VILLAGE OF PALATINE

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

VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

APRIL 1, 2024

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 Nicholas Standiford, 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 Gratzianna, IT Director Larry Schroth, Director of Finance Paul Mehring, and Director of Human Resources Pam Jackson

II. PLEDGE TO THE FLAG – Time: 7:00 PM

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

III. APPROVAL OF MINUTES – Time: 7:00 PM

1. Village Council & Committee of the Whole - Regular Meeting - March 18, 2024 - **Accepted**

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

IV. MAYOR'S REPORT – Time: 7:00 PM

1. As Submitted **-**

Mayor Schwantz announced upcoming events:

Saturday, April 6: 7 AM - Noon
Scouts BSA Troop 209 Annual Pancake Breakfast
First United Methodist Church

Sunday, April 7: 7:45 AM - 1:15 PM
Knights of Columbus Blood Drive
St. Theresa - Lower Dolan Center

Sunday, April 7: 10:00 AM - 11:15 AM
Chilly Chili Bike Ride
Durty Nellie's

Sunday, April 7: 11:30 AM - 4:00 PM
9th Annual Palatine Firefighters Chili Cook Off
Durty Nellie's

Monday, April 8: 12:30 PM - 3:30 PM
Harper College Eclipse Event
Harper Quad

V. RECESS TO THE COMMITTEE OF THE WHOLE – Time: 7:01 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:	Tim Millar, District 1 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

VI. COMMITTEE OF THE WHOLE

A. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:01 PM

BRAD HELMS, CHAIRMAN

1. Consider an Ordinance Approving a Minor Amendment to Planned Development Ordinance #O-123-23 to Allow a Revised Landscape Plan at 52 W. Colfax Street **- Motion Carried by Voice Vote** (Council District: Six)

Planning & Zoning Director Ben Vyverberg recommended the developer's request to remove two black walnut trees on the northern property line as recommended by the arborist, and approval of the revised landscaping plan which includes planting two maple trees.

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

2. As Submitted **-**

   Nothing was submitted.

B. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 7:03 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. Consider a Motion Granting Approval of a Waiver of the Village's Sound Amplification Ordinance for 12 Live Music Patio Dates from May 26, 2024 through October 31, 2024 at Chicago Culinary Kitchen, 2391 N. Hicks Road **- Approved by Voice Vote** (Council District: Three)

   Village Manager Reid Ottesen presented Chicago Culinary Kitchen's request for a waiver of the Sound Amplification Ordinance to allow 12 live music dates on their patio from 4 PM to 7 PM, understanding that the Village Manager may impose conditions or termination.

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

2. As Submitted **-**

   Nothing was submitted.

C. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:04 PM

TIM MILLAR, CHAIRMAN

1. Consider an Ordinance Granting a Parking Variation at 2379 N. Hicks Road **- Motion Carried by Voice Vote** (Council District: Three)

   Planning & Zoning Director Ben Vyverberg presented Fronteras Mexican Grill's request for a parking Variation to permit 135 parking spaces (143 required) for a restaurant and carry-out business. Planning and Zoning Commission voted unanimously to approve.

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

2. Consider an Ordinance Granting a Special Use Transfer to Permit the Continued Operation of a Used Automotive Sales Facility at 2228 N. Rand Road **- Motion Carried by Voice Vote** (Council District: Three)

   Planning & Zoning Director Ben Vyverberg recommended Arlington Auto Sales request to transfer the Special Use for an existing used car sales facility to Northwest Auto Brokers LLC.

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

3. Consider an Ordinance Granting a Special Use to Allow Three Residential Dwelling Units and an Associated Parking Variation at 430-436 E. Northwest Highway **- Motion Failed by Roll Call** (Council District: Six)

   Planning & Zoning Director Ben Vyverberg presented the petitioner's Special Use request to allow three residential dwelling units and an associated parking Variation of 10 spaces (16 required) at 430-436 E. Northwest Highway, a commercial building. The Planning and Zoning Commission voted 6-2 to approve; staff recommends denial. If approved, staff recommends a condition requiring the maintenance of the right-of-way parking. Vyverberg noted that in the past, the second floor was a business use.

   Councilman Helms noted that even one apartment would not meet parking requirements.

   Matt Holmes, 9501 West Devon Ave. Chicago, attorney for the petitioner, noted that for business use the parking requirement would be greater. Holmes noted the concern for overnight parking in the right-of-way parking. Night parking by residents would take place in designated parking.

RESULT:	**MOTION FAILED BY ROLL CALL [0 TO 7]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
NAYS:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

4. As Submitted **-**

   Nothing was submitted.

D. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:13 PM

SCOTT LAMERAND, CHAIRMAN

Illinois Ave. Road Resurfacing

Chairman Lamerand suggested related items 1-4 be approved in one motion.

Village Manager Reid Ottesen recommended approving a joint funding agreement for federal participation for the resurfacing of Illinois Avenue from Quentin Road to Plum Grove Road.

Ottesen explained due to a discrepancy between IDOT and Northwest Municipal Conference databases, the joint funding agreement approved 11-20-2023 did not state the correct grant amount. IDOT requires Village approval of amended agreements for the original $830,000 and final $1,155,000 prior to committing to funding the project.

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

1. Consider a Motion to Approve a Joint Funding Agreement for Federal Participation for the Resurfacing of Illinois Avenue from Quentin Road to Plum Grove Road **- Approved by Voice Vote** (Council District: Two)

2. Consider a Motion to Approve a Joint Funding Agreement for Federal Participation for the Resurfacing of Illinois Avenue from Quentin Road to Plum Grove Road **- Approved** (Council District: Two)

3. Consider a Resolution Appropriating $385,000 of Funds for the Resurfacing of a Portion of Illinois Avenue from Quentin Road to Plum Grove Road **- Adopted by Voice Vote** (Council District: Two)

4. Consider a Resolution Appropriating $920,000 of Funds for the Resurfacing of a Portion of Illinois Avenue from Quentin Road to Plum Grove Road **- Adopted by Voice Vote** (Council District: Two)

5. Consider an Ordinance Reserving Volume Cap in Connection with Private Activity Bond Issues and Related Matters **- Motion Carried by Voice Vote**

Village Manager Reid Ottesen recommended approving an ordinance reserving Palatine's CY 2024 allocation of $8,185,625, which must be adopted and filed with the State by the first week of May each year.

Ottesen noted that since 2021, 46 first-time home buyers have utilized the program to purchase homes in Palatine. To date there have been no industrial project requests for the funds. The Village has received a request to transfer its volume cap allocation to Normal, Illinois.

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

6. As Submitted **-**

Nothing was submitted.

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:17 PM

DOUG MYSLINSKI, CHAIRMAN

1. Consider a Motion to Award a Contract for the 2024 Sidewalk Replacement Program **- Approved by Voice Vote**

   Public Works Director Matt Barry recommended awarding a contract to Suburban Concrete, Inc. of Mundelein, Illinois in the amount of $883,600 American Rescue Plan Act funds and $16,550 operating funds for Spot Curb Replacement where safety is an issue. More areas may be added due to the low bid.

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

2. 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 authorizing the Village Manager to enter into an agreement to purchase 3,000 tons of salt through the Illinois purchasing cooperative.

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

3. Consider a Motion Authorizing the Village Manager to Execute a Proposal for Construction Engineering Services for the 2023 Water Main Replacement Contract 1 Phase 2 Project **- Approved by Voice Vote**

Public Works Director Matt Barry recommended authorizing the Village Manager to execute a proposal for construction engineering services for the 2023 water main replacement contract 1, Phase 2 Project, North of Dundee Road west of Quentin Road and Rand Road. Doland Engineering completed the design and permitting and is able to perform construction engineering for water main replacement projects. Funding is available in the 2024 Capital Improvement Program Water Fund.

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

4. US 14 Water Main and Heron Storage Facility

The motion was to approve Items A and B.

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

A. Consider a Motion to Award a Contract for the US 14 Water Main Extension and Heron Storage Facility Valve Isolation Project **- Approved**

Public Works Director Matt Barry recommended awarding a contract for the US 14 Water Main Extension and Heron Storage Facility Valve Isolation Project in the amount of $1,012,530 to Bolder Contractors, Incorporated in Cary, Illinois.

B. Consider a Motion Authorizing the Village Manager to Execute a Proposal for Construction Engineering Services for the US 14 Water Main Extension and Heron Storage Facility Valve Isolation Project **- Approved**

Public Works Director Matt Barry recommended authorizing the Village Manager to execute the proposal from Doland Engineering for construction engineering for water main replacement.

5. As Submitted **-**

Nothing was submitted.

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:22 PM

GREG SOLBERG, CHAIRMAN

1. As Submitted **-**

Nothing was submitted.

VII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 7:22 PM

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

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

VIII.CONSENT AGENDA

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

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

1. Consider a Motion to Approve 2024 Warrant #7 **- Approved**

2. Consider an Ordinance Approving a Minor Amendment to Planned Development Ordinance #O-123-23 to Allow a Revised Landscape Plan at 52 W. Colfax Street **- Approved** (Council District: Six)

   Ordinance #O-28-24

3. Consider a Motion Granting Approval of a Waiver of the Village's Sound Amplification Ordinance for 12 Live Music Patio Dates from May 26, 2024 through October 31, 2024 at Chicago Culinary Kitchen, 2391 N. Hicks Road **- Approved** (Council District: Three)

4. Consider an Ordinance Granting a Parking Variation at 2379 N. Hicks Road **- Approved** (Council District: Three)

   Ordinance #O-29-24

5. Consider an Ordinance Granting a Special Use Transfer to Permit the Continued Operation of a Used Automotive Sales Facility at 2228 N. Rand Road **- Approved** (Council District: Three)

   Ordinance #O-30-24

6. Consider a Motion to Approve a Joint Funding Agreement for Federal Participation for the Resurfacing of Illinois Avenue from Quentin Road to Plum Grove Road **- Approved** (Council District: Two)

7. Consider a Motion to Approve a Joint Funding Agreement for Federal Participation for the Resurfacing of Illinois Avenue from Quentin Road to Plum Grove Road **- Approved** (Council District: Two)

8. Consider a Resolution Appropriating $920,000 of Funds for the Resurfacing of a Portion of Illinois Avenue from Quentin Road to Plum Grove Road **- Adopted by Roll Call** (Council District: Two)

   Resolution #R-12-24

9. Consider a Resolution Appropriating $385,000 of Funds for the Resurfacing of a Portion of Illinois Avenue from Quentin Road to Plum Grove Road **- Adopted by Roll Call** (Council District: Two)

   Resolution #R-13-24

10. Consider an Ordinance Reserving Volume Cap in Connection with Private Activity Bond Issues and Related Matters **- Approved**

    Ordinance #O-31-24

11. Consider a Motion to Award a Contract for the 2024 Sidewalk Replacement Program **- Approved**

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

13. Consider a Motion Authorizing the Village Manager to Execute a Proposal for Construction Engineering Services for the 2023 Water Main Replacement Contract 1 Phase 2 Project **- Approved**

14. Consider a Motion to Award a Contract for the US 14 Water Main Extension and Heron Storage Facility Valve Isolation Project **- Approved**

15. Consider a Motion Authorizing the Village Manager to Execute a Proposal for Construction Engineering Services for the US 14 Water Main Extension and Heron Storage Facility Valve Isolation Project **- Approved**

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted **-**

   No Report

B. BUSINESS FINANCE & BUDGET COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted **-**

   No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted **-**

   No Report

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

GREG SOLBERG, CHAIRMAN

1. As Submitted **-**

   No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:23 PM

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted **-**

   No Report

F. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:23 PM

TIM MILLAR, CHAIRMAN

1. Consider an Ordinance Granting a Special Use to Permit a Fence to be Located in the Side Yard Abutting a Street at 885 W. Dorchester Road **- Motion Carried by Roll Call** (Council District: One)

   Councilman Millar reported this item was initially reviewed at the March 11th Village Council meeting and was denied.

   Ben Vyverberg explained the petitioner revised the initial site plan and the Village Council voted to reconsider this item at the April 1st Council meeting. The following summarizes the changes:

- 15-foot setback (10-foot setback was initially proposed) from the Crescent Avenue property line.

- The fence would be set back approximately 44 feet from the Dorchester Road property line and 14 feet from the northwest corner of the home (initial plan proposed 30 foot setback and aligned the fence with the northwest corner of the home) and would enclose the window closest to Crescent Avenue on the west side of the home.

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

2. Consider an Ordinance Granting a Special Use to Allow Three Residential Dwelling Units and an Associated Parking Variation at 430-436 E. Northwest Highway **- Motion Failed by Roll Call** (Council District: Six)

   This request for a Special Use and Variation was denied in Committee earlier this evening and is therefore on the Standing Committee Agenda.

RESULT:	**MOTION FAILED BY ROLL CALL [0 TO 6]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
NAYS:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

3. As Submitted **-**

   No Report

X. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted **-**

   No Report

B. VILLAGE CLERK

1. As Submitted **-**

   No Report

C. VILLAGE ATTORNEY

1. As Submitted **-**

   No Report

XI. CLOSED SESSION AS REQUIRED

No Closed Session requested.

XII. RECOGNITION OF AUDIENCE – Time: 7:26 PM

No one came forward.

XIII.ADJOURNMENT – Time: 7:26 PM

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

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Tim Millar, District 1 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 18, 2024

Regular Meeting **7:00 PM**

Minutes Acceptance: Minutes of Mar 18, 2024 7:00 PM (APPROVAL OF MINUTES)

I. ROLL CALL – Time: 7:00 PM

Attendee Name	Title	Status	Arrived
Jim Schwantz	Mayor	Present	
Tim Millar	District 1 Councilman	Present	
Scott Lamerand	District 2 Councilman	Present	
Doug Myslinski	District 3 Councilman	Absent	
Greg Solberg	District 4 Councilman	Late	7:10 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 Nicholas Standiford, 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 Gratzianna, IT Director Larry Schroth, Director of Finance Paul Mehring, and Director of Human Resources Pam Jackson

II. PLEDGE TO THE FLAG – Time: 7:00 PM

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

III. APPROVAL OF MINUTES – Time: 7:00 PM

1. Village Council & Committee of the Whole - Regular Meeting - March 11, 2024 - **Accepted**

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Tim Millar, District 1 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Millar, Lamerand, Kozlowski, Helms
ABSENT:	Myslinski, Solberg

IV. MAYOR'S REPORT – Time: 7:00 PM

1. As Submitted -

Friday, March 22: 4 PM - 7 PM (Continuing every Friday through March 22)
Knights of Columbus Fish Fry
St. Thomas of Villanova Rowley Center

Friday, March 22 and 29: 5:45 PM - 8 PM (Continuing every Friday through March 29)
American Legion Fish Fry
American Legion

Saturday, March 23: 1 PM - 5 PM
Fundraiser for Megan Claire Casey Scholarship
Durty Nellie's

Thursday, March 28: 12 PM - 6 PM
Palatine Board of Health Community Blood Drive
Village Hall

Monday, April 8: 12:30 PM - 3:30 PM
Harper College Eclipse Event
Harper Quad

V. RECESS TO THE COMMITTEE OF THE WHOLE – Time: 7:01 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, Solberg, Kozlowski, Helms
ABSENT:	Myslinski

VI. COMMITTEE OF THE WHOLE

A. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:01 PM

BRAD HELMS, CHAIRMAN

1. Consider a Motion Granting Preliminary Planned Development Approval to Allow a New Four-Unit Residential Building in Combination with an Existing Four-Unit Residential Building at 204-216 & 222 W. Palatine Road **- Approved by Voice Vote** (Council District: Six)

Minutes Acceptance: Minutes of Mar 18, 2024 7:00 PM (APPROVAL OF MINUTES)

Planning & Zoning Director Ben Vyverberg presented the petitioner's request for a Preliminary Planned Development to allow a new 4-Unit apartment building, shared driveway, and parking lot. The proposed building complies with the underlying R-3 multifamily, except for the proposed 25 foot front yard setback (minimum required 30 feet). Staff had recommendations including rear fencing behind parking area, one unit being ADA accessible, coordinating building elevation with buildings in the area and support moving forward through the Planned Development process. With one resident concern about stormwater runoff, the Planning & Zoning Commission voted unanimously to approve and staff concurs.

