



VILLAGE OF PALATINE
VILLAGE HALL - COUNCIL CHAMBERS
200 E. WOOD STREET
PALATINE, IL 60067-5339 – (847) 359-9050
<http://www.palatine.il.us>

VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

AGENDA

APRIL 3, 2023

Regular Meeting

7:00 PM

I. ROLL CALL

II. PLEDGE TO THE FLAG

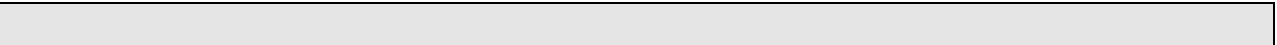
III. APPROVAL OF MINUTES

1. Village Council - Special Meeting - March 20, 2023
2. Village Council & Committee of the Whole - Regular Meeting - March 20, 2023

IV. MAYOR'S REPORT

1. As Submitted

V. RECESS TO THE COMMITTEE OF THE WHOLE



VI. COMMITTEE OF THE WHOLE

A. POLICE POLICY & CODE SERVICES COMMITTEE

BRAD HELMS, CHAIRMAN

1. Consider an Ordinance Granting a Special Use for an Automobile Service Center (Oil Change Use) and a Setback Reduction for the Property at 218 - 220 N. Northwest Highway (Council District: Six)
2. Consider an Ordinance Granting a Variation to Permit a Fence to be Set Back One Foot from a Side Property Line Abutting a Street, Instead of the Minimum Required 3 feet, at 720 E. Delgado Drive (Council District: Three)
3. Consider an Ordinance Granting a Variation for a Front Stoop at 294 N. MacArthur Drive (Council District: Six)
4. Consider an Ordinance Granting a Special Use for an Accessory Structure to Exceed the Maximum Height Allowed and a Variation for Lot Coverage at 108 S. Walnut Street (Council District: Two)

5. As Submitted

B. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. Consider a Motion Authorizing the Village Manager to Execute a Contract for the Purchase of a SCBA Breathing Air Compressor
2. As Submitted

C. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

GREG SOLBERG, CHAIRMAN

1. As Submitted

D. BUSINESS FINANCE & BUDGET COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted

E. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted

F. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted

VII. RECONVENE THE VILLAGE COUNCIL MEETING



VIII. CONSENT AGENDA

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

1. Consider a Motion to Approve 2023 Warrant #7
2. Consider an Ordinance Granting a Special Use for an Automobile Service Center (Oil Change Use) and a Setback Reduction for the Property at 218 - 220 N. Northwest Highway (Council District: Six)

3. Consider an Ordinance Granting a Variation to Permit a Fence to be Set Back One Foot from a Side Property Line Abutting a Street, Instead of the Minimum Required 3 feet, at 720 E. Delgado Drive (Council District: Three)
4. Consider an Ordinance Granting a Variation for a Front Stoop at 294 N. MacArthur Drive (Council District: Six)
5. Consider a Motion Authorizing the Village Manager to Execute a Contract for the Purchase of a SCBA Breathing Air Compressor
6. Consider an Ordinance Amending Chapter 11 Licenses, Permits & Business Regulations of the Code of Ordinances of the Village of Palatine
7. Consider a Resolution Completing the Required One-Year Maintenance Period and Releasing the Security Deposit for Hillside Subdivision (Council District: One)

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

GREG SOLBERG, CHAIRMAN

1. As Submitted

B. BUSINESS FINANCE & BUDGET COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted

F. POLICE POLICY & CODE SERVICES COMMITTEE

BRAD HELMS, CHAIRMAN

1. Consider an Ordinance Granting a Special Use for an Accessory Structure to Exceed the Maximum Height Allowed and a Variation for Lot Coverage at 108 S. Walnut Street (Council District: Two)
2. As Submitted

X. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted

B. VILLAGE CLERK

1. As Submitted

C. VILLAGE ATTORNEY

1. As Submitted

XI. CLOSED SESSION AS REQUIRED

XII. RECOGNITION OF AUDIENCE

XIII.ADJOURNMENT



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VILLAGE COUNCIL & COMMITTEE OF THE WHOLE
MARCH 20, 2023

Village Hall - Council Chambers

Special Meeting

6:00 PM

I. ROLL CALL – Time: 6:00 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	Late	6:03 PM
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

II. REQUEST FOR CLOSED SESSION

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

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

III. ADJOURNMENT – Time: 6:56 PM

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

RESULT:	MOTION CARRIED BY VOICE VOTE [UNANIMOUS]
MOVER:	Scott Lamerand, District 2 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

MINUTES

MARCH 20, 2023

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 Mehning, 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

- Village Council & Committee of the Whole - Regular Meeting - March 13, 2023 - **Accepted**

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Greg Solberg, District 4 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

Minutes Acceptance: Minutes of Mar 20, 2023 7:00 PM (APPROVAL OF MINUTES)

IV. MAYOR'S REPORT

1. PUBLIC HEARING

1. Motion Opening the Public Hearing for Text Amendments to Appendix A - Zoning Ordinance of the Village of Palatine Code of Ordinances Regarding the Establishment of the Planning and Zoning Commission - **Motion Carried by Voice Vote**

Mayor Schwantz opened the Public Hearing.

Village Manager Reid Ottesen explained a variety of amendments are necessary and require a public hearing to consolidate the Plan Commission and the Zoning Board of Appeals into one Planning and Zoning Commission of 9 members meeting the 2nd and 4th Monday each month. The change would become effective May 1, 2023, with new appointments to the Planning and Zoning Commission. Staff recommends a motion to open the Public Hearing, take testimony, and then close the public hearing.

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

2. Close the Public Hearing - **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

2. As Submitted -

Mayor Schwantz announced upcoming events:

Wednesday, March 22: 7 PM - 9 PM

District 1 and District 2 Residents Spring 2023 Meeting
Village Hall Council Chambers

Thursday, March 23: Noon - 6 PM

Palatine Board of Health Community Blood Drive
Village Hall

Wednesday, March 29: 1 PM - 6 PM

American Red Cross Blood Drive
Deer Grove Covenant Church

To help people displaced by the recent fire at Dundee Quarter, donations are

being accepted at the Community Resource Center, 1585 N. Rand road and the Palatine township, 721 S. Quentin Road. Visit Palatine Website.

Anne Freda-Bochenko Recognition

Mayor Schwantz presented a Certificate of Appreciation to Anne Freda-Bochenko for her 15 years of service as the Cable TV Operator for the Village Council, Plan Commission and Zoning Board meetings.

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

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

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

VI. COMMITTEE OF THE WHOLE

A. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:06 PM

BRAD HELMS, CHAIRMAN

1. Consider Ordinances Granting a Vacation of a Portion of the Olive Street Right-of-Way, a Setback Reduction and Variations for Permitted Obstructions, and a Resolution Consolidating Five Existing Lots and the Vacated Olive Street Right-of-Way at 530 S. Williams Avenue - **Continued** (Council District: Five)

Village Manager Reid Ottesen reported this item, initially heard at the March 6th Council meeting, and was continued for the Petitioner to further review the proposed stormwater control plans and related resident concerns. For the Petitioner to further review the issue, staff recommends continuing this item to the April 17 Village Council meeting.

Motion was to continue to April 17, 2023.

RESULT:	CONTINUED [UNANIMOUS]	Next: 4/17/2023 7:00 PM
MOVER:	Kollin Kozlowski, District 5 Councilman	
SECONDER:	Doug Myslinski, District 3 Councilman	
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms	

2. Consider an Ordinance Granting a Special Use Amendment for an Outdoor Dining Patio and a Variation to Permit a Third Freestanding Sign at 773 N. Quentin Road for Pink's Shrimp and Oysters - **Motion Carried by Roll Call** (Council District: One)

Planning & Zoning Director Ben Vyverberg presented Pink's Shrimp & Oysters' request for a Variation for a third freestanding sign and a Special Use Amendment to allow a seasonal outdoor seating patio south of the building, with 24 seats, a new barrier curb and 3-foot-tall bollards.

In response to the HOA objection to noise and odor concerns, staff recommends, and Petitioners agree to install a new solid 8-foot fence on portions of the eastern and southern sides of the shopping center property. The ZBA voted unanimously to approve a Special Use and Variations and staff concurs.

Vyverberg stated the shopping center owner has replaced missing sections of the existing solid 8 foot fence.

Councilman Millar cautioned about the restaurant equipment outdoors after hours, and noted that there is no outdoor service, no windows, but food and alcohol will be taken out and consumed.

Petitioner Kristina Gaardbo stated that there are cameras in the area, patrons and servers will be in and out of the restaurant. They want to be good neighbors. They had HVAC system inspected twice to assure neighbors that all noise levels are within code, 50 decibels and it is a brand new system. The hood system automatically goes on when certain temperatures are reached. They meet a noise level tolerance. Wait Staff will be bringing food and drinks out to the patio.

Village Manager Reid Ottesen stated that the alcohol is not a concern based on the petitioner's business history. Police Sergeant Dibble will be meeting with them prior to opening the patio.

Councilman Millar is comfortable with a 3 and 6 month review.

Brook Buccola, 781 N. Vern Ellen Ct., asked that Pink silence the door closing noise, redirect cameras away from neighboring yards. She suggested metal panels can redirect noise vibrations. Ottesen will check with health codes for sound softening. Anything cannot be mandated, but the center or business owner may voluntarily make changes. Gaardbo agreed to door closers, HVAC specialists stated that the deflectors do not help. Cameras are focused on the dumpsters and seating area.

Sandy Andersen, noted that the sound that travels 1/2 block south is the sound of a large caldron boiling rocks. It seems deflectors would redirect the sound.

Gaardbo stated she is not sure about the noise Andersen is referring to. It is a white noise like a fan, and suggested the noise is coming from someone else. Petitioner is trying to bring life to the shopping area. She would be willing to look into a wall on top of the building.

Councilman Millar noted methods of noise mitigation, referring to O'Hare Noise Commission.

Karen McCassio, N. Vern Court, stated they both may be right. One high camera may be owned by the center. She encourages the door closures. Ottesen repeated Sergeant Dibble will check it all out.

Councilman Solberg asked if the 3 & 6 month reviews are our only leverage if the problems continue. Ottesen stated if there's a complaint, we will investigate. We are aware of the concerns. He inspected personally and we will continue to work with the business. The outdoor hours are limited to 7 and 8 PM.

Councilman Lamerand stated there is no code violation to fix. There is a low hum.

Councilman Helms recommended neighbors record objectionable noises.

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

3. Consider an Ordinance Amending Section 18-81 of the Code of Ordinances to Amend the Existing No Parking Restriction on East Farm Gate Lane Between Country Lane and Ridgewood Lane - **Motion Carried by Voice Vote** (Council District: Six)

In response to a resident request and traffic study, Public Works Director Matt Barry recommended the time restriction on East Farm Gate Lane to be amended from anytime to 7 AM - 4 PM when school is in session, to be in alignment with most of the parking restrictions in place as a result of school traffic. Staff recommends amending the Code.

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

4. Consider an Ordinance Amending Section 18-81 of the Code of Ordinances to Amend the No Parking Restriction on North Coach Road from Old Hicks Road to Castle Court - **Motion Carried by Voice Vote** (Council District: Three)

In response to a resident request and traffic study, Public Works Director Matt Barry recommended that the parking restriction on the west side of North Coach Road from Old Hicks Road to Castle Court be posted as no parking

any time year-round. Staff recommends the existing parking prohibition be amended and added to the Village Code.

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

5. As Submitted -

Nothing was submitted.

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:49 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. Consider an Ordinance Granting a Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential and a Resolution Granting a 4-Lot Final Subdivision of 780 W. Dundee Road - **Adopted by Voice Vote** (Council District: One)

Planning & Zoning Director Ben Vyverberg presented the petitioner's request to rezone an R-1 preliminary plat of subdivision (4 lots) to Final Plat of Subdivision R-2 Single-Family Residential with storm water retention. Vyverberg explained the parking plan. The Plan Commission voted unanimously to recommend approval and staff concurs.

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

2. Consider a Motion Approving the Downtown TIF District Facade & Interior Building Improvement Grant Program Application for the Property at 16 N. Brockway Street - **Approved by Roll Call** (Council District: Six)

Community Development Director Mike Jacobs presented the Downtown TIF District Facade & Interior Building Improvement Grant Program Application from Pizza Bella at 16 N. Brockway, with plans to convert the space to a Restaurant, eligible for the maximum reimbursement of \$125,000 (\$75,000 facade, \$50,000 interior improvements). They are eligible for reimbursement of \$122,950. Staff recommends approval.

Councilman Solberg confirmed this is a redevelopment improvement.

Village Manager Reid Ottesen stated this complies with the prior approved facade.

Roman Golash 418 E Juniper, confirmed this is the old Zimmer's Hardware Store.

RESULT:	APPROVED BY ROLL CALL [6 TO 1]
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Schwantz, Lamerand, Myslinski, Solberg, Kozlowski, Helms
NAYS:	Millar

3. Consider Ordinances Amending Various Sections of the Palatine Code of Ordinances, Including Appendix A and Appendix B, Regarding the Establishment of the Planning and Zoning Commission - **Motion Carried by Voice Vote**

Village Manager Reid Ottesen explained the newly created Planning and Zoning Commission will exercise those powers provided by law to a Plan Commission and a Zoning Board of Appeals, as well as such other powers as may be provided by statute, this Code or Ordinance. The Planning and Zoning Commission will consist of nine members, serving staggered three-year terms, to be appointed by the Mayor with the consent of the Village Council. The Mayor will designate a Chairperson and Vice Chairperson. The Planning and Zoning Commission will generally meet on the 2nd and 4th Tuesdays of the month (as needed) at 7 PM in the Palatine Village Hall. All the proposed Code amendments will become effective May 1, 2023. Staff recommends approving the ordinances amending various sections the Village's Code of Ordinances, including Appendix A and Appendix B, to create the Planning and Zoning Commission.

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

4. As Submitted -

Nothing was submitted.

C. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time:
8:01 PM

GREG SOLBERG, CHAIRMAN

1. Consider an Ordinance Extending a Moratorium on the Issuance of Additional Video Gaming Licenses as Defined in Section 3-35 of the Palatine Code of Ordinances - **Motion Carried by Voice Vote**

Village Manager Reid Ottesen recommended an extension of the Video Gaming moratorium to further evaluate the operations of the approved establishments and determine whether further modifications to the Code of

Ordinances are necessary. The moratorium, originally effective through March 31, 2023, would be extended through April 30, 2023 unless the Council ends it earlier or extends it. Staff will bring this back April 17, and recommends approval. Ottesen will give a full report on revenues a year from now.

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

2. As Submitted -

Nothing was submitted.

D. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 8:05 PM

SCOTT LAMERAND, CHAIRMAN

1. Consider a Motion to Approve a Road Salt Purchase Through the State of Illinois Purchasing Cooperative - **Approved by Voice Vote**

Public Works Director Matt Barry recommended filling the dome with the Road Salt Purchase through the State of Illinois Purchasing Cooperative this spring to fulfill the current contract minimum and to have a full supply on hand prior to next winter. The State of Illinois Department of Central Management Systems (CMS) is planning to solicit bids for bulk rock salt in May for the 2023/2024 winter season. Staff recommends authorizing the Village Manager to enter into an agreement to purchase 4,800 tons.

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

2. Consider a Motion to Award a Contract for the Crescent Avenue and Ellis Street Improvements Project - **Approved by Voice Vote** (Council District: One)

Public Works Director Matt Barry reported the low responsive and responsible bidder was Schroeder Asphalt Services, Incorporated of Huntley, Illinois in the amount of \$1,736,918.76. Rebuild Illinois (RBI) funds are eligible and available for this project. This utilizes the balance \$552,971.66 of installment 5 and all the \$753,029.34 from installment 6, which have been received by the Village. Sewer funds in the amount of \$1,000,000 have also been appropriated in the Capital Improvement Program to accommodate the sewer improvements on Ellis Street, \$430,917.76 will be used to cover the balance. A portion of the savings of \$569,082 will be used for the construction management of this project. Staff recommends that the contract for the

Crescent Avenue and Ellis Street Improvements Project be awarded to Schroeder Asphalt Services.

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

3. Consider a Motion Approving an Agreement with BLA, Incorporated for Construction Engineering Services for the Crescent Avenue and Ellis Street Improvements Project - **Approved by Voice Vote** (Council District: One)

Public Works Director Matt Barry reported Crescent Avenue (Dorset Avenue to Kenilworth Avenue) and Ellis Street (Quentin Road to the dead end) are scheduled to be improved this summer using Rebuild Illinois bond funds. The estimated start is in May with construction to be substantially completed by early August. Consulting Engineering is recommended to meet procedural requirements, assure quality construction, and allow for the necessary intermittent attention needed during the construction period. Drainage improvements followed by pavement improvements are included with this project. A qualification-based selection process was followed to select BLA, Incorporated for the design engineering for Crescent Avenue and Ellis Street. It is recommended that continuity continue from design engineering into construction engineering (Phase III). Sewer funds in the amount of \$569,082 are available in the Capital Improvement Programs. Staff recommends authorizing the Village Manager to execute the proposal from BLA for Construction Engineering Services for the Crescent Avenue and Ellis Street Improvements Project.

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

4. As Submitted -

Nothing was submitted.

E. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 8:08 PM

TIM MILLAR, CHAIRMAN

1. Consider an Ordinance for the Use of the Illinois Public Water Supply Loan Program Agreement - **Approved by Voice Vote**

Village Manager Reid Ottesen reported in 2022, the Village adopted a voluntary lead service line replacement program, which is considered one of the most inviting programs in the region, as it covers the majority cost of those who voluntarily replace their lead service line. To date, we have had

less than ten applicants in our program for our system of approximately 636 eligible water service lines. The replacements to date have been funded by a grant the Village received from the Northwest Water Commission. The State is offering grant resources up to \$4M per community through their revolving loan program for municipalities who would choose to voluntarily accelerate the replacement of lead service lines ahead of their mandatory replacement deadline requiring replacements to start in 2027. The Village applied last year and expects a response by the mid-year. Recently the Village hired a consulting engineer to complete the design for a contract which could be bid as soon as this year. This ordinance affirms the powers of the Village. Taking this action enhances our scoring in the competitive grant program. Having this on file better prepares the Village for a grant if we are selected for 0% interest rate funds as any participant from the state will pass through their Public Loan Program. This action does not constitute an indebtedness of the Village within the meaning of any constitutional or statutory limitation. Our application process will continue with this action. Agreements accepting funds would be after this action. Staff recommends approval of the Ordinance as prepared and pursuant to the State's requirements.

In response to Councilman Solberg, Public Works Director Matt Barry recommended everyone in Palatine go to the website to see if they have lead pipes.

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.

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted -

Nothing was submitted.

VII. RECONVENE THE VILLAGE COUNCIL MEETING

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

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

Motion was to approve Items 1-5 and 7-13, moving Item 6 to the Community & Economic Development Standing Committee.

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

1. Consider a Motion to Approve 2023 Warrant #6 - **Approved**
2. Consider an Ordinance Granting a Special Use Amendment for an Outdoor Dining Patio and a Variation to Permit a Third Freestanding Sign at 773 N. Quentin Road for Pink's Shrimp and Oysters - **Approved** (Council District: One)

Ordinance #O-21-23

3. Consider an Ordinance Amending Section 18-81 of the Code of Ordinances to Amend the Existing No Parking Restriction on East Farm Gate Lane Between Country Lane and Ridgewood Lane - **Approved** (Council District: Six)

Ordinance #O-22-23

4. Consider an Ordinance Amending Section 18-81 of the Code of Ordinances to Amend the No Parking Restriction on North Coach Road from Old Hicks Road to Castle Court - **Approved** (Council District: Three)

Ordinance #O-23-23

5. Consider an Ordinance Granting a Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential and a Resolution Granting a 4-Lot Final Subdivision of 780 W. Dundee Road - **Adopted by Roll Call** (Council District: One)

Ordinance #O-24-23
Resolution #R-8-23

6. Consider a Motion Approving the Downtown TIF District Facade & Interior Building Improvement Grant Program Application for the Property at 16 N. Brockway Street - **Approved** (Council District: Six)

7. Consider Ordinances Amending Various Sections of the Palatine Code of Ordinances, Including Appendix A and Appendix B, Regarding the Establishment of the Planning and Zoning Commission - **Approved**

Ordinance #O-25-23

Ordinance #O-26-23

Ordinance #O-27-23

8. Consider an Ordinance Extending a Moratorium on the Issuance of Additional Video Gaming Licenses as Defined in Section 3-35 of the Palatine Code of Ordinances - **Approved**

Ordinance #O-28-23

9. Consider a Motion to Approve a Road Salt Purchase Through the State of Illinois Purchasing Cooperative - **Approved**

10. Consider a Motion to Award a Contract for the Crescent Avenue and Ellis Street Improvements Project - **Approved** (Council District: One)

11. Consider a Motion Approving an Agreement with BLA, Incorporated for Construction Engineering Services for the Crescent Avenue and Ellis Street Improvements Project - **Approved** (Council District: One)

12. Consider an Ordinance for the Use of the Illinois Public Water Supply Loan Program Agreement - **Approved**

Ordinance #O-29-23

13. Consider a Resolution Reducing the Public Improvements Security Deposit for Architects Corner Subdivision at W. Falkirk Place and Northumberland Pass - **Adopted by Roll Call** (Council District: One)

Resolution #R-9-23

IX. REPORTS OF STANDING COMMITTEE

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

8:11 PM

GREG SOLBERG, CHAIRMAN

1. As Submitted -

No Report

Minutes Acceptance: Minutes of Mar 20, 2023 7:00 PM (APPROVAL OF MINUTES)

B. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 8:11 PM*TIM MILLAR, CHAIRMAN*

1. As Submitted -

No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 8:11 PM*KOLLIN KOZLOWSKI, CHAIRMAN*1. As Submitted - **Motion Carried by Roll Call**

Chairman Kozlowski brought forward Item 6 from the Consent Agenda: 16 N. Brockway - Pizza Bella Building Improvement Grant Application.

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

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 8:11 PM*DOUG MYSLINSKI, CHAIRMAN*

1. As Submitted -

No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 8:12 PM*SCOTT LAMERAND, CHAIRMAN*

1. As Submitted -

No Report

F. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 8:12 PM*BRAD HELMS, CHAIRMAN*

1. As Submitted -

Chairman Helms reported that 530 S Williams Ave.- SU-VAC-CON-VAR Salt Creek Park District will be reported out April 17, 2023.

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

1. As Submitted -

No Report

B. VILLAGE CLERK

1. As Submitted -

Village Clerk Marg Duer reported on Voting for the April 4th Consolidated Local Election.

Early Voting at 150 W. Wilson opened today and continues Monday - Saturday 9-5 and Sundays 10-4 through Monday, April 3.

Election Day is Tuesday, April 4.

If you are not registered to vote, if your name or address has changed, you may register at the polling place and vote a provisional ballot. You will need two forms of identification, one must have your home address.

C. VILLAGE ATTORNEY – Time: 8:14 PM

1. As Submitted -

No Report

XI. CLOSED SESSION AS REQUIRED

No Closed Session requested.

XII. RECOGNITION OF AUDIENCE – Time: 8:14 PM

Roman Golash, 418 E. Juniper Drive, thanked the Village for supporting the American Legion's video gaming and the Lenten Friday Fish Fry.

XIII.ADJOURNMENT – Time: 8:15 PMAdjourn the Village Council Meeting - **Motion Carried by Voice Vote**

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

Submitted by:

Margaret R. Duer
Village Clerk

Minutes Acceptance: Minutes of Mar 20, 2023 7:00 PM (APPROVAL OF MINUTES)

Consider an Ordinance Granting a Special Use for an Automobile Service Center (Oil Change Use) and a Setback Reduction for the Property at 218 - 220 N. Northwest Highway

BACKGROUND:

The Petitioners propose demolishing the existing building (previously Mother Cluckers restaurant) and building a new quick service oil change use (Strickland Oil Brothers). The building encroaches into the side yard abutting a street (along N. Hicks Place) and the use requires a Special Use. Therefore, the Petitioner is requesting approval of the following:

- 1) Special Use to permit an automobile service center (oil change use); and
- 2) Variation to permit a side yard abutting a street to be 5 feet, instead of the minimum required 10 feet.

KEY ISSUES:

- The property, zoned B-2 General Business District, contains an existing building of approximately 3,200 square feet. The proposal includes demolition of the existing building and construction of a new building. The lot consists of eight smaller parcels totaling 17,786 square feet/.408 acres. The Petitioners will also consolidate the lots.
- The site plan includes a new 1,750 square foot building. The building meets the setback requirements, with the exception of the south side setback of 5 feet, instead of the minimum required 10 feet. The existing building provides only a 1-foot setback (9-foot encroachment) on the south side. With the unique shape of the property, angular lot lines, and frontages on three streets, Staff understands the difficulty in redeveloping the site and it is unlikely that a new commercial building could reasonably be developed, without some form of zoning relief.
- The business plan indicates that only oil changes and other preventative services will be provided. There will 3-4 employees on site at any given time and 2-8 cars are anticipated to be serviced on site, at any time. The hours of operation are:
 - Monday - Friday 8 AM - 7 PM
 - Saturday 8 AM - 5 PM
 - Sunday 10 AM - 5 PM
- The site plan provides 9 parking spaces, and 6 spaces are required. Additionally, per the business plan, the building is well insulated, and the majority of the work is done in a below grade pit to further reduce any noise concerns.

ALTERNATIVES:

1. Approve the Special Use and Variation to permit automobile service center (oil change use).
2. Do not approve the Special Use and Variation to permit automobile service center (oil change use).

RECOMMENDATION:

Public Hearing: March 14, 2023

Residents testifying: 1 - Concern regarding traffic flow on Colfax Street.

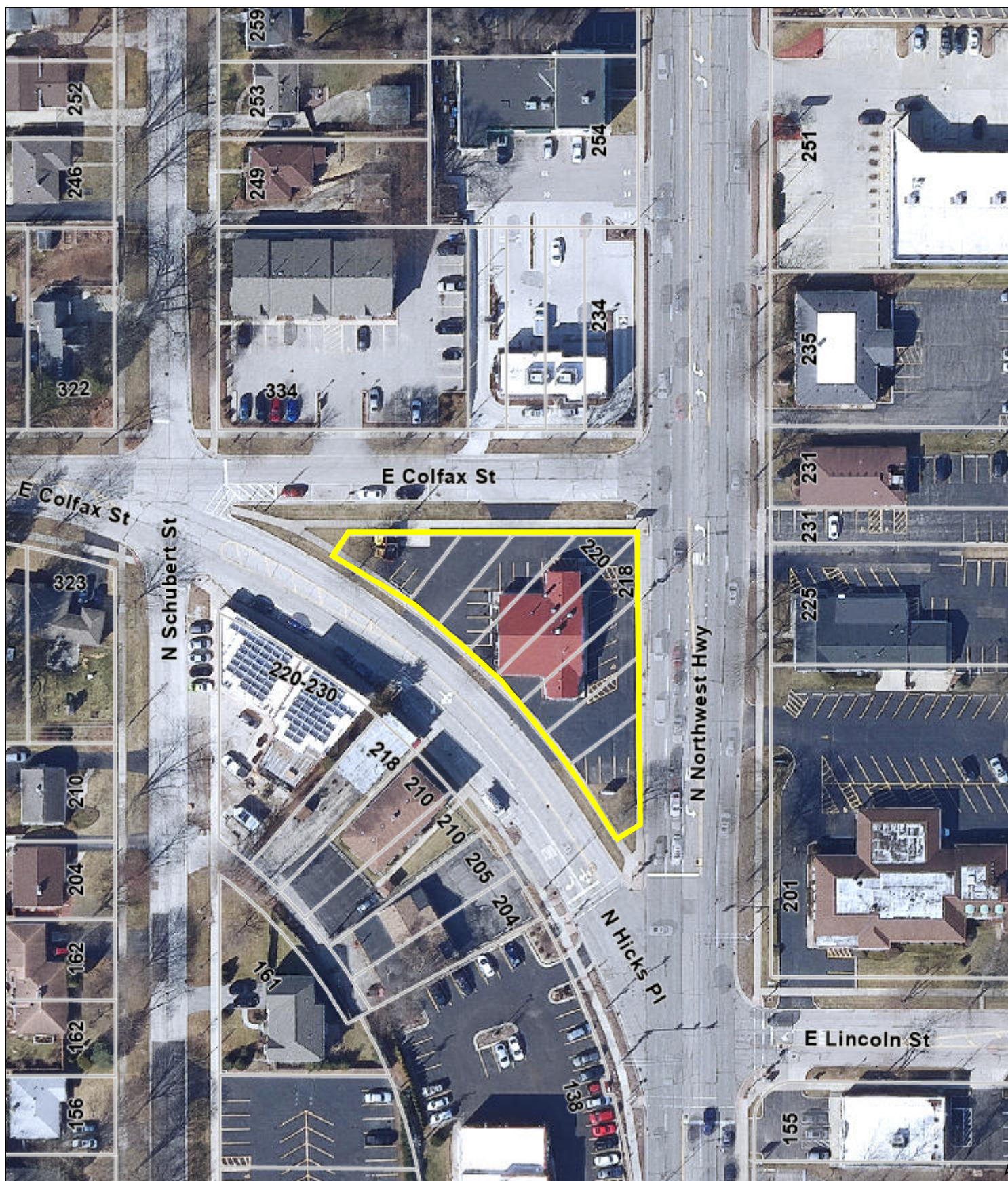
Vote: The Zoning Board of Appeals voted 6-0 to recommend approval of the request and Staff concurs.

ACTION REQUIRED:

Motion to approve an ordinance granting a Special Use to permit an automobile service center (oil change use) and a Variation to permit a side yard abutting a street to be 5 feet, instead of the minimum required 10 feet.

ATTACHMENTS:

- Aerial Map
- SU VAR ORD - 218-220 N. Northwest Highway
- EXHIBIT - Site Plan
- EXHIBIT - Elevations
- EXHIBIT - Business Plan
- ZBA materials - 3-14-23
- ZBA Minutes 3-14-23



Attachment: Aerial Map (218 - 220 N Northwest Highway - SU Oil Change)

0 100 200 ft

Print Date: 3/6/2023

Notes

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

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A SPECIAL USE AND VARIATION
218-220 N. NORTHWEST HIGHWAY**

WHEREAS, pursuant to a petition and public hearing on March 14, 2023, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit an automobile service center (oil change), pursuant to Section 11.03 (d)(5), and a Variation to permit a side yard setback abutting a street to be 5 feet, instead of the minimum required 10 feet, pursuant to Section 11.03 (g)(4) of the Palatine Zoning Ordinance, on the following legally described property:

LOT 1 TO 8 INCLUSIVE IN BLOCK 9 IN JOHNSON AND WEBER'S PALATINE RIDGE SUBDIVISION IN THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 29, 1926 AS DOCUMENT NUMBER 9257784.

commonly known as 218-220 N. Northwest Highway (PIN# 02-14-320-001, 02-14-320-002, 02-14-320-003, 02-14-320-004, 02-14-320-005, 02-14-320-006, 02-14-320-007, and 02-14-320-008)

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 automobile service center (oil change), pursuant to Section 11.03 (d)(5), and a Variation to permit a side yard setback abutting a street to be 5 feet instead of the minimum required 10 feet,

Attachment: SU VAR ORD - 218-220 N. Northwest Highway (218 - 220 N Northwest Highway - SU Oil Change)

pursuant to Section 11.03 (g)(4) of the Palatine Zoning Ordinance, is hereby granted,
subject to the following condition(s):

1. The Special Use and Variation shall substantially conform to the site plan prepared by Mark T. DiGanci, architect dated 2/23/2023, elevations plans prepared by Oak Line Studio, Architecture and Design dated 2/08/2023 and the submitted business plan, except as such plans may be changed to conform to Village Codes and Ordinances.
2. A Plat of Consolidation shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer.
3. The final traffic direction signage within the Subject Property will be submitted in a manner acceptable to the Village Engineer.

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

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

PASSED: This _____ day of _____, 2023

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

APPROVED by me this _____ day of _____, 2023

Mayor of the Village of Palatine

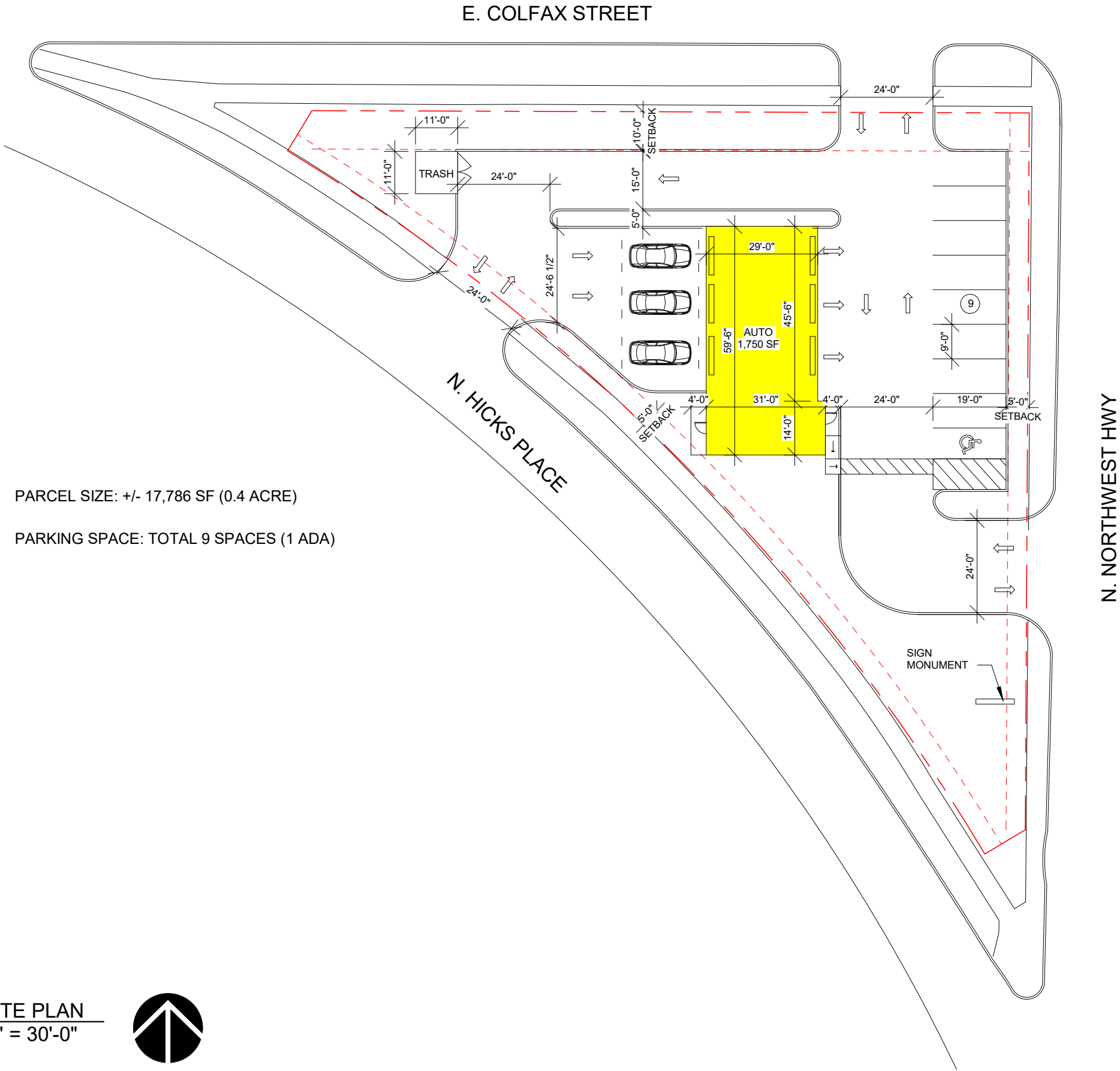
ATTESTED and FILED in the office of the Village Clerk this
_____ day of _____, 2023

Village Clerk



PARCEL SIZE: +/- 17,786 SF (0.4 ACRE)

PARKING SPACE: TOTAL 9 SPACES (1 ADA)



EXTERIOR MATERIALS SCHEDULE AND IMAGES



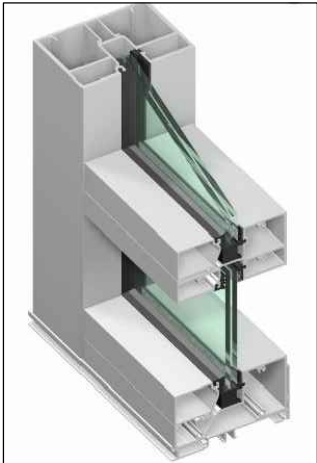
BLUE COLOR



CORRUGATED METAL ROOFING



QUIK BRIK-AUTUMN BLEND



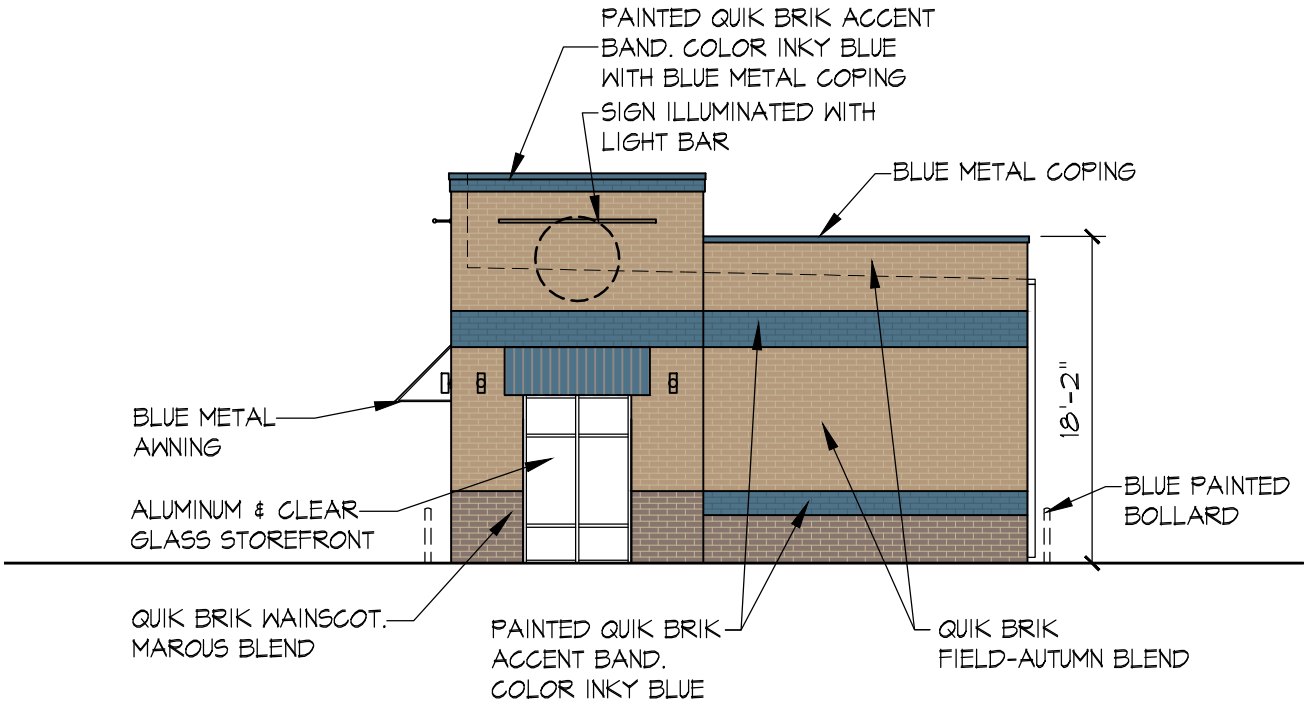
CLEAR ANODIZED ALUMINUM



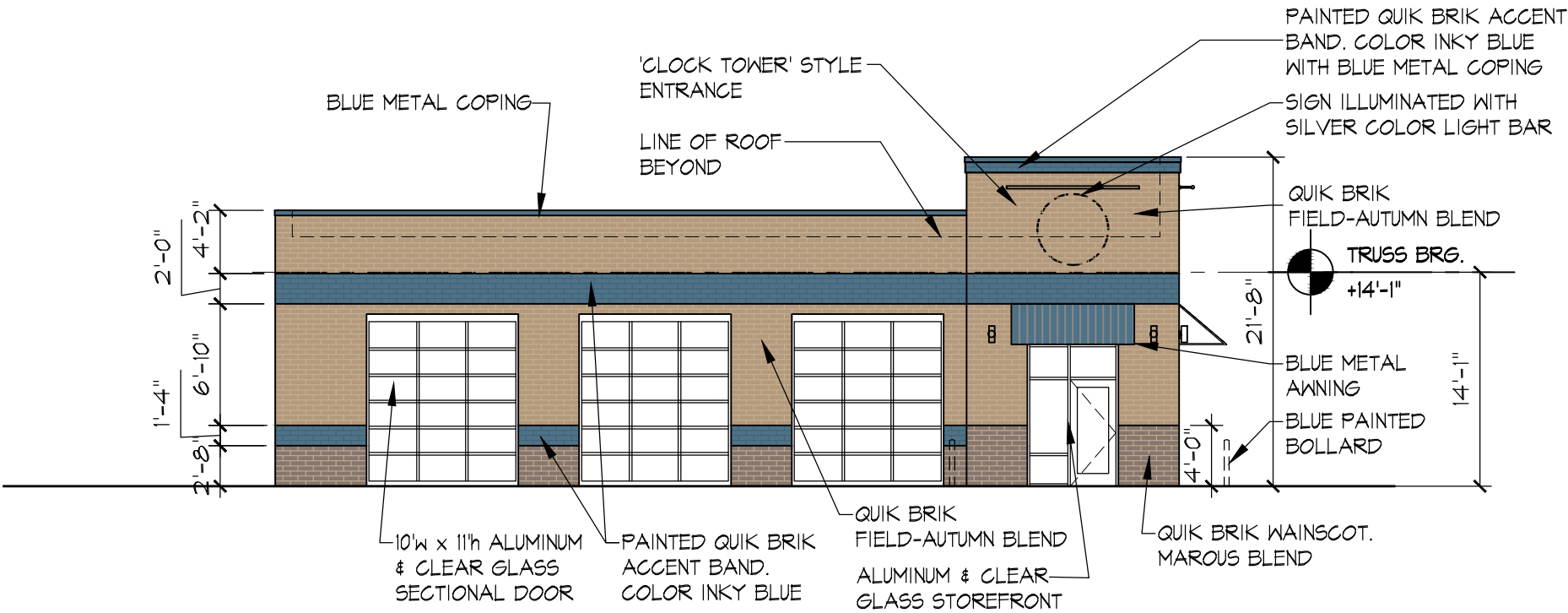
QUIK BRIK-MAROUS BLEND



SECTIONAL DOOR



2 RIGHT SIDE ELEVATION
SCALE: 3/32" = 1'-0"



1 FRONT ELEVATION
SCALE: 3/32" = 1'-0"



DATE: 2-8-23

PROJECT #: 22-152

DRAWN BY: VW

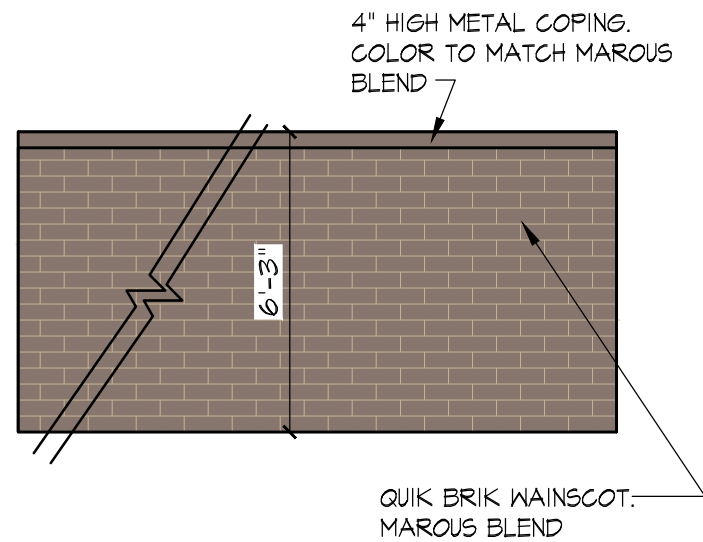
CADD FILE NAME:

THIS DRAWING AND THE DESIGN SHOWN ARE THE PROPERTY OF OAKLINE STUDIO, LLP. THE REPRODUCTION, OR USE OF THIS DRAWING WITHOUT THEIR WRITTEN CONSENT IS PROHIBITED. ANY INFRINGEMENT IS SUBJECT TO LEGAL ACTION.

