilmember Tim Millar,

I am writing to urge you to consider allowing Palatine to open its doors to the marijuana industry and bring in a pot shop. The taxes generated, while not a huge part of the overall annual tax budget, will help our community.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.

Because of this, we are glad any potential pot shop will not be located near residential communities.

- Density of pot shops and delivery services was positively related to the frequency of child abuse and neglect. There is also an increase in hospitalizations for marijuana use and dependence.

Pot shops are not too dense in Palatine, since there are none. But there's one in Rolling Meadows so Palatine can piggyback off the research there!

- Since recreational marijuana was legalized in Colorado in 2013, traffic deaths where drivers tested positive for marijuana increased 138% while all traffic deaths increased 29%.

And while we are not in Colorado, I'm sure we can use traffic studies from the closest Rolling Meadows pot shop instead. The intersection nearest the RM pot shop (NW Hwy & Rohlwing) has been dangerous for years and needs to be looked at. That intersection has been a problem FOR DECADES, and now that there is a pot shop nearby, it really needs to be evaluated for safety so pot heads don't continue to have accidents there.

- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction, but probably not in Palatine.

- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug. Studies will prove this in Illinois in the next few decades, or not. After all, alcohol is perfectly legal, abundantly available, causes homelessness and child abuse/abandonment, and traffic accidents. But keep all the liquor stores and add just one pot shop for future research on pot heads!

Please help keep our community safe and property values high. Vote to add a single Palatine pot shop, away from kids, liquor stores, and problematic traffic intersections!

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

Thanks for reading. ;-)
More opinions available upon request!

Sincerely,

Pot Head
PO Box 1234
Palatine, IL 60067

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From:

Sent: Friday, April 15, 2022 8:40 AM

To: [Tim Millar](#)

Subject: Vote No! and reject Palatine pot shops!

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

Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
- Density of pot shops and delivery services was positively related to the frequency of child abuse and neglect. There is also an increase in hospitalizations for marijuana use and dependence.
- Since recreational marijuana was legalized in Colorado in 2013, traffic deaths where drivers tested positive for marijuana increased 138% while all traffic deaths increased 29%.
- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Let's help the community with free meditation classes of Sahaja Yoga Meditation to educate, strengthen, motivate, inspire everyone to find their balance from within instead of finding alternative realities through drugs. Please contact me if you would like to learn more. I am a volunteer and this meditation is always free.

Sincerely,

Sylvia Udar
645 W Medford Dr
Palatine, IL 60067

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

Ben Vyverberg

Subject: FW: Vote yes! and approve Palatine dispensary!

From:

Sent: Friday, April 15, 2022 12:10 PM

To: [Tim Millar](#)

Subject: Vote yes! and approve Palatine dispensary!

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

Councilmember Tim Millar,

I am writing to urge you to vote yes on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is what our community wants. I suffer from back issues and have had two surgeries. The ability to live life pain free by using cannabis edibles in the privacy of my own home has made my quality of life significantly better.

Please help keep our community safe and property values high. Vote yes and approve Palatine dispensaries!

Thank you very much.

Sincerely,

Karen Serocki
1050 E Anderson Dr
Palatine, IL 60074

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From:

Sent: Friday, April 15, 2022 1:02 PM

To: [Tim Millar](#)

Subject: Vote No! and reject Palatine pot shops!

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

Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
- Density of pot shops and delivery services was positively related to the frequency of child abuse and neglect. There is also an increase in hospitalizations for marijuana use and dependence.
- Since recreational marijuana was legalized in Colorado in 2013, traffic deaths where drivers tested positive for marijuana increased 138% while all traffic deaths increased 29%.
- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Sincerely,

Seshu Mallavajjala
775 W Kenilworth Ave
Palatine, IL 60067

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

Ben Vyverberg**Subject:** FW: Vote No! and reject Palatine pot shops!**From:****Sent:** Friday, April 15, 2022 1:15 PM**To:** [Tim Millar](#)**Subject:** Vote No! and reject Palatine pot shops!

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

Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
- Density of pot shops and delivery services was positively related to the frequency of child abuse and neglect. There is also an increase in hospitalizations for marijuana use and dependence.
- Since recreational marijuana was legalized in Colorado in 2013, traffic deaths where drivers tested positive for marijuana increased 138% while all traffic deaths increased 29%.
- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

NO marijuana!

Sincerely,

Denis Andriuta
1158 S Parkside Dr
Palatine, IL 60067

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E: Lake Cook - PDA - Special Use Adult

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From:

Sent: Friday, April 15, 2022 2:00 PM

To: [Tim Millar](#)

Subject: Vote No! and reject Palatine pot shops!

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

Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
- Density of pot shops and delivery services was positively related to the frequency of child abuse and neglect. There is also an increase in hospitalizations for marijuana use and dependence.
- Since recreational marijuana was legalized in Colorado in 2013, traffic deaths where drivers tested positive for marijuana increased 138% while all traffic deaths increased 29%.
- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Please vote yes!!! Marijuana is legal and should be available and regulated like alcohol !!!! Please let palatine play a part in the evolution of personal use!!!!

Sincerely,

Bogdan Kapusta
873 E Holly Way
Palatine, IL 60074

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From:

Sent: Friday, April 15, 2022 4:17 PM

To: [Tim Millar](#)

Subject: Vote No! and reject Palatine pot shops!

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Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
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- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Sincerely,

Ann Riccio
64 E Country Club Ct
Palatine, IL 60067

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From:

Sent: Friday, April 15, 2022 5:01 PM

To: [Tim Millar](#)

Subject: Vote No! and reject Palatine pot shops!

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Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
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- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Sincerely,

Teresa Zuniga
347 N Williams Dr
Palatine, IL 60074

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From:

Sent: Friday, April 15, 2022 5:08 PM

To: [Tim Millar](#)

Subject: Vote No! and reject Palatine pot shops!

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Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

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- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

I strongly oppose the opening of a pot shop in Palatine. It will encourage recreational use of pot and hurt our children and working adults. Please vote no and protect our community.

Sincerely,

Susan Odmark
556 E Mill Valley Rd
Palatine, IL 60074

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From:

Sent: Friday, April 15, 2022 6:38 PM

To: [Tim Millar](#)

Subject: Vote No! and reject Palatine pot shops!

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Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
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- Several studies have also linked heavy marijuana use to lower income, greater welfare dependence, unemployment, criminal behavior, and lower life satisfaction.
- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Sincerely,

Kristen Cooke
1031 N Earls Ct
Palatine, IL 60067

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From:

Sent: Sunday, April 17, 2022 10:59 AM

To: [Tim Millar](#)

Subject: Vote No! and reject Palatine pot shops!

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Councilmember Tim Millar,

I am writing to urge you to vote NO on allowing Palatine to open its doors to the marijuana industry and bring in pot shops. This is not what our community needs or wants.

Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
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- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Sincerely,

Dan Whitaker
671 E Delgado Drive
Palatine, IL 60074

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

Ben Vyverberg**Subject:** FW: Vote No! and reject Palatine pot shops!**From:****Sent:** Sunday, April 17, 2022 10:08 AM**To:** [Tim Millar](#)**Subject:** Vote No! and reject Palatine pot shops!

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Councilmember Tim Millar,

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Research shows that:

- Children who live near pot shops have more access to marijuana and are more likely to use it and other drugs.
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- Marijuana commercialization is having an impact on homeless services in places that are among the first to legalize the drug.

Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Sincerely,

Pam Minch
35 E Slade St
Palatine, IL 60067

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From:

Sent: Monday, April 18, 2022 3:48 PM

To: [Tim Millar](#)

Subject: Vote No! and reject Palatine pot shops!

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Sincerely,

Diane Konieczny
930 N Maple Ave
Palatine, IL 60067

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

Ben Vyverberg**Subject:** FW: Vote No! and reject Palatine pot shops!**From:****Sent:** Sunday, April 17, 2022 6:15 PM**To:** [Tim Millar](#)**Subject:** Vote No! and reject Palatine pot shops!

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Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Sincerely,

Georgia Quirch
1033 N Cardinal Dr
Palatine, IL 60074

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Subject: FW: Vote No! and reject Palatine pot shops!

From:

Sent: Sunday, April 24, 2022 9:15 AM

To: [Tim Millar](#)

Subject: Vote No! and reject Palatine pot shops!

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Sincerely,

Ronnie B
PO Box 1414
Palatine, IL 60078

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From: Tim Millar <TMillar@palatine.il.us>
Sent: Tuesday, April 19, 2022 10:29 AM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: FW: Vote No! and reject Palatine pot shops!

Best regards,

Tim Millar
 Palatine District 1 Councilman

From:
Sent: Monday, April 18, 2022 3:48 PM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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Sincerely,

Diane Konieczny
930 N Maple Ave
Palatine, IL 60067

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

Ben Vyverberg

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Subject: FW: Vote No! and reject Palatine pot shops!

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Tim Millar
 Palatine District 1 Councilman

From:
Sent: Monday, April 18, 2022 11:23 AM
To: [Tim Millar](#)
Subject: Vote No! and reject Palatine pot shops!

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Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

I am asking you to Vote NO.

Please don't do it.
We don't need this in our community.
🙏 I am praying this doesn't happen.

Sincerely,

Mary O'Brien
646 N Stark Dr
Palatine, IL 60074

Ben Vyverberg

Subject: FW: Marijuana Dispensary in Palatine

From:

Sent: Monday, April 18, 2022 9:36 PM

To: [Jim Schwantz](#)

Cc: [Michael Jacobs](#); [Hadley SkeffingtonVos](#); [Tim Millar](#); [Scott Lamerand](#); [Doug Myslinski](#); [Greg Solberg](#); [Kollin Kozlowski](#); [Brad Helms](#)

Subject: Marijuana Dispensary in Palatine

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

Dear Major Schwantz,

My name is Steve Chen. I've been living in Palatine for over 20 years and have seen many changes in our great city. I rarely contact the city, but today I feel strongly about raising my concern about an important issue to your attention. I'm reaching out to you regarding the upcoming plan commission meeting scheduled for 4/19 re: opening doors to the marijuana industry to Palatine. This brings a deep concern to me and many of my neighbors. Opening doors to dispensaries in our town will make it easier for someone to pass on marijuana to minors when we're already seeing more students smoking marijuana in Palatine's middle schools and high schools. Additionally studies have linked marijuana use to lower income, unemployment, and criminal behaviors. All of these will make our city less competitive and invite crimes. While I understand the upside of bringing funding to the city, funding our city with recreational drug money is not sustainable nor helping our community to maintain its high standard. I strongly encourage you and the Village Council to vote no on bring a marijuana dispensary to Palatine. Thank you for your consideration.

Best regards,
Steve

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From:

Sent: Monday, April 18, 2022 11:23 AM

To: [Tim Millar](#)

Subject: Vote No! and reject Palatine pot shops!

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Subject: FW: Vote No! and reject Palatine pot shops!

From:

Sent: Tuesday, April 19, 2022 1:09 PM

To: [Tim Millar](#)

Subject: Vote No! and reject Palatine pot shops!

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Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

I love our town so much and based on the research it really doesn't seem like a good fit for Palatine.

Sincerely,

Anne Risher
1017 W Wood St
Palatine, IL 60067

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From:

Sent: Monday, April 18, 2022 3:50 PM

To: [Tim Millar](#)

Subject: Vote No! and reject Palatine pot shops!

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Sincerely,

Don Konieczny
930 N Maple Ave
Palatine, IL 60067

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

Ben Vyverberg**Subject:** FW: Vote No! and reject Palatine pot shops!**From:****Sent:** Tuesday, April 19, 2022 4:54 PM**To:** [Tim Millar](#)**Subject:** Vote No! and reject Palatine pot shops!

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Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Sincerely,

Kelly Serafini
837 N Cove Drive
Palatine, IL 60067

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

Ben Vyverberg

Subject: FW: Vote YES to Palatine pot shops!

From:

Sent: Wednesday, April 20, 2022 11:06 AM

To: [Tim Millar](#)

Subject: Vote YES to Palatine pot shops!

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

Councilmember Tim Millar,

If marijuana is a source of tax revenue I'm for it. If neighboring towns don't have dispensary's it will help other businesses by bringing people into town for additional revenue. I personally don't use pot and am not going to somehow be persuaded to use it just because it's more readily available.

Sincerely,

Christie Heston
876 N Maple Ave
Palatine, IL 60067

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From:

Sent: Thursday, April 21, 2022 9:42 AM

To: [Tim Millar](#)

Subject: Vote No! and reject Palatine pot shops!

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Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

Just because illinois has legalized recreational "weed" doesn't mean Palatine needs to promote it! The income generated from a store isn't worth the lives it will destroy.

Sincerely,

ALICE WITT
856 E Plate Dr
Palatine, IL 60074

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult

Ben Vyverberg**Subject:** FW: Vote No! and reject Palatine pot shops!**From:****Sent:** Thursday, April 21, 2022 11:25 AM**To:** [Tim Millar](#)**Subject:** Vote No! and reject Palatine pot shops!

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Please help keep our community safe and property values high. Vote No! and reject Palatine pot shops!

This is NOT what the people want. Learn how to balance your budget and stay within your means rather than looking for more revenue streams. Our children are vulnerable enough. The last thing they need is even easier access to drugs!

Sincerely,

Nicole Mueller
935 W Kelsey Ct
Palatine, IL 60067

Attachment: General comments provided about adult use cannabis (2022-32 : Vacant lot east of 325 E: Lake Cook - PDA - Special Use Adult

Ben Vyverberg

Subject: FW: Vote No! and reject Palatine pot shops!

From:

Sent: Friday, April 22, 2022 7:08 AM

To: [Tim Millar](#)

Subject: Vote No! and reject Palatine pot shops!

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810 E Morris Dr
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From:

Sent: Sunday, April 24, 2022 9:15 AM

To: [Tim Millar](#)

Subject: Vote No! and reject Palatine pot shops!

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**VILLAGE OF PALATINE
Plan Commission**

SCHEDULED 04/19/22 07:00 PM

CASE STAFF STATEMENT (ID # 7496)

Planned Development Amendment to the Patrick Hyundai Phase 2 Subdivision Planned Development to Align with the B-5 Highway Business District use lists; and Special Use for an Adult Use Cannabis Dispensing Establishment for the vacant lot east of 325 E. Lake Cook Road (PIN # 02-02-102-037-0000)

CASE NUMBER: 22-09

PETITIONERS:

Keystone Ventures (Palatine Lake Cook Road LLC)

Botavi Wellness LLC ("Botavi") - Craig Krandel authorized agent

LOCATION: vacant lot east of 325 E. Lake Cook Road (parcel ID # 02-02-102-037-0000) - Lot 3 of the Patrick Hyundai Subdivision - Phase 2.

PROPOSAL: Keystone Ventures LLC (Palatine Lake Cook Road LLC) is requesting a Planned Development Amendment to Planned Development Ordinance #O-6-16 align the underlying use lists to the B-5 Highway Business District; and

Botavi Wellness has applied for a Special Use for an adult use dispensary for the vacant lot east of 325 E. Lake Cook Road - Lot 3 of the Patrick Hyundai Subdivision and Patrick Hyundai Planned Development Phase 2.

ZONING AND LAND USE: Planned Development - Vacant parcel, directly east of 325 E. Lake Cook Road (Starbucks drive-through).

SURROUNDING CONDITIONS:

North:	Unincorporated Lake County
South:	Rand Road -B-5 commercial uses and properties
East:	Rand Road parcels
West:	Planned Development - Rand Road (Route 12) - Hyundai of Palatine - Lot 1 Patrick Hyundai Subdivision

COMPREHENSIVE PLAN:

The Future Land Use Map recommends a continued business use for the property.

BACKGROUND:

The Subject Property is Lot 3 of the Patrick Hyundai Phase 2 Planned Development and Subdivision and is currently a vacant unimproved lot. The Petitioners are requesting to open an adult use dispensary on Lot 3. Therefore, the Petitioners are requesting:

Planned Development Amendment to Planned Development Ordinance #O-6-16 to align the underlying use lists to the B-5 district (Keystone Ventures LLC - Palatine Lake Cook Road LLC); and

Special Use for an adult use cannabis dispensing establishment (Botavi)

ANALYSIS:

- After the State of Illinois approved the legal sale and consumption of cannabis in June 2019, the Village also allowed adult use dispensaries within the Village in December 2019. The Zoning Ordinance allows adult use dispensaries through a Special Use review in the B-5 and Manufacturing districts. When the Village drafted and adopted its adult use cannabis ordinance, there had not been any operational history with dispensaries or the State approval process, due to the newness of its adoption.
- Within the Zoning Ordinance, there are also a series of operational requirements and controls, as follows below:
 - (a) Facility must be operated by an organization or business that is currently licensed by the Illinois Department of Financial and Professional Regulation to operate a medical cannabis dispensing organization under the Compassionate Use of Medical Cannabis Pilot Program Act (410 ILCS 130 et seq.)
 - (b) Facility must keep a copy of the dispensing organization agent identification card issued pursuant to the Compassionate Use of Medical Cannabis Pilot Program Act visible and conspicuously displayed at all times.
 - (c) An adult-use cannabis dispensing establishment building shall not be located within 1,500 feet of the building in which is located a pre-existing public or private nursery school, pre-school, primary or secondary school, or day care facility. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section.

Case Staff Statement (ID # 7496)
Meeting of April 19, 2022

- (d) An adult-use cannabis dispensing establishment building shall not be located within five hundred (500) feet of property either owned by a Park District or utilized for park district purposes, unless separated by railroad tracks.
 - (e) An adult-use cannabis dispensing establishment shall not be located in a dwelling unit.
 - (f) An adult-use cannabis dispensing establishment shall not abut nor be directly across the street from any residential use.
 - (g) At least 75% of the floor area of any tenant space occupied by an adult-use cannabis dispensing establishment shall be devoted to the activities of the cannabis dispensing establishment as authorized by the Act, and other than cannabis infused food products, no cannabis dispensing establishment shall also sell food for consumption on the premises in the same tenant space.
 - (h) Facility shall not conduct any sales or distribution of cannabis other than as authorized by the Act.
 - (i) Adult-use cannabis dispensing establishments are prohibited from allowing on-site consumption of cannabis under all circumstances.
 - (j) For purposes of determining required parking, adult-use cannabis dispensing establishments shall be classified as “Business and Retail Uses” area as per Section 7.03 (b) (1), provided however that the Village may require that additional parking be provided as a result of the analysis completed through Section 14.05 (Adult-Use Cannabis: Special Use) herein.
 - (k) Petitioner must submit a complete copy of their state license application and all plans submitted to the State of Illinois, or any agency thereof, as part of their special use application. Before issuance of a certificate of occupancy or otherwise opening to the public, adult-use cannabis dispensing establishments must provide a copy of their license to operate as an adult-use cannabis dispensing establishment from the respective state agency.
 - (l) Petitioner shall file an affidavit with the Village affirming compliance with this Section 15.04 and all other requirements of the Act.
- In conjunction with the proposed Special Use for the dispensary, the owner and developer for Phase 2 has also requested a Planned Development Amendment to align the uses lists for Phase 2 to the B-5 district. Per Code, the B-5 district is reserved for properties with frontage along Rand Road (U.S. Route 12). As the Patrick Hyundai Planned Development has frontage along Rand Road and the Phase 2 Planned Development also maintains full access to Rand Road, Staff agrees that it would be appropriate to align the underlying uses with the B-5 district.

- The Subject Property is part of the 2012 Patrick Hyundai Planned Development and subsequently subdivided into Lots 2 and 3 in the Phase 2 Planned Development.
- When the Patrick Hyundai Planned Development was approved, full access onto Rand Road and a right-in right-out onto Lake Cook were provided. When Phase 2 was approved, cross access extending from Rand Road drive through to Lake Cook Road were maintained. Although Lot 3 remains undeveloped, the infrastructure improvements and parking for Lot 3 were completed with the Starbucks' drive through in 2017.
- The Illinois Department of Financial and Professional Regulation conducted a lottery for 75 Conditional Adult Use Dispensing Organization licenses on August 19, 2021. Botavi was awarded such a license (1 of 47 in the Chicago Naperville Elgin BLS region).
- Prior to being rezoned to Planned Development, many of the underlying Patrick Hyundai lots were zoned B-5. In addition to the drive-through use identified in the Phase 2 Planned Development, the developer identified a retail use for Lot 3. Bo
- Botavi proposes to develop an approximately 3,500 square foot adult use dispensary on Lot 3. The proposed dispensary would be located on the east side of the existing Starbucks on Lot 2. Per Code, the dispensary requires 12 parking spaces, which are satisfied with the existing parking already installed for the Phase 2 improvements, which totals 37 spaces. Note the Starbucks is 650 square feet and requires 7 spaces, which leaves an excess of 18 spaces.
- Article 15 contemplates the evaluation of the following components, when reviewing an adult use dispensary:
 - Impact of the proposed facility on existing or planned uses located within the vicinity of the subject property.
 - Proposed structure in which the facility will be located, including the co-tenancy (if in a multi-tenant building), total square footage, security installations/security plan and building code compliance.
 - Hours of operation and anticipated number of customers and employees.
 - Anticipated parking demand and available private parking supply.

Case Staff Statement (ID # 7496)
Meeting of April 19, 2022

- Anticipated traffic generation in the context of adjacent roadway capacity and access to such roadways.
 - Site design, including access points and internal site circulation.
 - Proposed signage plan.
 - Compliance with all requirements provided in this Section 15.03.
 - Other criteria determined to be necessary to assess compliance with Section 14.05 (Special Uses).
- The floorplan indicates a waiting room, show room, and sales area for public access. The remainder of the building would be occupied only by the Bloc employees.
 - Botavi and its operational partner Justice cannabis presently operate under the name “Bloc”. The proposed Palatine location would also operate as a Bloc location. Bloc presently operates 8 dispensaries in Missouri and Pennsylvania. They also operate 2 pharmacies in Utah.
 - Per the business plan, the proposed hours of operation are 8 AM through 8 PM, but the plan also indicates that there will likely be fewer hours varying by day.
 - In addition to Bloc’s operational experience, the business plan indicates that a National Security Director will oversee the dispensary operations. The store would also comply with the security directive, required by the State.
 - With the use of 30-50 high definition cameras located throughout the building and outside the dispensary, the cameras will also be equipped with facial recognition and license plate readability. The Palatine Police Department would be offered a direct feed into all cameras at the dispensary. There will also be 2 armed security guards on-site, during all business hours.
 - On-site consumption or loitering are not permitted and the business plan restates this compliance. The provided security would enforce these measures. It is Bloc’s experience that most of their current customer base pre-orders the products. This equates to an average customer visit of under 5 minutes. The customers then come throughout the day and are not clustered in the store visits.
 - The business plan and submitted affidavit confirm compliance with all of the other

spacing and separation requirements (1,500 feet) from any school, nursery, day care, pre-school or secondary school. And, the Subject Property is more than 500 from the property line of any Park District property.

- The Special Use application was reviewed by all of the Departments, including the Police Department and Village Attorney, without any additional Staff comments.
- Public comments were submitted to the Village indicating both opposition and support for adult use dispensaries. While those comments were included with the review materials, Staff notes that the comments are general in nature and not specific to either the proposed Special Use location or the operator and standards.

RECOMMENDATIONS:

When the Patrick Hyundai and Phase 2 Planned Development were approved, portions of the underlying properties maintained a B-5 zoning and also continues to have frontage and access to Rand Road. Staff believes the amendment further memorializes both the intention of the Planned Development and the B-5 District Ordinance requirements. Therefore, Staff recommends approval of the Planned Development Amendment, pursuant to the following conditions:

1. Planned Development Ordinance #O-6-16, shall be amended to align the use lists with the B-5 Highway Business District.

Both the State of Illinois and the Village allow adult use dispensaries and contemplate their operation. Adult use cannabis is both legal and contemplated within the Code. Therefore, the Special Use review should not be a determination of whether adult use cannabis should be allowed, as those questions have already been answered, but rather the narrow focus of whether this is an acceptable location and has the Petitioner demonstrated compliance with the required standards.

The proposed location complies with all of the other spacing, separation, and operational restrictions within the zoning ordinance. The use would abut the rear yards of commercial lots along Rand Road and across the street from unincorporated Lake County. And, the Petitioner has operating experience within 10 other similar

stores/pharmacies. The Police Department reviewed the security plans and did not have any other questions or comments.

Therefore, Staff recommends approval of the Special Use, pursuant to the following conditions:

1. The Special Use shall substantially conform to the site plan submitted on 03/17/2022, floorplan dated 02/24/22, the business plan submitted on 03/17/22, and elevations submitted on 03/17/22, except as such plans may be changed to conform to Village Codes and Ordinances.
2. If required by the Village, the business plan shall be modified in a manner acceptable to the Village Attorney.
3. The final signage plan, including interior window signs shall be submitted in a manner acceptable to the Director of Planning and Zoning.
4. The dispensary shall operate in compliance with all applicable State and Village requirements.

ATTACHMENTS:

- Aerial Map
- Planned Development Ordinance Patrick Hyundai Phase 2
- Patrick Hyundai Phase 2 Planned Development amendment transmittal letter
- Bloc - proposed site plan and floorplan
- Botavi Wellness - business plan
- Special Use application
- Patrick Hyundai SUB Phase 2
- ALTA survey with cross access drive to Rand Road
- Illinois Department of Professional Regulation - FINAL TA Results by BLS List 8-19-2021
- O-139-12 - Patrick Hyundai Final PUD
- Patrick Hyundai SUB
- Public Comments - cannabis dispensaries
- Public Notice



Attachment: Plan Commission materials - Planned Development Amendment and Botavi Special Use (2022-32 : Vacant lot east of 325 E. Lake

ORDINANCE NO. 0-6-16

**AN ORDINANCE GRANTING PRELIMINARY AND
FINAL PLANNED DEVELOPMENT APPROVAL
221 E. LAKE COOK ROAD (PATRICK HYUNDAI SUBDIVISION – PHASE 2)**

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on January 11, 2016

ORDINANCE NO. 0-6-16

**AN ORDINANCE GRANTING
PRELIMINARY AND FINAL PLANNED DEVELOPMENT APPROVAL
221 E. LAKE COOK ROAD (PATRICK HYUNDAI SUBDIVISION – PHASE 2)**

WHEREAS, upon petition of owners of said property a public hearing was held by the Plan Commission of the Village of Palatine on December 15, 2015 and in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission, having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for Preliminary and Final Planned Development to allow 2 additional commercial buildings with an associated parking lot, on the following legally described property:

A Resubdivision of that part of the Northeast 1/4 of the Northwest 1/4 of Section 2, Township 42 North, Range 10, East of the Third Principal Meridian in Cook County, Illinois.

commonly known as 221 E. Lake Cook Road (subject Petition is for the vacant area east of the existing automobile dealership). PIN # 02-02-102-034

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

SECTION 1: That Preliminary and Final Planned Development to allow 2 commercial buildings with an associated parking lot, is hereby granted, subject to the following condition(s):

1. The development shall substantially conform to the plans attached hereto, except as such plans may be changed to conform to Village Codes and Ordinances.
2. A letter of credit in the amount of \$50,000 shall be submitted to ensure the completion of the Planned Development.
3. An engineer's estimate of costs shall be submitted in a manner acceptable to the Village Engineer.
4. A letter of credit in the amount of 110% of the engineer's cost estimate shall be submitted.
5. Review fees in the amount of 3.5% of the engineer's cost estimate shall be submitted.
6. The maintenance agreement should also address shared maintenance responsibilities for the freestanding signs.
7. The parking stall designs shall be revised in a manner acceptable to the Director of Planning and Zoning.
8. The landscape plan shall be revised in a manner acceptable to the Director of Planning and Zoning and should include parkway trees along Lake-Cook Road.
9. The architectural plans for the Lot 3 shall be reviewed by the Village Council prior to the issuance of a building permit.
10. The final engineering plans shall be revised in a manner acceptable to the Director of Planning and Zoning and the Village Engineer.

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

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

PASSED: This 11th day of January, 2016

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

APPROVED by me this 11th day of January, 2016



Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

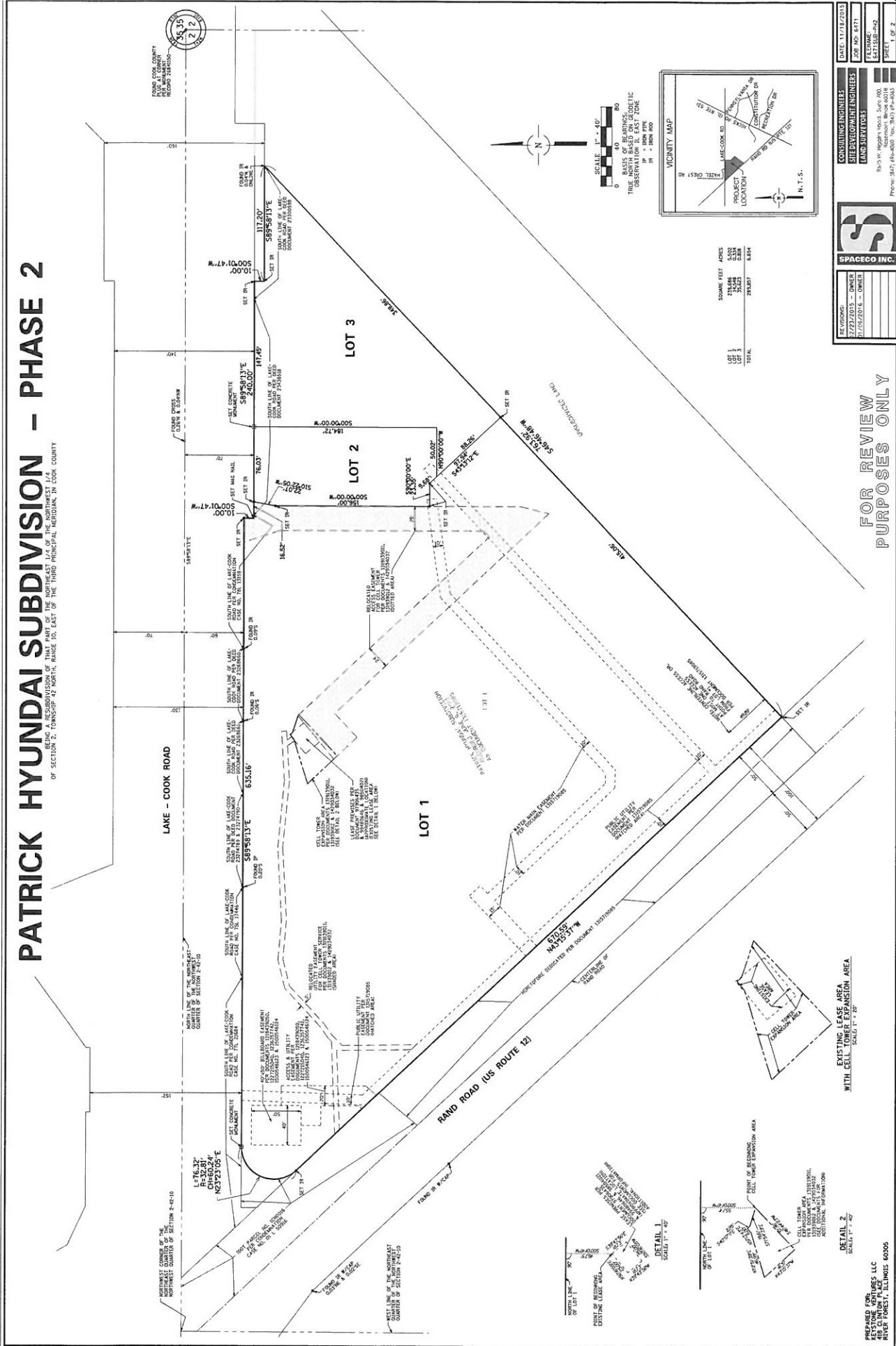
this 11th day of January, 2016



Village Clerk

PATRICK HYUNDAI SUBDIVISION - PHASE 2

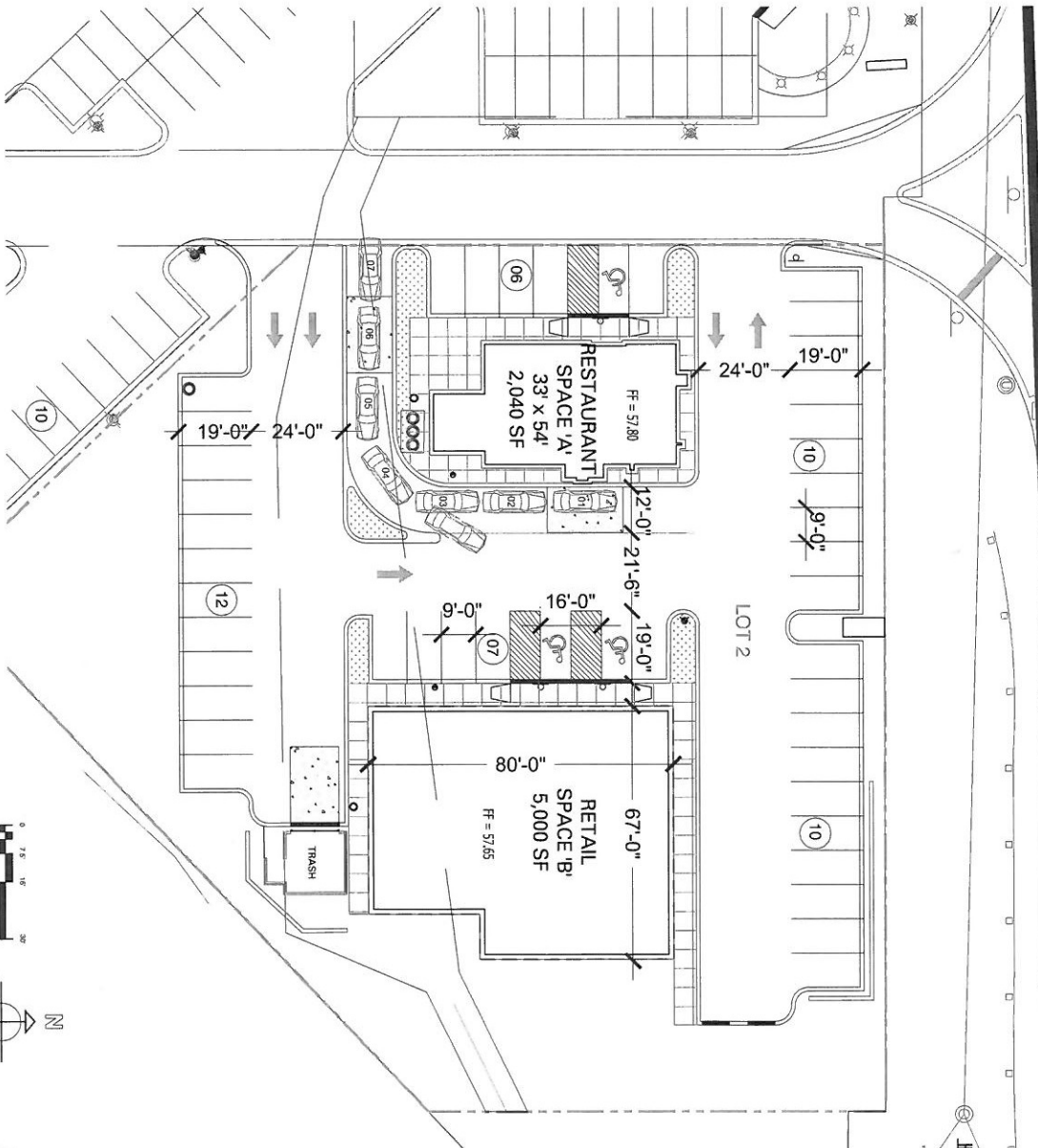
BEING A RESUBDIVISION OF THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY



SITE SUMMARY

TOTAL SITE AREA	43,088 SF
	0.98 AC
RESTAURANT 'A'	2,040 SF
RETAIL SPACE 'B'	5,000 SF
TOTAL RETAIL SPACE	7,040 SF
PARKING	
REQUIRED RETAIL PARKING (1/300SF):	18 CARS
REQUIRED RESTAURANT PARKING (1/700SF):	20 CARS
TOTAL REQUIRED PARKING:	38 CARS
PROVIDED PARKING	45 CARS

LAKE COOK ROAD



RETAIL DEVELOPMENT
SEC RAND ROAD & LAKE COOK ROAD
PALATINE, ILLINOIS

0 7.5 15 30
SCALE: 1" = 30'-0"



A-02

PROPOSED RETAIL BUILDING: Appearance Commission DECEMBER 04, 2015

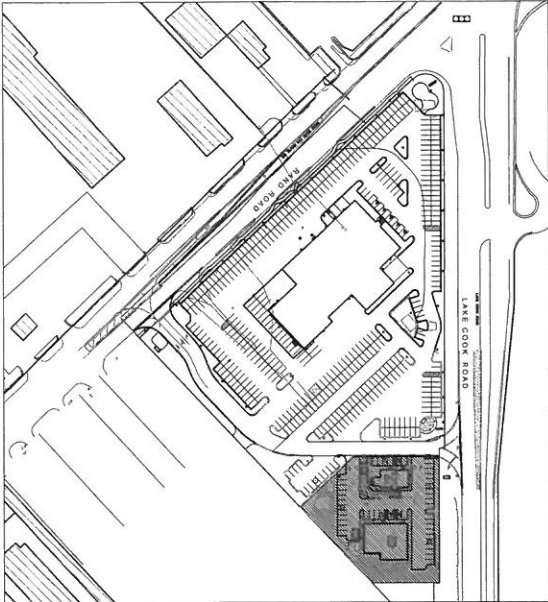
Table of contents:

- A-01 TITLE SHEET
- A-02 SITE PLAN
- A-03 FLOOR PLAN
- A-04 BUILDING ELEVATIONS
- A-05 BUILDING ELEVATIONS
- A-06 EXTERIOR FINISHES
- A-07 MONUMENT SIGN ELEVATION