Councilman Helms asked about having a similar look on the east looking north and a concern about water runoff which the Village engineer previously assured him there was no problem.

Vyverberg stated these are preliminary plans and many changes may take place prior to final.

In response to Councilman Millar, Vyverberg suggested shared garbage in two locations.

Councilman Kozlowski asked about the impact of Palatine Road traffic.

Councilman Millar asked about the lack of a bathroom in the living area.

Mark Silver, 1642 Balmoral Circle, Inverness, the petitioner, said he was moving the half bath to the living level. He is cognizant of the view from Palatine Road. He is not tied into the draft architecture and will add something to the end units.

JW Harwell, 204 W. Palatine Road, supported Mark Silver's proposal.

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

2. As Submitted **-**

   Nothing was submitted.

Minutes Acceptance: Minutes of Mar 18, 2024 7:00 PM (APPROVAL OF MINUTES)

B. POLICE POLICY & CODE SERVICES COMMITTEE

TIM MILLAR, CHAIRMAN

1. Consider an Ordinance Rezoning the Property to R-2 Single-Family and a Resolution Approving the Preliminary & Final Plat of Subdivision to Allow a Three-Lot Subdivision at 158 W. Aldridge Avenue **- Motion Carried by Voice Vote** (Council District: Two)

   Director of Community Development Mike Jacobs outlined the history of the annexations, variety of lots, and zoning changes. The proposed 3-lot subdivision mirrors the west portion of the block.

   Planning & Zoning Director Ben Vyverberg presented the petitioner's request to rezone the property to R-2 Single-Family residential and a preliminary/Final Plat of Subdivision to permit a 3-lot Single-family Residential Development. Although not currently served by public utilities, the proposed lots would connect to Village sewer and water. Petitioner seeks a waiver from installing sidewalks. Alternate sidewalk plans were not acceptable to staff, but staff supports cash in lieu of sidewalk fees for the Aldridge Avenue frontage. Staff supports the planting of parkway trees. Residents voiced concerns about R-2 subdivisions in the area, a request not to install sidewalks, and references to the annexation process. The Planning & Zoning Commission voted 4-3 to approve the Rezoning and Preliminary & Final Plat of Subdivision. Staff concurs with this recommendation subject to the conditions of including parkway trees and a sidewalk installed along S. Brockway Street frontage and cash in lieu of sidewalks for Aldridge Ave. frontage.

   Councilman Millar suggested that for lots 1, 2, and 3 a 12.5-foot setback instead of 10 feet to help mitigate the change from R1 to R2.

   Gary Wronkiewicz and son Jeff, provided history of the neighborhood named for a neighbor. Jeff stated the business has been in operation since 1987, he is also a coach at Fremd. The family is a Palatine family. They are proposing to fit into the neighborhood with this proposal. They have saved trees between the houses. Most of the neighbors oppose sidewalks to maintain the country feel. At the end of Plum Grove Estates, a sidewalk terminates. Gary stated that he has not found previous cash in lieu of sidewalks in that area.

   Councilman Lamerand stated it makes sense to continue along Brockway.

   Village Manager Reid Ottesen stated that cash in lieu of sidewalks would be in effect along W. Aldridge.

   Councilman Solberg prefers sidewalk on both streets, if there is a sidewalk, people will walk on it.

   Ottesen confirmed it is in the conditions.

Minutes Acceptance: Minutes of Mar 18, 2024 7:00 PM (APPROVAL OF MINUTES)

Frank Skorski, 145 W. Bryant, near the Wronkiewicz's. Their concern is the precedent of once we allow any developer to come in and go from R1 to R2. The large lots will be subdivided to two small lots with rezoning. He said don't worry about a sidewalk, do not rezone, and maintain larger R1 lots.

In response to Councilman Solberg, Ottesen stated the power lines will meet code but will not be underground.

Ottesen stated staff is sensitive to rezoning.

Jacobs noted that any subdivision would necessarily be a corner lot.

Ottesen offered a condition of a side yard separation to be 25 feet between houses to allow for saving trees. Wronkiewicz favored this.

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

2. Consider an Ordinance Amending Chapter 3 Alcoholic Beverages of the Palatine Code of Ordinances **- Motion Carried by Voice Vote**

   Village Manager Reid Ottesen recommended the proposed Amendments to Chapter 3 Code of Ordinances:

- adding definitions to include Alcohol Beverage Seller and Server (ABSS) permit and alcopop,
- clarifying that Managers and Assistant Managers who are required to obtain an ABSS permit must also be listed on the liquor license application,
- adding veterans' organization as an eligible entity for a Class D liquor license,
- setting the fee for a Class E Liquor License application at $50.

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

3. As Submitted **-**

   Nothing was submitted.

Minutes Acceptance: Minutes of Mar 18, 2024 7:00 PM (APPROVAL OF MINUTES)

C. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 7:45 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. Consider a Motion Approving a Water Service Agreement with All-In Hospitality Group (Ancho Agave) at 20506 N. Rand Road **- Approved by Voice Vote**

   Based on the 1999 Palatine and Deer Park Intergovernmental Agreement, Public Works Director Matt Barry recommended approval of a motion authorizing the Mayor to execute a Water Service Agreement with All-In Hospitality Group (Ancho Agave).

   Garry Bauman, Chicago, was present as engineer for this project.

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

2. Consider a Request for Temporary Street Closures for the Twin Lakes New 'Aquathon' on June 23, 2024 **- Approved by Voice Vote**

   Deputy Village Manager Hadley Skeffington-Vos recommended approval of Twin Lakes new "Aquathon" on June 23, 2024. This is a 700-meter swim and a 3.1 mile run, which requires the closure of Palatine Frontage Road requiring Village approval prior to requesting IDOT approval. The event sponsor will be responsible for all Village services at this event.

RESULT:	**APPROVED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Jim Schwantz, Mayor
SECONDER:	Greg Solberg, District 4 Councilman
AYES:	Schwantz, Millar, Lamerand, Solberg, Kozlowski, Helms
ABSENT:	Myslinski

3. Consider a Motion Granting a Waiver of the Village's Sound Amplification Ordinance to Permit a 'Church Picnic' Sponsored by the American Ukrainian Youth Association and the Immaculate Conception Church on June 8 - 9, 2024 at 136 E. Illinois Avenue **- Approved by Voice Vote** (Council District: Two)

Minutes Acceptance: Minutes of Mar 18, 2024 7:00 PM (APPROVAL OF MINUTES)

Deputy Village Manager Hadley Skeffington-Vos presented the American Ukrainian Youth Association of Palatine and the Immaculate Conception Church request for approval of a waiver of the Village's Sound Amplification Ordinance for services and performances on Saturday, June 8 (3 - 11 PM) and Sunday, June 9 (Noon to 10 PM), primarily located in the Church parking lot and the adjacent vacant land. Shuttle service will be available from Northrop to the event. The Village will post parking restrictions/prohibitions along portions of Illinois and Michigan Avenues and Benton Street to ensure emergency vehicle access.

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

4. Consider a Motion to Approve Items Related to the Village of Palatine's 2024 Street Fest **- Approved by Voice Vote** (Council District: Six)

   Village Manager Reid Ottesen presented all that is involved in hosting Street Fest and the impact of the weather on success and recommended approval of 2024 Downtown Palatine Street Fest recognizing future need to scale back and consider cost and means to offset increasing costs in the future.

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

5. Consider a Motion to Authorize the Village Manager to Enter into an Agreement with Park Consulting Group for Tyler Technologies Energov Consulting Services **- Approved by Voice Vote**

   Village Manager Reid Ottesen recommended authorizing the Village Manager to enter into an agreement with Park Consulting Group for Tyler Technologies Energov consulting services.

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

6. As Submitted **-**

   Nothing was submitted.

Minutes Acceptance: Minutes of Mar 18, 2024 7:00 PM (APPROVAL OF MINUTES)

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:50 PM

GREG SOLBERG, CHAIRMAN

1. Consider a Motion Approving the Preliminary Plan for an Addition and Remodeling of Fire Station 82 **- Approved by Voice Vote**

   Public Works Director Matt Barry presented the proposed 4,022 square foot addition to Station 82 for Fire Department Administrative Offices with options to include replacement of existing HVAC, with alternatives for updating the kitchen, locker rooms, and day room. Staff recommends approving the Design Development plan and proceeding with construction documents and bidding. American Rescue Plan (ARPA) funds in the amount of $2,947,000 have been appropriated in the Capital Improvement Budget for this project.

   Mayor Schwantz congratulated staff for the incredible forethought to use the recovery funds and to get as much included, decking, reroofing, and incorporating the addition visually.

   Councilman Millar asked about the community garden and Village Manager Reid Ottesen stated it will be relocated.

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

2. As Submitted **-**

   Nothing was submitted.

E. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:54 PM

SCOTT LAMERAND, CHAIRMAN

1. Consider a Motion Waiving the Bid Process and Authorizing the Village Manager to Enter Into a Sole Source Purchase for a New Ambulance **- Approved by Voice Vote**

   Fire Chief Patrick Gratzianna explained how this proposal will save about $100,000 by waiving of the bid process and authorizing the Village Manager to enter into a sole source purchase of a new Braun ambulance with Braun Industries, Inc., for $315,324. The high quality of the rest of the fleet since 2013, and reusing the existing patient compartment on the new 2026 International MV chassis will contribute to the cost savings.

Minutes Acceptance: Minutes of Mar 18, 2024 7:00 PM (APPROVAL OF MINUTES)

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

2. As Submitted **-**

   Nothing was submitted.

F. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:56 PM

DOUG MYSLINSKI, CHAIRMAN

In the absence of Chairman Myslinski, Vice Chairman Solberg chaired the Infrastructure & Environment Committee.

1. Consider a Motion Authorizing the Village Manger to Execute a Proposal for a Lead Service Line Inventory **- Approved by Voice Vote**

   Public Works Director Matt Barry recommended authorizing the Village Manager to execute a proposal for a lead service line inventory using a Grant of $50,000 which would fully cover the engineering costs focusing on selecting a subcontractor to inspect water service line material at select locations, updating the lead service line inventory, and submitting the revised inventory to the IEPA. Staff recommends authorizing the Village Manager to execute the proposal from Robinson Engineering for a lead service line inventory in the not-to-exceed amount of $50,000.

   Barry confirmed that this will be the conclusion of this identifying inventory.

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

2. Consider an Ordinance Amending Chapter 16 - Construction and Maintenance of Facilities in the Public Rights-of-Way of the Village of Palatine's Code of Ordinances **- Approved by Voice Vote**

   Public Works Director Matt Barry recommended amendments to address nursery and tree management standards and abatement of dangerous trees. This includes permit application and review through the Village's electronic software system, inclusion of The American Standard for nursery stock, tree care management standards, the Village's deciduous parkway tree specifications; and the time frame for property owners to abate a dangerous tree or limb, which is clarified to be within ten days upon notice.

Minutes Acceptance: Minutes of Mar 18, 2024 7:00 PM (APPROVAL OF MINUTES)

Staff recommends approval of the text amendments.

In response to Councilman Solberg, Barry stated silver maples are in decline.

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

3. As Submitted **-**

Nothing was submitted.

VII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 8:00 PM

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

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

VIII.CONSENT AGENDA

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

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

1. Consider a Motion to Approve 2024 Warrant #6 **- Approved**

2. Consider a Motion Granting Preliminary Planned Development Approval to Allow a New Four-Unit Residential Building in Combination with an Existing Four-Unit Residential Building at 204-216 & 222 W. Palatine Road **- Approved** (Council District: Six)

Minutes Acceptance: Minutes of Mar 18, 2024 7:00 PM (APPROVAL OF MINUTES)

3. Consider an Ordinance Rezoning the Property to R-2 Single-Family and a Resolution Approving the Preliminary & Final Plat of Subdivision to Allow a Three-Lot Subdivision at 158 W. Aldridge Avenue **- Approved** (Council District: Two)

   Ordinance #O-25-24
   Resolution #R-10-24

4. Consider an Ordinance Amending Chapter 3 Alcoholic Beverages of the Palatine Code of Ordinances **- Approved**

   Ordinance #O-26-24

5. Consider a Motion Approving a Water Service Agreement with All-In Hospitality Group (Ancho Agave) at 20506 N. Rand Road **- Approved**

6. Consider a Request for Temporary Street Closures for the Twin Lakes New 'Aquathon' on June 23, 2024 **- Approved**

7. Consider a Motion Granting a Waiver of the Village's Sound Amplification Ordinance to Permit a 'Church Picnic' Sponsored by the American Ukrainian Youth Association and the Immaculate Conception Church on June 8 - 9, 2024 at 136 E. Illinois Avenue **- Approved** (Council District: Two)

8. Consider a Motion to Approve Items Related to the Village of Palatine's 2024 Street Fest **- Approved** (Council District: Six)

9. Consider a Motion to Authorize the Village Manager to Enter into an Agreement with Park Consulting Group for Tyler Technologies Energov Consulting Services **- Approved**

10. Consider a Motion Approving the Preliminary Plan for an Addition and Remodeling of Fire Station 82 **- Approved**

11. Consider a Motion Waiving the Bid Process and Authorizing the Village Manager to Enter Into a Sole Source Purchase for a New Ambulance **- Approved**

12. Consider a Motion Authorizing the Village Manger to Execute a Proposal for a Lead Service Line Inventory **- Approved**

13. Consider an Ordinance Amending Chapter 16 - Construction and Maintenance of Facilities in the Public Rights-of-Way of the Village of Palatine's Code of Ordinances **- Approved**

    Ordinance #O-27-24

14. Consider a Resolution for Salt Creek Park District to use Frontage Road for their Twin Lakes Aquathon on Sunday, June 23, 2024 **- Adopted by Roll Call**

    Resolution #R-11-24

Minutes Acceptance: Minutes of Mar 18, 2024 7:00 PM (APPROVAL OF MINUTES)

15. Consider a Motion Adopting the Village of Palatine's Official 2024 Zoning Map - **Approved**

IX. REPORTS OF STANDING COMMITTEE

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

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted -

No Report

B. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 8:01 PM

SCOTT LAMERAND, CHAIRMAN

1. As Submitted -

No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted -

No Report

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

GREG SOLBERG, CHAIRMAN

1. As Submitted -

No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted -

No Report

F. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 8:01 PM

TIM MILLAR, CHAIRMAN

1. Reconsider the Special Use Application for a Fence at 885 W. Dorchester - **Motion Carried by Voice Vote**

Minutes Acceptance: Minutes of Mar 18, 2024 7:00 PM (APPROVAL OF MINUTES)

Councilman Millar moved to reconsider the request of the resident at 885 W. Dorchester for a Special Use for a 5-foot-tall fence set back 10 feet (minimum 20 feet) located in a side yard abutting Crescent Avenue.