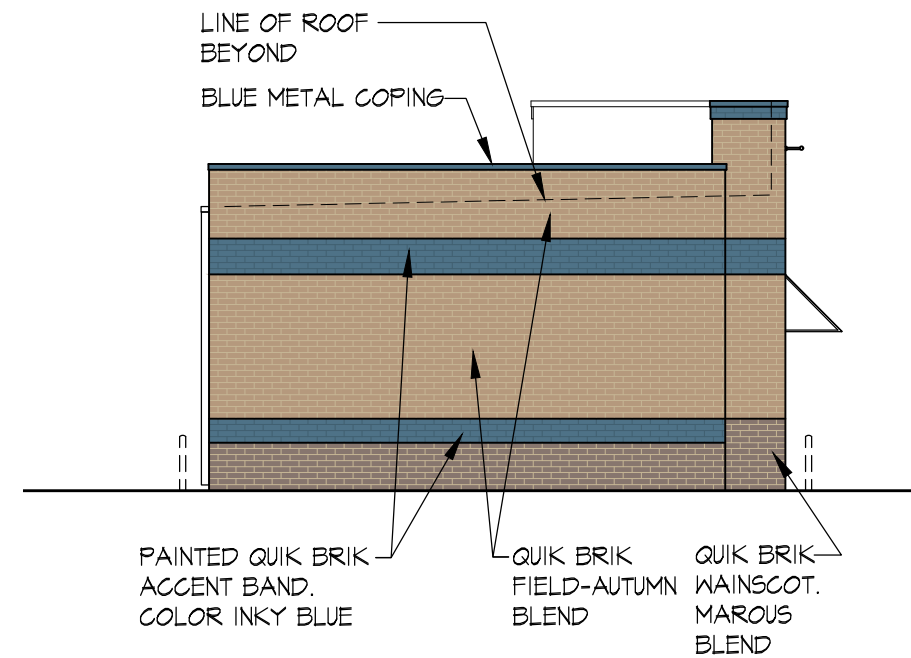
Sheet

1

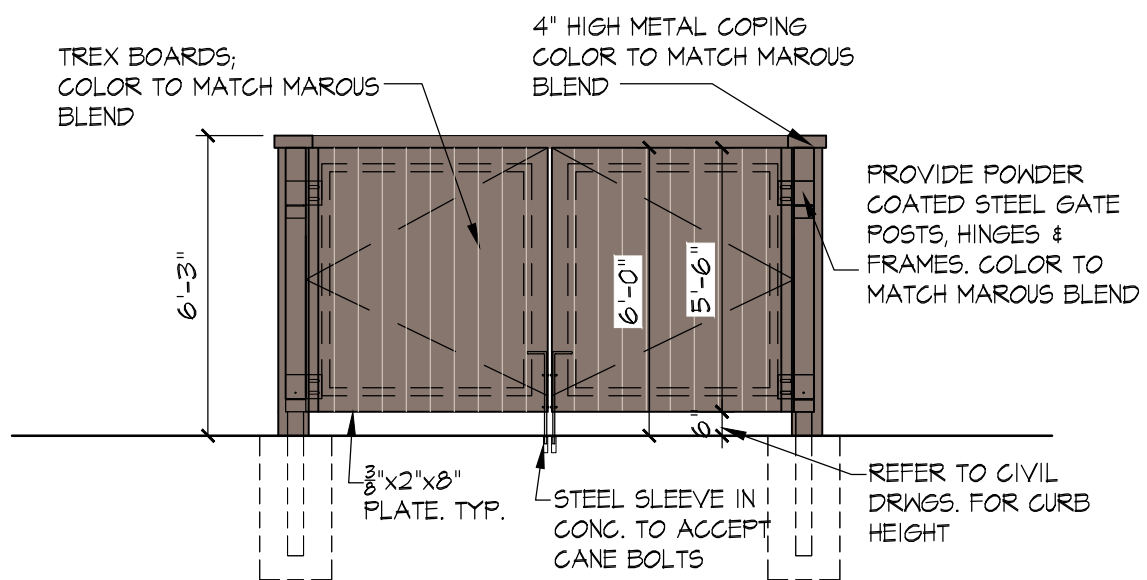
EXTERIOR MATERIALS SCHEDULE AND IMAGES ON PAGE 1



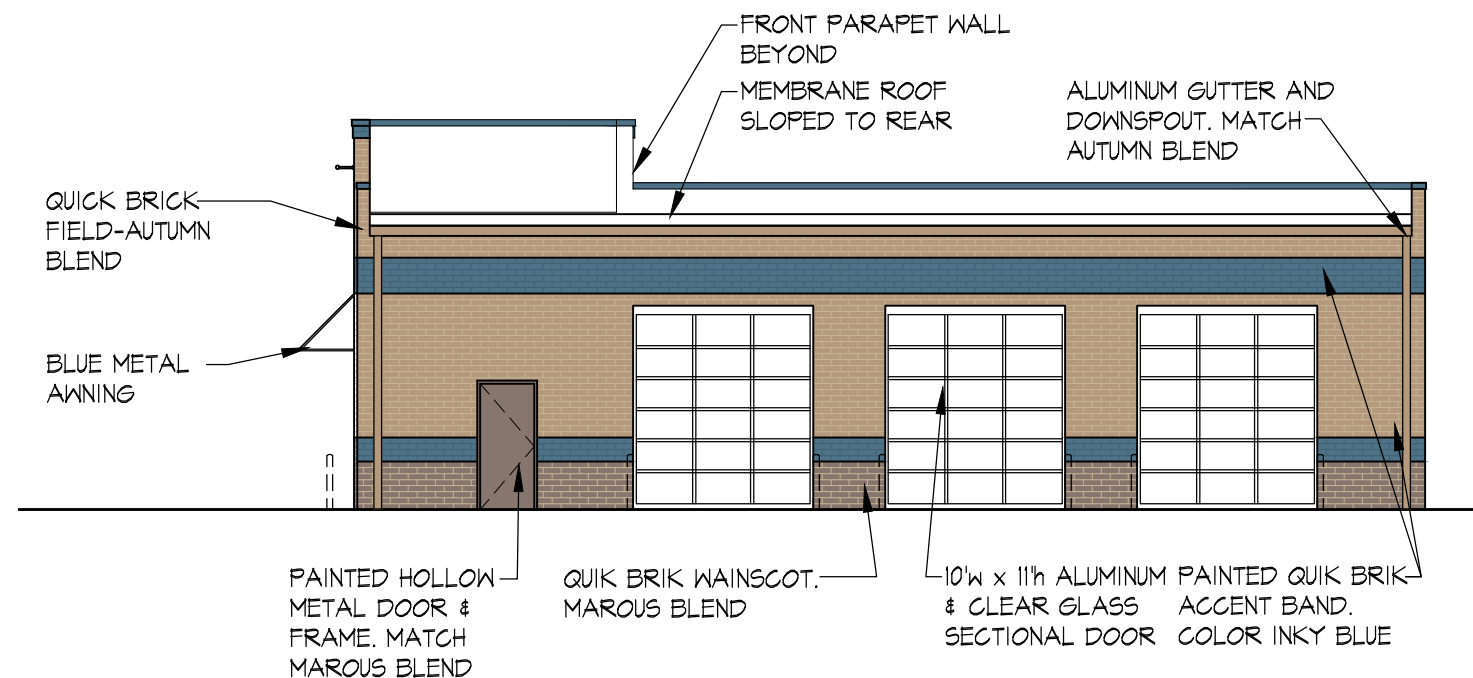
4 DUMPSTER ELEVATION-SIDE
SCALE: 1/4" = 1'-0"



2 LEFT SIDE ELEVATION
SCALE: 3/32" = 1'-0"



3 DUMPSTER ELEVATION-FRONT
SCALE: 1/4" = 1'-0"



1 REAR ELEVATION
SCALE: 3/32" = 1'-0"





After being turned down for a management-track position when working as an oil change technician, Strickland opted to start his own lube shop, Strickland Brothers 10 Minute Oil Change, in 2016. Unable to secure traditional funding at first, Strickland used a \$35,000 HELOC loan from his grandfather to open his first shop. By combining a streamlined business model with an obsessive focus on the customer experience, Strickland Brothers has experienced tremendous growth with over 125 locations now open across the country.

Strickland Brothers provides a unique customer experience by offering essential maintenance services without the high-pressure sales tactics that are standard within the automotive industry. Strickland Brothers is a one-stop-shop for fast and friendly oil changes and other preventative maintenance services including tire rotations, air filters, wiper blades, state inspections, coolant and washer fluids.

Our mission at Strickland Brother's 10 Minute Oil Change is to **exceed the expectations of every customer** by setting and meeting service standards that are innovative and centered around the highest level of service, **every time**.

Site Information:

- 220 N Northwest Highway Palatine, IL 60067
- Overhead doors will stay open during service hours, doors only close at closing
- Well insulated building with little noise, with our primary service being done down in the pit

Services provided on site:

- Stay in your car oil changes
- State inspections
- Tire rotations
- Air filters
- Wiper blades
- Coolant and washer fluids

Onsite deliveries:

- Mighty 8am-10am every Wednesday
- Cadence 8am-10am on Tuesdays 2-3 times a month
- Crystal Clean 8am-10am once a month on a Thursday

Number of Employees/Cars

- 3-4 employees will be on site at any given time
- 2-8 cars could be on site at any given time

Hours of Operation:



Monday – Friday: 8:00 am – 7:00 pm

Saturday: 8:00 am – 5:00 pm

Sunday: 10:00 am – 5:00 pm

Parking Breakdown:

Minimal parking. 3-5 spaces in rear of site for employees. Customers stay in their vehicles as model is centered around drive thru services. Customers spend an average of 10 minutes in the bays.

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 03/14/23 07:00 PM

CASE STAFF STATEMENT (ID # 8185)

218- 220 N Northwest Highway

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Bryan Rosenblum, GW 220 NNWH LLC

CASE NUMBER: SU-000005-2023

ADDRESS: 218 - 220 N. Northwest Highway

PROPOSAL:
Special Use to permit an automobile service center (oil change use).

Variation to permit a side yard abutting a street to be 5 feet instead of the minimum required 10 feet.

<u>LOCATION:</u> 218-220 N. Northwest Hwy District 6 (Helms)	<u>CURRENT ZONING:</u> B-2 General Business District
--	--

SURROUNDING CONDITIONS:

<u>North:</u>	B-2 General Business District
<u>South:</u>	B-2 General Business and R-3 Multi-Family District
<u>East:</u>	B-2 General Business District
<u>West:</u>	R-2 Single Family Residential

BACKGROUND:

The Petitioner is proposing to demolish the existing building, formally Mother Cluckers Restaurant and build a new quick service oil change use (Strickland Oil Brothers), which encroaches into the side yard abutting a street, along N. Hicks Place. Therefore, the Petitioner is requesting:

Special Use to permit an automobile service center (oil change use).

Variation to permit a side yard abutting a street to be 5 feet, instead of the minimum required 10 feet.

Attachment: ZBA materials - 3-14-23 (218 - 220 N Northwest Highway - SU Oil Change)

SITE ANALYSIS:

- The property is zoned B-2 General Business District and contains former Mother Cluckers restaurant. The existing building is approximately 3,200 square feet. The proposal includes the demolition of the building and construction of new building.
- The site plan indicates a new 1,750 square foot building. The building meets the setback requirements, with the exception of the south side of the building with a setback of 5 feet, instead of the required 10 feet. A variation is required. The existing building currently encroaches approximately 9 feet, providing only a 1-foot setback. With the unique shape of the property and frontages on three streets, including Northwest Highway, the proposed encroachment is understandable and is both an improvement to the existing conditions and unique to the angular nature of the site. It is unlikely that a new commercial building could reasonably be developed on the property, without some form of zoning relief.
- The business plan indicates that the services provided will be oil changes and other preventative maintenance. There will 3-4 employees on site at any given time and 2-8 cars are anticipated to be serviced on site, at any time. The hours of operation to be:
 - Monday - Friday 8 AM - 7 PM
 - Saturday 8 AM - 5 PM
 - Sunday 10 AM - 5 PM
- Additionally, per the business plan the building is well insulated and the majority of the work is done in a below grade pit to further reduce the noise concerns.
- The lot consists of eight smaller parcels totally 17,786 square feet or .408 acres. The Petitioners are consolidating the lots as part of this process.
- The site plan shows a new 1,750 square foot building. The building meets the setback requirements, with the exception of the south side of the building and the proposed setback of 5 feet, instead of the minimum required 10 feet. Per Code, roof-top screening of any mechanical equipment is required on all four sides of the building.
- The site plan provides 9 parking spaces for employees and customers. Per code, 6 spaces are required. The parking lot encroaches into the 5-foot setback requirement for yards adjacent to a street.

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified
Engineering	No Issues Identified
Environmental Health	N/A
Fire Prevention	No Issues Identified
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.

STANDARDS FOR A VARIATION: Standards for a Variation are found in Section 14.03 D (1) and (2) of the Zoning Code. Specifically, the Petitioners must show that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality. The Petition for Variation is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The proposed building redevelops a vacant commercial site. The redevelopment will improve the site and the use is consistent with the neighboring businesses along Northwest Highway. In addition, the plans indicate that the building will be insulated and the majority of the work is done in a pit, which further reduces noise. Oil changes uses require Special Use review and are considered a category of auto repair in the Code. This allow Staff and the ZBA to further evaluate the merits of the proposed use.

The site meets the other bulk zoning requirements, with the exception of the side yard setback. The current building provides an approximately a 1-foot side yard abutting a street setback lot line along N. Hicks Place. The proposed building will be setback 5 feet increases the existing setback by 4 feet. This section of Northwest Highway is a decidedly commercial corridor. There other more intensive similar uses in the area. When Northwest Highway was reconfigured, IDOT determined that Colfax Street would be one-way west bound (north side of the Subject Property) and Hicks Place would provide access back through Northwest Highway for east bound vehicles exiting the property.

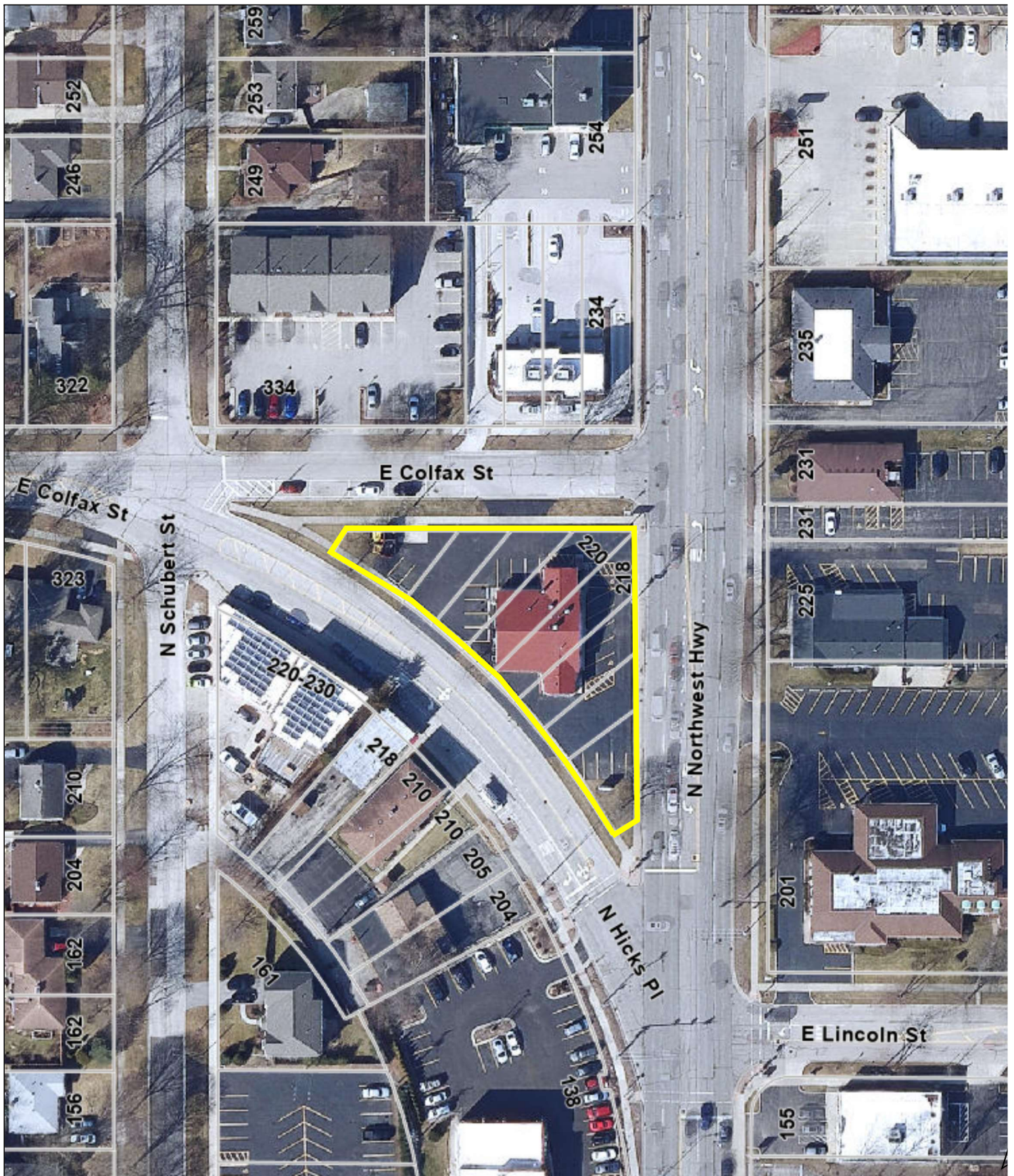
Case Staff Statement (ID # 8185)
Meeting of March 14, 2023

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

1. The Special Use and Variation shall substantially conform to the site plan prepared by Mark T. DiGanci, architect dated 2/23/2023, elevations plans prepared by Oak Line Studio, Architecture and Design dated 2/08/2023 and the business plan, except as such plans may be changed to conform to Village Codes and Ordinances.
2. A Plat of Consolidation shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer.
3. The final traffic direction signage within the Subject Property will be submitted in a manner acceptable to the Village Engineer.

ATTACHMENTS:

- Aerial Map
- Special Use and Variation Application
- Plat of Survey
- Site Plan
- Elevations
- Floor Plan
- Signage Plans
- Public Notice



Attachment: ZBA materials - 3-14-23 (218 - 220 N Northwest Highway - SU Oil Change)

0 100 200
ft

Print Date: 3/6/2023

Notes

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



SPECIAL USE APPLICATION

Department of Planning & Zoning

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

Petitioner Name

Bryan Rosenblum

Business Name (if applicable)

GW 220 NNWH LLC

Subject Property Address

220 N. Northwest Highway

Please provide a description of your proposed request:

GW 220 NNWH LLC is proposing a new development on the corner of Colfax Street, Hicks Place and Northwest Highway in Palatine, Illinois. The site would include a 1,750sf free standing oil change and service center located on the former Mother Cluckers restaurant pad.

Petitioner Justification

Special Uses shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

That use deemed necessary for the public convenience at that location. Explain:

The proposed development of free standing quick service oil change will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.

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

The proposed development will advance the health, safety, and welfare of the public by providing a newly constructed building and underground infrastructure. The new development will remove the existing building, asphalt, and underground piping on site in order to install new code compliant piping that will in turn clean up any environmental contamination that may be present on site or within the old underground infrastructure.

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

This development will not diminish or impair neighboring uses or property values. In fact, by cleaning up the site and introducing a new use into the Village, neighboring properties will see a benefit.

Attachment: ZBA materials - 3-14-23 (218 - 220 N Northwest Highway - SU Oil Change)

In order to supplement the above standards, the Zoning Board of may also consider the following:

With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:

a. Will meet the following aesthetic criteria:

- i. Will not destroy existing vistas in the area;
- ii. Will enhance the appearance of the homes and the streets in the area; and
- iii. Will not detract from the overall appearance of the community; or

b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

The proposed project has been designed in order to maximize buffering from neighboring properties. Through the installation of these required buffers such as wood fencing, neighboring properties will in turn have more dense screening than what was previously on site.



VARIATION APPLICATION

Department of Planning & Zoning

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

Petitioner Name

GW 220 NNWH LLC

Business Name (if applicable)

Subject Property Address

220 N. Northwest Highway, Palatine

Please provide a description of your proposed request:

We are requesting a variation to the required 10ft building setback to a new setback of 5ft.

Petitioner Justification

Variations shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

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:

In the event the Applicant is required to comply with the exact provisions of the zoning code, the property and proposed site plan would not be able to be constructed in the manner intended by our proposed tenant. The required setback distance requirements would ultimately impede a reasonable use and return of the property, which therefore also impedes a reasonable use and return of our proposed tenant.

That the plight of the owner is due to unique circumstances:

The property has the unique physical condition of being located in between 3 significantly busy thoroughfares. This traffic flow is necessary to generate the required demand from a tenant perspective to be viable. The building setbacks would ultimately cause undue hardship based on the unique physical setting of his property.

That the Variation, if granted, will not alter the essential character of the locality:

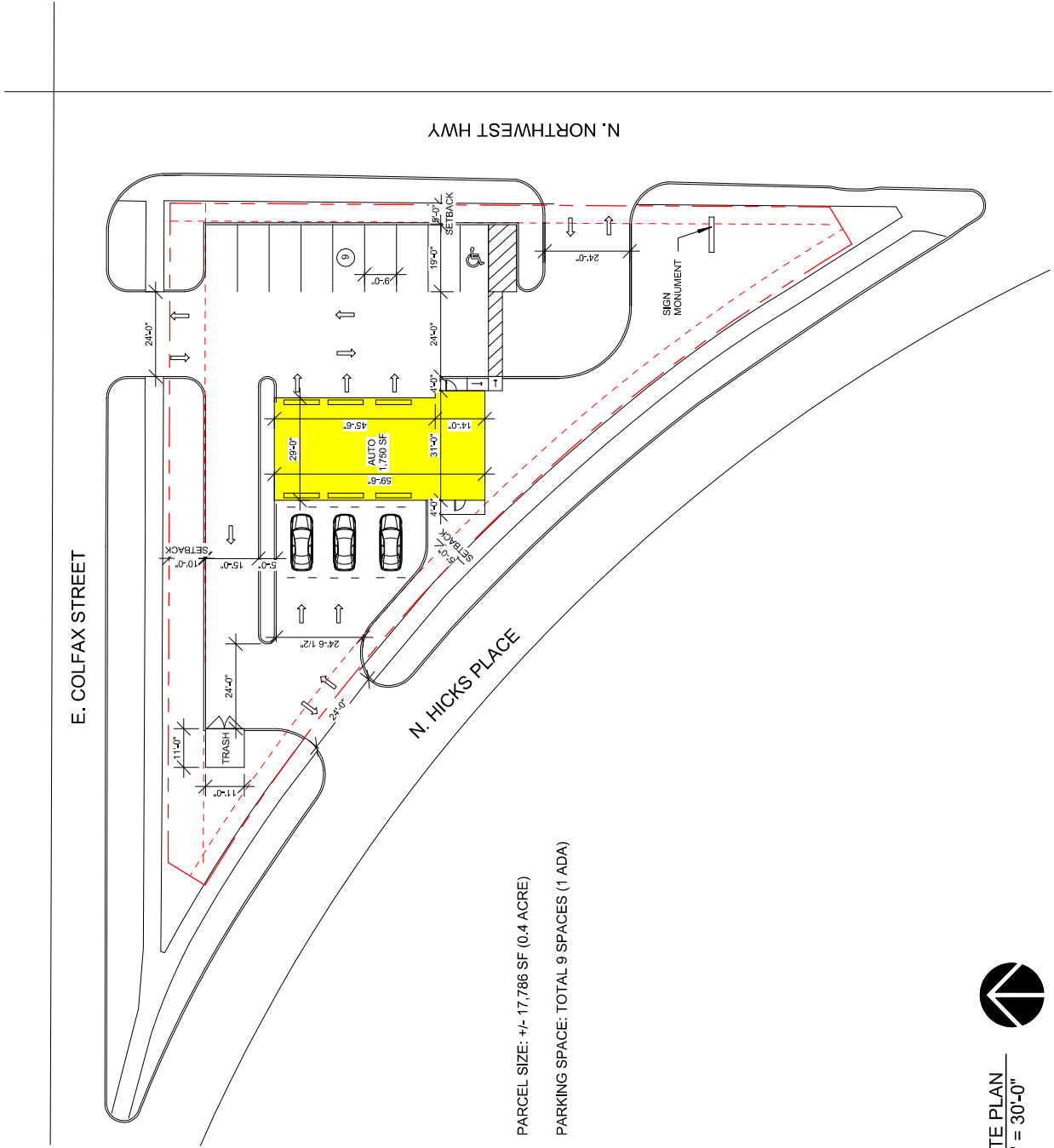
The reduction of the setback requirements will still allow for adequate light and air to neighboring properties. In addition, the granting of this variance will not result in substantially increased traffic congestion, increased flooding or fire hazards, increased demand on public utilities and facilities and more importantly will not endanger the public health and safety of the area.

Attachment: ZBA materials - 3-14-23 (218 - 220 N Northwest Highway - SU Oil Change)

In order to supplement the above standards, the Zoning Board of 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 the public welfare or other properties in the neighborhood.
- f. The request will not impair 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.

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PARCEL SIZE: +/- 17,786 SF (0.4 ACRE)
PARKING SPACE: TOTAL 9 SPACES (1 ADA)



1 SITE PLAN
ST2
1" = 30'-0"

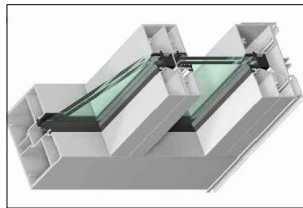
EXTERIOR MATERIALS SCHEDULE AND IMAGES



BLUE COLOR



CORRUGATED METAL ROOFING



CLEAR ANODIZED ALUMINUM



QUIK BRICK-AUTUMN BLEND



QUIK BRICK-MAROUS BLEND



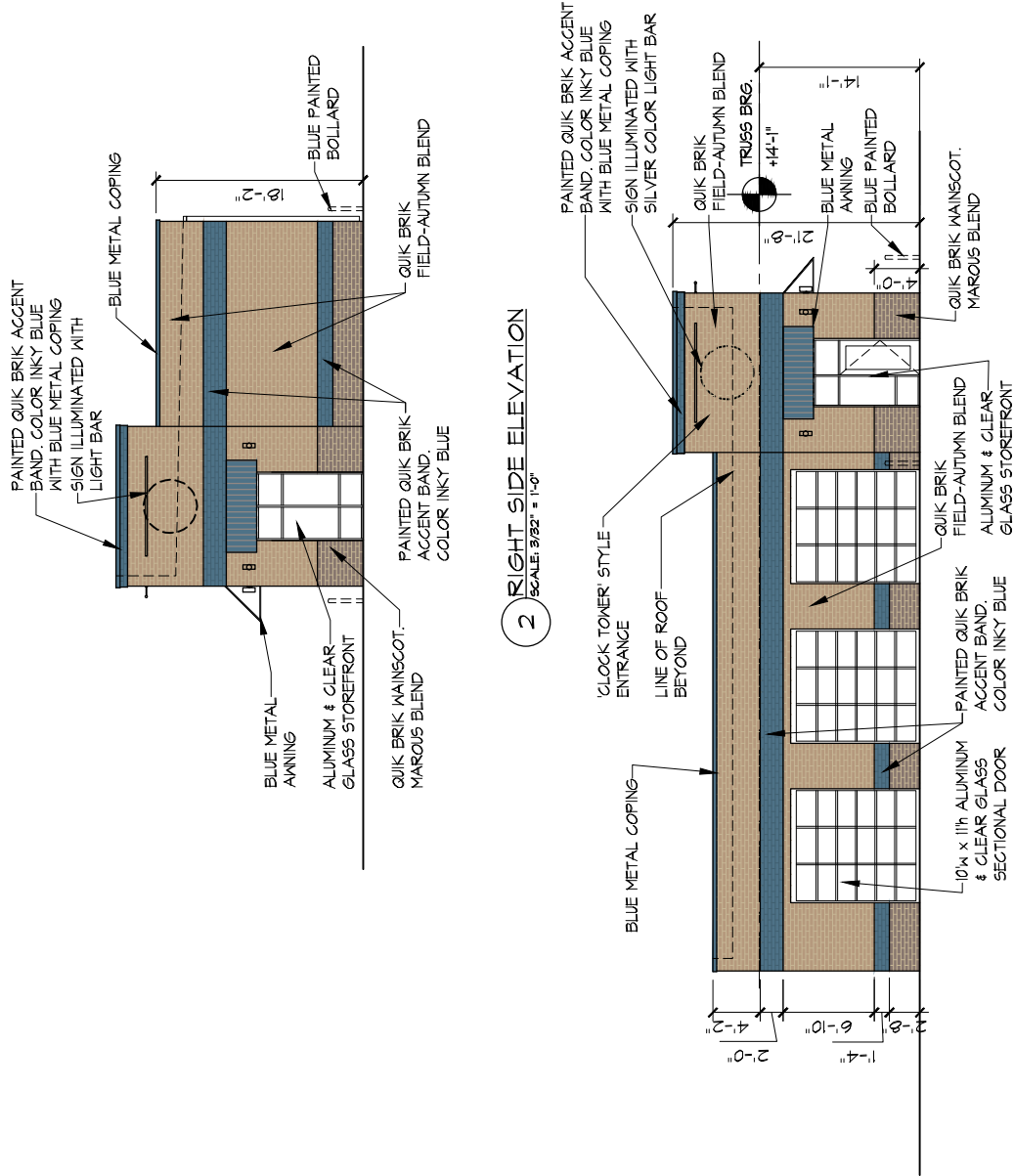
SECTIONAL DOOR

1 FRONT ELEVATION

SCALE: 3/32" = 1'-0"

2 RIGHT SIDE ELEVATION

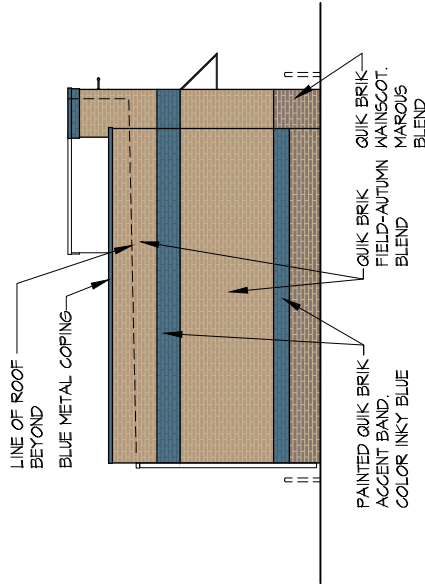
SCALE: 3/32" = 1'-0"



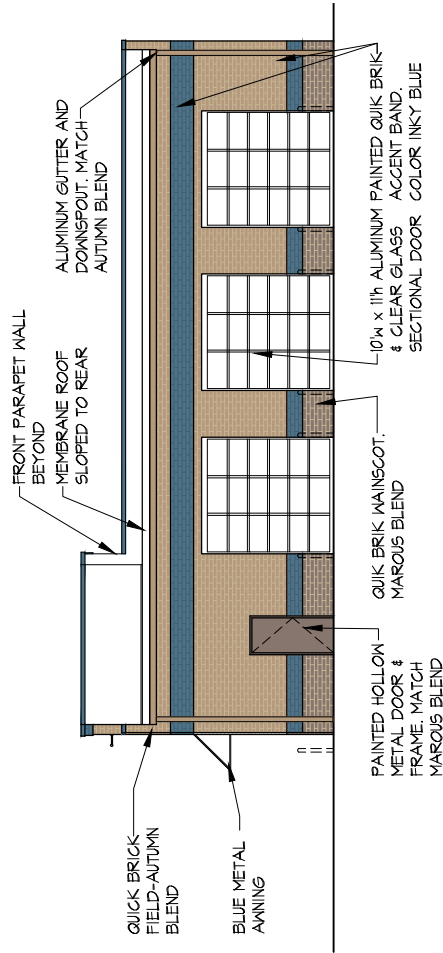
EXTERIOR MATERIALS SCHEDULE AND IMAGES ON PAGE 1



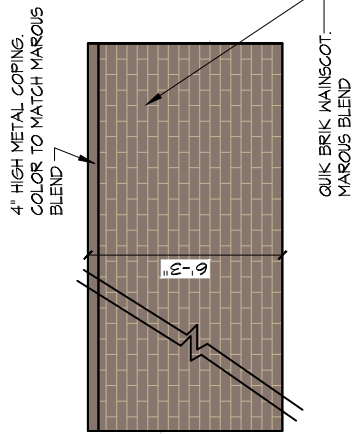
3.6.e



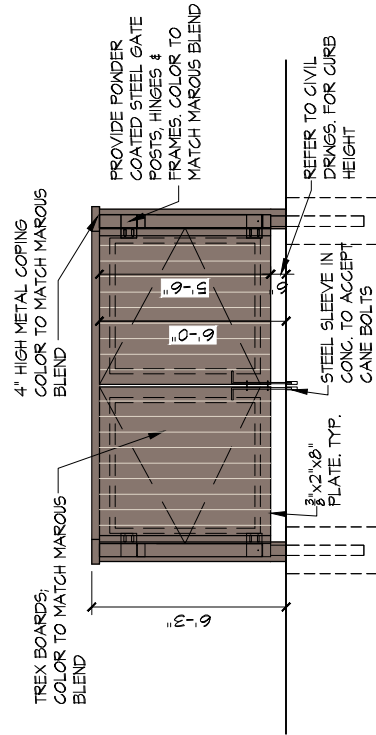
2 LEFT SIDE ELEVATION
SCALE: 3/32" = 1'-0"



1 REAR ELEVATION
SCALE: 3/32" = 1'-0"



4 DUMPSTER ELEVATION-SIDE
SCALE: 1/4" = 1'-0"



3 DUMPSTER ELEVATION-FRONT
SCALE: 1/4" = 1'-0"

STRICKLAND BROTHERS 10
MINUTE OIL CHANGE
COLOR ELEVATIONS
PROTO 2.0
PALATINE, IL



DATE: 2-8-23
PROJECT #: 22-152
DRAWN BY: VW
CADD FILE NAME:
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VIOLATION IS PROHIBITED, AND
PERMITTING IS REQUIRED.

Sheet

2

Packet F

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CADD FILE NAME:

PROJECT #:

DATE: 10-31-22

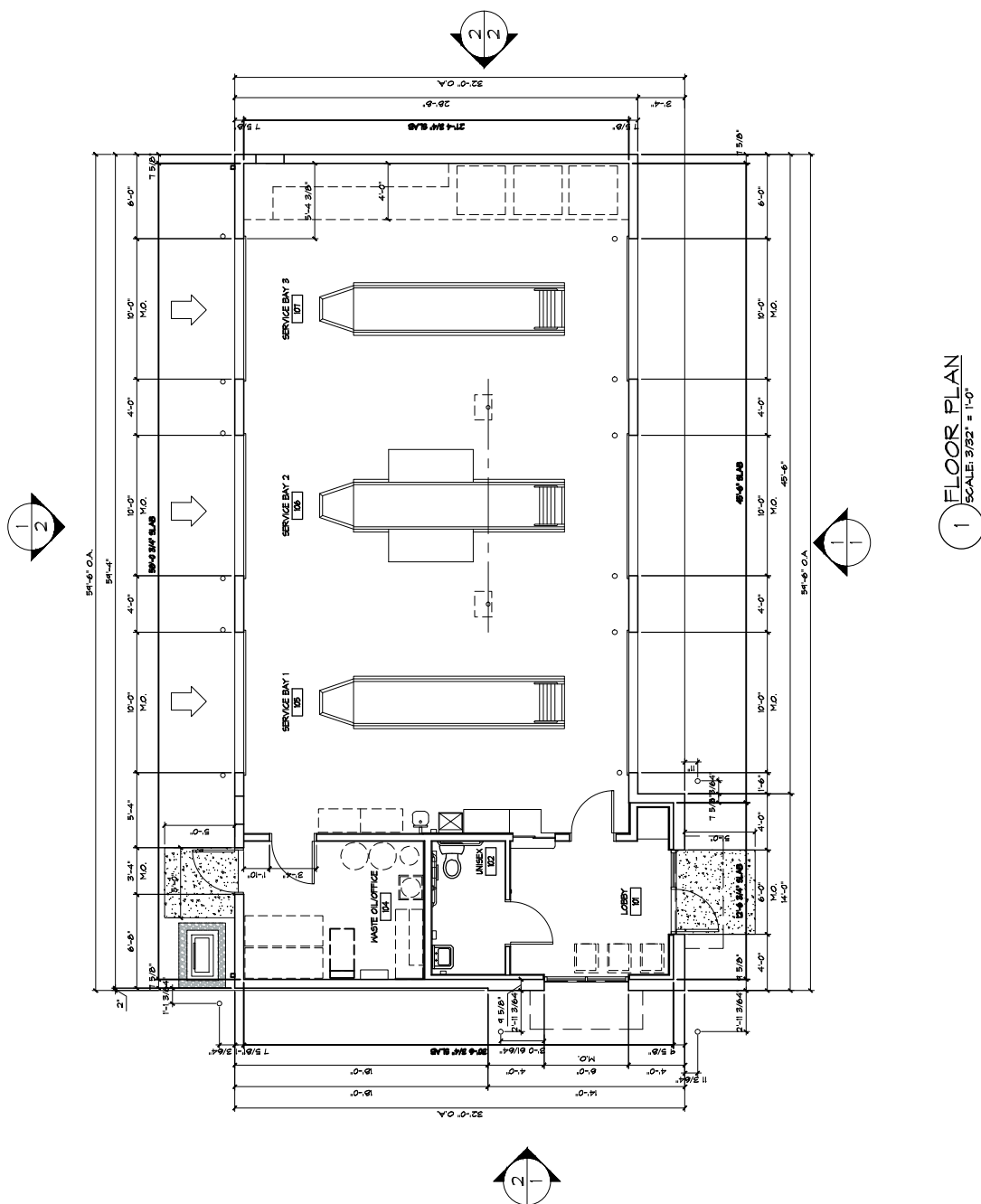
STRICKLAND BROTHERS 10
MINUTE OIL CHANGE
COLOR ELEVATIONS
DES PLAINES, IL

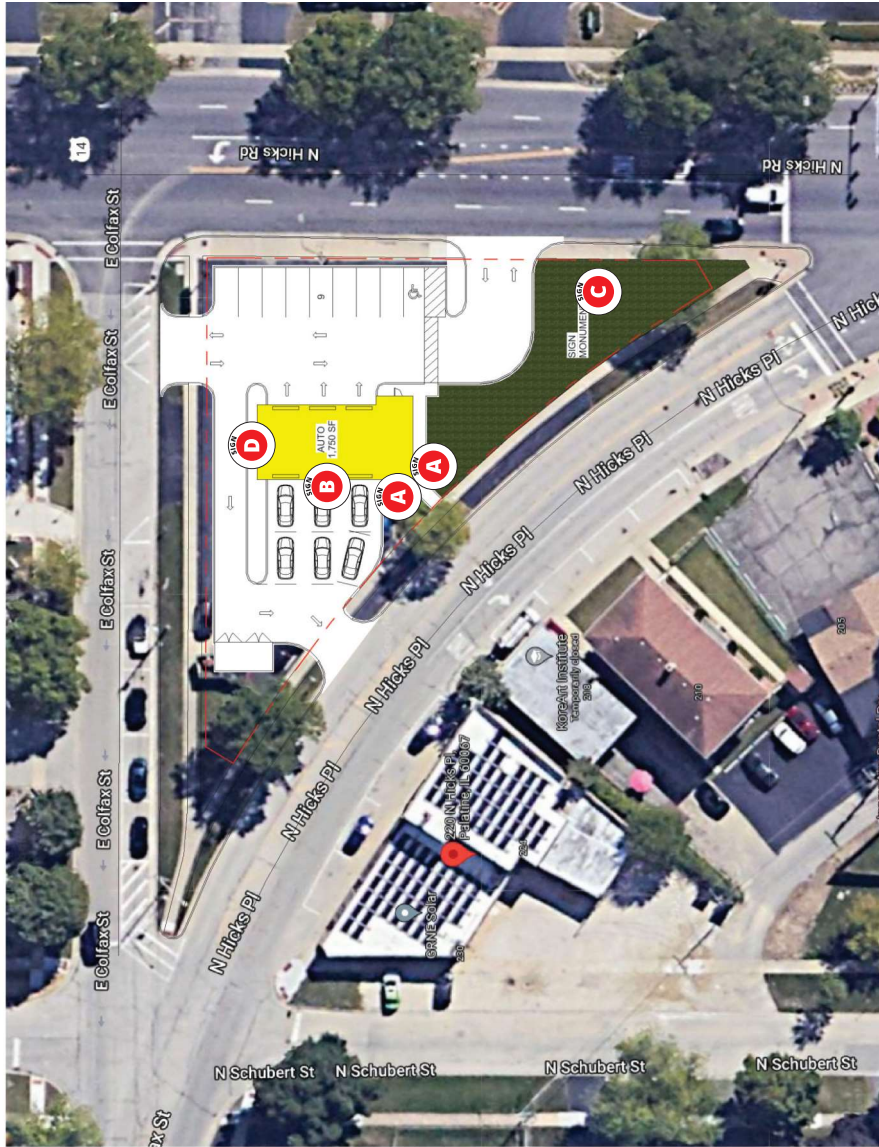
Attachment: Floor Plan (218 - 220 N Northwest Highway - SU oil change use (auto repair, per Code))

oakline

421 PENMAN STREET, SUITE 200
CHARLOTTE, NC 28203
704.373.1900
OAKLINESTUDIO.COM

3.6.f







Atlantic Sign Company

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SIGNATURE _____ DATE _____

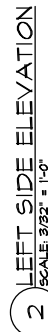
CUSTOMER: STRICKLAND BROTHERS - PALATINE IL #137
LOCATION: 220 N NORTHWEST HWY, PALATINE, IL 60067
SALES REP: DAVID ESTEP
PROJECT MGR: JESSICA REYNOLDS
DRAWN BY: GREG ESSERT
DATE: 2-23-2023
FILE NAME: 106021_STRICKLAND BROTHERS_PALATINE IL

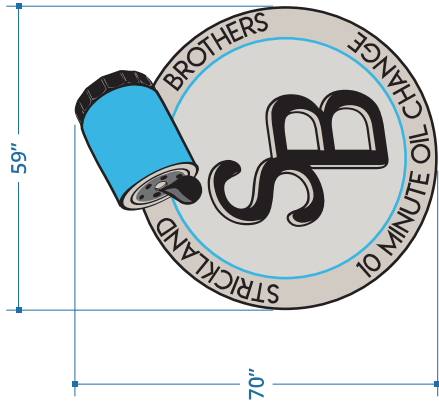
Packet P

6.A.1.f

Packet Pg. 45

Attachment: ZBA materials - 3-14-23 (218 - 220 N Northwest Highway - SU Oil Change)