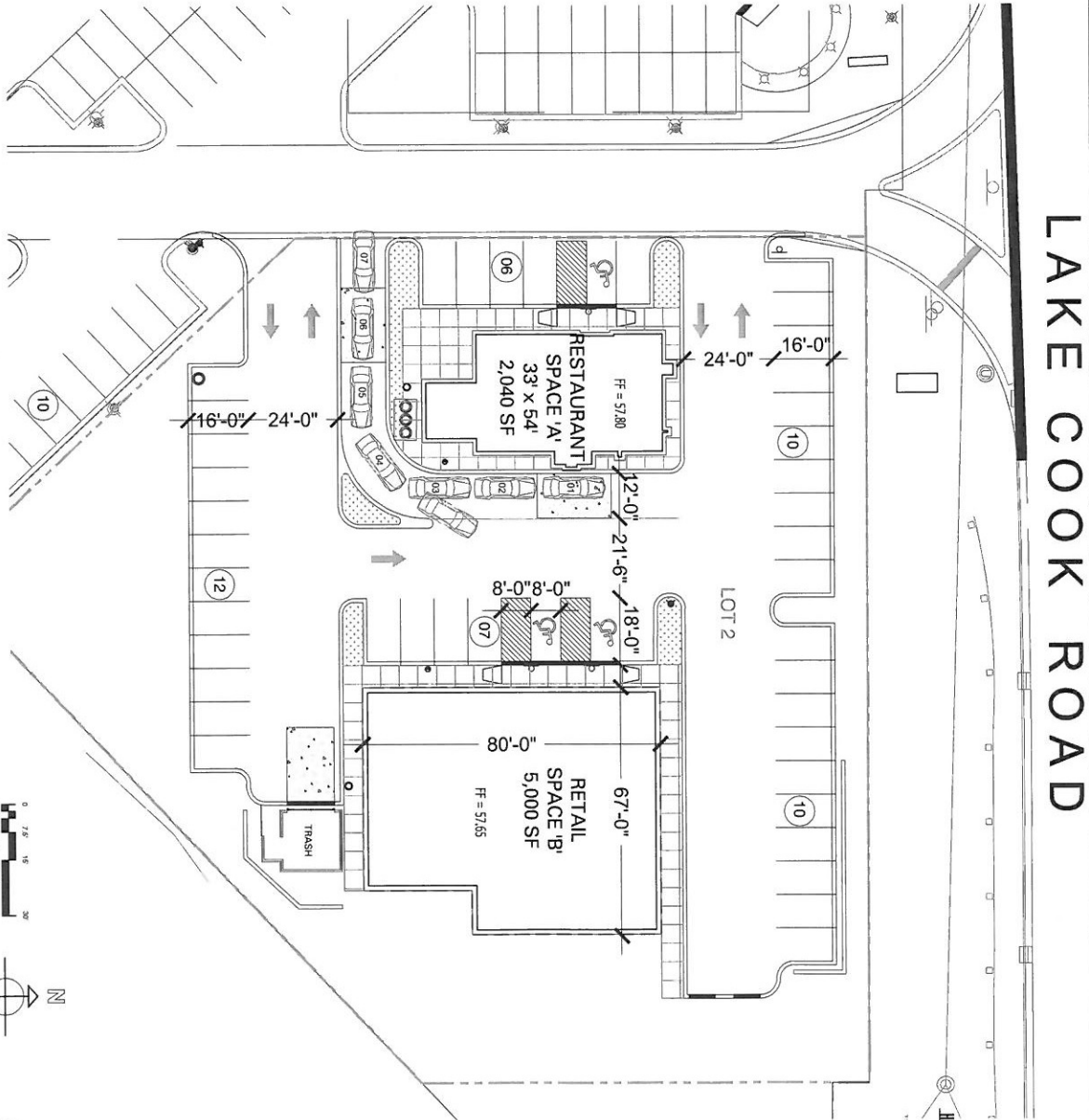
RETAIL DEVELOPMENT
SEC RAND ROAD & LAKE COOK ROAD
PALATINE, ILLINOIS



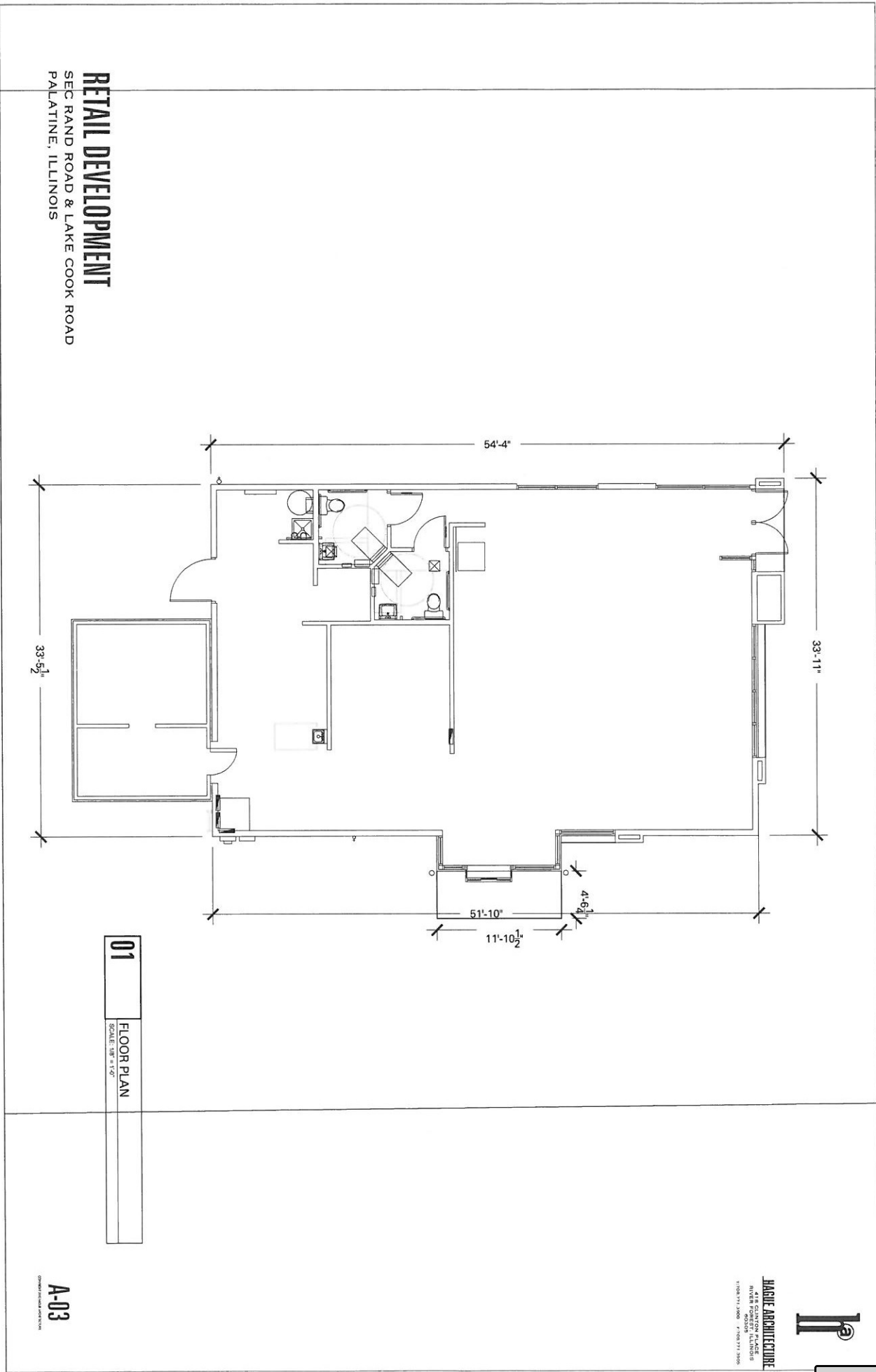
SITE SUMMARY	
TOTAL SITE AREA	43,088 SF 0.98 AC
RESTAURANT 'A'	2,040 SF
RETAIL SPACE 'B'	5,000 SF
TOTAL RETAIL SPACE	7,040 SF
PARKING	
REQUIRED RETAIL PARKING (1/300SF):	18 CARS
REQUIRED RESTAURANT PARKING (1/100SF):	20 CARS
TOTAL REQUIRED PARKING:	38 CARS
PROVIDED PARKING	45 CARS



RETAIL DEVELOPMENT
SEC RAND ROAD & LAKE COOK ROAD
PALATINE, ILLINOIS

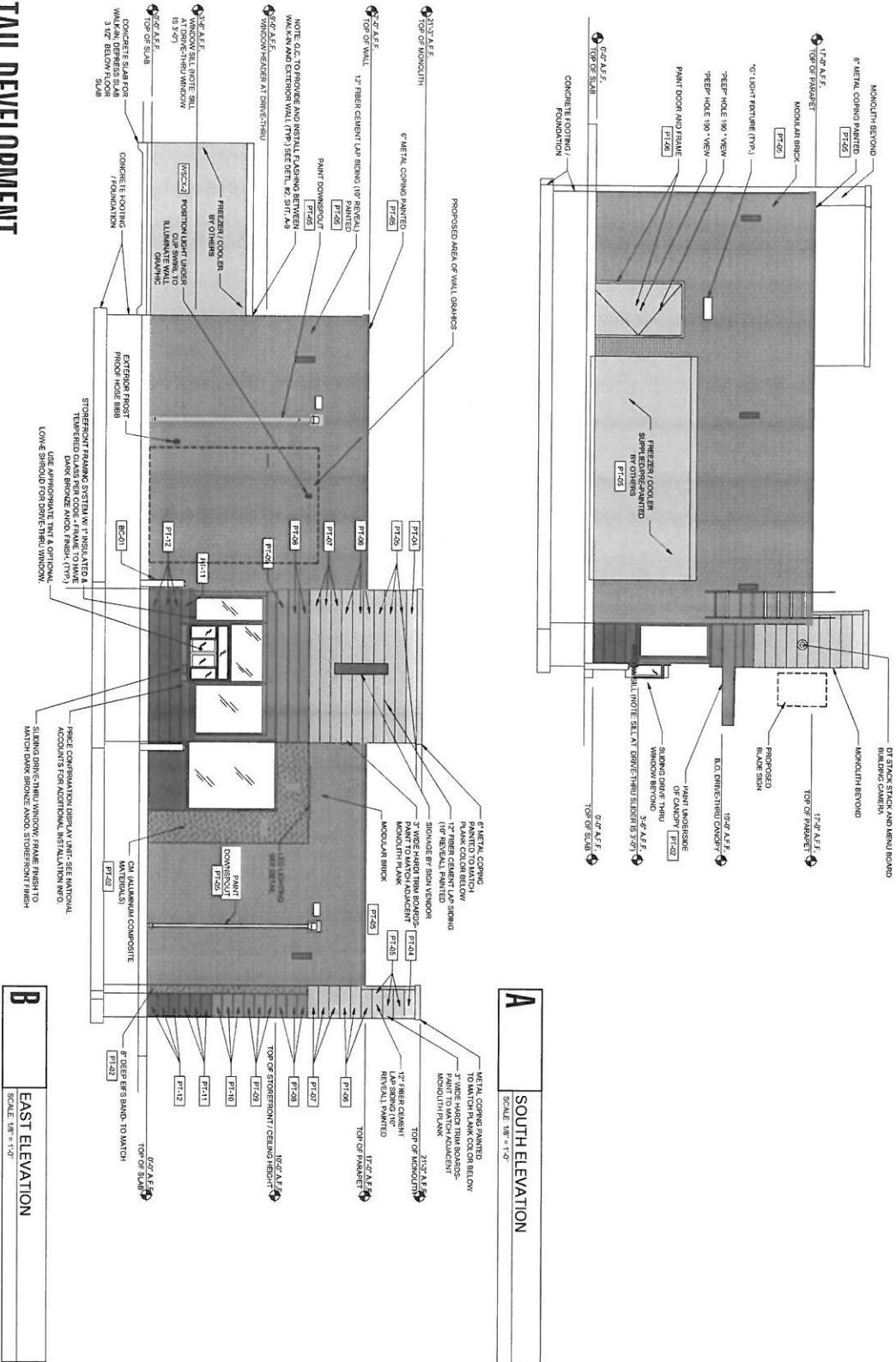


A-02





RETAIL DEVELOPMENT
SEC RAND ROAD & LAKE COOK ROAD
PALATINE, ILLINOIS



A-05



HAGUE ARCHITECTURE
1115 SOUTH MAIN ST
KANSAS CITY, MO 64105
P: 816.221.1200 F: 816.221.1205



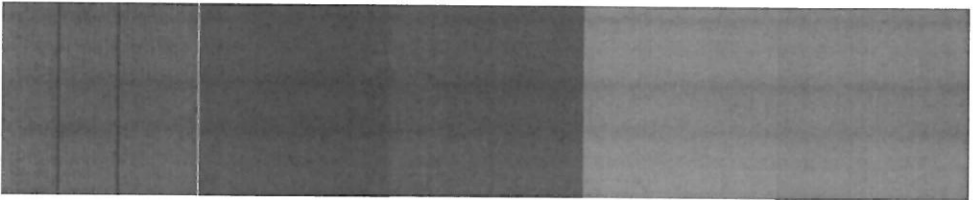
PAINT -04 SHERBYN WILLIAMS
CHINA DOLL

PAINT -05 SHERBYN WILLIAMS
BITTERSWEET STEM

PAINT -06 SHERBYN WILLIAMS
PRACTICAL BEIGE

PAINT -07 SHERBYN WILLIAMS
OAK BARREL

PAINT -08 SHERBYN WILLIAMS
JULIET BROWN



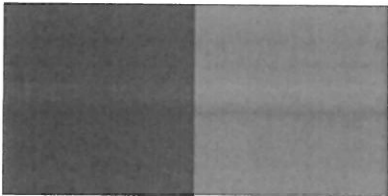
PAINT -09 SHERBYN WILLIAMS
STURDY BROWN

PAINT -10 SHERBYN WILLIAMS
JAVA

PAINT -11 SHERBYN WILLIAMS
FRENCH ROAST

PAINT -12 SHERBYN WILLIAMS
MAISARD BROWN

HARDIE CEDERMILL 10" SIDING



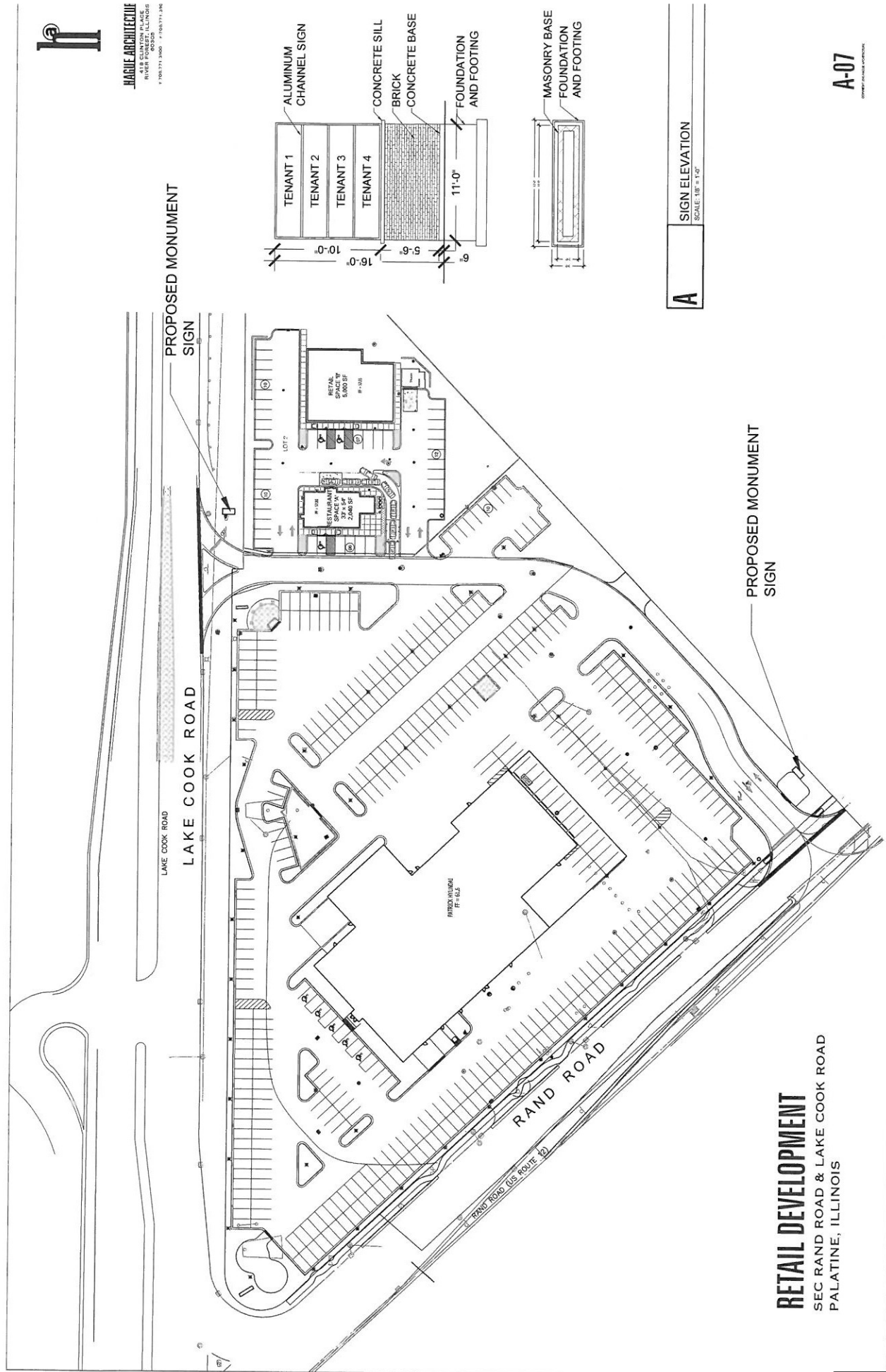
ACM PANELS - PREFINISHED TO MATCH
DUNKIN ORAGE PMS165C

AWNING - SUNBRELLA TRUE BROWN

CLEAR 10-F GLASS / CLEAR ANODIZED
ALUMINUM STOREFRONT

EXTERIOR FINISHES

RETAIL DEVELOPMENT
SEC RAND ROAD & LAKE COOK ROAD
PALATINE, ILLINOIS



PRELIMINARY SITE IMPROVEMENT PLANS
for

PATRICK HYUNDAI OUTLOT

PALATINE, ILLINOIS
PROJECT NO.6471.03

ARCHITECT
KEYSTONE VENTURES, LLC
440 CLINTON PLACE
RIVER FOREST, ILLINOIS 60305
PHONE: 708-366-0550

CALL JULIE 1-800-692-0123
FOR THE FOLLOWING:
COUNTY: COOK
CITY, TOWNSHIP: PALATINE, PALATINE
SEC. & 1/4 SEC. NO. 142N, R10E, SEC. 2 NW 1/4
48 HOURS BEFORE YOU DIG.
EXCLUDING SAT, SUN & HOLIDAYS

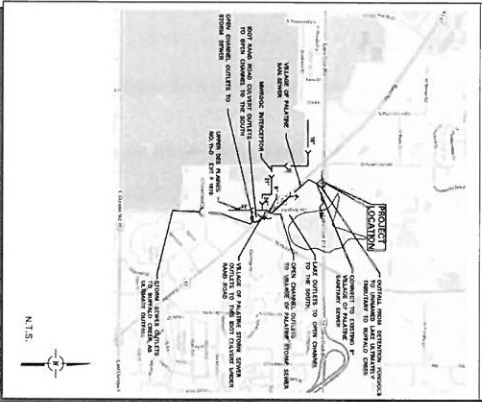
BENCHMARK
ELEVATION:
DESCRIPTION:
SEE SHEET ET FOR
BENCHMARK INFORMATION

NOTE:
SPACECO, INC. IS TO BE NOTICED AT LEAST
THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION
AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

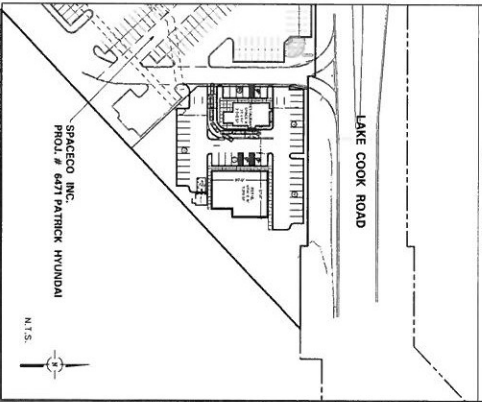
INDEX

SHEET #	SHEET DESCRIPTION
1	CI COVER SHEET
2	ET EXISTING CONDITIONS
3	GM GEOMETRIC PLAN
4	GR GRADING PLAN
5	UT UTILITY PLAN

LOCATION/MWRD ROUTING MAP



KEY MAP



REVISIONS

#	SHEET #	REMARKS	DATE
1	3-5	REVISED SITE PLAN	12/20/15

ENGINEER
JULIE J. JONES, P.E.
DATE
11/20/2017
PROFESSIONAL DESIGN FIRM NO. 184-00157
EXPIRATION DATE 11/20/2021
THIS PLAN, OR ANY PART THEREOF, SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE, SEAL, AND EXPIRATION DATE OF ONE OF THE ENGINEERS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

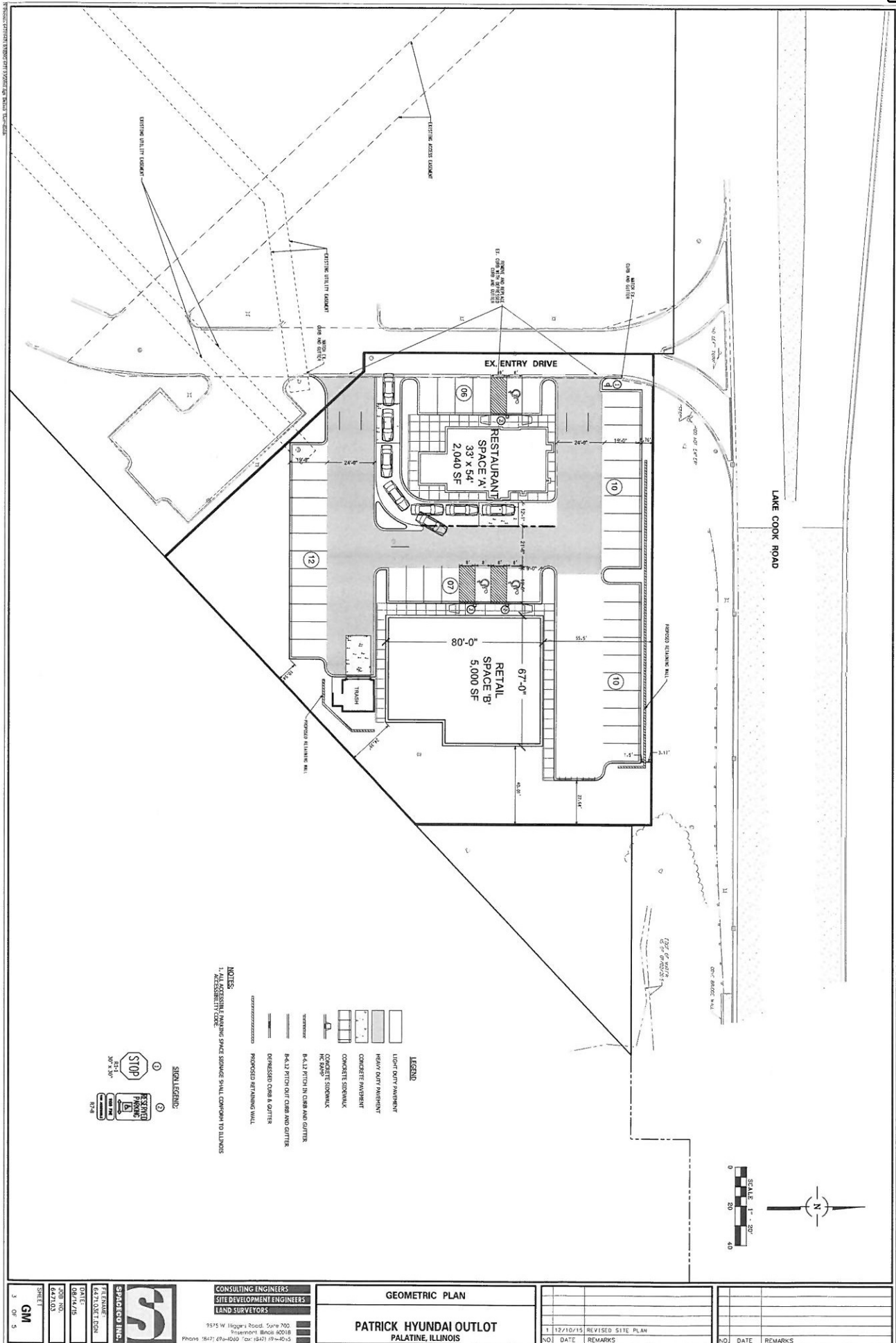
SPACECO INC.
11/20/2017
11/20/2021
11/20/2021
11/20/2021

1
OF 5

9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

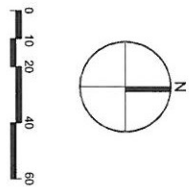
PATRICK HYUNDAI OUTLOT
PALATINE, ILLINOIS











INTERIOR PARKING LOT
1 tree per 10 parking space or portion thereof

Note: Existing Trees along Southeast property line to remain where possible. Trees required to be removed to accommodate site grading have been replaced in the landscape plan.

PLANT SCHEDULE						
SHADE TREES			COMMON			
KEY	QTY	SPECIES	SIZE	NOTES		
ACFR	4	Acer Freemanii 'Norton'	2.5' cal	Memor Freeman Maple	18'	18'
QULB	2	Quercus laevis	2.5' cal	Swamp White Oak	24"	18'
YUO	3	Yucca aloecifolia	2.5' cal	Common Yucca	18'	18'
DECIDUOUS SHRUBS						
AKNE	8	Aronia melanocarpa 'Nouveau'	18"	Ironstone Beauty Black Chokeberry	18"	18'
COSF	23	Cornus sericea 'Flamco'	24"	Ancient Fine Dogwood	24"	18'
FOCA	24	Forbesia pauciflora 'Yellow'	24"	Beardt Vine Dwarf Forsythia	18"	18'
RIAT	25	Rhus aromatica 'Dwarf Cow'	18"	Cover Low Fragrant Sumac	18"	18'
EVERGREEN SHRUBS						
LOCH	21	Juniperus horizontalis 'Plumosa Nova'	24"	Mini Compact Juniper	24"	18'
PERENNIAL & ANNUALS						
HEPA	135	Hemerocallis 'Pardon Me'	18" spacing	Pardon Me Daylily	18" spacing	18" spacing
GRTR	30	Geranium 'William'	24" spacing	Prize Spirea	24" spacing	24" spacing
IPAM	35	Ipomoea virginiana 'Charming Bly'	24" spacing	Charming Bly Convolvulus	24" spacing	24" spacing
SPHE	24	Spigelia maritima 'Tara'	24" spacing	Dwarf Florida Dogwood	24" spacing	24" spacing
TWO						
TRYS	3750 SF	Trachypogon 'Black Beauty'	18" spacing	Black Beauty Tall Prairie	18" spacing	18" spacing
VOLUME CONTROL PLANT SEEDING						
2100 SF	SEE STORMWATER SEED MIX					

- 1 All turf areas shall be *thoroughly* graded with a minimum of 6" of pulverized topsoil, free of aggregation, rocks, and other debris. Surfaces shall be prepared and protected from compaction prior to installation of seed.
- 2 All planting areas shall be mulched with 4" of premium shredded hardwood bark mulch.
- 3 All plant material shall comply with the American Standards for Nursery Stock, ANSI Z60.1-2014.
- 4 Plant material shall be guaranteed for a period of one year from the time of acceptance. Any plant material replaced as part of guarantee shall be guaranteed for a period of one year from date of replacement. Contractor shall *thoroughly* ensure of any maintenance deficiencies which may impact liability of warranted plant material.
- 5 Contractor is responsible for staking and guying trees as necessary to maintain upright position.
- 6 Eating trees to remain in use shall be protected during construction by prevent damage. Tree protection shall extend 4 feet beyond drip-line of tree canopy.

[illegible]

Plan Commission
Tuesday, December 15, 2015

Present: Dennis Dwyer, Patrick Noonan, Rodney Bettenhausen, Conrad Hansen, Teri Williams, Dennis Bond, Assistant Director of Planning and Zoning Kevin Anderson.

Absent: Bob Kolososki, Jane Robins.

Minutes of the December 1 meeting were approved as corrected. The word "Lawrence" should be deleted from the bottom of page 2.

Report of Public Hearing – Case #15-100 –221 E. Lake Cook rd.

Chairman Dwyer read the notice of public hearing. The petitioner in Case #15-100, Keystone Ventures, LLC, seeks approval of a preliminary and final planned development to permit additional commercial buildings with an associated parking lot; approval of a preliminary and final plat of subdivision to permit a 3-lot subdivision; approval of a special use to permit a restaurant with a drive-through for approximately 1.15 acres at 221 E. Lake Cook rd.

The following petitioner's exhibits were introduced:

1. Petition for Preliminary and Final Planned Development
2. Palatine Real Estate Interest Disclosure Form
3. Real Estate Purchase Agreement
4. Engineering Plans revised 12/10/15
5. Site Plan Overview
6. Architectural Plans
7. Plat of Subdivision

The following persons were sworn in to present the request:

Tim Hague, Keystone Ventures
Jonathon Hague, architect

Tim Hague described the parcel as the northeast corner of a 5¼ parcel that was originally contemplated for storm water detention. The detention was subsequently housed in a sub parking lot chamber thus freeing up this parcel for development. He said that after extensive planning and staff review, the proposed plan is being presented for a three-lot subdivision. The Hyundai Dealership is the first of the three lots. The proposed restaurant (Space A) with a drive-through would be on Lot #2. The petitioner proposes a 5,000 square foot commercial building for one or multiple tenants for Lot #3.

Hague dubbed the hottest restaurant type in the market today as "fast/casual". He proposes parking for 45 cars, subject to change as the exact use is defined.

plan commission
tuesday, december 15, 2015

page 2

An access agreement on the east and south with the Patrick Hyundai dealership exists. A right-in, right-out curb cut exists on Lake Cook rd. Without full access on Rand rd., the developer proposes an internal access drive.

He noted that the parcel is shown as commercial in the Village of Palatine Comprehensive Plan "419".

The petitioner proposes monument signs on the south edge of the property and on Rand rd. Bettenhausen pointed out that the location of one of the signs would have to be changed since it is shown in the street.

Kevin Anderson was sworn in. He said he felt it was more expedient to create the proposed restaurant parcel with a special use now to expedite future development. When a specific restaurant is named, the special use will be passed to it.

Concerning access, he said internal traffic flow would be provided by two two-way drive aisles on the north and south sides of the buildings and a one-way north bound lane in between the buildings.

He said that the proposed drive-through lane does not meet village standards, wherein the zoning ordinance requires a minimum 12-foot wide drive aisle with a minimum 12-foot escape lane. The proposed drive aisle does not have an escape lane. Anderson said it makes more sense to staff to have a drive aisle along the south side of the western building one-way eastbound. "This would help resolve traffic conflicts and bring the proposal more into compliance with the intentions of the zoning ordinance."

Hague said the plan has been revised to show parking stalls that are 19 feet deep to meet village criteria. Any future modification to parking stalls would change the layout slightly, Anderson said. Regarding the location of handicap parking space location on the drive aisle, Anderson said that accessibility is state controlled. Hague said it could be modified to make it one-way eastbound.

Jonathon Hague described how the storm water line would be rerouted to take the water to the underground vault. It will have a volume control area. Anderson added that a wetland directly east of the site is where the current storm sewer discharges. This site would also discharge into this area. This was approved by the Army Corps of Engineers during its review of the Hyundai dealership.

Anderson said that the project is designed so the properties are self-contained. Therefore, they would have to have individual maintenance agreements.

plan commission
tuesday, december 15, 2015

page 3

Anderson said the preliminary architectural drawings show the structures as being one-story tall.

Sam Castagna, 20686 Lake Cook rd., was sworn in. He wanted to know the status of the land today. He was told it was fallow.

Jason Landry, 2239 N. Rand rd., was sworn in. He presented what was labeled "Objector's Exhibit #1", early (2012) conceptual drawings of the site. He said he is located immediately south of the parcel, and is interested in cross access agreements for future development of his lot and those adjacent to him. All lots are long and narrow, he said.

Landry said he is concerned about the complete redevelopment of the parcel. He seeks access through their parking lot to his property. He noted the location of the proposed restaurants on the 2012 plan.

Anderson said the easement was recorded with Cook County. He said the village always anticipated as best it could to make this a cohesive development. He told Landry that his access rights would be secure as would be those of his neighbors. He will have access to both Rand and Lake Cook rds.

Landry said the only easement provided at present is behind what might be a future restaurant on Rand rd. Anderson responded that future developers would create new easements. This would be an engineering issue that would need future exploration, he added.

Landry said it is essential to him to have an easement for a future restaurant that would be built overlooking the water. Anderson responded about areas where easements would be impossible to create today as pieces of the Patrick property are coming in for development. He noted there is also a large (6-foot) grade change.

plan commission
tuesday, december 15, 2015

page 4

Staff Recommendation

The proposal conforms to the Comprehensive Plan and Zoning Regulations for this parcel. The development would not alter the character of the property. Therefore, staff recommends approval with 17 conditions:

1. The development shall substantially conform to the plans attached hereto, except as such plans may be changed to conform to Village Codes and Ordinances.
2. A letter of credit in the amount of \$50,000 shall be submitted to ensure the completion of the Planned Development.
3. An engineer's estimate of costs shall be submitted.
4. A letter of credit in the amount of 110% of the engineer's cost estimate shall be submitted.
5. Review fees in the amount of 3.5% of the engineer's cost estimate shall be submitted.
6. A maintenance agreement shall be submitted in a manner acceptable to the Village Attorney for future maintenance of the drive aisles and parking areas both on the newly subdivided property and the adjoining car dealership property. The agreement should acknowledge the existing access easement which was reserved for the property to the southeast. The maintenance agreement should also address shared maintenance responsibilities for the freestanding signs.
7. The parking stall designs shall be revised in a manner acceptable to the Director of Planning and Zoning.
8. A landscape plan shall be provided and should include parkway trees along Lake-Cook Road.
9. The architectural plans for the eastern building shall be reviewed by the Village Council prior to the issuance of a building permit.
10. The engineering plans shall be revised in a manner acceptable to the Director of Planning and Zoning and the Village Engineer.
11. The Plat of Subdivision shall be submitted on Mylar with all required signatures.

plan commission
tuesday, december 15, 2015

page 5

12. A Subdivision Improvement Agreement shall be submitted.
13. Recording fees in the amount of \$600.00 shall be submitted.
14. The Plat of Subdivision shall be revised to show the proposed sign easement on the dealership property. Easement language shall be provided in a manner acceptable to the Village Attorney.
15. Condition #2 of R-64-12 shall remain in effect, and future access agreements shall be explored prior to the village council meeting.
16. A south drive aisle shall be revised in a manner acceptable to the village manager.
17. No sign shall be permitted in the Lake Cook rd. right-of-way.

Tim Hague said he is able to comply with all staff conditions.

The public hearing was closed at 9:10 p.m.

RECOMMENDATION

Noonan moved, Bond seconded that the plan commission recommend to the village council that it approve the request of the petitioner in Case #15-100, Keystone Ventures, LLC, who seeks approval of a preliminary and final planned development to permit additional commercial buildings with an associated parking lot; approval of a preliminary and final plat of subdivision to permit a 3-lot subdivision; approval of a special use to permit a restaurant with a drive-through for approximately 1.15 acres at 221 E. Lake Cook rd.

Said approval shall be conditional upon petitioner's complying with 17 staff conditions listed above.

Unanimously carried
(6-0)

Communications

1. No meeting has been scheduled for January 5.
2. Jane Robins is taking a leave of absence for an indeterminate amount of time.

The meeting was adjourned at 8:50 p.m.

Natalie Meyer McKenzie, secretary

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

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

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published November 30, 2015 in said **DAILY HERALD**.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Laurel Baetz*
Authorized Agent

Control # 4426259

PUBLIC NOTICE
A public hearing will be held before the Palatine Plan Commission on Tuesday, December 15, 2015, at 8:00 PM, at the Palatine Police Department in the Community Meeting Room, 595 N. Hicks Road, relative to a request for the following:
1. Preliminary and Final Planned Development to allow 2 additional commercial buildings with an associated parking lot;
2. Preliminary and Final Plat of Subdivision to permit a 3 lot subdivision; and
3. A Special Use to permit a restaurant, with a drive through
The property is commonly known as 221 E. Lake Cook Road (subject Petition is for the vacant area east of the existing automobile dealership), PIN # 02-02-102-034
The above petition has been filed by Tim Hague - Keystone Ventures and is available for examination in the office of the Village Clerk, 150 W. Wilson Street.
FILE #: 15-100
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 30th day of November, 2015
Published in Daily Herald
November 30, 2015 (4426259)

Attachment: Plan Commission materials - Planned Development Amendment and Botavi Special Use (2022-32 : Vacant lot east of 325 E. Lake

KEYSTONE VENTURES

REAL ESTATE DEVELOPMENT

April 1, 2022

Ben Vyverberg
Director of Planning and Zoning
Community Development Department
Village of Palatine
200 E. Wood Street
Palatine, IL 60067

via email: bvyverberg@palatine.il.us

Dear Mr. Vyverberg,

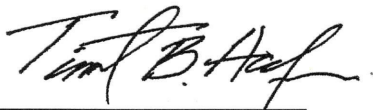
As you know, we are the owner of real estate commonly known as Lot 3 in Patrick Hyundai Subdivision – Phase 2 (“Phase 2”) in Palatine, Illinois.