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

2. Motion to Continue the Special Use Fence Application at 885 W. Dorchester to April 1 - Police Policy & Code Services Standing Committee **- Motion Carried by Voice Vote**

   The Special Use application for a fence located at 885 W. Dorchester is scheduled to be continued on April 1, 2024 at the Police Policy & Code Services Standing Committee.

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

3. As Submitted **-**

   No Report

X. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER – Time: 8:03 PM

1. As Submitted **-**

   No Report

B. VILLAGE CLERK – Time: 8:03 PM

1. As Submitted **-**

   Clerk Duer announced the Primary Election Day is tomorrow.

C. VILLAGE ATTORNEY – Time: 8:03 PM

1. As Submitted **-**

   No Report

Minutes Acceptance: Minutes of Mar 18, 2024 7:00 PM (APPROVAL OF MINUTES)

XI. CLOSED SESSION AS REQUIRED – Time: 8:03 PM

No Closed Session requested.

XII. RECOGNITION OF AUDIENCE

No one came forward.

XIII.ADJOURNMENT – Time: 8:03 PM

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

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

Submitted by:

Margaret R. Duer
Village Clerk

Minutes Acceptance: Minutes of Mar 18, 2024 7:00 PM (APPROVAL OF MINUTES)

Consider an Ordinance Approving a Minor Amendment to Planned Development Ordinance #O-123-23 to Allow a Revised Landscape Plan at 52 W. Colfax Street

BACKGROUND:
In November 2023, the Village Council granted final zoning approvals to allow a new 3-lot single-family residential development at 52 W. Colfax Street (northeast corner of Brockway & Colfax Streets). In preparing for development to commence, concerns have been raised regarding impacts of the new storm sewer along the northern property line and corresponding impacts its installation will have on two existing trees in the area. Therefore, the Developer is requesting approval of the following:

> **Minor Amendment to the Planned Development to allow a revised landscaping plan.**

KEY ISSUES:

- The proposed development includes the installation of a new storm sewer along the northern property line, draining from east to west and ultimately connecting to the existing storm sewer in Brockway Street.
- Per the attached letter, the Developer consulted with a licensed arborist who indicated "Any digging and/or excavating within the drip line of a tree can cause a tree to become unstable. When you excavate within 5-10 feet of a large mature tree, you then have compromised both the lateral roots, which stabilizes the tree and the feeder roots along the surface, which are paramount for health and longevity of the tree. For the consultation of the scope of work to be done at the site, it is our recommendation that both trees should be removed."
- The Developer has contacted the adjacent property owner to the north (where the trees in question are on/near their common property line) indicating the proposed tree removal.
- The Developer has provided a revised landscaping plan, adding two additional Armstrong Freeman Maple trees in close proximity to where the two existing trees will be removed.

ALTERNATIVES:

1. Approve the requested minor amendment to the previously approved planned development to allow for the proposed revised landscaping plan.
2. Do not approve the requested minor amendment to the previously approved planned development to allow for the proposed revised landscaping plan.

RECOMMENDATION:
Staff recommends approval of the proposed minor amendment.

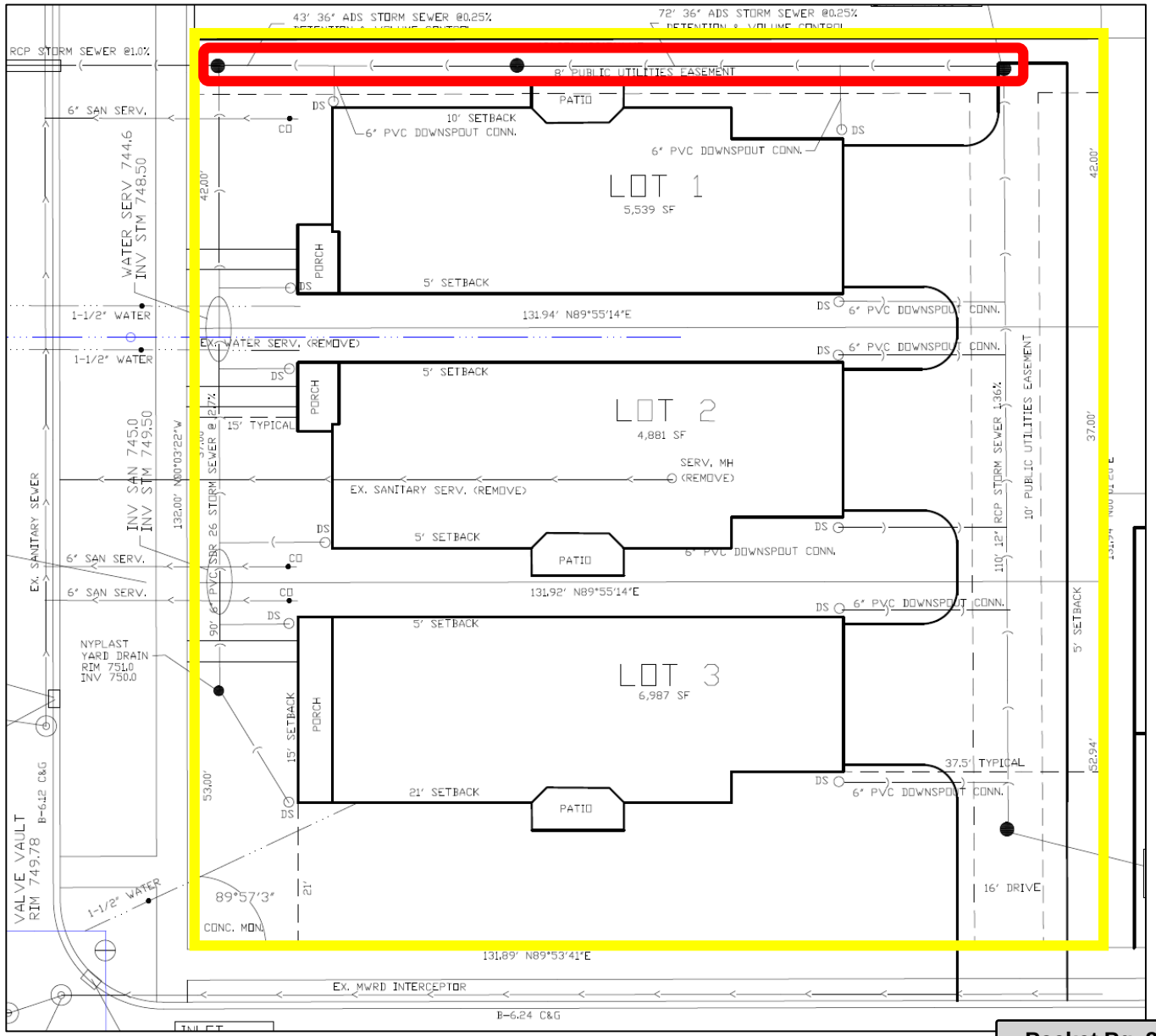
ACTION REQUIRED:
A motion to approve the ordinance granting a minor amendment to the previously approved 3-lot single-family residential development to allow for a revised landscaping plan at 52 W. Colfax Street.

ATTACHMENTS:

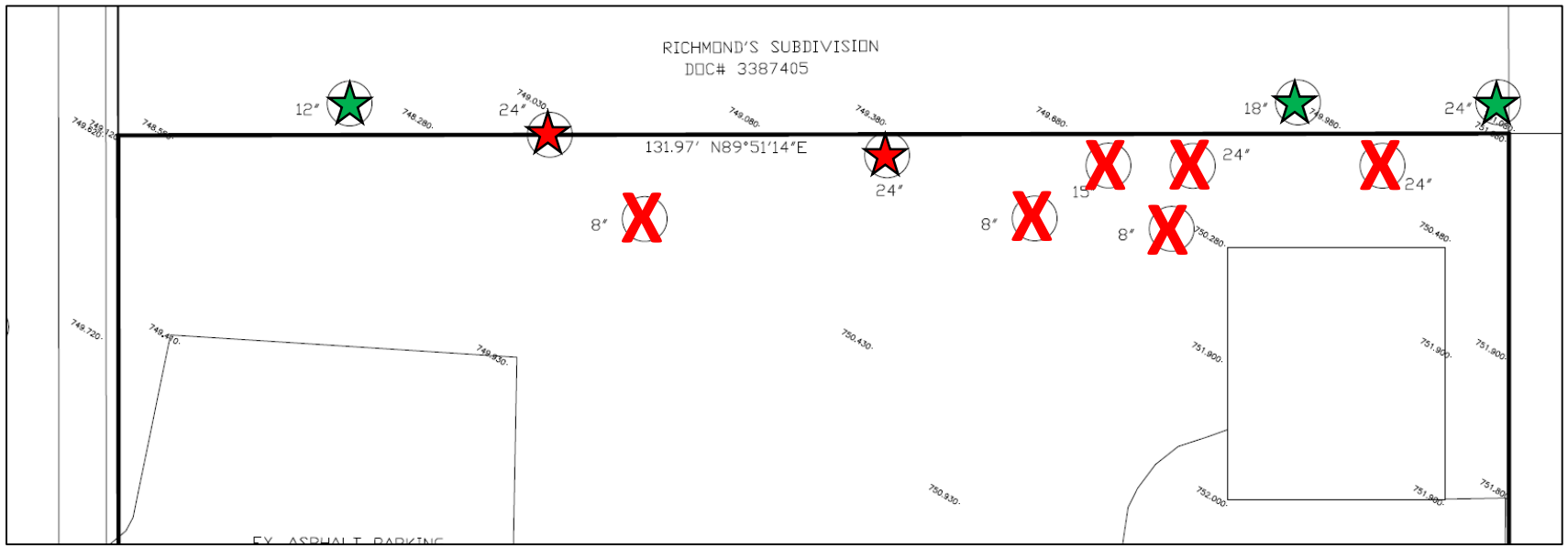
- Brockway & Colfax Tree Removal Info
- ORD 52 W Colfax - Minor PD Amendment
- Exhibit A - Olm's Corner Revised Landscape Plan w Tree Removal
- Olms Subdivision - Utility Plan
- Greg Rose E-Mail March 12 2024
- 52 W Colfax - Brown Tree Service Letter
- E-Mail with Neighbor Re 52 W Colfax Walnut Trees

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

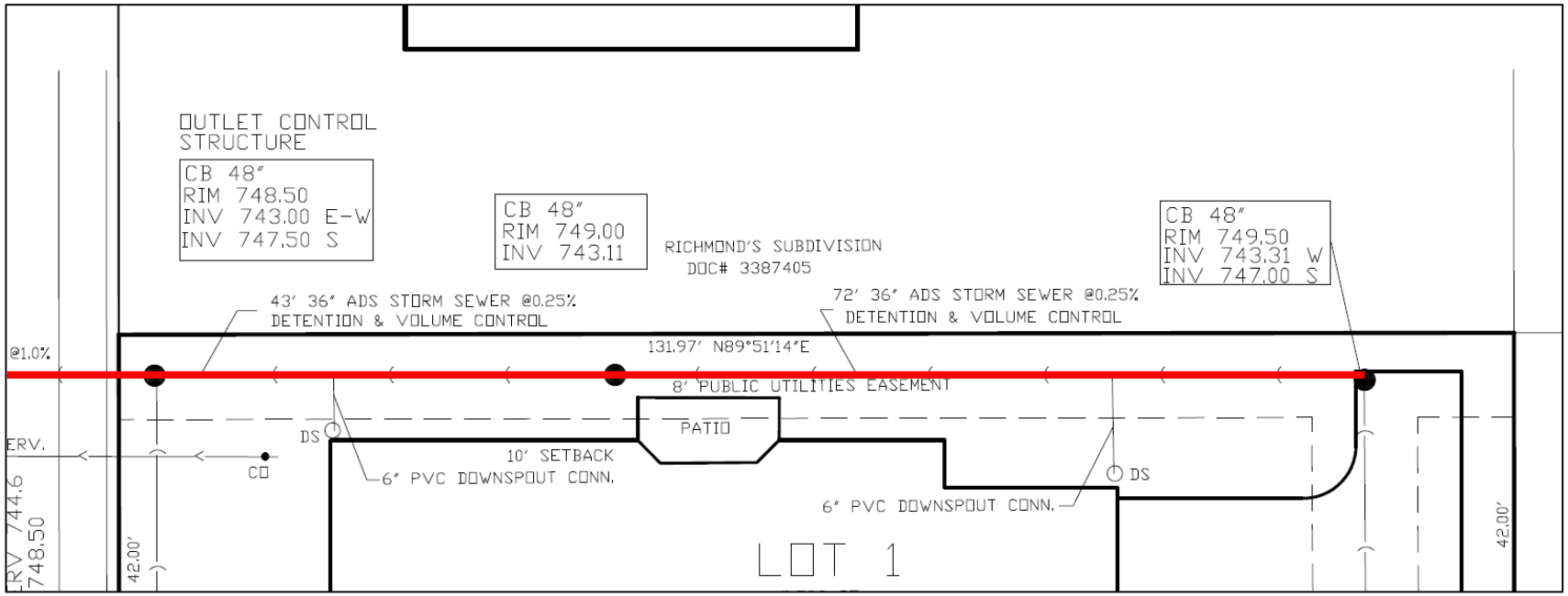
Attachment: Brockway & Colfax Tree Removal Info (2024-26 : 52 W Colfax Minor PD



Attachment: Brockway & Colfax Tree Removal Info (2024-26 : 52 W Colfax Minor PD

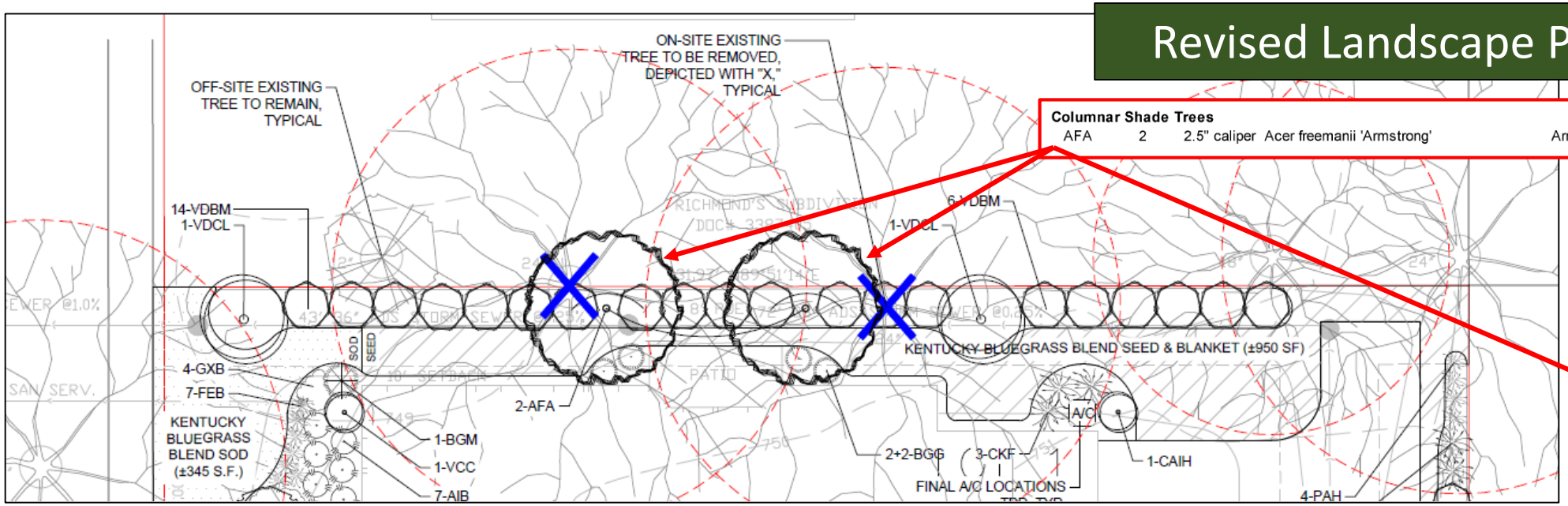


★ = Trees to Remain
★ = Additional Trees to be Remove
X = Trees Previously Removed