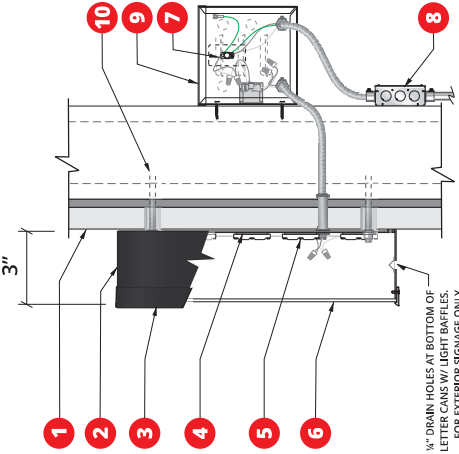




FRONT: 29 SQUARE FEET • **QUANTITY 2**
1/2" SCALE

SPECIFICATIONS: CHANNEL LETTERS

- 1** EXISTING FACADE
- 2** .040" ALUMINUM LETTER RETURNS PAINTED BLACK
- 3** 1" TRIMCAP BONDED TO FACE, #8 PAN HEAD SCREWS TO RETURNS - PAINTED BLACK
NOTE: 2" TRIMCAPS FOR LETTERS 54" AND LARGER
- 4** .125" ACM BACKS (PRE-FINISHED WHITE) FASTENED TO RETURNS.
SEAL W/ VOC COMPLIANT 360 WHITE LATEX CAULK TO PREVENT MOISTURE PENETRATION.
- 5** WHITE LED MODULES
- 6** 3/16" WHITE ACRYLIC FACES WITH TRANSLUCENT VINYL PRINT
- 7** DISCONNECT SWITCH UL OUTDOOR RATED TOGGLE TYPE W/ NEOPRENE BOOT PER NEC 600-6
- 8** PRIMARY ELECTRICAL FEED IN 1/2" FLEX UL CONDUIT / CUSTOMER SUPPLIED UL JUNCTION BOX
- 9** POWER SUPPLIES WITHIN UL ENCLOSURE (REMOVABLE LID), 1/4" X 1" MIN SCREWS



TYPE	DIA.	SHEAR LBS.	EMBED	SPACING	FOR USE WITH
THREAD ROD WITH SILICONE ADHESIVE	1/4"	900	4"-6"	18" MAXIMUM SPACING PER UNIT	CONCRETE, BRICK, CONCRETE BLOCK, OR EIFS

SECTION VIEW:

NTS

COLORS USED

Digitally Printed Vinyl				Paint
	PMS 288c (Logo)		PMS COOL GRAY 10c (Logo)	
	PMS 427c (Logo)		BLACK 100% (Logo)	
	PMS 420c (Logo)			

GENERAL NOTES:

- THIS SIGN IS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE.
- GROUNDING AND BONDED PER NEC 600.7/NEC 250
- EXISTING BRANCH CIRCUIT IN COMPLIANCE WITH NEC 600.5, NOT TO EXCEED 20 AMPS
- SIGN IS TO BE UL LISTED PER NEC 600.3
- UL DISCONNECT SWITCH PER NEC 600.6- REQUIRED PER SIGN COMPONENT BEFORE LEAVING MANUFACTURER. FOR MULTIPLE SIGNS, A DISCONNECT IS PERMITTED BUT NOT REQUIRED FOR EACH SECTION
- THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION



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PAGE 3

APPROVED

CUSTOMER: STRICKLAND BROTHERS - PALATINE IL #137
LOCATION: 220 N NORTHWEST HWY, PALATINE, IL 60067
SALES REP: DAVID ESTEP
PROJECT MGR: JESSICA REYNOLDS
DRAWN BY: GREG ESSERT
DATE: 2-23-2023
FILE NAME: 106021_STRICKLAND BROTHERS_PALATINE IL

SIGNATURE _____ **DATE** _____

24'-1 3/4"

110 MINUTE OIL CHANGE

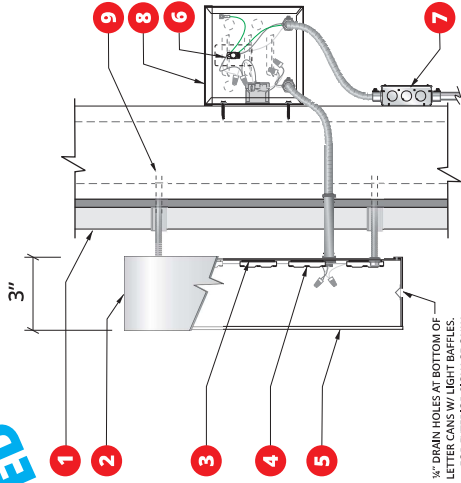
NOTICE: SIGN HAS ALREADY BEEN FABRICATED - RE-USED FROM ANOTHER LOCATION

FRONT: 36 SQUARE FEET • QUANTITY 1 FROM NEW SET AND ONE SET THAT HAD ALREADY BEEN FABRICATED FOR ANOTHER LOCATION
3/8" SCALE

SPECIFICATIONS: BACKLIT CHANNEL LETTERS

- 1 EXISTING FACADE
- 2 .063" ALUMINUM LETTER RETURNS PAINTED WHITE
- 3 .1875" CLEAR LEXAN BACKS
- 4 WHITE LED MODULES
- 5 .125" ALUMINUM FACE PAINTED WHITE
- 6 DISCONNECT SWITCH UL OUTDOOR RATED TOGGLE TYPE W/ NEOPRENE BOOT PER NEC 600-6
- 7 PRIMARY ELECTRICAL FEED IN 1/2" FLEX UL CONDUIT / CUSTOMER SUPPLIED UL JUNCTION BOX
- 8 POWER SUPPLIES WITHIN UL ENCLOSURE (REMOVABLE LID), 1/4" X 1" MIN SCREWS

TYPE	DIA.	SHEAR LBS.	EMBED	SPACING	FOR USE WITH
THREADED ROD WITH SILICONE ADHESIVE	1/4"	900	4"-6"	16"	CONCRETE, BRICK, CONCRETE BLOCK, OR EIFS



1/4" DRAIN HOLES AT BOTTOM OF LETTER CANS W/ LIGHT BAFFLES FOR EXTERIOR SIGNAGE ONLY

SECTION VIEW:
NTS

COLORS USED

SHERWIN WILLIAMS
SW 9149
Inky Blue

WHITE

SPACERS

GENERAL NOTES:

- THIS SIGN IS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE.
- GROUNDING AND BONDED PER NEC 600.7/NEC 250
- EXISTING BRANCH CIRCUIT IN COMPLIANCE WITH NEC 600.5, NOT TO EXCEED 20 AMPS
- SIGN IS TO BE UL LISTED PER NEC 600.3
- UL DISCONNECT SWITCH PER NEC 600.6- REQUIRED PER SIGN COMPONENT BEFORE LEAVING MANUFACTURER. FOR MULTIPLE SIGNS, A DISCONNECT IS PERMITTED BUT NOT REQUIRED FOR EACH SECTION
- THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6 (A) (1) PER NEC



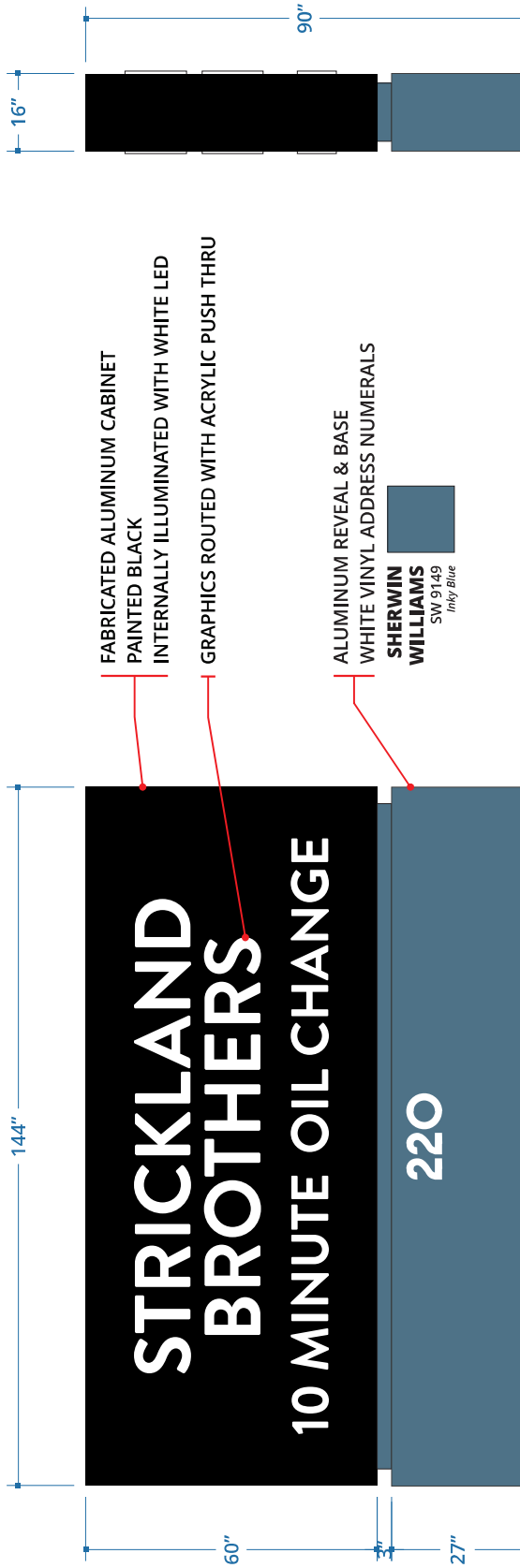
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DATE
SIGNATURE

CUSTOMER: STRICKLAND BROTHERS - PALATINE IL #137	Packet P
LOCATION: 220 N NORTHWEST HWY, PALATINE, IL 60067	
SALES REP: DAVID ESTEP	
PROJECT MGR: JESSICA REYNOLDS	
DRAWN BY: GREG ESSERT	
DATE: 2-23-2023	
FILE NAME: 106021_STRICKLAND BROTHERS_PALATINE IL	



 FRONT: 60 SQUARE FEET • QUANTITY 1
1/2" SCALE

SIDE:
1/2" SCALE



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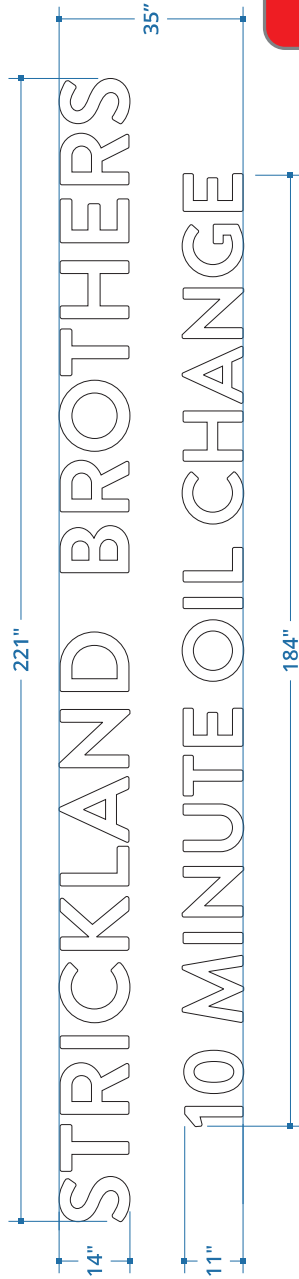


APPROVED

SIGNATURE _____ DATE _____

PAGE 5

CUSTOMER:	STRICKLAND BROTHERS - PALATINE IL #137
LOCATION:	220 N NORTHWEST HWY, PALATINE, IL 60067
SALES REP:	DAVID ESTEP
PROJECT MGR:	JESSICA REYNOLDS
DRAWN BY:	GREG ESSERT
DATE:	2-23-2023
FILE NAME:	106021_STRICKLAND BROTHERS_PALATINE IL



BACK LIT REVERSE CHANNEL LETTERS
(1) ONE REQUIRED

SIGN DETAILS

REVERSE CHANNEL CONSTRUCTION
.1250 ALUMINUM FACES
.090 ALUMINUM RETURNS
PAINTED WHITE
WHITE LED FOR ILLUMINATION
INSTALL WITH 2" PROJECTION FROM FASCIA
WITH CLEAR LEXAN BACKS
INTERIOR OF CHANNELS PAINTED WHITE.



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PAGE 6

APPROVED

SIGNATURE _____ DATE _____

CUSTOMER: STRICKLAND BROTHERS - PALATINE IL #137
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PROJECT MGR: JESSICA REYNOLDS
DRAWN BY: GREG ESSERT
DATE: 2-23-2023
FILE NAME: 106021_STRICKLAND BROTHERS_PALATINE IL

Packet P

6.A.1.f

PUBLIC NOTICE
 A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, March 14, 2023 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use to permit an automobile service center.
Variation to permit a side yard abutting a street to be 5 feet instead of the required 10 feet.
 The property is commonly known as 218 - 220 N. Northwest Highway.
 The Petitioner is proposing to demolish the existing building on site and construct a new automotive repair building, Strickland Brothers 10 Minute Oil Change.
 The above petition has been filed by Bryan Rosenblum, GW 220 NNWH LLC and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: SU-000005-2023
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 27th day of February, 2023
 Published in Daily Herald
 February 27, 2023 (4595941)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That notice of which the annexed printed slip is a true copy, was published February 27, 2023 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed a statewide public notice website as required by 5 ILCS 5/2.1.

BY *Danula Baitz*
 Designee of the Publisher of the Daily Herald

Control # 4595942



Attachment: ZBA materials - 3-14-23 (218 - 220 N Northwest Highway - SU Oil Change)

6. 218- 220 N Northwest Highway

Notice was published in the Daily Herald on February 27, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use & Variation
2. Proof of Ownership
3. Plat of Survey
4. Site Plan
5. Elevations
6. Floor Plan
7. Signage Plans
8. Public Notice

Sworn in Mr. Mitch Goltz GW Properties 2211 N. Elston Chicago IL

Mr. Goltz stated they recently acquired the property in foreclosure. He spoke to the unique configuration. He stated it was formerly Mother Cluckers restaurant. He stated the site has no landscaping with 5 curb cuts. Mr. Goltz stated the building is in poor condition, boarded up from a car driving through it. He stated he has tried to market it but no one wants to lease the existing building. He stated they are proposing a complete redevelopment of the site. Mr. Goltz explained they will do a compete demo of the building bringing in a national tenant named Strickland Brothers Oil who has over 125 locations across the country. He stated it fits on the site and will be a quiet use complimenting the other uses in the area. Mr. Goltz stated they will be adding landscaping, cleaning up the setbacks and consolidating the curb cuts. He spoke to the daily operations including oil changes, state inspection, and routine maintenance. He stated there will be no body work, no overnight storage, approx. 3 employees and no peak hours or lines. He stated it will meet all codes in Palatine and state regulatory bodies.

Ms. Wood asked how many service bays.
Mr. Goltz answered 3.

Ms. Wood asked when the property was purchased and what was anticipated.
Mr. Goltz explained they were looking to renovate and lease to other tenants before the car drove through it. He stated with the site configuration is irregular and difficult to find a user that would fit on the site.

Ms. Wood asked about the bay doors being open.
Mr. Goltz explained there are no hydraulic lifts but rather there will be pits under the cars. He stated the customers stay in their cars during the service which allows a smooth transition. He stated the doors stay open throughout the day. Mr. Goltz stated the building is insulated, there will be no loud noises so no concerns that sound will emanate out of the property. He stated there is no on-site storage of chemicals.

Ms. Wood asked if there are additional services.

Mr. Goltz stated they will do tire rotations but do not sell tires to install. He stated there is no body work or overnight storage. He spoke to the stacking capabilities accommodating 3 cars waiting but stated it is highly unlikely to have a line waiting.

Mr. McGinn asked if the intended entry going east on Hicks Rd.

Mr. Goltz stated with Colfax being a one way Street he believes the vast majority of people will come in off Northwest Highway. He stated there is a capability to enter in off all three streets.

Ms. Bremanis gave a brief overview explaining the variation is in regards to the 10 ft. setback requirement of a side yard abutting a street. She stated the current building is setback 1ft. and when the petitioner tried to meet the setback they could not accommodate the two lanes in the front that staff felt was more important for traffic flow than requiring the relief for the 5ft. She spoke to the current curb cuts and how the proposed will create a more consistent entry and exit of the property. Ms. Bremanis stated in addition to rebuilding the buildings they have submitted landscaping plans to add green space along with trees and plants around the property. Ms. Bremanis referred to the slides to show a sample of the signage.

Ms. Roth-Wurster asked if there will be additional signage other than the wall signs.

Ms. Bremanis indicated they are reusing the existing freestanding sign cabinet, referring to slide to show location.

Mr. Pirog asked about traffic concerns.

Mr. Goltz stated it is not a high traffic use.

Ms. Bremanis stated staff reviewed stacking possibilities.

Ms. Bremanis stated Community Services, Engineering, and Fire Prevention have reviewed and had no issues.

Ms. Deb Gabriel previously sworn in.

Ms. Gabriel stated she has a business in office space on Colfax. She stated she is concerned about the exit onto Colfax being a one way street. She stated she is also concerned about parking. She asked about the change of curb cuts on Colfax.

Ms. Bremanis stated the concern was to not be directly across from Starbucks.

Ms. Gabriel stated she is concerned about safety. She asked if there could be more signage to indicate not to block intersection.

Discussion on parking.

Ms. Gabriel asked about the street parking on Colfax.
Ms. Bremanis stated there are no proposed changes.

Ms. Gabriel asked if more can be added since they are reducing the number of entries.

Mr. Goltz stated there should be more parking because they are closing all the access points. He stated he does not see any conflicting traffic pattern being a one-way street.

Ms. Gabriel stated she is concerned they will try to turn the wrong way.

Mr. Goltz stated they can have a sign saying no right turn.

Ms. Bremanis pointed out Colfax and Northwest Highway are IDOT roads and will be reviewed by them.

STAFF RECOMMENDATION:

The proposed building redevelops a vacant commercial site. The redevelopment will improve the site and the use is consistent with the neighboring businesses along Northwest Highway. In addition, the plans indicate that the building will be insulated and the majority of the work is done in a pit, which further reduces noise. Oil changes uses require Special Use review and are considered a category of auto repair in the Code. This allows Staff and the ZBA to further evaluate the merits of the proposed use.

The site meets the other bulk zoning requirements, with the exception of the side yard setback. The current building provides an approximately a 1-foot side yard abutting a street setback lot line along N. Hicks Place. The proposed building will be setback 5 feet increases the existing setback by 4 feet. This section of Northwest Highway is a decidedly commercial corridor. There other more intensive similar uses in the area. When Northwest Highway was reconfigured, IDOT determined that Colfax Street would be one-way west bound (north side of the Subject Property) and Hicks Place would provide access back through Northwest Highway for east bound vehicles exiting the property.

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

1. The Special Use and Variation shall substantially conform to the site plan prepared by Mark T. DiGanci, architect dated 2/23/2023, elevations plans prepared by Oak Line Studio, Architecture and Design dated 2/08/2023 and the business plan, except as such plans may be changed to conform to Village Codes and Ordinances.
2. A Plat of Consolidation shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer.
3. The final traffic direction signage within the Subject Property will be submitted in a manner acceptable to the Village Engineer.

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

Mr. McGinn made a motion to approve subject staff's conditions; seconded by Ms. Roth-Wurster

DELIBERATIONS:

Mr. McGinn stated it is a unique parcel and cannot imagine a better use. He stated the plan proposed is well thought out. He stated it will fit into the character of the locality and thinks the standards have been met.

Ms. Wood agreed with Mr. McGinn. She stated for an imperfect parcel this is a close to perfect solution. She stated it will be less parking demand than a restaurant and thinks it meets the standards so is in favor.

Ms. Roth-Wurster agreed with Ms. Wood.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on April 3, 2023

RESULT:	RECOMMENDED TO APPROVE [UNANIMOUS]
MOVER:	Theodore McGinn, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Roth-Wurster, Wood, Luszczak, McGinn, Cavanaugh, Pirog

Consider an Ordinance Granting a Variation to Permit a Fence to be Set Back One Foot from a Side Property Line Abutting a Street, Instead of the Minimum Required 3 feet, at 720 E. Delgado Drive

BACKGROUND:

The Petitioners are proposing to install a 4-foot tall wooden picket fence, along the side yard abutting a street of Springwood Drive. The proposed fence would be set back approximately 1'10" from said lot line and would align with the adjacent property's fence to the north. Therefore, the Petitioners are requesting approval of the following:

Variation to permit a fence to be set back 1 foot from a side property line abutting a street, instead of the minimum required 3 feet.

KEY ISSUES:

- Per the submitted application, the Petitioners recently acquired a dog and have young grandchildren who frequently stay with them. The fence is proposed to enclose their backyard for safety.
- The Petitioners indicate that complying with the 3-foot setback would require removing three mature evergreen trees, which they prefer to avoid.
- Based on the Staff analysis of the area, there are at least three properties (see below) in the immediate neighborhood that were granted zoning relief for fences in side yards abutting a street encroaching in the required setback.
 - 1281 N. Springwood Drive: Administrative Special Use (#O-161-98)
 - 1374 N. Home Court: Administrative Special Use (#O-20-99)
 - 1367 N. Mill Court: Variation (#O-80-15)
- Per the Zoning Ordinance, decorative fences 48" or less in height do **not** require landscaping between the fence and the property line abutting a street. The existing brick retaining wall, along eastern property line abutting Springwood Drive, is located within the Village right-of-way and needs to be relocated and the Petitioners are aware of this of this requirement.

ALTERNATIVES:

1. Approve the Variation to permit a fence to be set back 1 foot from the side property line abutting a street, instead of the minimum required 3 feet.
2. Do not approve the Variation to permit a fence to be set back 1 foot from the side property line abutting a street, instead of the minimum required 3 feet.

RECOMMENDATION:

Public Hearing:	ZBA meeting on March 14, 2023.
Residents testifying:	None.
Vote:	The ZBA voted unanimously to recommend approval of the Variation request. Staff recommends action at the Village Council's discretion.

ACTION REQUIRED:

A motion to approve the ordinance granting Variation to permit a 4-foot picket fence to be set back 1 foot from a side property line abutting a street, instead of the minimum

required 3 feet.

ATTACHMENTS:

- Aerial Map
- ORD VAR 720 E Delgado Dr
- EXHIBIT - Site Plan
- EXHIBIT - Fence Elevation
- ZBA Materials
- March 14, 2023 ZBA Minutes



Attachment: Aerial Map (720 E. Delgado Drive - VAR Fence)

0 50 100
ft

Print Date: 3/8/2023

Notes

Cook County Aerial 2020

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

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A VARIATION
720 E. DELGADO DRIVE**

WHEREAS, pursuant to a petition and public hearing on March 14, 2023, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Variation to permit a 4-foot picket fence to be located 1 foot from the side property line abutting a street, pursuant to Section 6.03 (b) (4) (d) of the Palatine Zoning Ordinance, legally described property:

LOT 54 IN CONCORD MILLS UNIT 3, BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 15, 1995 AS DOCUMENT NUMBER 95620664, IN COOK COUNTY, ILLINOIS.

Commonly known as 720 E. Delgado Dive (02-11-212-025-0000).

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: Variations to permit a fence to be located 1 foot from the side property line abutting a street, pursuant to Section 6.03 (b) (4) (d) of the Palatine Zoning Ordinance, subject to the following condition(s):

1. The Variation shall substantially conform to the Site Plan and Fence Elevation submitted by the Petitioner, Yvonne Herr, except as such plans may be changed to conform to Village of Palatine Codes and Ordinances.

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

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

PASSED: This _____ day of _____, 2023

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

APPROVED by me this _____ day of _____, 2023

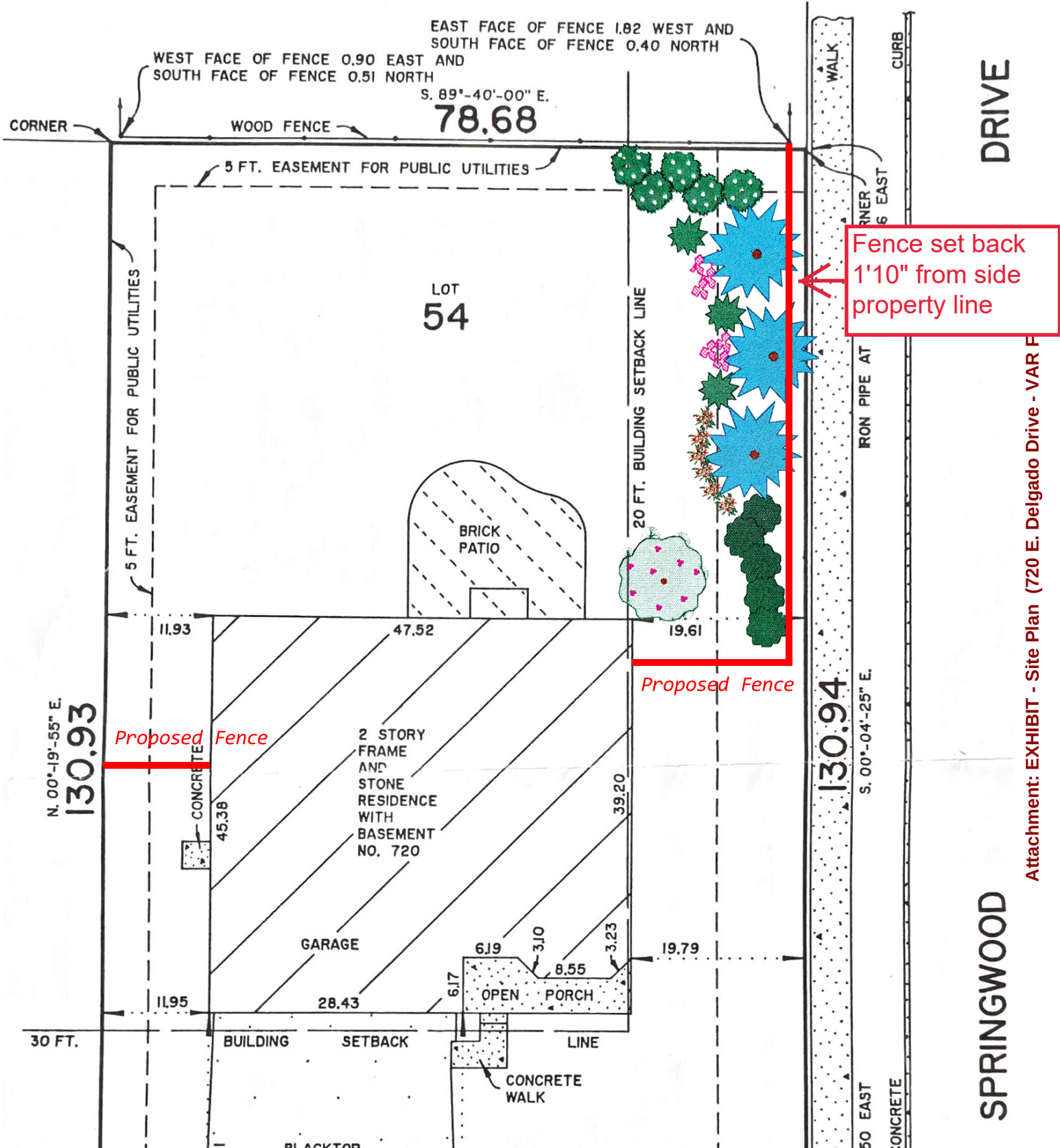
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____ day of _____, 2023

Village Clerk

Attachment: ORD VAR 720 E Delgado Dr (720 E: Delgado Drive - VAR Fence)



DRIVE

SPRINGWOOD

Attachment: EXHIBIT - Site Plan (720 E. Delgado Drive - VAR F



Attachment: EXHIBIT - Fence Elevation (720 E. Delgado Drive - VAR Fence)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 03/14/23 07:00 PM

CASE STAFF STATEMENT (ID # 8196)

720 E. Delgado Drive

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Yvonne Herr

CASE NUMBER: VAR-000016-2023

ADDRESS: 720 E. Delgado Drive

PROPOSAL:

Variation to permit a fence to be set back 1 foot from a side property line abutting a street, instead of the minimum required 3 feet.

<u>LOCATION:</u> 720 E. Delgado Drive District 3 (Myslinski)	<u>CURRENT ZONING:</u> Planned Development
--	---

SURROUNDING CONDITIONS:

<u>North:</u>	P - Planned Development (Concord Mills Subdivision)
<u>South:</u>	P - Planned Development (Concord Mills Subdivision)
<u>East:</u>	P - Planned Development (Concord Mills Subdivision)
<u>West:</u>	P - Planned Development (Concord Mills Subdivision)

BACKGROUND:

The Petitioner is proposing to install a 4-foot tall wooden picket fence along the Subject Property's side property line abutting N. Springwood Drive. The proposed fence would be set back approximately 1'10" from said lot line, and would align with the adjacent neighbor's fence to the north.

SITE ANALYSIS:

- The Subject Property is within the Concord Mills Unit 3 subdivision and is zoned Planned Development. The lot size is approximately 10,270 square feet.
- The Petitioner is proposing to install a 4-foot tall wooden picket fence along the Subject Property's eastern side lot line abutting N. Springwood Drive. The proposed fence would be set back approximately 1'10" from said lot line, and would be in line with the adjacent neighbor's fence to the north.
- Per the submitted application, the Petitioner recently acquired a dog and also has

young grandchildren, who frequently stay with them. The fence is proposed to enclose their backyard for safety.

- The Petitioner also indicated in the submitted application that complying with the 3 foot setback would require cutting down three mature evergreen trees, which they would like to avoid.
- Based on my analysis of the area, it appears that there are at least three properties (see list below) in the immediate neighborhood that have been granted zoning relief for fences in side yards abutting a street encroaching in the required setback.
 - 1281 N. Springwood Drive - Administrative Special Use (O-161-98)
 - 1374 N. Home Court - Administrative Special Use (O-20-99)
 - 1367 N. Mill Court - Variation (O-80-15)
- Per the Zoning Ordinance, decorative fences 48" or less in height do **not** require landscaping between the fence and the property line abutting a street.

DEPARTMENTAL REVIEWS:

Community Services	Existing brick retaining wall, along eastern property line abutting Springwood Drive, is located within the Village right-of-way and needs to be relocated.
Engineering	Proposed fence is located within an easement. Please be aware that they Village of Palatine has certain rights to said easement.
Environmental Health	N/A
Fire Prevention	N/A
Public Works	N/A
Police	N/A

STANDARDS FOR A VARIATION: Standards for a Variation are found in Section 14.03 D (1) and (2) of the Zoning Code. Specifically, the Petitioners must show that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality. The Petition for Variation is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The Petitioner is proposing to enclose their rear yard by constructing a 4-foot tall open-style fence along their eastern side property line abutting a public street. Although there are no discernible unique circumstances, there have been a few properties in the

Case Staff Statement (ID # 8196)
Meeting of March 14, 2023

surrounding neighborhood that have been granted zoning relief for fences with comparable side yard setbacks. Additionally, the directly adjacent neighbor to the north has an existing side yard fence that will align with the Petitioners proposal.

Therefore, Staff recommends action at the discretion of the Zoning Board of Appeals. If the Zoning Board of Appeals recommends approval, Staff recommends the following conditions:

1. The Variation shall substantially conform to the Site Plan and Elevation submitted by the Petitioner, Yvonne Herr, except as such plans may be changed to conform to the Village Codes and Ordinances.
2. The existing brick retaining wall, located along the eastern side property line abutting Springwood Drive, shall be removed from the Village right-of-way in a manner acceptable to the Director of Planning and Zoning.

ATTACHMENTS:

- Aerial Map
- Variation Application
- Plat of Survey
- Site Plan
- Fence Elevation
- Existing Conditions
- Public Notice



Attachment: ZBA Materials (720 E. Delgado Drive - VAR Fence)

0 50 100
ft

Print Date: 3/8/2023

Notes

Cook County Aerial 2020

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



VARIATION APPLICATION

Department of Planning & Zoning

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

Petitioner Name

Yvonne Herr

Business Name (if applicable)

Subject Property Address

720 E. Delgado Drive

Please provide a description of your proposed request:

Install a 4-foot picket fence in line with the north side neighbor's privacy fence that is 1'10" from the property line (fence is 2'3" from the sidewalk). On the west side of the house install fence to connect to the west side neighbor's existing fence. The new fence would match the west side neighbor's picket fence (see photo).

Petitioner Justification

Variations shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

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:

Complying with the 5 foot setback regulation would require cutting down three mature evergreens, which currently add substantial value to the property.

That the plight of the owner is due to unique circumstances:

We recently added a dog to the family and also have three young grandchildren who frequently stay with us. A fence is needed to enclose our backyard for safety.

That the Variation, if granted, will not alter the essential character of the locality:

Our neighbor behind us has a privacy fence that is 2'3" from the sidewalk and several other neighbors with backyards next to sidewalks have fences with less than 5 foot setbacks. Our proposed 4-foot picket fence would be in keeping with the character of the neighborhood and would also blend nicely with surrounding landscaping.

In order to supplement the above standards, the Zoning Board of may also consider the following:

Attachment: ZBA Materials (720 E. Delgado Drive - VAR Fence)

- 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 the public welfare or other properties in the neighborhood.
- f. The request will not impair 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.

--

PLAT OF SURVEY

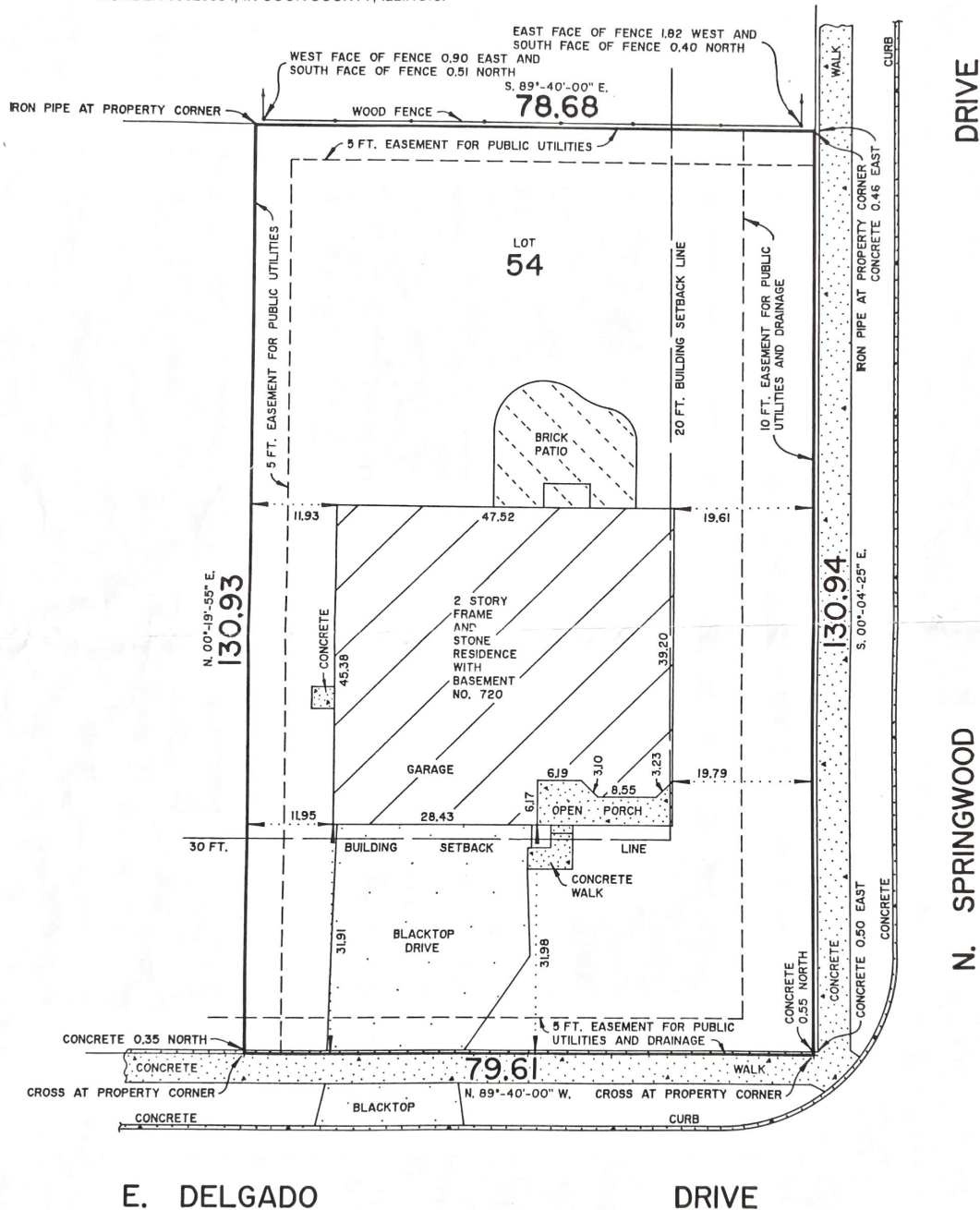
BY

JOHN M. HENRIKSEN

2007 E. IVY LANE MOUNT PROSPECT, ILLINOIS 60056 - 1823
847 - 824 - 0595

OF

LOT 54 IN CONCORD MILLS UNIT 3, BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 15, 1995 AS DOCUMENT NUMBER 95620664, IN COOK COUNTY, ILLINOIS.



Attachment: ZBA Materials (720 E. Delgado Drive - VAR Fence)

ORDER NUMBER: **030380**

SCALE: 1 INCH = 15 FEET

ORDERED BY: RICK J. ERICKSON, LTD.

- BUILDING LINES, IF ANY, SHOWN HEREON ARE BUILDING LINES SHOWN ON THE RECORDED SUBDIVISION PLAT. CONSULT LOCAL AUTHORITIES FOR BUILDING LINES ESTABLISHED BY LOCAL ORDINANCES.
- PLEASE CHECK LEGAL DESCRIPTION WITH DEED.
- COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DISCREPANCY IMMEDIATELY.
- DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING

FRACTIONAL INCH EQUIVALENTS OF HUNDREDTHS OF A FOOT

0.01 = 1/8"	0.25 = 3"
0.02 = 1/4"	0.33 = 4"
0.03 = 3/8"	0.37 = 4-1/2"
0.04 = 1/2"	0.38 = 4-1/2"
0.05 = 5/8"	0.42 = 5"
0.06 = 3/4"	0.50 = 6"
0.07 = 7/8"	0.58 = 7"
0.08 = 1"	0.62 = 7-1/2"
0.09 = 1-1/8"	0.63 = 7-1/2"
0.10 = 1-1/4"	0.67 = 8"
0.11 = 1-3/8"	0.75 = 9"
0.12 = 1-1/2"	0.83 = 10"
0.13 = 1-1/2"	0.87 = 10-1/2"
0.14 = 1-5/8"	0.88 = 10-1/2"
0.15 = 1-3/4"	0.92 = 11"
0.16 = 1-7/8"	1.00 = 12"
0.17 = 2"	

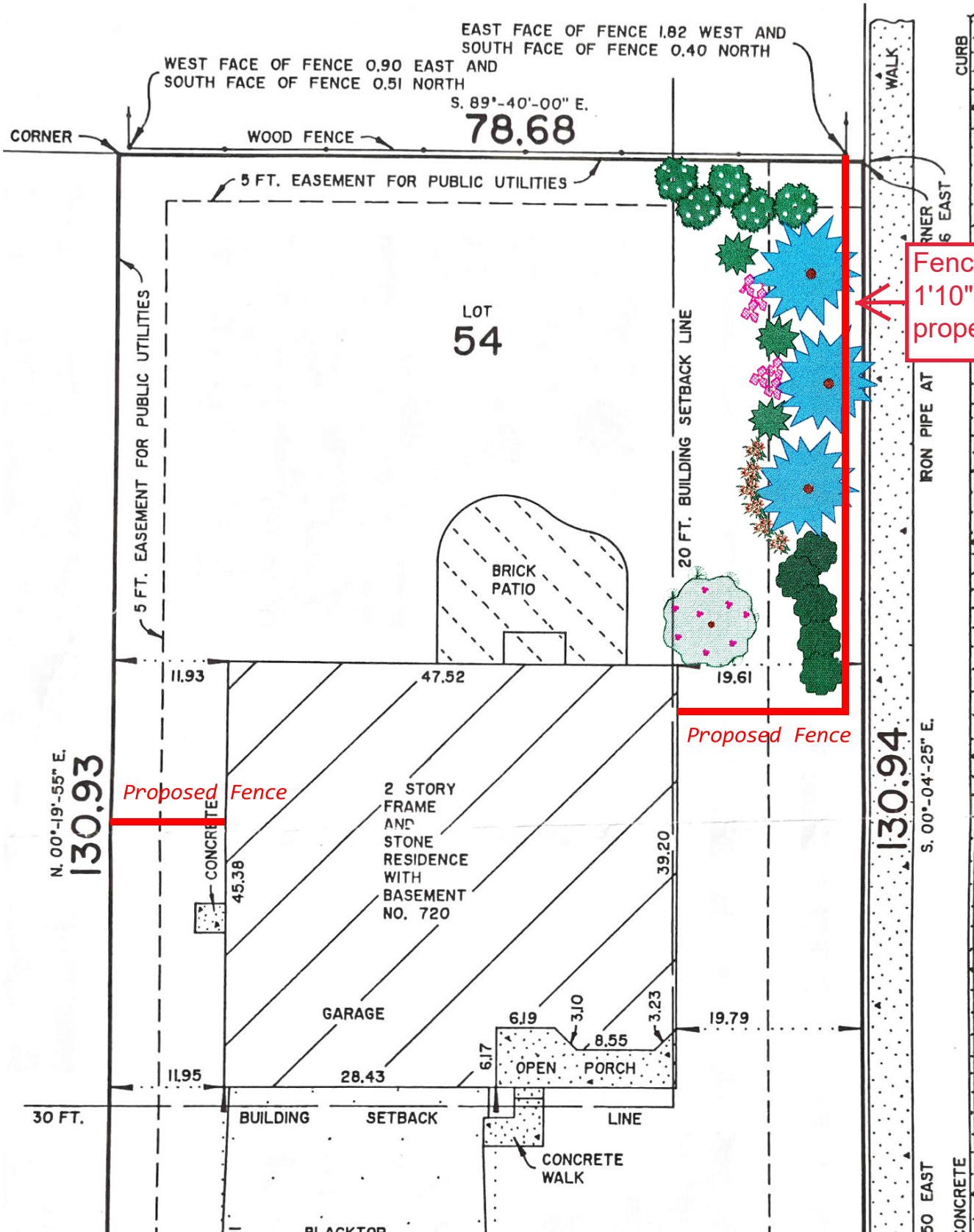


STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I, JOHN M. HENRIKSEN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

MOUNT PROSPECT, ILLINOIS JULY 14, 2003

John M. Viter



DRIVE

SPRINGWOOD

Attachment: ZBA Materials (720 E. Delgado Drive - VAR Fen





Attachment: ZBA Materials (720 E. Delgado Drive - VAR Fence)

PUBLIC NOTICE
 A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, March 14, 2023 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Variation to permit a fence to be set back 1 foot from a side property line abutting a street, instead of the minimum required 3 feet.
 The property is commonly known as 720 E. Delgado Drive.
 The Petitioner is proposing to install a 4-foot tall wooden picket fence along the Subject Property's side property line abutting N. Springwood Drive. The proposed fence would be set back approximately 1'10" from said lot line, and would align with the adjacent neighbor's fence to the north.
 The above petition has been filed by Yvonne Herr and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: VAR-000016-2023
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 27th day of February, 2023
 Published in Daily Herald
 February 27, 2023 (4595946)

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 Suburb DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That notice of which the annexed printed slip is a true copy, was published 02/27/2023 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY *Danula Baltz*
 Designee of the Publisher of the Daily Herald

Control # 4595946



Attachment: ZBA Materials (720 E. Delgado Drive - VAR Fence)

2. 720 E. Delgado Drive - **Recommended to Approve**

The Petitioner for 294 N. MacArthur Drive, LaRayne Hamman, was not present at the beginning of the scheduled public hearing. Therefore, the case for 294 N. MacArthur Drive was delayed and presented as the fourth item on the March 14, 2023 Zoning Board of Appeals agenda.