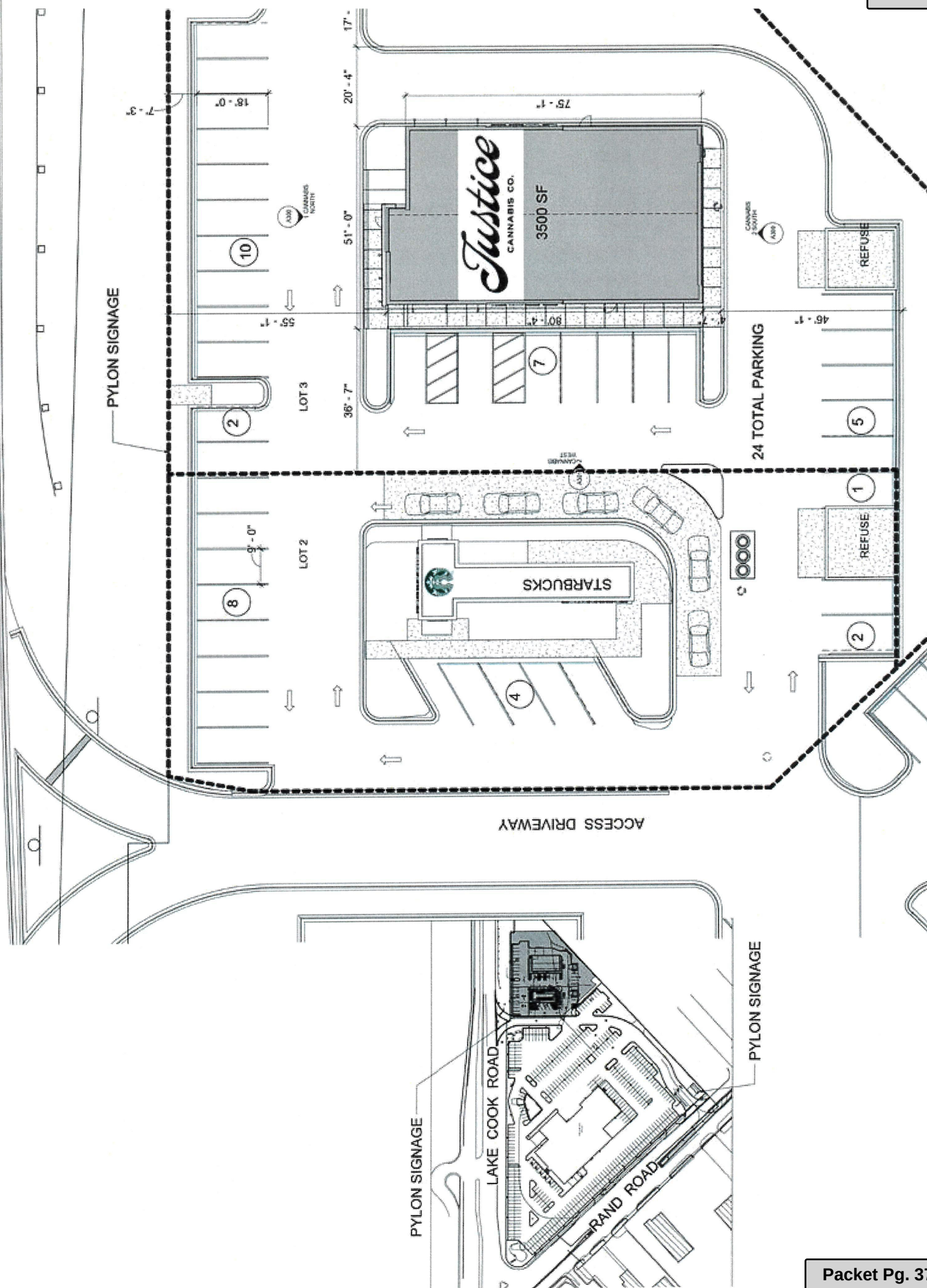
The Village has suggested that because of the shared access and contiguity of Phase 2 with Lot 1 in Patrick Hyundai Subdivision (“Phase 1”), the current B-5 zoning existing on Phase 1 should be extended to Phase 2.

Please consider this as our request for the Village to so extend the B-5 Highway Business District zoning classification to Phase 2.

Best,

Palatine Lake Cook Road LLC

By: 
Timothy Hague, Manager



Botavi Wellness LLC, an Illinois limited liability company is applying for a Special Use designation for the property located at 323 Lake Cook Road for the operation of a Cannabis Dispensary as provided for pursuant to Palatine Zoning Code Section 15.01 for the operation of a fully legal, state-regulated Cannabis Dispensary. Botavi Star Equity is an affiliate of Justice Cannabis Co. and has secured the necessary licensing required by the State of Illinois. If approved, the Dispensary shall be operated under the name "Bloc" as will all other dispensaries operated by JG IL LLC d/b/a Justice Cannabis Company an Illinois limited liability company.

This Dispensary will be the first to be operating in Palatine and we believe well located and fully compliant with all terms and requirements of. Section 15.01 as well for all Special Uses within Palatine (details further outlined below) and will service recreational users.

As noted above the property in question meets the location requirements in that it is located more than: (1) Fifteen hundred feet (1500 feet) of the property line of any school, nursery school, pre-school, primary or secondary school or daycare facility, (2) five hundred feet (500 feet) of the property line of any park district property.

In regard to the operation of the dispensary as required per Village Code:

Traffic and parking

The parking at the facility will meet the needs of a dispensary of this size based on experience with the other dispensaries as operated by Justice Cannabis. In this regard:

1. Within the envelope of the subject property it will have 24 parking spaces The minimum required number of parking spaces by code is 1 space per 300 square feet of gross floor area. The gross floor area of the building on the subject property is 3500 square feet and as such requires a minimum of 12 parking spaces.
2. Many of the current customers at other facilities pre-order their products, limiting the time they spend in the store. Average visit by a customer is under five (5) minutes.
3. Justice Cannabis' clientele typically come throughout the day and do not follow "rush hour" patterns.

Loitering/On-site consumption

- A. Strictly prohibited by law. Our customers know this, and our experience indicates this is not a problem.
- B. Armed security guards shall be enforcing

Security

- A. Justice Cannabis has a National Security Director that will oversee the operations. Facility shall be operated under security and surveillance plans in accordance with State Statute 410 ILCS 705/15-100 for such businesses through
- B. The facility will have 30 to 50 high-definition cameras located throughout the building inside and out.
- B. The cameras will have facial recognition ability and the ability to read license plates.
- C. Justice Cannabis will offer the local police a direct feed into all cameras.
- D. We will have two (2) armed security guards on site during all business hours. Security guards to be through a third-party provider as required per Illinois Statute.

Hours of operation

- A. Typically ask for approvals requested for 8:00 AM to 8:00 PM, but likely will have fewer hours varying by day.
- B. Willing to work with the Community and adjust hours as requested.

Lighting

- A. The parking area will be fully lit in accordance with applicable Palatine codes.

Advertising

- A. Dispensary name will be "Bloc" which will be in line with all other dispensaries operated by the Justice Cannabis family of dispensaries.
- B. Will not include any cannabis type decorations or blatant verbiage anywhere in company advertising.

**Impact on Local Economy –
Employment**

- A. Generally, six to twelve employees on site at all times, depending on day and time.
- B. Location will typically hire twenty-two per location, eighteen full-time and four part-time
- C. Will, to the extent possible, look to hire from the local community and typically will have job fairs on site prior to opening.
- D. Advertisement handled through local channels for employees

**Impact on Local Economy
– Tax Revenue**

- C. As indicated, the Village will receive 3% of gross sales.
- D. Gross sales projected to be between \$500,000 and \$1,000,000 per month.
- E. Based on estimates for this location (based on experiences with other Justice Cannabis' existing dispensaries), it is anticipated that this dispensary will earn towards the high end of that range.

Special Use Requirements

In regard to the general Special Use Requirements of Section 14.05 of Palatine Village Code we believe the Applicant's proposed use and property in question meet same for the reasons as noted below:

- (1) Is deemed necessary for the public convenience at the location . **In order to operate the use as intended a Special Use is necessary.**
- (2) Is so designed, located, and proposed to be operated that the public health, safety and welfare will be protected. **The property in question is in an area well-suited for additional traffic and customers that may contribute to surrounding businesses, as well bring in others from outside of Palatine. The current zoning allows for the proposed use as a Special Use.**
- (3) Will not cause substantial injury to the value of other property in the neighborhood in which it is located. **The proposed use should be compatible to the adjoining uses and no reason to believe any negative impact, and as noted above moreso a positive impact with additional traffic to the area.**

In further regard to the Applicant and its operational partner, Justice Cannabis:

JG IL LLC d/b/a Justice Cannabis Company an Illinois limited liability company Founded in Chicago in 2014 by two civil rights attorneys, Jon Loevy and Mike Kanovitz . Loevy and Kanovitz who were the founders and co-chairmen of a public interest-oriented law firm in Chicago devoted primarily to civil rights and the protection of government and taxpayers from contractor fraud and waste.

Darin Carpenter serves as the CEO of Justice Cannabis has been responsible for the daily operations and management of several well-known profitable cannabis companies ("Flora"- Chief Operating Officer and "Tryke"- Director of Operations/ Manager of cultivation/extraction operations).

- Justice Cannabis Co. is comprised of a winning dispensary team:
 1. Team members that are experts in their fields from:
 - Real Estate
 - Retail Operations
 - Security
 - Compliance
 2. Team members come to Justice Cannabis Co. with a history of successful results building and managing financially sustainable facilities.

- All of Justice Cannabis Company's dispensaries are doing business as BLOC Dispensary
- Justice Cannabis Company is very committed to its proposed dispensary operations in Illinois
 - Justice Cannabis Company an existing cultivation site near Effingham, IL producing cannabis products since 2017
 - Through its network and current licenses, there will be up to ten (10) BLOC dispensaries in Illinois
 - As noted above, the license to be used in Palatine was secured by Botavi Wellness LLC which is owned in part by a family member of one of the founders of Justice Cannabis

Current Dispensaries operated by Justice Cannabis Company (as of 1/27/22)

- BLOC Dispensary – Belton, MO
- BLOC Dispensary – Farmington MO
- BLOC Dispensary - Richmond Heights MO
- BLOC Dispensary - Valley Park MO
- BLOC Dispensary- Kirksville MO
- Bloc Pharmacy - South Jordan UT
- Bloc Pharmacy - St. George UT
- BLOC Dispensary – Bethlehem, PA (Photos Below)
- BLOC Dispensary - Dickson City PA
- BLOC Dispensary – Edwardsville PA



SPECIAL USE & VARIATION APPLICATION

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)	
Botavi Wellness LLC			
Address		City/State/Zip Code	
2108 WEST ERIE, APT 2W, IL		Chicago, IL 60612	
Telephone	Fax		
847-989-9287	N/A		
Email			
mitch@justicecannabisco.com			
Subject Property Address			
323 E. Lake Cook Rd			
AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
Craig S. Krandel		Timm & Garfinkel LLC	
Address		City/State/Zip Code	
407 Congress Pkwy Ste E		Crystal Lake, IL 60014	
Telephone	Fax		
815-477-7476	815-333-0480		
Email			
ckrandel@ltglegal.com			

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

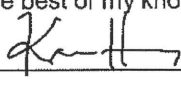
Office Use Only	Project Planner	Zoning Case #
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date	Village Council Date

date received

Background Information	PETITIONER(S)		Business Name (if applicable)	
	Botavi Wellness LLC			
	Subject Property Address 323 E. Lake Cook Rd			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Craig S. Krandel		Timm & Garfinkel LLC	
	Address		City/State/Zip Code	
	407 Congress Pkwy Ste E Crystal Lake, IL 60014			
	Telephone	Fax	Email	
	815-477-7476	815-333-03480	ckrandel@ltglegal.com	
	Relationship to Petitioner (contractor, architect, etc.) Attorney			
TYPE OF APPLICATION (check one)				
☒ Special Use ☐ Special Use Amendment ☐ Variation				
Existing Zoning District		Existing Land Use		Proposed Land Use
Planned Development		Vacant		Cannabis Dispensary(Recreational)
Generally describe your request:				
Botavi Wellness LLC, an Illinois limited liability company is applying for a				
Special Use designation for the property located at 323 E. Lake Cook Rd.				
for the operation of a recreational Cannabis Dispensary as to be provided				
for pursuant to Palatine Zoning Code. If approved, the Dispensary				
dispensaries operated by JG IL LLC d/b/a Justice Cannabis Company.				



Signature Page

I swear that the information contained on Page 1 herein and in any accompanying documents is accurate to the best of my knowledge.	
	3-12-22
Signature	Date



SPECIAL USE

Required Materials

- Filing Fee of \$ 965.00
- 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 location as selected is specifically designated for the allowance of this type of business operation and in a location easily accessible for the members of the Community.

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

The operation as proposed shall meet all applicable State and local ordinances and to be built out and operated in a fashion to promote public, health, safety and welfare. The operation will include armed guards at all times.

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

The use as intended/proposed is compatible with surrounding uses and through the revenue generated will assist with property values.

4. With respect to live entertainment uses, the use shall not:

- a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
- b. Impose undue health, sanitation or safety burdens on the village
- c. Create excessive demands on the Village of Palatine Police Department
- d. Be of a nature otherwise prohibited by law or village ordinance

5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance



VARIATION

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

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

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

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



Real Estate Interest Disclosure Form

Name of Disclosing Party (individual, business, etc.) Timothy Hague		
Relationship to Petitioner (check one) ☐ Petitioner ☐ Legal Entity holding an Interest (i.e. realtor, attorney, etc.) ☒ Legal Entity Holding a Right of Control (i.e. landlord, etc.)		
Address of Disclosing Party 48 Clinton Place River Forest, IL 60305		City/State/Zip Code
Telephone 708-366-0550	Fax N/A	Email thague@keystoneventuresllc.com
Address of Subject Property 323 E. Lake Cook Rd		City/State/Zip Code
Legal Description of Subject Property (see plat of survey or title) Attached		
List All Persons Deriving an Interest in Subject Property (i.e. owner, lessee, etc.)		
Name	Address	Legal Interest
Palatine Lake Cook Road LLC	48 Clinton Place River Forest, IL 60305	Owner

I 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 	Date 14 MAR 2022
SUBSCRIBED AND SWORN TO before me this 14 day of March 2022.	
Notary Public Signature 	
Project Planner	Zoning Case #

ORDINANCE NO. 0-6-16

**AN ORDINANCE GRANTING PRELIMINARY AND
FINAL PLANNED DEVELOPMENT APPROVAL
221 E. LAKE COOK ROAD (PATRICK HYUNDAI SUBDIVISION – PHASE 2)**

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on January 11, 2016

ORDINANCE NO. 0-6-16

**AN ORDINANCE GRANTING
PRELIMINARY AND FINAL PLANNED DEVELOPMENT APPROVAL
221 E. LAKE COOK ROAD (PATRICK HYUNDAI SUBDIVISION – PHASE 2)**

WHEREAS, upon petition of owners of said property a public hearing was held by the Plan Commission of the Village of Palatine on December 15, 2015 and in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission, having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for Preliminary and Final Planned Development to allow 2 additional commercial buildings with an associated parking lot, on the following legally described property:

A Resubdivision of that part of the Northeast 1/4 of the Northwest 1/4 of Section 2, Township 42 North, Range 10, East of the Third Principal Meridian in Cook County, Illinois.

commonly known as 221 E. Lake Cook Road (subject Petition is for the vacant area east of the existing automobile dealership). PIN # 02-02-102-034

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

SECTION 1: That Preliminary and Final Planned Development to allow 2 commercial buildings with an associated parking lot, is hereby granted, subject to the following condition(s):

1. The development shall substantially conform to the plans attached hereto, except as such plans may be changed to conform to Village Codes and Ordinances.
2. A letter of credit in the amount of \$50,000 shall be submitted to ensure the completion of the Planned Development.
3. An engineer's estimate of costs shall be submitted in a manner acceptable to the Village Engineer.
4. A letter of credit in the amount of 110% of the engineer's cost estimate shall be submitted.
5. Review fees in the amount of 3.5% of the engineer's cost estimate shall be submitted.
6. The maintenance agreement should also address shared maintenance responsibilities for the freestanding signs.
7. The parking stall designs shall be revised in a manner acceptable to the Director of Planning and Zoning.
8. The landscape plan shall be revised in a manner acceptable to the Director of Planning and Zoning and should include parkway trees along Lake-Cook Road.
9. The architectural plans for the Lot 3 shall be reviewed by the Village Council prior to the issuance of a building permit.
10. The final engineering plans shall be revised in a manner acceptable to the Director of Planning and Zoning and the Village Engineer.

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

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

PASSED: This 11th day of January, 2016

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

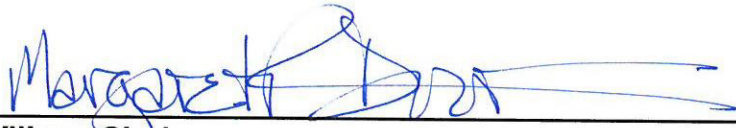
APPROVED by me this 11th day of January, 2016



Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this 11th day of January, 2016

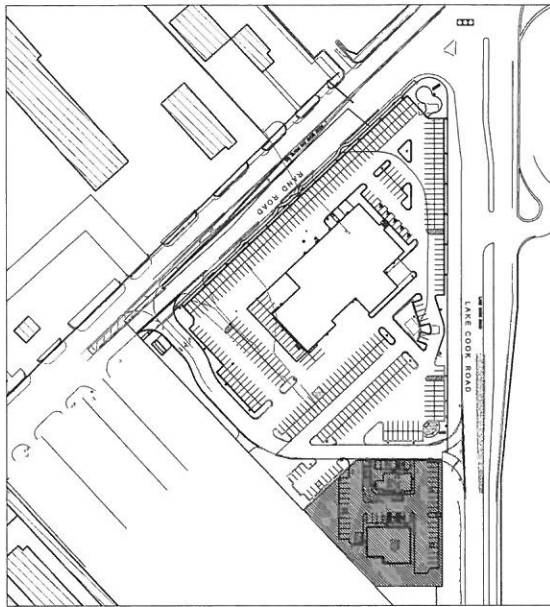


Village Clerk

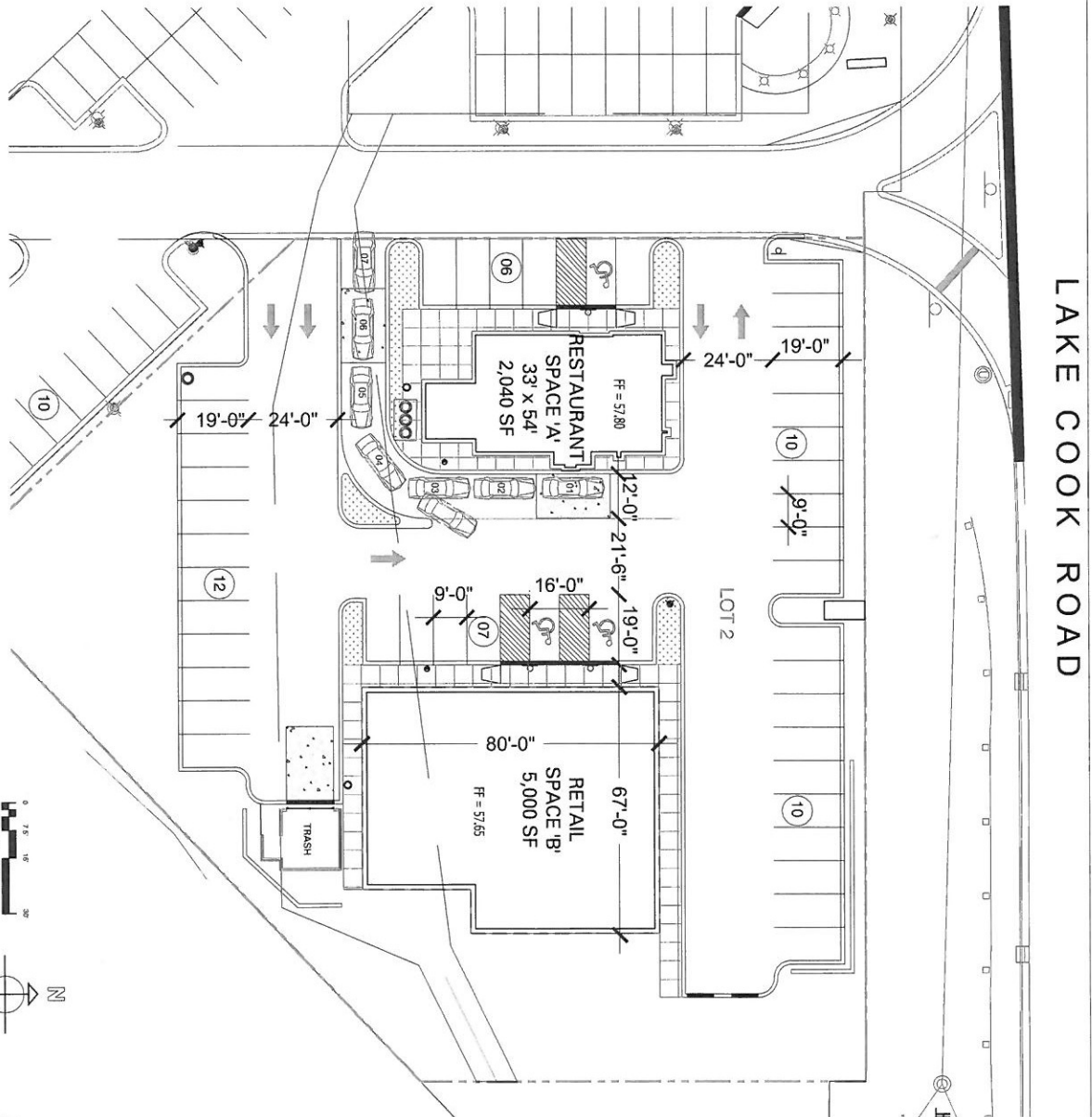
BEING A RESUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY



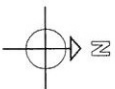
SITE SUMMARY	
TOTAL SITE AREA	43,088 SF 0.98 AC
RESTAURANT 'A'	2,040 SF
RETAIL SPACE 'B'	5,000 SF
TOTAL RETAIL SPACE	7,040 SF
PARKING	
REQUIRED RETAIL PARKING (1/300SF):	18 CARS
REQUIRED RESTAURANT PARKING (1/700SF):	20 CARS
TOTAL REQUIRED PARKING:	38 CARS
PROVIDED PARKING	45 CARS



RETAIL DEVELOPMENT
SEC RAND ROAD & LAKE COOK ROAD
PALATINE, ILLINOIS



0 7.5 15 30
SCALE: 1" = 30'-0"



A-02

PROPOSED RETAIL BUILDING: Appearance Commission DECEMBER 04, 2015

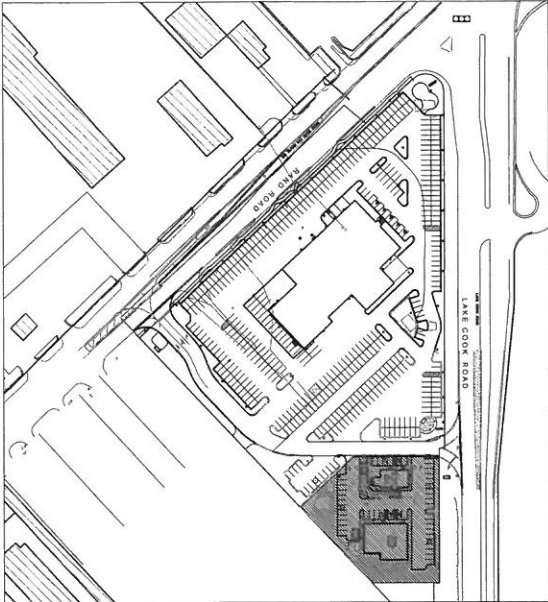
Table of contents:

- A-01 TITLE SHEET
- A-02 SITE PLAN
- A-03 FLOOR PLAN
- A-04 BUILDING ELEVATIONS
- A-05 BUILDING ELEVATIONS
- A-06 EXTERIOR FINISHES
- A-07 MONUMENT SIGN ELEVATION

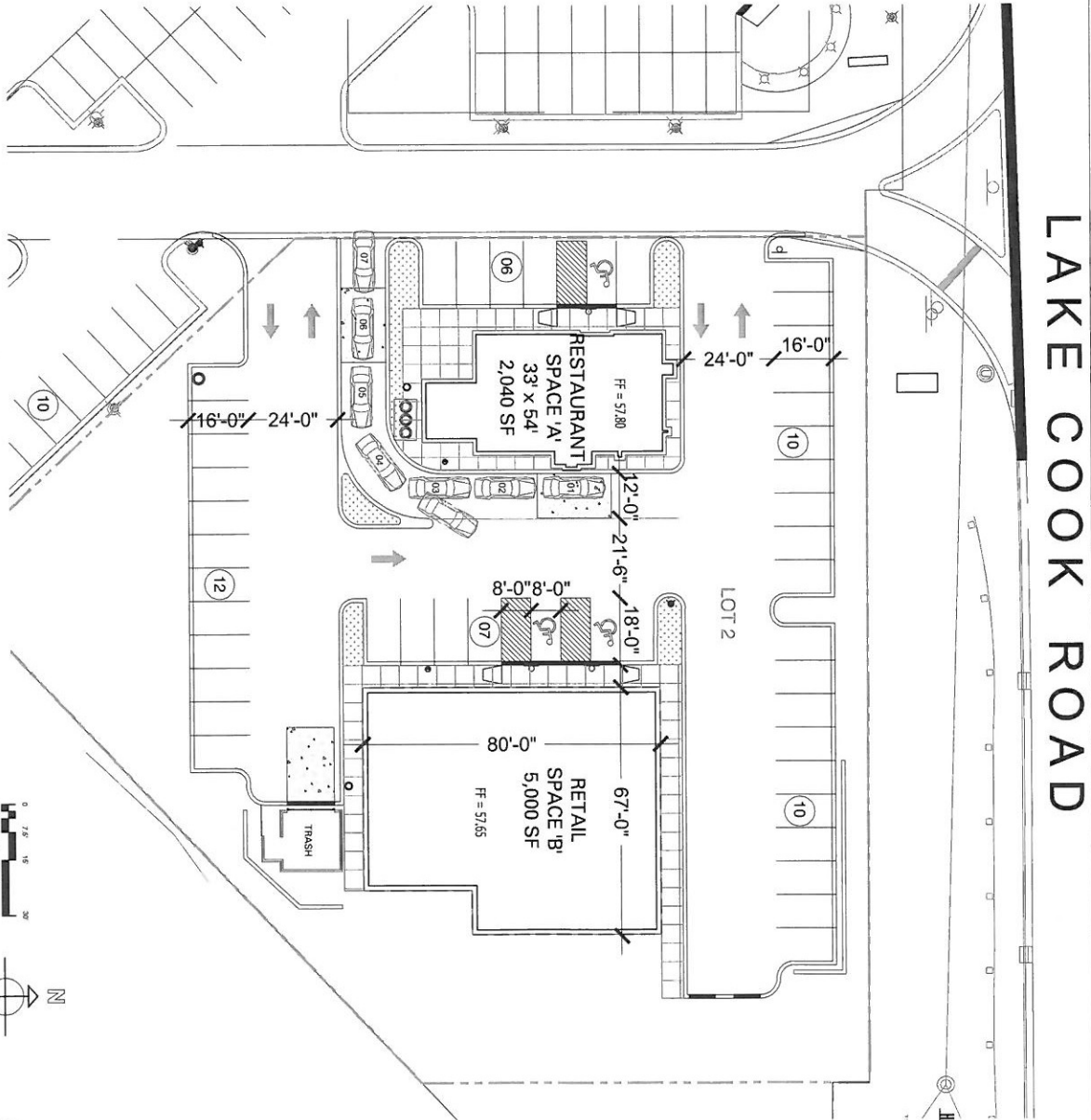
RETAIL DEVELOPMENT

SEC RAND ROAD & LAKE COOK ROAD
PALATINE, ILLINOIS

SITE SUMMARY	
TOTAL SITE AREA	43,088 SF 0.98 AC
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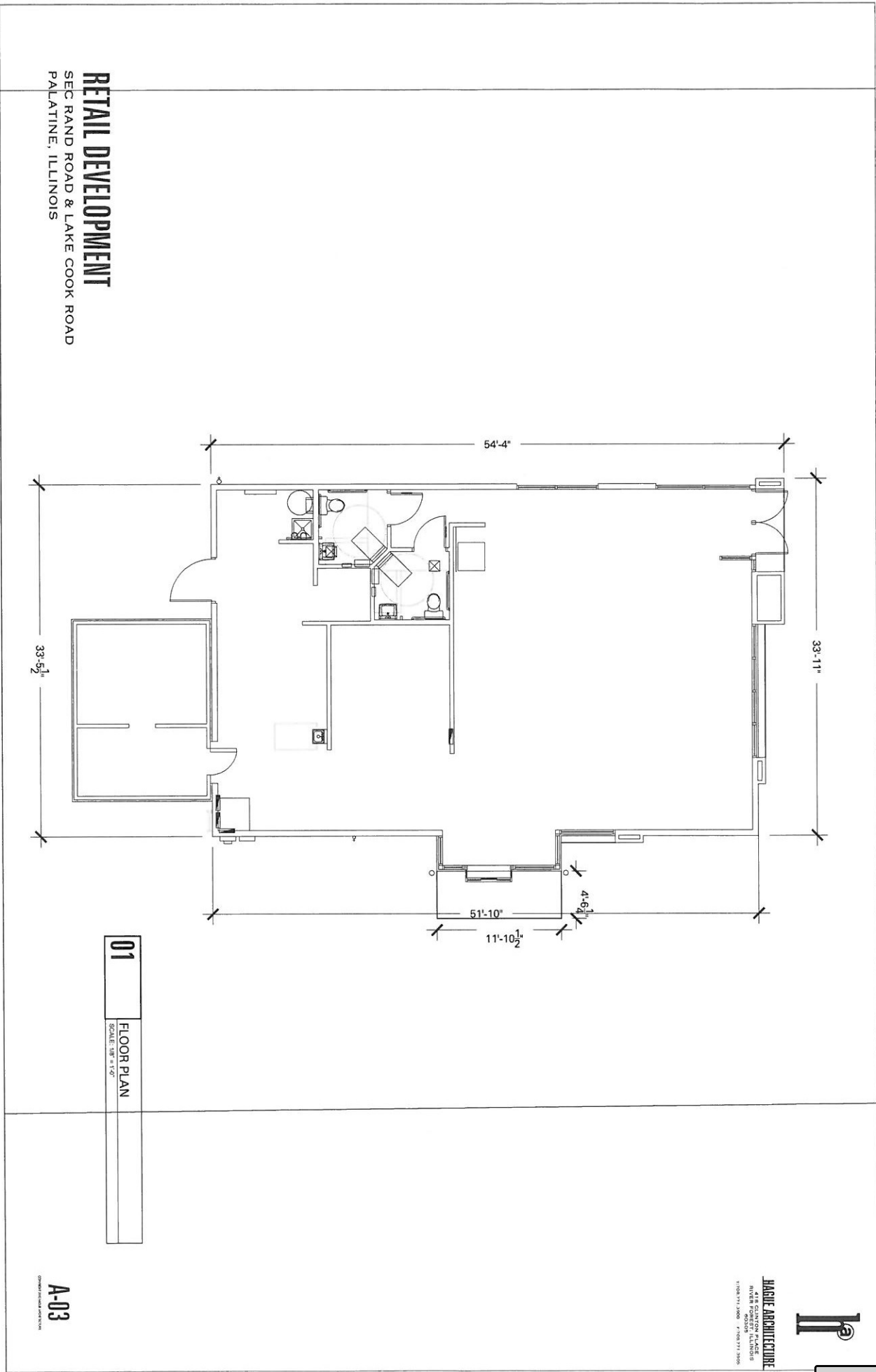
RETAIL DEVELOPMENT
SEC RAND ROAD & LAKE COOK ROAD
PALATINE, ILLINOIS



0 7.5' 15' 30'
SCALE: 1" = 30'-0"



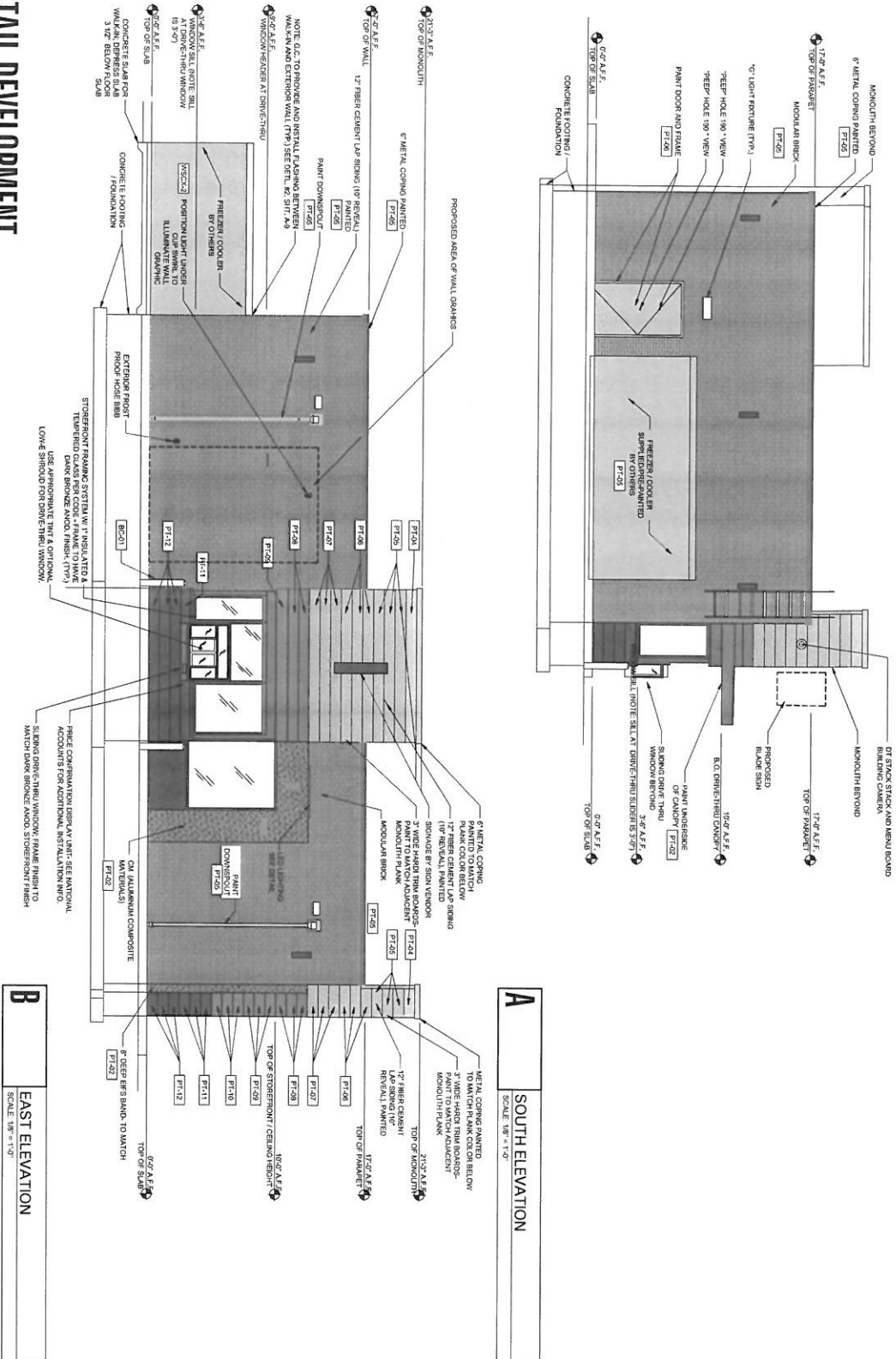
A-02





RETAIL DEVELOPMENT
SEC RAND ROAD & LAKE COOK ROAD
PALATINE, ILLINOIS

RETAIL DEVELOPMENT
SEC RAND ROAD & LAKE COOK ROAD
PALATINE, ILLINOIS





HAGUE ARCHITECTURE
1115 SOUTH MAIN ST
DES MOINES, IA 50319
515.281.1200



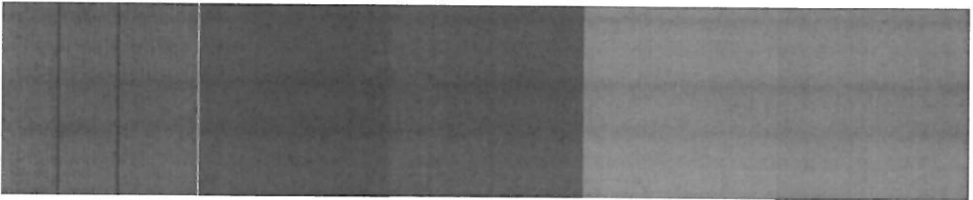
PAINT -04 SHERBYN WILLIAMS
CHINA DOLL

PAINT -05 SHERBYN WILLIAMS
BITTERSWEET STEM

PAINT -06 SHERBYN WILLIAMS
PRACTICAL BEIGE

PAINT -07 SHERBYN WILLIAMS
OAK BARREL

PAINT -08 SHERBYN WILLIAMS
JULET BROWN



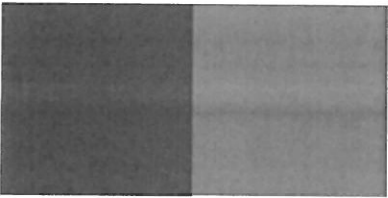
PAINT -09 SHERBYN WILLIAMS
STURDY BROWN

PAINT -10 SHERBYN WILLIAMS
JAVA

PAINT -11 SHERBYN WILLIAMS
FRENCH ROAST

PAINT -12 SHERBYN WILLIAMS
MAISARD BROWN

HARDIE CEDERMILL 10" SIDING



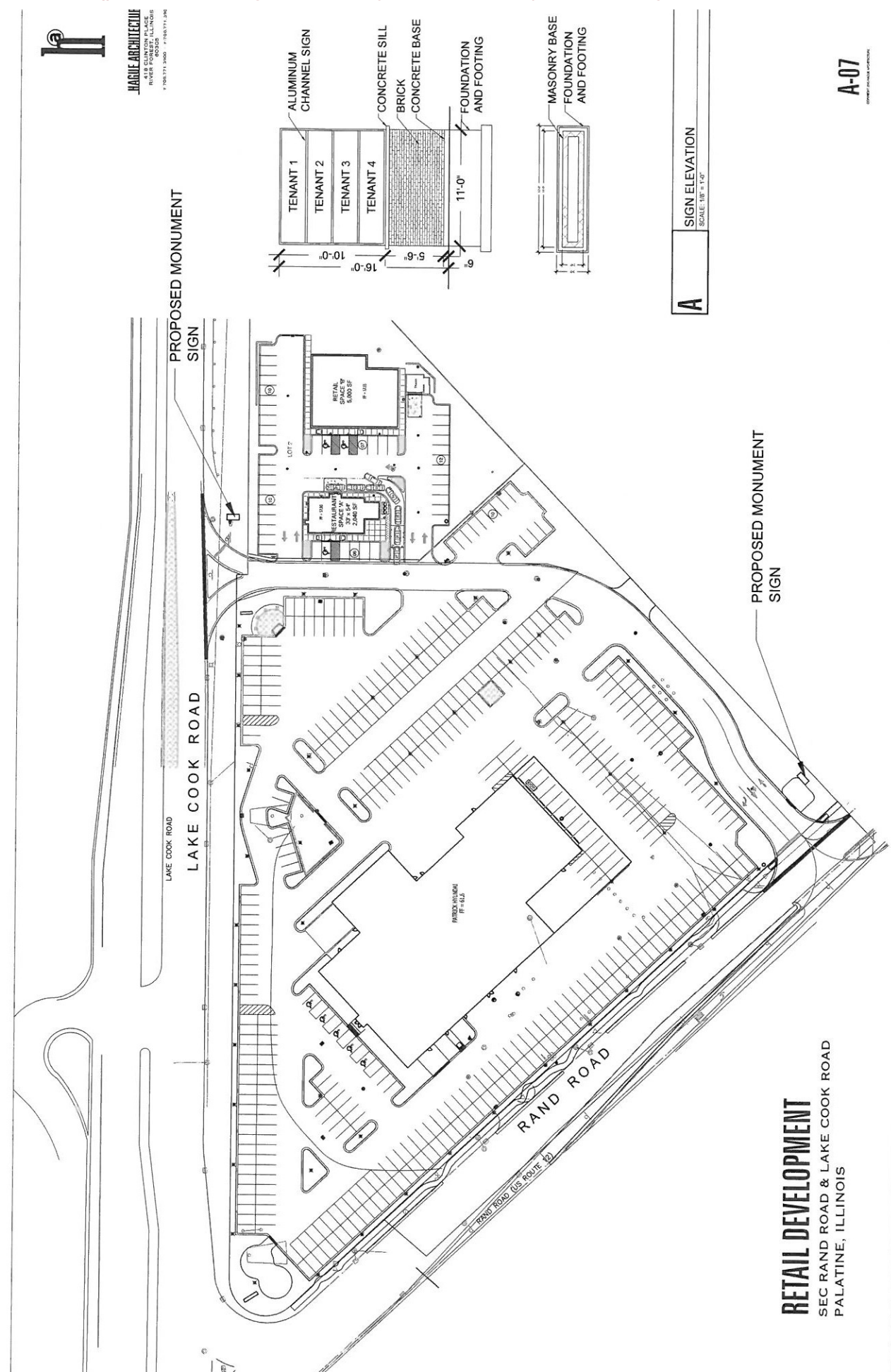
ACM PANELS - PREFINISHED TO MATCH
DUNKIN ORAGE PMS165C