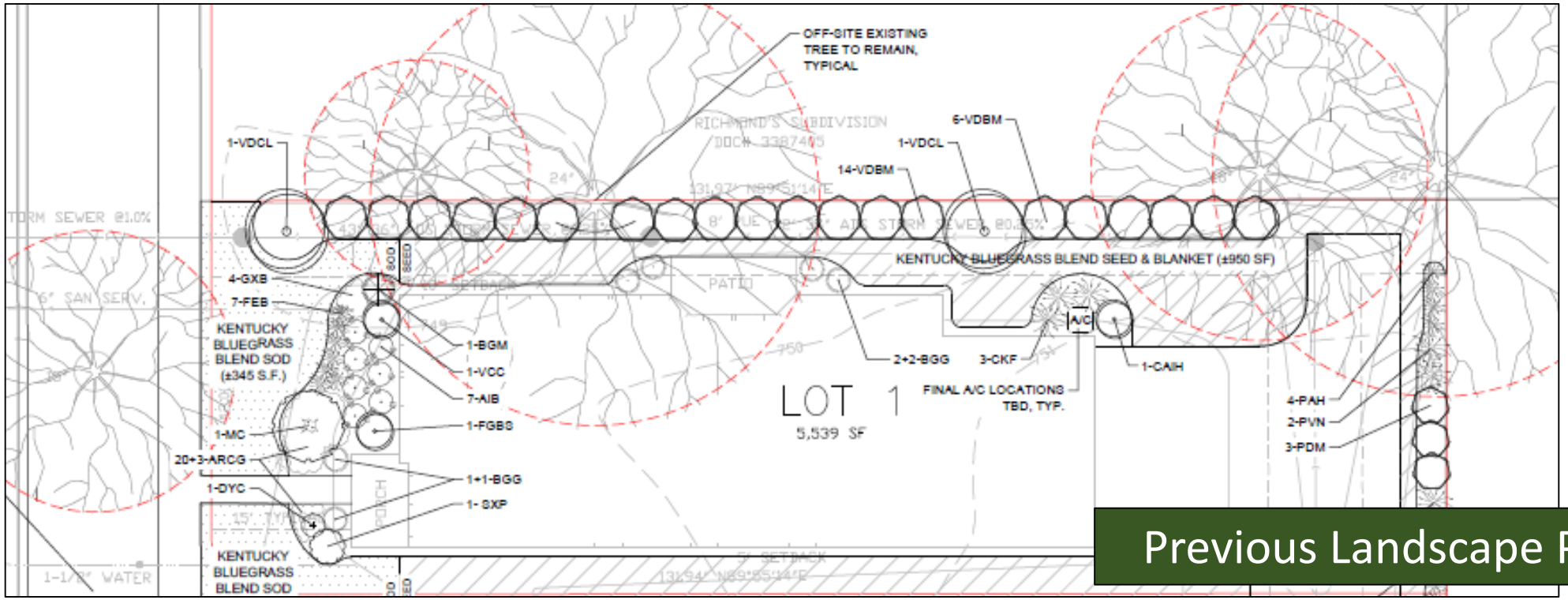
Attachment: Brockway & Colfax Tree Removal Info (2024-26 : 52 W Colfax Minor PD

Revised Landscape Plan



Columnar Shade Trees

AFA	2	2.5" caliper	Acer freemanii 'Armstrong'	Armstrong Freeman Maple



Previous Landscape Plan

Attachment: Brockway & Colfax Tree Removal Info (2024-26 : 52 W Colfax Minor PD

ORDINANCE NO. _____

AN ORDINANCE APPROVING A MINOR PLANNED DEVELOPMENT AMENDMENT TO PLANNED DEVELOPMENT ORDINANCE #O-123-23, TO ALLOW A REVISED LANDSCAPING PLAN AT 52 W. COLFAX STREEET

WHEREAS, pursuant to the Village Council review at the April 1, 2024 Village Council meeting, and in accordance with the applicable provisions of the Village Code, the Committee has reported their findings on a proposal for a Minor Planned Development Amendment to allow a revised landscaping plan, prepared by Dickson Design Studio and dated March 26, 2024, on the following legally described property:

> **BEGINNING 30 RODS WEST OF THE 20 RODS NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN. RUNNING THENCE NORTH ON A STRAIGHT LINE 9 RODS TO STAKE OR STONE, THENCE WEST 10 RODS; THENCE SOUTH 9 RODS, THENCE EAST 10 RODS TO THE PLACE OF BEGINNING IN THE VILLAGE OF PALATINE, IN COOK COUNTY, ILLINOIS (PIN: 02-15-405-004-0000)**
>
> **Commonly known as 52 W. Colfax Street, Palatine, IL 60067**

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

SECTION 1: That the Minor Planned Development Amendment, allowing a revised landscaping plan, subject to the following conditions:

1. **The final landscape plan shall substantially comply with the attached landscaping plan prepared by Dickson Design Studio and dated March 26, 2024 (attached hereto as 'Exhibit A').**
2. **Except as specifically modified by this Ordinance, all conditions of Ordinance #O-123-234 shall remain in place.**

SECTION 2: That this ordinance shall be in full force and effect upon passage and

Attachment: ORD 52 W Colfax - Minor PD Amendment (2024-26 : 52 W Colfax Minor PD Amend - Amend Landscaping)

approval as provided by law.

PASSED: This ____day of _____, 2024

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

APPROVED by me this ____day of _____, 2024

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

____ day of _____, 2024

_____
Village Clerk

Attachment: ORD 52 W Colfax - Minor PD Amendment (2024-26 : 52 W Colfax Minor PD Amend - Amend Landscaping)

PLANT SYMBOLS KEY

NOTE!
NOT ALL PLANT SYMBOLS MAY BE DEPICTED ON PLANS.

EXISTING DECIDUOUS TREES

EXISTING EVERGREEN TREE

EXISTING SHRUBS & PERENNIALS

SHADE / CANOPY TREES, 2.5"+ CALIPER

ORNAMENTAL TREES, 8'-10'+ TALL

EVERGREEN TREES, 6'-10'+ TALL

LARGE, DECIDUOUS SHRUBS, 36"-48" TALL

SMALL, DECIDUOUS SHRUBS, 18"-24" TALL

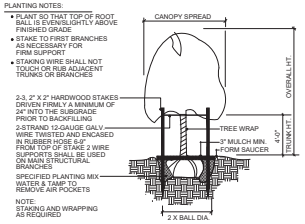
SMALL, EVERGREEN SHRUBS, 24" TALL/WIDE

LARGE, ORNAMENTAL GRASS, 3 GALLON

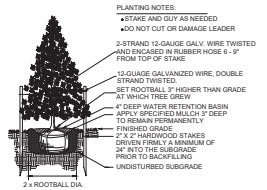
SMALL ORNAMENTAL GRASS, 1 GALLON

PERENNIAL FLOWERS & GROUNDCOVER, 1 GALLON

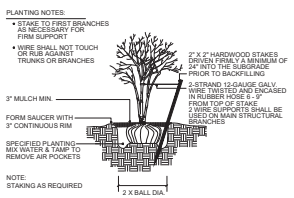
PLANTING DETAILS



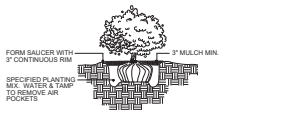
TREE PLANTING & STAKING
NOT TO SCALE



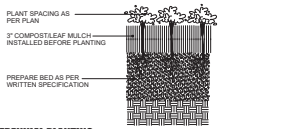
EVERGREEN TREE PLANTING
NOT TO SCALE



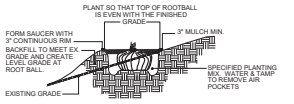
MULTI-TRUNK TREE STAKING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



PERENNIAL PLANTING
NOT TO SCALE



HILLSIDE PLANTING
NOT TO SCALE

NOTES - GENERAL LANDSCAPE

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.
2. CALL J.U.L.I.E. UTILITY LOCATING SERVICE (TEL 800.892.0123), 48 HOURS PRIOR TO THE START OF ANY DIGGING.
3. GENERAL PLANT NOTES:
   A. ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
   B. ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS.
   C. ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES).
   D. PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM / HABIT. PLANTS SHALL NOT BE PRUNED/HEDGED UNLESS ABSOLUTELY NECESSARY (DUE TO VISIBILITY OR HAZARD OBSTRUCTION).
   E. ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.
4. LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.
5. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (6"-12" DEEP), FINE GRADING, AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS. ALL SOILS SHALL BE FREE OF CONSTRUCTION DEBRIS, PRIOR TO INSTALLING ANY PLANT MATERIAL.
6. PRIOR TO SPREADING TOPSOIL, THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM GRADES INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.
7. ALL SHRUB, GROUNDCOVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE PREPARED WITH A SOIL AMENDMENT MIX - 1/3 TOPSOIL, 1/3 MUSHROOM COMPOST, AND 1/3 TORPEDO SAND. MATERIAL SHALL BE ROTO-TILLED JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
8. ALL PLANTING ISLANDS SHALL BE MOUNDED TO PROVIDE POSITIVE DRAINAGE.
9. ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL OR OTHER BORDER IS SPECIFIED.
10. ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3" DEEP LAYER OF SHREDDED HARDWOOD MULCH (COLOR: NON-DYED, BROWN).
11. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH LANDSCAPE MAINTENANCE CONTRACTOR, TO ENSURE PROPER WATERING OF PLANTED AND SODDED AREAS AFTER INITIAL INSTALLATION.
12. LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE ANY REDO OF COMPLETED LANDSCAPE WORK AND DAMAGE TO PLANT MATERIAL.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/APPROVE CONTRACTOR LAYOUT.
14. EVERY ATTEMPT HAS BEEN MADE TO DEPICT ALL EXISTING UTILITY LINES. CONTRACTOR SHALL USE PRECAUTION WHEN DIGGING. CONTRACTOR SHALL MAKE THEMSELVES THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING, VERIFYING LOCATIONS AND DEPTHS OF ALL UTILITIES.
15. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
16. PLANT LIST QUANTITIES PROVIDED AT TIME OF FINAL PLANS ARE APPROXIMATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETING THEIR OWN QUANTITY TAKE-OFFS. IF A DISCREPANCY IS FOUND BETWEEN THE PLAN AND THE PLANT LIST, THEN THE PLAN SHALL PREVAIL.
17. PLANT SUBSTITUTIONS ARE ALLOWED DUE TO PLANT AVAILABILITY OR PLANTING TIME OF YEAR, ONLY WITH THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. IF SUBSTITUTIONS ARE MADE WITHOUT PRIOR CONSENT, THE LANDSCAPE ARCHITECT MAINTAINS THE RIGHT TO REJECT MATERIAL IN THE FIELD, AT THE COST TO THE CONTRACTOR.
18. CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.
19. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
20. ALL TURF SHALL SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL, NOT PEAT), PER VILLAGE, SEED IS NOT ALLOWED.
21. CONTRACTOR SHALL RESTORE LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
22. LANDSCAPE DETAILS SHOWN ARE FOR DESIGN INTENT ONLY. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY. CONTRACTOR IS RESPONSIBLE FOR ERECTING AND INSTALLING PROPERLY BUILT AMENITIES PER CODE, PER SITE CONDITIONS (FINAL GRADING & UTILITY LOCATIONS), AND PER AREA CLIMATE CONDITIONS. ALL LANDSCAPE SITE DETAILS FOR STRUCTURES AND FOOTINGS SHALL BE REVIEWED & APPROVED BY A STRUCTURAL ENGINEER.
23. CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL.
24. (IF APPLICABLE) CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A THREE-YEAR MONITORING AND MAINTENANCE PROGRAM ON ALL NATURALIZED DETENTION AREAS.

PROJECT TEAM

DEVELOPER:
GWR BUILDERS
47 N. BOTHWELL
PALATINE, IL
TEL (847) 209-1214

CONTACT: GREG ROSE

SURVEYOR:
MORRISON SURVEYING CO., INC.
604 BEDFORD RD. UNIT A MORRIS, IL 60450
TEL (815) 942-2620

CONTACT: MATTHEW MORRISON

CIVIL ENGINEER:
SPIES & ASSOCIATES, INC.
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, IL 60040
TEL (847) 577-8808

CONTACT: TIM SPIES

LANDSCAPE ARCHITECT:
DICKSON DESIGN STUDIO, INC.
9 CRYSTAL LAKE ROAD, SUITE 110
LAKE IN THE HILLS, IL 60156
TEL (224) 241-8181

CONTACT: SHARON DICKSON / JEFF TORRENS

SHEET INDEX

L0.1 PROJECT TEAM
NOTES - GENERAL LANDSCAPE
PLANTING DETAILS
PLANT SYMBOLS KEY

L1.1 OVERALL LANDSCAPE PLAN
PLANT & MATERIALS LIST

di n design
U D I O
9 L LAKE ROAD
LAK ITE 110
E HILLS, IL 60156
241 8181

CLIENT NAME
GWR BUILDERS

PALATINE

PLAN DATE
AUGUST

REVISIONS

1.	03/ & R	R TREE REMOVALS ENTS
2.	03/ (MO	R VILL. COMMENT TING TREE SIZE)
3.		
4.		
5.		
6.		
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10.		