Notice was published in the Daily Herald on February 27, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Variation
2. Proof of Ownership
3. Plat of Survey
4. Site Plan
5. Fence Elevation
6. Existing Conditions
7. Public Notice

Sworn in staff: Mr. Alex Bradshaw

Sworn in the petitioner: Ms. Becky Herr 720 E. Delgado Drive

Ms. Herr stated she is the daughter of the property owners who want to install a 4ft picket fence. She explained they want the fence for added security. She stated they recently got a puppy and her sister has toddler children so the fence would help to not have to constantly watch them. Ms. Herr explained they need the variance because they have large trees and don't want to cut them down to put fence where code allows. She pointed out the neighbors have a privacy fence at same angle so would be consistent with neighborhood.

Ms. Wood asked what type of fence.

Ms. Herr restated 4ft picket.

Sworn in staff: Ms. Lyn Bremanis

Mr. Bradshaw gave a brief overview explaining the petitioner is proposing a 4ft wooden picket abutting North Springwood Drive. He stated the proposed fence would be setback approx. 1ft 10inches and align with the adjacent neighbors' fence to the north. Mr. Bradshaw stated at least 3 properties in neighborhood have been granted zoning relief for fences in side yards abutting the street. He stated Community Services has reviewed and indicated the retaining wall is located in the Village right of way and needs to be relocated. He stated Engineering reviewed and has indicated the proposed fence is located within an easement and wants the petitioner to be aware that the Village of Palatine has certain rights to that easement.

Ms. Wood asked if the adjacent neighbors' fence is nonconforming.

Mr. Bradshaw answered yes it was installed prior to the relevant code.

Mr. Pirog asked if it will align with the neighbors' fence.

Mr. Bradshaw answered yes pointing out the neighbors' fence is taller and not open style like the petitioner's 4ft open style.

Mr. Pirog asked if they still have to cut the trees.

Mr. Bradshaw stated they will have to trim back but they will remain.

Ms. Herr explained they would only need to cut the bottom branches.

Mr. Pirog asked about the retaining wall.

Ms. Herr has spoken to landscaper to get it removed.

Ms. Wood asked where the fence would have to be to meet code.

Mr. Bradshaw stated code requires a 3ft setback from the property line.

Ms. Herr pointed out that would go through the evergreen trunks.

STAFF RECOMMENDATION:

The Petitioner is proposing to enclose their rear yard by constructing a 4-foot tall open-style fence along their eastern side property line abutting a public street. Although there are no discernible unique circumstances, there have been a few properties in the surrounding neighborhood that have been granted zoning relief for fences with comparable side yard setbacks. Additionally, the directly adjacent neighbor to the north has an existing side yard fence that will align with the Petitioners proposal.

Therefore, Staff recommends action at the discretion of the Zoning Board of Appeals. If the Zoning Board of Appeals recommends approval, Staff recommends the following conditions:

1. The Variation shall substantially conform to the Site Plan and Elevation submitted by the Petitioner, Yvonne Herr, except as such plans may be changed to conform to the Village Codes and Ordinances.
2. The existing brick retaining wall, located along the eastern side property line abutting Springwood Drive, shall be removed from the Village right-of-way in a manner acceptable to the Director of Planning and Zoning.

Mr. Pirog asked if the only reason staff is not recommending approval is the lack of discernible unique circumstances.

Mr. Bradshaw answered, yes.

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

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

DELIBERATIONS:

Mr. Cavanaugh stated it is a 4ft open style fence so he is not concerned. He stated these type of fences have been allowed in past for residents with kids and pets and thinks the petitioner has stated a good case.

Ms. Wood stated the code requires 3ft setback and they are at almost 2ft, so it's close. She stated it is a unique circumstance with the neighbors' nonconforming fence. She stated it won't alter the locality.

Ms. Roth-Wurster stated there is always a concern with line of site on corner properties but it is 4ft open style. She stated it won't alter locality and the landscaper will fix the department review concerns.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on April 3, 2023

RESULT:	RECOMMENDED TO APPROVE [UNANIMOUS]
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Jerry Luszczak, Commissioner
AYES:	Roth-Wurster, Wood, Luszczak, McGinn, Cavanaugh, Pirog

Consider an Ordinance Granting a Variation for a Front Stoop at 294 N. MacArthur Drive

BACKGROUND:

The Petitioner is proposing to expand an existing front stoop within the required front yard to a size of 6' x 11'. Per Code, stoops are limited to 5' x 9' as permitted to encroachments in the required front yard. Therefore, the Petitioner is requesting approval of the following:

Variation to permit a stoop in the required front yard to be 6' x 11', instead of the maximum permitted 5' x 9'.

KEY ISSUES:

- The Subject Property is zoned R-2 Single-Family Residential, and the Petitioner is proposing to expand an existing 4' x 7' front stoop to 6' x 11', which will include extending the roof overhang to encroach 5' into the required 30' front yard setback. The remaining setback for the expanded front stoop would be approximately 25 feet.
- In the residential zoning districts, a stoop is a permitted obstruction in the required front yard, provided that the maximum size of a stoop does not exceed 9' in width and 5' in depth. The proposed stoop would be 6' in width and 11' in depth.
- The Petitioner indicated that the current size of the stoop does not allow for the front door to be opened, without pushing packages/visitors off the existing stoop and the expanded size would accommodate deliveries and visitors.

ALTERNATIVES:

1. Approve the Variation to permit an expanded stoop in the required front yard.
2. Do not approve the Variation to permit an expanded stoop in the required front yard.

RECOMMENDATION:

Public Hearing: March 14, 2023

Residents testifying: None

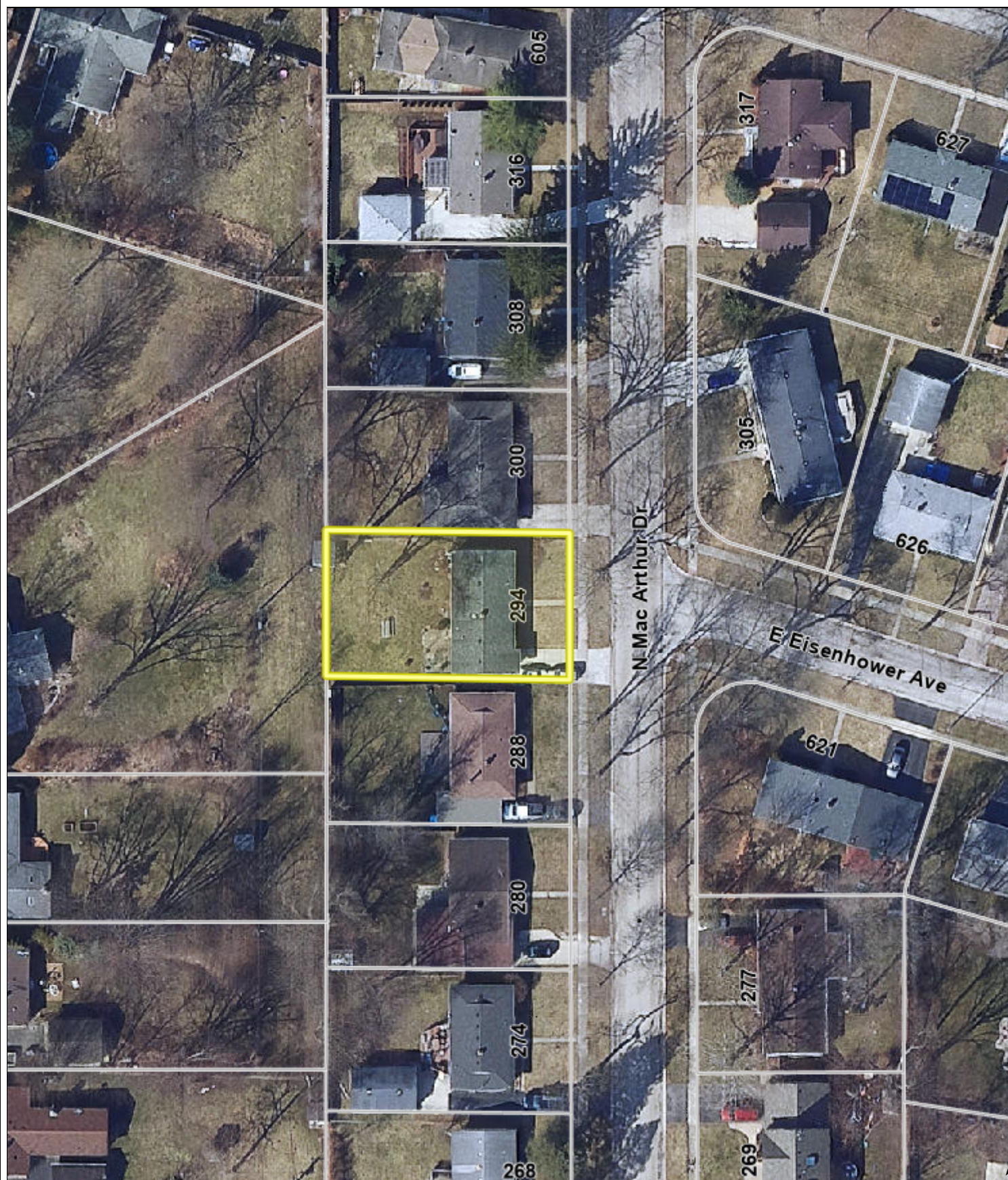
Vote: The Zoning Board of Appeals voted 6-0 to recommend approval of the request and Staff concurs.

ACTION REQUIRED:

A motion to approve an ordinance granting a Variation to permit an expanded stoop on the required front yard at 294 N. MacArthur Drive.

ATTACHMENTS:

- Aerial Map
- ORD VAR
- EXHIBIT - Front stoop elevation drawing - 2-17-23
- EXHIBIT - Site Plan 02-17-23
- ZBA materials
- March 14, 2023 ZBA Minutes



Attachment: Aerial Map (294 N. MacArthur Drive - VAR Front Stoop)

0 50 100
ft

Print Date: 3/8/2023

Notes

Cook County Aerial 2020

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

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A VARIATION
294 N. MACARTHUR DRIVE**

WHEREAS, pursuant to a petition and public hearing on March 13, 2023, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for Variation to permit an stoop to be 11 feet by 6 feet, instead of the maximum permitted 9-foot by 5-foot, pursuant to Section 10.01 (d) (1) (I) of the Palatine Zoning Ordinance, legally described property:

Lot fifteen (15) in Block One (1) in Harold Reskin Addition to Palatine, in the northeast quarter (1/4) of the southeast quarter (1/4) of Section 14, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, According to the Plat Thereof Registered in the office of the Registrar of Titles of Cook County, Illinois, on July 12, 1955 as document number 1606941.

Commonly known as 294 N. MacArthur Drive (02-14-401-008-0000).

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

SECTION 1: Variation to permit a stoop to be 11 feet by 6 feet, instead of the maximum permitted 9-foot by 5-foot, pursuant to Section 10.01 (d) (1) (I) of the Palatine Zoning Ordinance, subject to the following condition(s):

1. The Variation shall substantially conform to the Site Plan and Elevation Plan submitted by the Petitioner, LaRayne Hamman, except as such plans

may be changed to conform to Village Codes and Ordinances.

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

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

PASSED: This _____ day of _____, 2023

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

APPROVED by me this _____ day of _____, 2023

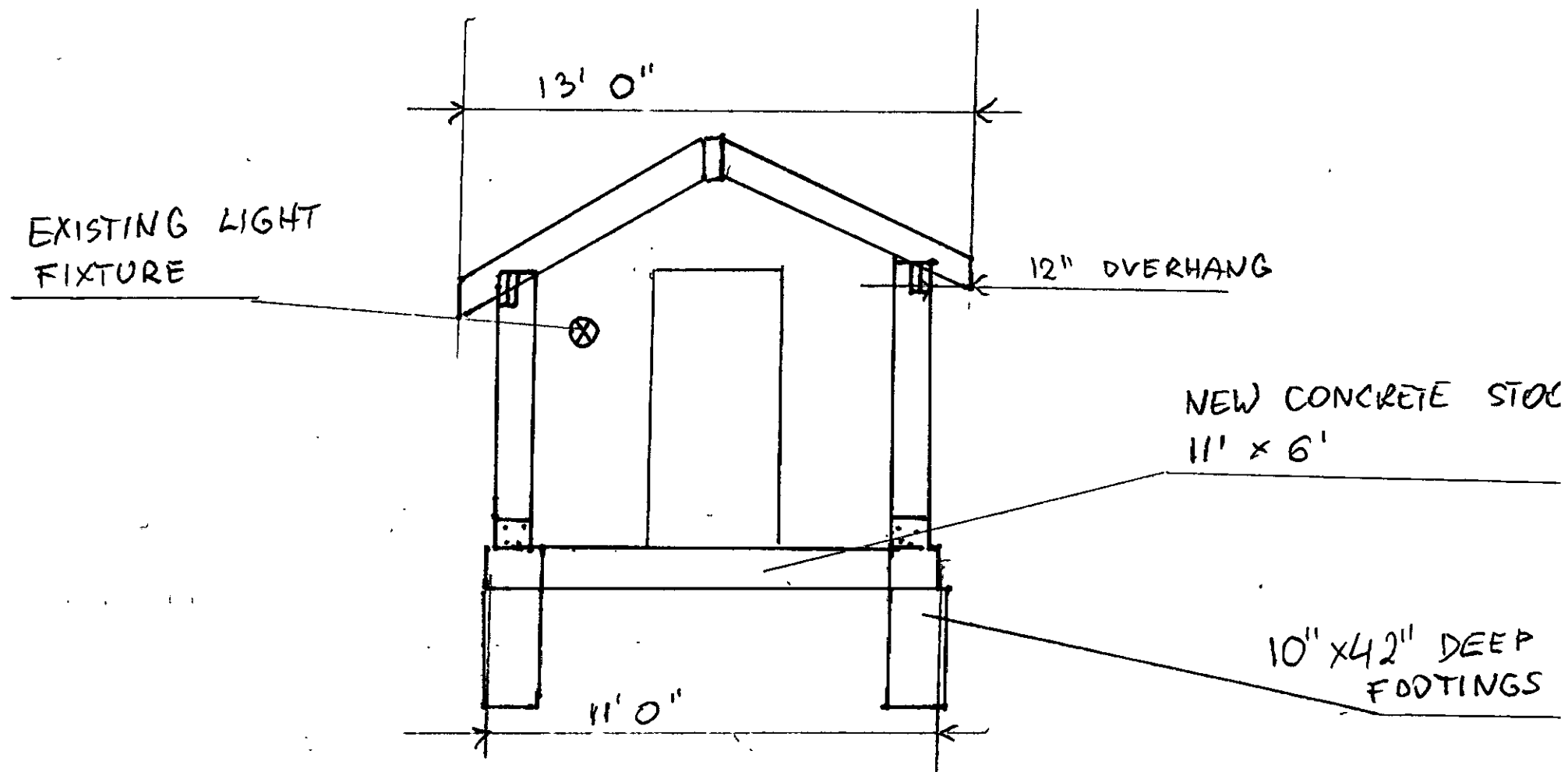
Mayor of the Village of Palatine

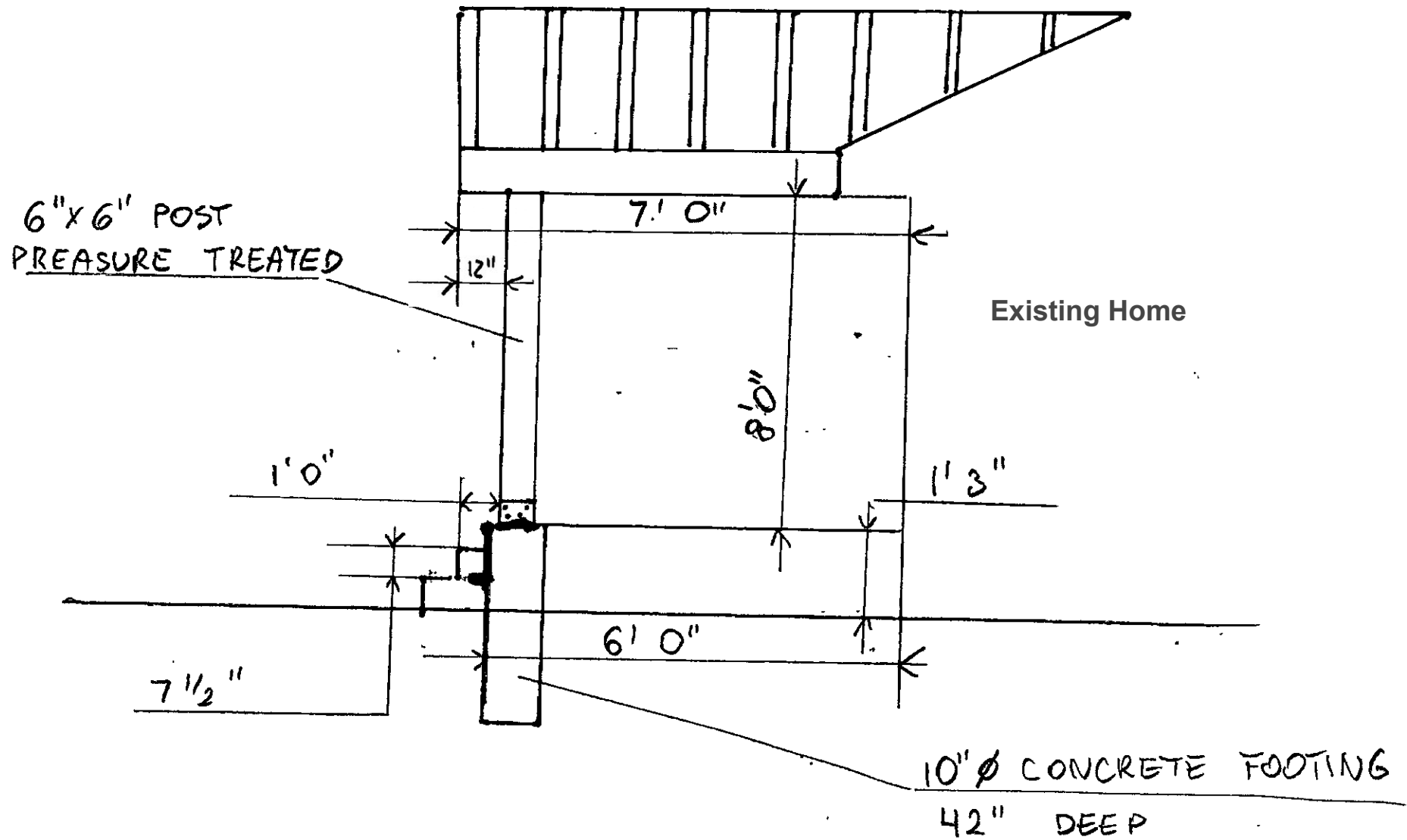
ATTESTED and FILED in the office of the Village Clerk this

_____ day of _____, 2023

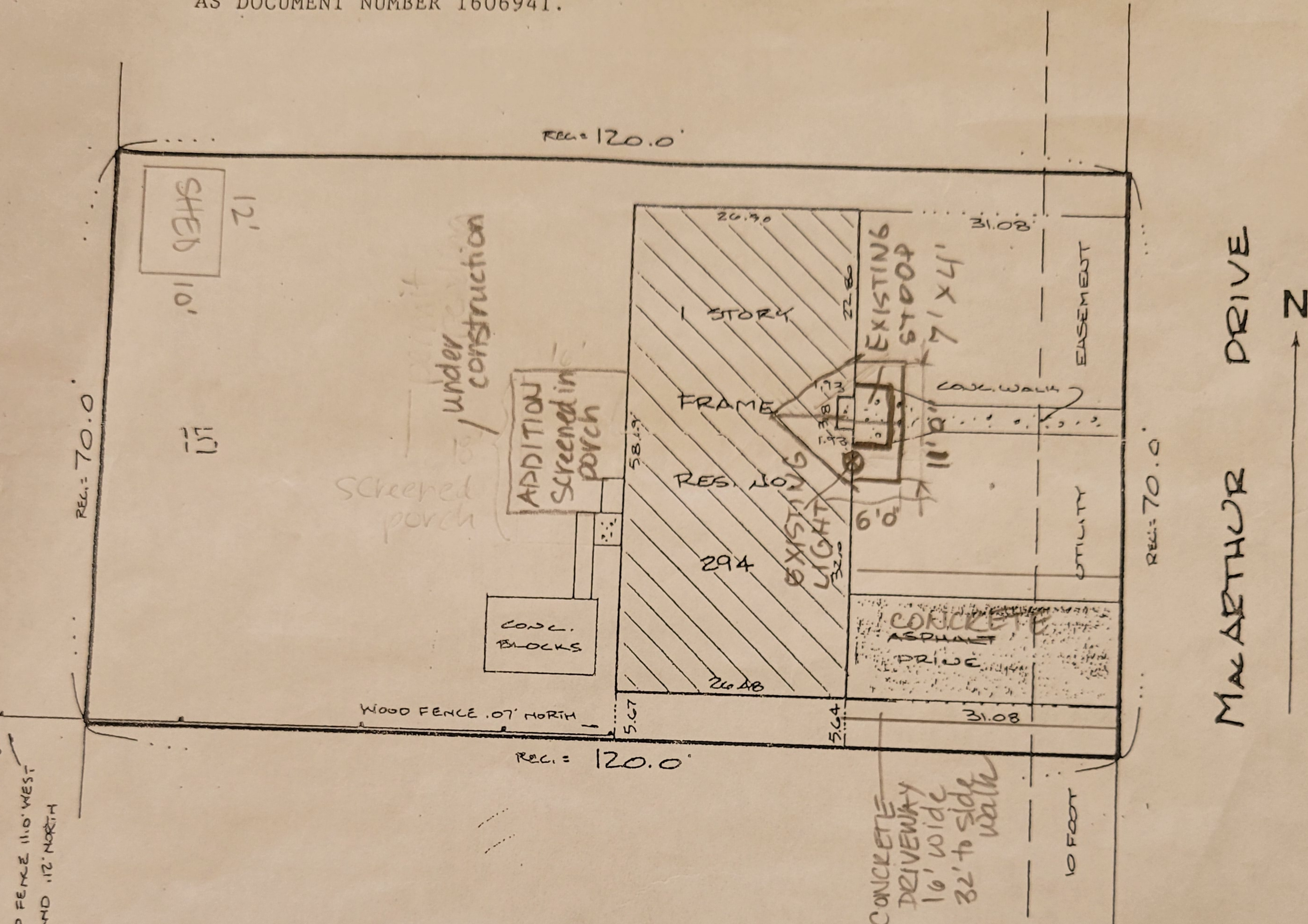
Village Clerk

FRONT VIEW OF FRONT DOOR CONOPY





LOT FIFTEEN(15) IN BLOCK ONE (1) IN HAROLD RESKIN ADDITION TO PALATINE, IN THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JULY 12, 1955 AS DOCUMENT NUMBER 1606941.



*RE-INSPECTED 7/2/96
AS NEW JOB NO. 106233
ADDED WOOD FENCE,

ADDRESS: 294 MACARTHUR DR.
PALATINE
TOWNSHIP: PALATINE
P.L.N.: 02-14-401-008

BY: David N. Mann



STATE OF ILLINOIS)
COUNTY OF LAKE)

S.S.

On behalf of MID AMERICA SURVEY COMPANY, I hereby certify that the building(s) on property shown are within the property lines as monumented and that the adjoining improvements do not encroach unless shown. Dated SEPTEMBER 12, 19 91

By David N. Mann
Registered Illinois Land Surveyor

Distances shown are in feet & decimal parts of,

NOTE: Only those Building Lines or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered contains a proper description of the required Building Lines or Easements.

No angles or distances are to be determined by scaling.

Compare your description and site markings with this plat and at once report any discrepancies which you may find.

1"=20'
91413 / 106233

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 03/14/23 07:00 PM

CASE STAFF STATEMENT (ID # 8195)

294 N. MacArthur Drive

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: LaRayne Hamman

CASE NUMBER: VAR-000015-2023

ADDRESS: 294 N. MacArthur Drive

PROPOSAL:

Variation to permit a stoop in the required front yard to be 11' x 6', instead of the maximum permitted 9' x 5'.

<u>LOCATION:</u>	294 N. MacArthur Drive 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 Single-Family Residential
<u>West:</u>	R-2 Single-Family Residential

BACKGROUND:

The Petitioner is proposing to expand an existing front stoop, within the required front yard to be 11' x 6'. Per Code, stoops not exceeding 9' x 5' are permitted to encroach into the required front yard. Ultimately, a Variation is required to construct the proposed canopy covered stoop. Therefore, the Petitioner is requesting:

Variation to permit a stoop in the required front yard to be 11' x 6', instead of the maximum permitted 9' x 5'.

SITE ANALYSIS:

- The Subject Property is zoned R-2 Single Family and is within the Harold Reskin Addition to Palatine Subdivision.
- The Petitioner is proposing to expand an existing 7' x 4' front stoop. The proposed stoop would be 11' x 6', which will include extending the roof overhang to encroach

Attachment: ZBA materials (294 N. MacArthur Drive - VAR Front Stoop)

Case Staff Statement (ID # 8195)
Meeting of March 14, 2023

5' into the required 30' front yard setback.

- Per code, within residential districts a stoop is a permitted obstruction in the required front yard so long as the maximum size of a stoop does not exceed 9' in width and 5' in depth. The proposed stoop would be 6' in width and 11' in depth.
- Per the submitted application, the stoop expansion will allow for adequate space for visitors and deliveries. The Petitioner indicated that the current size of the stoop does not allow for the front door to be opened without pushing packages/visitors back off of the existing stoop.

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 A VARIATION: Standards for a Variation are found in Section 14.03 D (1) and (2) of the Zoning Code. Specifically, the Petitioners must show that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality. The Petition for Variation is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The Petitioner is proposing to expand and cover an existing front stoop to allow for it to adequately function as a space for deliveries and for visitors. Although the majority of the front stoops in the surrounding neighborhood are relatively smaller the size, the open-style of the canopy, and the 25' setback from the front property line should not alter the essential character of the locality. Therefore, Staff recommends approval of the Variation, subject to the following condition:

1. The Variation shall substantially conform to the Site Plan and Elevation Plan submitted by the Petitioner, LaRayne Hamman, except as such plans may be changed to conform to Village Codes and Ordinances.

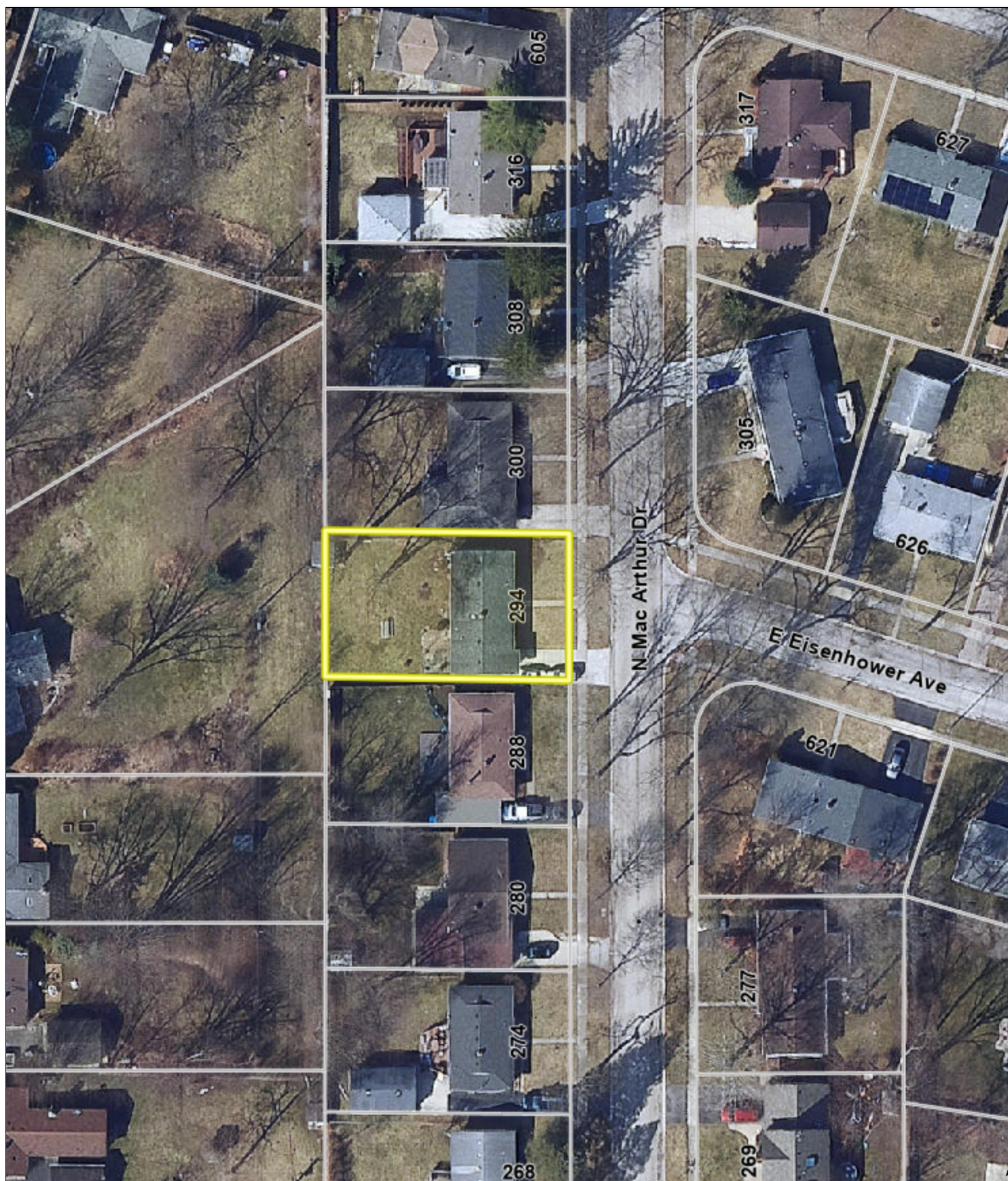
ATTACHMENTS:

- Aerial Map

Case Staff Statement (ID # 8195)
Meeting of March 14, 2023

- Variation Application
- Plat of Survey
- Site Plan
- Elevations
- Public Notice

Attachment: ZBA materials (294 N. MacArthur Drive - VAR Front Stoop)



Attachment: ZBA materials (294 N. MacArthur Drive - VAR Front Stoop)

0 50 100
ft

Print Date: 3/8/2023

Notes

Cook County Aerial 2020

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



VARIATION APPLICATION

Department of Planning & Zoning

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

Petitioner Name

LaRayne Hamman & Tim Hamman

Business Name (if applicable)

Subject Property Address

294 N. Mac Arthur Drive

Please provide a description of your proposed request:

New front stoop, flush with existing front door entrance, of 11' x 6' with roof, to replace existing front stoop.

Petitioner Justification

Variations shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

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

The current size of the stoop, 7' x 4', is too small for a larger group of visitors of larger size, or older age, to conveniently enter the home. Having a roof covering will make entering the home easier, drier, better.

That the plight of the owner is due to unique circumstances:

Visitors and deliveries to our house block the door to open for entry. Amazon packages which are dropped inside the alcove of the front door, get pushed off the step, in order to retrieve them. The weight or fragility of the package sometimes comes into play. This could also pose a risk of the door being blocked during an emergency event. Children who come to trick or treat will step into the door alcove to ring the bell, but then need to back up, down a step, in order for the door to open. This could also pose a risk or safety hazard.

That the Variation, if granted, will not alter the essential character of the locality:

An added, open air front porch, will not negatively alter the essential character of my street or neighborhood.

Attachment: ZBA materials (294 N. MacArthur Drive - VAR Front Stoop)

In order to supplement the above standards, the Zoning Board of 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 the public welfare or other properties in the neighborhood.
- f. The request will not impair 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.

--

145 E. Algonquin Road
Arlington Heights, IL 60005
Phone: 708-228-0668
Fax: 708-228-0358

9800 S. Roberts Road
Palos Hills, IL 60465
Phone: 708-430-4077
Fax: 708-598-6580

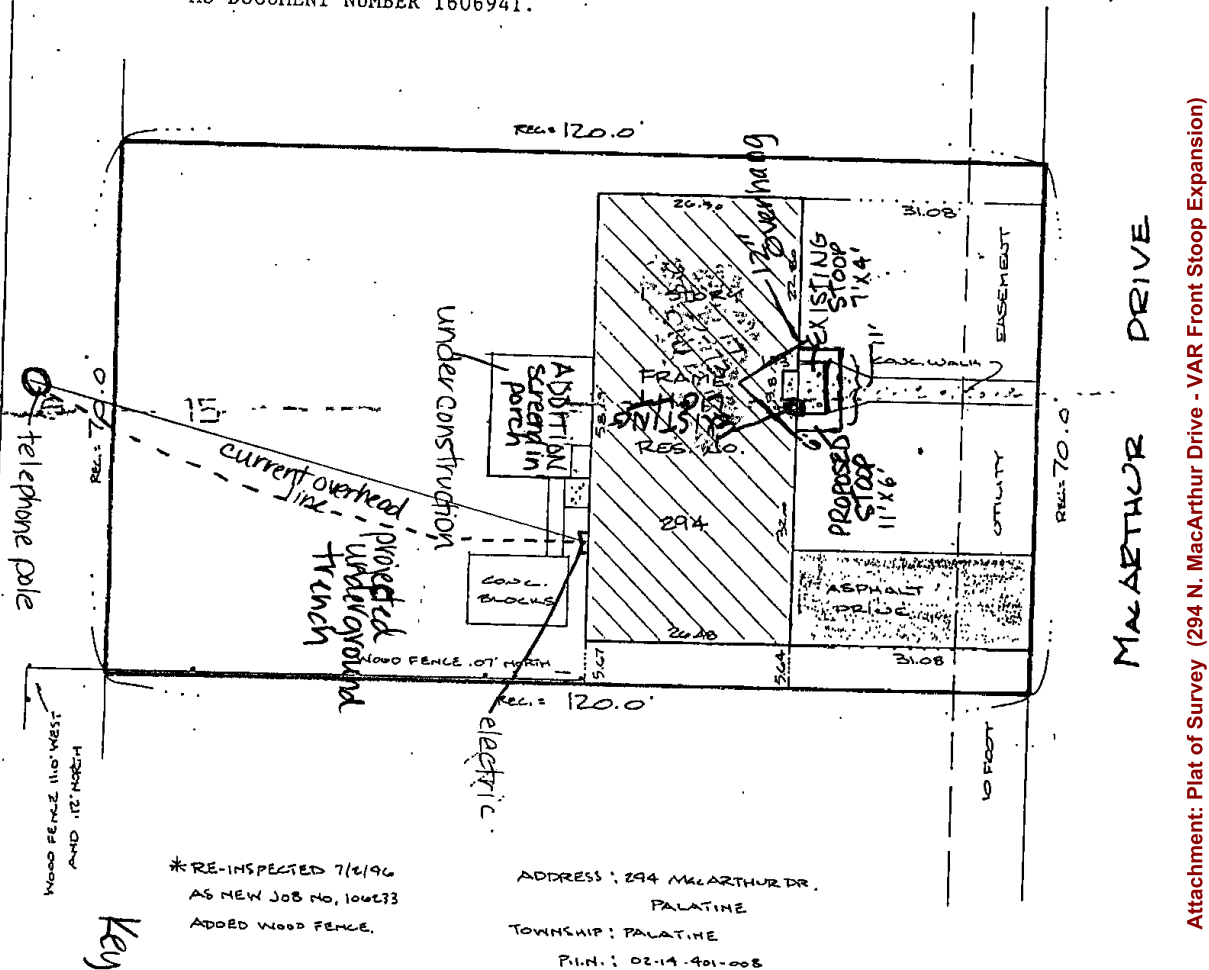


PLAT OF SURVEY

218 N. County Street
Waukegan, IL 60085
Phone: 708-336-2473
Fax: 708-336-2111

373 S. County Farm
Wheaton, IL 60187
Phone: 708-690-3733
Fax: 708-690-6985

LOT FIFTEEN(15) IN BLOCK ONE (1) IN HAROLD RESKIN ADDITION
TO PALATINE, IN THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST
QUARTER (1/4) OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,
ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE
REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JULY 12, 1955
AS DOCUMENT NUMBER 1606941.



*RE-INSPECTED 7/6/96
AS NEW JOB NO. 106233
ADDED WOOD FENCE.

ADDRESS: 294 MACARTHUR DR.
PALATINE
TOWNSHIP: PALATINE
P.L.N.: 02-14-401-008

Key
current line
projected
buried line

By: *D. Mann*



STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

On behalf of MID AMERICA SURVEY COMPANY, I hereby certify that the building(s) on property shown are within the property lines as monumented and that the adjoining improvements do not encroach unless shown. Dated SEPTEMBER 12, 1991

By: *D. Mann*
Registered Illinois Land Surveyor

All distances shown are in feet & decimal parts thereof.

Scale 1"=20'

Job No. 91413/106233

Ordered By: MAZZIO, ESQ.

NOTE: Only those Building Lines or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered contains a proper description of the required Building Lines or Easements. No angles or distances are to be determined by scaling.

Compare your description and site markings with this plat and at once report any discrepancies which you may find.

COPYRIGHT 1991 MID AMERICA SURVEY COMPANY

Packet F

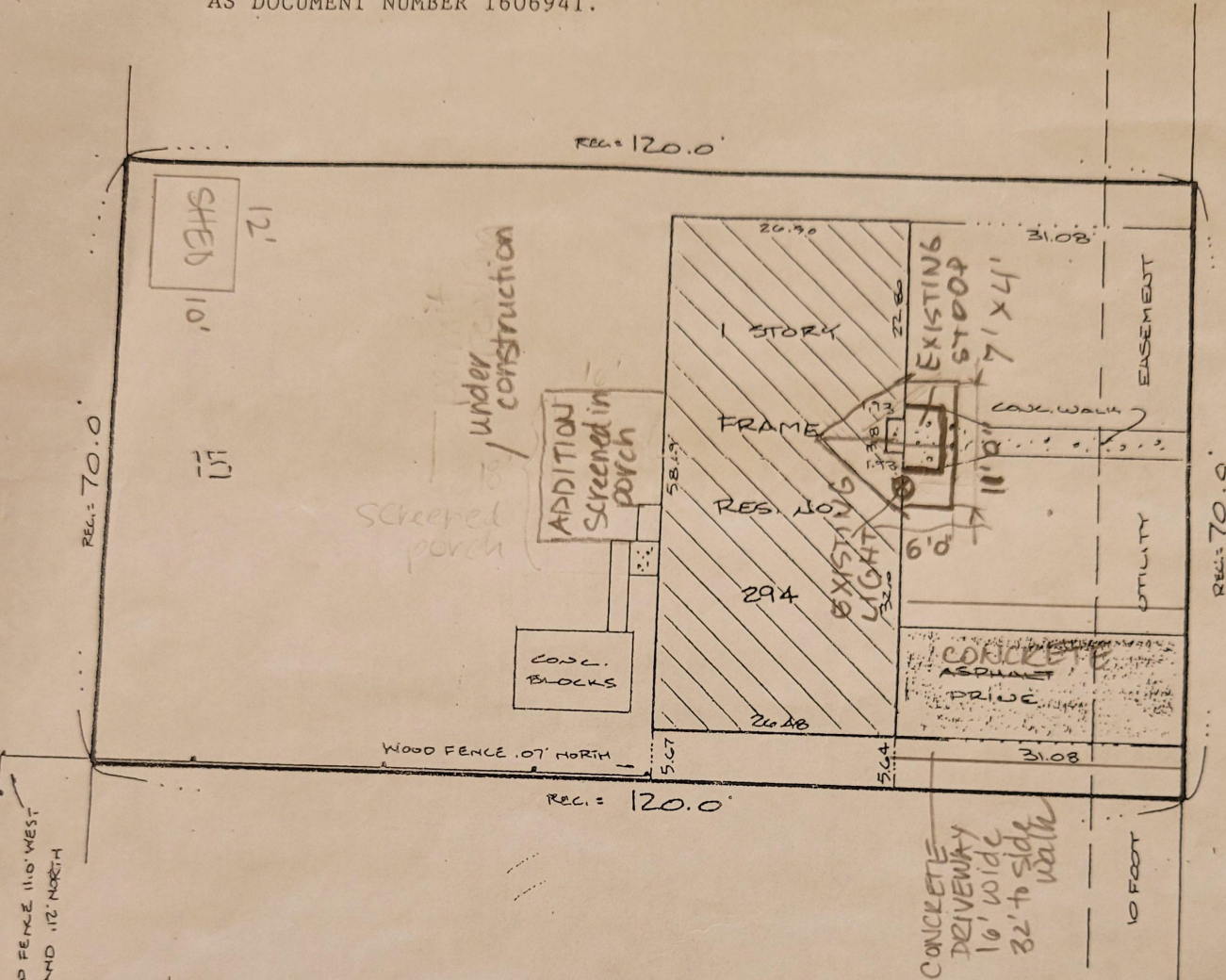
Packet Pg. 91

Attachment: Plat of Survey (294 N. MacArthur Drive - VAR Front Stoop Expansion)

Attachment: ZBA materials (294 N. MacArthur Drive - VAR Front Stoop)

LOT FIFTEEN(15) IN BLOCK ONE (1) IN HAROLD RESKIN ADDITION TO PALATINE, IN THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JULY 12, 1955 AS DOCUMENT NUMBER 1606941.

6.A.3.e

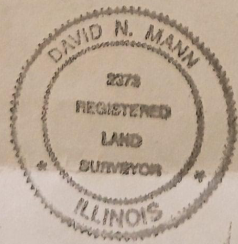


MACARTHUR DRIVE

*RE-INSPECTED 7/2/96
AS NEW JOB NO. 106233
ADDED WOOD FENCE.

ADDRESS: 294 MACARTHUR DR.
PALATINE
TOWNSHIP: PALATINE
P.L.N.: 02-14-401-008

By David N. Mann



STATE OF ILLINOIS)
COUNTY OF LAKE)

S.S.