AWNING - SUNBRELLA TRUE BROWN

CLEAR 10-F GLASS / CLEAR ANODIZED
ALUMINUM STOREFRONT

EXTERIOR FINISHES

RETAIL DEVELOPMENT
SEC RAND ROAD & LAKE COOK ROAD
PALATINE, ILLINOIS



PRELIMINARY SITE IMPROVEMENT PLANS
for

PATRICK HYUNDAI OUTLOT

PALATINE, ILLINOIS
PROJECT NO.6471.03

ARCHITECT
KEYSTONE VENTURES, LLC
440 CLINTON PLACE
RIVER FOREST, ILLINOIS 60305
PHONE: 708-366-0550

CALL JULIE 1-800-692-0123
FOR THE FOLLOWING:
COUNTY: PALATINE, ILLINOIS
CITY, TOWNSHIP: PALATINE, ILLINOIS
SEC. & 1/4 SEC. NO. 12N, R10E, SEC. 2 NW 1/4
48 HOURS BEFORE YOU DIG.
EXCLUDING SAT, SUN & HOLIDAYS

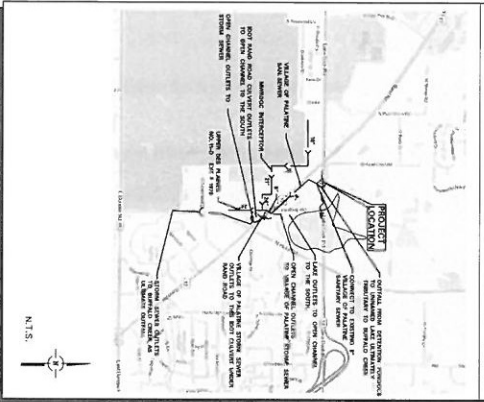
BENCHMARK
ELEVATION:
DESCRIPTION:
SEE SHEET ET FOR
BENCHMARK INFORMATION

NOTE:
SPACECO, INC. IS TO BE NOTICED AT LEAST
THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION
AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

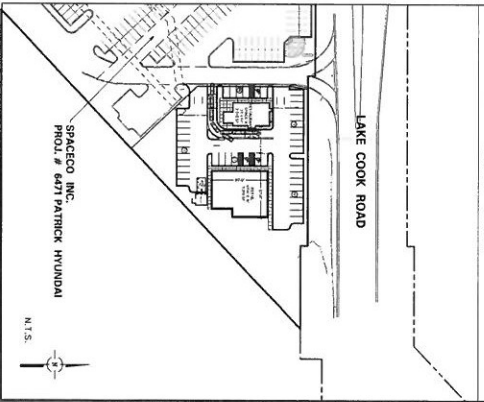
INDEX

SHEET #	SHEET DESCRIPTION
1	CI COVER SHEET
2	ET EXISTING CONDITIONS
3	GM GEOMETRIC PLAN
4	GR GRADING PLAN
5	UT UTILITY PLAN

LOCATION/MWRD ROUTING MAP



KEY MAP



REVISIONS

#	SHEET #	REMARKS	DATE
1	3-5	REVISED SITE PLAN	12/20/15

ENGINEER
JULIE J. JONES, P.E.
DATE
11/20/2015
PROFESSIONAL DESIGN FIRM NO. 184-00151
EXPIRATION DATE 11/20/2017
THIS PLAN IS AN AMENDMENT TO THE PREVIOUS PLAN NO. 6471.03
REVISIONS: SEE THE EXPLANATION OF THE PLAN



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

SPACECO INC.
1111 N. LAKE COOK ROAD
SUITE 100
P.O. BOX 100
P.O. BOX 100
P.O. BOX 100

1
OF 5

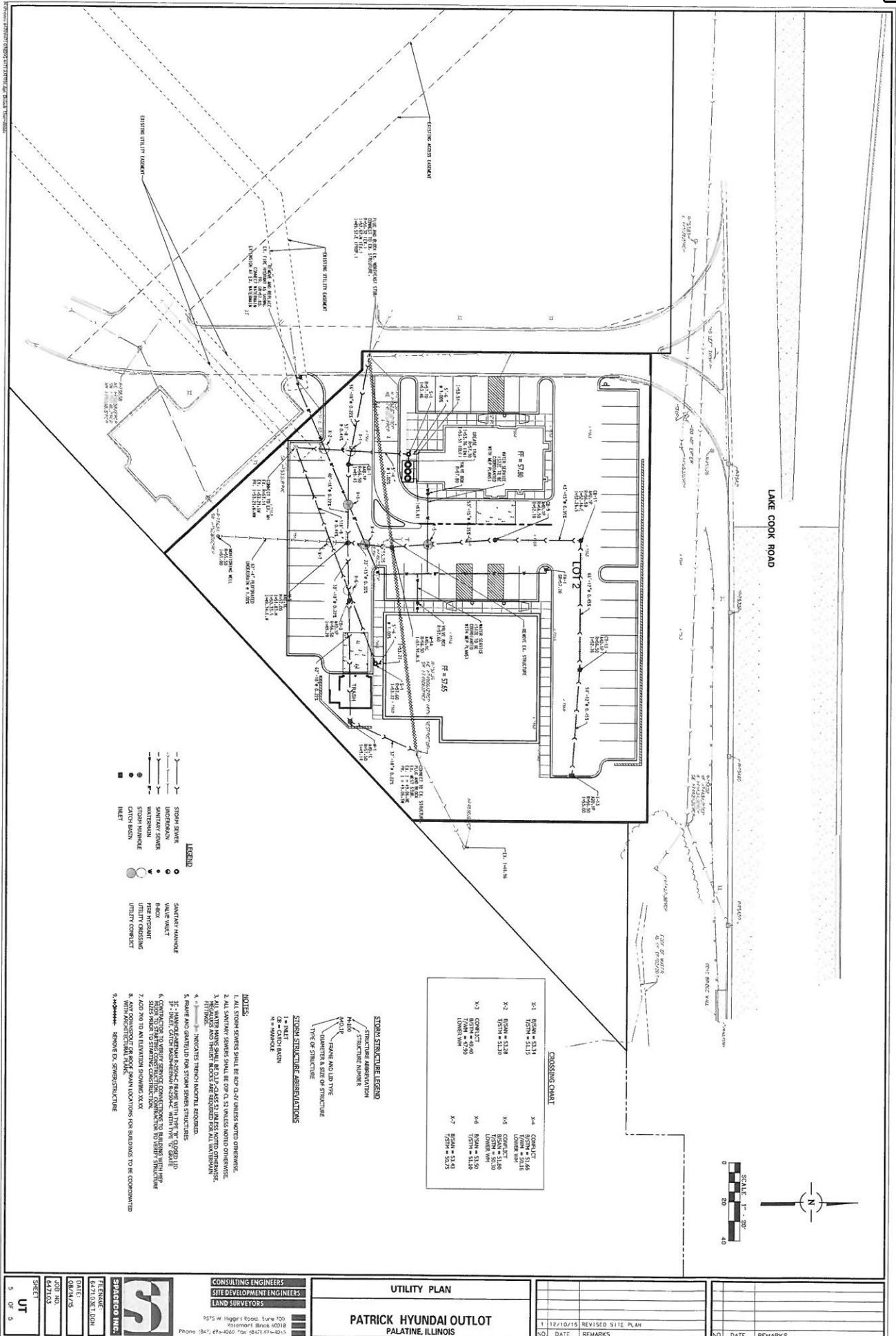
9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

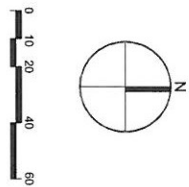
PATRICK HYUNDAI OUTLOT
PALATINE, ILLINOIS











Parking spaces = 45
Trees Required = 5

Note: Existing Trees along Southeast property line to remain where possible. Trees required to be removed to accommodate site grading have been replaced in the landscape plan.

PLANT SCHEDULE					
SHADE TREES			COMMON		
KEY	QTY	SPECIES		SIZE	NOTES
ACR1	4	Acer x Freeman 'Morton'		5' x 4"	BBB
GLD1	2	Quercus laevis		5' x 4"	BBB
YV1	3	Yucca filamentosa		2.5' cal	BBB
DECIDUOUS SHRUBS					
AKM1	8	Koona multiflora 'Pinkie'		18"	45
CSE1	23	Cornus sericea 'Flamew'		24"	45
FOCA	24	Forchampia parviflora 'Kilbuck'		24"	BBB
FRM1	25	Rhus aromatica 'Var. Low'		18"	45
EXPOSED SHRUBS					
ALCH	21	Juniperus chinensis 'Pfitzeriana Nana'		24"	45
PERENNIAL AND GRASSES					
HEPM	126	Hemerocallis 'Pardon Me'		18"	BBB
GRST	30	Grass 'Pardon Me'		24"	BBB
IVAM	35	Impatiens 'Pardon Me'		24"	BBB
SPHE	24	Sphegodes 'Pardon Me'		24"	BBB
TULIP					
TUL1	8750 SF	Francis Black Beauty		-	-
VOLUME CONTROL BURN SEEDING					
VOL1	2100 SF	SEE STORMWATER SEED MIX		-	-

- 1 All turf areas shall be *thoroughly* graded with a minimum of 6" of pulverized topsoil, free of aggregation, rocks, and other debris. Surfaces shall be prepared and protected from compaction prior to installation of seed.
- 2 All planting areas shall be mulched with 4" of premium shredded hardwood bark, mulch.
- 3 All plant material shall comply with the American Standards for Nursery Stock, ANSI Z60.1-2014.
- 4 Plant material shall be guaranteed for a period of one year from the time of acceptance. Any plant material replaced as part of a guarantee shall be guaranteed for a period of one year from date of replacement. Contractor shall *thoroughly* ensure of any maintenance deficiencies which may impact liability of warranted plant material.
- 5 Contractor is responsible for staking and guying trees if necessary to maintain upright position.
- 6 Eating trees to remain in use shall be protected during construction by prevent damage. Tree protection shall extend 4 feet beyond drip-line of tree canopy.

Packet Pg. 402

Plan Commission
Tuesday, December 15, 2015

Present: Dennis Dwyer, Patrick Noonan, Rodney Bettenhausen, Conrad Hansen, Teri Williams, Dennis Bond, Assistant Director of Planning and Zoning Kevin Anderson.

Absent: Bob Kolososki, Jane Robins.

Minutes of the December 1 meeting were approved as corrected. The word "Lawrence" should be deleted from the bottom of page 2.

Report of Public Hearing – Case #15-100 –221 E. Lake Cook rd.

Chairman Dwyer read the notice of public hearing. The petitioner in Case #15-100, Keystone Ventures, LLC, seeks approval of a preliminary and final planned development to permit additional commercial buildings with an associated parking lot; approval of a preliminary and final plat of subdivision to permit a 3-lot subdivision; approval of a special use to permit a restaurant with a drive-through for approximately 1.15 acres at 221 E. Lake Cook rd.

The following petitioner's exhibits were introduced:

1. Petition for Preliminary and Final Planned Development
2. Palatine Real Estate Interest Disclosure Form
3. Real Estate Purchase Agreement
4. Engineering Plans revised 12/10/15
5. Site Plan Overview
6. Architectural Plans
7. Plat of Subdivision

The following persons were sworn in to present the request:

Tim Hague, Keystone Ventures
Jonathon Hague, architect

Tim Hague described the parcel as the northeast corner of a 5¼ parcel that was originally contemplated for storm water detention. The detention was subsequently housed in a sub parking lot chamber thus freeing up this parcel for development. He said that after extensive planning and staff review, the proposed plan is being presented for a three-lot subdivision. The Hyundai Dealership is the first of the three lots. The proposed restaurant (Space A) with a drive-through would be on Lot #2. The petitioner proposes a 5,000 square foot commercial building for one or multiple tenants for Lot #3.

Hague dubbed the hottest restaurant type in the market today as "fast/casual". He proposes parking for 45 cars, subject to change as the exact use is defined.

plan commission
tuesday, december 15, 2015

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An access agreement on the east and south with the Patrick Hyundai dealership exists. A right-in, right-out curb cut exists on Lake Cook rd. Without full access on Rand rd., the developer proposes an internal access drive.

He noted that the parcel is shown as commercial in the Village of Palatine Comprehensive Plan "419".

The petitioner proposes monument signs on the south edge of the property and on Rand rd. Bettenhausen pointed out that the location of one of the signs would have to be changed since it is shown in the street.

Kevin Anderson was sworn in. He said he felt it was more expedient to create the proposed restaurant parcel with a special use now to expedite future development. When a specific restaurant is named, the special use will be passed to it.

Concerning access, he said internal traffic flow would be provided by two two-way drive aisles on the north and south sides of the buildings and a one-way north bound lane in between the buildings.

He said that the proposed drive-through lane does not meet village standards, wherein the zoning ordinance requires a minimum 12-foot wide drive aisle with a minimum 12-foot escape lane. The proposed drive aisle does not have an escape lane. Anderson said it makes more sense to staff to have a drive aisle along the south side of the western building one-way eastbound. "This would help resolve traffic conflicts and bring the proposal more into compliance with the intentions of the zoning ordinance."

Hague said the plan has been revised to show parking stalls that are 19 feet deep to meet village criteria. Any future modification to parking stalls would change the layout slightly, Anderson said. Regarding the location of handicap parking space location on the drive aisle, Anderson said that accessibility is state controlled. Hague said it could be modified to make it one-way eastbound.

Jonathon Hague described how the storm water line would be rerouted to take the water to the underground vault. It will have a volume control area. Anderson added that a wetland directly east of the site is where the current storm sewer discharges. This site would also discharge into this area. This was approved by the Army Corps of Engineers during its review of the Hyundai dealership.

Anderson said that the project is designed so the properties are self-contained. Therefore, they would have to have individual maintenance agreements.

plan commission
tuesday, december 15, 2015

page 3

Anderson said the preliminary architectural drawings show the structures as being one-story tall.

Sam Castagna, 20686 Lake Cook rd., was sworn in. He wanted to know the status of the land today. He was told it was fallow.

Jason Landry, 2239 N. Rand rd., was sworn in. He presented what was labeled "Objector's Exhibit #1", early (2012) conceptual drawings of the site. He said he is located immediately south of the parcel, and is interested in cross access agreements for future development of his lot and those adjacent to him. All lots are long and narrow, he said.

Landry said he is concerned about the complete redevelopment of the parcel. He seeks access through their parking lot to his property. He noted the location of the proposed restaurants on the 2012 plan.

Anderson said the easement was recorded with Cook County. He said the village always anticipated as best it could to make this a cohesive development. He told Landry that his access rights would be secure as would be those of his neighbors. He will have access to both Rand and Lake Cook rds.

Landry said the only easement provided at present is behind what might be a future restaurant on Rand rd. Anderson responded that future developers would create new easements. This would be an engineering issue that would need future exploration, he added.

Landry said it is essential to him to have an easement for a future restaurant that would be built overlooking the water. Anderson responded about areas where easements would be impossible to create today as pieces of the Patrick property are coming in for development. He noted there is also a large (6-foot) grade change.

plan commission
tuesday, december 15, 2015

page 4

Staff Recommendation

The proposal conforms to the Comprehensive Plan and Zoning Regulations for this parcel. The development would not alter the character of the property. Therefore, staff recommends approval with 17 conditions:

1. The development shall substantially conform to the plans attached hereto, except as such plans may be changed to conform to Village Codes and Ordinances.
2. A letter of credit in the amount of \$50,000 shall be submitted to ensure the completion of the Planned Development.
3. An engineer's estimate of costs shall be submitted.
4. A letter of credit in the amount of 110% of the engineer's cost estimate shall be submitted.
5. Review fees in the amount of 3.5% of the engineer's cost estimate shall be submitted.
6. A maintenance agreement shall be submitted in a manner acceptable to the Village Attorney for future maintenance of the drive aisles and parking areas both on the newly subdivided property and the adjoining car dealership property. The agreement should acknowledge the existing access easement which was reserved for the property to the southeast. The maintenance agreement should also address shared maintenance responsibilities for the freestanding signs.
7. The parking stall designs shall be revised in a manner acceptable to the Director of Planning and Zoning.
8. A landscape plan shall be provided and should include parkway trees along Lake-Cook Road.
9. The architectural plans for the eastern building shall be reviewed by the Village Council prior to the issuance of a building permit.
10. The engineering plans shall be revised in a manner acceptable to the Director of Planning and Zoning and the Village Engineer.
11. The Plat of Subdivision shall be submitted on Mylar with all required signatures.

plan commission
tuesday, december 15, 2015

page 5

12. A Subdivision Improvement Agreement shall be submitted.
13. Recording fees in the amount of \$600.00 shall be submitted.
14. The Plat of Subdivision shall be revised to show the proposed sign easement on the dealership property. Easement language shall be provided in a manner acceptable to the Village Attorney.
15. Condition #2 of R-64-12 shall remain in effect, and future access agreements shall be explored prior to the village council meeting.
16. A south drive aisle shall be revised in a manner acceptable to the village manager.
17. No sign shall be permitted in the Lake Cook rd. right-of-way.

Tim Hague said he is able to comply with all staff conditions.

The public hearing was closed at 9:10 p.m.

RECOMMENDATION

Noonan moved, Bond seconded that the plan commission recommend to the village council that it approve the request of the petitioner in Case #15-100, Keystone Ventures, LLC, who seeks approval of a preliminary and final planned development to permit additional commercial buildings with an associated parking lot; approval of a preliminary and final plat of subdivision to permit a 3-lot subdivision; approval of a special use to permit a restaurant with a drive-through for approximately 1.15 acres at 221 E. Lake Cook rd.

Said approval shall be conditional upon petitioner's complying with 17 staff conditions listed above.

Unanimously carried
(6-0)

Communications

1. No meeting has been scheduled for January 5.
2. Jane Robins is taking a leave of absence for an indeterminate amount of time.

The meeting was adjourned at 8:50 p.m.

Natalie Meyer McKenzie, secretary

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

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

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published November 30, 2015 in said **DAILY HERALD**.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Laurel Baitz*
Authorized Agent

Control # 4426259

PUBLIC NOTICE
A public hearing will be held before the Palatine Plan Commission on Tuesday, December 15, 2015, at 8:00 PM, at the Palatine Police Department in the Community Meeting Room, 595 N. Hicks Road, relative to a request for the following:
1. Preliminary and Final Planned Development to allow 2 additional commercial buildings with an associated parking lot;
2. Preliminary and Final Plat of Subdivision to permit a 3 lot subdivision; and
3. A Special Use to permit a restaurant, with a drive through
The property is commonly known as 221 E. Lake Cook Road (subject Petition is for the vacant area east of the existing automobile dealership), PIN # 02-02-102-034
The above petition has been filed by Tim Hague - Keystone Ventures and is available for examination in the office of the Village Clerk, 150 W. Wilson Street.
FILE #: 15-100
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 30th day of November, 2015
Published in Daily Herald
November 30, 2015 (4426259)

Attachment: Plan Commission materials - Planned Development Amendment and Botavi Special Use (2022-32 : Vacant lot east of 325 E. Lake



IDFPR

Illinois Department of Financial and Professional Regulation

Division of Professional Regulation

www.idfpr.com

JB PRITZKER
Governor

MARIO TRETO, JR.
Acting Secretary

CECILIA ABUNDIS
Acting Director

Results of Tied Applicant Lottery for Conditional Licenses Per BLS Region

The Tied Applicant Lottery, with 17 BLS Region drawings, was conducted on August 19, 2021 for 75 Conditional Adult Use Dispensing Organization Licenses ("Conditional License"). Below are the results of the drawings for each BLS region identifying the order in which each Tied Applicant was drawn. This order determines the order in which the Department of Financial and Professional Regulation ("Department") will award the available Conditional Licenses in each BLS region.

Applicants who have the opportunity to be awarded a Conditional License in the Tied Applicant Lottery are subject to strict limitations on the number of total licenses, as mandated by Public Act 102-98. An applicant's failure to report to the Department that it has exceeded the statutory license limitations will result in the Department's refusal to issue any of the Conditional Licenses resulting from Tied Applicant Lottery.

Below are the Department's certified results of the Tied Applicant Lottery for each drawing by BLS Region. Each list identifies the applicants who have an opportunity to receive a Conditional License from that drawing. In order to receive a Conditional License, each applicant must satisfy the statutorily mandated abandonment periods and tax-compliance checks.

Those applicants who have been selected for a conditional license are subject to the statutory requirements of the principal officer and license limitations and tax compliance checks, available [here](#). If an applicant is required to abandon a license because it exceeds the license limitations, the applicant shall have five business days, from the day the results of the Tied Applicant Lottery are posted to the Department's website, to abandon, and the next drawn applicant will be notified of their opportunity to be awarded a conditional license. Additionally, if an applicant cannot prove its tax compliance within 60 days of winning a conditional license in accordance with 68 IAC 1291.95, the Department will deny issuance of the Conditional License(s) and the next drawn applicant will be notified of their eligibility to be awarded a conditional license. Therefore, the result lists below may change pending the abandonment of an applicant's conditional license and/or an applicant's failure to prove tax compliance. This means additional applicants, whose draw order followed the abandoning applicant's order, may become an awarded applicant.

The announced conditional licenses to be awarded may be subject to change as a result of court orders or administrative review.

Term	Meaning
Unique Lottery Number	The Unique Lottery Number is randomly assigned to a Unique Applicant Number. The Unique Lottery Number will be used to identify the results of the lottery drawing.

Unique Application Number	A Unique Application Number was assigned to all applications.
Applicant Name	The Applicant Name reflects the entity's name as submitted on the original application.
Order Drawn	This reflects the order in which the Unique Lottery Numbers were drawn by the Illinois State Lottery.

BLS Region #1 (Bloomington) 1 Conditional License Available

Order Drawn	Unique Lottery Number	Unique Application Number	Applicant Name
1	20	3945565	PROJECT EQUITY ILLINOIS, INC.

BLS Region #2 (Cape Girardeau) 1 Conditional License Available

Order Drawn	Unique Lottery Number	Unique Application Number	Applicant Name
1	3	3963613	BLOUNTS&MOORE

BLS Region #3 (Carbondale-Marion) 1 Conditional License available

Order Drawn	Unique Lottery Number	Unique Application Number	Applicant Name
1	19	3956504	TOFINO SHORELINE PARTNERS LLC

BLS Region #4 (Champaign-Urbana) 1 Conditional License available

Order Drawn	Unique Lottery Number	Unique Application Number	Applicant Name
1	13	3947041	FORTUNATE SON PARTNERS LLC

BLS Region #5 (Chicago-Naperville-Elgin) 47 Conditional Licenses Available

Order Drawn	Unique Lottery Number	Unique Application Number	Applicant Name
1	82	3963113	BOTAVI WELLNESS LLC
2	703	3953534	SO BAKED TOO LLC
3	285	3953494	G P GREEN HOUSE LLC
4	463	3951611	GREEN & WILLIAMS, LLC
5	581	3953433	ILLINOIS HEALTH & WELLNESS, LLC

6	214	3947835	EEL - ILLINOIS LLC
7	658	3947917	MINT IL, LLC
8	6	3951397	AMERICANNA DREAM LLC
9	547	3947977	GRI HOLDINGS, LLC
10	390	3952145	GREEN & FOSTER, LLC
11	783	3950911	TOFINO SHORELINE PARTNERS LLC
12	35	3962777	BLOUNTS&MOORE
13	882	3949801	WORLD OF WEED
14	875	3949801	WORLD OF WEED
15	610	3950528	KANA GROVE NORTH LLC
16	376	3950381	GREEN & CAMPBELL LLC
17	714	3948861	SUITE GREENS, LLC
18	616	3963034	KAP-JG LLC
19	516	3947522	GREEN THERAPY LLC
20	165	3950459	CESAM, LLC
21	770	3953395	THE HERBAL CARE CENTER
22	546	3947977	GRI HOLDINGS, LLC
23	877	3949801	WORLD OF WEED
24	776	3951084	THF ILLINOIS, LLC DBA: GREENLIGHT
25	234	3962625	EMERALD COAST, LLC
26	80	3963113	BOTAVI WELLNESS LLC
27	338	3951363	GREEN & BRANSFORD, LLC
28	339	3951363	GREEN & BRANSFORD, LLC
29	834	3948580	WAH GROUP, LLC D/B/A LEAFING LIFE
30	322	3951363	GREEN & BRANSFORD, LLC
31	606	3952765	ISLAND THYME, LLC.
32	394	3952145	GREEN & FOSTER, LLC
33	313	3950908	GREEN & ALAMO, LLC
34	821	3952950	VILL-OPS, INC (DBA VIOLA)
35	614	3963034	KAP-JG LLC
36	632	3953497	KWB ONE LLC
37	345	3952431	GREEN & BREADLEY, LLC
38	410	3951950	GREEN & KINNICK, LLC

39	443	3948754	GREEN & RANDLE, LLC
40	94	3963113	BOTAVI WELLNESS LLC
41	59	3962777	BLOUNTS&MOORE
42	559	3949886	GWB ILLINOIS, LLC (DBA GREENWELL)
43	681	3948380	PERCEPTION CANNABIS CHICAGO SOUTH INC.
44	619	3963034	KAP-JG LLC
45	264	3962625	EMERALD COAST, LLC
46	734	3962642	TC APPLICCO LLC
47	613	3963034	KAP-JG LLC

BLS Region #6 (Danville) 1 Conditional License available

Order Drawn	Unique Lottery Number	Unique Application Number	Applicant Name
1	16	3961942	MARIWORKS LLC

BLS Region #7 (Davenport-Moline-Rock Island) 1 Conditional License available

Order Drawn	Unique Lottery Number	Unique Application Number	Applicant Name
1	5	3961466	BOLDEN INVESTMENTS I LLC

BLS Region #8 (Decatur) 1 Conditional License available

Order Drawn	Unique Lottery Number	Unique Application Number	Applicant Name
1	13	3961518	INDUS365, LLC

17BLS Region #9 (Kankakee) 1 Conditional License available

Order Drawn	Unique Lottery Number	Unique Application Number	Applicant Name
1	9	3960532	DEER PARK PARTNERS, LLC

BLS Region #10 (Peoria) 3 Conditional Licenses available

Order Drawn	Unique Lottery Number	Unique Application Number	Applicant Name
1	45	3955466	NORTHERN CARDINAL VENTURES, LLC
2	56	3955390	THE HERBAL CARE CENTER
3	71	3955300	WORLD OF WEED

BLS Region #11 (Rockford) 2 Conditional License available

Order Drawn	Unique Lottery Number	Unique Application Number	Applicant Name
1	64	3943874	WAH GROUP, LLC D/B/A LEAFING LIFE
2	32	3956674	GREEN JUSTICE LLC

BLS Region #12 (St. Louis) 4 Conditional Licenses available

Order Drawn	Unique Lottery Number	Unique Application Number	Applicant Name
1	70	3954583	PROJECT EQUITY ILLINOIS, INC.
2	12	3955272	BOLDEN INVESTMENTS I LLC
3	55	3954435	ILLINOISCANNABIS49, INC.
4	16	3963630	BOTAVI WELLNESS LLC

BLS Region #13 (Springfield) 1 Conditional License available

Order Drawn	Unique Lottery Number	Unique Application Number	Applicant Name
1	8	3956519	DEALERSHIP, LLC

BLS Region #14 (Northwest Illinois nonmetropolitan) 3 Conditional License available

Order Drawn	Unique Lottery Number	Unique Application Number	Applicant Name
1	74	3942045	UHCC INC.
2	18	3959499	CANNDID SPIRIT TOO, LLC
3	14	3962080	BOTAVI WELLNESS LLC

BLS Region #15 (West Central Illinois nonmetropolitan) 3 Conditional License available

Order Drawn	Unique Lottery Number	Unique Application Number	Applicant Name
1	23	3958501	DO MOR DEVELOPMENT, LLC
2	63	3958544	WESTSIDE SOCIAL JUSTICE LLC
3	61	3958544	WESTSIDE SOCIAL JUSTICE LLC

BLS Region #16 (East Central Illinois nonmetropolitan) 2 Conditional License available

Order Drawn	Unique Lottery Number	Unique Application Number	Applicant Name
1	32	3960477	TC APPLICCO LLC
2	24	3960292	HOLISTIC ILLINOIS LLC

BLS Region #17 (South Illinois nonmetropolitan) 2 Conditional License available

Order Drawn	Unique Lottery Number	Unique Application Number	Applicant Name
1	1	3959288	127 IL, LLC
2	8	3962059	BOTAVI WELLNESS LLC

ORDINANCE NO. 0-139-12

**AN ORDINANCE GRANTING FINAL PLANNED DEVELOPMENT APPROVAL FOR
2264, 2265, 2273, 2275, 2293, 2301, 2307, 2313, 2319 & 2325 N. RAND ROAD
(CASE NO. 12-72)**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on October 8, 2012**

ORDINANCE NO. 0-139-12

**AN ORDINANCE GRANTING FINAL PLANNED DEVELOPMENT APPROVAL
FOR 2264, 2265, 2273, 2275, 2293, 2301, 2307, 2313, 2319 & 2325 N. RAND ROAD
(CASE NO. 12-72)**

WHEREAS, upon petition of owners of said property, hearings were held by the Plan Commission of the Village of Palatine on October 2, 2012 in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission, having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for Final Planned Development to permit the construction and operation of a new automobile dealership (Hyundai) including auxiliary service and repairs.

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

SECTION 1: That Final Planned Development approval is hereby granted pursuant to Section 13.05 of the Palatine Zoning on the legally described property on Exhibit "A", attached hereto.

SECTION 2: That final approval of a Final Planned Development is hereby granted to the above described property pursuant to Section 13.05 of the Palatine Zoning Ordinance, subject to the following conditions:

1. The development shall substantially conform to the Engineering Plans prepared by Spaceco Inc. dated 8/24/12 last stamped 9/26/12; and to the Architectural Plans prepared by Custom Facilities dated and last revised 8/24/12; and to the Sign Plans prepared by Architectural Graphics, Inc. last revised 8/24/12; and to the Landscape Plan prepared by Norris Design last revised 9/25/12 except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions:
2. If there are any discrepancies between the Redevelopment Agreement and this Ordinance, the Redevelopment Agreement shall supersede.
3. Planning and Engineering review fees shall be paid in the amount of \$3,051.65.
4. Cash-in-lieu of sidewalks along Lake-Cook Road shall be paid in an amount acceptable to the Village Engineer.
5. Handicap parking shall be provided in accordance with the Illinois Accessibility Code.
6. The landscaping plan shall be revised in a manner acceptable to the Director of Planning and Zoning.
7. The sanitary sewer shall be extended along the north side of Rand Road to the intersection with Lake-Cook Road in a manner acceptable to the Village Engineer.

Depending on the final design and location of this sewer, an easement may need to be dedicated.

- 8. All of the sanitary sewers constructed under MWRD permit # 82-149 should be properly abandoned in a manner acceptable to the Village Engineer. The former MWRD permit should be officially closed out.
- 9. If the future building addition is similar to that shown on the engineering plans, it is approved as a component of this Petition and only a building permit and any other necessary permit will be required. Additional service parking must be identified at that time and the building expansion should be, at the determination of the Village, in substantial conformance to the engineering and architectural plans attached hereto. Any addition not in substantial conformance to said plans will require a Planned Development Amendment.
- 10. One of the existing billboards may be relocated as shown on the engineering plans and the terms of each billboards existence shall comply with the applicable conditions outlined in the Redevelopment Agreement.
- 11. The retaining walls will need to be designed by a structural engineer.
- 12. IDOT, CCHD, MWRD, IEPA and NPDES permits will be required.

SECTION 3: That the petition for final planned development, a copy of the public notice, be attached hereto and form a part of this ordinance.

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

PASSED: This 8 day of October, 2012

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

APPROVED by me this 8 day of October, 2012



Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this 8 day of October, 2012



Village Clerk

EXHIBIT "A"

PARCEL 003:

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE CENTER LINE OF RAND ROAD 304 FEET SOUTHEASTERLY OF THE POINT OF INTERSECTION OF THE CENTER LINE OF SAID ROAD WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION, (SAID POINT OF INTERSECTION BEING 16.12 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION); THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD 50 FEET; THENCE NORTHEASTERLY IN A STRAIGHT LINE 379.50 FEET TO A POINT IN THE NORTH LINE OF SAID SECTION, 505.13 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 97.17 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE 310.35 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART TAKEN BY STATE OF ILLINOIS FOR ROUTE 60 AS SHOWN ON PLAT OF SURVEY RECORDED AS DOCUMENT 12592034) AND ALSO EXCEPT THE NORTH 60 FEET THEREOF) IN COOK COUNTY ILLINOIS.

AND ALSO PARCEL 004:

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF RAND ROAD WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 2, SAID POINT OF INTERSECTION BEING 16.12 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 2; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID RAND ROAD 354 FEET TO A POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF RAND ROAD 50 FEET; THENCE NORTHEASTERLY IN A STRAIGHT LINE 453 FEET TO A POINT IN THE NORTH LINE OF SAID SECTION 2 WHICH IS 606.74 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 2; THENCE WEST ALONG THE NORTH LINE OF SECTION 2 AFORESAID 101.61 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE 379.50 FEET TO THE POINT OF BEGINNING (EXCEPT THE NORTH 60 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

AND ALSO PARCEL 005:

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF RAND ROAD WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 2, SAID POINT OF INTERSECTION BEING 16.12 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 2; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF RAND ROAD 404 FEET TO A POINT. OF BEGINNING; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF RAND ROAD 50 FEET; THENCE NORTHEASTERLY IN A STRAIGHT LINE 506.16 FEET TO A POINT IN THE NORTH LINE OF SAID SECTION 2, THAT IS 679.71 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 2; THENCE WEST ALONG THE NORTH LINE OF SECTION 2, AFORESAID 72.97 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE 453 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND ALSO PARCEL 006:

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF RAND ROAD WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 2, SAID POINT OF INTERSECTION BEING 16.12 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 2; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF RAND ROAD, 454 FEET TO A POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG THE CENTER LINE 50 FEET; THENCE NORTHEASTERLY IN A STRAIGHT LINE 559.30 FEET TO A POINT IN THE NORTH LINE OF SAID SECTION 2 THAT IS 752.68 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2; THENCE WEST ALONG THE NORTH LINE OF SECTION 2 AFORESAID 72.97 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE 506.15 FEET TO THE POINT OF BEGINNING, (EXCEPT THE SOUTHWESTERLY 50 FEET THEREOF AND EXCEPT THAT PART FALLING WITHIN THE NORTH 60 FEET OF SECTION), IN COOK COUNTY, ILLINOIS.

AND ALSO PARCEL 007:

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT OF INTERSECTION OF THE CENTER LINE OF RAND ROAD WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, SAID POINT OF INTERSECTION BEING 16.12 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2: THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF RAND ROAD 504 FEET TO A POINT OF BEGINNING THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF RAND ROAD 100 FEET, THENCE NORTHEASTERLY IN A STRAIGHT LINE 665.60 FEET TO A POINT IN THE NORTH LINE OF SAID SECTION 2, THAT IS 898.62 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, THENCE WEST ALONG THE NORTH LINE OF SECTION 2 AFORESAID, 145.94 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE 559.30 FEET TO A POINT OF BEGINNING (EXCEPTING THEREFROM THAT PART LYING NORTH OF THE FOLLOWING DESCRIBED LINE, COMMENCING AT THE INTERSECTION OF THE EAST LINE OF AFORESAID NORTH EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, THAT IS 70 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTH EAST 1/4, THENCE WEST PARALLEL WITH SAID NORTH LINE TO A POINT 494 FEET WEST OF AND 70 FEET SOUTH OF THE NORTH EAST CORNER OF SAID NORTH EAST 1/4, THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 10 FEET, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID NORTH EAST 1/4 TO THE WEST LINE OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SAID SECTION 2) IN COOK COUNTY, ILLINOIS.

AND ALSO PARCEL 021:

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF RAND ROAD WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 2, SAID POINT OF INTERSECTION BEING 16.12 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF RAND ROAD 754 FEET TO THE POINT OF BEGINNING: THENCE SOUTHEAST ALONG THE CENTER LINE OF RAND ROAD, 50 FEET; THENCE NORTHEAST IN A STRAIGHT LINE 878.20 FEET TO A POINT ON THE NORTH LINE OF SECTION 2 AFORESAID, THAT IS 1190.50 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 2; THENCE WEST ALONG THE NORTH LINE OF SECTION 2 AFORESAID 72.97 FEET; THENCE SOUTHWESTERLY IN A

STRAIGHT LINE 825.05 FEET TO THE POINT OF BEGINNING, (EXCEPTING ANY PART OF THE LAND CONVEYED TO THE COUNTY OF COOK BY DEED RECORDED NOVEMBER 20, 1975 AS DOCUMENT 23300598 AND EXCEPT ANY PART OF THE LAND CONTAINED IN CONDEMNATION CASE 01L50859) IN COOK COUNTY, ILLINOIS.