PROJECT NAME
OLM'S
52 W. COL

LANDSCAPE

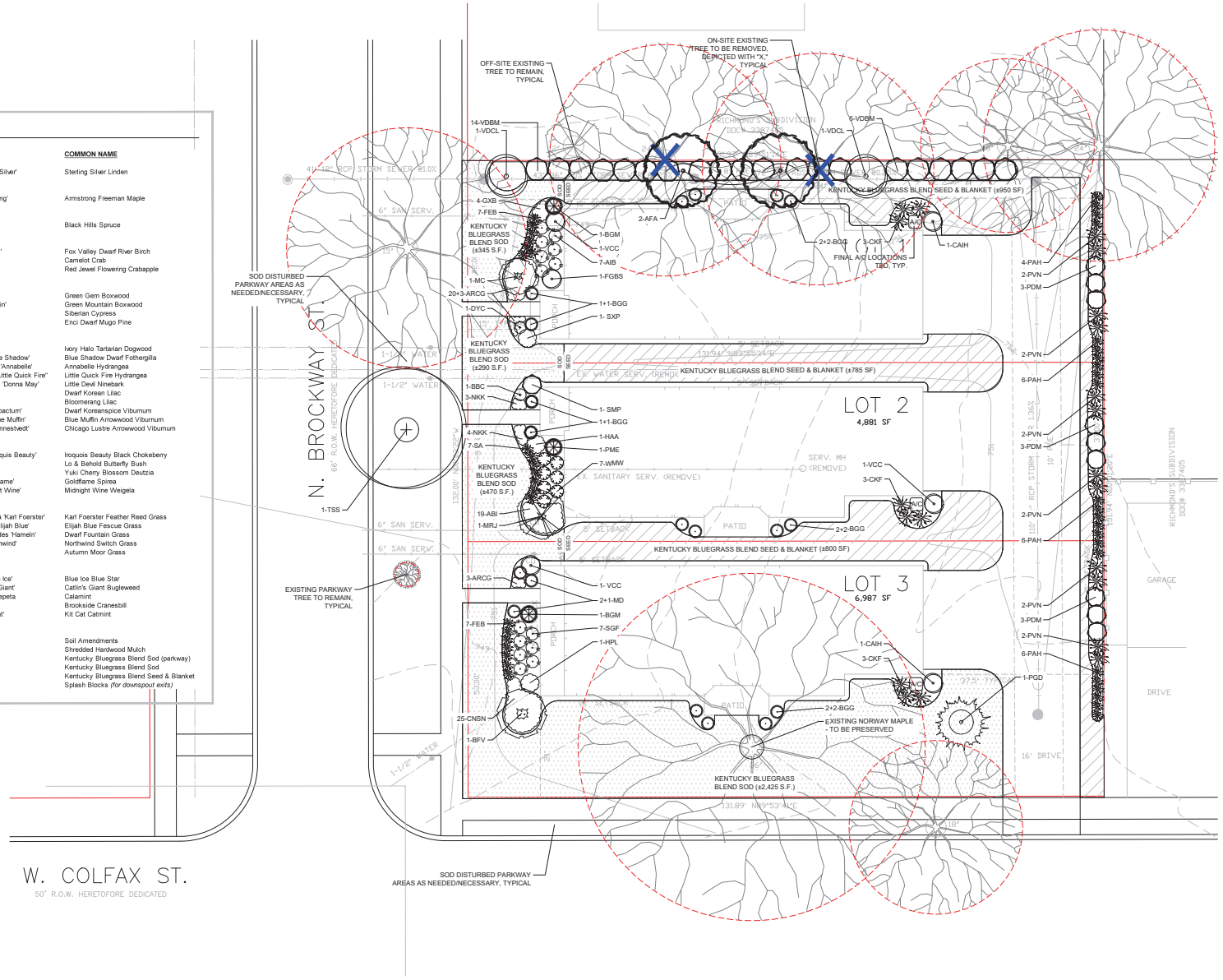
SHEET TITLE
IER
ET - PALATINE, IL
AN - COVER

SHEET NUMBER
L0.1

Attachment: Exhibit A - Olm's Corner Revised Landscape Plan w Tree Removal (2024-26 : 52 W Colfax

PLANT & MATERIALS LIST

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Shade Trees				
TSS	1	2.5" caliper	Tilia tometosa 'Sterling Silver'	Sterling Silver Linden
Columnar Shade Trees				
AFA	2	2.5" caliper	Acer freemanii 'Armstrong'	Armstrong Freeman Maple
Evergreen Trees				
PGD	1	8' high	Picea glauca 'Densata'	Black Hills Spruce
Ornamental Trees				
BFV	1	6' high	Betula nigra 'Fox Valley'	Fox Valley Dwarf River Birch
MC	1	6' high	Malus x 'Camelot'	Camelot Crab
MRJ	1	6' high	Malus x 'Red Jewel'	Red Jewel Flowering Crabapple
Evergreen Shrubs				
BGG	16	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
BGM	2	36" high	Buxus x 'Green Mountain'	Green Mountain Boxwood
MD	3	24" wide	Microbiota decussata	Siberian Cypress
PME	1	30" high	Pinus mugo 'Enci'	Enci Dwarf Mugo Pine
Large & Medium Deciduous Shrubs				
CAIH	2	7 Gal./36"	Cornus alba 'Bailhalo'	Ivory Halo Tartarian Dogwood
FGBS	1	7 Gal./36"	Fothergilla gardenii 'Blue Shadow'	Blue Shadow Dwarf Fothergilla
HAA	1	7 Gal./36"	Hydrangea aborescens 'Annabelle'	Annabelle Hydrangea
HPL	1	7 Gal./36"	Hydrangea paniculata 'Little Quick Fire'	Little Quick Fire Hydrangea
PDM	9	7 Gal./36"	Physocarpus opulifolius 'Donna May'	Little Devil Ninebark
SMP	1	7 Gal./36"	Syringa meyeri 'Palibin'	Dwarf Korean Lilac
SXP	1	7 Gal./36"	Syringa x 'Penda'	Bloomerang Lilac
VCC	3	7 Gal./36"	Viburnum carlesii 'Compactum'	Dwarf Koreanspice Viburnum
VDBM	20	7 Gal./36"	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum
VDCL	2	48" high	Viburnum dentatum 'Synnestvedt'	Chicago Lustre Arrowwood Viburnum
Small Deciduous Shrubs				
AIB	7	5 Gal./24"	Aronia melanocarpa 'Iroquis Beauty'	Iroquois Beauty Black Chokeberry
BBC	1	5 Gal./24"	Buddleia 'Blue Chip'	Lo & Behold Butterfly Bush
DYC	1	5 Gal./24"	Deutzia x 'NCDXC'	Yuki Cherry Blossom Deutzia
SGF	7	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Spirea
WMW	7	5 Gal./24"	Weigela florida 'Midnight Wine'	Midnight Wine Weigela
Ornamental Grasses				
CKF	9	3 Gal.	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
FEB	14	1 Gal.	Festuca ovina glauca 'Elijah Blue'	Elijah Blue Fescue Grass
PAH	22	1 Gal.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
PVN	12	3 Gal.	Panicum virgatum 'Northwind'	Northwind Switch Grass
SA	7	1 Gal.	Sesleria autumnalis	Autumn Moor Grass
Perennials & Groundcovers				
ABI	19	1 Gal.	Amsonia montana 'Blue Ice'	Blue Ice Blue Star
ARCG	26	1 Gal.	Ajuga reptans 'Catlin's Giant'	Catlin's Giant Bugleweed
CNSN	25	1 Gal.	Calamintha nepeta s. nepeta	Calamint
GXB	4	1 Gal.	Geranium x 'Brookside'	Brookside Cranesbill
NKK	7	1 Gal.	Nepeta faassenii 'Kit Cat'	Kit Cat Catmint
Materials				
-	5	C.Y.	-	Soil Amendments
-	14	C.Y.	-	Shredded Hardwood Mulch
-	TBD	S.F.	-	Kentucky Bluegrass Blend Sod (parkway)
-	3,530	S.F.	-	Kentucky Bluegrass Blend Sod
-	2,535	S.F.	-	Kentucky Bluegrass Blend Seed & Blanket
-	6	EACH	-	Splash Blocks *(for downspout exits)*

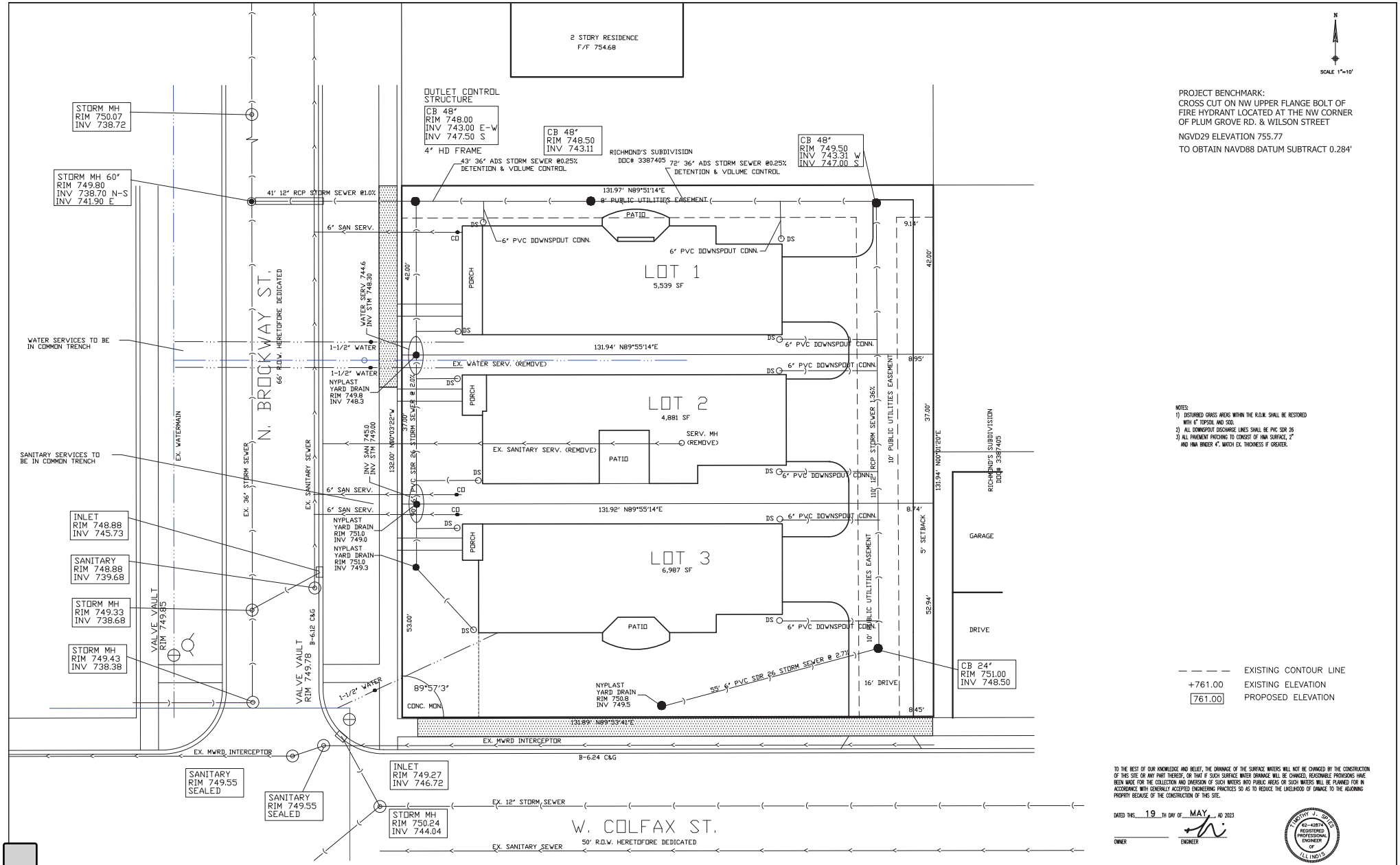


LANDSCAPE PLAN
SCALE: 1" = 10'-0"
NORTH
0 5' 10' 20'

Attachment: Exhibit A - Olm's Corner Revised Landscape Plan w Tree Removal (2024-26 : 52 W Colfax

di n design
U D I O
9 L LAKE ROAD
LAK ITE 110
E HILLS, IL 60156
241 8181

CLIENT NAME
GWR ERS
PALATINE
PLAN DATE
AUGUST
REVISIONS
1. 03/ R TREE REMOVALS & ENTS
2. 03/ R VILL. COMMENT (MO TING TREE SIZE)
3.
4.
5.
6.
7.
8.
9.
10.
PROJECT NAME
OLM'S IER
52 W. COL ET - PALATINE, IL
SHEET TITLE
LANDSC AN - OVERALL
SHEET NUMBER
L1.1



PROJECT BENCHMARK:
CROSS CUT ON NW UPPER FLANGE BOLT OF FIRE HYDRANT LOCATED AT THE NW CORNER OF PLUM GROVE RD. & WILSON STREET

NGVD29 ELEVATION 755.77

TO OBTAIN NAVD88 DATUM SUBTRACT 0.284'

NOTES:
1) DISTURBED GRASS AREAS WITHIN THE R.O.W. SHALL BE RESTORED WITH 6" TOPSOIL AND SOD.
2) ALL DOWNSPOUT DISCHARGE LINES SHALL BE PVC SDR 26
3) ALL PAVEMENT PATCHING TO CONSIST OF HMA SURFACE, 2" AND HMA BINDER 4". MATCH EX. THICKNESS IF GREATER.

— — — — EXISTING CONTOUR LINE
+761.00 EXISTING ELEVATION
761.00 PROPOSED ELEVATION

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SITE OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR SUCH WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SITE.

DATED THIS 19 TH DAY OF MAY, AD 2023

OWNER

ENGINEER

TIMOTHY J. SPIES 62-42874 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS
PER VILLAGE 09-13-23
PER VILLAGE 09-27-23
FINAL BLDG. 11-14-23
PER VILLAGE 03-12-24

DRAWN BY:	TJS	JOB NO.	5350
DESIGNED BY:	TJS	SCALE:	1"=10'
CHECKED BY:	TJS	DATE:	05-30-23

UTILITY PLAN
OLMS CORNER SUBDIVISION

SHEET NO. 4 OF 7 SHEETS

Attachment: Olms Subdivision - Utility Plan (2024-26 : 52 W Colfax Minor PD Amend - Amend Landscaping)

From: Greg Rose <greg@gwrbuilders.com>
Sent: Tuesday, March 12, 2024 9:55 AM
To: Michael Jacobs <MJacobs@palatine.il.us>
Subject: Fwd: 52 W Colfax

Mike;

I cannot find a way around the major impact the storm sewer will have on the two walnuts we have tried to preserve on the north end of Olm's Corner. Below is a letter from arborist Ken Brown who evaluated the impact of the new construction.

The trees would be severely impacted and potentially more likely to cause future damage to both our property and the property to the north.

I have spoken with Scott Winch who is the property owner to the north. He is agreeable to work with me to remove the trees at my cost.

Please let me know the path forward. I will be submitting the LOC for construction shortly and we would like to begin site improvements. If a formal letter is needed from the arborist, he can provide that.

Thanks.

Gregory Rose
President
847.209.1214
www.gwrbuilders.com

---------- Forwarded message ---------
From: **Ken Brown** <info@browntree.com>
Date: Mon, Mar 11, 2024 at 6:47 PM
Subject: RE: 52 W Colfax
To: Greg Rose <greg@gwrbuilders.com>

Tree inspection – 52 W. Colfax Palatine IL 60067

Species: 2 Black Walnut

Any digging and or excavating within the drip line of a tree can cause a tree to become unstable. When you excavate within 5-10 feet of a large mature tree you then have compromised both the lateral roots which stabilizes the tree and the feeder roots along the surface which are paramount for health and longevity of the tree. From the consultation of the scope of work to be done at the site it is our recommendation that both trees should be removed.

3-11-24
Ken Brown

Certified Arborist IL0596

Attachment: Greg Rose E-Mail March 12 2024 (2024-26 : 52 W Colfax Minor PD Amend - Amend Landscaping)

BROWN TREE SERVICE
P.O. Box 611
Mount Prospect, IL 60056

To – Greg Rose

Tree inspection – 52 W. Colfax Palatine IL 60067

Species: 2 Black Walnut

Any digging and/or excavating within the drip line of a tree can cause a tree to become unstable. When you excavate within 5-10 feet of a large mature tree, you then have compromised both the lateral roots, which stabilizes the tree and the feeder roots along the surface, which are paramount for health and longevity of the tree. For the consultation of the scope of work to be done at the site, it is our recommendation that both trees should be removed.