On behalf of MID AMERICA SURVEY COMPANY, I hereby certify that the building(s) on property shown are within the property lines as monumented and that the adjoining improvements do not encroach unless shown. Dated SEPTEMBER 12, 1991

By David N. Mann
Registered Illinois Land Surveyor

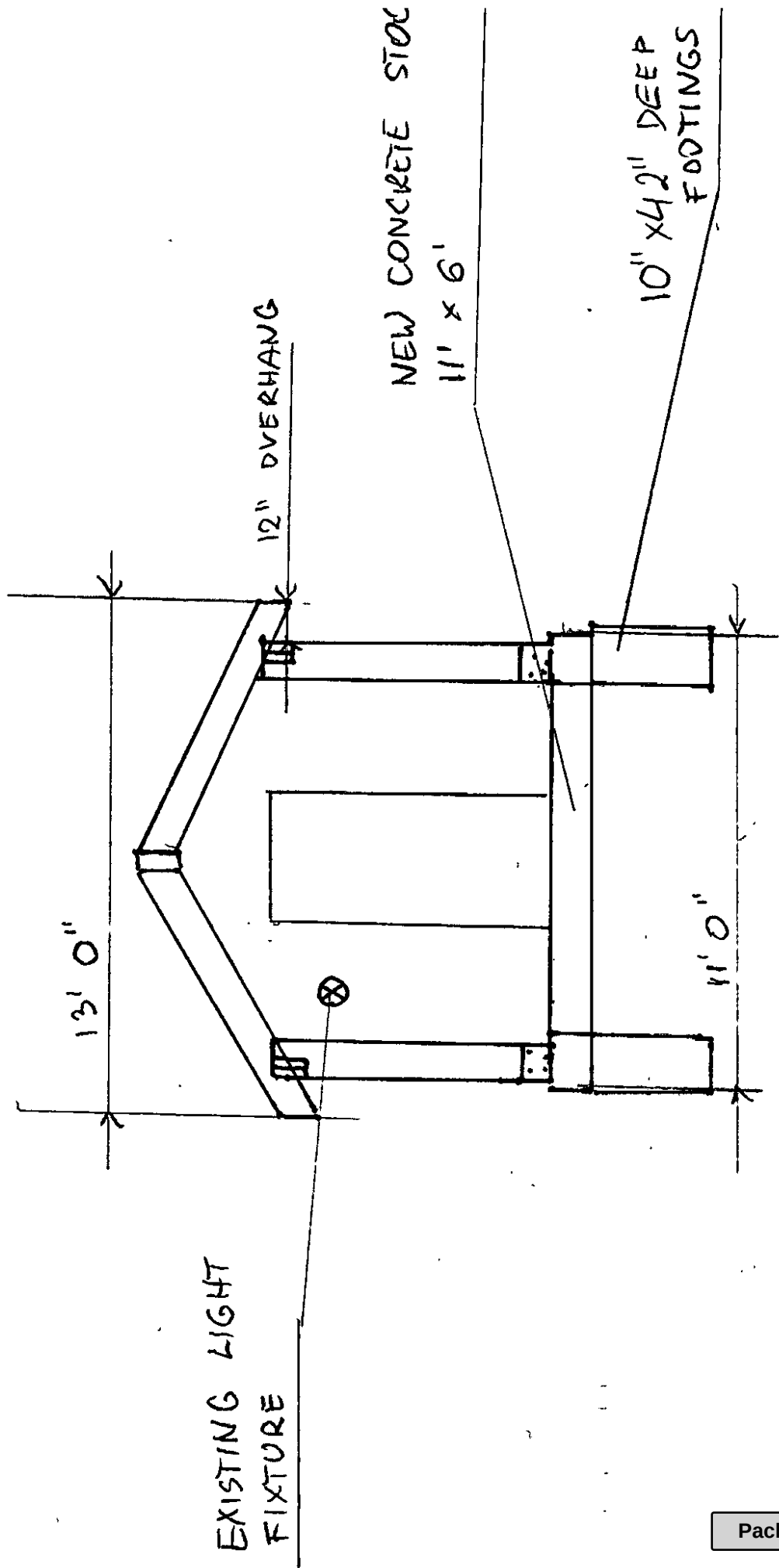
NOTE: Only those Building Lines or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered contains a proper description of the required Building Lines or Easements.
No angles or distances are to be determined by scaling.

Compare your description with this plat and at once report any discrepancies which you may find.

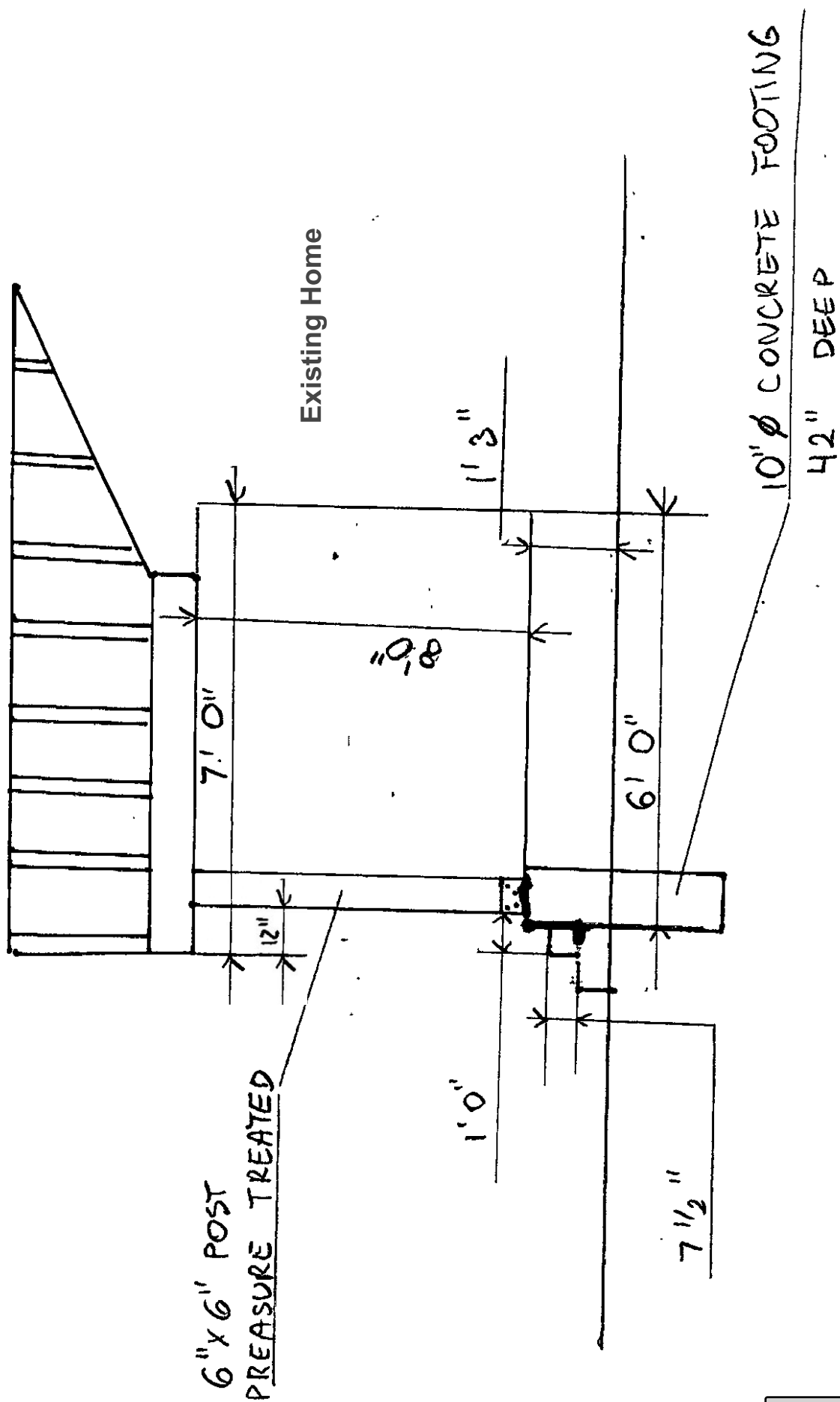
Packet Pg. 92

Attachment: ZBA materials (294 N. MacArthur Drive - VAR Front Stoop)

FRONT VIEW OF FRONT DOOR CONOPY



Attachment: Elevations (294 N. MacArthur Drive - VAR Front Stoop Expansion)



PUBLIC NOTICE
A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, March 14, 2023 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Variation to permit a stoop in the required front yard to be 11' x 6', instead of the maximum permitted 9' x 5'. The property is commonly known as 294 N. MacArthur Drive.
The Petitioner is proposing to expand an existing front stoop, within the required front yard to be 11' x 6'. Per Code, stoops not exceeding 9' x 5' are permitted to encroach into the required front yard. Therefore, a Variation is required to construct the proposed canopy covered stoop.
The above petition has been filed by LaRayne Hamman and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: VAR-000015-2023
VILLAGE OF PALATINE
Jon Wood, Chair
Palatine Zoning Board of Appeals
DATED: This 27th day of February, 2023
Published in Daily Herald
February 27, 2023 (4595943)

6.A.3.e

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first publication of the attached notice, and a newspaper as defined by 715 ILCS 5/

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 02/27/2023 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY Laurel Baltz
Designee of the Publisher of the Daily Herald

Control # 4595943



Attachment: ZBA materials (294 N. MacArthur Drive - VAR Front Stoop)

4. 294 N. MacArthur Drive - **Recommended to Approve**

Notice was published in the Daily Herald on February 27, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Variation
2. Proof of Ownership
3. Plat of Survey
4. Site Plan
5. Elevations
6. Public Notice

Sworn in the petitioner: Ms. LaRayne Hamman 294 N. MacArthur Drive

Ms. Hamman explained she is looking to build a larger covered front stoop for entry of guests, packages, holiday decorating, and to make her home a little different. She stated her house has an alcove which has been issue with packages and trick or treaters. She stated this will give more space to hand out treats.

Ms. Wood stated she understands wanting a larger stoop. She asked why they want so big to need a variation.

Ms. Hamman explained she wants the extra area to be covered to protect packages and wants more area for holiday decorating.

Mr. Bradshaw gave a brief overview explaining the existing stoop is 7ft by 4ft and the proposed is 11ft by 6ft. which extends the roof overhang and encroaches 5ft into required front yard setback. He explained the petitioner is requesting the larger stoop to allow adequate room for visitors and deliveries. Mr. Bradshaw explained per code within the residential district a front stoop is a permitted obstruction in the front yard so long as the maximum size does not exceed 9ft by 5ft. He stated Community Services and Engineering have reviewed and had no issues.

Ms. Wood asked if other properties have similar variations.

Mr. Bradshaw stated this is the first one he has seen.

Ms. Bremanis stated there are two on Benton but were a little higher both covered. She stated both like this were open style.

STAFF RECOMMENDATION:

The Petitioner is proposing to expand and cover an existing front stoop to allow for it to adequately function as a space for deliveries and for visitors. Although the majority of the front stoops in the surrounding neighborhood are relatively smaller the size, the open-style of the canopy, and the 25' setback from the front property line should not alter the essential character of the locality. Therefore, Staff recommends approval of the Variation, subject to the following condition:

1. The Variation shall substantially conform to the Site Plan and Elevation Plan submitted by the Petitioner, LaRayne Hamman, except as such plans may be changed to conform to Village Codes and Ordinances.

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

Mr. McGinn made a motion to approve subject staff's conditions; seconded by Ms. Roth-Wurster.

DELIBERATIONS:

Mr. McGinn stated it is a minor request that won't have an impact or alteration to the character of the locality.

Ms. Roth-Wurster stated it meet the standards. She stated she thinks the minor change will look nice will add value to the home.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on April 3, 2023

RESULT:	RECOMMENDED TO APPROVE [UNANIMOUS]
MOVER:	Theodore McGinn, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Roth-Wurster, Wood, Luszczak, McGinn, Cavanaugh, Pirog

Consider an Ordinance Granting a Special Use for an Accessory Structure to Exceed the Maximum Height Allowed and a Variation for Lot Coverage at 108 S. Walnut Street

BACKGROUND:

The Petitioner is proposing to replace an existing detached two-car garage, with a larger garage, which exceeds the height requirements. Additionally, as an existing condition, the lot coverage exceeds the maximum permitted. Therefore, the Petitioner is requesting approval of the following:

- 1) Special Use to permit an accessory structure to exceed the maximum height allowed of one-story, not to exceed 15 feet at midpoint or the highest point of the principal structure; and**
- 2) Variation to permit lot coverage to be 49%, instead of the maximum permitted 45%.**

KEY ISSUES:

- The Subject Property is zoned R-2 Single-Family Residential. The Petitioner is requesting to replace an existing detached garage with a new garage with the same footprint (approximately 593 square feet); however, the mid-point height is approximately 20.8 feet. Per code, accessory structure heights may not exceed 15 feet to the roof mid-point, unless approved through a Special Use.
- The proposed garage has a maximum height of 23.5 feet. Per code, accessory structures cannot exceed the highest point of the principal structure, which is 18.6 feet. The Petitioners have indicated the upper level of the garage will be for single-family residential storage only. Per the application, the single-story home does not have a basement and additional storage areas are needed.
- In its current configuration, the lot exceeds the maximum allowable lot coverage at 49% (maximum lot coverage is 45%). The proposed new garage would not add any additional impervious surface to the property. A paving permit was approved in 2016. At some point, a paver patio was added to the rear of the home. The building coverage meets code at approximately 16%.
- Three residents attended the ZBA meeting with concerns about existing flooding in rear yards for three homes along Quentin Road. The Village Engineer reviewed the proposed property and confirmed that per the elevations, water on the Subject Property drains northeast towards Walnut Street and therefore would not impact any stormwater issues raised to the southwest of the property.
- The Petitioner has identified, and Staff reviewed and processed, three similar structures on the same block, with the following dimensions identified in the table. All exceeded the maximum height and other also received lot coverage relief, as summarized below:

Address	Height	Square Footage	Taller than Principal Structure	Ordinance
108 S Walnut St (Proposed)	23.5' Peak 20'10"	593 sq. ft.	Yes	

	Midpoint			
113 S Walnut St (Existing)	21' Peak, 15' Midpoint	780 sq. ft.	Yes	#O-83-20
127 S Walnut St (Existing)	18' 8" Peak	663 sq. ft.	No	#O-33-73
132 S Walnut St (Existing)	26' Peak, 18' Midpoint	825 sq. ft.	Yes	#O-87-08

- The main difference between the proposed garage and the previously approved garages is the architectural design of the roof. The proposed hip roof design creates more bulk and, as such, has the appearance of a 2nd principal structure.
- While the maximum roof height is lower than some of the other approved accessory structures in the area, there is a full second story for the proposed garage. Staff believes that this creates the additional massing/bulk and becomes less like an accessory structure.

ALTERNATIVES:

1. Approve the Special Use and Variation to permit an accessory structure and paver patio.
2. Do not approve the Special Use and Variation to permit an accessory structure and paver patio.

RECOMMENDATION:

Public Hearing: March 14, 2023

Residents testifying: 3 - concerns with existing stormwater issues at neighboring properties to the west but did not otherwise have an issue with the request for the garage.

Vote: The Zoning Board of Appeals voted 5-1 to recommend approval of the request. Staff recommends action at the discretion for the lot coverage and denial for the accessory structure height.

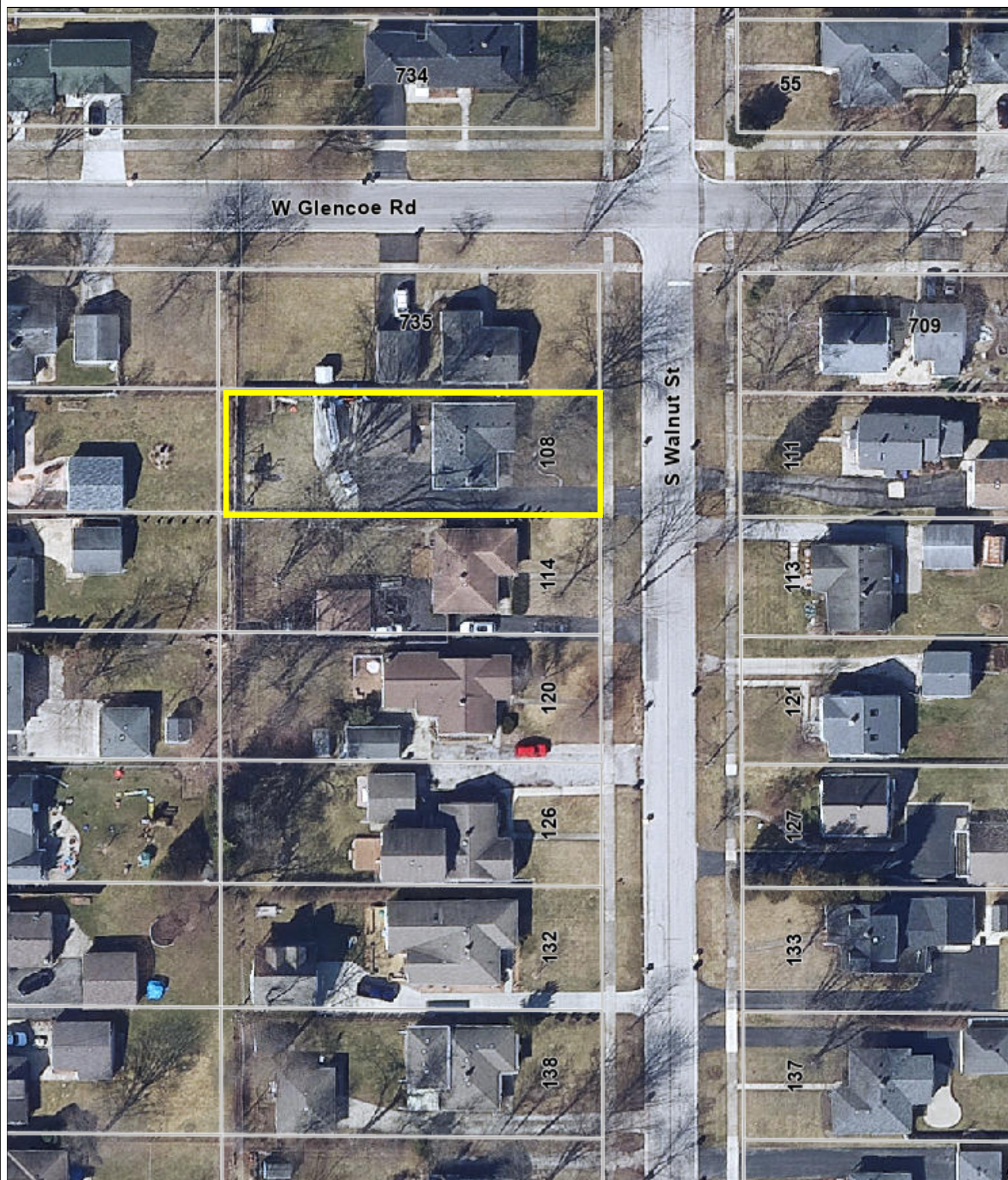
ACTION REQUIRED:

A motion to approve an ordinance granting a Special Use and Variation to permit an accessory structure and paver patio at 108 S. Walnut Street.

ATTACHMENTS:

- Aerial Map
- ORD SU VAR 108 S Walnut St
- EXHIBIT - Elevations and Floor Plans
- EXHIBIT - Site Plan
- Proposed & Other Approved Garage Relief Elevations

- ZBA Materials - 3-14-23
- ZBA Minutes 3-14-23



Attachment: Aerial Map (108 S Walnut Street - SU accessory structure - VAR - lot coverage)

0 50 100
ft

Print Date: 3/6/2023

Notes

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

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A SPECIAL USE AND VARIATION
108 S. WALNUT STREET**

WHEREAS, pursuant to a petition and public March 14, 2023, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit an accessory structure to exceed the maximum height allowed of one (1) story, not to exceed 15 feet at the roof mean height or the highest point of the principal structure, per Section 6.01 (a) (1) of the Village of Palatine Zoning Ordinance and a Variation to permit lot coverage to be 49%, instead of the maximum permitted 45%, per Section 10.06 (g) (1) of the Village of Palatine Zoning Ordinance, on the following legally described property:

LOT 2 IN BLOCK 7 IN MERRILLS GARDENS HOME, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH. RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 108 S. Walnut Street (02-22-106-012).

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

SECTION 1: Special Use to permit an accessory structure to exceed the maximum height allowed of one (1) story, not to exceed 15 feet at the roof mean height or the highest point of the principal structure, per Section 6.01 (a) (1) of the Village of Palatine Zoning Ordinance and a Variation to permit lot coverage to be

Attachment: ORD SU VAR 108 S Walnut St (108 S Walnut Street - SU accessory structure - VAR - lot coverage)

49%, instead of the maximum permitted 45%, per Section 10.06 (g) (1) of the Village of Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. The Special Use and Variation shall substantially conform to the site plan and elevations submitted by the Petitioner except as such plans may be changed to conform to Village Codes and Ordinances. This should include any necessary permit application and materials for the paver patio.
2. The existing shed to the north of the residence shall be removed.
3. Per the Submitted application materials, the garage shall not be used for habitation or home occupation purposes.
4. The final downspout locations shall be submitted in a manner acceptable to the Village Engineer through the building permit process.

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

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

PASSED: This _____ day of _____, 2023

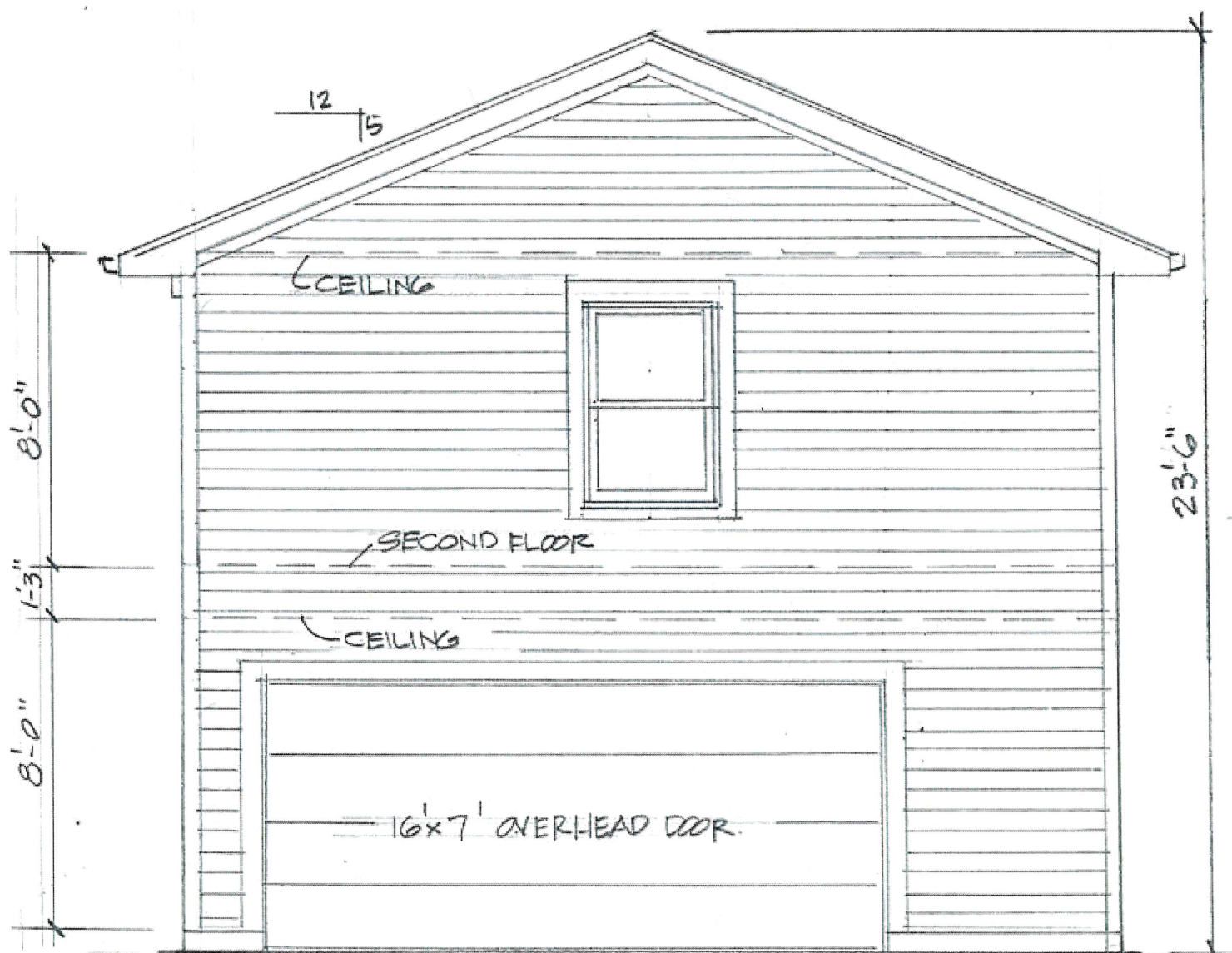
AYES:_____ NAYS:_____ ABSENT:_____ PASS:_____

APPROVED by me this _____ day of _____, 2023

Mayor of the Village of Palatine

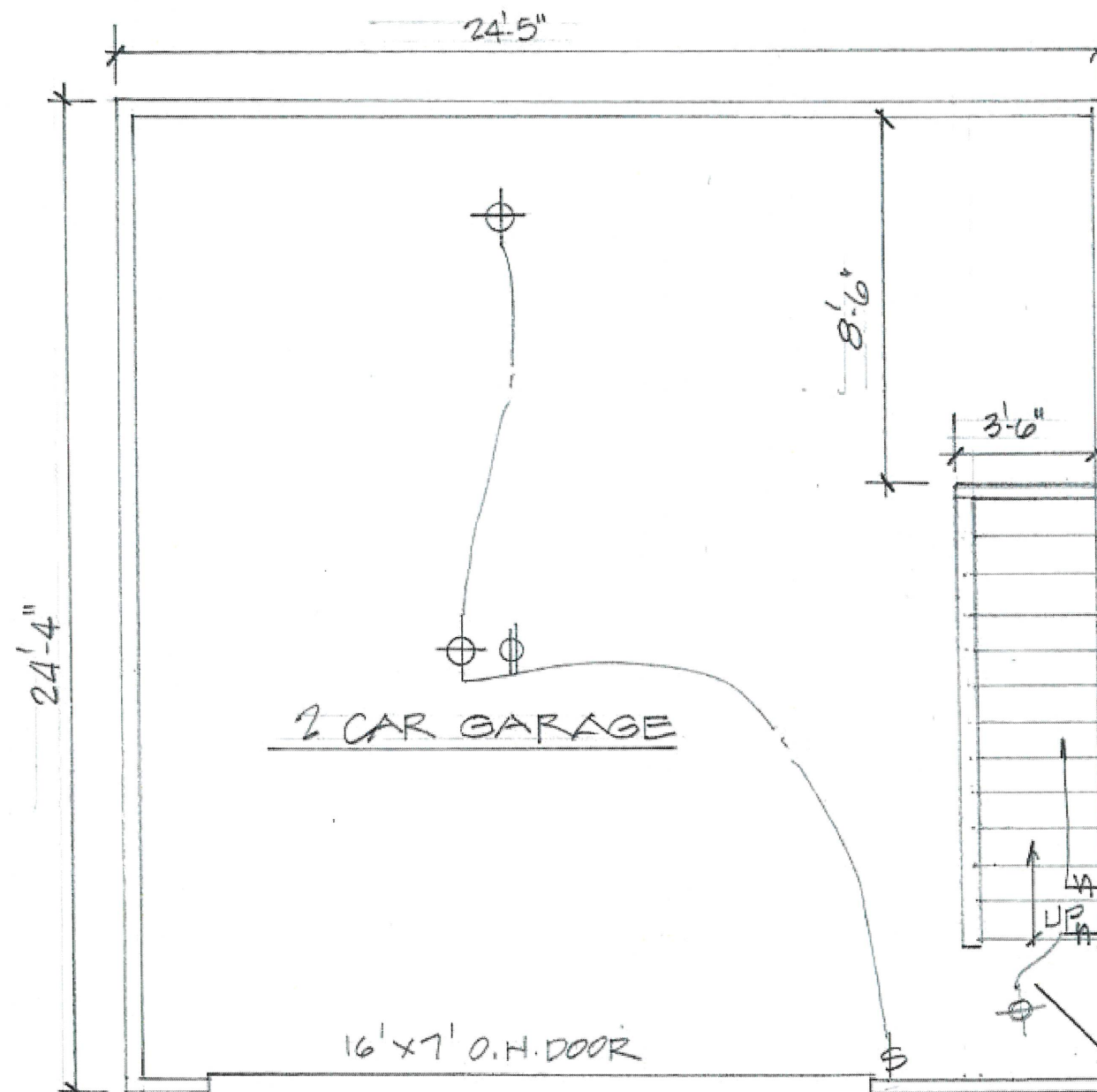
ATTESTED and FILED in the office of the Village Clerk this
_____ day of _____, 2023

Village Clerk



FRONT ELEVATION

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



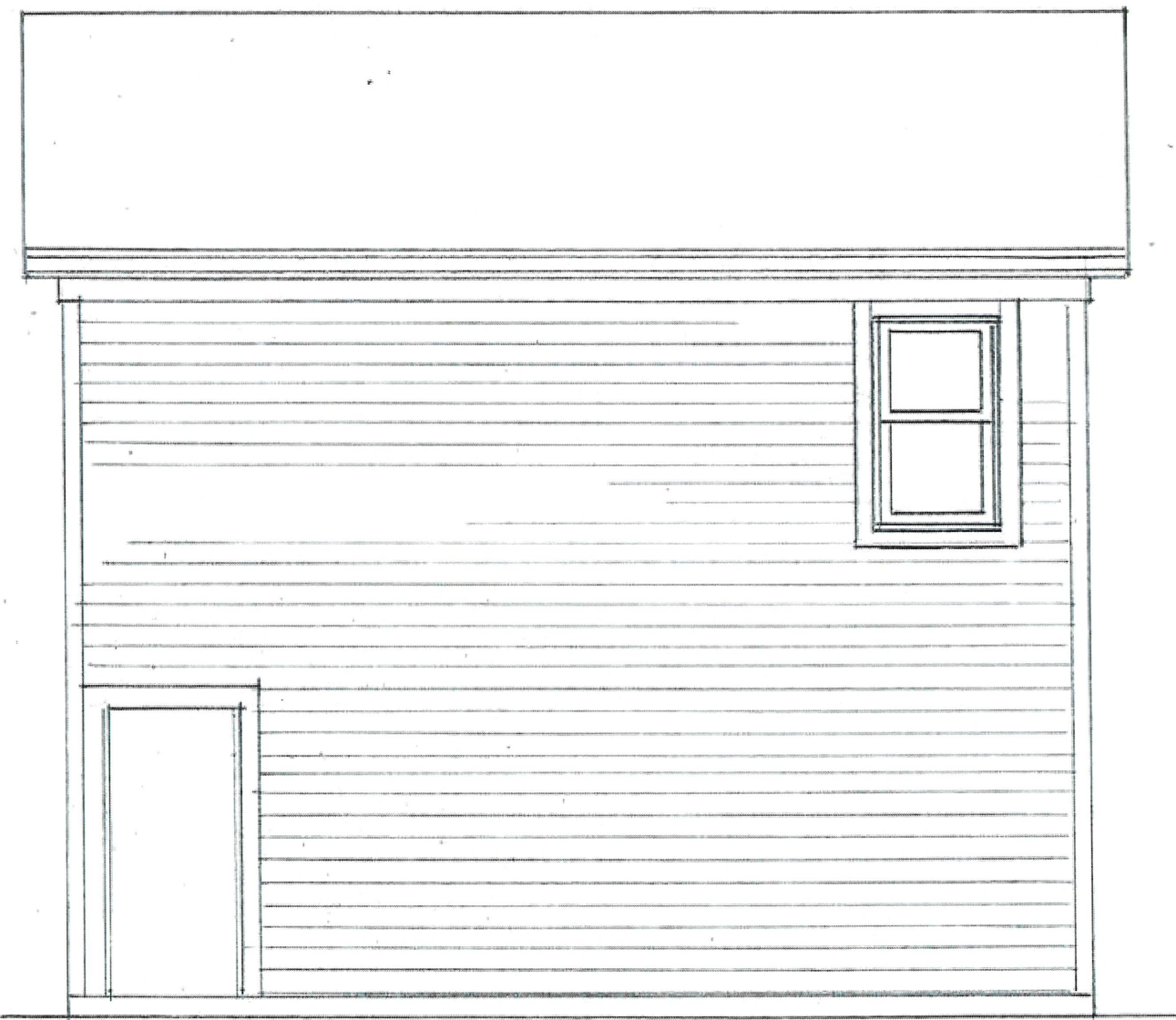
FLOOR PLAN

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



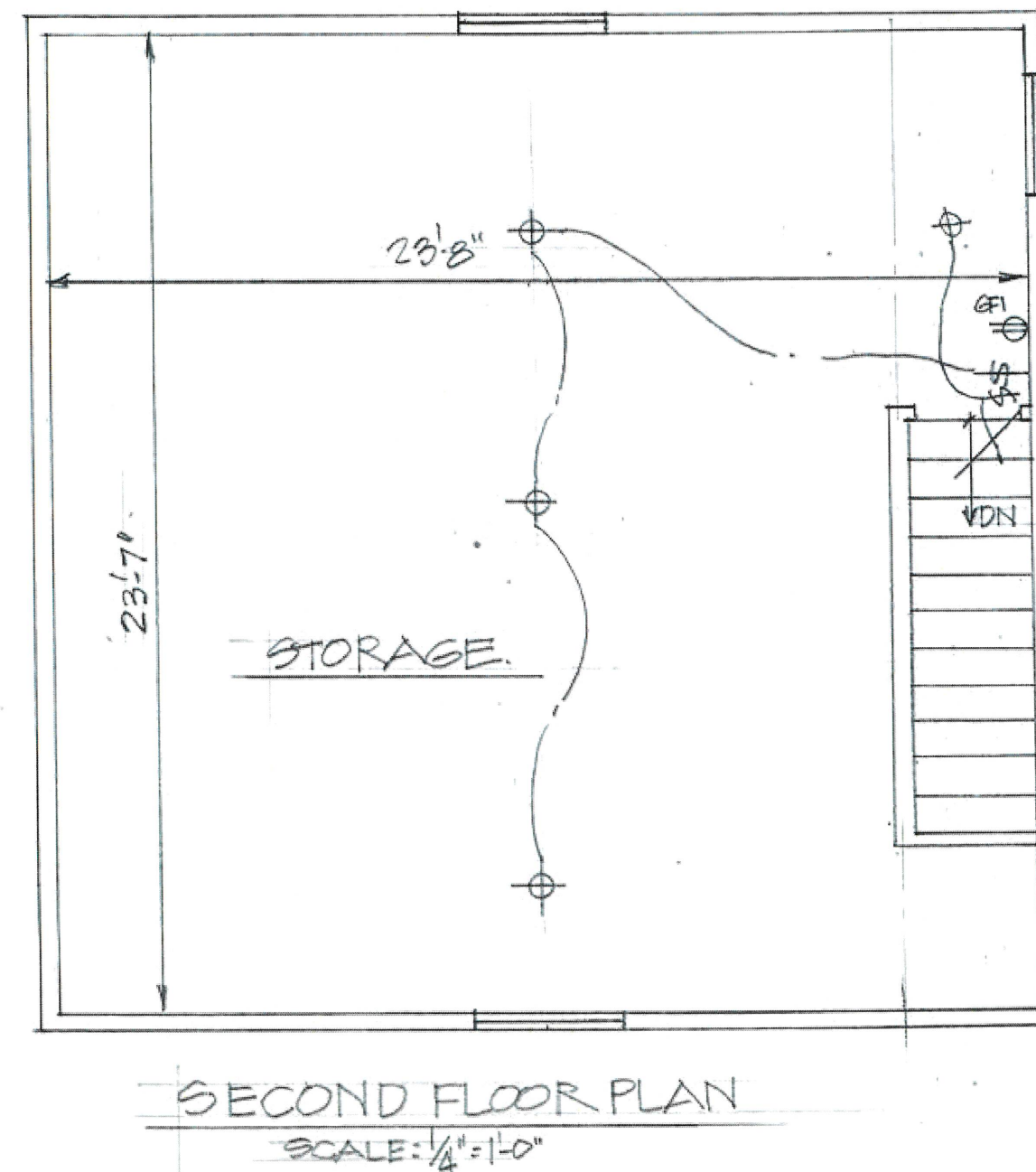
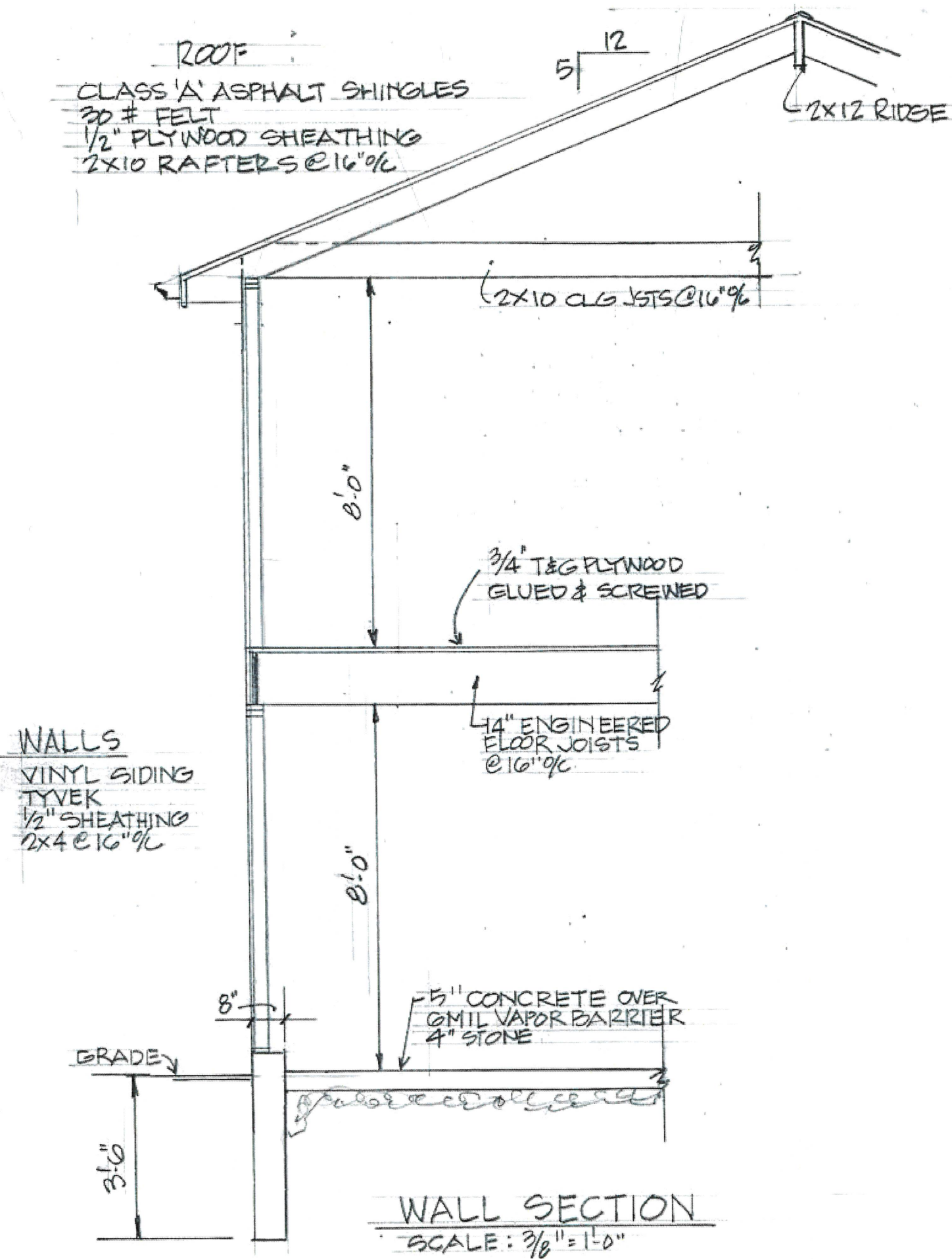
REAR ELEVATION

SCALE $\frac{1}{4}'' = 1'-0''$



RIGHT-SIDE ELEVATION - LEFT SIMILAR

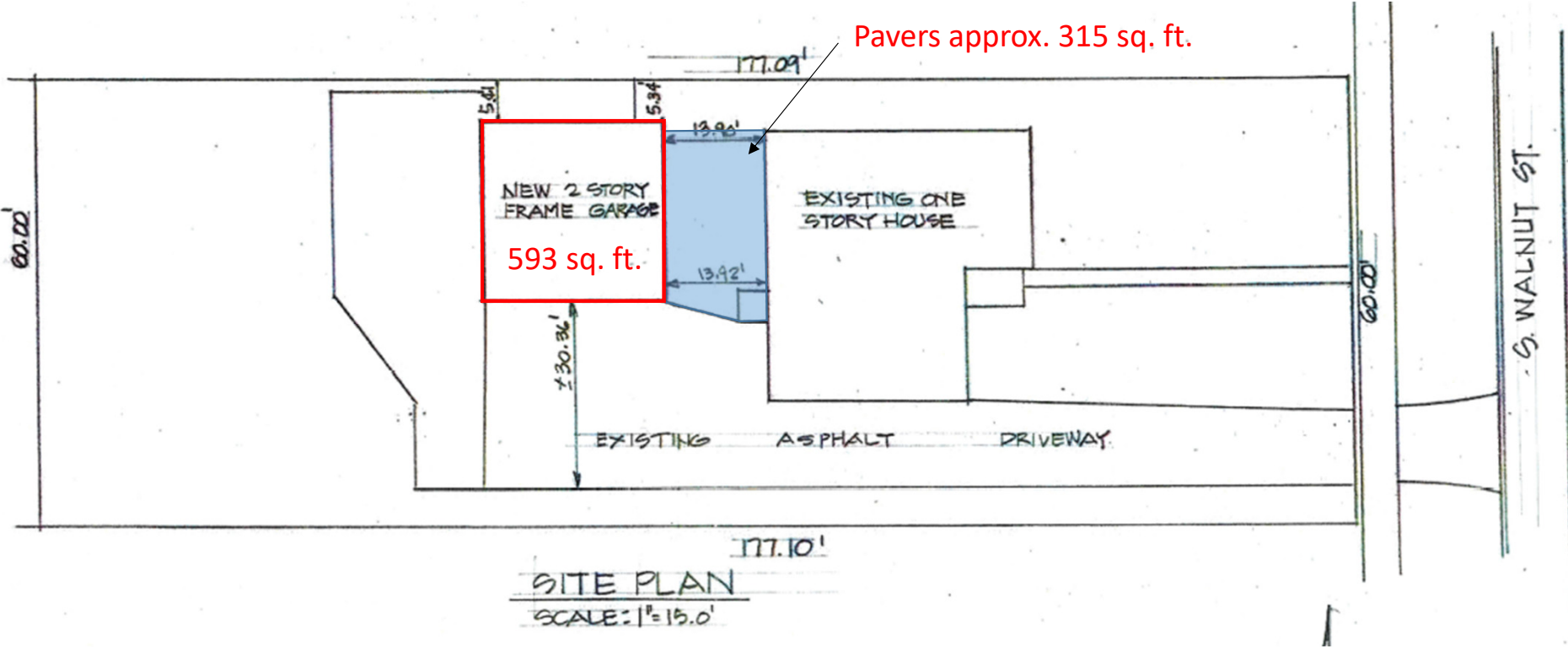
SCALE $= \frac{1}{4}'' = 1'-0''$



SHEET 3

108 S. WALUNT ST. - NEW GARAGE - SEPT. 29, 2021

108 S. Walnut Street – Site Plan

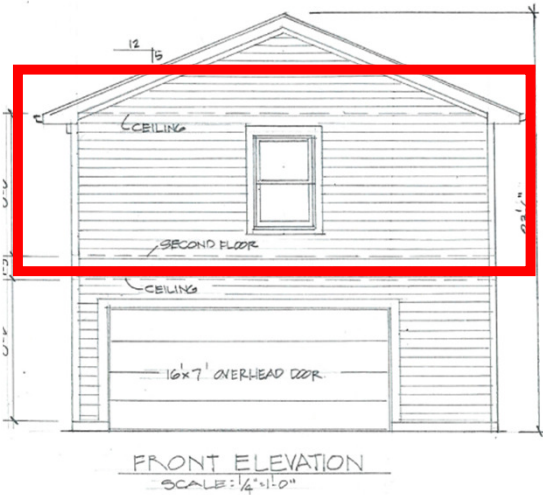


108 S. Walnut Street – Previously Approved Elevations

Address	Height	Square Footage	Taller than Principal Structure	Ordinance
<u>108 S Walnut St.</u> (Proposed)	23.5' Peak 20'10" Midpoint	593 sq. ft.	Yes	
113 S Walnut St. (Existing)	21' Peak, 15' Midpoint	780 sq. ft.	Yes	O-83-20
127 S Walnut St. (Existing)	18' 8" Peak	663 sq. ft.	No	O-33-73
132 S Walnut St. (Existing)	26' Peak, 18' Midpoint	825 sq. ft.	Yes	O-87-08



127 S. Walnut St.



108 S. Walnut St.



132 S. Walnut St.



113 S. Walnut St.

Attachment: Proposed & Other Approved Garage Relief Elevations (108 S Walnut Street - SU accessory

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 03/14/23 07:00 PM

CASE STAFF STATEMENT (ID # 8193)

108 S Walnut Street

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Ben Vyverberg/Lyn Bremanis

PETITIONER: Pawel Bialy

CASE NUMBER: 21-22

ADDRESS: 108 S. Walnut Street

PROPOSAL:

Special Use to permit an accessory structure to exceed the maximum height allowed of one (1) story, not to exceed 15 feet at midpoint or the highest point of the principal structure;

Variation to permit lot coverage to be 49%, instead of the maximum permitted 45%.