AND ALSO PARCEL 030:

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND WEST 4 ACRES OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF RAND ROAD WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 2, SAID POINT OF INTERSECTION BEING 16.12 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF RAND ROAD 804 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEAST ALONG THE CENTER LINE OF RAND ROAD, 50 FEET; THENCE NORTHEAST IN A STRAIGHT LINE 931.34 FEET TO A POINT ON THE NORTH LINE OF SECTION 2 AFORESAID THAT IS 1263.47 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 2; THENCE WEST ALONG THE NORTH LINE OF SECTION 2 AFORESAID 72.97 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE 878.20 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

AND ALSO PARCEL 031:

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT OF INTERSECTION OF THE CENTER LINE OF RAND ROAD WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 2, SAID POINT OF INTERSECTION BEING 16.12 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 2; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF RAND ROAD, 604 FEET TO A PLACE OF BEGINNING THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF RAND ROAD, 100 FEET; THENCE NORTHEASTERLY IN A STRAIGHT LINE 771.90 FEET MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID SECTION 2, THAT IS 1,044.56 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 2; THENCE WEST ALONG THE NORTH LINE OF SECTION 2, AFORESAID, 145.94 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE, 665.60 FEET MORE OR LESS TO THE PLACE OF BEGINNING (EXCEPTING THEREFROM THAT PART OF THE LAND TAKEN FOR ROAD PURPOSES) ALL IN COOK COUNTY, ILLINOIS.

AND ALSO PARCEL 032:

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF RAND ROAD WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 2, SAID POINT OF INTERSECTION BEING 16.12 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 2; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF RAND ROAD, 704 FEET TO THE PLACE OF BEGINNING; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF RAND ROAD 50 FEET; THENCE NORTHEASTERLY IN A STRAIGHT LINE 825.05 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 2, THAT IS 1,117.53 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 2; THENCE WEST ALONG THE NORTH LINE OF SECTION 2, AFORESAID, 72.97 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE 771.90 FEET MORE OR LESS TO THE PLACE OF BEGINNING (EXCEPTING THEREFROM THAT PART OF THE LAND TAKEN FOR ROAD PURPOSES), ALL IN COOK COUNTY, ILLINOIS.

AND ALSO PARCEL 033-1:

THAT PART 01 THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF RAND ROAD WITH THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2, SAID POINT OF INTERSECTION BEING 16.12 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2, THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID RAND ROAD 204.00 FEET TO A PLACE OF BEGINNING; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF RAND ROAD 100 FEET THENCE NORTHEASTERLY IN A STRAIGHT LINE 310.35 FEET TO A POINT IN THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, OF SAID SECTION 2 THAT IS 407.96 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, AFORESAID 177.15 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE 188.22 FEET TO THE PLACE OF BEGINNING (EXCEPT THE NORTH 60 FEET, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) IN COOK COUNTY, ILLINOIS.

AND ALSO PARCEL 033-2:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF RAND ROAD WITH THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2, SAID POINT OF INTERSECTION BEING 16.12 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID RAND ROAD 204.00 FEET; THENCE NORTHEASTERLY IN A STRAIGHT LINE 188.22 FEET A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2 THAT IS 230.81 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2 AFORESAID 230.81 FEET; THENCE SOUTH 16.12 FEET TO THE PLACE OF BEGINNING (EXCEPT THAT PART TAKEN FOR LAKE-COOK ROAD) IN COOK COUNTY, ILLINOIS.

**commonly known as 2264, 2265, 2273, 2275, 2293, 2301, 2307, 2313, 2319 & 2325 N. Rand Road
(PINs 02-02-102-003 thru 007; 02-02-102-021; 02-02-102-030 thru 033)**

RESOLUTION NO. R-64-12

**A RESOLUTION GRANTING
FINAL SUBDIVISION APPROVAL FOR PATRICK HYUNDAI SUBDIVISION
2264, 2265, 2273, 2275, 2293, 2301, 2307, 2313, 2319 & 2325 N. RAND ROAD
(CASE NO. 12-72)**

WHEREAS, the Palatine Subdivision Ordinance provides qualifications governing final approval of a Subdivision Plat in Article IV FINAL PLAT; and

WHEREAS, the PATRICK HYUNDAI SUBDIVISION has complied with all the provisions of the Subdivision Ordinance, including a public review before the Plan Commission of the Village of Palatine.

NOW THEREFORE, BE IT RESOLVED by the Mayor and the Village Council of the Village of Palatine, that the Mayor and the Village Clerk be and are hereby directed and authorized to execute the final plat of subdivision "PATRICK HYUNDAI SUBDIVISION" pursuant to the Palatine Subdivision Ordinance Article IV, Sec. 4.01

(c) (2) (a) and subject to the following conditions:

1. The Final Plat of Subdivision shall be submitted on Mylar and shall substantially conform to the Plat of Subdivision prepared by Spaceco Inc. dated 8/27/12 last revised 9/11/12 except as such Plat may be changed to conform to Village Codes and Ordinances and the following conditions:
2. At the time of any future development to the south of the subject property, in which that development proposes to use the subject property's access aisle, an additional access easement shall be provided for the entirety of the access aisle through to Lake-Cook Road, in a format acceptable to the Village Attorney.

3. At the time of any future development to the south of this site, in which that development proposes to use the subject property's access aisle, an owner's maintenance agreement shall be prepared outlining the maintenance responsibilities and access rights for the drive aisle. The agreement shall be in a format acceptable to the Village Attorney.
4. The public utilities easement stretching though the site should be removed from the final Plat, as the final design of the sanitary sewer will not follow this route.
5. Recording fees shall be submitted in the amount of \$300.00.

DATED: This 8th day of October, 2012

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

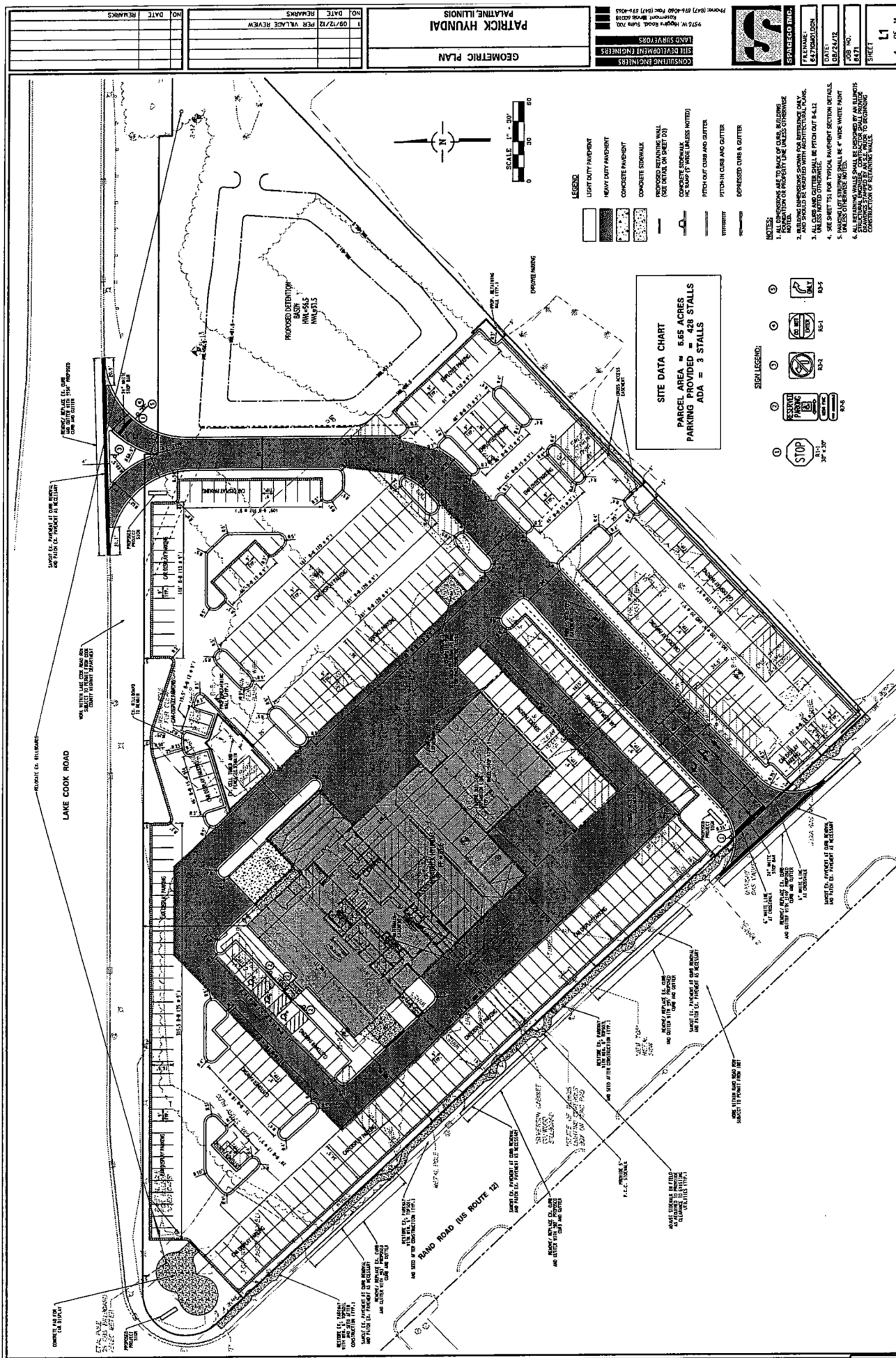
APPROVED by me this 8th day of October, 2012


 Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this 8 day of October, 2012


 Village Clerk



PUBLIC NOTICE
A Public Hearing will be held before the Village of Palatine Plan Commission on Tuesday, April 19, 2022 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Planned Development Amendment to the Patrick Hyundai Phase 2 Planned Development to align the underlying use lists for the Planned Development - Ordinance #O-6-16 - to the B-5 - Highway Business District; and Special Use for an adult use cannabis dispensing establishment.

The Special Use was filed for the property is commonly known as the vacant lot east of 325 E. Lake Cook Road (PIN #: 02-02-102-037-0000).

The above petition has been filed by Botavi Wellness LLC, with Craig Krandel as the authorized agent on behalf of the Petitioner. The proposed dispensary would be operated under the name of "Bloc".

The Planned Development Amendment was filed by Keystone Ventures LLC (Tim Hague - Manager and property owner) and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 22-09

VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 4th day of April 2022.
Published in Daily Herald
April 4, 2022 (4580392)

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 and has been circulated daily in the Village(s) of: Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Deer Park, Des Plaines, Elk Grove, Franklin Park, Glenview, Hanover Park, Hoffman Estates, Inverness, Melrose Park, Morton Grove, Mt Prospect, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Rolling Meadows, Rosemont, Schaumburg, Schiller Park, South Barrington, Streamwood, Wheeling, Wilmette

County(ies) of Cook

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

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 copy, was published 04/04/2022 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Daula Baltz

Designee of the Publisher and Officer of the Daily Herald

Control # 4580392

Attachment: Plan Commission materials - Planned Development Amendment and Botavi Special Use (2022-32 : Vacant lot east of 325 E. Lake

Doris Sadik

From: Reid Ottesen
Sent: Monday, May 2, 2022 10:02 AM
To: Doris Sadik; Marg Duer
Subject: FW: Cannabis Dispensary in Palatine

Please have this be a part of the minutes for this evening.

From: Geisler <
Sent: Sunday, May 1, 2022 9:09 PM
To: Brad Helms <BHelms@palatine.il.us>
Cc: Jim Schwantz <JSchwantz@palatine.il.us>; Reid Ottesen <ROttesen@palatine.il.us>; Tim Millar <TMillar@palatine.il.us>; Scott Lamerand <SLamerand@palatine.il.us>; Doug Myslinski <dmyslinski@palatine.il.us>; Greg Solberg <GSolberg@palatine.il.us>; Kollin Kozlowski <KKozlowski@palatine.il.us>
Subject: Cannabis Dispensary in Palatine

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

We would like all of the Council to vote no to a cannabis dispensary in Palatine.

We thought we, the public, voted a few years ago to prevent this from happening.

We are a family community and there is really no place for such a business in our community.

We also were surprised that video gambling was approved along with 4am open bars -

who needs a drink at 4 in the morning or even at midnight? If one does, drink at home!

All this just increases the potential for bad behavior and more enforcement costs.

Sincerely,

Jackie & Dick Geisler

Attachment: Cannabis Dispensary Letter 5-2-22 Minutes (2022-32 : Vacant lot east of 325 E. Lake Cook - PDA - Special Use Adult Use

BACKGROUND

The Village utilizes various media platforms to communicate with residents and businesses. The different platforms include:

- Village website - overhauled in 2020
- Facebook - Added in 2017
- LinkedIn
- Digital Quarterly Newsletter
- Weekly E-newsletter
- Cable Channel 6
- Community Sign @ Palatine and Plum Grove
- Fire Station 82 Message Board

While much of what we have done has been successful in increasing our communication, the one disappointing area has been the move from a printed newsletter to a digital newsletters in 2020. While this increased the number of newsletters created and significantly reduced our costs, enrollment in the digital newsletters remains low. Currently, there are 2,496 subscribers to the Village quarterly e-newsletter and weekly e-newsletter. Additionally, people can access this through direct links on the website however, we had hoped for higher enrollments.

DISCUSSION

In an effort to encourage enrollment at a small cost, staff recommends including promoting sign-ups via a QR code which will be shared via the Village's existing communication channels, sign-up postcards at front desks and possible ads in other partner agency brochures or mailings. Additionally, we would conduct a one-time postcard mailing with the QR card promoting the newsletter subscription. This would be targeted with the Fall newsletter that has the leaf collection schedule that people always look for. Technology with the QR code will allow staff to track and monitor progress in sign-ups.

Outside of the communication methods already discussed, we understand the need to broaden our efforts to communicate with different ages and demographics. To enhance our communications, staff will be moving forward with adding YouTube and Instagram to its list of outreach platforms. These two platforms are consistently ranked within the top five social media platforms used today and very common for governmental agencies to utilize to engage its residents and businesses.

Additionally, we would like to begin moving forward with an expansion of our use of digital media, specifically video content. Video is the fastest growing component of social media and shown to be the most engaging. Staff will work with interested staff, local schools and potentially contractors to produce video content in the future. Initial thoughts on videos would include:

- Road Resurfacing/Maintenance Process
- Snow Removal Program
- Where Does Palatine Water Come From
- Neighborhood Based Policing
- What to Expect on a Traffic Stop
- Fire Prevention and Safety Programs
- Emergency Management Preparedness

Those videos will be available on the Village's YouTube channel for easy access, storage, and streaming. Additionally, there is a need to occasionally produce a video targeted to a specific constituency. A recent example is a recruitment video produced in-house by Police Department staff. Police applications are down nearly 75% and communities are aggressively competing against each other to attract the best candidates. It is very common for the top police officer candidates to be on the hiring list of more than ten municipalities. Many communities turned to recruitment videos to try and set their town apart from others, and Palatine created such a video. This video was targeted to a very specific audience - that being someone that has applied for Palatine's police officer testing. A video like this will be embedded within the application process and hopefully sets Palatine apart as a department that values the commitment and honor of law enforcement as a career, our state of the art facilities and training programs, while also focusing on our Neighborhood Based Policing approach to local law enforcement.

The Village's social media expansion will provide relevant and engaging information and often times, link back to the Village website for more information. A coordinated message will be ensured by the Village Manager Office staff, who will oversee platforms along with trained employees given access in specific departments such as Police, Fire and Public Works.

ATTACHMENTS:

- Media Presentation



May 2, 2022

Village Council Meeting

Communications and Outreach Update



CURRENT
PLATFORMS



FUTURE
PLATFORMS



PERFORMANCE



RECRUITMENT

Current Outreach

Quarterly and Weekly E-Newsletter

- 2,496 email subscribers
- 141 text subscribers
- Promoted via social media, Village Hall TVs and cable channel
- Without subscription via website, social media
 - 3,513 visits to newsletter sign up page on website

Website

- Events Calendar
- Top visited webpages:
 - 1. Online Payments
 - 2. Vehicle Stickers
 - 3. Building Permit Inspections
 - 4. Overnight Parking
 - 5. Utility Billing

Electronic Sign

Cable Channel 6

Village Hall TV's

Fire Department Message Board

Outreach Opportunities

Quarterly and Weekly E-Newsletter

- Future Promotion to Increase Viewership
 - QR Code
 - 1x mailed postcard
 - Water Bills
 - Ad in other community outlets

Village of Palatine
Published by Susan Halsema Storelli · April 22 at 8:00 AM · 🌐

View the PalatinE-Newsletter for Friday, April 22, 2022.
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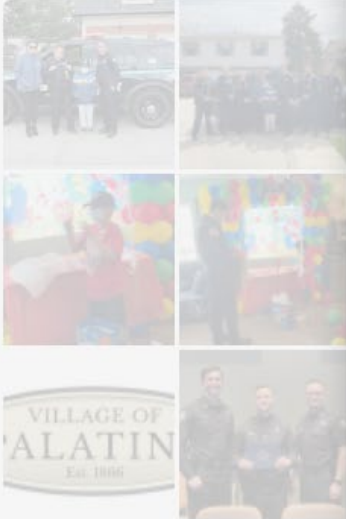
Village of Palatine
Published by Bryce Baker · April 21 at 9:31 PM · 🌐

Congrats to our newest recruit, Officer Josh Ruggiero #243, on his graduation today from the

Village of Palatine
P-TA/Videos
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Post Insights

View the PalatinE-Newsletter for Friday, April 22, 2022.
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Post Impressions	Post Reach	Post Engagement
2,598	2,491	232

Distribution

-1.9x less impressions than your other posts within 4 days and 12 hours of publishing. [Learn more](#)

Interactions

Reactions	Comments	Link Clicks	Shares	Other Clicks
5	0	188	2	23

Other

- ☒ Hide Post
- ☒ Hide All Posts

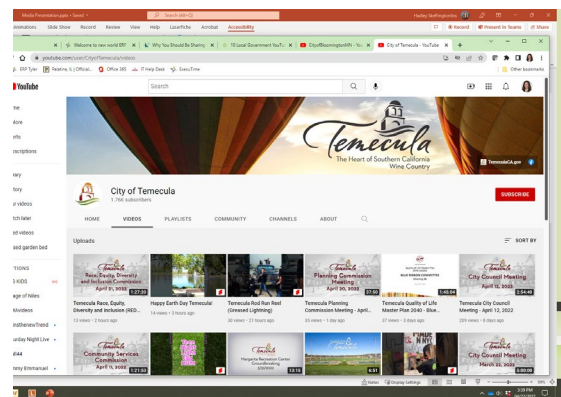
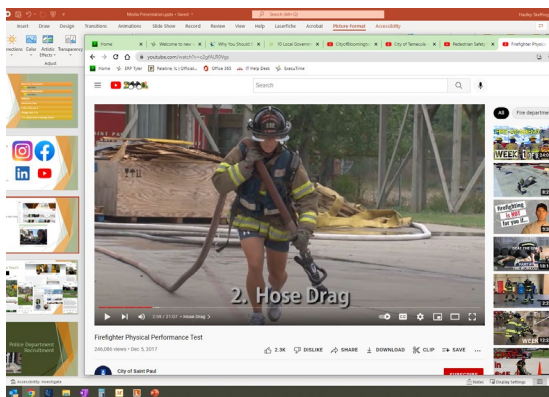
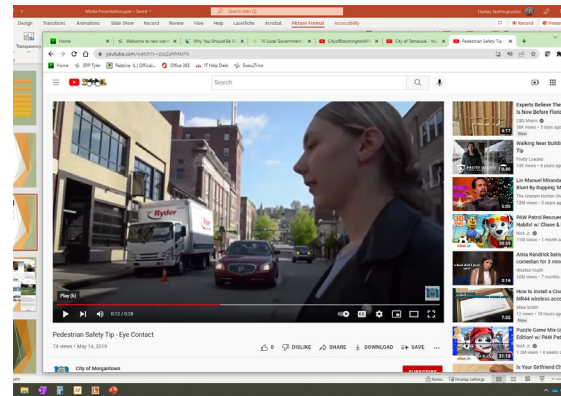
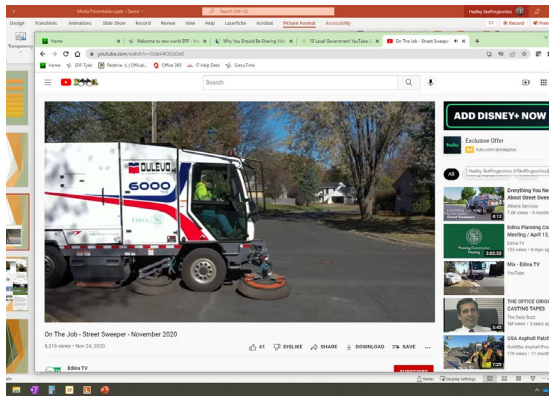
Social Media

- ▶ Facebook
 - ▶ 9.2K followers
 - ▶ Started 2017
- ▶ Instagram
 - ▶ Launching this week
 - ▶ Separate Village and Police Accounts
- ▶ LinkedIn
 - ▶ 930 followers
- ▶ YouTube
 - ▶ Ready to launch



Videos

- ▶ Goal to create more video content/library
- ▶ Student interns
- ▶ Contractors



A black rectangular graphic with white text and a police badge. At the top, it says 'JOIN OUR TEAM'. In the center is a silver five-pointed star badge with a circular seal in the middle. The seal features an eagle and the text 'VILLAGE OF NILES', 'ILLINOIS', and 'POLICE'. At the bottom, it says 'START YOUR CAREER TODAY AT VAH.COM'. On the right side, there is a white rectangular overlay showing a mobile app interface with a clock at 10:48, a back arrow, the text 'VILLAGE OF NILES', a red location pin icon, and a photo of a park.



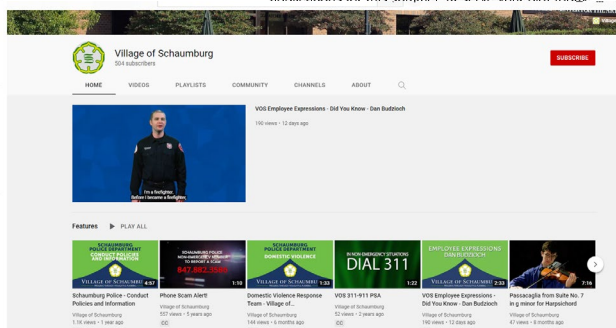
START YOUR CAREER TODAY AT VAH.C



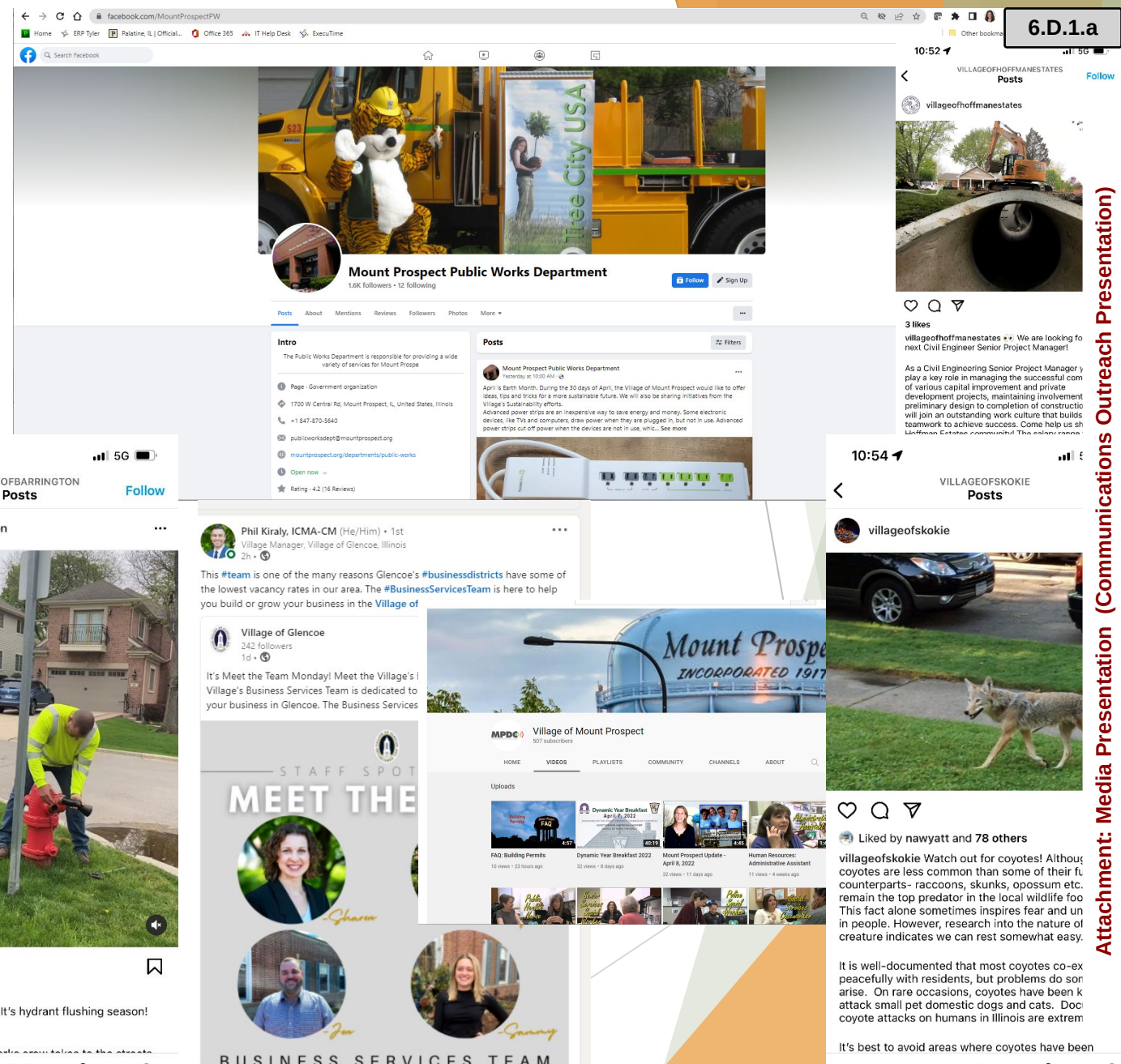
85 likes

thevillageofschaumburg Here's how Schaumburg is plowing through this Groundhog Day winter storm.

The village's Snow Command was activated last night and currently has 20 trucks currently salting and plowing primary and secondary routes as well as a crew at the Schaumburg Regional Airport. Snow removal contractors are currently plowing and salting cul-de-sacs and public parking lots. During a full callout the Fleet Division works around the clock to make repairs to trucks and equipment as needed. All residents can expect snow removal crews to be working in their neighborhood at least once every 9-10 hours during normal storm conditions.



252 views
villageofbarrington 💧 It's hydrant flushing season!



Attachment: Media Presentation (Communications Outreach Presentation)

It is well-documented that most coyotes co-exist peacefully with residents, but problems do sometimes arise. On rare occasions, coyotes have been known to attack small pet domestic dogs and cats. Documented coyote attacks on humans in Illinois are extremely rare.

It's best to avoid areas where coyotes have been

Police Department Recruitment





May 2, 2022

Village Council Meeting

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 2022 Budget included the provision for a TIF Surplus Rebate from the Rand/Lake Cook TIF Fund. As of December 31, 2021, the Finance Department determined that a \$2,100,000 “surplus” was available. Staff is recommending 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	\$ 738,360
District 211	596,190
Village of Palatine	254,940
Park District	133,980
Cook County	113,820
Harper College	86,730
Library	56,280
Township	29,190
Other Agencies	90,510
TOTAL	\$ 2,100,000

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 2022 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 2021 TIF Surplus Rand-Lake Cook Ord

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

ORDINANCE NO. O - _____ - 22

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 Director of Finance and Operations has determined and reported that on December 31, 2021, the Rand/Lake Cook TIF District's Special Tax Allocation Fund includes a surplus of \$2,100,000 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 \$2,100,000 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

ORDINANCE NO. -22
Page 2 of 2

Cook TIF District Special Tax Allocation Fund of the amount of \$2,100,000 to be distributed to taxing districts in the redevelopment project area.

SECTION 3: The Village of Palatine Director of Finance and Operations is hereby authorized and directed to pay funds from the Rand/Lake Cook TIF District Special Tax Allocation Fund in the amount of \$2,100,000 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 Director of Finance and Operations 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 2nd day of May 2022

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

APPROVED by me this 2nd day of May, 2022

ATTESTED and FILED in the
Office of the Village Clerk this
2nd day of May, 2022

Mayor of the Village of Palatine

Village Clerk

Attachment: CY 2021 TIF Surplus Rand-Lake Cook Ord (2022-33 : TIF Surplus: Rand/Lake Cook)

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 2022 Budget included the provision for a TIF Surplus Rebate from the Rand Road Corridor TIF Fund. As of December 31, 2021, the Finance Department determined that a \$1,500,000 “surplus” was available. Staff is recommending 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 2022 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 2021 TIF Surplus Rand Rd Corridor Ord

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

ORDINANCE NO. O - _____ - 22

**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 Director of Finance and Operations has determined and reported that on December 31, 2021, 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

ORDINANCE -22
Page 2 of 2

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.

SECTION 3: The Village of Palatine Director of Finance and Operations 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 Director of Finance and Operations 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 2nd day of May 2022

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

APPROVED by me this 2nd day of May, 2022

ATTESTED and FILED in the
Office of the Village Clerk this
2nd day of May, 2022

Mayor of the Village of Palatine

Village Clerk

Attachment: CY 2021 TIF Surplus Rand Rd Corridor Ord (2022-34 : TIF Surplus: Rand Corridor)

Consider a Motion to Approve an Intergovernmental Agreement with the Forest Preserve District of Cook County for the Smith Street Connector Path

BACKGROUND:

One of the few remaining components of the implementation of the Village's Bike Plan is the connection of the bikeway system to the Forest Preserve at the intersection of Smith Street and Dundee Road. The proposed path will connect the existing bike route on Smith Street to the path in the Deer Grove Forest Preserve. In addition, Smith Street will be signed as a bike route between Dundee Road and Cunningham Drive. Phase I and II engineering has been completed by Christopher B. Burke Engineering, Ltd.

KEY ISSUES:

- The agreement proposes that the Village will prepare the plans, award a contract, and act as the lead agency in the construction and construction engineering.
- In order to maintain the path, the Village will accept ownership and maintenance of select portions of the path to the Forest Preserve after construction.
- A temporary easement is required for the Village to construct the new path and a perpetual easement is required to confirm ownership of portions of the new path and allow access for future maintenance.
- A tree mitigation fee of \$5,305.29 is required.
- Plans have been also submitted to the Illinois Department of Transportation. Comments have been received, addressed, and resubmitted this month placing the project in a position to go out to bid in May or June.

ALTERNATIVES:

1. Approve the intergovernmental agreement with the Forest Preserve District of Cook County for the Smith Street Connector Path.
2. Refer back to Staff with comments.

RECOMMENDATION:

Staff recommends approval of the intergovernmental agreement.

BUDGET IMPACT:

The cost of this intergovernmental agreement has been budgeted in the Capital Improvement Plan to accommodate this work.

ACTION REQUIRED:

Motion to approve the intergovernmental agreement between the Village of Palatine and the Forest Preserve District of Cook County for the Smith Street Connector Path.

ATTACHMENTS:

- 2021-11-10 Palatine Trail Connection IGA

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

INTERGOVERNMENTAL AGREEMENT

Between the Forest Preserve District of Cook County and the Village of Palatine, Illinois

THIS INTERGOVERNMENTAL AGREEMENT (this “Agreement”) is made and entered into as of the Effective Date (as hereinafter defined) by and between the **FOREST PRESERVE DISTRICT OF COOK COUNTY** (hereinafter referred to as “**Forest Preserve**”) and the **VILLAGE OF PALATINE** (hereinafter referred to as “**Municipality**”).

RECITALS

WHEREAS, Article VII, Section 10 of the Constitution of the State of Illinois authorizes and encourages units of local government to contract or otherwise associate among themselves to obtain or share services and to exercise, combine, or transfer any power or function; and

WHEREAS the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*, authorizes cooperative arrangements between public agencies of the State of Illinois; and

WHEREAS, the Municipality and the Forest Preserve are authorized to execute this Agreement by act(s) of their respective duly constituted governing bodies; and

WHEREAS, the Municipality would like to provide a connection to the Deer Grove Trails from the intersection of Dundee Road and Smith Street just south of Deer Grove – East. These improvements are shown in detail on Exhibit A (the “Trail Connection”); and

WHEREAS, the Forest Preserve owns land that can be used for the Trail Connection and the Municipality has resources available to construct the Trail Connection; and

WHEREAS, this Agreement is limited solely to the portion of the Trail Connection that is on property owned by the Forest Preserve (see Exhibit A).

NOW, THEREFORE, in consideration of the foregoing and the mutual promises, terms and conditions set forth herein, and in the spirit of intergovernmental cooperation, the Forest Preserve and the Municipality agree as follows below.

1. **Incorporation of Recitals.** The recitals set forth above are incorporated herein and made a part hereof.
2. **Lead Agency.** The Municipality shall serve as the lead agency for the construction of the Trail Connection. In its capacity as the lead agency, the Municipality shall be responsible for procuring and coordinating all aspects of construction of the Trail Connection.
3. **License.** This Agreement shall constitute a License for the Municipality (its agents, employees or contractors) to construct or have constructed, to maintain or have maintained, and to repair or have repaired, the Trail Connection. Forest Preserve acknowledges that Municipality and its officers, employees, agents, contractors, subcontractors, and suppliers are granted the right of ingress and egress to the area where the Trail Connection shall be constructed for the purpose of said construction during the Forest Preserve’s normal hours of operation, which hours shall be from dusk until dawn. If the Municipality desires access to the Trail Connection after public hours of operation, the Municipality shall obtain prior approval from the Forest Preserve.

4. **Tree Removal.** The Municipality agrees that no trees are to be removed for the construction or maintenance of the trail without prior written approval by the Forest Preserve. Any trees removed shall be subject to the Forest Preserve's Tree Mitigation Plan in effect on the date of tree removal.

5. **Construction and Repair Costs.** The Municipality will be solely responsible for all costs of designing, permitting, constructing, maintaining, repairing, replacing, and reconstructing the Trail Connection at no cost to the Forest Preserve. The Municipality shall not allow any liens on any property owned by the Forest Preserve. The Municipality shall maintain, for a minimum of three (3) years after the completion of the Trail Connection, or for any longer period of time required by law or any applicable grant (whichever is greater), adequate books, records, and supporting documents to verify the amounts, recipients, and uses of all disbursements of funds in conjunction with this Agreement. This Section 5 shall survive termination or expiration of this Agreement.

6. **Municipality's Contractual Rights and Obligations.**

- A. **Commitment of Resources.** The Municipality shall solely be responsible for the commitment of its resources, allocation of funds and assignment of personnel in fulfilling the objectives and obligations of this Agreement, and all work shall be done in accordance with the terms of all applicable laws, ordinances and regulations, including, without limitation, public bidding and prevailing wage laws.
- B. **Compliance.** The Municipality shall not occupy or use the Trail Connection or allow the Trail Connection to be occupied or used, for any purpose, act or event that is in violation of any applicable law, ordinance or governmental regulation. The Municipality shall not do or permit anything to be done upon the Trail Connection that creates a nuisance in any way. All laws, codes and ordinances enacted by the Forest Preserve shall apply and must be followed by the Municipality and its employees, agents, officers, contractors, subcontractors, suppliers, and invitees. The Municipality is responsible for ensuring compliance with this Agreement by its employees, agents, officers, contractors, subcontractors, suppliers, and invitees.
- C. **Performance.** The Municipality shall have the right to construct, or to retain contractors to construct, the Trail Connection pursuant to this Agreement. In either case, the Municipality is responsible for monitoring the construction of the Trail Connection.
- D. **Contracts.** Before construction of the Trail Connection commences, the Municipality shall furnish the Forest Preserve with a copy of all contracts related to the construction of the Trail Connection. The Forest Preserve shall have the right to monitor construction of the Trail Connection and to insist that said Trail Connection be constructed according to approved alignment, plans, and specifications as well as within proper time periods. The Forest Preserve may pursue all available legal remedies to enforce its rights and interests under this Agreement.
- E. **Construction Schedule.** Prior to construction, the Forest Preserve must review and approve the final alignment, final plans and construction specifications of the proposed Trail Connection and the Municipality must meet all requirements regarding insurance and bonds. The Municipality shall submit to the Forest Preserve a detailed construction schedule with respect to any work pursuant to the terms of this Agreement. The Municipality shall consult with the Forest Preserve regarding construction and operational schedules to minimize any interference with the Forest Preserve's scheduled activities.
- F. **Necessary Permits.** The Municipality shall prior to performing any construction or repairs for which the Municipality is responsible for hereunder, obtain the required permits from appropriate

federal, state or local governmental agencies. As the owner of the real estate, the Forest Preserve agrees to fully cooperate with the Municipality and its representatives in its applications for appropriate permits.

- G. Construction Operations. All construction operations, including vehicle movements and material storage, shall take place within the designated areas identified on Exhibit A.
- H. Restoration after Construction. All surplus excavated material, trees or stumps removed, and any other debris resulting from construction shall be disposed of off Forest Preserve property at the Municipality's expense. All property disturbed as the result of construction that is not utilized as part of the Trail Connection shall be restored to a condition reasonably similar to its pre-construction condition at the Municipality's expense. Landscape areas shall be top-dressed after final settlement with topsoil to a depth of six (6) inches, cultivated, fine graded, seeded and mulched as directed by the Forest Preserve.
- I. Maintenance and Repair. Once the Trail Connection is complete and the Forest Preserve has accepted the Trail Connection as complete, then the Municipality shall assume responsibility for maintenance and repair of such Trail Connection for the duration of the Initial Term and any Renewal Term of this Agreement. Maintenance shall include both day to day and long-term maintenance of the Trail Connection. Such maintenance by Municipality shall include maintaining the landscape plantings installed as part of the project, mowing the three-foot shoulders on both sides of the Trail Connection, removing garbage and refuse from Trail Connection, removing down trees and tree limbs from Trail Connection, and maintaining trail surface, all on an as needed basis. Any specifications for maintenance and repair of the Trail Connection as set forth in the final plans and specifications approved by the Forest Preserve shall be followed. The Municipality agrees, without limitation, to the additional obligations described below.
 - (i) Salt and Snow. Municipality agrees not to use salt on Forest Preserve property for any purpose, including without limitation, snow removal. The parties agree that snow shall not be removed from the Trail Connection, either through snow plowing or other means.
 - (ii) Inspections. Municipality shall conduct, at a minimum, annual inspections to ensure adequate maintenance of the Trail Connection.
 - (iii) Reimbursement. Should Municipality fail to properly keep the Trail Connection in good repair, upon due notice, the Forest Preserve shall have the right to cause the same to be done, and it is understood and agreed that Municipality shall promptly reimburse the Forest Preserve for cost or expense of such repair and for any attorney fees or other costs incurred by the Forest Preserve to enforce this provision. The provisions of this paragraph shall survive expiration or termination of this Agreement.
 - (iv) Additional Requirements. The Forest Preserve reserves the right to add reasonable requirements for maintenance and repair of the Trail Connection in addition to those requirements listed above upon written notice to Municipality. Upon receiving written notice of the additional requirements the Municipality may object to the additional requirements by providing written notice of such objection within ten (10) days to the Forest Preserve, and the parties will work towards a reasonable resolution.