3-11-24

Ken Brown

Certified Arborist IL0596

Attachment: 52 W Colfax - Brown Tree Service Letter (2024-26 : 52 W Colfax Minor PD Amend - Amend Landscaping)

From: Greg Rose
To: Scott Winch
Cc: Ben Vyverberg; Michael Jacobs
Subject: Re: 52 W Colfax Walnut Trees
Date: Friday, March 22, 2024 6:24:55 PM

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

Thanks Scott!

Gregory Rose
President
847.209.1214
www.gwrbuilders.com

On Fri, Mar 22, 2024 at 5:10 PM Scott Winch <scottwinch@gmail.com> wrote:

> Greg,
>
> Thanks for all the information - as much as I hate to see those big glorious trees go, everything you have told me regarding the sewer lines ruining their roots makes sense. The new plans look great.
>
> Thanks,
> Scott
>
> On Fri, Mar 22, 2024 at 3:49 PM Greg Rose <greg@gwrbuilders.com> wrote:
>
> > Hello Scott,
> >
> > As discussed, the village is looking for confirmation that we are coordinating and on the same page regarding the removal of the walnut trees along the north side of my property. If you could respond here confirming the same, I will forward to the village.
> >
> > Also attached is the landscape plan that has been amended based on the removal of the walnuts. Any questions please call.
> >
> > Thanks Scott and have a great weekend!
> >
> > **Gregory Rose**
> > *President*
> > 847.209.1214

Attachment: E-Mail with Neighbor Re 52 W Colfax Walnut Trees (2024-26 : 52 W Colfax Minor PD Amend - Amend Landscaping)

www.gwrbuilders.com

Attachment: E-Mail with Neighbor Re 52 W Colfax Walnut Trees (2024-26 : 52 W Colfax Minor PD Amend - Amend Landscaping)

Consider a Motion Granting Approval of a Waiver of the Village's Sound Amplification Ordinance for 12 Live Music Patio Dates from May 26, 2024 through October 31, 2024 at Chicago Culinary Kitchen, 2391 N. Hicks Road

BACKGROUND:
Chicago Culinary Kitchen, 2391 N. Hicks Road, would like to host 12 live music dates on their patio from May 26, 2024 to October 31, 2024, from 4:00 PM to 7:00 PM. To accommodate the event, the Petitioner is requesting a waiver of the Village's Sound Amplification Ordinance.

KEY ISSUES:
Chicago Culinary Kitchen is requesting a waiver of the Village's Amplified Sound Ordinance from 4:00 to 7:00 PM to accommodate live music on their patio. As was set up in 2023, the band will be set up on the east side of the patio facing west, towards Hicks Road. Dates are to be determined and Chicago Culinary Kitchen will give the Village seven days' notice before each date they plan live music on their patio. The first two dates they are requesting are May 26, 2024 and July 7, 2024.

Should any complaints or other concerns be raised, the Village Manager shall have the right to impose conditions or terminate any future live music events.

ALTERNATIVES:
1. Approve the Live Patio Music sound waiver request.
2. Do not approve the Live Patio Music sound waiver request.

RECOMMENDATION:
Staff recommends approval of the proposed 2024 Chicago Culinary Kitchen live patio music subject to the Village Manager authority to impose conditions.

ACTION REQUIRED:
Motion approving the Chicago Culinary Kitchen live patio music, including the waiver of the Village's amplified noise ordinance.

ATTACHMENTS:

- CCK Application

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

Chicago Culinary Kitchen Music on the Patio

Last year we were granted the permission to have 12 dates of amplified music on the patio requiring an Outdoor Sound Permit. To my knowledge, there were no issues or complaints from the surrounding businesses or residents. There is no charge for customers to enjoy the entertainment and it proved to be great for the community, as it gave people a place to hang out with friends and family while supporting local artists.

We are again requesting to be permitted to have 12 dates of amplified music on the patio to be used between May 26th – October 31st of this year. The hours for the music would be 4-7pm. The band would be set up as it was last year; at the back of the patio with the band and speakers projecting all sound towards Hicks Rd. As requested by the Village, if this is granted we would give a minimum notice of 7 days prior so that they could notify the police.

Thank you for your consideration.

Sincerely,

Kristina Gaardbo

Attachment: CCK Application (Chicago Culinary Kitchen Live Patio Music)

VILLAGE OF PALATINE
SPECIAL EVENT PERMIT APPLICATION

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

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

GENERAL EVENT INFORMATION

Name of Event
CCK ~ Music on the Patio

Exact Address of Event
2391 N. Hicks Rd. Palatine IL 60074

Type of Event (Check all applicable)
☐ Festival ☐ Run/Walk ☐ Parade ☐ Car Show ☐ Craft Fair ☐ Fireworks ☒ Other Free Live Weekend Music

Date(s) of Event	Hours of Event	Total Hours (Step-up - Tear down)
5/26 + 7/7 + 10 additional TBD	4pm-7pm	4 hrs

Phone number/website for publication	Estimated attendance	Last years actual attendance
www.chicagoculinarykitchen.com	40	varied 40-60

Describe the event's community and/or cultural benefit
Free music for community at a safe place to gather and eat

SPONSORING ORGANIZATION INFORMATION

Name of Sponsoring Organization	Contact person from Sponsoring Organization	
Chicago Culinary Kitchen	Kristina Gaardbo	
Sponsoring Organization Address	**City**	**Zip**
2391 N. Hicks Rd.	Palatine	60074
Phone Number	**E-Mail**	**Website**
[redacted]	[redacted]	www.chicagoculinarykitchen.c

ORGANIZER/COORDINATOR INFORMATION

Name of Organizer/Coordinator	E-mail	
Kristina Gaardbo	[redacted]	
Organizer/Coordinator Address	**City**	**Zip**
2391 N Hicks Rd.	Palatine	60074
Phone Number	**Cell Phone Number**	**Fax Number**
[redacted]		n/a

EMERGENCY CONTACT INFORMATION

Name of Emergency Contact	E-mail	
Greg Gaardbo	[redacted]	
Emergency Contact Address	**City**	**Zip**
2391 N Hicks Rd.	Palatine	60074
Phone Number (24hours)	**Cell Phone Number**	**Fax Number**
	[redacted]	n/a

Attachment: CCK Application (Chicago Culinary Kitchen Live Patio Music)

VILLAGE OF PALATINE

SPECIAL EVENT PERMIT APPLICATION

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

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

EVENT OVERVIEW

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

ACKNOWLEDGEMENT/SIGNATURE

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

Signature of Organizer

Date 3/19/2024

Application must include the following documentation

- ☒ Special Event Application (Page 1, 2, 3, 4)
- ☐ ~~Certificate of Insurance~~ (see Section 5) — on CCK premises
- ☐ ~~Site Plan and/or Race/Parade Route Map~~

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

APPLICATIONS WITH MISSING INFORMATION WILL NOT BE PROCESSED.

Attachment: CCK Application (Chicago Culinary Kitchen Live Patio Music)

VILLAGE OF PALATINE
SPECIAL EVENT PERMIT APPLICATION

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

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

CCK ~ Music on the Patio

Name of Event

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

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

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

SECTION 2: NOISE CONTROL PLAN ☐ Not Applicable

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

Amplified sound will be used from: (am/pm)	Amplified sound will be used to: (am/pm)
4-7pm	

Describe the sound system(s)

Amplified music from live band

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

- Band + equipment faces towards Hicks Rd.
- Volume can be adjusted

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

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

Public Parking Lot / Property Intended for "Event"

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

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

Attachment: CCK Application (Chicago Culinary Kitchen Live Patio Music)

VILLAGE OF PALATINE
SPECIAL EVENT PERMIT APPLICATION

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

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

SECTION 4: INDEMNITY/HOLD HARMLESS AGREEMENT

Name of Sponsoring Organization
Chicago Culinary Kitchen

Name of Event
CCK - Music on the Patio

Date(s) of Event
5/26 + 7/7 and 10 additional dates TBD

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

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

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

SIGNATURE

PRINT NAME	TITLE/POSITION	DATE
Kristina Gaudio	Owner/operator	3/19/2024

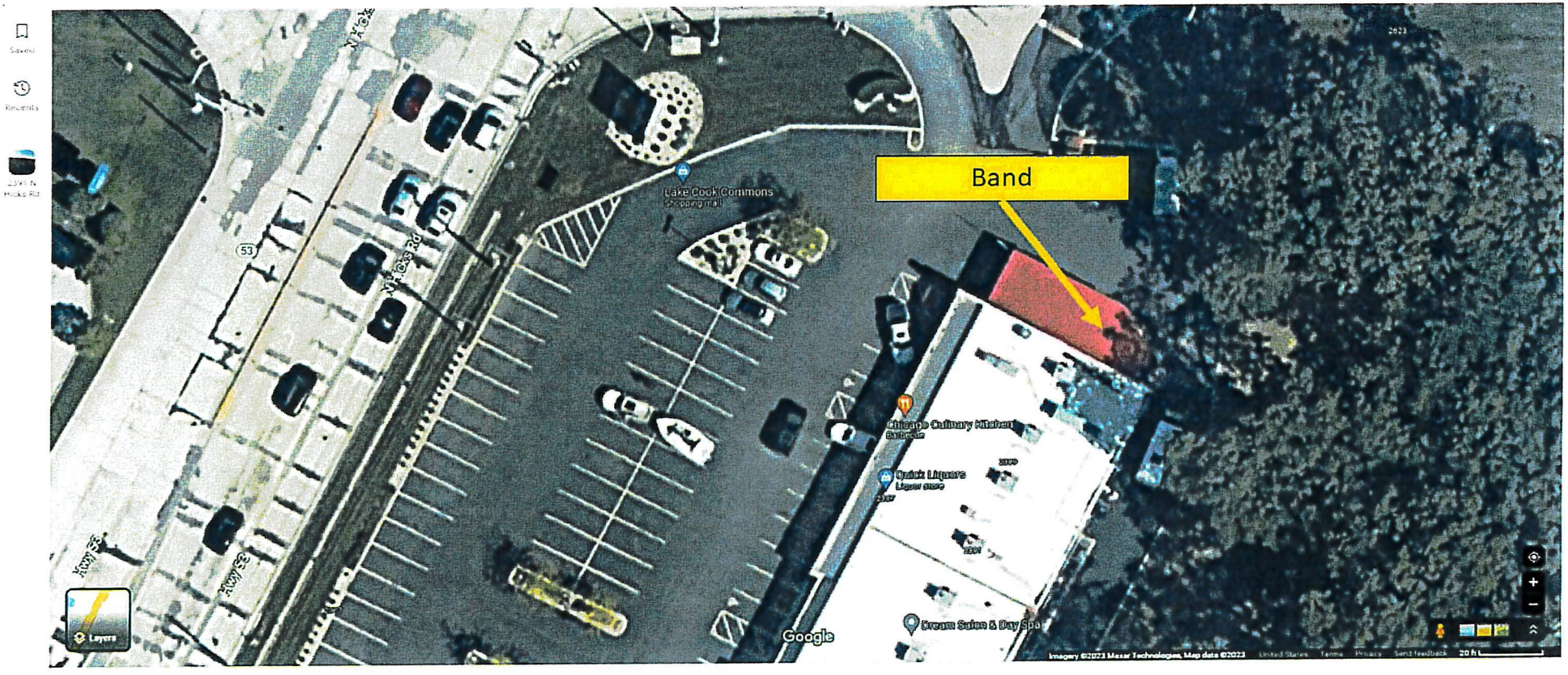
SECTION 5: INSURANCE REQUIREMENTS

INSURANCE REQUIREMENTS

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

Attachment: CCK Application (Chicago Culinary Kitchen Live Patio Music)

Chicago Culinary Kitchen Summer Patio Music



Chicago Culinary Kitchen Summer Patio Music

Consider an Ordinance Granting a Parking Variation at 2379 N. Hicks Road

BACKGROUND:
The Petitioner is proposing to open a new restaurant, Fronteras Mexican Grill, within the subject tenant space. Including the proposed restaurant, the total required parking exceeds the number of parking spaces currently provided on-site. Therefore, the Petitioner is requesting:

> **A Variation to permit 135 parking spaces, instead of the minimum required 143 parking spaces.**

KEY ISSUES:
- The Petitioner is proposing to lease an approximately 1,200 square foot vacant tenant space to open a new restaurant. The business plan does not indicate any liquor/alcohol service and would operate within the allowable hours; therefore, a Special Use is not required.
- The submitted business plan indicates that they will mainly be focused on carry-out orders with, "…online ordering, efficient delivery services, and hassle-free pick-up options". The restaurant will also have tables with 16 total seats for those choosing to dine in. The proposed hours of operation for the restaurant are Monday - Sunday: 10 AM - 9 PM.
- Staff compiled the parking exhibit, which includes those spaces on the Plat of Survey and nine additional spaces added through a building permit. In addition to field verifying through a site visit, Staff has verified the overall provided parking count at 135 spaces. This is consistent with recent parking expansion site plans, associated with the laundromat build out, and recent parking site plans for the center.

ALTERNATIVES:
1. Approve the Variation to permit 135 parking spaces, instead of the minimum required 143 parking spaces.
2. Do not approve the Variation to permit 135 parking spaces, instead of the minimum required 143 parking spaces.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on March 12, 2024.
Residents testifying:	None.
Vote:	The PZC voted unanimously to approve the parking Variation, and Staff concurs.

ACTION REQUIRED:
A motion to approve the ordinance granting a Variation to permit 135 parking spaces, instead of the minimum required 143 parking spaces.