<u>LOCATION:</u> 108 S. Walnut St District 2 (Lamerand)	<u>CURRENT ZONING:</u> R-2 Single Family Residential
---	--

<u>North:</u>	R-2 Single Family Residential
<u>South:</u>	R-2 Single Family Residential
<u>East:</u>	R-2 Single Family Residential
<u>West:</u>	R-2 Single Family Residential

BACKGROUND:

The Petitioner is proposing to replace an existing detached two-car garage, with a larger garage, which exceeds the height requirements. In addition the lot coverage exceeds the maximum permitted. Therefore, the Petitioners are requesting:

Special Use to permit an accessory structure to exceed the maximum height allowed of one (1) story, not to exceed 15 feet at midpoint or the highest point of the principal structure;

Variation to permit lot coverage to be 49%, instead of the maximum permitted 45%.

Attachment: ZBA Materials - 3-14-23 (108 S Walnut Street - SU accessory structure - VAR - lot coverage)

SITE ANALYSIS:

- The Subject Property is zoned R-2, Single Family Residential.
- The Petitioner is requesting to remove an existing detached garage and replace it with new garage with the same footprint (approximately 593 square feet), however the mid-point height is approximately 20.8 feet. Per code, accessory structures may not exceed 15 feet to the roof mid-point.
- In addition, the proposed garage has a maximum height of 23.5 feet. Per code, accessory structures may not exceed the highest point of the principal structure. Per the submitted plans, the principal structure is approximately 18.6 feet to the highest point; therefore, a Special Use is required.
- The Petitioners have indicated the upper level of the garage will be for single-family residential storage only. Per the application, the single-story home does not have a basement and additional storage areas are needed.
- In its current configuration, the lot exceeds the maximum allowable lot coverage at 49%. A paving permit was approved in 2016. The proposed new garage would not add any additional impervious surface. At some point, a paver patio was added to the rear of the home. Per code the maximum lot coverage is 45%; therefore a variation is required. The building coverage meets code at approximately 16%.
- The Petitioner has identified and Staff reviewed and processed three similar structures on the same block, with the following dimensions identified in the table. All exceeded the maximum height and other also received lot coverage relief. The table below is a comparison of the detached structures:

Address	Height	Square Footage	Taller than Principal Structure	Ordinance
108 S Walnut St (Proposed)	23.5' Peak 20'10" Midpoint	593 sq. ft.	Yes	
113 S Walnut St (Existing)	21' Peak, 15' Midpoint	780 sq. ft.	Yes	O-83-20
127 S Walnut St (Existing)	18' 8" Peak	663 sq. ft.	No	O-33-73
132 S Walnut St (Existing)	26' Peak, 18' Midpoint	825 sq. ft.	Yes	O-87-08

- The main difference between the proposed garage and the previously approved

garages is the architectural design of a gable vs hip roof. The hip roof design creates more bulk and, as such has the appearance of a 2nd principal structure.

- While the maximum roof height is lower than some of the other approved accessory structures in the area, there is a full second story for the proposed garage. Staff believes that this creates the additional massing.

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.

STANDARDS FOR A VARIATION: Standards for a Variation are found in Section 14.03 D (1) and (2) of the Zoning Code. Specifically, the Petitioners must show that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality. The Petition for Variation is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

Detached garages are both typical and common in this subdivision. And, there have been several other examples of such receiving zoning relief. The Petitioner is requesting to build a detached garage exceeding the maximum height regulations. The ground floor will allow the parking of vehicles, with the 2nd floor would be used for residential storage only. While other garages in the area were approved for zoning relief, with higher maximum accessory structure heights, the full second floor to the proposed seems excessive and also could question the subordinate requirements for accessory structures. The proposed façade elevation differs from the previously

approved, and by virtue of the full second story is dissimilar to the previously approved garages and out of character for the neighborhood.

The Petitioner lot coverage is an existing circumstance and may have occurred with the installation a paver patio in the rear yard taking the total lot coverage over the maximum permitted. While the lot coverage should not alter the essential character, there is not a permit on file for its installation.

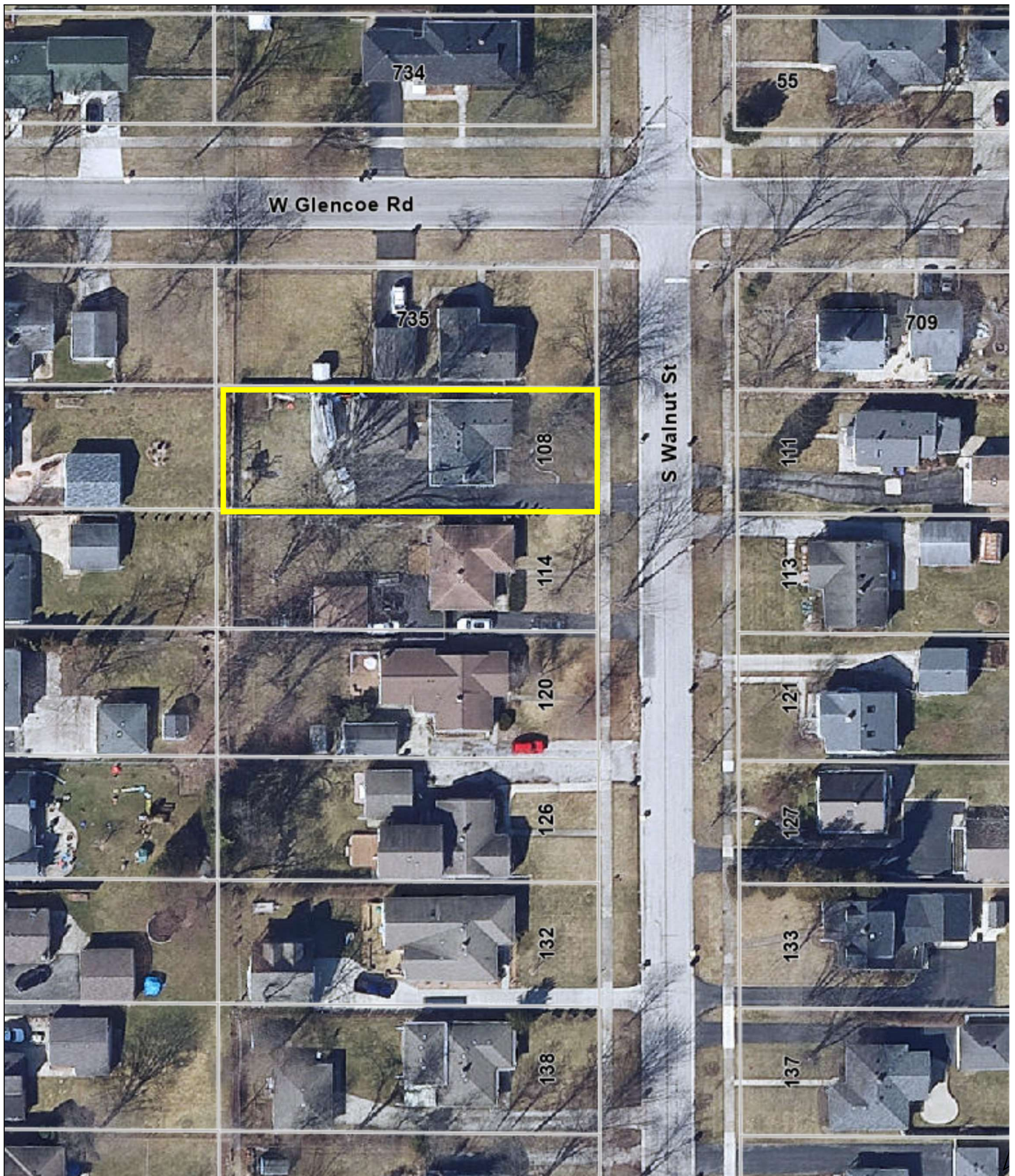
Therefore, Staff recommends action at the discretion for the Variation for lot coverage and denial for the Special Use for the proposed garage height.

If the ZBA recommends approval of the Special use and Variation, Staff recommends the following condition:

1. The Special Use and Variation shall substantially conform to the site plan and elevations submitted by the Petitioner except as such plans may be changed to conform to Village Codes and Ordinances. This should include any necessary permit application and materials for the paver patio.
2. The existing shed to the north of the residence shall be removed.
3. Per the Submitted application materials, the garage shall not be used for habitation or home occupation purposes.

ATTACHMENTS:

- Aerial Map
- Application
- Plat of Survey
- Site Plan
- Elevations and Floor Plans
- Petitioner submitted surrounding property sign-offs
- Public Notice



Attachment: ZBA Materials - 3-14-23 (108 S Walnut Street - SU accessory structure - VAR - lot coverage)

0 50 100
ft

Print Date: 3/6/2023

Notes

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

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) PAWEŁ BIAŁY		Business Name (if applicable)	
	Subject Property Address 108 S. WALNUT ST PALATINE IL 60067			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Address		City/State/Zip Code	
	Telephone	Fax	Email	
	Relationship to Petitioner (contractor, architect, etc.)			
	TYPE OF APPLICATION (check one) ☒ Special Use ☐ Special Use Amendment ☐ Variation			
	Existing Zoning District R2	Existing Land Use SF. Residential	Proposed Land Use same	
	Generally describe your request:			
	I would like to rebuild the garage. The new one will stand in exactly the same place as the old one, but will be higher than the existing one, with the storage space above. The new structure will not have a negative impact on the neighborhood or my neighbors surroundings. We don't have a basement or the attic so the storage space in our house is very limited especially since we have a baby.			

Attachment: ZBA Materials - 3-14-23 (108 S Walnut Street - SU accessory structure - VAR - lot coverage)

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

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

It's in the same exactly locations as the old garage.

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

It won't have negative impact to my neighbors surrounding so it won't have any impact on anybody's property value.

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
-
-

SPIEWAK CONSULTING

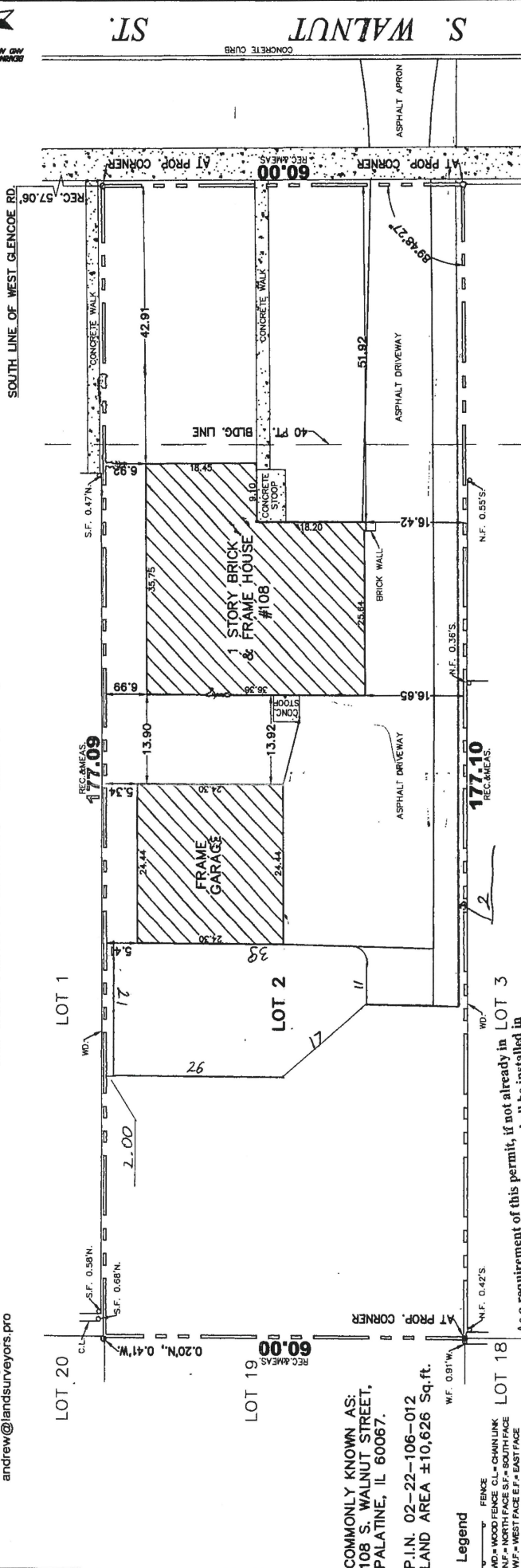
PROFESSIONAL DESIGN FIRM
LICENSE No.: 184.006518
5805 W. HIGGINS AVE., CHICAGO, IL 60630
phone: (773) 736-1344; fax: (773) 736-4616
www.surveyorsland.com
470 SHAGBARK CT., ROSELIE, IL 60172
phone: (630) 351-9489; cell: (773) 617-3433
www.landsurveyors.pro
andrew@landsurveyors.pro

PLAT OF SURVEY

by
ANDREW SPIEWAK LAND SURVEYOR, INC.
of

LOT 2 IN BLOCK 7 IN MERRILLS GARDENS HOME, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

6" PSI 3500
6x6 Rebar
6x6 Rebar



COMMONLY KNOWN AS:
108 S. WALNUT STREET,
PALATINE, IL 60067.

P.I.N. 02-22-106-012
LAND AREA ±10,626 Sq.ft.

Legend

- WD = WOOD FENCE, CL = CHAIN LINK
- N.F. = NORTH FACE S.F. = SOUTH FACE
- W.F. = WEST FACE E.F. = EAST FACE
- I.P. = IRON PIPE I.R. = IRON ROD
- IRON ROD FOUND ○ IRON ROD SET
- IRON PIPE FOUND ○ IRON PIPE SET
- + CROSS FOUND & SET

SCALE: 1 INCH EQUALS 15 FEET.
ALL DIMENSIONS MARKED IN FEET AND DECIMAL PARTS THEREOF.

As a requirement of this permit, if not already in place, a carbon monoxide alarm shall be installed in accordance with section 8315 of the 2009 International Residential Code. A copy of this code section can be found on the Village of Palatine website.



STATE OF ILLINOIS
COUNTY OF COOK
S.S.
ANDREW SPIEWAK LAND SURVEYOR, INC. A PROFESSIONAL DESIGN FIRM LAND SURVEYING CORPORATION, LICENSE No.: 184.006518 HEREBY CERTIFIES THAT A SURVEY HAS BEEN MADE UNDER THE DIRECTION AND SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR LICENSE No. 035.003178 OF THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

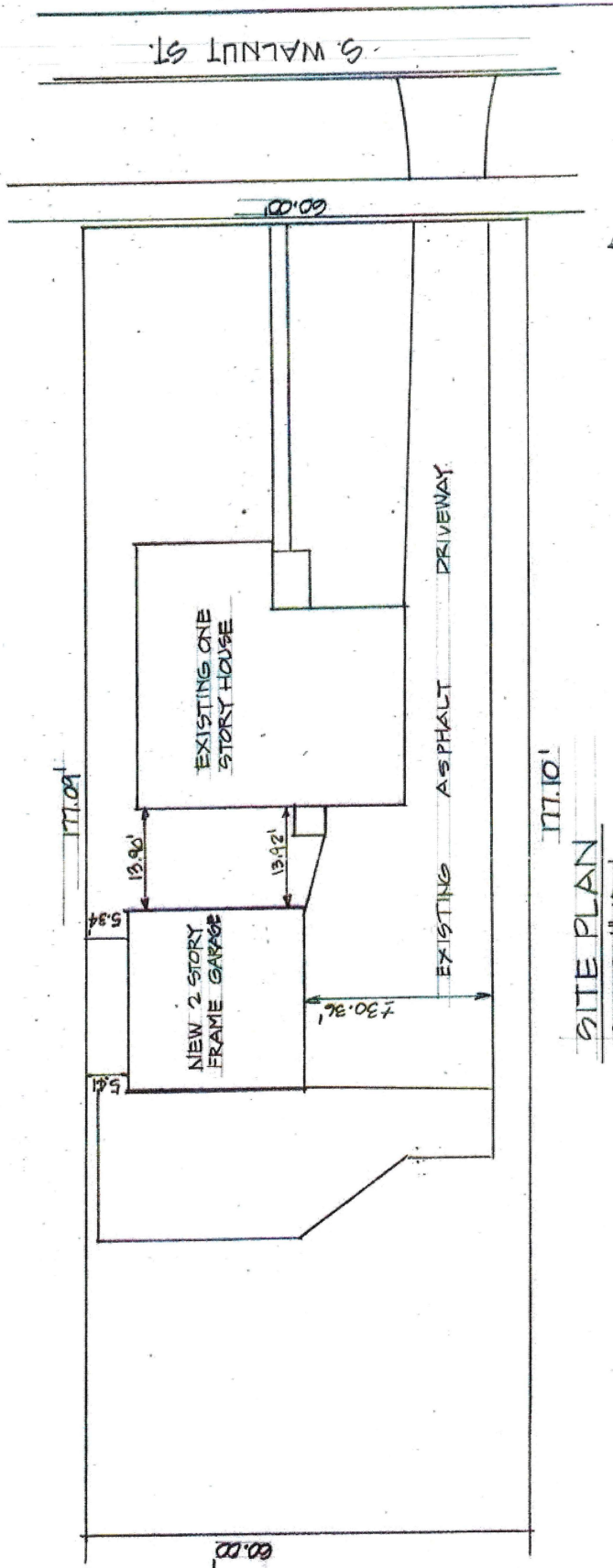
FIELD WORK WAS COMPLETED ON 24 DAY OF FEBRUARY A.D. 2015.
CHICAGO, ILLINOIS, DATE OF PLAT 26 DAY OF FEBRUARY A.D. 2015.

BY *Andrew F. Spiewak*
ILLINOIS PROFESSIONAL LAND SURVEYOR
ANDRZEJ F. SPIEWAK LICENSE No. 035.003178
LICENSE EXPIRES 11/30/2016

THIS SURVEY IS VALID ONLY WITH AN EMBOSSED SEAL

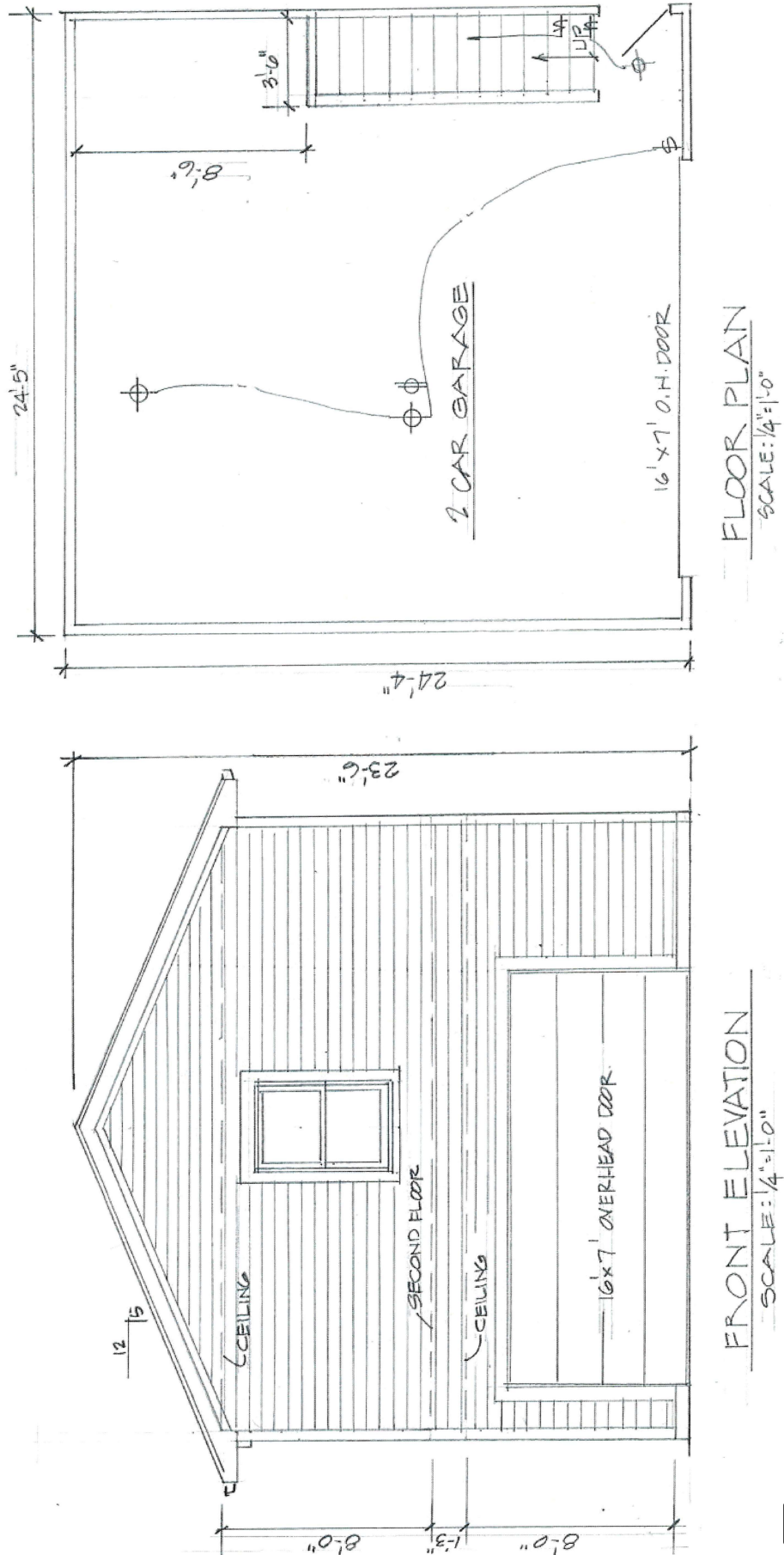
ORDERED BY: _____
COMPANY OR ORGANIZATION: _____
APPROVED BY: A.J. SURVEYING INC. Tel. 773-895-7240
DRAWN BY: AJ
CHECKED BY: AFS
PROJECT No.: G40-2015

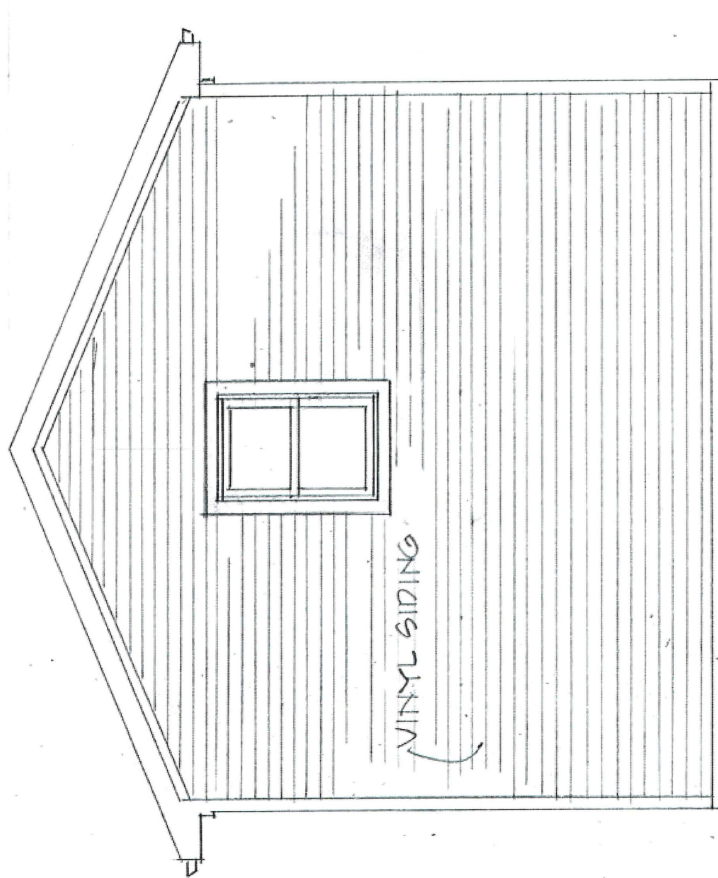
SHEET 1
NORTH
SEPT. 29, 2021



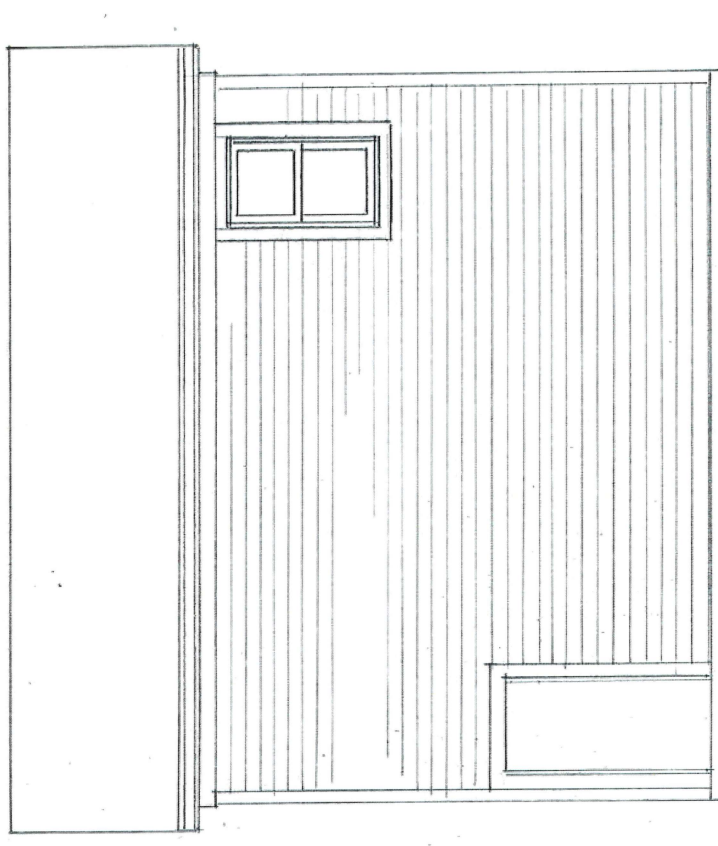
SITE PLAN
SCALE: 1" = 15.0'

NEW GARAGE DESIGN for 108 S. WALNUT ST., PALATINE IL

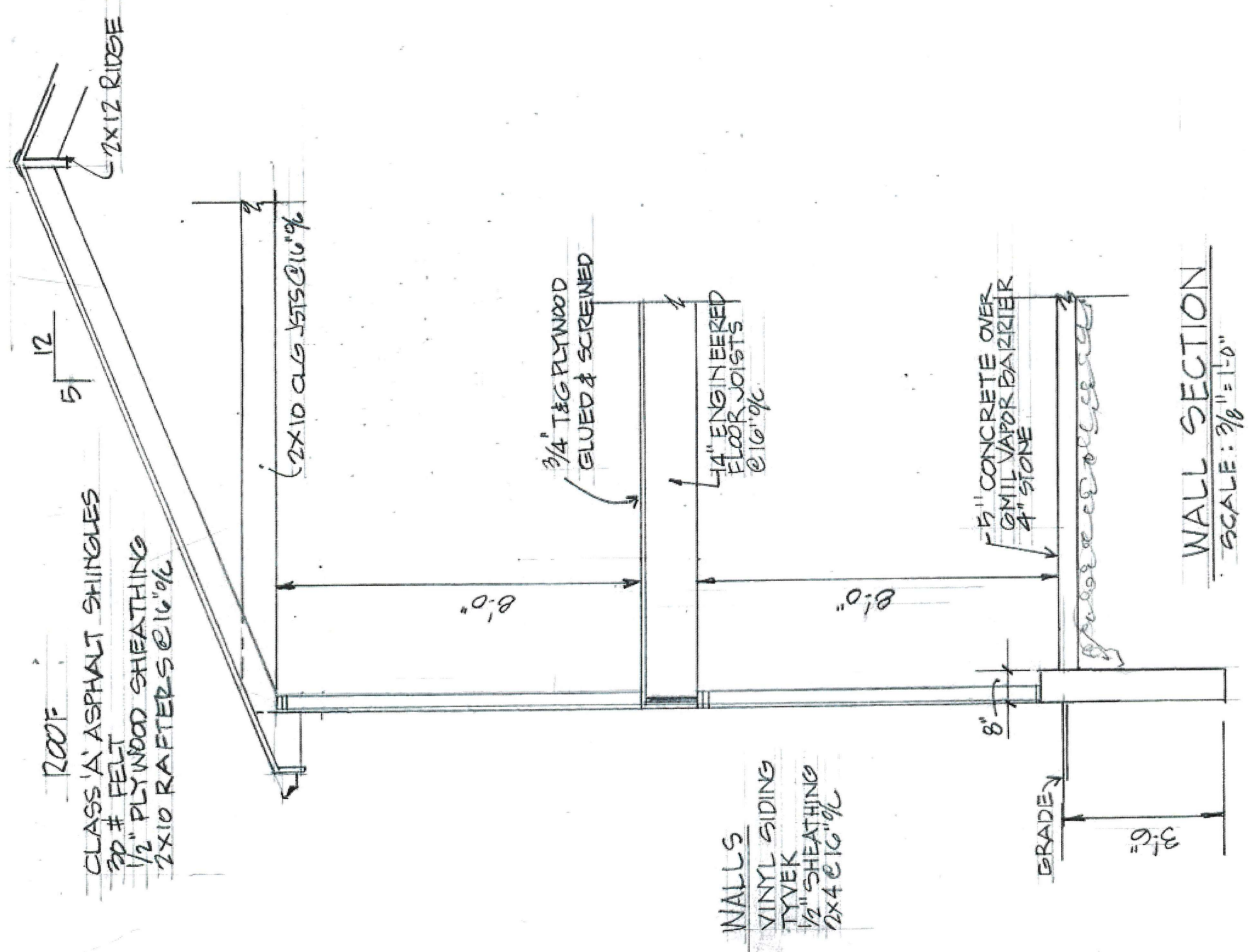




REAR ELEVATION
SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION - LEFT SIMILAR
SCALE 1/4" = 1'-0"



SECOND FLOOR PLAN

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

WALL SECTION

SCALE: 3/8\" = 1'-0"

Dear Village of Board Members

My name is Robert Bialy and I reside at 108 S WALNUT
In Palatine. We are aware the Bialy family plans on building a garage at 23.5 feet high. We feel
this will have no negative effect on our property value or any other negative on the
neighborhood.

Sincerely



Dear Village of Board Members

My name is Maureen Paulino and I reside at 735 W. Glencoe Rd.
In Palatine. We are aware the Bialy family plans on building a garage at 23.5 feet high. We feel
this will have no negative effect on our property value or any other negative on the
neighborhood.

Sincerely



Dear Village of Board Members

My name is Pat Noonan and I reside at 113 S Walnut
In Palatine. We are aware the Bialy family plans on building a garage at 23.5 feet high. We feel
this will have no negative effect on our property value or any other negative on the
neighborhood.

Sincerely



Dear Village of Board Members

My name is Austin Gil and I reside at 121 S Walnut St.

In Palatine. We are aware the Bialy family plans on building a garage at 23.5 feet high. We feel this will have no negative effect on our property value or any other negative on the neighborhood.

Sincerely



Dear Village of Board Members

My name is Kelly Hamontree and I reside at 132 S. Walnut St. Palatine, IL
In Palatine. We are aware the Bialy family plans on building a garage at 23.5 feet high. We feel 600%
this will have no negative effect on our property value or any other negative on the
neighborhood.

Sincerely

Kelly Hamontree

2011

Dear Village of Board Members

3/9/23

My name is Donald Baumgartner and I reside at 120 So. Walnut St
In Palatine. We are aware the Bialy family plans on building a garage at 23.5 feet high. We feel
this will have no negative effect on our property value or any other negative on the
neighborhood.

Sincerely

Donald Baumgartner

Attachment: ZBA Materials - 3-14-23 (108 S Walnut Street - SU accessory structure - VAR - lot coverage)

Dear Village of Board Members

My name is SHEILA Klotz and I reside at 50 S. WALNUT ST.
In Palatine. We are aware the Bialy family plans on building a garage at 23.5feet high. We feel
this will have no negative effect on our property value or any other negative on the
neighborhood.

Sincerely



Dear Village of Board Members

My name is Vincent Cecchin and I reside at 109 S Quentin Rd.
In Palatine. We are aware the Bialy family plans on building a garage at 23.5 feet high. We feel
this will have no negative effect on our property value or any other negative on the
neighborhood.

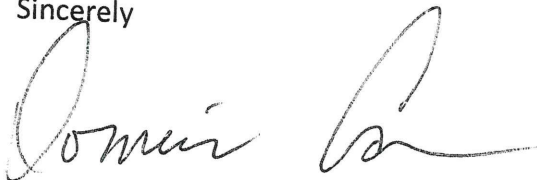
Sincerely



Dear Village of Board Members

My name is Dominic Cannon and I reside at 55 S. Quentin 12H
In Palatine. We are aware the Bialy family plans on building a garage at 23.5feet high. We feel
this will have no negative effect on our property value or any other negative on the
neighborhood.

Sincerely



Dear Village of Board Members

My name is Samantha Hunt and I reside at 709 W Glenwood Palatine
In Palatine. We are aware the Bialy family plans on building a garage at 23.5 feet high. We feel
this will have no negative effect on our property value or any other negative on the
neighborhood.

Sincerely



Attachment: ZBA Materials - 3-14-23 (108 S Walnut Street - SU accessory structure - VAR - lot coverage)

Dear Village of Board Members

My name is Emilia Mosko and I reside at 111 S. WALNUT ST
In Palatine. We are aware the Bialy family plans on building a garage at 23.5 feet high. We feel
this will have no negative effect on our property value or any other negative on the
neighborhood.

Sincerely



Dear Village of Board Members

My name is Austin Gil and I reside at 121 S Walnut st.
In Palatine. We are aware the Bialy family plans on building a garage at 23.5 feet high. We feel
this will have no negative effect on our property value or any other negative on the
neighborhood.

Sincerely



Dear Village of Board Members

My name is Fenore Bessance and I reside at 127 Walnut
In Palatine. We are aware the Bialy family plans on building a garage at 23.5 feet high. We feel
this will have no negative effect on our property value or any other negative on the
neighborhood.

Sincerely

Fenore Bessance

Dear Village of Board Members

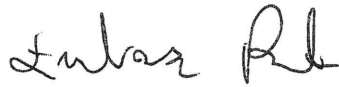
My name is Steven Read and I reside at 133 S Walnut
In Palatine. We are aware the Bialy family plans on building a garage at 23.5 feet high. We feel
this will have no negative effect on our property value or any other negative on the
neighborhood.

Sincerely

Steven Read

Dear Village of Board Members

My name is LUKASZ RAK and I reside at 114. S. WALNUT ST
In Palatine. We are aware the Bialy family plans on building a garage at 23.5feet high. We feel
this will have no negative effect on our property value or any other negative on the
neighborhood.



Sincerely

PUBLIC NOTICE
A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, March 14, 2023 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

- Special Use to permit an accessory structure to exceed the maximum height allowed of one (1) story, not to exceed 15 feet at midpoint or the highest point of the principal structure;
- Variation to permit lot coverage to be 49%, instead of the maximum permitted 45%.

The property is commonly known as 108 S. Walnut Street and is zoned R-2 single-family residential. The Petitioner is proposing to replace the existing detached garage, with a new 24-foot tall garage, with additional single-family residential storage, as the existing home does not have a basement. The lot coverage variation would recognize an existing circumstance and is not proposed to be increased.

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

FILE #: 21-22
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board
of Appeals

DATED: This 27th day of February, 2023
Published in Daily Herald
February 27, 2023 (4595941)

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 Suburb DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That notice of which the annexed printed slip is a true copy, was published 02/27/2023

in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY *Laurel Baltz*
Designee of the Publisher of the Daily Herald

Control # 4595941



Attachment: ZBA Materials - 3-14-23 (108 S Walnut Street - SU accessory structure - VAR - lot coverage)

3. 108 S Walnut Street

Notice was published in the Daily Herald on February 27, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use & Variation
2. Proof of Ownership
3. Plat of Survey
4. Site Plan
5. Elevations & Floor Plans
6. Petitioner submitted surrounding Property sign-offs
7. Public Notice

Sworn in petitioner: Mr. Pawel Bialy 108 S. Walnut Street & Frank Skorski friend

Mr. Bialy explained they are looking to build a new garage. He stated the concrete is all broke in the old garage and wants all new. He explained they have no basement, no attic, and has kids and lots of toys and Christmas stuff. Mr. Bialy stated his wife likes to decorate so has a lot of stuff. He explained it will be the same property footprint just higher for storage.

Ms. Wood asked if he spoke to the neighbors.

Mr. Bialy answered yes explaining most say good luck. He stated the old owner didn't keep up the property and he has worked hard to clean it up. He stated the neighbors are happy because it is good for the neighborhood. He pointed out the location of the garage is not visible from the street. Mr. Bialy spoke to a neighbor who built large garage that is visible to everyone.

Mr. McGinn asked if there is any flooding issues.

Mr. Bialy answered no.

Ms. Wood asked if they will tear down the old one.

Mr. Bialy answered yes explaining they will match the siding with the house to make it look nice.

Ms. Bremanis gave a brief overview explaining there are pavers added that staff cannot establish when they were installed which caused the lot coverage overage requiring the variation. She stated the property is zoned R2 which allows 45% coverage and they are at approx. 49%. Ms. Bremanis referred to the elevations slide to show the proposed garage explaining Staff's concern is the total mass appearing as a second primary structure. She stated the petitioner has indicated it will be storage only. She spoke to the other garages in the neighborhood that have been approved for height have different roof lines.

Mr. Pirog pointed out 2 out of the 3 garages look taller than the principal structure.

Ms. Bremanis explained how the height is calculated referring to the slide.

Ms. Wood asked what the height of the home is.

Ms. Bremanis answered approximately 18.6 ft.

Ms. Wood asked the height of the proposed garage.

Ms. Bremanis answered 23.5 ft. She explained staff is concerned about the massing.

Ms. Wood stated it is behind the home so won't really be visible.

Ms. Bremanis stated that is correct pointing out it will also be behind neighbor garage blocking visibility on the other street.

Mr. Cavanaugh asked about the red stars on the aerial map slide.

Ms. Bremanis explained the red stars are neighbor approved signed off with no issues and yellow star is similar garages.

Ms. Bremanis stated Engineering and Community Services have reviewed and had no issues.

Mr. Cavanaugh asked if staff had any discussion with the petitioner about lowering.

Ms. Bremanis answered yes. She stated the petitioner wants to do this.

Mr. McGinn asked if staff's concern with the shape is because of the possibility of someone living up there or just because it looks different.

Ms. Bremanis explained it is different than what has been approved in the past. She stated the petitioner has signed off that it will not be used as living space.

Mr. Luszczak asked what the Village concern is.

Ms. Bremanis explained they are concerned with the massing, pointing out it looks like a second principal structure rather than a traditional garage.

Mr. Cavanaugh asked if there are any other garages in Village that are similar.

Ms. Bremanis answered yes explaining they are existing nonconforming.

Mr. McGinn asked if they would need relief if they went with a traditional style.

Ms. Bremanis explained the midpoint would need to come down.

Mr. Pirog asked if other homes have basements.

Ms. Bremanis stated staff is not aware.

Ms. Wood asked Mr. Bialy if they looked into lowering the peak.

Mr. Bialy stated he could maybe change a little of the slope, but wants to keep the look to the same as the house.

Mr. Skorski stated they have been working with Mr. Vyverberg, the director of planning and zoning, for 2 years ago and has been kicked around and would like to get an ok. He stated they could possibly drop one foot but the bottom line is

he has no place to store his belongings. He stated the garage will not be visible like the other garages. Mr. Sikorski stated no one will be living up there. He stated it will be used for storage and the neighbors are all okay with it.

STAFF RECOMMENDATION:

Detached garages are both typical and common in this subdivision. And, there have been several other examples of such receiving zoning relief. The Petitioner is requesting to build a detached garage exceeding the maximum height regulations. The ground floor will allow the parking of vehicles, with the 2nd floor would be used for residential storage only. While other garages in the area were approved for zoning relief, with higher maximum accessory structure heights, the full second floor to the proposed seems excessive and also could question the subordinate requirements for accessory structures. The proposed façade elevation differs from the previously approved, and by virtue of the full second story is dissimilar to the previously approved garages and out of character for the neighborhood.

The Petitioner lot coverage is an existing circumstance and may have occurred with the installation a paver patio in the rear yard taking the total lot coverage over the maximum permitted. While the lot coverage should not alter the essential character, there is not a permit on file for its installation.

Therefore, Staff recommends action at the discretion for the Variation for lot coverage and denial for the Special Use for the proposed garage height.

If the ZBA recommends approval of the Special use and Variation, Staff recommends the following condition:

1. The Special Use and Variation shall substantially conform to the site plan and elevations submitted by the Petitioner except as such plans may be changed to conform to Village Codes and Ordinances. This should include any necessary permit application and materials for the paver patio.
2. The existing shed to the north of the residence shall be removed.
3. Per the Submitted application materials, the garage shall not be used for habitation or home occupation purposes.

Sworn in Mr. Juan Pablo Rojas, Brandy Rojas, Juan Urive 121 S. Quentin Rd, 127 S. Quentin, 115 S. Quentin Rd

Ms. Rojas stated she understands the need for storage and is not opposed to the request but expressed her concern with flooding.

Mr. Rojas stated he is concerned the whole property is concrete. He stated he is concerned that the rain will go to their properties and wants the water run off to go to front.

Mr. Luszczyk clarified the new garage will be on same footprint.

Ms. Bremanis answered yes and during the permit process the downspouts will have to be reviewed by Engineering.

Mr. Rojas stated their garage is bigger than most neighbors.

Mr. Pirog asked if the water would flow to the street.

Ms. Bremanis stated she doesn't have elevations.

Ms. Bremanis clarified they are not adding any more lot coverage just height.

Mr. Rojas stated the fence does not go all around the property.

Ms. Bremanis referred to existing conditions slide to show the fence.

Mr. Bialy stated they are not changing any flood issues because they are not covering more of the property. He stated he can change the pavers to wood if that would help.

Mr. Pirog asked staff if they are aware of flooding.

Ms. Bremanis stated engineering has reviewed and had no issues.

Mr. Skorski stated the square footage is not changing and the Petitioner is willing to remove the pavers. He stated the peak of the roof will not change the amount of rain and the amount of concrete is the same.

Discussion on removing the pavers.

Ms. Rojas submitted pictures of flooding in backyards off Quentin.

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

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

DELIBERATIONS:

Mr. Luszczak stated the flooding should not be affected because the coverage of lot remains the same. He pointed out the garage is not visible to the street and the extra storage is good for the owner.

Mr. Cavanaugh stated he understands staffs' concern and likes that the petitioner is willing to lower the height a little. He stated he understands the need for storage.