7. **Use of Trail.** The Forest Preserve and the Municipality agree that the Trail Connection will be available for the use and benefit of the general public subject to the rules and guidelines of the Forest Preserve relating to comparable pathway connections across Forest Preserve property.

8. **Ownership of Trail.** The Municipality and the Forest Preserve agree that the Trail Connection will be the property of the Forest Preserve. Forest Preserve rules and regulations shall be applicable with respect to the Trail Connection.

9. **No Estate in Land.** This Agreement creates a license only for the Municipality to construct, maintain, and repair the Trail Connection described herein in accordance with the terms of this Agreement. The Municipality does not hold and shall not claim at any time any interest or estate of any kind or extent whatsoever in the Trail Connection or any Forest Preserve property by virtue of this Agreement. Further, the Forest Preserve does not grant the Municipality any right to install any additional improvements upon the Trail Connection or any Forest Preserve property, including but not limited to signage, placards, lighting, etc.

10. **Public Convenience and Safety.** In connection with any construction or repair work to be performed by or on behalf of the Municipality, the Municipality shall, or it shall require its contractor(s) to, at all times conduct any such repair work in such manner as to cause minimal inconvenience and provide appropriate protection to the general public. The Municipality and/or its contractor(s) shall furnish and maintain barricades, temporary fencing and warning signs, as may be necessary to protect the construction or repair area and safeguard the public, at the Municipality's or contractor's expense.

11. **Indemnification.** To the extent permitted by law, the Municipality agrees to defend, indemnify, keep and save harmless, the Forest Preserve, its commissioners, agents, officials and employees, against all injuries, deaths, losses, damages, claims, suits, liabilities, judgments, cost or expenses, including reasonable attorneys' fees, which are the result of an error, omission, or willful or negligent act of the Municipality or any of its officers, employees, agents, contractors or subcontractors arising out of or resulting from the performance under this Agreement, excluding any such claims arising out of any acts of the Forest Preserve indemnitees or their respective contractors, consultants or agents. The Municipality expressly understands and agrees that any insurance protection required in this Agreement shall in no way limit its responsibility to indemnify, defend, keep and save the Forest Preserve, its commissioners, agents, officials and employees as herein provided. The Municipality's obligation to defend, indemnify, keep and save harmless the Forest Preserve, its commissioners, agents, officials and employees, as stated herein, shall survive the termination or expiration of this Agreement.

12. **Insurance and Casualty.** The Municipality shall require each contractor and subcontractor performing work on or to the Trail Connection as required hereunder to maintain, and if the Municipality is doing any of the construction work itself it shall also maintain, the insurance coverage described for "Consultant" on **Exhibit B** (Insurance Requirements).

13. **Term and Termination.**

- A. The Term of this Agreement shall be from the Effective Date of this Agreement ("Initial Term") through the useful life of the Trail Connection, which the parties agree shall be thirty (30) years from the Effective Date. At the end of the Initial Term, unless one Party delivers to the other Party a written notice of non-renewal and termination at least ninety (90) calendar days prior to the end of the Initial Term, this Agreement shall automatically renew for successive one (1) year periods

(each a “Renewal Term”) without additional notice, action or approval of the corporate authorities of the Parties, unless and until terminated in accordance with Subsection 13(B).

- B. During any Renewal Term, this Agreement may be terminated: (1) at any time by mutual written consent of the Parties; (2) for breach of any obligation under this Agreement after the Cure Period under Subsection 13(E) has expired; or, (3) by one Party who delivers to the other Party a written notice of non-renewal and termination at least ninety (90) calendar days prior to the end of the then-current Renewal Term. In the event of a termination based on a notice of non-renewal and termination, the operative effective date of the termination of this Agreement shall be the next following “Anniversary Date” of the Renewal Term, which shall be the day and month of the Effective Date.
- C.
- D. The Forest Preserve shall have the right to terminate this Agreement in the event the construction work contemplated herein is not completed within five (5) years subsequent to the date of full execution of this Agreement.
- E. If any party shall at any time be in default in the performance of any of the terms, conditions or provisions of this Agreement and the defaulting party shall fail to remedy such default within sixty (60) days after written notice thereof from the non-defaulting party, then the non-defaulting party may terminate this Agreement upon written notice to the defaulting party.
- F. Notwithstanding any termination or expiration of this Agreement, the Forest Preserve shall retain all ownership of the Trail Connection. This provision shall survive termination or expiration of this Agreement.

14. **Removal.** Notwithstanding any other term of this Agreement, and unless otherwise mutually agreed by the parties in writing, upon termination or expiration and nonrenewal of this Agreement for any reason, the Municipality shall remove the Trail Connection and restore the Forest Preserves’ property consistent with Section 6(H) of this Agreement. Removal and restoration under this Paragraph shall be performed by the Municipality to the Forest Preserves’ satisfaction, and at the Municipality’s sole cost and expense. The Municipality’s construction or demolition activities and recordkeeping related to removal shall be consistent with Section 5 of this Agreement. In the event the Municipality fails to perform its obligations under this Section (14), the Forest Preserves shall have the right, but not the obligation, to cause the same to be done, and it is understood and agreed that the Municipality shall promptly reimburse the Forest Preserves for the cost or expense of such remedy and for any attorney’s fees or other costs incurred by the Forest Preserves to enforce this provision. The Municipality’s obligations and the Forest Preserves’ rights under this Section (14) shall survive any termination or expiration of this Agreement.

15. **Interpretations.** The paragraph headings appearing in this Agreement have been inserted for the purpose of convenience and ready reference. They do not purport to and shall not be deemed to define, limit, or extend the scope of the intent of the paragraph to which they pertain. The parties have consulted legal counsel regarding the terms of this Agreement and this Agreement shall be interpreted without applying any rule of construction against the drafting party.

16. **Governing Law and Venue.** This Agreement is governed by and shall be construed according to the laws of the State of Illinois without regard to the principles of conflicts of law thereof. Venue shall be proper only in a court of competent jurisdiction located within the County of Cook, Illinois.

17. **Compliance with Laws.** The parties hereto shall at all times observe and comply with all applicable federal, state and local laws, statutes, ordinances, rules, regulations, codes and executive orders, now existing or hereinafter in effect, which may in any manner affect the performance of this Agreement.

18. **Severability.** In the event that any provision of this Agreement is determined to be legally invalid, the parties agree that particular provision shall be null and void, but the remainder of this Agreement shall remain in full force and effect.

19. **No Third-Party Beneficiaries.** The parties agree that this Agreement is solely for the benefit of the parties and nothing herein is intended to create any rights or remedies on any persons other than the parties.

20. **Transfers.** No party shall sell, assign or otherwise transfer its interest under this Agreement without the written approval of the other party. The provisions set forth in this Agreement shall be binding upon and inure to the benefit of the approved successors and assigns of the parties.

21. **Notices.** Unless otherwise specified, any notice, demand or request required hereunder shall be given in writing at the addresses set forth below, by any of the following means: (a) personal service during regular business hours; (b) e-mail or facsimile transmission during regular business hours; (c) overnight courier; or (d) first class mail properly addressed with postage prepaid and deposited in the U. S. Mail. Any notice, demand or request served personally or by e-mail or facsimile transmission as aforesaid shall be effective upon receipt. Any notice, demand or request served by overnight courier shall be deemed received on the business day immediately following deposit with the overnight courier. Any notice, demand or request served by U.S. mail shall be deemed received two (2) business days following deposit in the mail. Notices shall be served at the following addresses or at such other places as the parties may from time to time designate in writing by notice given hereunder.

FOREST PRESERVE DISTRICT OF COOK COUNTY

Attn: General Superintendent
536 North Harlem Avenue
River Forest, IL 60305

Attn: Lisa Lee, Chief Attorney
69 W. Washington, Suite 2010
Chicago, IL 60602

VILLAGE OF PALATINE

Attn: Village Manager
200 E. Wood Street
Palatine, Illinois 60067

22. **Execution.** The Municipality and the Forest Preserve shall approve this Agreement by the execution of duplicate signature pages and shall exchange said signature pages for counter signature.

23. **Incorporation/Survival.** This Agreement sets forth the entire understanding of the parties relative to the subject hereof and supersedes any and all prior agreements, expressed or implied, oral or written, with respect to the subject hereof. Changes, extensions or modifications to this Agreement shall only be made by mutual agreement by and between the parties and shall be in writing. No term of this Agreement may be waived or discharged orally or by any course of dealing, but only by an instrument in writing signed by the party benefited by such term. Any terms and conditions contained in this Agreement

that by their express terms, sense or context are intended to survive the termination or expiration of this Agreement shall so survive.

24. **Conflicts.** This Agreement shall not be legally binding if entered into in violation of the provisions of the Public Officer Prohibited Activities Act, 50 ILCS 105/0.01 *et seq.*

25. **Effective Date.** This Agreement shall be effective upon the date of full execution by both parties (the “**Effective Date**”).

[remainder of page left intentionally blank; signature page to follow]

IN WITNESS WHEREOF, the parties have entered into this Agreement as of the Effective Date.

FOREST PRESERVE DISTRICT OF COOK COUNTY

By: _____
Toni Preckwinkle, President

Date: _____

Date: _____

By: _____
Lynne Turner, Interim Secretary

VILLAGE OF PALATINE

By: _____
Name: _____
Title: _____

Date: _____

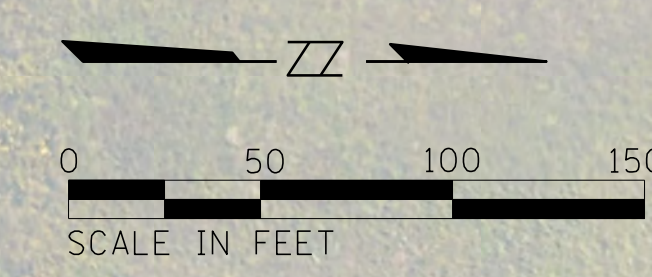
By: _____
Name: _____
Title: _____

Date: _____

EXHIBIT A

Trail Connection

[See copy attached]



TITLE:	
--------	--

PROJ NO 210024

DATE: 8/12/2021

SHEET 1 OF 1

DRAWING NO.

Packet Pg. 461

EXHIBIT B**Cook County Forest Preserve District Insurance Requirements (Professional)
Waiver of Subrogation and Insurance Requirements****Subrogation and Waiver**

The Consultant shall require their insurers to waive their rights of recovery, under subrogation or otherwise, against the Forest Preserve District of Cook County (the "District"), District's Board of Commissioners and employees of the District.

The Consultant shall waive its rights of recovery against District, District's Board of Commissioners and employees of District which Consultant may have because of deductibles or inadequacy of limits of any policies of insurance that are in any way related to the work.

Insurance Requirements of the Consultant

Prior to the Effective Date of this Agreement, the Consultant, at its cost, shall secure and maintain at all times, unless specified otherwise, until completion of the term of this Agreement the insurance specified below.

Nothing contained in these insurance requirements is to be construed as limiting the extent of the Consultant's responsibility for payment of damages resulting from its operations under this Agreement. All policies required shall be on a primary and noncontributory basis with respect to any insurance or self-insurance programs carried or administered by the District.

The Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

The limits of liability shall be as stated below, unless, prior to the effective date of this Agreement, written approval is granted by the District's Purchasing Agent for variance from those limits.

Consultant shall require all Subconsultants to provide the insurance required in this Agreement, or Consultant may provide the coverage for them. All Subconsultants are subject to the same insurance requirements as Consultant.

Coverages**(a) Workers Compensation Insurance**

Workers' Compensation shall be in accordance with the laws of the State of Illinois or any other applicable jurisdiction.

The Workers Compensation policy shall also include the following provisions:

- (1) Employers' Liability coverage with a limit of
\$500,000 each Accident
\$500,000 each Employee
\$500,000 Policy Limit for Disease
- (2) Broad form all states coverage

(b) Commercial General Liability Insurance

The Commercial General Liability shall be on an occurrence form basis to cover bodily injury and property damage including loss of use.

General Liability limits shall not be less than \$1,000,000 per occurrence and \$2,000,000 aggregate combined single limit for bodily injury and property damage. The General Liability policy shall include, without limitation, the following coverages:

- (a) All premises and operations;
- (b) Independent Contractor's Protection Liability;
- (c) Contractual Liability;
- (d) Products/Completed Operations;
- (e) Broad Form Property Damage Liability;
- (f) Cross Liability.

(c) **Commercial Automobile Liability Insurance**

When any motor vehicles are used in connection with the work to be performed, Consultant shall secure Commercial Automobile Liability Insurance to cover all owned, non-owned and hired automobiles, trucks and trailers. The Commercial Automobile Liability Insurance limits shall not be less than the following:

- (a) Liability - All Autos: Bodily Injury & Property Damage - \$1,000,000 per Occurrence
- (b) Uninsured/Underinsured Motorists: Per Illinois Requirements

(d) **Umbrella/Excess Liability Insurance**

In addition to the limits specified above, Consultant shall secure and maintain additional limits in the amount necessary to increase the overall coverage to \$3,000,000 each occurrence for all liability.

(e) **Professional Errors & Omissions Insurance**

Consultant shall secure Professional Liability insurance covering any and all claims arising out of the performance or nonperformance of professional services for the District under this Agreement. This professional liability insurance shall remain in force for the life of the Consultant's obligations under this Agreement, and shall have a limit of liability of not less than \$2,000,000 with a deductible of not more than \$100,000. If any such policy is written on a claims made form, the retroactive date shall be prior to or coincident with the effective date of this Agreement. Claims made form coverage shall be maintained by the Consultant for a minimum of three years following the expiration or termination of this Agreement and the Consultant shall annually provide the District with proof of renewal.

Additional requirements

(a) **Additional Insured**

Cook County Forest Preserve District, its officials, employees and agents shall be named as additional insureds under the Commercial General Liability, Automobile and Umbrella/Excess insurance policies.

(b) **Qualification of Insurers**

All insurance companies providing coverage shall be licensed or approved by the Department of Insurance, State of Illinois, and shall have a financial rating no lower than (A-) VII as listed in A.M. Best's Key Rating Guide, current edition or interim report. Companies with ratings lower than (A-) VII will be acceptable only upon written consent of the District Purchasing Agent.

(c) **Insurance Notices**

All policies of insurance which may be required under terms of this Agreement shall be endorsed to provide that the insurance company shall notify the District's Purchasing Agent at least 30 days prior to the effective date of any cancellation or modification of such policies. Prior to the date on which Consultant commences performance of its part of the work, Consultant shall furnish to the District certificates of insurance maintained by Consultant. The receipt of any certificate of insurance does not constitute agreement by the District that the insurance requirements have been fully met or that the insurance policies indicated on the certificate of insurance are in compliance with insurance required above.

In no event shall any failure of the District to receive certificates of insurance required hereof or to demand receipt of such Certificates of Insurance be construed as a waiver of Consultant's obligations to obtain insurance pursuant to these insurance requirements.

The District maintains the right to modify, delete, alter or change these insurance requirements.

Consider a Motion to Approve an Intergovernmental Agreement with Cook County for Construction of the Smith Street Connector Path

BACKGROUND:

One of the few remaining components of the implementation of the Village's Bike Plan is the connection of the bikeway system to the Forest Preserve at the intersection of Smith Street and Dundee Road. The proposed path will connect the existing bike route on Smith Street to the path in the Deer Grove Forest Preserve. In addition, Smith Street will be signed as a bike route between Dundee Road and Cunningham Drive. Phase I and II engineering has been completed by Christopher B. Burke Engineering, Ltd.

KEY ISSUES:

- The agreement proposes that the Village will prepare the plans, award a contract, and act as the lead agency in the construction and construction engineering with Cook County reimbursing the Village \$115,000.
- The Village's cost estimate for this improvement is \$210,000.
- The Palatine Park District has agreed to share all costs for the improvement above \$115,000 equally with the Village in the form of a reimbursement after the project is complete.

ALTERNATIVES:

1. Approve the intergovernmental agreement with Cook County for the Smith Street Connector Path.
2. Refer back to Staff with comments.

RECOMMENDATION:

Staff recommends approval of the intergovernmental agreement.

BUDGET IMPACT:

The cost of this intergovernmental agreement has been budgeted in the Capital Improvement Plan to accommodate this work.

ACTION REQUIRED:

Motion to approve the intergovernmental agreement between the Village of Palatine and Cook County for the Smith Street Connector Path.

ATTACHMENTS:

- Cook County Intergovernmental Agreement April 2022

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

INTERGOVERNMENTAL AGREEMENT

COUNTY OF COOK

SMITH STREET CONNECTOR PATH

VILLAGE OF PALATINE

SECTION: 20-SMIST-00-BT

This **INTERGOVERNMENTAL AGREEMENT** (the "AGREEMENT") is entered into this ____ day of _____, 2021, by and between the COUNTY OF COOK, a body politic and corporate of the State of Illinois (the "COUNTY"), acting by and through its DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (the "DEPARTMENT"), and the VILLAGE OF PALATINE, a municipal corporation of the State of Illinois (the "VILLAGE"). The COUNTY and VILLAGE are sometimes referred to herein individually as a "PARTY" and collectively as the "PARTIES."

RECITALS

WHEREAS, the COUNTY desires to establish an agreement with the VILLAGE to participate in the Smith Street Connector Path project (the "PROJECT"); and

WHEREAS, the scope of work for the PROJECT includes, but is not limited to, the installation of new pedestrian signals on the southern and western legs of Smith Street and Dundee Road and construction of a ten (10)-foot wide bituminous path; and

WHEREAS, the PROJECT improvements will enhance safety for pedestrians and bicyclists and result in improved transit access and better traffic flow; and

WHEREAS, this AGREEMENT shall define the rights, responsibilities, financial obligations and future maintenance responsibilities of the PROJECT as hereinafter set forth; and

WHEREAS, the COUNTY, by virtue of its powers as set forth in the Counties Code, 55 ILCS 5/1-1 et seq., and the Illinois Highway Code, 605 ILCS 5/1-101 et seq., is authorized to enter into this AGREEMENT; and

WHEREAS, the VILLAGE, by virtue of its powers as set forth in the Illinois Municipal Code, 65 ILCS 5/1-1-1 et seq., is authorized to enter into this AGREEMENT; and

WHEREAS, this AGREEMENT is further authorized under Article VII, Section 10 of the Illinois Constitution and by the provisions of the Intergovernmental Cooperation Act, 5 ILCS 220/1 et seq.

NOW, THEREFORE, in consideration of the aforementioned recitals and the mutual covenants contained herein, the PARTIES hereto agree as follows:

I. CONSTRUCTION

- A. **Construction Contract.** Construction of the PROJECT shall be performed by a qualified contractor(s) under contract with the VILLAGE. In awarding and administering the contract, the VILLAGE shall comply with all applicable state and federal laws and

regulations. The VILLAGE shall forward a copy of the construction contract to the COUNTY upon execution.

- B. **Pre-Construction Notices.** The VILLAGE shall provide no less than fourteen (14) calendar days' advance written notice to the COUNTY prior to any pre-construction meetings and no less than seven (7) calendar days' advance written notice prior to the start of any construction work on the PROJECT.
- C. **Insurance.** The VILLAGE shall require its construction contractor(s) to name the COUNTY as an additional insured under the contractor's general liability insurance policy.
- D. **Rights of Inspection.** The COUNTY and its authorized agents shall have reasonable rights of inspection (including pre-final and final inspection) during construction of the PROJECT. The VILLAGE shall work cooperatively with the COUNTY to address and resolve any concerns raised by the COUNTY with respect to construction of the PROJECT.
- E. **Final Inspection Notice.** The VILLAGE shall provide no less than fourteen (14) calendar days' advance written notice to the COUNTY prior to final inspection of the PROJECT.
- F. **Submittals.** All submittals and notices required of the VILLAGE under this section of the AGREEMENT shall be directed by electronic mail to the DEPARTMENT's Bureau Chief of Construction at holly.cichy@cookcountyl.gov.

II. CONSTRUCTION ENGINEERING

- A. **Construction Engineering Contract.** Construction engineering services for the PROJECT shall be performed by a qualified consultant(s) under contract with the VILLAGE and selected through a competitive procurement process. The VILLAGE shall forward a copy of the construction engineering contract to the COUNTY upon execution.
- B. **County Monitoring.** The COUNTY may periodically visit the construction site(s) to confirm that construction engineering services are being performed in a satisfactory manner. The VILLAGE shall work cooperatively with the COUNTY to address and resolve any concerns raised by the COUNTY with respect to the performance of construction engineering services.
- C. **Lead Agency.** The VILLAGE agrees to assume overall responsibility for the PROJECT, including ensuring that all required permits and joint participation and/or force account agreements are secured.
- D. **County Permits.** The COUNTY shall grant and consent to any and all permits for right of access (ingress or egress) and/or temporary use of its property within the PROJECT limits to the VILLAGE and/or its agents, without charge of permit fees to the VILLAGE. Any permit(s) for right of access and/or temporary use of any of the COUNTY's property shall not be unreasonably withheld by the COUNTY.

- E. **Village Resources and Staff.** The VILLAGE may elect to perform construction engineering services for the PROJECT using its own resources and staff. Notwithstanding the foregoing, the provisions of Section V (F) (iii) remain in effect and the COUNTY will not reimburse the VILLAGE for any administrative costs expended by the VILLAGE, including, but not limited to, staff salaries and wages.
- F. **Submittals.** All submittals required of the VILLAGE under this section of the AGREEMENT shall be directed by electronic mail to the DEPARTMENT's Bureau Chief of Construction at holly.cichy@cookcountyil.gov.

III. MAINTENANCE

- A. **Definition.** As used herein, the terms "maintain" and "maintained" mean keeping the facility being maintained in good and sufficient repair and appearance, and in compliance with the requirements of the Americans with Disabilities Act. Such maintenance includes the full responsibility for the construction, removal and replacement of the maintained facility when needed.
- B. **Duty to Maintain.** The VILLAGE shall maintain, or cause to be maintained, those portions of the PROJECT under its established jurisdictional authority. This duty to maintain shall survive termination or expiration of this AGREEMENT.

IV. SUSPENSION AND TERMINATION

- A. **Suspension or Early Termination.** Subject to Section VI (J) below, the VILLAGE agrees that, if the COUNTY determines that the VILLAGE has not complied with or is not complying with, has failed to perform or is failing to perform, has not met or is not meeting significant PROJECT milestones or objectives, or is in default under any of the provisions of this AGREEMENT, whether due to failure or inability to perform or any other cause whatsoever, the COUNTY, after written notification to the VILLAGE of said non-compliance or default and failure by the VILLAGE to correct said violations within sixty (60) calendar days, may:
- i. suspend or terminate this AGREEMENT in whole or in part by written notice, and/or;
 - ii. demand refund of any funds disbursed to the VILLAGE;
 - iii. deduct any refunds or repayments from any funds obligated to, but not expended by the VILLAGE, whether from this or any other project;
 - iv. temporarily withhold cash payments pending correction of deficiencies by the VILLAGE or more severe enforcement action by the COUNTY;
 - v. disallow all or part of the cost of the activity or action not in compliance;

- vi. take other remedies legally available; or
- vii. take appropriate legal action.

B. **Termination of Agreement.** Unless extended by the Superintendent of the DEPARTMENT or his or her designee in writing, this AGREEMENT terminates upon completion of the PROJECT and final reimbursement by the COUNTY, or December 31, 2023, whichever date is earlier.

V. FINANCIAL

- A. **Village Cost Participation.** The VILLAGE agrees to pay all actual construction and construction engineering costs for the PROJECT, subject to reimbursement by the COUNTY as hereinafter stipulated.
- B. **County Cost Participation.** The COUNTY agrees to reimburse the VILLAGE up to One Hundred and Fifteen Thousand Dollars (\$115,000) toward actual construction and construction engineering costs for the PROJECT.
- C. **Progressive Reimbursement.** The COUNTY will reimburse the VILLAGE as funds are expended by the VILLAGE. The VILLAGE shall seek reimbursement from the COUNTY on a monthly basis.
- D. **Required Documentation.** In order to receive reimbursement from the COUNTY, the VILLAGE must provide the COUNTY with the following:
 - i. a cover letter addressed to the Bureau Chief of Construction;
 - ii. an invoice requesting payment, which includes the name of the PROJECT and its associated section number;
 - iii. a copy of the cancelled check(s) paid to the consultant(s) and/or contractor(s) (or a copy of the associated bank ledger(s) reflecting the payment(s)), or a letter from the consultant(s) and/or contractor(s) confirming payment was received for the service(s) rendered; and
 - iv. a copy of the associated invoice(s) submitted to the VILLAGE by the consultant(s) and/or contractor(s) for the service(s) rendered.
- E. **Insufficient Documentation.** If the documentation submitted by the VILLAGE for reimbursement is reasonably deemed by the COUNTY as not sufficiently documenting the work completed, the COUNTY may require further records and supporting documentation to verify the amounts, recipients and uses of all funds invoiced pursuant to this AGREEMENT.

- F. **Ineligible Expenditures.** It is understood and agreed to by the PARTIES that the COUNTY will not reimburse the VILLAGE for any expenditures that are:
- i. contrary to the provisions of this AGREEMENT;
 - ii. not directly related to carrying out construction or construction engineering services for the PROJECT;
 - iii. of a regular and continuing nature, including, but not limited to, administrative costs, staff and overhead costs, rent, utilities and maintenance costs;
 - iv. incurred without the consent of the COUNTY after written notice of suspension or termination of any or all of the COUNTY's obligations under Section IV (A) of this AGREEMENT;
 - v. in excess of the amount set forth in Section V (B) of this AGREEMENT.
- G. **Supplemental or Substitute Work.** Either PARTY may request, after the construction contract is awarded by the VILLAGE, that supplemental or costlier substitute work be added to the contract's scope of work. The VILLAGE will cause said supplemental or substitute work to be added to the contract, provided that said work will not unreasonably delay the PROJECT schedule. Whichever PARTY requested or caused said supplemental or costlier substitute work shall pay for the cost increases of said work in full.
- H. **Funding Breakdown.** A funding breakdown is incorporated into and made a part of this AGREEMENT and is attached hereto as EXHIBIT A.
- I. **Submittals.** All submittals required of the VILLAGE under this section of the AGREEMENT shall be directed by electronic mail to the DEPARTMENT's Bureau Chief of Construction at holly.cichy@cookcountyil.gov.

VI. GENERAL PROVISIONS

- A. **Authority to Execute.** Each PARTY hereto represents and warrants that the individuals signing this AGREEMENT on behalf of such party are duly authorized to sign this AGREEMENT.
- B. **Binding Successors.** This AGREEMENT shall be binding upon and inure to the benefit of the PARTIES hereto and their respective successors and approved assigns. Neither PARTY may assign its rights or obligations hereunder without the written consent of the other PARTY.

- C. **Compliance with Laws, Rules and Regulations.** The PARTIES shall at all times observe and comply with all federal, state and local laws and regulations, as amended from time to time, in carrying out the terms and conditions of this AGREEMENT.
- D. **Conflicts of Interest.** The VILLAGE understands and agrees that no director, officer, agent or employee of the VILLAGE may have an interest, whether directly or indirectly, in any contract or agreement or the performance of any work pertaining to this AGREEMENT; represent, either as an agent or otherwise, any person, trust or corporation, with respect to any application or bid for any contract or agreement or work pertaining to this AGREEMENT; or take, accept or solicit, either directly or indirectly, any money or thing of value as a gift or bribe or means of influencing his or her vote or actions. Any contract or agreement made and procured in violation of this provision is void and no funds under this AGREEMENT may be used to pay any cost under such a contract or agreement.
- E. **Conflict with Exhibits.** In the event of a conflict between any exhibit attached hereto and the text of this AGREEMENT, the text of this AGREEMENT shall control.
- F. **Counterparts.** This AGREEMENT may be executed in two (2) or more counterparts, each of which shall be deemed an original and all of which shall be deemed one (1) and the same instrument.
- G. **County Section Number.** The PROJECT is hereby designated COUNTY section number 20-SMIST-00-BT. The VILLAGE shall include COUNTY section number 20-SMIST-00-BT on all PROJECT-related submittals, including, but not limited to, correspondence and invoices.
- H. **Effective Date.** The Effective Date of this AGREEMENT shall be the date that the last authorized signatory signs and dates this AGREEMENT, which date shall be inserted on the first page of this AGREEMENT. This AGREEMENT shall become effective only in the event that the corporate authorities of each PARTY approve this AGREEMENT.
- I. **Entire Agreement.** This AGREEMENT constitutes the entire agreement of the PARTIES concerning all matters specifically covered by this AGREEMENT and supersedes all prior written or oral agreements, commitments and understandings among the PARTIES. There are no representations, covenants, promises or obligations not contained in this AGREEMENT that form any part of this AGREEMENT or upon which any of the PARTIES is relying upon in entering into this AGREEMENT.
- J. **Force Majeure.** Neither PARTY shall be liable for any delay or non-performance of its obligations caused by any contingency beyond its control, including, but not limited to, acts of God, war, civil unrest, labor strikes or walkouts, fires and/or natural disasters.
- K. **Governing Law and Venue.** All questions of interpretation, construction and enforcement, and all controversies with respect to this AGREEMENT, will be governed

by the applicable constitutional, statutory and common law of the State of Illinois. The PARTIES agree that, for the purposes of any litigation relative to this AGREEMENT and its enforcement, venue will be in the Circuit Court of Cook County, Illinois or the Northern District, Eastern Division of the United States District Court, Chicago, Illinois, and the PARTIES consent to the *in personam* jurisdiction of said Courts for any such action.

- L. **Indemnification.** The VILLAGE shall indemnify, defend and hold harmless the COUNTY and its commissioners, officers, directors, employees and agents, from and against any and all claims, liabilities, damages, losses, and expenses, including, but not limited to, legal defense costs, attorneys' fees, settlements or judgments, caused by the negligent acts, omissions or willful misconduct of the VILLAGE, its officers, directors, employees, agents, consultants, contractors, subcontractors or suppliers in connection with or arising out of the performance of this AGREEMENT.
- M. **Modification.** Unless otherwise specified, this AGREEMENT may only be modified by a written instrument executed by duly authorized representatives of both PARTIES.
- N. **No Individual or Personal Liability.** No official, employee, or agent of either PARTY to this AGREEMENT shall be charged personally by the other PARTY with any liability or expenses of defense incurred as a result of the exercise of any rights, privileges, or authority granted herein, nor shall he or she be held personally liable under any term or provision of this AGREEMENT, or because of a PARTY's execution or attempted execution of this AGREEMENT, or because of any breach of this AGREEMENT. This provision shall survive termination or expiration of this AGREEMENT.
- O. **No Third-Party Beneficiaries.** This AGREEMENT is not intended to confer any rights or remedies upon any person, entity, or municipality other than the PARTIES hereto.
- P. **Notices.** Unless otherwise specified, all written reports, notices and other communications related to this AGREEMENT shall be in writing and shall be personally delivered or mailed via first class, certified or registered U.S. Mail or electronic mail delivery to the following persons at the following addresses:

To the COUNTY:

Jennifer "Sis" Killen, P.E., PTOE
 Superintendent
 Cook County Department of Transportation and Highways
 69 W. Washington Street, 24th Floor
 Chicago, IL 60602
 E-mail: jennifer.killen@cookcountyil.gov

To the VILLAGE:

Elias Koutas
 Deputy Public Works Director
ekoutas@palatine.il.us
 847-202-6984

- Q. **Recitals.** The introductory recitals included at the beginning of this AGREEMENT are agreed to and incorporated into and made a part of this AGREEMENT.
- R. **Records Maintenance.** The VILLAGE shall maintain during the term of this AGREEMENT and for a period of three (3) years thereafter complete and adequate financial records, accounts and other records to support all PROJECT expenditures. These records and accounts shall include, but not be limited to, records providing a full description of each activity being assisted with COUNTY funds; a general ledger that supports the costs being charged to the COUNTY; records documenting procurement of goods and services; contracts for goods and services; invoices; billing statements; cancelled checks; bank statements; schedules containing comparisons of budgeted amounts and actual expenditures; and construction progress schedules.
- S. **Reviews and Audits.** The VILLAGE will give the COUNTY access to all books, accounts, records, reports, files, and other papers pertaining to the administration, receipt and use of COUNTY funds under this AGREEMENT to necessitate any reviews or audits.
- T. **Section Headings.** The descriptive section and subsection headings used in this AGREEMENT are for convenience only and shall not control or affect the meaning or construction of any of the provisions thereof.
- U. **Severability.** If any term of this AGREEMENT is to any extent illegal, otherwise invalid, or incapable of being enforced, such term shall be excluded to the extent of such invalidity, or unenforceability; all other terms hereof shall remain in full force and effect; and, to the extent permitted and possible, the invalid or unenforceable term shall be deemed replaced by a term that is valid and enforceable and that comes closest to expressing the intention of such invalid or unenforceable term.
- V. **Waiver of Default.** The failure by the COUNTY or the VILLAGE to seek redress for violation of or to insist upon strict performance of any condition or covenant of this AGREEMENT shall not constitute a waiver of any such breach or subsequent breach of such covenants, terms, conditions, rights and remedies. No provision of this AGREEMENT shall be deemed waived by the COUNTY or the VILLAGE unless such provision is waived in writing.

INTERGOVERNMENTAL AGREEMENT
 County of Cook/Village of Palatine
 Smith Street Connector Path
 Section: 20-SMIST-00-BT

IN WITNESS WHEREOF, the PARTIES have executed this AGREEMENT on the dates indicated.

EXECUTED BY COUNTY OF COOK:

EXECUTED BY VILLAGE OF PALATINE:

 Toni Preckwinkle
 President
 Cook County Board of Commissioners

 Jim Schwantz
 Mayor

This ____ day of _____, 2021

This ____ day of _____, 2021

ATTEST: _____
 County Clerk

ATTEST: _____
 Village Clerk

RECOMMENDED BY:

APPROVED AS TO FORM:
 Kimberly M. Foxx, State's Attorney

 Jennifer "Sis" Killen, P.E., PTOE
 Superintendent
 County of Cook
 Department of Transportation and Highways

By: _____
 Assistant State's Attorney

Attachment: Cook County Intergovernmental Agreement April 2022 (IGA with Cook County for Smith Street Connector Path)

EXHIBIT A
Funding Breakdown

ITEM	VILLAGE SHARE	COUNTY SHARE
Construction and Construction Engineering	Balance in excess of \$115,000	Up to \$115,000

Consider a Motion to approve 2022 Warrant #9

8.1

Village of Palatine Warrant approval

Village Clerk

Mayor

Warrant # 9 having been approved by the Village Council on 05/02/2022 authorizes the Treasurer to deposit funds from the accounts indicated below:

		Check/ACH Disbursements	Electronic (EFT/W-T) Disbursements	Manual Checks	UB Refunds Processed	Fund Expense
General Fund	100	191,234.82	3,000.00	-	-	194,234.82
Motor Fuel Tax Fund	205	26,209.70	-	-	-	26,209.70
CDBG Fund	210	17,838.51	-	-	-	17,838.51
Federal Equitable Sharing Fund	221	3,715.00	-	-	-	3,715.00
Downtown TIF Fund	233	7,170.50	-	-	-	7,170.50
Rand Corridor TIF Fund	234	1,509,525.00	-	-	-	1,509,525.00
Rand/Lake Cook TIF Fund	235	2,100,000.00	-	-	-	2,100,000.00
CDBG - CV	255	7,843.00	-	-	-	7,843.00
Capital Equipment Fund	401	11,840.97	-	-	-	11,840.97
Capital Improvements Fund	402	3,908.50	-	-	-	3,908.50
Water Fund	605	108,085.19	-	-	-	108,085.19
Sewer Fund	610	4,000.09	-	-	-	4,000.09
Refuse Fund	615	-	-	-	16.90	16.90
Parking Fund	620	5,254.44	-	-	-	5,254.44
Fleet Services Fund	710	40,752.78	-	-	-	40,752.78
Total Report		4,037,378.50	3,000.00	-	16.90	4,040,395.40

ATTACHMENTS:

- Warrant #9

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



Invoice Due Date Range 03/01/22 - 05/17/22
Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 4040 - 1st Ayd Corporation									
PSI523042	Hydrant Flushing Grease	Open		04/01/2022	05/01/2022	04/27/2022			283.
Vendor 4040 - 1st Ayd Corporation Totals							Invoices	1	\$283.
Vendor 5090 - A.B. Kelly Inc									
1043	Hose Holders	Open		04/06/2022	05/05/2022	04/11/2022			184.
Vendor 5090 - A.B. Kelly Inc Totals							Invoices	1	\$184.
Vendor 4853 - Advance Auto Parts									
2376-1070068	Parts - T-376	Open		03/25/2022	04/24/2022	04/15/2022			6.
2376-1070124	Parts - T-376	Open		03/25/2022	04/24/2022	04/15/2022			7.
2376-1070849	Parts - STOCK	Open		03/29/2022	04/29/2022	04/15/2022			69.
2376-1071076	Parts - STOCK	Open		03/30/2022	04/29/2022	04/15/2022			36.
2376-1071322	Parts - E-619	Open		03/31/2022	04/30/2022	04/15/2022			48.
2376-1071525	Parts - T-409	Open		04/01/2022	05/01/2022	04/15/2022			45.
2376-1073796	Parts - C-360	Open		04/12/2022	05/12/2022	04/15/2022			250.
2376-1073841	Parts - T-491	Open		04/12/2022	05/12/2022	04/15/2022			23.
2376-1074059	Parts - T-391	Open		04/13/2022	05/13/2022	04/15/2022			77.
2376-1074130	Credit Memo	Open		04/13/2022	05/13/2022	04/15/2022			(23.8
2376-1074142	Parts - C-360	Open		04/13/2022	05/13/2022	04/15/2022			15.
2376-1074215	Credit Memo	Open		04/13/2022	05/13/2022	04/15/2022			(14.4
2376-1074249	Credit Memo	Open		04/13/2022	05/13/2022	04/15/2022			(15.3
2376-1075225	Parts - PT-099	Open		04/18/2022	05/17/2022	04/15/2022			11.
Vendor 4853 - Advance Auto Parts Totals							Invoices	14	\$539.
Vendor 4746 - Advanced Tree Care									
13353	2022 Parkway Tree Trimming Program DPW-2261-Area 1	Open		02/24/2022	04/25/2022	04/25/2022			15,832.
13362	2022 Parkway Tree Trimming Program DPW-2261-Areas 2, 3 and 4	Open		03/04/2022	04/25/2022	04/25/2022			50,119.
Vendor 4746 - Advanced Tree Care Totals							Invoices	2	\$65,951.
Vendor 1437 - Ahlgrim Family Funeral Services									
2022-00000332	Body Transfer to Funeral Home (21-003226)	Open		03/04/2022	04/04/2022	04/26/2022			475.
2022-00000333	Body transfer to ME's Office (22-008348)	Open		04/02/2022	05/02/2022	04/26/2022			475.
2022-00000334	Body transfer to ME's Office (22-008348)	Open		04/02/2022	05/02/2022	04/26/2022			475.
Vendor 1437 - Ahlgrim Family Funeral Services Totals							Invoices	3	\$1,425.
Vendor 2611 - Al Warren Oil Co									
W1466453	Motor Fuel	Open		04/13/2022	05/13/2022	04/15/2022			24,038.