ATTACHMENTS:

- Aerial Map
- ORD VAR 2379 N Hicks Rd

- EXHIBIT - Floorplan
- EXHIBIT - Parking site plan
- EXHIBIT - Business Plan
- PZC Materials - March 12, 2024
- DRAFT PZC Minutes - March 12, 2024
- Public Notice

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

GISConsortium | 2379 N. Hicks Road

0 300 600 ft

Print Date: 2/13/2024

Notes

Cook County Aerial 2022

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

Attachment: Aerial Map (2024-27 : 2379 N. Hicks Road - VAR Parking)

ORDINANCE NO. _____

AN ORDINANCE GRANTING A VARIATION AT
2379 N. HICKS ROAD

WHEREAS, pursuant to a petition and public hearing on March 12, 2024, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Variation to permit 135 parking spaces, instead of the minimum required 143 parking spaces pursuant to Section 7.03 (b) (1) of the Palatine Zoning Ordinance, on the following legally described property:

PARCEL 1: LOT 1 IN THE PLAT OF RESUBDIVISION OF PARCEL ONE OF BOURBON SQUARE, A PLANNED UNIT DEVELOPMENT OF THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TONWSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SUBDIVISION RECORDED AUGUST 19, 2002 AS DOCUMENT 0020909525, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY ACCESS EASEMENT AGREEMENT DATED MAY 20, 2002 AND RECORDED AUGUST 19, 2002 AS DOCUMENT 0020909526, AND DEED DATED AUGUST 29, 2002 AND RECORDED SEPTEMBER 16, 2002 AS DOCUMENT 0021010520 FROM EOR-BOURBON SQUARE VISTAS, INC. TO MUHAMMED AMJAD AND SADIA AMJAD, AND AS AMENDED BY AMENDMENT RECORDED SEPTEMBER 16, 2002 AS DOCUMENT 002101523, FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND:
THAT PART OF LOT 2 OF PARCEL ONE OF BOURBON SQUARE, A PLANNED UNIT DEVELOPMENT IN THE NORTH 1/2 OF THE NORTHEAST

Attachment: ORD VAR 2379 N Hicks Rd (2024-27 : 2379 N. Hicks Road - VAR Parking)

**1/4 OF SECTION 2, TONWSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF ILLINOIS ROUTE 53, (HICKS ROAD)AND THE NORTHERLY LINE OF SAID BOURBON SQUARE SUBDIVISION; THENCE SOUTH 26 DEGREES, 41 MINUTES, 20 SECONDS WEST ALONG THE EASTERLY LINE OF ILLINOIS ROUTE NO. 53, A DISTANCE OF 325.59 FEET TO THE POINT OF BEGINNING, ALSO BEING THE SOUTHWESTERLY CORNER OF LOT 1 OF SAID SUBDIVISION; THENCE SOUTH 63 DEGREES, 18 MINUTES, 40 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 243.43 FEET; THENCE SOUTH 12 DEGREES, 23 MINUTES, 22 SECONDS WEST, A DISTANCE OF 33.64 FEET; THENCE ALONG AN ARC CONCAVE TO THE NORTH WITH A CHORD BEARING OF NORTH 71 DEGREES, 53 MINUTES, 21 SECONDS WEST, A CHORD LENGTH OF 81.01 FEET AND AN ARC LENGTH OF 81.32 FEET; THENCE NORTH 63 DEGREES, 13 MINUTES, 13 SECONDS WEST, A DISTANCE OF 171.63 FEET TO A POINT OF THE EASTERLY LINE OF ILLINOIS ROUTE 53; THENCE NORTH 26 DEGREES, 41 MINUTES, 20 SECONDS EAST ALONG THE EASTERLY LINE OF ILLINOIS ROUTE NO. 53, A DISTANCE OF 44.41 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.**

Commonly known as 2379 N. Hicks Road (PIN# 02-02-201-158-0000).

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

SECTION 1: A Variation to permit 135 parking spaces, instead of the minimum required 143 parking spaces pursuant to Section 7.03 (b) (1) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. **The Variation shall substantially conform to the Floor Plan and Business Plan submitted by the Petitioner, Aldo Hernandez, Fronteras Mexican Grill, LLC, except as such plans may be changed to conform to Village Codes and Ordinances.**

Attachment: ORD VAR 2379 N Hicks Rd (2024-27 : 2379 N. Hicks Road - VAR Parking)

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 _____, 2024

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

APPROVED by me this _____day of _____, 2024

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____day of _____, 2024

_____
Village Clerk

Attachment: ORD VAR 2379 N Hicks Rd (2024-27 : 2379 N. Hicks Road - VAR Parking)

GENERAL NOTES

1. IT SHALL BE ASSUMED THAT ALL CONTRACTORS ARE EXPERIENCED AND THOROUGHLY KNOWLEDGEABLE IN THEIR RESPECTIVE AREAS OF THE CONSTRUCTION INDUSTRY AND SHALL PERFORM IN A RESPONSIBLE MANNER IN ESTABLISHED CONSTRUCTION SEQUENCE, RECOGNIZING PROPRIETY OF DRAWINGS AND DETAILS AND SHALL INFORM THE ARCHITECT OF POTENTIAL PROBLEMS WHEN THE DRAWINGS ARE UNCLEAR OR INCONSISTENT.
2. CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY ARCHITECT OF DISCREPANCIES OR CONFLICTS IN THESE DRAWINGS FOUND DURING BIDDING AND / OR CONSTRUCTION PRIOR TO PERFORMING THE WORK. THE ARCHITECT SHALL RESOLVE SUCH DISCREPANCIES EXPEDITIOUSLY AND NOTIFY CONTRACTOR EITHER VERBALLY OR IN WRITING AS APPLICABLE TO THE CONDITION.
3. CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL UTILITY SERVICES AND COORDINATE AS REQUIRED, NOTIFYING THE ARCHITECT OF VARIATIONS OR CONFLICTS.
4. CONTRACTOR SHALL PERFORM IN A MANNER CONFORMING TO APPLICABLE CODES, REGULATIONS, AND REQUIREMENTS OF ALL GOVERNING AGENCIES AS WELL AS STANDARD INDUSTRY PRACTICES.
5. IF NOT SPECIFICALLY DEFINED ON THESE DRAWINGS, MATERIAL AND/OR EQUIPMENT SHALL BE IDENTIFIED BY CONTRACTOR TO THE ARCHITECT WITHIN A REASONABLE TIME TO ALLOW SELECTION, PURCHASE, AND DELIVERY SO AS TO PREVENT DELAY IN THE JOB SCHEDULE.
6. MATERIAL SUBSTITUTION SHALL BE APPROVED BY ARCHITECT PRIOR TO PURCHASE AND INSTALLATION.
7. ALL MATERIAL SHALL BE HANDLED AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
8. ALL COLORS AND/OR COLOR SAMPLES SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION OR APPLICATION.
9. ALL REQUIRED EXITS SHALL BE IDENTIFIED PER REQUIREMENTS OF GOVERNING CODES AND AGENCIES AND SHALL BE OPERABLE FROM THE INTERIOR WITHOUT THE USE OF A KEY, SPECIAL EFFORT, OR SPECIAL KNOWLEDGE.
10. ALL REQUIRED EXIT SIGNS SHALL HAVE LETTERS 6" HIGH. CONTRACTOR SHALL INSTALL EXIT SIGNS AT LOCATIONS INDICATED BY APPLICABLE GOVERNING AGENCIES.
11. TOILET ROOMS SHALL HAVE A MINIMUM VENTILATION OF 75 CFM PER WATER CLOSET.
12. TOILET ROOMS SHALL HAVE A MINIMUM OF ONE TOILET FOR EACH SEX (IF REQUIRED) WHICH SHALL MEET ALL REQUIREMENTS OF THE PHYSICALLY HANDICAPPED REGULATIONS OF THE STATE AND GUIDELINES OF THE ADA WHICHEVER IS MORE RESTRICTIVE.
13. FIRE EXTINGUISHERS SHALL BE PROVIDED IN A QUANTITY AND QUALITY AND LOCATION AS REQUIRED BY LOCAL FIRE DEPARTMENT AND/OR GOVERNING FIRE PROTECTION AGENCY (OWNER TO PROVIDE AT TIME OF OCCUPANCY).
14. ATTIC SEPARATIONS AS REQUIRED BY GOVERNING AGENCIES SHALL BE PROVIDED, WHETHER INDICATED ON THESE PLANS OR NOT.
15. CONTRACTOR SHALL FURNISH TEMPORARY SANITATION, WATER, AND POWER FACILITIES DURING COURSE OF CONSTRUCTION.
16. DETAILS AND SPECIFICATIONS SHOWN ON THESE DRAWINGS MAY COVER CONDITIONS NOT APPLICABLE TO THIS BUILDING. DETAILS CALLED OUT ON PLANS, SECTIONS & ELEVATIONS REFER TO SPECIFIC DETAILS TO BE EMPLOYED IN THE CONSTRUCTION OF THIS BUILDING. THOSE ADDITIONAL DETAILS AND SPECIFICATIONS WHICH MAY APPEAR DUE TO THE EMPLOYMENT BY THE ARCHITECT OF A SERIES OF STANDARD DETAILS AND SPECIFICATIONS, BUT NOT SPECIFICALLY PERTINENT TO THIS PROJECT ARE TO BE IGNORED.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, MOUNTING, AND DISPLAYING ARCHITECT'S JOB SIGN. CONTRACTOR SHALL ALSO RETURN JOB SIGN TO ARCHITECT AT COMPLETION OF PROJECT IN GOOD CONDITION.
18. ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY THE PHYSICALLY HANDICAPPED PERSONS SHALL BE IDENTIFIED WITH AT LEAST ONE (1) STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS.
19. AT THE ENTRANCE TO OFF-STREET PARKING FACILITIES, A CONSPICUOUS SIGN AT LEAST 17" HIGH X 22" WIDE, THAT WOULD HOLD UP TO WEATHER CONDITIONS FOR THE AREA, IS REQUIRED. THE LETTERING IS TO BE A MINIMUM OF ONE-INCH (1") HIGH STATING "UNAUTHORIZED VEHICLES, PARKED IN HANDICAP PARKING STALLS NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PHYSICALLY HANDICAPPED PERSONS MAY BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT OR BY TELEPHONING COMPANY POSTED ON SIGNAGE.
20. ALL PRIMARY ENTRANCES TO BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO THE PHYSICALLY HANDICAPPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ADA. THIS SHALL BE SECURITY TYPE COMBINATION RELOCKING.
21. THESE IN DRAWINGS, INCLUDING ALL DESIGNS, DETAILS, SPECIFICATIONS AND INFORMATION, ARE THE SOLE PROPERTY AND COPYRIGHT OF AGAMA DESIGNS ARCHITECTS, AND ARE FOR USE DURING THIS SPECIFIC PROJECT AND SHALL NOT BE USED ON ANY OTHER WORK WITHOUT THE AGREEMENT AND WRITTEN PERMISSION OF AGAMA DESIGNS ARCHITECTURE
22. WRITTEN DIMENSIONS ON ALL DRAWINGS SHALL TAKE PRIORITY OVER SCALED DIMENSIONS.
23. CONTRACTORS SHALL VERIFY AND ASSUME RESPONSIBILITY FOR DIMENSIONS AND CONDITIONS ON THE JOB SITE. ANY DISCREPANCY OR VARIATIONS FROM THE DIMENSIONS AND CONDITIONS ON THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF AGAMA DESIGNS ARCHITECTS PRIOR TO THE COMMENCEMENT OF ANY WORK.
24. SHOP DRAWINGS AND DETAILS SHALL BE SUBMITTED & APPROVED PRIOR TO PROCEEDING WITH VARIATIONS.
25. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH PLANS ISSUED FOR CONSTRUCTION ONLY.
26. ALL HANDICAPPED SIGNAGE SHALL COMPLY WITH THE APPLICABLE ACCESSIBILITY CODE AND THE ADAAG.
27. ALL RECEPTACLES AND ALL DROP CORDS LOCATED IN THE SHOP AREA SHALL HAVE GFCI PROTECTION PER NEC 510.10
28. ALL LIGHTING FIXTURES LOCATED IN DROP CEILINGS SHALL BE SECURED TO THE GRID WORK BY APPROVED CLIPS OR SCREWS PER NEC 410-16.C.
29. FINAL PLACEMENT OF EXIT SIGNS AND EXIT LIGHTS SHALL BE DETERMINED BY THE LOCAL FIRE OFFICIAL IN THE FIELD.
30. CONSTRUCTION SHALL BE IN ACCORDANCE WITH PLANS THAT ARE PRINTED WITH THE WORDS "ISSUED FOR CONSTRUCTION" AND DATED IN THE TITLE BLOCK. THE CONTRACTOR SHALL DISPOSE OF ALL PREVIOUSLY DATED PLANS.
31. THE CONTRACTOR SHALL PROVIDE AN INSURANCE CERTIFICATE NAMING THE OWNER AND AGAMA DESIGNS ARCHITECTS, THE ARCHITECT, AS NEEDED INSURED ON THE CONTRACTOR'S LIABILITY INSURANCE.
32. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL REQUIRED PEDESTRIAN AND VEHICULAR PROTECTION.
33. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING DUMPSTERS AND FOR PAYING ANY BONDS AS REQUIRED BY THE CITY OR VILLAGE.
34. THE CONTRACTOR SHALL MARK ALL PARKING STALLS THAT ARE SHOWN ON THE PLANS, INCLUDING HANDICAP STALLS WITH WHITE TRAFFIC PAINT. STALLS SHALL BE PAINTED PER DETAILS ON PLANS. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND ANY SPECIAL PROVISIONS REGARDING TRAFFIC MARKINGS.
35. THE CONTRACTOR SHALL PAINT OVER ALL EXISTING STRIPES LOCATED BETWEEN THE PROPOSED STRIPING WITH BLACK TRAFFIC PAINT TO OBLITERATE THEM.
36. THE CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES ON THE SITE PRIOR TO LANDSCAPING BEING PLACED.
37. STRAW BALES TO BE STAKED DOWN AROUND ALL INLETS AND POINTS OF SURFACE RUNOFF. STRAW BALES TO REMAIN AND BE MAINTAINED UNTIL PAVEMENT AND LANDSCAPING ARE IN PLACE.
38. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, INITIATING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE THE NECESSARY PROTECTION TO PREVENT DAMAGE INJURY OR LOSS TO:
   A. ALL EMPLOYEES ON THE WORK AND OTHER PERSONS AND ORGANIZATIONS WHO MAY BE AFFECTED THEREBY,
   B. ALL THE WORK AND MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN, WHETHER IN STORAGE ON OR OFF THE SITE AND,
   C. OTHER PROPERTY AT THE SITE OR ADJACENT THERETO, INCLUDING TREES, SHRUBS, LAWNS, WALKS, PAVEMENTS, ROADWAYS, STRUCTURES, UTILITIES AND UNDERGROUND FACILITIES NOT DESIGNATED FOR REMOVAL, RELOCATION'S OR REPLACEMENT IN THE COURSE OF CONSTRUCTION.
39. CONTRACTOR SHALL DESIGNATE A RESPONSIBLE REPRESENTATIVE AT THE SITE WHOSE DUTY SHALL BE THE PREVENTION OF ACCIDENTS. THIS PERSON SHALL BE THE CONTRACTOR'S SUPERINTENDENT UNLESS OTHERWISE DESIGNATED IN WRITING BY THE CONTRACTOR TO THE OWNER.
40. TO THE FULLEST EXTENT PERMITTED BY LAWS AND REGULATIONS, THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ARCHITECT AND THEIR CONSULTANTS, AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, DIRECT, INDIRECT OR CONSEQUENTIAL (INCLUDING BUT NOT LIMITED TO FEES AND CHARGES OF ENGINEERS, ARCHITECTS, ATTORNEYS AND OTHER PROFESSIONALS AND COURT AND ARBITRATION COSTS) ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK, PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS OR EXPENSE (A) IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE, OR DEATH, OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF) INCLUDING LOSS OF USE RESULTING THEREFROM AND (B) IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF CONTRACTOR, ANY SUBCONTRACTOR, ANY PERSON OR ORGANIZATION DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM TO PERFORM OR FURNISH ANY OF THE WORK OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT IT IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER OR ARISES BY OR IS IMPOSED BY LAWS AND REGULATIONS REGARDLESS OF THE NEGLIGENCE OF ANY SUCH PARTY.
41. IN ANY OR ALL CLAIMS AGAINST THE OWNER OR THE ARCHITECT OR ANY OF THEIR CONSULTANTS, AGENTS OR EMPLOYEES BY ANY EMPLOYEE OF THE CONTRACTOR, ANY SUBCONTRACTOR, ANY PERSON OR ORGANIZATION DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM TO PERFORM OR FURNISH ANY OF THE WORK OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, THE INDEMNIFICATION OBLIGATION UNDER PARAGRAPH 1.0 SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATIONS ON THE AMOUNT OR TYPE OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR CONTRACTOR OR ANY SUCH SUBCONTRACTOR OR OTHER PERSON OR ORGANIZATION UNDER WORKERS' OR WORKMEN'S COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS.
42. THE OBLIGATIONS OF THE CONTRACTOR UNDER PARAGRAPH 38 SHALL NOT EXTEND TO THE LIABILITY OF ARCHITECT, ARCHITECT'S CONSULTANTS, AGENTS OR EMPLOYEES ARISING OUT OF PREPARATION OR APPROVAL OF MAPS, DRAWINGS, OPINIONS, REPORTS, SURVEYS, CHANGE ORDERS, DESIGN OR SPECIFICATIONS.
43. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS AND REGULATIONS APPLICABLE TO FURNISHING AND PERFORMANCE OF THE WORK. EXCEPT WHERE OTHERWISE EXPRESSLY REQUIRED BY APPLICABLE LAWS AND REGULATIONS, NEITHER THE OWNER NOR ARCHITECT SHALL BE RESPONSIBLE FOR MONITORING CONTRACTORS' COMPLIANCE WITH ANY LAWS OR REGULATIONS.
44. WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF UTILITY FACILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ARCHITECT AS TO LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDERS. THE ARCHITECT AND OWNER ASSUME NO RESPONSIBILITY WHATSOEVER IN RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UTILITY FACILITIES, NOR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULES OF THE UTILITY COMPANIES FOR REMOVING OR ADJUSTING THEM.
45. IF NOT SPECIFICALLY DEFINED IN THESE DRAWINGS, MATERIALS AND / OR EQUIPMENT SHALL BE IDENTIFIED BY CONTRACTOR TO THE ARCHITECT WITHIN A REASONABLE TIMEFRAME
46. COMBUSTIBLE MATERIALS SHALL NOT BE STORED IN BOILER ROOMS, MECHANICAL ROOMS, ELECTRICAL EQUIPMENT ROOMS, OR SPRINKLER ROOMS
47. ADDRESS / SUITE NUMBER MUST BE POSTED ON BUILDING SITE AT ALL TIMES DURING CONSTRUCTION. NUMBERS TO BE VISIBLE FROM STREET
48. PROVIDE SIGNAGE ON ENTRY DOOR TO IDENTIFY EQUIPMENT INSIDE (RISER ROOM, FIRE ALARM PANEL, ELECTRICAL EQUIPMENT, HEATING / AC EQUIPMENT, ETC.)
49. PROVIDE ACCESS AND WORKING SPACE TO ALL ELECTRICAL PANELS, FIRE ALARM CONTROL PANELS, AND FIRE PROTECTION EQUIPMENT BY PROVIDING A SPACE 30" MINIMUM BY WIDTH, 36" MIN. IN DEPTH, AND 78" MIN. IN HEIGHT
50. APPROPRIATE PORTABLE FIRE EXTINGUISHER SHALL BE SELECTED AND LOCATED IN ACCORDANCE WITH IFC 906
51. THE REQUIREMENTS OF IFC CHAPTER 14 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION SHALL BE SELECTED AND LOCATED IN ACCORDANCE TO WITH IFC 906
52. POST THE OCCUPANT LOAD VISIBLE NEAR THE MAIN EXIT OR EXIT ACCESS DOOR
53. TENANT SPACE TO BE PROVIDED WITH IDENTIFICATION TO FRONT AND REAR DOOR. ADDRESS SHALL BE VISIBLE FROM THE STREET FRONTING THE PROPERTY. NUMBERS SHALL BE MINIMUM SIX INCHES (6") HIGH BY A MINIMUM ONE HALF INCH (.5") STROKE.
54. A "KNOX-BOX" OR SIMILAR ENTRY KEY BOX SHALL BE PROVIDED. CONTACT FIRE DEPARTMENT FOR BOX LOCATION INSTALLATION
55. FIELD VERIFY PORTABLE FIRE EXTINGUISHERS MOUNTED A WITHIN 30 FEET OF ANY COOKING EQUIPMENT. PROVIDE A CLASS K RATED FIRE EXTINGUISHER IN THE KITCHEN
56. PROVIDE SHOP DRAWINGS, CUT SHEETS, SPECIFICATIONS AND CALCULATIONS FOR ANY CHANGES TO THE FIRE ALARM SYSTEM TO BE REVIEWED AND APPROVED BY THE FIRE DEPARTMENT. THE FIRE ALARM SYSTEM SHALL BE PERFORMED UNDER A SEPARATE REPORT WHEN THE INFORMATION IS BECOMES AVAILABLE
57. FIELD VERIFY LOCATION OF ACCESSIBLE SEATING IN THE RESTAURANT TO VERIFY THE WHEELCHAIR SPACE IS LOCATED AT THE ACCESSIBLE TABLE DOES NOT BLOCK ANY MEANS OF EGRESS
58. INDICATE FACTILE EXIT SIGNAGE AT EACH DOOR TO AN EXIT DISCHARGE DOOR
59. INSPECTOR SHALL FIELD VERIFY AT THE TIME OF FINAL INSPECTION THAT ALL THE ISLE WIDTH AND PROJECTIONS ARE ADEQUATE AND CODE COMPLIANT
60. LOCAL INSPECTOR SHALL VERIFY THE EXIT AND MEANS OF EGRESS LIGHTING ONCE ALL THE FIXTURES, PARTITIONS AND EQUIPMENT ARE IN PLACE. ADDITIONAL LIGHTING MAY BE REQUIRED BASED UPON THE FIELD VERIFICATION
61. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE (2015 IFC, SECTION 1004.3)
62. IT IS THE RESPONSIBILITY OF THE APPLICANT TO INDEPENDENTLY SEEK COUNTY HEALTH DEPT PLAN REVIEW APPROVAL FINAL OCCUPANCY CANNOT BE GRANTED PRIOR TO FINAL INSPECTION APPROVAL BY COUNTY HEALTH DEPT. THE CITY IS NOT RESPONSIBLE FOR ANY RECONSTRUCTION ASSOCIATED WITH COUNTY HEALTH DEPT REQUIRED
63. THE ARCHITECT SHALL MAKE A REPORT AFTER THE SENSOR CONTROLS HAVE BEEN TESTED AND APPROVED PER 0-408.3 OF THE 2018 IECC.
64. THE EXTERIOR POLE OR WALL SIGNAGE IS TO BE ISSUED BY SEPARATE PERMIT PER LOCAL ORDINANCE.
65. THE UPBLAST FANS SHALL BE HINGED WITH FLEXABLE WEATHERPROOF ELECTRICAL CABLE.
66. ALL OPERATING AND MAINTENANCE REPORTS/DRAWINGS SHALL BE PROVIDED THE OWNER/TENANT. PER 2018 IECC C408.2.5.