Ms. Wood stated she lives in the neighborhood so knows the petitioner has done a great job of cleaning up the home. She stated there are smaller homes in the neighborhood and some with bigger garages. She pointed out the majority of the garage won't be visible from the street. Ms. Wood stated flooding is always a concern and should be explored. She stated the new garage can be an opportunity to reroute the water flow. She stated she thinks removing the pavers could help.

Mr. Pirog stated he thinks removing the pavers would help but thinks the garage in itself will change the neighborhood. He stated he does not think there is a need for such a large second floor.

Ms. Wood summarized that this request has met the standards and was approved by a vote of 5-1. This item will tentatively go to Village Council on April 3, 2023

RESULT:	RECOMMENDED TO APPROVE [5 TO 1]
MOVER:	Jerry Luszczak, Commissioner
SECONDER:	Kevin Cavanaugh, Commissioner
AYES:	Roth-Wurster, Wood, Luszczak, McGinn, Cavanaugh
NAYS:	Pirog

Consider a Motion Authorizing the Village Manager to Execute a Contract for the Purchase of a SCBA Breathing Air Compressor

BACKGROUND:

As part of our normal tool and equipment replacement program, the Fire Department is seeking Council approval for the purchase of a replacement SCBA breathing air compressor. Funding of \$61,500 has been allocated for this project in the CY23 Capital Budget.

KEY ISSUES:

The SCBA air compressor is a crucial component needed for the safety and well-being of the firefighters when working in toxic, hazardous environments. The Fire Department's current SCBA air compressor is twenty (20) years old and is at the end of its service life. The existing air compressor was purchased in 2003, when the standard SCBA bottle was 4500 PSI but it now struggles to fill the newer 5500 PSI bottles. Competitive bids were obtained by three (3) local vendors. The recommended replacement was evaluated by our members and has been determined the best fit for our Fire Department while being \$6,500 under budget.

ALTERNATIVES:

1. Award the contract to SCBAS, Inc. (Washington, IL) for the purchase and installation of a 20 HP Eagle Talon II SCBA air compressor for an amount not to exceed \$55,000.
2. Do not award and return back to Staff with comment.

RECOMMENDATION:

Staff recommends approval to award the contract to SCBAS, Inc. (Washington, IL) for the purchase and installation of a 20 HP Eagle Talon II SCBA air compressor for an amount not to exceed \$55,000.

ACTION REQUIRED:

Consider a motion to award the contract to SCBAS, Inc. (Washington, IL) for the purchase and installation of a 20 HP Eagle Talon II SCBA air compressor for an amount not to exceed \$55,000.

ATTACHMENTS:

- Compressor Image
- SCBAS, Inc. Quote

TalonBAC

The TalonBAC is specifically designed for a working
the features of the RaptorBAC, with additional stand
performance capability in the available 15-hp and 2

ll of
sed

6.B.1.a



Attachment:

Packet Pg. 143

SCBAS, INC.
403 PEORIA ST.
WASHINGTON, IL 61571
PHONE 800/747-7442 or FAX 309/444-3180

QUOTATION

DATE: January 27, 2023
 F.O.B. POINT: DESTINATION
 TERMS: NET 30 DAYS
 SHIP DATE: 32-36 WEEKS ARO

TO: PALATINE FIRE DEPARTMENT
 C/O RUSS CERNY

QTY	PART #	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	T4A20N	EAGLE TALON II MODEL BREATHING AIR COMPRESSOR. <u>6000 PSI MAXIMUM PRESSURE,</u> <u>20 H.P., 3 PHASE ELECTRIC DRIVE MOTOR,</u> <u>27 SCFM CHARGE RATE, 85,000 CU. FT. PURIFI-</u> <u>CATION SYSTEM.</u> INCLUDES THE FOLLOWING: COMPRESSOR BLOCK, 4 STAGE ELECTRIC MOTOR AND STARTER PURIFICATION SYSTEM TO MEET CGA G-7.1, GRADE E, NFPA 1500 AIR QUALITY STANDARDS LOW OIL LEVEL SHUTDOWN SWITCH AND LIGHT HIGH TEMPERATURE SHUTDOWN SWITCH AND LIGHT AUTOMATIC PRESSURE SHUTDOWN SWITCH AND LIGHT PURGE CYCLE INDICATOR LIGHT DOOR AJAR SHUTDOWN LIGHT GENERAL FAULT LIGHT ILLUMINATED ON/OFF INDICATOR ILLUMINATED CONTROL PANEL WITH SWITCH GAUGE PANEL FOR ALL STAGES HOURMETER AUTOMATIC CONDENSATE DRAIN DRAIN MUFFLER AND RESERVOIR EMERGENCY STOP PALM BUTTON ALL PANELS AND ACCESS DOORS SHALL INCLUDE SOUND DAMPENING INSULATION 5.5 AIR PRESSURE SWITCH, AUTO START/STOP CGA GRADE "D", NFPA 1500 AIR QUALITY TEST, 1 TIME 1 YEAR WARRANTY ALL PARTS & LABOR, ON SITE 2 YEAR WARRANTY ON BLOCK PARTS (ONLY) INTEGRATED ELECTRONIC CARBON MONOXIDE MONITOR WITH CALIBRATION PANEL		\$54,930.00
1	CO MONITOR			INCLUDED

SIGNATURE



Attachment: SCBAS, Inc. Quote (Fire Department: SCBA Air Compressor)

SCBAS, INC.
403 PEORIA ST.
WASHINGTON, IL 61571
PHONE 800/747-7442 or FAX 309/444-3180

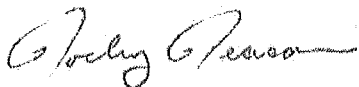
QUOTATION

DATE: January 27, 2023
 F.O.B. POINT: DESTINATION
 TERMS: NET 30 DAYS
 SHIP DATE: 32-26WEEKS ARO

TO: PALATINE FIRE DEPARTMENT
 C/O RUSS CERNY

QTY	PART #	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	MISC.	***NOTE: THE PRICE OF THE SYSTEM ON THE PREVIOUS PAGE INCLUDES THE STARTUP OF THE SYSTEM AND TRAINING OF THE DESIGNATED PERSONNEL ON THE OPERATION AND GENERAL MAINTENANCE OF THE SYSTEM. IT WILL BE THE RESPONSIBILITY OF THE FIRE DEPARTMENT TO HAVE ALL OF THE PROPERLY SIZED ELECTRICAL SUPPLY LINES RAN TO A PROPERLY SIZED FUSIBLE DISCONNECT BOX NEAR THE COMPRESSOR LOCATION. SCBAS WILL THEN CONNECT THE COMPRESSOR TO THE DISCONNECT BOX AND COMPLETE THE INSTALLATION AND MAKE FINAL ADJUSTMENTS.		INCLUDED
1	FREIGHT	ALL FREIGHT CHARGES		INCLUDED
	OPTIONAL			
1	TRADE-IN	TRADE-IN VALVE FOR A EAGLE AIR TALON BREATHING AIR COMPRESSOR MODEL: T215G314E S/N 33114301		\$1,500.00

SIGNATURE



Attachment: SCBAS, Inc. Quote (Fire Department: SCBA Air Compressor)

Consider a Motion to Approve 2023 Warrant #7

8.1

Village of Palatine Warrant approval

Village Clerk

Mayor

Warrant # 7 having been approved by the Village Council on 04/03/2023 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	215,304.97	-	-	-	215,304.97
Motor Fuel Tax Fund	205	1,851.31	-	-	-	1,851.31
CDBG Fund	210	18,805.00	-	-	-	18,805.00
State Equitable Sharing Fund	222	1,321.72	-	-	-	1,321.72
Downtown TIF Fund	233	11,255.00	-	-	-	11,255.00
Rand Corridor TIF Fund	234	8,977.00	-	-	-	8,977.00
ARPA Fund	256	56,890.00	-	-	-	56,890.00
Capital Equipment Fund	401	42,489.66	-	-	-	42,489.66
Capital Improvements Fund	402	19,037.00	-	-	-	19,037.00
Water Fund	605	69,342.21	-	-	-	69,342.21
Sewer Fund	610	2,436.29	-	-	-	2,436.29
Parking Fund	620	13,733.47	-	-	-	13,733.47
Liability Insurance Fund	702	100.00	-	-	-	100.00
Fleet Services Fund	710	40,817.36	-	-	-	40,817.36
Total Report		502,360.99	-	-	-	502,360.99

ATTACHMENTS:

- Warrant #7



Warrant #7

8.1.a

Invoice Due Date Range 02/01/23 - 04/18/23
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 1450 - A-Express Towing									
21969	Towing - C-371	Open		03/13/2023	04/12/2023	03/16/2023			117.70
			Vendor 1450 - A-Express Towing Totals			Invoices	1		\$117.70
Vendor 1553 - Acme Truck & Brake Supply									
01_318968	Parts - T-372	Open		03/14/2023	04/13/2023	03/16/2023			128.34
			Vendor 1553 - Acme Truck & Brake Supply Totals			Invoices	1		\$128.34
Vendor 4853 - Advance Auto Parts									
2376-1144470	Parts - C-376	Open		03/06/2023	04/05/2023	03/14/2023			45.64
2376-1144472	Parts - C-376	Open		03/06/2023	04/05/2023	03/14/2023			45.64
2376-1144786	Parts - Stock	Open		03/07/2023	04/06/2023	03/14/2023			64.72
2376-1145117	Parts - STOCK	Open		03/08/2023	04/07/2023	03/23/2023			12.42
2376-1145304	Parts - STOCK	Open		03/09/2023	04/08/2023	03/23/2023			12.03
2376-1145388	Parts - STOCK	Open		03/09/2023	04/08/2023	03/23/2023			28.16
2376-1145545	Parts - STOCK	Open		03/10/2023	04/09/2023	03/23/2023			3.43
2376-1146483	Parts - Stock	Open		03/13/2023	04/12/2023	03/16/2023			97.62
2376-1146632	Parts - Stock	Open		03/13/2023	04/12/2023	03/16/2023			65.08
2376-1146256	Parts - T-319	Open		03/14/2023	04/13/2023	03/23/2023			146.94
2376-1146257	Parts - C-371	Open		03/14/2023	04/13/2023	03/23/2023			10.37
2376-1146268	Parts - Stock	Open		03/14/2023	04/13/2023	03/16/2023			38.49
2376-1146325	Parts - STOCK	Open		03/14/2023	04/13/2023	03/23/2023			8.24
2376-1147124	Parts - Stock	Open		03/17/2023	04/16/2023	03/16/2023			26.24
			Vendor 4853 - Advance Auto Parts Totals			Invoices	14		\$605.02
Vendor 4771 - AEC Fire-Safety & Security Inc									
267398	Parts - T-427	Open		03/17/2023	04/16/2023	03/16/2023			127.36
			Vendor 4771 - AEC Fire-Safety & Security Inc Totals			Invoices	1		\$127.36
Vendor 2821 - Ahead of Our Time Publishing									
15790	Membership Dues	Open		03/16/2023	03/30/2023	03/16/2023			500.00
			Vendor 2821 - Ahead of Our Time Publishing Totals			Invoices	1		\$500.00
Vendor 1759 - Air One Equipment, Inc.									
190033P	Extrication Equipment-Tower	Open		02/07/2023	03/06/2023	03/14/2023			56,890.00
190879	Diamond Blades	Open		03/06/2023	04/05/2023	03/14/2023			592.00
190880	Hotstick	Open		03/06/2023	04/05/2023	03/14/2023			354.00
190940	Air Quality Test	Open		03/08/2023	04/07/2023	03/14/2023			165.00
			Vendor 1759 - Air One Equipment, Inc. Totals			Invoices	4		\$58,001.00
Vendor 2611 - Al Warren Oil Co									
W1546692	Motor Fuel	Open		03/16/2023	04/15/2023	03/23/2023			22,754.03
			Vendor 2611 - Al Warren Oil Co Totals			Invoices	1		\$22,754.03

Attachment: Warrant #7 (2023 Warrant # 7)



Warrant #7

8.1.a

Invoice Due Date Range 02/01/23 - 04/18/23
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 2491 - Anderson Pest Solutions									
33182011	Pest Control Services March 2023 - CSF	Open		03/07/2023	04/06/2023	03/23/2023			85.26
Vendor 2491 - Anderson Pest Solutions Totals							Invoices	1	\$85.26
Vendor 1730 - Andres Medical Billing									
032023PLIL	BILLING CHARGES - FEBRUARY	Open		02/28/2023	04/09/2023	03/13/2023			7,900.82
Vendor 1730 - Andres Medical Billing Totals							Invoices	1	\$7,900.82
Vendor 3929 - ARIES Industries, Inc									
420642	Televising Camera Tractor Tire Replacement	Open		03/16/2023	04/15/2023	03/24/2023			1,824.52
Vendor 3929 - ARIES Industries, Inc Totals							Invoices	1	\$1,824.52
Vendor 5021 - Arlington Heights Ford LLC									
150744	Repairs-T-462	Open		02/24/2023	03/26/2023	03/16/2023			1,208.58
85994H	Parts - T- 446	Open		03/07/2023	04/06/2023	03/14/2023			61.06
151587	Repairs - T-441	Open		03/08/2023	04/07/2023	03/16/2023			578.13
86672H	Parts - T-319	Open		03/14/2023	04/13/2023	03/16/2023			34.94
151777	Repairs - T- 428	Open		03/17/2023	04/16/2023	03/16/2023			79.87
Vendor 5021 - Arlington Heights Ford LLC Totals							Invoices	5	\$1,962.58
Vendor 1198 - Bittners Spray Equipment									
80886	Traffic Line Striper Machine	Open		03/09/2023	04/08/2023	03/17/2023			9,750.00
Vendor 1198 - Bittners Spray Equipment Totals							Invoices	1	\$9,750.00
Vendor 1722 - BLA, Inc									
22391-6	Crescent Avenue & Ellis Street Reconstruction Design Engineering	Open		02/28/2023	03/30/2023	03/20/2023			1,851.31
22392-6	Illinois Avenue Improvements Phase I and II Engineering Services	Open		02/28/2023	03/30/2023	03/20/2023			19,037.00
Vendor 1722 - BLA, Inc Totals							Invoices	2	\$20,888.31
Vendor 2856 - Blackburn Manufacturing Company									
0698005-IN	Sign Locate Flags	Open		03/01/2023	03/31/2023	03/24/2023			143.73
Vendor 2856 - Blackburn Manufacturing Company Totals							Invoices	1	\$143.73
Vendor 1492 - Bound Tree Medical LLC									
84885553	Batteries	Open		03/09/2023	04/08/2023	03/14/2023			139.88
84888431	EMS Supplies	Open		03/13/2023	04/12/2023	03/20/2023			175.59
Vendor 1492 - Bound Tree Medical LLC Totals							Invoices	2	\$315.47
Vendor 1857 - Brian Edward Landscaping Inc									



Warrant #7

8.1.a

Invoice Due Date Range 02/01/23 - 04/18/23
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
24811	2023 Bridgeview West and Peregrine Lakes Snow and Ice Control	Open		03/13/2023	04/12/2023	03/24/2023			520.00
24812	2023 Snow and Ice Control - Train Station and Parking Deck	Open		03/13/2023	04/12/2023	03/24/2023			2,127.75
24813	2023 Snow and Ice Control - Downtown Areas	Open		03/13/2023	04/12/2023	03/24/2023			9,259.25
Vendor 1857 - Brian Edward Landscaping Inc			Totals			Invoices	3		\$11,907.00
Vendor 1230 - Busch Auto Service Center									
1035919	Repair - T-446	Open		03/08/2023	04/07/2023	03/16/2023			75.00
Vendor 1230 - Busch Auto Service Center			Totals			Invoices	1		\$75.00
Vendor 5218 - Casey Automotive									
30542705	Repairs & Maintenance - T-497	Open		03/09/2023	04/08/2023	03/23/2023			48.95
30542862	Repairs & Maintenance - T-487	Open		03/14/2023	04/13/2023	03/23/2023			38.00
30542871	Repairs & Maintenance - C-372	Open		03/14/2023	04/13/2023	03/23/2023			91.93
Vendor 5218 - Casey Automotive			Totals			Invoices	3		\$178.88
Vendor 2555 - Chicago Parts & Sound									
1-0340308	Parts - T-319	Open		03/06/2023	04/05/2023	03/13/2023			66.42
1-0340598	Parts - T-446	Open		03/07/2023	04/06/2023	03/13/2023			140.80
1-0340993	Parts - STOCK	Open		03/09/2023	04/08/2023	03/23/2023			31.30
1-0341726	Parts - C-371	Open		03/13/2023	04/12/2023	03/23/2023			421.50
1-0341767	Parts - C-371	Open		03/14/2023	04/13/2023	03/23/2023			60.10
10-0304826	Parts - T-319	Open		03/14/2023	04/13/2023	03/23/2023			160.88
1-0342767	Parts - STOCK	Open		03/17/2023	04/16/2023	03/23/2023			71.16
Vendor 2555 - Chicago Parts & Sound			Totals			Invoices	7		\$952.16
Vendor 3050 - Cintas #22									
4149014801	Uniform Cleaning	Open		03/10/2023	04/09/2023	03/10/2023			135.20
4149763674	Uniform Cleaning	Open		03/17/2023	04/16/2023	03/16/2023			284.30
Vendor 3050 - Cintas #22			Totals			Invoices	2		\$419.50
Vendor 2707 - Ciorba Group Inc									
0027557	2023 Water Main Replacement Contract 3 Design DPW-2323	Open		03/08/2023	04/07/2023	03/09/2023			12,978.75
Vendor 2707 - Ciorba Group Inc			Totals			Invoices	1		\$12,978.75
Vendor 1488 - CNS Tire Supply									
26680	Parts - T-457	Open		03/06/2023	04/05/2023	03/13/2023			100.00

Attachment: Warrant #7 (2023 Warrant # 7)



Warrant #7

8.1.a

Invoice Due Date Range 02/01/23 - 04/18/23
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	1488 - CNS Tire Supply Totals		Invoices		1	\$100.00
Vendor	3033 - Comcast Cable								
PW 03-23 A	Backup Internet Connections	Open		03/02/2023	03/30/2023	03/15/2023			326.02
			Vendor	3033 - Comcast Cable Totals		Invoices		1	\$326.02
Vendor	5162 - Conduent Business Services, LLC								
1672251	Red Light Camera Vendor Fees (January)	Open		02/28/2023	04/14/2023	03/15/2023			3,432.30
			Vendor	5162 - Conduent Business Services, LLC Totals		Invoices		1	\$3,432.30
Vendor	3840 - Crown Trophy								
21353	Retirement Plaque's - Ericksen & Poliquin	Open		03/16/2023	03/16/2023	03/24/2023			200.50
			Vendor	3840 - Crown Trophy Totals		Invoices		1	\$200.50
Vendor	2649 - DJ's Scuba Locker Inc								
SSA62599	Hydro Testing/Repair	Open		03/09/2023	04/08/2023	03/20/2023			642.42
			Vendor	2649 - DJ's Scuba Locker Inc Totals		Invoices		1	\$642.42
Vendor	4781 - Document Imaging Services, LLC								
2745	Toner	Open		03/16/2023	04/15/2023	03/15/2023			834.00
			Vendor	4781 - Document Imaging Services, LLC Totals		Invoices		1	\$834.00
Vendor	4976 - Duff Entertainment, Inc								
1565	Management Fee Deposit	Open		03/10/2023	04/10/2023	03/13/2023			2,500.00
			Vendor	4976 - Duff Entertainment, Inc Totals		Invoices		1	\$2,500.00
Vendor	2786 - EJ Equipment Inc								
P09069	Sanitary Quick Disconnect Nozzles	Open		03/17/2023	04/16/2023	03/24/2023			349.37
			Vendor	2786 - EJ Equipment Inc Totals		Invoices		1	\$349.37
Vendor	2114 - EJ USA, Inc								
110230013799	Fire Hydrant Repair Parts	Open		03/06/2023	04/05/2023	03/13/2023			10,743.54
			Vendor	2114 - EJ USA, Inc Totals		Invoices		1	\$10,743.54
Vendor	1953 - FBI-LEEDA								
200083669	Media Public Relations Training (Brandwein)	Open		03/16/2023	03/16/2023	03/24/2023			795.00
			Vendor	1953 - FBI-LEEDA Totals		Invoices		1	\$795.00
Vendor	5283 - Firebrand Global Marketing, Inc								
26267	Pens - Crime Prevention Unit	Open		03/13/2023	04/12/2023	03/24/2023			298.59
			Vendor	5283 - Firebrand Global Marketing, Inc Totals		Invoices		1	\$298.59

Attachment: Warrant #7 (2023 Warrant # 7)



Warrant #7

8.1.a

Invoice Due Date Range 02/01/23 - 04/18/23
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 3068 - Erik C Fiscus									
PWBREF031623	Boot Reimbursement	Open		03/15/2023	03/30/2023	03/16/2023			250.00
Vendor 3068 - Erik C Fiscus Totals							Invoices	1	\$250.00
Vendor 2195 - FMP									
162-138473	Parts - STOCK	Open		03/13/2023	04/12/2023	03/23/2023			71.88
162-138557	Parts - STOCK	Open		03/14/2023	04/13/2023	03/23/2023			59.16
162-138689	Parts - STOCK	Open		03/15/2023	04/14/2023	03/23/2023			42.36
Vendor 2195 - FMP Totals							Invoices	3	\$173.40
Vendor 5073 - FulLife Safety LLC									
68117	Rain Coat & Hi-Vis Rain Pants - Kernan	Open		03/06/2023	04/05/2023	03/13/2023			61.00
68130	High Black Armor Mechanic Gloves	Open		03/06/2023	04/05/2023	03/13/2023			25.00
68149	Hydraulic Jack M-999	Open		03/13/2023	04/12/2023	03/16/2023			1,589.80
Vendor 5073 - FulLife Safety LLC Totals							Invoices	3	\$1,675.80
Vendor 5145 - Granite Telecommunications, LLC									
593911964	POT Lines	Open		03/01/2023	04/01/2023	03/15/2023			409.82
Vendor 5145 - Granite Telecommunications, LLC Totals							Invoices	1	\$409.82
Vendor 2905 - Group Link Corp									
2023-02-28-25539	eHelpDesk Renewal	Open		03/08/2023	04/08/2023	03/15/2023			3,330.36
Vendor 2905 - Group Link Corp Totals							Invoices	1	\$3,330.36
Vendor 1916 - Harvard Maintenance Inc									
1511734	Village Hall Janitorial Service-March 2023	Open		03/01/2023	03/31/2023	03/23/2023			3,422.88
1511809	Train Station Janitorial Service -March 2023	Open		03/01/2023	03/31/2023	03/23/2023			7,883.98
Vendor 1916 - Harvard Maintenance Inc Totals							Invoices	2	\$11,306.86
Vendor 5249 - HBK Engineering, LLC									
103036	2022 Fiber Optic Link Project Design Engineering DPW- 2242	Open		03/14/2023	04/13/2023	03/20/2023			8,977.00
103040	2022 Fiber Optic Link Project Design Engineering DPW- 2242	Open		03/14/2023	04/13/2023	03/20/2023			37,173.00
103047	2022 Fiber Optic Link Project Design Engineering DPW- 2242	Open		03/14/2023	04/13/2023	03/20/2023			18,805.00
Vendor 5249 - HBK Engineering, LLC Totals							Invoices	3	\$64,955.00
Vendor 5088 - HR Green, Inc									

Attachment: Warrant #7 (2023 Warrant # 7)



Warrant #7

8.1.a

Invoice Due Date Range 02/01/23 - 04/18/23
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
161021	Plan review & Inspection Services 2022	Open		03/15/2023	04/14/2023	03/29/2023			146.50
Vendor 5088 - HR Green, Inc Totals									Invoices 1 \$146.50
Vendor 2976 - Huffman Landscape									
HUFF3-17-2023	Brick Paver Replacement-SE Corner of Bothwell St and Palatine Rd	Open		03/17/2023	04/15/2023	03/27/2023			2,880.00
Vendor 2976 - Huffman Landscape Totals									Invoices 1 \$2,880.00
Vendor 2420 - Hydraulic Services, Inc									
380474	Parts - T-319	Open		03/13/2023	04/12/2023	03/23/2023			591.55
Vendor 2420 - Hydraulic Services, Inc Totals									Invoices 1 \$591.55
Vendor 1604 - Illinois State Police									
20230201570	Fingerprinting for Liquor licensing (1570) - Feb	Open		02/28/2023	04/15/2023	03/24/2023			56.50
20230203601	Fingerprinting for Employment - LGE Checks (3601) - Feb	Open		02/28/2023	04/15/2023	03/24/2023			28.25
20230204348	Background Checks	Open		03/16/2023	04/15/2023	03/14/2023			56.50
Vendor 1604 - Illinois State Police Totals									Invoices 3 \$141.25
Vendor 1596 - Imaging Essentials, Inc									
SINV103635	PW Plotter	Open		03/13/2023	04/13/2023	03/20/2023			8,000.00
Vendor 1596 - Imaging Essentials, Inc Totals									Invoices 1 \$8,000.00
Vendor 4838 - J & R Lock & Safe Inc DBA Henning Brothers									
0000458993	Keys	Open		03/09/2023	04/08/2023	03/24/2023			79.50
Vendor 4838 - J & R Lock & Safe Inc DBA Henning Brothers Totals									Invoices 1 \$79.50
Vendor 2992 - James Messineo									
3-16-23 Messineo	March 2023 Law Judge	Open		03/16/2023	04/03/2023	03/16/2023			1,012.50
Vendor 2992 - James Messineo Totals									Invoices 1 \$1,012.50
Vendor 3117 - Christopher J Jancek									
PWTRCJ032323	Tool Reimbursement	Open		02/09/2023	03/30/2023	03/16/2023			625.00
Vendor 3117 - Christopher J Jancek Totals									Invoices 1 \$625.00
Vendor 2695 - JG Uniforms Inc									
111717	Misc Uniform/Vest Carriers/Equipment Items (Ahlenius)	Open		03/09/2023	04/08/2023	03/24/2023			98.85
111718	Misc Uniform/Vest Carriers/Equipment Items (Ahlenius)	Open		03/09/2023	04/08/2023	03/24/2023			137.00

Attachment: Warrant #7 (2023 Warrant # 7)



Warrant #7

8.1.a

Invoice Due Date Range 02/01/23 - 04/18/23
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
111770	Misc Uniform/Vest Carriers/Equipment Items (CSO Shoulder Emblems)	Open		03/10/2023	04/09/2023	03/24/2023			1,400.00
			Vendor	2695 - JG Uniforms Inc Totals		Invoices	3		\$1,635.85
Vendor	3869 - John Nelson Architect Inc								
JN3/27/23	Plan Review / Consultation Services 3/15/23 - 3/24/23	Open		03/27/2023	03/29/2023	03/29/2023			1,440.00
			Vendor	3869 - John Nelson Architect Inc Totals		Invoices	1		\$1,440.00
Vendor	3631 - Johnson Controls Security Solutions LLC								
38594588	Alarm Monitoring 148 W. Illinois Ave - 04/01/23- 06/30/23	Open		03/11/2023	04/10/2023	03/23/2023			218.25
			Vendor	3631 - Johnson Controls Security Solutions LLC Totals		Invoices	1		\$218.25
Vendor	4055 - James R Keats								
PWKEATS02242023	Squad Car Arbitrators	Open		02/24/2023	03/30/2023	03/23/2023			43.08
			Vendor	4055 - James R Keats Totals		Invoices	1		\$43.08
Vendor	5196 - Knapheide Equipment Co - Chicago								
CIJ6376	2022 Utility Shoring Trailer E-636	Open		03/03/2023	04/02/2023	03/17/2023			9,240.00
CIJ6377	2022 Small Utility Trailer E- 478	Open		03/03/2023	04/02/2023	03/17/2023			5,055.00
CIS12979	Parts-E-478	Open		03/03/2023	04/02/2023	03/17/2023			404.23
			Vendor	5196 - Knapheide Equipment Co - Chicago Totals		Invoices	3		\$14,699.23
Vendor	5137 - Lakeshore Recycling Systems, LLC								
V935728	Waste Disposal	Open		03/15/2023	04/14/2023	03/24/2023			851.27
			Vendor	5137 - Lakeshore Recycling Systems, LLC Totals		Invoices	1		\$851.27
Vendor	3881 - Landscape & Construction Supplies LLC								
23647	4' LATH	Open		03/07/2023	04/06/2023	03/16/2023			375.00
			Vendor	3881 - Landscape & Construction Supplies LLC Totals		Invoices	1		\$375.00
Vendor	4287 - Lauterbach & Amen, LLP								
76561	Annual OPEB Actuarial Valuation	Open		03/16/2023	04/15/2023	03/24/2023			4,450.00
			Vendor	4287 - Lauterbach & Amen, LLP Totals		Invoices	1		\$4,450.00
Vendor	4345 - Liffitt Llc								
7070add23	Office 365 License	Open		03/15/2023	04/15/2023	03/20/2023			132.00
			Vendor	4345 - Liffitt Llc Totals		Invoices	1		\$132.00
Vendor	2641 - Lyons Electric Company, Inc								

Attachment: Warrant #7 (2023 Warrant # 7)



Warrant #7

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Invoice Due Date Range 02/01/23 - 04/18/23
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
16669	Additional Repairs-Illinois Av. & Plum Grove Rd.	Open		03/07/2023	04/06/2023	03/13/2023			811.50
Vendor 2641 - Lyons Electric Company, Inc Totals									\$811.50
Vendor 2995 - M & B Landscaping Co. PD-333	2023 Parking Deck Snow & Ice Control Services	Open		03/14/2023	04/13/2023	03/27/2023			1,217.50
Vendor 2995 - M & B Landscaping Co. Totals									\$1,217.50
Vendor 5128 - M.J. Taylor Law, LLC March 2023	March 2023 Palatine Prosecution	Open		03/28/2023	04/03/2023	03/28/2023			3,450.00
Vendor 5128 - M.J. Taylor Law, LLC Totals									\$3,450.00
Vendor 5066 - Marco Technologies LLC 496740390	Copier Maintenance Agreement	Open		03/16/2023	04/09/2023	03/20/2023			1,283.17
Vendor 5066 - Marco Technologies LLC Totals									\$1,283.17
Vendor 4780 - Marsh USA, Inc 399968252991	2023 Risk Renewal Premiums	Open		01/26/2023	03/23/2023	03/23/2023			100.00
Vendor 4780 - Marsh USA, Inc Totals									\$100.00
Vendor 4065 - Master Truck & Trailer Llc S106469	Parts - STOCK	Open		03/16/2023	04/15/2023	03/23/2023			16.59
S106358	Underbody Truck Box for E-636	Open		03/07/2023	04/06/2023	03/27/2023			2,199.90
Vendor 4065 - Master Truck & Trailer Llc Totals									\$2,216.49
Vendor 2756 - Mc Master Carr Supply Co. 94623753	Orange Steel Grab Hook w/ Clevis - 3/8 Chain Trade Size	Open		03/17/2023	04/16/2023	03/24/2023			97.93
94011286	Parts - E-636 & M-996	Open		03/07/2023	04/06/2023	03/23/2023			186.89
Vendor 2756 - Mc Master Carr Supply Co. Totals									\$284.82
Vendor 1796 - McCann Industries Inc P39076	Q4-36" Aluminum Asphalt Lute; #2 Steel Scoop Shovel-3pk-Q4	Open		03/16/2023	04/15/2023	03/24/2023			719.88
Vendor 1796 - McCann Industries Inc Totals									\$719.88
Vendor 2421 - Mikes Towing/Auto & Truck Repair 1071029	Safety Lane - T369, T381, T468, T370, T373	Open		03/10/2023	04/09/2023	03/23/2023			180.00
Vendor 2421 - Mikes Towing/Auto & Truck Repair Totals									\$180.00

Attachment: Warrant #7 (2023 Warrant # 7)



Warrant #7

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Invoice Due Date Range 02/01/23 - 04/18/23
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 1856 - Monroe Truck Equipment									
5481701-2	Parts - STOCK	Open		02/02/2023	03/04/2023	03/21/2023			15.00
5483438	Parts - STOCK	Open		03/16/2023	04/15/2023	03/23/2023			168.00
5483449	Parts - STOCK	Open		03/16/2023	04/15/2023	03/23/2023			34.04
Vendor 1856 - Monroe Truck Equipment Totals							Invoices	3	\$217.04
Vendor 4602 - Bruce A Morris									
2023-00000225	Fuel for Travel to/From FBI NA Academy in VA	Open		03/21/2023	04/03/2023	03/24/2023			295.84
Vendor 4602 - Bruce A Morris Totals							Invoices	1	\$295.84
Vendor 2724 - Morton Salt Inc									
5402723229	2022 Rock Salt	Open		01/03/2023	03/13/2023	03/13/2023			53,279.22
5402724612	2022 Rock Salt	Open		01/04/2023	03/13/2023	03/13/2023			5,718.76
5402766892	2023 Rock Salt	Open		02/23/2023	03/25/2023	03/13/2023			28,918.36
5402782949	2023 Rock Salt	Open		03/15/2023	04/14/2023	03/13/2023			38,919.35
Vendor 2724 - Morton Salt Inc Totals							Invoices	4	\$126,835.69
Vendor 5099 - NAPA Auto Parts									
392168	Parts - STOCK	Open		03/07/2023	04/06/2023	03/13/2023			48.22
392209	Parts - E-224	Open		03/07/2023	04/06/2023	03/13/2023			40.70
392374	Parts - Stock	Open		03/09/2023	04/08/2023	03/16/2023			94.94
392498	Parts - T-425	Open		03/10/2023	04/09/2023	03/16/2023			6.31
392812	Parts - Stock	Open		03/14/2023	04/13/2023	03/16/2023			4.39
Vendor 5099 - NAPA Auto Parts Totals							Invoices	5	\$194.56
Vendor 2616 - Nicor Gas									
49923400003-2/23	Natural Gas	Open		02/16/2023	04/04/2023	03/15/2023			6,191.27
37917400006-2/23	Natural Gas-914 W. Lukas Avenue Square D Lift Station	Open		02/17/2023	04/04/2023	03/15/2023			52.43
93126652572-2/23	Natural Gas-150 W. Wilson Street Clu Building	Open		02/17/2023	04/04/2023	03/15/2023			1,069.56
55424779829-2/23	Natural Gas-1545-47 Shires Court Lift Station	Open		02/20/2023	04/07/2023	03/15/2023			52.67
19505219626-2/23	Natural Gas-251 W. Colfax Street Parking Deck	Open		02/23/2023	04/11/2023	03/15/2023			160.11
46007255576-2/23	Natural Gas-804 W. Panorama Drive Deer Grove Lift Station	Open		02/23/2023	04/11/2023	03/15/2023			58.44
70018165616-2/23	Natural Gas-432 W. Haleys Hill Court Dunhaven Woods Lift Station	Open		02/23/2023	04/11/2023	03/15/2023			56.67
83980510966-2/23	Natural Gas-550 N. Smith Street Well 7 Generator	Open		02/23/2023	04/11/2023	03/15/2023			50.73

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Invoice Due Date Range 02/01/23 - 04/18/23
Report By Vendor - Invoice
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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
25623386239-2/23	Natural Gas-1484 N. Oak Street Pepper Tree Lift Station	Open		02/24/2023	04/11/2023	03/15/2023			57.47
66457600006-2/23	Natural Gas-555 E. Dundee Road Hicks and Dundee Pump Station	Open		02/24/2023	04/11/2023	03/15/2023			346.87
68017400000-2/23	Natural Gas-137 W. Wood Street Train Station	Open		02/24/2023	04/11/2023	03/15/2023			624.13
88271305703-2/23	Natural Gas-1465 E. Evergreen Drive Randville Lift Station	Open		02/27/2023	04/14/2023	03/15/2023			185.61
36756460568-2/23	Natural Gas-884 E. Lilly Lane Rose and Lilly Lift Station	Open		02/28/2023	04/17/2023	03/15/2023			168.68
88097600006-2/23	Natural Gas-2175 N. coach Road Long Grove Pump Station	Open		02/28/2023	04/17/2023	03/15/2023			423.17
			Vendor 2616 - Nicor Gas Totals				Invoices	14	\$9,497.81
Vendor 1541 - NIPSTA									
2023-00000189	Structural Collapse Ops (Wolthausen)	Open		03/18/2023	04/17/2023	03/14/2023			2,000.00
			Vendor 1541 - NIPSTA Totals				Invoices	1	\$2,000.00
Vendor 5161 - Noregon Systems LLC									
INV00167159	Allison DOC Premium Retail New Subscription	Open		01/30/2023	03/30/2023	03/16/2023			1,100.00
			Vendor 5161 - Noregon Systems LLC Totals				Invoices	1	\$1,100.00
Vendor 2432 - Northern Ill Police Alarm System									
14885	NIPAS Team Membership Assessments (05/01/23 - 04/30/24)	Open		03/01/2023	04/17/2023	03/24/2023			400.00
14886	NIPAS Emergency Services Team Assessment's	Open		03/01/2023	04/17/2023	03/24/2023			5,300.00
14887	NIPAS Mobile Field Force Team Assessment's	Open		03/01/2023	04/17/2023	03/24/2023			1,385.00
			Vendor 2432 - Northern Ill Police Alarm System Totals				Invoices	3	\$7,085.00
Vendor 2662 - Northern Illinois University									
DPA000052 - #9	2023 Services Other (NIU-G.Bueno Contract Amount 2022-2023)	Open		03/21/2023	04/17/2023	03/21/2023			1,686.46
			Vendor 2662 - Northern Illinois University Totals				Invoices	1	\$1,686.46
Vendor 1414 - Northwest Central 911 System									
1481	Radio Upgrades- BAT8	Open		02/14/2023	03/13/2023	03/14/2023			750.00

Attachment: Warrant #7 (2023 Warrant # 7)



Warrant #7

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Invoice Due Date Range 02/01/23 - 04/18/23
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 1414 - Northwest Central 911 System Totals						Invoices	1		\$750.00
Vendor 3002 - Northwest Community Hospital-OEHS									
29961	Physicals/DOT Screening	Open		03/01/2023	03/31/2023	03/17/2023			330.00
Vendor 3002 - Northwest Community Hospital-OEHS Totals						Invoices	1		\$330.00
Vendor 1480 - Northwest Trucks, Inc.									
x101108017:01	Parts-T-468	Open		03/16/2032	04/15/2023	03/16/2023			406.51
Vendor 1480 - Northwest Trucks, Inc. Totals						Invoices	1		\$406.51
Vendor 1784 - Parent Petroleum									
1553530	Operating Supplies Lubricants & Additives	Open		03/17/2023	04/16/2023	03/16/2023			2,094.40
Vendor 1784 - Parent Petroleum Totals						Invoices	1		\$2,094.40
Vendor 4921 - Penn Care, Inc									
M87946	EMS Supplies	Open		03/11/2023	04/10/2023	03/20/2023			229.93
Vendor 4921 - Penn Care, Inc Totals						Invoices	1		\$229.93
Vendor 1276 - Pirtek O'Hare									
OH-T00022997	Parts - PT-407	Open		03/08/2023	04/07/2023	03/16/2023			898.37
Vendor 1276 - Pirtek O'Hare Totals						Invoices	1		\$898.37
Vendor 2167 - Pomp's Tire Service, Inc.									
280146198	Parts - T-454	Open		03/07/2023	04/06/2023	03/13/2023			1,435.60
280146238	Scrap Disposal Fee - T-454	Open		03/08/2023	04/07/2023	03/16/2023			52.00
280146334	Parts - T-319	Open		03/10/2023	04/09/2023	03/16/2023			1,510.14
Vendor 2167 - Pomp's Tire Service, Inc. Totals						Invoices	3		\$2,997.74
Vendor 5279 - Primary Arms LLC									
INV-468174	Slings/Tactical Lights & Magazines for Rifles	Open		03/14/2023	04/13/2023	03/24/2023			1,321.72
Vendor 5279 - Primary Arms LLC Totals						Invoices	1		\$1,321.72
Vendor 2505 - Pro Fire Sales & Service Inc									
1069	Gear Repair	Open		03/16/2023	04/15/2023	03/21/2023			410.00
Vendor 2505 - Pro Fire Sales & Service Inc Totals						Invoices	1		\$410.00
Vendor 5077 - Public Safety Direct Inc									
101149	Police Department Vehicle Upfitting	Open		03/07/2023	04/06/2023	03/27/2023			5,010.63
Vendor 5077 - Public Safety Direct Inc Totals						Invoices	1		\$5,010.63
Vendor 4885 - Qubit Networks, LLC									
12404	Fabric Switch	Open		03/16/2023	03/16/2023	03/16/2023			838.00
Vendor 4885 - Qubit Networks, LLC Totals						Invoices	1		\$838.00

Attachment: Warrant #7 (2023 Warrant # 7)



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Invoice Due Date Range 02/01/23 - 04/18/23
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 1944 - Quill LLC									
31326693	Office Supplies & Paper	Open		03/13/2023	04/12/2023	03/29/2023			104.16
31354463	Office Supplies - General Comm Develop	Open		03/14/2023	04/13/2023	03/29/2023			43.58
Vendor 1944 - Quill LLC Totals							Invoices	2	\$147.74
Vendor 4019 - Rush Truck Centers									
3031604068	Parts - T-454	Open		03/07/2023	04/06/2023	03/13/2023			153.46
Vendor 4019 - Rush Truck Centers Totals							Invoices	1	\$153.46
Vendor 5282 - Sam Schwartz Consulting, LLC									
83094	Professional Services from 1/28/23-2/24/23 Traffic Impact Study	Open		03/06/2023	04/05/2023	03/15/2023			8,375.00
Vendor 5282 - Sam Schwartz Consulting, LLC Totals							Invoices	1	\$8,375.00
Vendor 3694 - SHI International Corp									
B16314138	Webroot Antivirus Renewal	Open		12/31/2022	03/25/2023	03/22/2023			4,779.88
Vendor 3694 - SHI International Corp Totals							Invoices	1	\$4,779.88
Vendor 1377 - Southern Computer Warehouse									
INV00769251	Replacement Surface	Open		03/09/2023	04/08/2023	03/20/2023			91.90
Vendor 1377 - Southern Computer Warehouse Totals							Invoices	1	\$91.90
Vendor 1422 - Spunky Dunkers									
2023-00000228	Prisoner Meals (01/03/23 - 02/03/23)	Open		02/03/2023	04/03/2023	03/24/2023			109.94
2023-00000227	Prisoner Meals (02/06/23 - 03/10/23)	Open		03/10/2023	04/03/2023	03/24/2023			119.50
Vendor 1422 - Spunky Dunkers Totals							Invoices	2	\$229.44
Vendor 2313 - Standard Equipment Co									
P41703	Parts - Stock	Open		03/07/2023	04/06/2023	03/16/2023			678.32
P41716	Parts - E-224	Open		03/08/2023	04/07/2023	03/16/2023			73.42
Vendor 2313 - Standard Equipment Co Totals							Invoices	2	\$751.74
Vendor 1776 - Suburban Accents, Inc.									
32835	Police Department Patrol Vehicle Wrapping T-517 (P14)	Open		01/03/2023	03/17/2023	03/17/2023			575.00
33095	Police Department Patrol Vehicle Wrapping T-511 (P2)	Open		03/10/2023	04/09/2023	03/17/2023			575.00
Vendor 1776 - Suburban Accents, Inc. Totals							Invoices	2	\$1,150.00
Vendor 4706 - Charles P Swanson									
PWC DLC S032123	CDL Reimbursement	Open		03/21/2023	03/30/2023	03/16/2023			60.00