Attachment: Warrant #9 (2022-8 : Warrant # 9)



Invoice Due Date Range 03/01/22 - 05/17/22
Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
			Vendor	2611 - Al Warren Oil Co Totals		Invoices	1		\$24,038.
Vendor	3060 - Allegra Print & Imaging								
98433	Window Envelopes for VS Enforcement	Open		04/19/2022	05/01/2022	04/20/2022			611.
			Vendor	3060 - Allegra Print & Imaging Totals		Invoices	1		\$611.
Vendor	1730 - Andres Medical Billing								
254723	Billing Charges - March	Open		04/18/2022	05/03/2022	04/18/2022			8,480.
			Vendor	1730 - Andres Medical Billing Totals		Invoices	1		\$8,480.
Vendor	4450 - Approved Tree Care & Landscape Service Inc								
17800	Tree Removal-222 N. Brockway St	Open		03/04/2022	04/28/2022	04/26/2022			925.
17801	Tree Removal-24 N. Benton St	Open		03/04/2022	04/26/2022	04/26/2022			900.
17815	Tree Removal-307 E. Glencoe	Open		04/05/2022	05/05/2022	04/26/2022			950.
17816	Tree Removal-24 S. Bothwell St	Open		04/05/2022	05/05/2022	04/26/2022			900.
18233	Tree Removal-57 S. Brockway St	Open		04/05/2022	05/05/2022	04/26/2022			750.
18234	Tree Removal-35 W. Helen Rd	Open		04/05/2022	05/05/2022	04/26/2022			750.
			Vendor	4450 - Approved Tree Care & Landscape Service Inc Totals		Invoices	6		\$5,175.
Vendor	2844 - APWA-FV								
12443-2022	2022 Group Member Renewal	Open		04/04/2022	05/04/2022	04/06/2022			1,110.
			Vendor	2844 - APWA-FV Totals		Invoices	1		\$1,110.
Vendor	5021 - Arlington Heights Ford LLC								
47464H	Parts - T-494	Open		03/17/2022	04/16/2022	04/15/2022			25.
130092	Parts & Repairs - T-500	Open		03/31/2022	04/30/2022	04/15/2022			361.
50270H	Parts - T-391	Open		04/13/2022	05/13/2022	04/15/2022			93.
			Vendor	5021 - Arlington Heights Ford LLC Totals		Invoices	3		\$480.
Vendor	4455 - AutoZone Stores LLC								
2567415463	Parts - STOCK	Open		03/23/2022	04/22/2022	04/15/2022			109.
2567416278	Parts - C-342	Open		03/24/2022	04/23/2022	04/15/2022			29.
2567416351	Credit Memo	Open		03/24/2022	04/23/2022	04/15/2022			(20.3
2567424532	Parts - E-203	Open		04/08/2022	05/08/2022	04/15/2022			23.
			Vendor	4455 - AutoZone Stores LLC Totals		Invoices	4		\$141.
Vendor	5189 - BatteryJack, Inc								
188472	Batteries for Portable Radios (4)	Open		04/11/2022	05/11/2022	04/26/2022			211.
			Vendor	5189 - BatteryJack, Inc Totals		Invoices	1		\$211.
Vendor	2282 - Baxter And Woodman								
0229966A	Water System Interconnect Construction Engineering DPW-2126/2153	Open		12/17/2021	04/15/2022	04/14/2022			16,671.

Attachment: Warrant #9 (2022-8 : Warrant # 9)



Invoice Due Date Range 03/01/22 - 05/17/22
Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 2282 - Baxter And Woodman Totals						Invoices	1		\$16,671.
Vendor 1722 - BLA, Inc									
21767-6	Cedar Street and Elm Street Reconstruction Design Engineering	Open		03/31/2022	04/30/2022	04/14/2022			26,209.
21770-6	Commuter Parking Lots B, C, and F Resurfacing Design Engineering	Open		03/31/2022	04/30/2022	04/14/2022			5,670.
21782-5	Dundee/Park Place Traffic Signal Installation Const. Engineering	Open		03/31/2022	04/30/2022	04/14/2022			9,525.
Vendor 1722 - BLA, Inc Totals						Invoices	3		\$41,405.
Vendor 2856 - Blackburn Manufacturing Company									
0672093-IN	Locate Flags	Open		04/05/2022	05/05/2022	04/07/2022			474.
Vendor 2856 - Blackburn Manufacturing Company Totals						Invoices	1		\$474.
Vendor 1235 - Bonnell Industries Inc									
0204412-IN	Parts - T-469	Open		03/31/2022	04/30/2022	04/27/2022			110.
Vendor 1235 - Bonnell Industries Inc Totals						Invoices	1		\$110.
Vendor 4463 - David E Brandwein									
2022-00000288	Tuition Reimbursement - SPA 301	Open		04/14/2022	04/14/2022	04/14/2022			786.
Vendor 4463 - David E Brandwein Totals						Invoices	1		\$786.
Vendor 1857 - Brian Edward Landscaping Inc									
24570	April 2022 Landscape Maintenance Program	Open		04/01/2022	05/01/2022	04/26/2022			8,876.
Vendor 1857 - Brian Edward Landscaping Inc Totals						Invoices	1		\$8,876.
Vendor 2389 - Bridge Youth & Family Services									
2022-00000353	CDBG - The Bridge	Open		04/27/2022	04/27/2022	04/27/2022			3,335.
Vendor 2389 - Bridge Youth & Family Services Totals						Invoices	1		\$3,335.
Vendor 2243 - Bristol Hose & Fitting									
3479003	Parts - STOCK	Open		02/21/2022	03/23/2022	02/25/2022			3.
3478947	Parts - STOCK	Open		02/23/2022	03/25/2022	03/16/2022			108.
3479040	Parts - STOCK	Open		02/24/2022	03/26/2022	03/16/2022			104.
Vendor 2243 - Bristol Hose & Fitting Totals						Invoices	3		\$216.
Vendor 4978 - C. Acitelli Heating & Piping Contractors, Inc									
0000035764	VFD Motor Repair	Open		03/04/2022	04/28/2022	04/21/2022			1,502.
Vendor 4978 - C. Acitelli Heating & Piping Contractors, Inc Totals						Invoices	1		\$1,502.
Vendor 5195 - Castle Chevrolet North LLC									
220604	Repairs & Maintenance - T-458	Open		03/18/2022	04/17/2022	04/27/2022			1,696.
Vendor 5195 - Castle Chevrolet North LLC Totals						Invoices	1		\$1,696.

Attachment: Warrant #9 (2022-8 : Warrant # 9)



Invoice Due Date Range 03/01/22 - 05/17/22
Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 1576 - CC Cartage Excavating									
9444	Wash Stone & Delivery-WMB	Open		04/11/2022	05/11/2022	04/27/2022			1,363.
9443	Restoration Repair								
9443	Lowboy Move-Roland Machinery to PW	Open		04/04/2022	05/04/2022	04/07/2022			595.
Vendor 1576 - CC Cartage Excavating Totals								Invoices	2
									\$1,958.
Vendor 2453 - CDS Office Technologies									
494454	LPR Maintenance & Support renewal	Open		04/21/2022	05/02/2022	04/26/2022			470.
Vendor 2453 - CDS Office Technologies Totals								Invoices	1
									\$470.
Vendor 2560 - Childrens Advocacy Center									
2022-00000349	CDBG 2021 CAC	Open		04/27/2022	04/27/2022	04/27/2022			1,000.
Vendor 2560 - Childrens Advocacy Center Totals								Invoices	1
									\$1,000.
Vendor 4343 - Christopher B. Burke Engineering Ltd									
173764	Smith Street Connector Path Phase II Engineering Services	Open		04/05/2022	05/05/2022	04/11/2022			3,908.
Vendor 4343 - Christopher B. Burke Engineering Ltd Totals								Invoices	1
									\$3,908.
Vendor 3746 - Edwin Christudhas									
2022-00000336	Travel Expenses for Career fair at WIU	Open		04/25/2022	05/02/2022	04/26/2022			92.
Vendor 3746 - Edwin Christudhas Totals								Invoices	1
									\$92.
Vendor 3050 - Cintas #22									
4115912762	Uniform Cleaning	Open		04/08/2022	05/08/2022	04/06/2022			129.
4116608331	Uniform Cleaning	Open		04/15/2022	05/15/2022	04/15/2022			129.
Vendor 3050 - Cintas #22 Totals								Invoices	2
									\$259.
Vendor 2707 - Ciorba Group Inc									
0026502	2022 Water Main Replacement Contract 2 Design DPW-2222	Open		04/01/2022	05/01/2022	04/14/2022			8,231.
Vendor 2707 - Ciorba Group Inc Totals								Invoices	1
									\$8,231.
Vendor 1874 - Civiltech Engineering, Inc.									
51132	2022 NBIS Bridge Inspections	Open		03/31/2022	04/30/2022	04/14/2022			2,912.
Vendor 1874 - Civiltech Engineering, Inc. Totals								Invoices	1
									\$2,912.
Vendor 4199 - Clark Baird Smith LLP									
15175	2022 Legal Expenses (March 2022 - Clark Baird Smith LLP)	Open		03/31/2022	04/12/2022	04/12/2022			3,837.
Vendor 4199 - Clark Baird Smith LLP Totals								Invoices	1
									\$3,837.
Vendor 1488 - CNS Tire Supply									

Attachment: Warrant #9 (2022-8 : Warrant # 9)



Invoice Due Date Range 03/01/22 - 05/17/22
Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
26095	Parts - E-202	Open		03/16/2022	04/15/2022	04/27/2022			750.
26099	Parts - PT-207	Open		03/17/2022	04/16/2022	04/27/2022			504.
26100	Parts - PT-217	Open		03/17/2022	04/16/2022	04/27/2022			659.
			Vendor 1488 - CNS Tire Supply Totals				Invoices	3	\$1,913.
Vendor 2506 - College Of Dupage									
13820	SLEA Basic Academy x 2 (01/03/22 - 04/08/22)	Open		04/04/2022	05/04/2022	04/26/2022			7,471.
			Vendor 2506 - College Of Dupage Totals				Invoices	1	\$7,471.
Vendor 2980 - Commonwealth Edison									
1576144012 3/22	Electricity-Dundee Rd and Park Place Traffic Signal	Open		03/18/2022	04/20/2022	04/21/2022			22.
			Vendor 2980 - Commonwealth Edison Totals				Invoices	1	\$22.
Vendor 5162 - Conduent Business Services, LLC									
1633157	Red Light Camera Vendor Fees (February)	Open		03/21/2022	05/05/2022	04/26/2022			3,365.
			Vendor 5162 - Conduent Business Services, LLC Totals				Invoices	1	\$3,365.
Vendor 2741 - Conserv FS									
65134270	Parkway Restoration	Open		04/05/2022	05/05/2022	04/26/2022			3,085.
			Vendor 2741 - Conserv FS Totals				Invoices	1	\$3,085.
Vendor 3706 - Constellation NewEnergy Inc									
61972904801	Electricity-1199 W. Northwest Highway Countryside Pump Station	Open		03/15/2022	04/30/2022	04/20/2022			2,606.
61972904901	Electricity-884 E. Lilly Lane Rose and Lilly Lift Station	Open		03/15/2022	04/30/2022	04/21/2022			425.
61972970001	Electricity-700 N. North Court RT/25 Street Lighting	Open		03/15/2022	04/30/2022	04/21/2022			65.
61993122601	Electricity-0 W. Rohlwing Road RT/25 Street Lighting	Open		03/16/2022	05/01/2022	04/21/2022			145.
62000314901	Electricity-2175 N. Coach Road Long Grove Pump Station	Open		03/17/2022	05/02/2022	04/20/2022			128.
62000324401	Electricity-2399 N. Dee Lane Deer Park Booster Station	Open		03/17/2022	05/02/2022	04/21/2022			213.
62000385801	Electricity-2175 N. Coach Road Long Grove Well 15	Open		03/17/2022	05/02/2022	04/21/2022			47.
62000524301	Electricity-0 Haleyshill Court Dunhaven Woods Lift Station	Open		03/17/2022	05/02/2022	04/20/2022			168.
62000394401	Electricity-1501 N. Hicks Road Hicks and Dundee Pump Station	Open		03/18/2022	05/03/2022	04/20/2022			375.
62009156201	Electricity-803 W. Panorama Drive Deer Grove Lift Station	Open		03/18/2022	05/03/2022	04/20/2022			147.

Attachment: Warrant #9 (2022-8 : Warrant # 9)

Invoice Due Date Range 03/01/22 - 05/17/22
Report By Vendor - Invoicing
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
62009160701	Electricity-1381 N. Rohlwing Road North Supply Pump Station	Open		03/18/2022	05/03/2022	04/20/2022			3,872.
62009164801	Electricity-137 W. Wood Street Unit 2 Train Station	Open		03/18/2022	05/03/2022	04/20/2022			322.
62009165601	Electricity-137 W. Wood Street Unit 1 Parking Lot Lights	Open		03/18/2022	05/03/2022	04/20/2022			377.
62009166501	Electricity-137 W. Wood Street Unit 3 Conscious Cup	Open		03/18/2022	05/03/2022	04/20/2022			225.
62009178701	Electricity-550 N. Smith Street Well 7 Pump Station	Open		03/18/2022	05/03/2022	04/21/2022			515.
62009185201	Electricity-429 N. Hicks Road Holiday Lighting	Open		03/18/2022	05/03/2022	04/20/2022			18.
62009191101	Electricity-1484 N. Oak Street Pepper Tree Lift Station	Open		03/18/2022	05/03/2022	04/21/2022			330.
62009195001	Electricity-1465 E. Evergreen Drive Randville Lift Station	Open		03/18/2022	05/03/2022	04/21/2022			939.
62009199701	Electricity-251 W. Colfax Street Parking Deck	Open		03/18/2022	05/03/2022	04/20/2022			3,468.
62009207601	Electricity-1 N. Plum Grove Road Rotary Plaza Sign	Open		03/18/2022	05/03/2022	04/20/2022			33.
62009211301	Electricity-150 W. Wilson Street Clu Building	Open		03/18/2022	05/03/2022	04/20/2022			476.
62009212101	Electricity-0 N. Hicks Pl./1 W. Northwest Hwy. Holiday Lighting	Open		03/18/2022	05/03/2022	04/20/2022			49.
62009180101	Electricity-Heron Drive Well 10 Pump Station	Open		03/21/2022	05/06/2022	04/21/2022			5,460.
62021961801	Electricity-50 N. Brockway Street Parking Lot Lighting	Open		03/21/2022	05/06/2022	04/21/2022			59.
62021972001	Electricity-560 S. Hale Street Storm Water Lift Station	Open		03/21/2022	05/06/2022	04/20/2022			70.
62021974801	Electricity-47 W. Slade Street RT/25 Street Lighting	Open		03/21/2022	05/06/2022	04/21/2022			43.
62021978801	Electricity-519 S. Consumers Ave Arlington Crest Lift Station	Open		03/21/2022	05/06/2022	04/21/2022			141.
62022016101	Electricity-0 Kenilworth and Elizabeth Winston Tank	Open		03/21/2022	05/06/2022	04/20/2022			64.
62022024201	Electricity-1830 N. Baldwin Road Kasuba Lift Station	Open		03/21/2022	05/06/2022	04/21/2022			1,006.
62022025001	Electricity-0 N. Smith Street Union Pacific Box	Open		03/21/2022	05/06/2022	04/20/2022			111.
62022037001	Electricity-0 Benton and Wilmette Wilmette Lift Station	Open		03/21/2022	05/06/2022	04/20/2022			64.
62022040001	Electricity-Palatine and Oak Street Lighting	Open		03/21/2022	05/06/2022	04/21/2022			88.
62022067501	Electricity-Palatine and Bothwell Street Lighting	Open		03/21/2022	05/06/2022	04/21/2022			169.

Attachment: Warrant #9 (2022-8 : Warrant # 9)



Invoice Due Date Range 03/01/22 - 05/17/22
Report By Vendor - Invoicing Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
62022069401	Electricity-0 N. Smith St/King George Ct RT/23 Street Lighting	Open		03/21/2022	05/06/2022	04/21/2022			5,862.
62022071201	Electricity-0 N. Smith St/1 N. Cherrywood Dr. Street Lighting	Open		03/21/2022	05/06/2022	04/21/2022			5,452.
62022090201	Electricity-251 W. Colfax Street RT/25 Parking Lot Lighting	Open		03/21/2022	05/06/2022	04/21/2022			14.
62031806401	Electricity-0 Harper Well 6	Open		03/22/2022	05/07/2022	04/21/2022			508.
62031833301	Electricity-914 W. Lukas Avenue Square D Lift Station	Open		03/22/2022	05/07/2022	04/20/2022			108.
62031835201	Electricity-826 W. Exner Court Pond Aerator	Open		03/22/2022	05/07/2022	04/20/2022			46.
62031835601	Electricity-1100 W. Illinois Avenue Well 5	Open		03/22/2022	05/07/2022	04/20/2022			920.
62031836401	Electricity-149 W. Michigan Avenue South Supply Pump Station	Open		03/22/2022	05/07/2022	04/21/2022			5,230.
62031838801	Electricity-1525-35 S. Roselle Road Shires Lift Station	Open		03/22/2022	05/07/2022	04/20/2022			524.
62031854401	Electricity-1279 W. Palatine Road Entrance Sign	Open		03/22/2022	05/07/2022	04/20/2022			5.
Vendor 3706 - Constellation NewEnergy Inc Totals						Invoices	43		\$40,910.
Vendor 2142 - Conway Shield									
0490245	Passport Shields	Open		04/15/2022	05/14/2022	04/18/2022			655.
Vendor 2142 - Conway Shield Totals						Invoices	1		\$655.
Vendor 3087 - Cook County Collector									
CY21 RLC Surplus	CY 2021 Rand Lake Cook Surplus	Open		04/18/2022	05/02/2022	05/02/2022			2,100,000.
CY21 RRC Surplus	CY 2021 Rand Road Corridor Surplus	Open		04/18/2022	05/02/2022	05/02/2022			1,500,000.
Vendor 3087 - Cook County Collector Totals						Invoices	2		\$3,600,000.
Vendor 3091 - Cook County Treasurer Electrical & Maintenance									
2022-1	Traffic Signal Maintenance-1/1/2022-3/31/2022	Open		04/03/2022	05/03/2022	04/21/2022			1,671.
Vendor 3091 - Cook County Treasurer Electrical & Maintenance Totals						Invoices	1		\$1,671.
Vendor 2773 - Core & Main LP									
Q617043	Meters-Washers, Couplings, Screws & Omni Retrofit Kit	Open		04/06/2022	05/05/2022	04/07/2022			3,842.
Q633418	Clamps, Bushings, Yellow Tape, Manhole Hook & Deep Socket	Open		04/06/2022	05/06/2022	04/07/2022			3,100.
Q649713	1-1/2 CTS SS INSRT PEPJ PAK	Open		04/14/2022	05/14/2022	04/27/2022			106.
Vendor 2773 - Core & Main LP Totals						Invoices	3		\$7,049.
Vendor 4599 - Cummins Sales and Service									

Attachment: Warrant #9 (2022-8 : Warrant # 9)



Invoice Due Date Range 03/01/22 - 05/17/22
Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
F2-27703	Parts - T-412	Open		03/10/2022	04/09/2022	04/27/2022			237.
F2-29929	Parts - T-412	Open		03/21/2022	04/20/2022	04/27/2022			62.
F2-36001	Parts - T-412	Open		04/15/2022	05/15/2022	04/27/2022			116.
Vendor 4599 - Cummins Sales and Service Totals									Invoices 3 \$415.
Vendor 3491 - Developmental Services Center									
128512	Targets for PD Range	Open		04/07/2022	05/07/2022	04/26/2022			160.
Vendor 3491 - Developmental Services Center Totals									Invoices 1 \$160.
Vendor 4781 - Document Imaging Services, LLC									
2419	Toner	Open		04/04/2022	05/04/2022	04/05/2022			545.
Vendor 4781 - Document Imaging Services, LLC Totals									Invoices 1 \$545.
Vendor 2786 - EJ Equipment Inc									
P06393	Parts - T-454	Open		03/24/2022	04/23/2022	04/27/2022			262.
Vendor 2786 - EJ Equipment Inc Totals									Invoices 1 \$262.
Vendor 2102 - Fire Service Inc									
25705	Parts - STOCK	Open		03/21/2022	04/20/2022	04/27/2022			221.
Vendor 2102 - Fire Service Inc Totals									Invoices 1 \$221.
Vendor 2665 - Fleet Safety Supply									
78821	Parts - T-412	Open		03/22/2022	04/21/2022	04/27/2022			524.
78860	Parts - STOCK	Open		03/29/2022	04/28/2022	04/27/2022			163.
Vendor 2665 - Fleet Safety Supply Totals									Invoices 2 \$687.
Vendor 2195 - FMP									
50-3794395	Parts - T-441	Open		04/01/2022	05/01/2022	04/27/2022			54.
50-3802428	Parts - STOCK	Open		04/06/2022	05/06/2022	04/27/2022			188.
63-405451	Parts - STOCK	Open		04/08/2022	05/08/2022	04/27/2022			5.
Vendor 2195 - FMP Totals									Invoices 3 \$248.
Vendor 3850 - Foster Coach Sales Inc									
23716	Parts - T-459	Open		03/28/2022	04/27/2022	04/27/2022			257.
Vendor 3850 - Foster Coach Sales Inc Totals									Invoices 1 \$257.
Vendor 4596 - Four Winds Interactive LLC									
INV0588606	Maintenance of Software	Open		04/18/2022	04/18/2022	04/18/2022			1,107.
Vendor 4596 - Four Winds Interactive LLC Totals									Invoices 1 \$1,107.
Vendor 5073 - FullLife Safety LLC									
70169	Hip Boots-Cvetan	Open		04/07/2022	05/07/2022	04/07/2022			109.
Vendor 5073 - FullLife Safety LLC Totals									Invoices 1 \$109.
Vendor 2003 - Global Equipment Co									

Attachment: Warrant #9 (2022-8 : Warrant # 9)

Invoice Due Date Range 03/01/22 - 05/17/22
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
118993526	Bins for Ambulance	Open		04/13/2022	05/12/2022	04/18/2022			196.
Vendor 2003 - Global Equipment Co Totals									Invoices 1 \$196.
Vendor 2442 - Goodmark Nurseries LLC									
ARINV-000229	Replacement and 50/50 Parkway Tree Purchases	Open		04/15/2022	05/15/2022	04/26/2022			15,266.
Vendor 2442 - Goodmark Nurseries LLC Totals									Invoices 1 \$15,266.
Vendor 2281 - Grainger									
9272316291	Air Filters for PD Range	Open		04/07/2022	05/07/2022	04/26/2022			228.
Vendor 2281 - Grainger Totals									Invoices 1 \$228.
Vendor 4766 - Great Lakes Concrete LLC									
245750	Concrete Adjusting Rings	Open		04/15/2022	05/15/2022	04/20/2022			658.
Vendor 4766 - Great Lakes Concrete LLC Totals									Invoices 1 \$658.
Vendor 3462 - Haiges Machinery, Inc									
0216597-IN	Station 82- Extractor	Open		04/05/2022	05/04/2022	04/11/2022			9,015.
Vendor 3462 - Haiges Machinery, Inc Totals									Invoices 1 \$9,015.
Vendor 5025 - Hampton, Lenzini and Renwick, Inc									
000020220646	2022 Water Main Replacement Contract 1 Design DPW-2221	Open		04/07/2022	05/07/2022	04/01/2022			14,430.
Vendor 5025 - Hampton, Lenzini and Renwick, Inc Totals									Invoices 1 \$14,430.
Vendor 2976 - Huffman Landscape									
HUFF4-01-22	Rebuild Retaining Wall and Stake Arbovitae-Dee Rd & Preserve Rd	Open		04/01/2022	05/01/2022	04/26/2022			480.
HUFF4-4-22	Rebuild Retaining Wall-East Side of Smith St. South of Railroad	Open		04/04/2022	05/04/2022	04/14/2022			1,500.
Vendor 2976 - Huffman Landscape Totals									Invoices 2 \$1,980.
Vendor 2076 - ID Networks									
278686	Service Maintenance Fee for RMS (01/01/22 - 03/31/22)	Open		01/01/2022	04/26/2022	01/17/2022			2,624.
Vendor 2076 - ID Networks Totals									Invoices 1 \$2,624.
Vendor 2827 - Illinois Dept Of Agriculture									
CJ37620 22-24	2022, 2023, 2024 Pest Control Operator License - Johnson	Open		03/31/2022	04/30/2022	04/15/2022			45.
SB27918 22-24	2022, 2023, 2024 Pest Control Operator License - Brod	Open		03/31/2022	04/30/2022	04/15/2022			45.
SD30444 22-24	2022, 2023, 2024 Pest Control Operator License - Davia	Open		03/31/2022	04/30/2022	04/15/2022			45.
Vendor 2827 - Illinois Dept Of Agriculture Totals									Invoices 3 \$135.

Attachment: Warrant #9 (2022-8 : Warrant # 9)



Invoice Due Date Range 03/01/22 - 05/17/22
Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 3062 - Illinois Section AWWA									
200071406	Training Course - Kernan	Open		04/05/2022	05/05/2022	04/06/2022			80.
Vendor 3062 - Illinois Section AWWA Totals						Invoices	1		\$80.
Vendor 1604 - Illinois State Police									
March22	Background Check	Open		04/17/2022	05/16/2022	04/18/2022			28.
Vendor 1604 - Illinois State Police Totals						Invoices	1		\$28.
Vendor 4951 - Interstate Batteries of North Chicago									
31143388	Parts - STOCK	Open		04/08/2022	05/08/2022	04/27/2022			698.
Vendor 4951 - Interstate Batteries of North Chicago Totals						Invoices	1		\$698.
Vendor 4838 - J & R Lock & Safe Inc DBA Henning Brothers									
0000440899	Heron Drive Pump Station Door Repair	Open		04/15/2022	05/15/2022	04/21/2022			33.
Vendor 4838 - J & R Lock & Safe Inc DBA Henning Brothers Totals						Invoices	1		\$33.
Vendor 4368 - Jerry's Transmission Service Inc									
0038737	Parts - T-449	Open		04/15/2022	05/15/2022	04/27/2022			40.
Vendor 4368 - Jerry's Transmission Service Inc Totals						Invoices	1		\$40.
Vendor 3631 - Johnson Controls Security Solutions LLC									
37223577	Alarm Monitoring	Open		04/09/2022	05/08/2022	04/15/2022			70.
37223536	Alarm Monitoring 137 W. Wood St.-5/1/22-7/31/22	Open		04/09/2022	05/09/2022	04/21/2022			175.
Vendor 3631 - Johnson Controls Security Solutions LLC Totals						Invoices	2		\$245.
Vendor 1129 - Journeys The Road Home									
2022-00000323	CDBG-CV Journeys	Open		04/22/2022	04/22/2022	04/22/2022			7,843.
Vendor 1129 - Journeys The Road Home Totals						Invoices	1		\$7,843.
Vendor 3754 - KC's Car Wash Llc									
PWVMKC043022	Car Wash	Open		04/04/2022	05/04/2022	04/06/2022			360.
Vendor 3754 - KC's Car Wash Llc Totals						Invoices	1		\$360.
Vendor 3903 - Robert R Kluzek									
2022-00000291	Tuition Reimbursement - FIR 4312	Open		04/19/2022	04/19/2022	04/19/2022			634.
Vendor 3903 - Robert R Kluzek Totals						Invoices	1		\$634.
Vendor 5137 - Lakeshore Recycling Systems									
V935096	Waste Disposal	Open		04/15/2022	05/15/2022	04/26/2022			795.
Vendor 5137 - Lakeshore Recycling Systems Totals						Invoices	1		\$795.
Vendor 4287 - Lauterbach & Amen, LLP									
65626	Annual Actuarial Valuations	Open		04/12/2022	05/12/2022	04/20/2022			5,040.00



Invoice Due Date Range 03/01/22 - 05/17/22
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 4287 - Lauterbach & Amen, LLP Totals									
Invoices							1		\$5,040.
Vendor 1854 - Leach Enterprises, Inc.									
1033981	Parts - T-412	Open		03/18/2022	04/27/2022	04/27/2022			227.
1034103	Parts - T-412	Open		03/25/2022	04/24/2022	04/27/2022			168.
1034120	Credit Memo	Open		03/28/2022	04/27/2022	04/27/2022			(194.0
Vendor 1854 - Leach Enterprises, Inc. Totals							3		\$201.
Vendor 4957 - MacQueen Equipment, LLC									
P15214	Parts - T-492	Open		03/24/2022	04/23/2022	04/27/2022			224.
Vendor 4957 - MacQueen Equipment, LLC Totals							1		\$224.
Vendor 2421 - Mikes Towing/Auto & Truck Repair									
1069228	Repairs & Safety Lane	Open		03/25/2022	04/24/2022	04/27/2022			37.
Vendor 2421 - Mikes Towing/Auto & Truck Repair Totals							1		\$37.
Vendor 1856 - Monroe Truck Equipment									
12944	Moldboards	Open		04/04/2022	05/04/2022	04/27/2022			8,153.
13085	Parts - STOCK	Open		04/07/2022	05/07/2022	04/27/2022			2,860.
13088	Parts - STOCK	Open		04/07/2022	05/07/2022	04/27/2022			1,772.
Vendor 1856 - Monroe Truck Equipment Totals							3		\$12,786.
Vendor 3233 - Joseph E Murphy									
2022-00000324	Airline Ticket & Meals per Diem - Training in Las Vegas	Open		04/04/2022	05/02/2022	04/22/2022			571.
Vendor 3233 - Joseph E Murphy Totals							1		\$571.
Vendor 5099 - NAPA Auto Parts									
362982	Parts - E-638	Open		03/22/2022	04/21/2022	04/27/2022			11.
363164	Parts - C-342	Open		03/23/2022	04/22/2022	04/27/2022			41.
363814	Parts - E-433	Open		03/31/2022	04/30/2022	04/27/2022			24.
363883	Parts - STOCK	Open		04/01/2022	05/01/2022	04/27/2022			38.
364814	Parts - STOCK	Open		04/12/2022	05/12/2022	04/27/2022			10.
364921	Parts - C-360	Open		04/13/2022	05/13/2022	04/27/2022			46.
365121	Parts - T-499	Open		04/14/2022	05/14/2022	04/27/2022			127.
365222	Parts - STOCK	Open		04/15/2022	05/15/2022	04/27/2022			141.
Vendor 5099 - NAPA Auto Parts Totals							8		\$442.
Vendor 1958 - National Assoc Of Social Workers									
886384691-22	Annual Membership Renewal Dues (S. Ziesak)	Open		03/01/2022	04/30/2022	04/26/2022			236.
Vendor 1958 - National Assoc Of Social Workers Totals							1		\$236.
Vendor 2253 - Natures Select Pet Of Chicago									
10152	Food for K-9 "Hondo" (Contreras)	Open		04/12/2022	05/12/2022	04/26/2022			75.10

Attachment: Warrant #9 (2022-8 : Warrant # 9)



Invoice Due Date Range 03/01/22 - 05/17/22
Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
10153	Food for K-9 "Jax" (Wagner)	Open		04/18/2022	05/08/2022	04/26/2022			65.
		Vendor	2253 - Natures Select Pet Of Chicago	Totals		Invoices	2		\$140.
Vendor 1468 - Newcastle Electric									
2516	Heron Drive VFD Replacement	Open		04/08/2022	05/08/2022	04/20/2022			1,165.
2517 MC	Heron Drive VFD Transfer Pump #4 to Pump #1	Open		04/08/2022	05/08/2022	04/20/2022			750.
2518 MC	Countryside Pump Station Service Call	Open		04/08/2022	05/08/2022	04/20/2022			500.
		Vendor	1468 - Newcastle Electric	Totals		Invoices	3		\$2,415.
Vendor 2616 - Nicor Gas									
93126652572-3/22	Natural Gas-150 W. Wilson Street Clu Building	Open		03/18/2022	05/03/2022	04/21/2022			939.
37917400006-3/22	Natural Gas-914 W. Lukas Avenue Square D Lift Station	Open		03/21/2022	05/06/2022	04/21/2022			51.
55424779829-3/22	Natural Gas-1545-47 Shires Court Lift Station	Open		03/22/2022	05/09/2022	04/21/2022			51.
19505219626-3/22	Natural Gas-251 W. Colfax Street Parking Deck	Open		03/25/2022	05/10/2022	04/21/2022			156.
46007255576-3/22	Natural Gas-804 W. Panorama Drive Deer Grove Lift Station	Open		03/25/2022	05/10/2022	04/21/2022			59.
70018165616-3/22	Natural Gas-432 W. Haleys Hill Court Dunhaven Woods Lift Station	Open		03/25/2022	05/10/2022	04/21/2022			51.
83980510966-3/22	Natural Gas-550 N. Smith Street Well 7 Generator	Open		03/25/2022	04/21/2022	04/21/2022			50.
25623386239-3/22	Natural Gas-1484 N. Oak Street Pepper Tree Lift Station	Open		03/28/2022	05/13/2022	04/21/2022			54.
66457600006-3/22	Natural Gas-555 E. Dundee Road Hicks and Dundee Pump Station	Open		03/28/2022	05/13/2022	04/21/2022			341.
68017400000-3/22	Natural Gas-137 W. Wood Street Train Station	Open		03/28/2022	05/13/2022	04/21/2022			417.
88271305703-3/22	Natural Gas-1465 E. Evergreen Drive Randville Lift Station	Open		03/29/2022	05/16/2022	04/21/2022			179.
36756460568-3/22	Natural Gas-884 E. Lilly Lane Rose and Lilly Lift Station	Open		03/30/2022	05/17/2022	04/21/2022			164.
88097600006-3/22	Natural Gas-2175 N. Coach Road Long Grove Pump Station	Open		03/30/2022	05/17/2022	04/21/2022			291.
		Vendor	2616 - Nicor Gas	Totals		Invoices	13		\$2,807.
Vendor 1414 - Northwest Central 911 System									
1387	ImageTrend Fire Records Annual Maintenance	Open		04/01/2022	04/30/2022	04/15/2022			4,646.
		Vendor	1414 - Northwest Central 911 System	Totals		Invoices	1		\$4,646.

Attachment: Warrant #9 (2022-8 : Warrant # 9)



Invoice Due Date Range 03/01/22 - 05/17/22
Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 1196 - Northwest Compass Inc									
2022-00000350	CDBG - Northwest Compass	Open		04/27/2022	04/27/2022	04/27/2022			1,124.
Vendor 1196 - Northwest Compass Inc Totals							Invoices	1	\$1,124.
Vendor 5194 - Occam Video Solutions									
7403	INPUT-ACE License & Training (Investigations)	Open		04/14/2022	05/14/2022	04/26/2022			2,990.
Vendor 5194 - Occam Video Solutions Totals							Invoices	1	\$2,990.
Vendor 3349 - Office of the State Fire Marshal									
9660336	Boiler Certificate Fee-148 W. Illinois Av	Open		04/08/2022	05/08/2022	04/21/2022			95.
Vendor 3349 - Office of the State Fire Marshal Totals							Invoices	1	\$95.
Vendor 1214 - On Time Embroidery Inc.									
95782	Clothing	Open		03/09/2022	04/08/2022	04/25/2022			284.
96304	Clothing	Open		03/09/2022	04/08/2022	04/25/2022			79.
97666	Clothing	Open		03/09/2022	04/08/2022	04/25/2022			64.
97667	Clothing	Open		03/09/2022	04/08/2022	04/25/2022			92.
97731	Clothing	Open		03/09/2022	04/08/2022	04/25/2022			92.
98114	Clothing	Open		03/09/2022	04/08/2022	04/25/2022			675.
98727	Clothing	Open		03/09/2022	04/08/2022	04/25/2022			56.
98728	Clothing	Open		03/09/2022	04/08/2022	04/25/2022			130.
98729	Clothing	Open		03/09/2022	04/08/2022	04/25/2022			659.
98730	Clothing	Open		03/09/2022	04/08/2022	04/25/2022			26.
98731	Clothing	Open		03/09/2022	04/08/2022	04/25/2022			20.
Vendor 1214 - On Time Embroidery Inc. Totals							Invoices	11	\$2,177.
Vendor 2572 - Paddock Publications, Inc									
211400	Legal Notices - Annexation 780 W. Dundee Road	Open		03/27/2022	04/27/2022	04/22/2022	04/22/2022		59.
213439	Legal Notices	Open		04/10/2022	05/10/2022	04/15/2022			162.
310178	Yearly Daily Herald Subscription Invoice	Open		04/01/2022	05/02/2022	04/25/2022			4.
Vendor 2572 - Paddock Publications, Inc Totals							Invoices	3	\$226.
Vendor 1583 - Palatine Park District									
118444	Kitchen Supplies	Open		04/05/2022	05/05/2022	04/06/2022			191.
Vendor 1583 - Palatine Park District Totals							Invoices	1	\$191.
Vendor 2357 - Palatine Township									
2022-00000351	CDBG - Township	Open		04/27/2022	04/27/2022	04/27/2022			750.
Vendor 2357 - Palatine Township Totals							Invoices	1	\$750.
Vendor 2346 - Palatine Township Road District									

Attachment: Warrant #9 (2022-8 : Warrant # 9)



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Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
22.004	March 2022 Snow and Ice Control	Open		04/14/2022	05/14/2022	04/26/2022			3,161.
		Vendor	2346 - Palatine Township Road District Totals			Invoices	1		\$3,161.
Vendor 1310 - Partners for Our Communities									
2022-00000352	CDBG - POC	Open		04/27/2022	04/27/2022	04/27/2022			6,000.
		Vendor	1310 - Partners for Our Communities Totals			Invoices	1		\$6,000.
Vendor 5149 - Peerless Network, Inc.									
515249	Landline Phone Service	Open		04/15/2022	05/01/2022	04/13/2022			1,326.
		Vendor	5149 - Peerless Network, Inc. Totals			Invoices	1		\$1,326.
Vendor 5190 - Position Music, Inc									
22-109273	PD Recruitment Video Song Licensing	Open		04/08/2022	05/08/2022	04/12/2022			250.
		Vendor	5190 - Position Music, Inc Totals			Invoices	1		\$250.
Vendor 2505 - Pro Fire Sales & Service Inc									
1011	Clothing	Open		04/18/2022	05/17/2022	04/18/2022			130.
		Vendor	2505 - Pro Fire Sales & Service Inc Totals			Invoices	1		\$130.
Vendor 4545 - Robinson Engineering Ltd									
22040017	2022 Water Main Extensions	Open		04/07/2022	05/07/2022	04/01/2022			25,665.
22040019	Project Design DPW-2224	Open		04/07/2022	05/07/2022	04/01/2022			5,262.
	2022 Palatine Road Sanitary Sewer Replacement Design Engineering								
		Vendor	4545 - Robinson Engineering Ltd Totals			Invoices	2		\$30,927.
Vendor 4019 - Rush Truck Centers									
3027338449	Parts - T-410	Open		04/13/2022	05/13/2022	04/27/2022			769.
		Vendor	4019 - Rush Truck Centers Totals			Invoices	1		\$769.
Vendor 4953 - Safelite Fulfillment Inc									
01807-372853	Repairs & Maintenance - T-435	Open		04/01/2022	05/01/2022	04/27/2022			167.
		Vendor	4953 - Safelite Fulfillment Inc Totals			Invoices	1		\$167.
Vendor 5197 - Sonoma Underground Services, Inc									
HRDRPW04212022	Hydrant Meter Deposit Refund	Open		04/21/2022	04/29/2022	04/27/2022			1,077.
		Vendor	5197 - Sonoma Underground Services, Inc Totals			Invoices	1		\$1,077.
Vendor 1422 - Spunky Dunkers									
2022-00000335	Prisoner Meals (03/10/22 - 04/09/22)	Open		04/09/2022	05/02/2022	04/26/2022			109.
		Vendor	1422 - Spunky Dunkers Totals			Invoices	1		\$109.
Vendor 1776 - Suburban Accents, Inc.									