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Invoice Due Date Range 02/01/23 - 04/18/23
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 4706 - Charles P Swanson Totals						Invoices	1		\$60.00
Vendor 4966 - T-Mobile									
983355792-0323	Birchwood Cameras	Open		03/01/2023	03/27/2023	03/15/2023			76.60
Vendor 4966 - T-Mobile Totals						Invoices	1		\$76.60
Vendor 2111 - Terminal Supply Co									
18292-00	Parts - Stock	Open		02/08/2023	03/07/2023	03/16/2023			384.44
25192-00	Parts - STOCK	Open		03/07/2023	04/06/2023	03/13/2023			288.69
Vendor 2111 - Terminal Supply Co Totals						Invoices	2		\$673.13
Vendor 2545 - Terrace Supply Co									
0071005946	Operating Supplies - Lubricant & Additives	Open		03/14/2023	04/13/2023	03/16/2023			82.72
Vendor 2545 - Terrace Supply Co Totals						Invoices	1		\$82.72
Vendor 5272 - The Lakota Group, Inc									
23002-01	Consulting Services 2/1/23 - 2/28/23	Open		03/15/2023	04/14/2023	03/29/2023			3,050.00
Vendor 5272 - The Lakota Group, Inc Totals						Invoices	1		\$3,050.00
Vendor 2743 - The Sidwell Co.									
SIDXT00004940	Sidwell Books	Open		03/17/2023	04/03/2023	03/20/2023			420.00
Vendor 2743 - The Sidwell Co. Totals						Invoices	1		\$420.00
Vendor 1199 - Thompson Elevator Inspection Service Inc									
23-0717	28 elevator code inspections	Open		03/10/2023	04/09/2023	03/15/2023			1,064.00
Vendor 1199 - Thompson Elevator Inspection Service Inc Totals						Invoices	1		\$1,064.00
Vendor 4553 - Total Parking Solutions Inc									
106188	Receipt Paper for Parking Terminals	Open		03/16/2023	04/15/2023	03/23/2023			1,720.00
Vendor 4553 - Total Parking Solutions Inc Totals						Invoices	1		\$1,720.00
Vendor 3692 - Trane US Inc									
313411781	Police HQ VFD Repair	Open		03/02/2023	04/01/2023	03/27/2023			1,253.00
Vendor 3692 - Trane US Inc Totals						Invoices	1		\$1,253.00
Vendor 4058 - TransUnion Risk and Alternative Data Solutions Inc									
71751-Feb-23	Online Investigative Search Engine (Feb)	Open		03/01/2023	04/05/2023	03/24/2023			179.60
Vendor 4058 - TransUnion Risk and Alternative Data Solutions Inc Totals						Invoices	1		\$179.60
Vendor 4196 - UL LLC									
72020512695	Ground Ladder Testing	Open		03/18/2023	04/17/2023	03/20/2023			2,456.25
Vendor 4196 - UL LLC Totals						Invoices	1		\$2,456.25

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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 Amount
Vendor 3963 - Ultra Strobe Communications Inc									
082863	Parts - T-480	Open		03/02/2023	04/01/2023	03/16/2023			188.69
Vendor 3963 - Ultra Strobe Communications Inc Totals							Invoices	1	\$188.69
Vendor 3157 - UniFirst Corporation									
1190010978	Shop Rags	Open		03/06/2023	04/05/2023	03/10/2023			63.61
1190012855	Shop Rags	Open		03/12/2023	04/12/2023	03/16/2023			63.61
Vendor 3157 - UniFirst Corporation Totals							Invoices	2	\$127.22
Vendor 5281 - USA Blue Book									
288082	Sonoscope Leak Detector	Open		03/03/2023	04/02/2023	03/24/2023			52.00
292766	Arlington Crest Float Switch	Open		03/08/2023	04/07/2023	03/24/2023			121.90
Vendor 5281 - USA Blue Book Totals							Invoices	2	\$173.90
Vendor 3709 - Verizon Wireless									
9930027725	Cellular Usage and In-Vehicle	Open		03/12/2023	04/04/2023	03/29/2023			4,424.83
Vendor 3709 - Verizon Wireless Totals							Invoices	1	\$4,424.83
Vendor 3020 - Village of Palatine Petty Cash									
2023-00000229	B. Growney - GCCPCA Meeting/Luncheon	Open		03/08/2023	04/03/2023	03/24/2023			40.00
2023-00000230	M. Cohen - March Peer Jury Hearing Expenses	Open		03/01/2023	04/03/2023	03/24/2023			40.00
2023-00000231	C. Felde - TK Enforcement Roadblock Lunch (Kosta's)	Open		03/14/2023	04/03/2023	03/24/2023			38.85
2023-00000232	K. Taylor - Parking Fee for Training in Rosemont	Open		03/16/2023	04/03/2023	03/24/2023			51.50
Vendor 3020 - Village of Palatine Petty Cash Totals							Invoices	4	\$170.35
Vendor 5285 - Village of Westchester									
2023-00000199	Turnout Gear- Zable	Open		03/06/2023	04/05/2023	03/14/2023			2,750.00
Vendor 5285 - Village of Westchester Totals							Invoices	1	\$2,750.00
Vendor 3209 - Warehouse Direct									
5457625-0	Sheet Protectors	Open		03/20/2023	03/30/2023	03/24/2023			9.67
Vendor 3209 - Warehouse Direct Totals							Invoices	1	\$9.67
Vendor 2752 - West Side Tractor Sales									
W08480	Parts - E-224	Open		03/10/2023	04/09/2023	03/16/2023			45.41
W08481	Parts - Stock	Open		03/10/2023	04/09/2023	03/16/2023			37.77
W08503	Parts - E-224	Open		03/13/2023	04/12/2023	03/16/2023			106.08
Vendor 2752 - West Side Tractor Sales Totals							Invoices	3	\$189.26
Vendor 4699 - Eric Zimmerman									
EZ2023Shoes	Shoe Reimbursement - EZ	Open		03/21/2023	03/29/2023	03/29/2023			183.51

Attachment: Warrant #7 (2023 Warrant # 7)



Warrant #7

8.1.a

Invoice Due Date Range 02/01/23 - 04/18/23
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	4699 - Eric Zimmerman Totals			Invoices	1	\$183.51
Vendor 1919 - Zoll Medical Corporation									
3670380	Cables	Open		02/21/2023	03/20/2023	03/14/2023			381.51
			Vendor	1919 - Zoll Medical Corporation Totals			Invoices	1	\$381.51
Vendor 5003 - Zonatherm Products, Inc									
Z20918INV	Parts - G-014	Open		10/14/2022	03/30/2023	03/16/2023			663.92
Z2653CM	Credit Memo	Open		03/16/2023	03/30/2023	03/16/2023			(353.78)
			Vendor	5003 - Zonatherm Products, Inc Totals			Invoices	2	\$310.14
Vendor Greater Family Health									
2023-00000200	sign refund 345 W Northwest Hwy 22-32	Open		03/17/2023	03/17/2023	03/17/2023			125.00
			Vendor	Greater Family Health Totals			Invoices	1	\$125.00
Vendor Amir Rafidia									
2023-00000233	sign refund / 780 W Dundee/ Zon-000009	Open		03/27/2023	03/27/2023	03/27/2023			250.00
			Vendor	Amir Rafidia Totals			Invoices	1	\$250.00
Vendor Rojas Fence Company									
Con-4807-2023	Refund Contr Registration/Job Cancelled Registr not needed	Open		03/29/2023	03/29/2023	03/29/2023			265.00
			Vendor	Rojas Fence Company Totals			Invoices	1	\$265.00
Vendor Bryan RosenBlum									
2023-00000201	sign refund 218-220 N Northwest Hwy SU 5-2023	Open		03/17/2023	03/17/2023	03/17/2023			375.00
			Vendor	Bryan RosenBlum Totals			Invoices	1	\$375.00
			Grand Totals				Invoices	206	\$502,360.99

Attachment: Warrant #7 (2023 Warrant # 7)

Consider an Ordinance Granting a Special Use for an Automobile Service Center (Oil Change Use) and a Setback Reduction for the Property at 218 - 220 N. Northwest Highway

BACKGROUND:

The Petitioners propose demolishing the existing building (previously Mother Cluckers restaurant) and building a new quick service oil change use (Strickland Oil Brothers). The building encroaches into the side yard abutting a street (along N. Hicks Place) and the use requires a Special Use. Therefore, the Petitioner is requesting approval of the following:

- 1) Special Use to permit an automobile service center (oil change use); and
- 2) Variation to permit a side yard abutting a street to be 5 feet, instead of the minimum required 10 feet.

KEY ISSUES:

- The property, zoned B-2 General Business District, contains an existing building of approximately 3,200 square feet. The proposal includes demolition of the existing building and construction of a new building. The lot consists of eight smaller parcels totaling 17,786 square feet/.408 acres. The Petitioners will also consolidate the lots.
- The site plan includes a new 1,750 square foot building. The building meets the setback requirements, with the exception of the south side setback of 5 feet, instead of the minimum required 10 feet. The existing building provides only a 1-foot setback (9-foot encroachment) on the south side. With the unique shape of the property, angular lot lines, and frontages on three streets, Staff understands the difficulty in redeveloping the site and it is unlikely that a new commercial building could reasonably be developed, without some form of zoning relief.
- The business plan indicates that only oil changes and other preventative services will be provided. There will 3-4 employees on site at any given time and 2-8 cars are anticipated to be serviced on site, at any time. The hours of operation are:
 - Monday - Friday 8 AM - 7 PM
 - Saturday 8 AM - 5 PM
 - Sunday 10 AM - 5 PM
- The site plan provides 9 parking spaces, and 6 spaces are required. Additionally, per the business plan, the building is well insulated, and the majority of the work is done in a below grade pit to further reduce any noise concerns.

ALTERNATIVES:

1. Approve the Special Use and Variation to permit automobile service center (oil change use).
2. Do not approve the Special Use and Variation to permit automobile service center (oil change use).

RECOMMENDATION:

Public Hearing: March 14, 2023

Residents testifying: 1 - Concern regarding traffic flow on Colfax Street.

Vote: The Zoning Board of Appeals voted 6-0 to recommend approval of the request and Staff concurs.

ACTION REQUIRED:

Motion to approve an ordinance granting a Special Use to permit an automobile service center (oil change use) and a Variation to permit a side yard abutting a street to be 5 feet, instead of the minimum required 10 feet.

Consider an Ordinance Granting a Variation to Permit a Fence to be Set Back One Foot from a Side Property Line Abutting a Street, Instead of the Minimum Required 3 feet, at 720 E. Delgado Drive

BACKGROUND:

The Petitioners are proposing to install a 4-foot tall wooden picket fence, along the side yard abutting a street of Springwood Drive. The proposed fence would be set back approximately 1'10" from said lot line and would align with the adjacent property's fence to the north. Therefore, the Petitioners are requesting approval of the following:

Variation to permit a fence to be set back 1 foot from a side property line abutting a street, instead of the minimum required 3 feet.

KEY ISSUES:

- Per the submitted application, the Petitioners recently acquired a dog and have young grandchildren who frequently stay with them. The fence is proposed to enclose their backyard for safety.
- The Petitioners indicate that complying with the 3-foot setback would require removing three mature evergreen trees, which they prefer to avoid.
- Based on the Staff analysis of the area, there are at least three properties (see below) in the immediate neighborhood that were granted zoning relief for fences in side yards abutting a street encroaching in the required setback.
 - 1281 N. Springwood Drive: Administrative Special Use (#O-161-98)
 - 1374 N. Home Court: Administrative Special Use (#O-20-99)
 - 1367 N. Mill Court: Variation (#O-80-15)
- Per the Zoning Ordinance, decorative fences 48" or less in height do **not** require landscaping between the fence and the property line abutting a street. The existing brick retaining wall, along eastern property line abutting Springwood Drive, is located within the Village right-of-way and needs to be relocated and the Petitioners are aware of this of this requirement.

ALTERNATIVES:

1. Approve the Variation to permit a fence to be set back 1 foot from the side property line abutting a street, instead of the minimum required 3 feet.
2. Do not approve the Variation to permit a fence to be set back 1 foot from the side property line abutting a street, instead of the minimum required 3 feet.

RECOMMENDATION:

Public Hearing:	ZBA meeting on March 14, 2023.
Residents testifying:	None.
Vote:	The ZBA voted unanimously to recommend approval of the Variation request. Staff recommends action at the Village Council's discretion.

ACTION REQUIRED:

A motion to approve the ordinance granting Variation to permit a 4-foot picket fence to be set back 1 foot from a side property line abutting a street, instead of the minimum

required 3 feet.

Consider an Ordinance Granting a Variation for a Front Stoop at 294 N. MacArthur Drive

BACKGROUND:

The Petitioner is proposing to expand an existing front stoop within the required front yard to a size of 6' x 11'. Per Code, stoops are limited to 5' x 9' as permitted to encroachments in the required front yard. Therefore, the Petitioner is requesting approval of the following:

Variation to permit a stoop in the required front yard to be 6' x 11', instead of the maximum permitted 5' x 9'.

KEY ISSUES:

- The Subject Property is zoned R-2 Single-Family Residential, and the Petitioner is proposing to expand an existing 4' x 7' front stoop to 6' x 11', which will include extending the roof overhang to encroach 5' into the required 30' front yard setback. The remaining setback for the expanded front stoop would be approximately 25 feet.
- In the residential zoning districts, a stoop is a permitted obstruction in the required front yard, provided that the maximum size of a stoop does not exceed 9' in width and 5' in depth. The proposed stoop would be 6' in width and 11' in depth.
- The Petitioner indicated that the current size of the stoop does not allow for the front door to be opened, without pushing packages/visitors off the existing stoop and the expanded size would accommodate deliveries and visitors.

ALTERNATIVES:

1. Approve the Variation to permit an expanded stoop in the required front yard.
2. Do not approve the Variation to permit an expanded stoop in the required front yard.

RECOMMENDATION:

Public Hearing: March 14, 2023

Residents testifying: None

Vote: The Zoning Board of Appeals voted 6-0 to recommend approval of the request and Staff concurs.

ACTION REQUIRED:

A motion to approve an ordinance granting a Variation to permit an expanded stoop on the required front yard at 294 N. MacArthur Drive.

Consider a Motion Authorizing the Village Manager to Execute a Contract for the Purchase of a SCBA Breathing Air Compressor

BACKGROUND:

As part of our normal tool and equipment replacement program, the Fire Department is seeking Council approval for the purchase of a replacement SCBA breathing air compressor. Funding of \$61,500 has been allocated for this project in the CY23 Capital Budget.

KEY ISSUES:

The SCBA air compressor is a crucial component needed for the safety and well-being of the firefighters when working in toxic, hazardous environments. The Fire Department's current SCBA air compressor is twenty (20) years old and is at the end of its service life. The existing air compressor was purchased in 2003, when the standard SCBA bottle was 4500 PSI but it now struggles to fill the newer 5500 PSI bottles. Competitive bids were obtained by three (3) local vendors. The recommended replacement was evaluated by our members and has been determined the best fit for our Fire Department while being \$6,500 under budget.

ALTERNATIVES:

1. Award the contract to SCBAS, Inc. (Washington, IL) for the purchase and installation of a 20 HP Eagle Talon II SCBA air compressor for an amount not to exceed \$55,000.
2. Do not award and return back to Staff with comment.

RECOMMENDATION:

Staff recommends approval to award the contract to SCBAS, Inc. (Washington, IL) for the purchase and installation of a 20 HP Eagle Talon II SCBA air compressor for an amount not to exceed \$55,000.

ACTION REQUIRED:

Consider a motion to award the contract to SCBAS, Inc. (Washington, IL) for the purchase and installation of a 20 HP Eagle Talon II SCBA air compressor for an amount not to exceed \$55,000.

Consider an Ordinance Amending Chapter 11 Licenses, Permits & Business Regulations of the Code of Ordinances of the Village of Palatine

BACKGROUND:

Chapter 11 of the Code of Ordinances relates to licenses and business regulations. An amendment is proposed to further clarify existing practices and provide flexibility in license hearings.

KEY ISSUES:

Section 11-15 regulates the process for a hearing or other regulation on a business license or permit. As the Village Attorney handles the enforcement/prosecution, the amendment provides for the Attorney to send notices for hearings under this section. It further clarifies the practice of the Village Manager conducting the hearing and allows for the Village Manager to designate another hearing officer.

ALTERNATIVES:

1. Approve Ordinance
2. Refer back to staff.

RECOMMENDATION:

Staff recommends approval of the Ordinance amending Chapter 11 Licenses, Permits & Business Regulations of the Code of Ordinances of the Village of Palatine.

ACTION REQUIRED:

A motion to approve the Ordinance amending Chapter 11 Licenses, Permits & Business Regulations of the Code of Ordinances of the Village of Palatine.

ATTACHMENTS:

- ORD. Ch.11 Licenses, Permits & Business Regulations
- Ch. 11 -Exhibit A Proposed Amendment
- Ch. 11 - Redlined Version of Proposed Amendment

ORDINANCE NO. _____

**AN ORDINANCE AMENDING CHAPTER 11
LICENSES, PERMITS AND BUSINESS REGULATIONS, ARTICLE VIII,
COMMERCIAL VEHICLE RELOCATORS LICENSING LAW OF THE
CODE OF ORDINANCES OF THE VILLAGE OF PALATINE**

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

SECTION 1: That the Code of Ordinances, of the Village of Palatine, Illinois, as amended, be and the same is hereby further amended by amending Chapter 11 Licenses, Permits and Business Regulations by amending Article I, Sections 11-15- Suspension or revocation of license or permit and 11-16- Appeal, which shall be read as indicated on Exhibit "A".

SECTION 2: That the Village Clerk is directed to maintain a record of the modifications to the existing ordinance, all of which are indicated on a redlined version of the modifications approved pursuant to this Ordinance.

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

PASSED: This _____ of _____, 2023

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

APPROVED by me this _____ day of _____, 2023

Mayor of the Village of Palatine

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

Village Clerk

Attachment: ORD. Ch.11 Licenses, Permits & Business Regulations (Ordinance Amending Chapter 11 (CA))

EXHIBIT A**PALATINE CODE OF ORDINANCES CHAPTER 11 LICENSES, BUSINESS REGULATIONS****Sec. 11-14. Inspections**

(a) Whenever inspections of the premises used for or in connection with the operation of a licensed business or occupation are provided for or required by any provision of this chapter, or are reasonably necessary to assure compliance with any provisions of this Code or other ordinance or regulation of the Village, or to detect violations thereof, it shall be the duty of the licensee or the person in charge of the premises to admit thereto for the purpose of making the inspection any officer or employee of the Village who is duly authorized to make such inspection at any reasonable time that such admission or entry is requested.

(b) Whenever an analysis of any commodity or material is reasonably necessary to assure compliance with the provisions of any ordinance or regulation, or to detect violations thereof, it shall be the duty of the licensee or the person in charge of the premises to give to any duly authorized officer or employee of the Village requesting the same sufficient sample of such material or commodity for such analysis upon official request.

(c) In addition to any other penalty which may be provided, the Village Manager may revoke the license of any owner or operator of a licensed business in the Village who refuses to permit any duly authorized officer or employee to make such inspection or to take an adequate sample of said commodity, or who interferes with such officer or employee while in the performance of his duties; provided, however, that no license shall be subject to revocation for such cause unless such officer or employee has been refused permission to enter upon the premises in the name of the Village after first having presented an administrative warrant authorizing such entry.

Sec. 11-15. Suspension or revocation of license or permit.

(a) Any license, permit, or certificate of registration issued under this Chapter may be suspended, revoked and/or a fine imposed for any of the following causes:

- (1) Any fraud, misrepresentation, or false statement contained in the application for the license or permit;
- (2) Any violation by the licensee or permittee of ordinance provisions relating to the license or permit or the premises occupied; violation of conditions of the license or permit; violation of or any other ordinance of the village; or violation of any state or federal law;
- (3) Conviction of the licensee or permittee of any felony or of a misdemeanor involving moral turpitude;
- (4) Failure of the licensee or permittee to pay any fee, tax, fine or penalty owing to the Village;
- (5) Refusal to permit an inspection or sampling, or any interference with a duly authorized Village officer or employee while in the performance of his duties in making such inspections, as provided in section 11-14.

- (6) Cause a nuisance or danger to public health, safety or welfare.
- (7) Disorderly conduct on the premises or in the parking lot or for such acts that occur on adjoining land or in any other area within the control of the licensee, attributable to patrons of the holder of the license or the holder of the license or its employees. (Ord. #106-13, §1, 9/9/13)
- (8) Fraudulent or unfair business practices.
- (9) Cessation of business for more than sixty (60) consecutive days.

Such suspension or revocation, if ordered, shall not preclude prosecution and imposition of any other penalties provided for the violation of other applicable ordinances of the Village.

(b) The Village Attorney shall notify the licensee, permittee, or registrant of a violation of one or more of the above causes and call a hearing before the Village Manager, (or designee) for the purposes of determining whether or not the license, permit or certificate of registration should be suspended, revoked and/or a fine imposed. Notice of the hearing for suspension or revocation of a license or permit shall be given in writing setting forth specifically the grounds of the complaint and the time and place of the hearing. Such notice shall be mailed to the licensee or permittee at his last known address at least five (5) days prior to the date set for the hearing.

(c) The Village Manager, (or designee) shall preside over any hearing pursuant to section (b) above. At the hearing, the Village Attorney shall present the complaint and shall represent the village. The licensee or permittee shall be permitted counsel and shall have the right to submit evidence and otherwise fully participate in the proceeding. A record shall be made of the proceedings. If the Village Manager determines that the licensee, permittee, or registrant is guilty of one or more of the charges in the complaint, he shall issue written findings and an order with respect to the evidence presented. A copy of such order shall be delivered as promptly as possible to the licensee or permittee. The order shall state the penalty to be imposed. The Village Manager, (or designee) may impose any one or any combination of the following penalties:

- (1) Suspension of the license or permit for a period not to exceed thirty (30) days;
- (2) Revocation of the license or permit;
- (3) The payment of a fine not to exceed \$2,500 for each offense, not including any other applicable fees or fines as outlined in this Chapter;
- (4) Such other penalty or imposition of conditions on further operations designed to correct and prevent future violations that the licensee or permittee was found guilty of violating.
- (5) Refer the matter of suspension or revocation or further penalty, with or without a recommendation, to a hearing body of the Corporate Authorities for proceedings consistent with Section 11-16. The Corporate Authorities shall have the authority to impose any of the penalties set forth herein.

In the event that the Village Manager has a reason to believe that the continued operation of a particular licensed business will immediately threaten the welfare of the community, the Village Manager shall have the authority to issue a written order requiring the licensed business to close for not more than seven (7) days, giving the licensed business the opportunity to be heard at a hearing pursuant to Section 11-15 (b) of this Chapter.

(d) *Cessation of operation required.* If a suspension or revocation is imposed as a penalty, no activity at that location otherwise permitted under the license, permit, or certificate of registration shall be conducted by the licensee, permittee, or registrant until the suspension is served or the license, permit, or certificate of registration is reinstated.

(e) *Reinstatement.* Any licensee, permittee, or registrant whose license, permit, or certificate of registration has been revoked may make application for reinstatement. Following receipt of a written request, including a statement signed by the applicant that the conditions causing the revocation have been corrected, the Village Manager may reinstate or set a hearing which shall be conducted within not more than ten (10) working days. If a hearing is conducted, based upon the record of such hearing, the Village Manager shall make a finding, sustaining, modifying or rescinding the previous order. A written report of the hearing decision shall be furnished to the licensee, permittee, or registrant by mail.

Sec. 11-16. Appeal.

Any person aggrieved by the decision of the Village Manager, (or designee) in regard to the suspension or the revocation of a license or permit, or the failure to reinstate the same, as provided in section 11-15, shall have the right to appeal to the Corporate Authorities. Such appeal shall be taken by filing with the Village Manager, within ten (10) days after notice of a suspension or revocation of a license or permit, a written statement under oath setting forth specifically the grounds for appeal. The Corporate Authorities shall appoint a hearing body to be composed of the Mayor or her designee and two Village Council members who shall thereupon set the time and place for a hearing of such appeal, and notice of such hearing shall be given to the applicant or licensee or permittee in the same manner as provided in section 11-15(b) thereof. The hearing body shall make a recommendation to the Corporate Authorities which shall render a decision on such appeal which shall be final. Any appeal from a decision of the Corporate Authorities shall be made directly to the Circuit Court of Cook County pursuant to the Administrative Review Act (735 ILCS 5/3-101 et seq.). (Ord. No. O-17-75, § 2, 2-10-75)

Sec. 11-17. Costs and Expenses

All costs and expenses including but not limited to court reporter fees and attorneys' fees incurred by the Village in connection with any license suspension or revocation proceedings, shall be paid by the Licensee.

Sec. 11-18. Posting required.

It shall be the duty of every person conducting a licensed business in the Village to keep his license posted in a prominent place on the premises used for such business at all times.

Sec. 11-19. Required records.

The Village Clerk shall cause to be maintained a record of all establishments and regulatory documents which may from time to time be deemed necessary for the purpose of classifying, inspecting, serving, licensing and regulating all establishments in the Village.

PALATINE CODE OF ORDINANCES CHAPTER 11 LICENSES, BUSINESS REGULATIONS

Sec. 11-14. Inspections

(a) Whenever inspections of the premises used for or in connection with the operation of a licensed business or occupation are provided for or required by any provision of this chapter, or are reasonably necessary to assure compliance with any provisions of this Code or other ordinance or regulation of the Village, or to detect violations thereof, it shall be the duty of the licensee or the person in charge of the premises to admit thereto for the purpose of making the inspection any officer or employee of the Village who is duly authorized to make such inspection at any reasonable time that such admission or entry is requested.

(b) Whenever an analysis of any commodity or material is reasonably necessary to assure compliance with the provisions of any ordinance or regulation, or to detect violations thereof, it shall be the duty of the licensee or the person in charge of the premises to give to any duly authorized officer or employee of the Village requesting the same sufficient sample of such material or commodity for such analysis upon official request.

(c) In addition to any other penalty which may be provided, the Village Manager may revoke the license of any owner or operator of a licensed business in the Village who refuses to permit any duly authorized officer or employee to make such inspection or to take an adequate sample of said commodity, or who interferes with such officer or employee while in the performance of his duties; provided, however, that no license shall be subject to revocation for such cause unless such officer or employee has been refused permission to enter upon the premises in the name of the Village after first having presented an administrative warrant authorizing such entry.

Sec. 11-15. Suspension or revocation of license or permit.

(a) Any license, permit, or certificate of registration issued under this Chapter may be suspended, revoked and/or a fine imposed for any of the following causes:

- (1) Any fraud, misrepresentation, or false statement contained in the application for the license or permit;
- (2) Any violation by the licensee or permittee of ordinance provisions relating to the license or permit or the premises occupied; violation of conditions of the license or permit; violation of or any other ordinance of the village; or violation of any state or federal law;
- (3) Conviction of the licensee or permittee of any felony or of a misdemeanor involving moral turpitude;
- (4) Failure of the licensee or permittee to pay any fee, tax, fine or penalty owing to the Village;
- (5) Refusal to permit an inspection or sampling, or any interference with a duly authorized Village officer or employee while in the performance of his duties in making such inspections, as provided in section 11-14.
- (6) Cause a nuisance or danger to public health, safety or welfare.
- (7) Disorderly conduct on the premises or in the parking lot or for such acts that occur on adjoining land or in any other area within the control of the licensee, attributable to patrons

of the holder of the license or the holder of the license or its employees. (Ord. #106-13, §1, 9/9/13)

- (8) Fraudulent or unfair business practices.
- (9) Cessation of business for more than sixty (60) consecutive days.

Such suspension or revocation, if ordered, shall not preclude prosecution and imposition of any other penalties provided for the violation of other applicable ordinances of the Village.

(b) The Village ~~Manager~~ **Attorney** shall notify the licensee, permittee, or registrant of a violation of one or more of the above causes and call a hearing **before the Village Manager (or designee)** for the purposes of determining whether or not the license, permit or certificate of registration should be suspended, revoked and/or a fine imposed. Notice of the hearing for suspension or revocation of a license or permit shall be given in writing setting forth specifically the grounds of the complaint and the time and place of the hearing. Such notice shall be mailed to the licensee or permittee at his last known address at least five (5) days prior to the date set for the hearing.

(c) **The Village Manager (or designee) shall preside over any hearing pursuant to section (b) above.** At the hearing, the Village Attorney shall present the complaint and shall represent the village. The licensee or permittee shall be permitted counsel and shall have the right to submit evidence and otherwise fully participate in the proceeding. A record shall be made of the proceedings. If the Village Manager, **(or designee)** determines that the licensee, permittee, or registrant is guilty of one or more of the charges in the complaint, he shall issue written findings and an order with respect to the evidence presented. A copy of such order shall be delivered as promptly as possible to the licensee or permittee. The order shall state the penalty to be imposed. The Village Manager, **(or designee)** may impose any one or any combination of the following penalties:

- (1) Suspension of the license or permit for a period not to exceed thirty (30) days;
- (2) Revocation of the license or permit;
- (3) The payment of a fine not to exceed \$2,500 for each offense, not including any other applicable fees or fines as outlined in this Chapter;
- (4) Such other penalty or imposition of conditions on further operations designed to correct and prevent future violations that the licensee or permittee was found guilty of violating.
- (5) Refer the matter of suspension or revocation or further penalty, with or without a recommendation, to a hearing body of the Corporate Authorities for proceedings consistent with Section 11-16. The Corporate Authorities shall have the authority to impose any of the penalties set forth herein.

In the event that the Village Manager has a reason to believe that the continued operation of a particular licensed business will immediately threaten the welfare of the community, the Village Manager shall have the authority to issue a written order requiring the licensed business to close for not more than seven (7) days, giving the licensed business the opportunity to be heard at a hearing pursuant to Section 11-15 (b) of this Chapter.

(d) *Cessation of operation required.* If a suspension or revocation is imposed as a penalty, no activity at that location otherwise permitted under the license, permit, or certificate of registration shall be conducted by the licensee, permittee, or registrant until the suspension is served or the license, permit, or certificate of registration is reinstated.

(e) *Reinstatement.* Any licensee, permittee, or registrant whose license, permit, or certificate of registration has been revoked may make application for reinstatement. Following receipt of a written request, including a statement signed by the applicant that the conditions causing the revocation have been corrected, the Village Manager may reinstate or set a hearing which shall be conducted within not more than ten (10) working days. If a hearing is conducted, based upon the record of such hearing, the Village Manager shall make a finding, sustaining, modifying or rescinding the previous order. A written report of the hearing decision shall be furnished to the licensee, permittee, or registrant by mail.

Sec. 11-16. Appeal.

Any person aggrieved by the decision of the Village Manager, **(or designee)** in regard to the suspension or the revocation of a license or permit, or the failure to reinstate the same, as provided in section 11-15, shall have the right to appeal to the Corporate Authorities. Such appeal shall be taken by filing with the Village Manager, within ten (10) days after notice of a suspension or revocation of a license or permit, a written statement under oath setting forth specifically the grounds for appeal. The Corporate Authorities shall appoint a hearing body to be composed of the Mayor or her designee and two Village Council members who shall thereupon set the time and place for a hearing of such appeal, and notice of such hearing shall be given to the applicant or licensee or permittee in the same manner as provided in section 11-15(b) thereof. The hearing body shall make a recommendation to the Corporate Authorities which shall render a decision on such appeal which shall be final. Any appeal from a decision of the Corporate Authorities shall be made directly to the Circuit Court of Cook County pursuant to the Administrative Review Act (735 ILCS 5/3-101 et seq.). (Ord. No. O-17-75, § 2, 2-10-75)

Sec. 11-17. Costs and Expenses

All costs and expenses including but not limited to court reporter fees and attorneys' fees incurred by the Village in connection with any license suspension or revocation proceedings, shall be paid by the Licensee.

Sec. 11-18. Posting required.

It shall be the duty of every person conducting a licensed business in the Village to keep his license posted in a prominent place on the premises used for such business at all times.

Sec. 11-19. Required records.

The Village Clerk shall cause to be maintained a record of all establishments and regulatory documents which may from time to time be deemed necessary for the purpose of classifying, inspecting, serving, licensing and regulating all establishments in the Village.

Consider a Resolution Completing the Required One-Year Maintenance Period and Releasing the Security Deposit for Hillside Subdivision

BACKGROUND:

On March 28, 2019, the Village Council accepted a public improvements security deposit in the amount of \$104,335 to insure the completion of the public improvements for the Hillside Subdivision. The Developer has now completed the public improvements and the one-year maintenance period. The improvements were approved and accepted by the Village's Engineering Department. Therefore, the Petitioner is seeking approval of:

Authorization to release the public improvements security deposit.

KEY ISSUES:

- The Petitioner has completed the public improvements, as outlined in their Subdivision Improvement Agreement and Final Engineering Plans, for Hillside Subdivision.
- The Petitioner has requested a letter of credit reduction of \$24,755. All the remaining public improvements were approved and accepted by the Village and the one-year maintenance period has concluded.

ALTERNATIVES:

1. Authorize the release of the public improvements security deposit.
2. Do not authorize the release of the public improvements security deposit.

RECOMMENDATION:

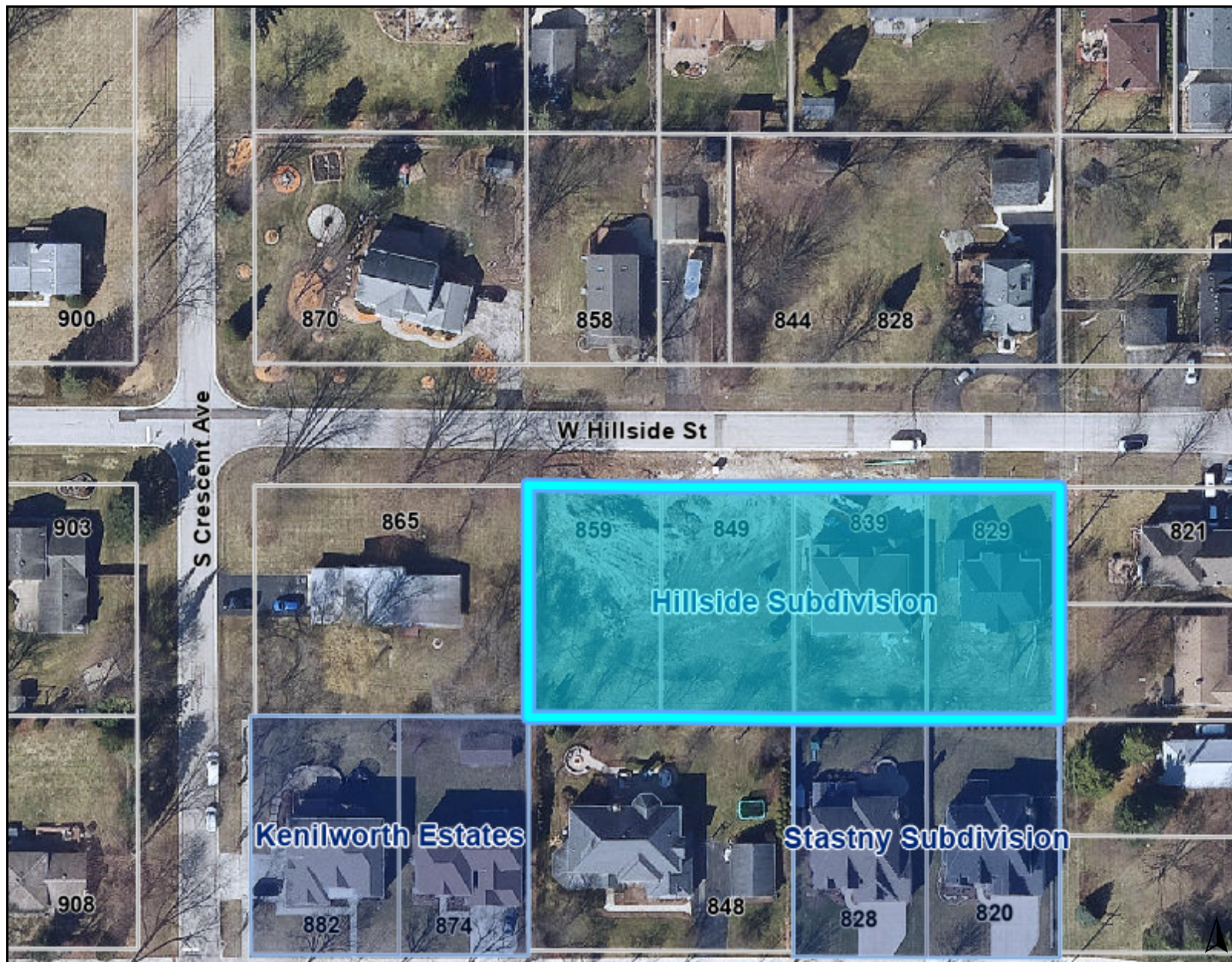
Staff recommends that the public improvements security deposit be released, as the one-year maintenance period is now complete.

ACTION REQUIRED:

A motion to approve a resolution recognizing the completion of the required one-year maintenance period and releasing the Public Improvements security deposit for Hillside Subdivision at 833 W. Hillside Avenue.

ATTACHMENTS:

- Aerial Map
- RES Hillside Subdivision LOC Reduction #3 revised
- 1-year final inspection - D18-008--031423 site inspection



Legend

Community Boundaries

Subdivision



0 150 300
ft

Print Date: 3/29/2023

Notes

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RESOLUTION NO. _____

**RESOLUTION AUTHORIZING THE RELEASE OF SECURITY DEPOSIT FOR
HILLSIDE SUBDIVISION PURSUANT TO THE VILLAGE OF PALATINE
MUNICIPAL CODE, APPENDIX B, SUBDIVISIONS, SECTION 9.02**

WHEREAS, on the 28th day of March, 2019, KF Walter Inc. for good and valuable consideration agreed to install certain public improvements in the Hillside 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 Hillside Subdivision located at 833 W. Hillside Avenue, a letter of credit - #1284 (Signature Bank), in the amount of \$104,335 was deposited with the Village of Palatine on the 28th day of March, 2019 and was subsequently reduced to \$24,755 on July 15, 2019 to ensure the completion of the project improvements and the one-year maintenance period; and

WHEREAS, KF Walter Inc. has made application for a reduction of the security deposit in the amount of \$24,755; 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.

RESOLUTION NO.

Page 2 of 2

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 \$24,755 and is hereby released in full.

SECTION 2: The one-year maintenance period is now complete and the letter of credit is released.

PASSED: This _____ day of _____, 2023.

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

Mayor

ATTESTED and FILED in the Office

of the Village Clerk this _____

day of _____, 2023.

Village Clerk

Attachment: RES Hillside Subdivision LOC Reduction #3 revised (Security Deposit Release - Hillside Subdivision (CA))

VILLAGE OF PALATINE

ENGINEERING INSPECTION REPORT

FOR ENGINEERING INSPECTION REQUESTS, PLEASE CALL (847) 359-9044

Permit # D18-008 Time: AM 10 (PM) --- Early --- Late --- Anytime ---
 Address 833 W. HILLSIDE Contractor/Owner SKAR DEV.
 Subdivision --- Lot ---

M (T) W TH F Date 3/14/23

☒ Engineer Inspection 1607 ☐ Water Main Pressure Test ☐ Curb/Gutter ☐ Pkwy Tree Layout
☐ Site Clearing ☐ Road Subgrade Preparation ☐ Commercial S/W ☐ Final Surf Course
☐ Utility Install/Water Tap ☐ Road Base Installation ☐ Lot Grading ☐ Final Insp List
☐ Joint Sewer Insp with MWRD ☐ Public Sidewalk ☐ Streetlight Installation ☐ Other

INSPECTION REPORT

1607 - SUBDIVISION PUNCHLIST 1-YR FINAL

☒ Inspection HAS BEEN APPROVED.
☐ **CONDITIONAL** approval. (Above items must be completed as noted)
☐ Inspection HAS NOT BEEN APPROVED. See items listed above.
☐ Reinspection required. Please call 359-9044 when above items are completed.
☐ Additional inspection required.
☐ A TCO or CO cannot be approved until items --- are corrected.
 Notified: --- Contractor --- Agent --- Owner --- In Person --- By Mail --- By Phone ---

For Information, please call (847) 359-9044.

Contractor or Agent NOT ON SITE Inspector [Signature]

THIS IS AN INSPECTION REPORT NOT A CERTIFICATE OF OCCUPANCY

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Attachment: 1-year final inspection - D18-008--031423 site inspection (Security Deposit Release - Hillside Subdivision (CA))

Consider an Ordinance Granting a Special Use for an Accessory Structure to Exceed the Maximum Height Allowed and a Variation for Lot Coverage at 108 S. Walnut Street

BACKGROUND:

The Petitioner is proposing to replace an existing detached two-car garage, with a larger garage, which exceeds the height requirements. Additionally, as an existing condition, the lot coverage exceeds the maximum permitted. Therefore, the Petitioner is requesting approval of the following:

- 1) Special Use to permit an accessory structure to exceed the maximum height allowed of one-story, not to exceed 15 feet at midpoint or the highest point of the principal structure; and**
- 2) Variation to permit lot coverage to be 49%, instead of the maximum permitted 45%.**

KEY ISSUES:

- The Subject Property is zoned R-2 Single-Family Residential. The Petitioner is requesting to replace an existing detached garage with a new garage with the same footprint (approximately 593 square feet); however, the mid-point height is approximately 20.8 feet. Per code, accessory structure heights may not exceed 15 feet to the roof mid-point, unless approved through a Special Use.
- The proposed garage has a maximum height of 23.5 feet. Per code, accessory structures cannot exceed the highest point of the principal structure, which is 18.6 feet. The Petitioners have indicated the upper level of the garage will be for single-family residential storage only. Per the application, the single-story home does not have a basement and additional storage areas are needed.
- In its current configuration, the lot exceeds the maximum allowable lot coverage at 49% (maximum lot coverage is 45%). The proposed new garage would not add any additional impervious surface to the property. A paving permit was approved in 2016. At some point, a paver patio was added to the rear of the home. The building coverage meets code at approximately 16%.
- Three residents attended the ZBA meeting with concerns about existing flooding in rear yards for three homes along Quentin Road. The Village Engineer reviewed the proposed property and confirmed that per the elevations, water on the Subject Property drains northeast towards Walnut Street and therefore would not impact any stormwater issues raised to the southwest of the property.
- The Petitioner has identified, and Staff reviewed and processed, three similar structures on the same block, with the following dimensions identified in the table. All exceeded the maximum height and other also received lot coverage relief, as summarized below:

Address	Height	Square Footage	Taller than Principal Structure	Ordinance
108 S Walnut St (Proposed)	23.5' Peak 20'10"	593 sq. ft.	Yes	

	Midpoint			
113 S Walnut St (Existing)	21' Peak, 15' Midpoint	780 sq. ft.	Yes	#O-83-20
127 S Walnut St (Existing)	18' 8" Peak	663 sq. ft.	No	#O-33-73
132 S Walnut St (Existing)	26' Peak, 18' Midpoint	825 sq. ft.	Yes	#O-87-08

- The main difference between the proposed garage and the previously approved garages is the architectural design of the roof. The proposed hip roof design creates more bulk and, as such, has the appearance of a 2nd principal structure.
- While the maximum roof height is lower than some of the other approved accessory structures in the area, there is a full second story for the proposed garage. Staff believes that this creates the additional massing/bulk and becomes less like an accessory structure.

ALTERNATIVES:

1. Approve the Special Use and Variation to permit an accessory structure and paver patio.
2. Do not approve the Special Use and Variation to permit an accessory structure and paver patio.

RECOMMENDATION:

Public Hearing: March 14, 2023

Residents testifying: 3 - concerns with existing stormwater issues at neighboring properties to the west but did not otherwise have an issue with the request for the garage.

Vote: The Zoning Board of Appeals voted 5-1 to recommend approval of the request. Staff recommends action at the discretion for the lot coverage and denial for the accessory structure height.

ACTION REQUIRED:

A motion to approve an ordinance granting a Special Use and Variation to permit an accessory structure and paver patio at 108 S. Walnut Street.