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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
31894	Old Graphics removed & new design added to Squad K9-2	Open		04/08/2022	05/08/2022	04/26/2022			725.
Vendor 1776 - Suburban Accents, Inc. Totals									\$725.
Vendor 4379 - Superior Service Solutions Inc									
4962	Window Washing-CSF	Open		04/07/2022	05/07/2022	04/21/2022			210.
4963	Window Washing-Village Hall	Open		04/07/2022	05/07/2022	04/21/2022			855.
4964	Window Washing-Police HQ	Open		04/07/2022	05/07/2022	04/21/2022			500.
Vendor 4379 - Superior Service Solutions Inc Totals									\$1,565.
Vendor 4754 - Tech Electronics of Illinois, LLC									
N000134270	Train Station Security System	Open		04/11/2022	05/11/2022	04/13/2022			2,629.
N000133382	Door Security Enhancements-Additional Lenel Cabinet for VH	Open		04/05/2022	05/05/2022	04/11/2022			1,746.
Vendor 4754 - Tech Electronics of Illinois, LLC Totals									\$4,376.
Vendor 2545 - Terrace Supply Co									
01035307	Shop Tanks	Open		03/31/2022	04/30/2022	04/27/2022			23.
Vendor 2545 - Terrace Supply Co Totals									\$23.
Vendor 1844 - Third Millennium Associates Inc									
27599	Vehicle Sticker & Animal Tag Online Transaction Fees	Open		04/15/2022	05/05/2022	04/20/2022			8,318.
Vendor 1844 - Third Millennium Associates Inc Totals									\$8,318.
Vendor 1199 - Thompson Elevator Inspection Service Inc									
22-0967	new constr permit insp - 1037 Partridge Dr	Open		04/08/2022	05/08/2022	04/12/2022			75.
22-0973	4 elevator code inspections	Open		04/11/2022	05/11/2022	04/26/2022			152.
Vendor 1199 - Thompson Elevator Inspection Service Inc Totals									\$227.
Vendor 1700 - Traffic Control & Protection, Inc									
111229	School Speed Limit & EC Film P/S Black Roll	Open		04/05/2022	05/05/2022	04/07/2022			2,003.
Vendor 1700 - Traffic Control & Protection, Inc Totals									\$2,003.
Vendor 4058 - TransUnion Risk and Alternative Data Solutions Inc									
71751-MAR-22	Online Investigative Search Engine (Mar)	Open		04/01/2022	05/09/2022	04/26/2022			196.
Vendor 4058 - TransUnion Risk and Alternative Data Solutions Inc Totals									\$196.
Vendor 4293 - Peter M Trapani									
0211316226	Clothing Allowance-Shoes 2022 - P Trapani	Open		04/12/2022	04/26/2022	04/26/2022			103.
Vendor 4293 - Peter M Trapani Totals									\$103.

Attachment: Warrant #9 (2022-8 : Warrant # 9)



Invoice Due Date Range 03/01/22 - 05/17/22
Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 1674 - Ultimate Plumbing Supply									
S1020786	North/South Supply New Chlorination System	Open		03/21/2022	04/20/2022	04/20/2022			118.
Vendor 1674 - Ultimate Plumbing Supply Totals							Invoices	1	\$118.
Vendor 3157 - UniFirst Corporation									
061 1446298	Shop Rags/Carpets	Open		04/04/2022	05/04/2022	04/06/2022			51.
061 1447991	Shop Rags/Carpets	Open		04/11/2022	05/11/2022	04/06/2022			51.
Vendor 3157 - UniFirst Corporation Totals							Invoices	2	\$102.
Vendor 2501 - United Parcel Service									
00004E3E18152 22	Shipping Charges	Open		04/09/2022	05/09/2022	04/06/2022			19.
00004E3E18162	Shipping Charges	Open		04/16/2022	05/16/2022	04/15/2022			10.
Vendor 2501 - United Parcel Service Totals							Invoices	2	\$30.
Vendor 2276 - USA Blue Book									
921548	T-Head Bolts for Hydrant/Valve Repairs	Open		03/24/2022	04/24/2022	04/20/2022			123.
946744	50' Suspended SPST Float-Dunhaven Woods Lift Station	Open		04/14/2022	05/14/2022	04/20/2022			319.
Vendor 2276 - USA Blue Book Totals							Invoices	2	\$442.
Vendor 3709 - Verizon Wireless									
9904082258	Cellular Usage	Open		04/12/2022	05/04/2022	04/13/2022			2,275.
Vendor 3709 - Verizon Wireless Totals							Invoices	1	\$2,275.
Vendor 3020 - Village of Palatine Petty Cash									
2022-00000355	Janisch - ABCIL Meeting Exp	Open		04/27/2022	04/27/2022	04/27/2022			20.
2022-00000356	Zimmerman - NWBOCA Training Exp	Open		04/27/2022	04/27/2022	04/27/2022			20.
2022-00000343	D. Daigle - FBINA Luncheon/Meeting x2	Open		03/23/2022	05/02/2022	04/27/2022			50.
2022-00000344	D. Weeks - GCCPCA Monthly Meeting/Luncheon x2	Open		04/13/2022	05/02/2022	04/27/2022			40.
2022-00000345	W. Nord - GCCPCA Monthly Meeting/Luncheon (x2)	Open		04/13/2022	05/02/2022	04/27/2022			40.
2022-00000346	J. Ferraro - Monthly Peer Jury Meeting Expenses (Pizza Bella)	Open		04/20/2022	05/02/2022	04/27/2022			50.
2022-00000348	C. Felde - TK Enforcement Roadblock Lunch (Kosta's)	Open		04/27/2022	05/02/2022	04/27/2022			13.
2022-00000347	C. Felde - TK Enforcement Roadblock Lunch (Kosta's)	Open		04/13/2022	05/02/2022	04/27/2022			33.
PWJMALIK032522	Notary Public Recording Fee	Open		04/20/2022	04/28/2022	04/20/2022			10.
PWJMALIK22822	Malik - Notary Public application	Open		04/20/2022	04/28/2022	04/20/2022			45.
PWMBANACH3122	Water Samples needed ASAP	Open		04/20/2022	04/28/2022	04/20/2022			8.

Attachment: Warrant #9 (2022-8 : Warrant # 9)



Invoice Due Date Range 03/01/22 - 05/17/22
Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 3209 - Village of Palatine Petty Cash Totals						Invoices	11		\$331.
Vendor 3209 - Warehouse Direct 5214120-0	Legal Pads	Open		04/12/2022	04/20/2022	04/18/2022			9.
Vendor 3209 - Warehouse Direct Totals						Invoices	1		\$9.
Vendor 2698 - Wholesale Direct Inc. 000256343	Parts - STOCK	Open		03/28/2022	04/28/2022	04/27/2022			254.
Vendor 2698 - Wholesale Direct Inc. Totals						Invoices	1		\$254.
Vendor 2439 - Wings Program Inc 2022-00000354	CDBG - WINGS	Open		04/27/2022	04/27/2022	04/27/2022			366.
Vendor 2439 - Wings Program Inc Totals						Invoices	1		\$366.
Vendor 2131 - Zarnoth Brush Works 0188541-IN	Parts - STOCK	Open		03/17/2022	04/16/2022	04/27/2022			1,565.
Vendor 2131 - Zarnoth Brush Works Totals						Invoices	1		\$1,565.
Vendor Linas Auzelis 2022-00000321	Ticket # T1111-000012 was Voided after being issued in error	Open		04/20/2022	05/02/2022	04/21/2022			500.
Vendor Linas Auzelis Totals						Invoices	1		\$500.
Vendor Patricia Bedford 2022-00000316	Overpayment on Ticket # P1144- 000138	Open		04/20/2022	05/02/2022	04/21/2022			55.
Vendor Patricia Bedford Totals						Invoices	1		\$55.
Vendor Kenton Bohn 2022-00000318	Overpayment on Ticket # C1082- 000240	Open		04/20/2022	05/02/2022	04/21/2022			50.
Vendor Kenton Bohn Totals						Invoices	1		\$50.
Vendor David Chapman 2022-00000317	Overpayment on Ticket # C1016- 000961 - Paid Twice	Open		04/20/2022	05/02/2022	04/21/2022			130.
Vendor David Chapman Totals						Invoices	1		\$130.
Vendor Shirley Clements 2022-00000319	Ticket # T1055-000016 was voided due to error in issuing	Open		04/20/2022	05/02/2022	04/21/2022			500.
Vendor Shirley Clements Totals						Invoices	1		\$500.
Vendor Eric Elmer 2022-00000315	Overpayment on Ticket # P1144- 000136	Open		04/20/2022	05/02/2022	04/21/2022			50.

Attachment: Warrant #9 (2022-8 : Warrant # 9)



Invoice Due Date Range 03/01/22 - 05/17/22
Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor Eric Elmer Totals						Invoices	1		\$50.
2022-00000290	Refund VS #24094/5 Late Fees	Open		04/15/2022	04/15/2022	04/15/2022			40.
Vendor Frank Geu Totals						Invoices	1		\$40.
2022-00000314	Overpayment on Ticket # P1201-000042	Open		04/20/2022	05/02/2022	04/21/2022			50.
Vendor Jaime Hofer Totals						Invoices	1		\$50.
2022-00000292	VS#24108 & 24109 Refund	Open		04/15/2022	04/15/2022	04/15/2022			40.
Vendor Shane Liston Totals						Invoices	1		\$40.
2022-00000322	VS #09393 Wrong Amt Charged	Open		04/15/2022	04/15/2022	04/15/2022			40.
Vendor Matt May Totals						Invoices	1		\$40.
2022-00000320	Wood Mulch Refund for 1 Cubic Yard-1126 W. Hunting Court	Open		04/20/2022	04/22/2022	04/21/2022			15.
Vendor Frank Pusateri Totals						Invoices	1		\$15.
2022-00000289	Refund VS #09358 Late Fee	Open		04/15/2022	04/15/2022	04/15/2022			20.
Vendor Bogdan Starchuk Totals						Invoices	1		\$20.
Grand Totals						Invoices	275		\$4,037,378.

Attachment: Warrant #9 (2022-8 : Warrant # 9)



Payment Date Range 04/26/22 - 04/26/22
Report By Vendor - Invoicing
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 2048 - Quadient Finance USA, Inc									
2022-00000325	Village Wide Postage for Postage Machine	Paid by EFT #6136		04/21/2022	04/26/2022	04/26/2022		04/26/2022	3,000.
Vendor 2048 - Quadient Finance USA, Inc Totals						Invoices	1		\$3,000.
Grand Totals						Invoices	1		\$3,000.

Attachment: Warrant #9 (2022-8 : Warrant # 9)

Village of Palatine
Payment Batch Register

Bank Account: AP - Accounts Payable ZBA

Batch Date: 04/18/2022

Type	Date	Number Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA					
Check	04/18/2022	259617 Utility Management Refund	MARCHI , JIM		8.64
		Account Type	Account Number	Transaction Date	Transaction Type
Check	04/18/2022	259618 Utility Management Refund	MFA PLANET		8.26
		Account Type	Account Number	Transaction Date	Transaction Type
		Residential - Single Family	309641013-005	04/15/2022	Refund
AP Accounts Payable ZBA Totals:			Transactions: 2		\$16.90
Checks:	2		\$16.90		

Attachment: Warrant #9 (2022-8 : Warrant # 9)

Consider a Motion Granting Approvals, Including Waiver of the Sound Amplification Ordinance and Traffic Controls, for the St. Nectarios Greek Orthodox Church 'Greek Fest' Event on June 24 -26, 2022 at 133 S. Roselle Road

BACKGROUND:

St. Nectarios Greek Orthodox Church, 133 S. Roselle Road, wishes to hold their 2022 Greek Fest on June 24 - 26, 2022.

KEY ISSUES:

- The proposed festival hours are as follows:

Friday, June 24: 4 - 11 PM (Drive thru 4 - 9 PM)

Saturday, June 25: Noon - 11 PM (Drive thru Noon - 9 PM)

Sunday, June 26: Noon - 10 PM (Drive thru Noon - 9 PM)

- The organizers are requesting a waiver of the Sound Amplification Ordinance as follows:

Friday, June 24: 4 - 11 PM

Saturday, June 25: Noon - 11 PM

Sunday, June 26: Noon - 10 PM

- The proposed event and sound amplification hours are the same as the 2019 festival. Also, the sound stage has been repositioned to the SE corner, closer to the building, with the sound facing away from residential areas and toward the golf course.
- Signage for Greek Fest will be on or near their properties on both south corners of Palatine Road and Roselle Road. No additional signage will be placed in the right-of-way in the community.
- Staff will be working with the event organizers on the traffic management and parking plans, drive-through configuration, and required Police services. Part of the traffic control will again include using the eastern exit of the property for bus traffic only. The buses that are shuttling patrons would proceed out the east exit and turn left on Clyde to proceed back to Palatine Road. This significantly improved traffic flow on Roselle Road in 2018 and 2019. It should be noted they have also eliminated the games area and added a second drive-thru lane to help move traffic more smoothly. Similar to their drive-thru “only” event from 2021.
- To improve vehicular/pedestrian traffic related to the event, the Petitioner is proposing to utilize only Holy Family for off-site parking. The Petitioner and Village will work together on signage indicating that parking at Marion Jordan Elementary School for Greek Fest will not be permitted this year.

ALTERNATIVES:

1. Approve the Annual St. Nectarios Greek Orthodox Church's Greek Fest.
2. Do not approve the Annual St. Nectarios Greek Orthodox Church's Greek Fest.

RECOMMENDATION:

Staff recommends approval of Greek Fest including the waiver of the sound application ordinance and the traffic management plan.

ACTION REQUIRED:

A motion to approve the waiver of the sound amplification ordinance related to the annual St. Nectarios Greek Orthodox Church's Greek Fest and other related matters subject to the conditions outlined above.

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

Consider an Ordinance Amending Article 15 - Adult Use Recreational Cannabis of Appendix A of the Village of Palatine Code of Ordinances

BACKGROUND:

In June, 2019, the State of Illinois approved the Cannabis Regulation and Tax Act ("Cannabis Act"), creating the regulations permitting the legal sale and consumption of cannabis for adults at least 21 years old. The Village of Palatine approved the Adult Use Cannabis Dispensary regulations within the Zoning Ordinance in December 2019. In reviewing the existing Ordinance requirements, Staff is recommending the following text amendments to Article 15:

- 1) **Amending Section 15.02 to include Planned Development Districts, subject to the B-5 or Manufacturing District Use lists, as eligible zoning districts for a Special Use for an adult-use cannabis dispensing establishment; and**
- 2) **Eliminating the Section 15.04 (a) requirement, that a dispensing establishment must currently be licensed by the Illinois Department of Financial and Professional Regulation to operate a medical cannabis dispensing organization.**

KEY ISSUES:

- When the Village Council adopted the adult use cannabis dispensary ordinance, the eligible zoning districts for Special Use review included the B-5 district (Rand Road) and the Manufacturing District. While the initial text amendments focused upon only these zoning districts, Staff believes that there may also be appropriate locations, within properties zoned Planned Development, subject to the B-5 and Manufacturing districts.
- The Zoning Ordinance also requires adult dispensaries to have a current medical cannabis dispensing license (Medical Cannabis Pilot Program Act). Over the approximately three years of administering the State Cannabis Act, including 85 separate security protocol limitations, Staff believes that the medical cannabis dispensary requirement is no longer necessary. It was originally included as there was not enough history as to how the State would review non-medical operators.

ALTERNATIVES:

1. Approve the text amendments to Article 15 of the Palatine Zoning Ordinance.
2. Do not approve the text amendments to the Palatine Zoning Ordinance.

RECOMMENDATION:

Public Hearing: Plan Commission - April 19, 2022
Residents testifying: None

Vote: The Plan Commission voted unanimously to recommend approval of the Article 15 text amendments and Staff concurs with this recommendation.

ACTION REQUIRED:

A motion to approve the Text Amendments to Article 15 of the Village of Palatine Zoning Ordinance.

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

Consider Ordinances Approving a Planned Development Amendment for the Patrick Hyundai Phase 2 Planned Development and a Special Use for an Adult Use Dispensary for the Vacant Lot East of 325 E. Lake Cook Road

BACKGROUND:

The Subject Property, Lot 3 of the Patrick Hyundai Phase 2 Planned Development, is currently a vacant lot. The Petitioners are requesting a Planned Development Amendment to align the Planned Development uses to the B-5 district and to open an adult use cannabis dispensary on Lot 3. Therefore, the Petitioners are requesting:

Planned Development Amendment to Planned Development Ordinance #O-6-16 to align the underlying use lists to the B-5 district (Keystone Ventures LLC - Palatine Lake Cook Road LLC); and

Special Use for an adult use cannabis dispensing establishment (Botavi Wellness LLC)

KEY ISSUES:

- The property owner is requesting an amendment to align the Planned Development use lists to the B-5 district. As part of its approval, the Planned Development maintains full access extending from Rand Road through to Lake Cook Road for the Subject Property. Although Lot 3 remains undeveloped, the infrastructure improvements were completed with the Starbucks' drive-through in 2017. Prior to development of Patrick Hyundai, many of the underlying lots were zoned B-5.
- The Illinois Department of Financial and Professional Regulation awarded 75 Conditional Adult Use Dispensing Organization licenses in August 2021. Botavi Wellness LLC ("Botavi") was awarded a license (1 of 47 in the Chicago Naperville Elgin BLS region).
- The dispensary would be approximately 3,500 square feet and requires 12 parking spaces, with the Starbucks requiring seven spaces. There are 37 total spaces provided, leaving an excess of 18 spaces.
- Botavi presently operates under the store name "Bloc". Bloc presently operates eight dispensaries in Missouri and Pennsylvania. They also operate two pharmacies in Utah.
- The business plan indicates that a National Security Director oversees the dispensary operations. The store would also comply with all of the State's security directives and have 30-50 high definition cameras located throughout the building and outside the dispensary. The cameras will be equipped with facial

recognition/license plate readability. The Palatine Police Department would have access to a direct feed into all cameras at the dispensary. There will also be two armed security guards on-site, during all business hours. The proposed hours of operation are 8 AM - 8 PM, but the plan indicates that there will likely be fewer hours varying by day.

- The Subject Property complies with all of the spacing and separation requirements (1,500 feet) from any school, nursery, day care, pre-school or secondary school. It is also more than 500 ft. from the property line of any Park District property.
- Public comments were submitted to the Village indicating both opposition and support for adult use dispensaries. While those comments were included with the review materials, Staff notes that the comments are general in nature and not specific to either the proposed Special Use location or operator. No public testimony was provided at the Public Hearing.

ALTERNATIVES:

1. Approve the Planned Development Amendment and Special Use.
2. Do not approved the Planned Development Amendment and Special Use.

RECOMMENDATION:

Public Hearing:	Plan Commission - April 19, 2022
Residents testifying:	None
Vote:	The Plan Commission voted unanimously to recommend approval of the Planned Development Amendment to the Patrick Hyundai Phase 2 Planned Development and a Special Use for an adult use cannabis dispensary for the vacant lot east of 325 E. Lake Cook Road. Staff concurs with this recommendation.

ACTION REQUIRED:

A motion to approve the ordinances for a Planned Development Amendment to Patrick Hyundai Phase 2 Planned Development and a Special Use for an adult use cannabis dispensary for the vacant lot east of 325 E. Lake Cook Road.

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

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 2022 Budget included the provision for a TIF Surplus Rebate from the Rand/Lake Cook TIF Fund. As of December 31, 2021, the Finance Department determined that a \$2,100,000 “surplus” was available. Staff is recommending 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	\$ 738,360
District 211	596,190
Village of Palatine	254,940
Park District	133,980
Cook County	113,820
Harper College	86,730
Library	56,280
Township	29,190
Other Agencies	90,510
TOTAL	\$ 2,100,000

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 2022 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.

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

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 2022 Budget included the provision for a TIF Surplus Rebate from the Rand Road Corridor TIF Fund. As of December 31, 2021, the Finance Department determined that a \$1,500,000 “surplus” was available. Staff is recommending 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 2022 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.

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

Consider a Motion to Approve an Intergovernmental Agreement with the Forest Preserve District of Cook County for the Smith Street Connector Path

BACKGROUND:

One of the few remaining components of the implementation of the Village's Bike Plan is the connection of the bikeway system to the Forest Preserve at the intersection of Smith Street and Dundee Road. The proposed path will connect the existing bike route on Smith Street to the path in the Deer Grove Forest Preserve. In addition, Smith Street will be signed as a bike route between Dundee Road and Cunningham Drive. Phase I and II engineering has been completed by Christopher B. Burke Engineering, Ltd.

KEY ISSUES:

- The agreement proposes that the Village will prepare the plans, award a contract, and act as the lead agency in the construction and construction engineering.
- In order to maintain the path, the Village will accept ownership and maintenance of select portions of the path to the Forest Preserve after construction.
- A temporary easement is required for the Village to construct the new path and a perpetual easement is required to confirm ownership of portions of the new path and allow access for future maintenance.
- A tree mitigation fee of \$5,305.29 is required.
- Plans have been also submitted to the Illinois Department of Transportation. Comments have been received, addressed, and resubmitted this month placing the project in a position to go out to bid in May or June.

ALTERNATIVES:

1. Approve the intergovernmental agreement with the Forest Preserve District of Cook County for the Smith Street Connector Path.
2. Refer back to Staff with comments.

RECOMMENDATION:

Staff recommends approval of the intergovernmental agreement.

BUDGET IMPACT:

The cost of this intergovernmental agreement has been budgeted in the Capital Improvement Plan to accommodate this work.

ACTION REQUIRED:

Motion to approve the intergovernmental agreement between the Village of Palatine and the Forest Preserve District of Cook County for the Smith Street Connector Path.

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

Consider a Motion to Approve an Intergovernmental Agreement with Cook County for Construction of the Smith Street Connector Path

BACKGROUND:

One of the few remaining components of the implementation of the Village's Bike Plan is the connection of the bikeway system to the Forest Preserve at the intersection of Smith Street and Dundee Road. The proposed path will connect the existing bike route on Smith Street to the path in the Deer Grove Forest Preserve. In addition, Smith Street will be signed as a bike route between Dundee Road and Cunningham Drive. Phase I and II engineering has been completed by Christopher B. Burke Engineering, Ltd.

KEY ISSUES:

- The agreement proposes that the Village will prepare the plans, award a contract, and act as the lead agency in the construction and construction engineering with Cook County reimbursing the Village \$115,000.
- The Village's cost estimate for this improvement is \$210,000.
- The Palatine Park District has agreed to share all costs for the improvement above \$115,000 equally with the Village in the form of a reimbursement after the project is complete.

ALTERNATIVES:

1. Approve the intergovernmental agreement with Cook County for the Smith Street Connector Path.
2. Refer back to Staff with comments.

RECOMMENDATION:

Staff recommends approval of the intergovernmental agreement.

BUDGET IMPACT:

The cost of this intergovernmental agreement has been budgeted in the Capital Improvement Plan to accommodate this work.

ACTION REQUIRED:

Motion to approve the intergovernmental agreement between the Village of Palatine and Cook County for the Smith Street Connector Path.

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

Consider a Resolution Approving a Reduction in the Louise Lane Subdivision Security Deposit Reduction

BACKGROUND:

On December 11, 2020, the Village Council accepted a public improvements security deposit in the amount of \$104,000 to insure the completion of the public improvements for the Louise Lane Subdivision. The initial security deposit was subsequently reduced to its current amount of \$13,400.06. The Developer has completed the required Public Improvements, which were inspected and approved by the Village's Engineering Department. Therefore, the Petitioner is seeking approval of the following:

Authorization to reduce the public improvements security deposit, as indicated

KEY ISSUES:

- The Petitioner has completed the remaining public improvements, as outlined in their Subdivision Improvement Agreement and Final Engineering Plans, for the Louise Lane Subdivision.
- The Petitioner has requested a letter of credit reduction of \$3,000.
- The public improvements security deposit could be reduced by \$3,000 to a remaining total of \$10,400.06 and still cover the remaining required one-year maintenance period, which began on January 24, 2022.

ALTERNATIVES:

1. Authorize the reduction in the public improvements security deposit.
2. Do not authorize the reduction in the public improvements security deposit.

RECOMMENDATION:

Staff recommends that the public improvements security deposit is reduced as indicated.

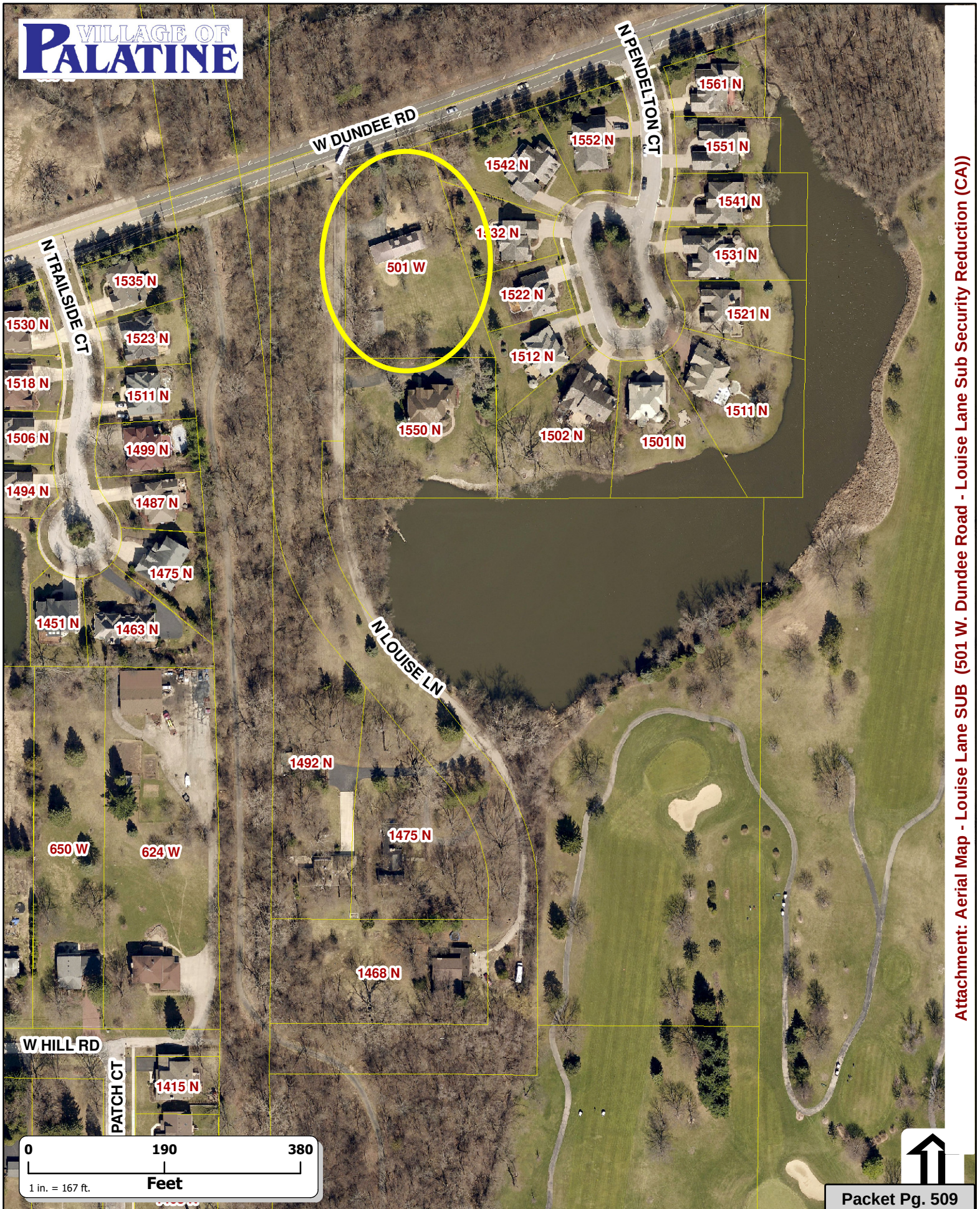
ACTION REQUIRED:

A motion to approve a resolution granting a reduction in the Public Improvements security deposit.

ATTACHMENTS:

- Aerial Map - Louise Lane SUB
- RES - Louise Lane - Security Deposit Reduction

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



RESOLUTION NO. _____

**RESOLUTION AUTHORIZING A REDUCTION OF THE SECURITY DEPOSIT
FOR LOUISE LANE SUBDIVISION**

WHEREAS, on the 11 day of December, 2020, TDC Holdings LLC for good and valuable consideration agreed to install certain public improvements in the Louise Lane Subdivision; and

WHEREAS, pursuant to Section 9.02 of Appendix B of the Palatine Municipal Code, an owner or developer of a subdivision is required to deposit certain security or evidence thereof with the Village of Palatine to guarantee the installation of such public improvements; and

WHEREAS, in the matter of the Louise Lane Subdivision located at 501 W. Dundee Road, a letter of credit - #0348 (Cornerstone Bank), in the amount of \$104,000 was deposited with the Village of Palatine on the 11 day of December, 2020 to ensure the completion of the project improvements; and reduced down to its current amount of \$13,400.06 on January 24, 2022, which commenced the one-year maintenance period; and

WHEREAS, TDC Holdings LLC has made application for a reduction of the letter of credit in the amount of \$3,000, which is the cost for the installation of the required subdivision monuments; and

WHEREAS, an inspector with the Village's Engineering Department has inspected the public improvements and has found these improvements to have been satisfactorily completed.

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

SECTION 1: Approval pursuant to the Palatine Municipal Code, Appendix B Section 9.02 be and is hereby granted for the public improvements having a value of \$3,000 (monuments installed).

SECTION 2: The letter of credit is hereby reduced to \$10,400.06.

PASSED: This _____ day of _____, 2022

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

Mayor

ATTESTED and FILED in the Office
of the Village Clerk this _____
day of _____, 2022.

Village Clerk

Consider a Resolution Regarding the Review of Closed Session Minutes

BACKGROUND:

Pursuant to the requirements of the Open Meetings Act, public bodies are to periodically review Closed Session minutes and release any that are no longer considered to be confidential. On April 18, 2022 the Village Council met in Closed Session to review the Closed Session Minutes and determined that a need for confidentiality still exists for all minutes on file.

ALTERNATIVES:

- 1) Approve the Resolution regarding review of Closed Session Minutes.
- 2) Refer back to Staff.

RECOMMENDATION:

The attached Resolution indicates that a need for confidentiality still exists for all unreleased Closed Session minutes, therefore no Closed Session Minutes will be released at this time.

ACTION REQUIRED:

Motion to approve the resolution regarding the review of Closed Session Minutes.

ATTACHMENTS:

- Closed Session Minutes RES

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

RESOLUTION NO. _____

**A RESOLUTION
REGARDING CLOSED SESSION MINUTES**

WHEREAS, The Mayor and Village Council of the Village of Palatine, have met from time to time in closed session for purposes authorized by the Illinois Open Meetings Act; and

WHEREAS, as required by the Act, the Village Council has kept written minutes of all such closed sessions; and

WHEREAS, pursuant to the requirements of 5ILCS 120/1 et seq., the Mayor and Village Council have met in closed session on April 18, 2022 to review all closed session minutes.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois, as follows:

SECTION 1: The Mayor and Village Council have determined that a need for confidentiality still exists for all of the Closed Session minutes on file, thus none of the Closed Session minutes will be released at this time.

SECTION 3: This Resolution shall be in full force and effect from and after its passage.

PASSED: This _____ day of _____, 2022

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

APPROVED by me this _____ day of _____, 2022

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this
_____ day of _____, 2022

Village Clerk

Attachment: Closed Session Minutes RES (Review Closed Session Minutes (CA))

Consider an Ordinance Granting a Special Use for a Unique Use to Permit a Short-Term Rental at 26 N. Rohlwing Road

BACKGROUND:

The Petitioners are requesting to utilize one unit of their duplex as a short-term rental property. Short-term rentals are not contemplated as either a permitted or special use in the Village's residential districts. Accessory unique uses are identified as Special Uses, within the residential districts and defined as follows:

Accessory unique use. A subordinate use which is clearly and customarily incidental to the principal use of a building or premises and which is located on the same lot as the principal building or use which is not otherwise listed as a permitted use or a special use within any zoning district, except for such accessory parking facilities as are specifically authorized to locate elsewhere. (Ord. No. 0-115-12, §1, 8/6/12)

Therefore, the Petitioners are requesting approval of the following:

Special Use for an accessory unique use to allow one unit of a two unit home to be used as a short-term rental property.

KEY ISSUES:

- The Subject Property is zoned R-2 Single-Family Residential. The lot is 11,322 square feet and currently functions as 2-unit multi-family dwelling. The property was constructed as a duplex in the 1950's and received a Special Use for a duplex in the R-2 District in 1997 (Ordinance #O-35-97).
- The business plan indicates that the owners would use rental platforms (e.g. VRBO/Airbnb) to assist in scheduling and screening of guests. It further indicates that the unit's short-term rental would be dependent upon the owner residing in their unit and that if they are out of town, the other unit would not be rented. Also, the submitted materials indicate that "...pets, smoking, drugs, and loud music would not be allowed."
- Per the business plan, rentals are not anticipated to be less than one weekend and rentals for temporary work assignments may be considered, but do not anticipate multiple month rental situations.
- The specific furnishing of the units are listed below:
 - Unit #1: Main floor - 2,400 square feet, with a basement and two bedrooms, one full bathroom, and one $\frac{3}{4}$ bathroom. This unit also includes a full kitchen (with range and refrigerator), family room, living room, and a home office, with laundry facilities. The business plan indicates that the occupancy for this unit would be limited to five individuals (four adult maximum).
 - Unit #2: Second floor apartment - 1,000 square feet, including 2 bedrooms, 1 full bathroom, and eat-in kitchen (range, refrigerator, and microwave). The business plan indicates that this unit will be the focus for rental use.
- The Petitioners reside in unit #1, but the business plan indicates that they would like the flexibility to transition into unit #2 in order to rent unit #1, when circumstances are

warranted. In either situation, they would continually reside in one of the units.

- The Subject Property shares a driveway with 32 N. Rohlwing Road (directly north of subject property). Parking is provided with an existing two-car garage and attached car-port (1 parking space). The Petitioners indicate that the carport space and one driveway space will be available for the short-term rental. With the Petitioners having two cars, the additional parking needs, number of guest trips, and the existing shared driveway are additional Staff concerns for the proposed use. Public parking is also not allowed overnight on public streets.
- Staff does not think the introduction of short-term rentals into residential neighborhoods is an appropriate land use. In review of this Petition, Staff also polled the Northwest Municipal Conference to determine how other municipalities regulate their use. The results indicate that short-term rentals are also typically not permitted uses in other communities. If the Village Council agrees that short-term rentals should not be contemplated in the Village's residential districts, Staff would also recommend a specific text amendment to the Village Code to further clarify these restrictions.

ALTERNATIVES:

1. Approve the Special Use to Permit a Short-Term Rental as an Accessory Unique Use.
2. Do not approve the Special Use to Permit a Short-Term Rental as an Accessory Unique Use.

RECOMMENDATION:

Public Hearing: ZBA meeting on April 12, 2022

Residents testifying: One. The neighbor directly west of the Subject Property testified against the Special Use request and noted the impacts to the surrounding properties.

Vote: The ZBA voted 4-1 to approve the Special Use to Permit a Short-Term Rental as an Accessory Unique Use, Staff recommends denial.

ACTION REQUIRED:

A motion to approve the ordinance granting Special Use to Permit a Short-Term Rental as an Accessory Unique Use at 26 N. Rohlwing Road.

RESULT:	MOTION FAILED BY ROLL CALL [1 TO 5]
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Greg Solberg, District 4 Councilman
AYES:	Kollin Kozlowski
NAYS:	Millar, Lamerand, Myslinski, Solberg, Helms