KEY TO SYMBOLS

- DETAIL NO. / SHEET NO. — DETAIL CUT
- SECTION NO. / SHEET NO. — BUILDING CROSS SECTION
- SECTION NO. / SHEET NO. — BUILDING WALL SECTION
- DETAIL NO. / SHEET NO. — DETAIL BUBBLE
- EXT. ELEV. NO. / SHEET NO. — EXTERIOR ELEVATION NUMBER
- MATERIAL FINISH — EXTERIOR FINISH SCHEDULE
- INT. ELEV. NO. / SHEET NO. — INTERIOR ELEVATION NUMBERS
- INT. ELEV. NO. — INTERIOR ELEVATION NUMBER AS TITLE UNDER ELEVATION
- DOOR NO. — DOOR TAG REFER TO DOOR SCHEDULE
- F.F.= — ELEVATION FLOOR LINE
- MATCH LINE — INDICATES MATCH LINE
- A — INDICATES GRID LINE
- ROOM NAME / ROOM # (ROOM / 100) — ROOM TAG

ABBREVIATIONS

ACOUSTIC	ACST				
AGGREGATE	AGG	FOOTING	FTG	REINFORCING BAR	REBAR
AIR CONDITIONING	AIR, COND	FOUNDATION	FDN	REQUIRED	REQD
ALUMINUM	AL/ ALUM	FURNACE	FURN	RESILIENT	RES
AMERICAN INSTITUTE OF STEEL CONSTRUCTION	AISC	GALVANIZING	GALVG	REVISION	REV
AMERICAN NATIONAL STANDARDS INSTITUTE	ANSI	GALVANIZED IRON	GI	RISER	R
AMERICAN SOCIETY FOR TESTING MATERIALS	ASTM	GAUGE	GA	ROAD	RD
AMERICAN SOCIETY OF HEATING, REFRIGERATING, AND AIR CONDITIONING ENGINEERS	ASHRAE	GLASS	GL	ROOF	RF
		GLUE-LAMINATED	GLULAM	ROOF DRAIN	RD
AMERICAN STANDARDS ASSOCIATION	ASA	GOVERNMENT	GOVT	ROOFING	RFG
AMERICAN WIRE GAGE	AWG	GYPSUM	GYP	ROOM	RM
ANCHOR BOLT	AB	HARDWARE	HDW	ROUGH	RGH
AT	@	HEAD	HD	ROUGH OPENING	RO
APPROVED	APP	HEATER	HTR	ROUND	RD
APPROXIMATE	APPROX	HEIGHT	HT or HGT	S-SHAPE STEEL	S
ASPHALT	ASPH	HOLLOW METAL	HM	SCHEDULE	SCH
BALCONY	BALC	HORIZON, HORIZONTAL	HORIZ	SECTION	SECT
BASEMENT	BSMT		HOR Z	SHEET	SHT
BATHROOM	BATH	HORSEPOWER	HP	SHEATHING	SHTHG
BEAM	BM	HOT WATER	HW	SHOWER	SH
BEARING	BRG	INFORMATION	INFO	SIDING	SDG
BENCH MARK	BM	INSIDE DIAMETER	ID	SLIDING DOOR	SD
BEVELED	BEV	INSULATION	INSUL	SLOPE	SLP
BLOCKING	BLKG	INTERIOR	INT	SOUTH	S
BOARD	BD	JANITOR	JAN	SPECIFICATIONS	SPEC
BOARD FEET	BD FT or MBF	LABORATORY	LAB	SQUARE	SQ
BOARD MEASURE	BM	LIGHT	LT	SQUARE FOOT, FEET	SQ FT
BOTTOM	BOT	LIMESTONE	LS	SQUARE FEET	
BUILT-IN	BI, B-IN	LINEAR FEET	LIN FT	STAIRS	ST
CABINET	CAB	LINEN CLOSET	CL	STANDARD	STD
CAST IRON	CI	LINING	LNG	STANDPIPE	ST P
CATCH BASIN	CB	LINOLEUM	LINO	STATION	STA
CEMENT	CEM	LIVING ROOM	LR	STATION POINT	SP
CENTER	CTR	LONG	LONG	STEEL	STL
CENTER TO CENTER	OC	LUMBER	LBR	STIRRUP	STIRR
CERAMIC	CER	MACHINE	MACH	STORAGE	STOR
CHAMFER	CHAM	MANUFACTURE, MANUFACTURED	MFR	STREET	ST
CHANNEL	CH	MANUFACTURER	MFR	STRUCTURAL	STR
CIRCLE	CIR	MANUFACTURING	MFG	SUPPLY	SUP
CLEAN-OUT	CO	MARK	MK	SURFACE	SURF
CLEAR	CLR	MASONRY OPENING	MO	SURFACE 1 SIDE	S1S
COLD WATER	CW	MATERIAL	MATL	SURFACE 2 SIDES	S2S
COLUMN	COL	MAXIMUM	MAX	SURFACE 4 SIDES	S4S
CONCRETE	CONC	MECHANICAL	MECH	SURFACE ALL SIDES	SAS
CONCRETE MASONRY UNIT	CMU	MEDIUM	MED	SURFACE 1 EDGE	S1E
CONSTRUCTION SPECIFICATIONS INSTITUTE	CSI	METAL	MTL	SURFACE 2 EDGES	S2E
		MINIMUM	MIN	SURFACE 1 SIDE 1 EDGE	S1S1E
		MISCELLANEOUS	MISC	SURFACED AND MATCHED	SAM
		NATIONAL ELECTRICAL CODE	NEC	SUSPENDED CEILING	SUSP CLG
COUNTER	CTR	NATIONAL LUMBER MANUFACTURER'S ASSOCIATION	NLMA	SYMMETRICAL	SYM
COUNTERSINK	CSK			SYMBOL	SYM
CUBIC	CU			SYSTEM	SYS
CUBIC FOOT, FEET	CU FT	NOMINAL	NOM	TAR AND GRAVEL	T&G
CUBIC INCH, INCHES	CU IN	NORTH	N	TECHNICAL	TECH
CUBIC YARD, YARDS	CU YD	NOT APPLICABLE	NA	TELEPHONE	TEL
CYLINDER	CYL	NOT IN CONTRACT	NIC	TELEVISION	TV
DATA	DAT	NUMBER	# or NO.	TEMPERATURE	TEMP
DIAGRAM	DIAG	ON CENTER	OC	TERRA-COTTA	TC
DIMENSION	DIM	OPENING	OPG	TERRAZZO	TERR
DINING ROOM	DR	OPPOSITE	OPP	THICK, THICKNESS	THK
DISTANCE	DIST	ORNAMENT	ORN	THOUSAND BOARD FEET	M
DITTO	" or DO	OUTSIDE DIAMETER	OD	THREAD	THD
DIVISION	DIV	OVERHEAD	OH	TONGUE-AND-GROOVE	T&G
DOOR	DR	PAINTED	PTD	TYPICAL	TYP
DOUBLE	DBL	PAIR	PR	UNDERWRITERS' LABORATORIES	UL
DOUBLE-HUNG	DH	PANEL	PNL	UNFINISHED	UNFIN
DOWN	DN	PARTITION	PTN	UNLESS NOTED	UNO
DOWNSPOUT	DS	PAVEMENT	PVMT	UNLESS OTHERWISE GAUGE	UOG
DRAIN	D or DR	PERIMETER	PERIM	VENTILATE, VENTILATION	VENT.
DRAWING	DWG	PLASTER	PLAS	VERTICAL	VERT
DRINKING FOUNTAIN	DF	PLATE	PL	VESTIBULE	VEST
EACH	EA	PLYWOOD	PLYWD	W-SHAPE STEEL BEAM	W
EAST	E	POINT	PT	WALL CABINET	W CAB
EDGE GRAIN	EG	PORCELAIN	PORC	WALL VENT	WV
ELECTRIC	ELEC	PORCH	PCH	WATER	W
ELECTRICAL	ELEC	PRECAST	PCST	WATER CLOSET	WC
ELEVATION	ELEV	PREFABRICATE	PREFAB	WATERPROOF	WP
EMERGENCY	EMER	PRESSURE	PSI	WATT, WATTS	W
ENCLOSURE	ENCL	PRESSURE TREATED	PT	WEATHERPROOF	WP
ENTRANCE	ENT	PROPERTY	PROP.	WEDGE	WDG
EQUIPMENT	EQUIP	PUBLIC	PUB	WEIGHT	WT
ESTIMATE	EST	PLYWOOD	PLYWD	WEEP HOLE	WH
EXCAVATE	EXC	QUARRY	QRY	WEST	W
EXPANSION	EXP	POUND, POUNDS	LB or #	WET VENTILATE	WV
EXTERIOR	EXT	POUNDS PER SQUARE INCH	PSI	WEATHERPROOF	WP
FABRICATE	FAB or FBR	RADIUS	R	WIDE, WIDTH	W/TH
FEET	FT	POURED CONCRETE	P/C	WEEP HOLE	WH
FIGURE	FIG.	PREFABRICATED	PREFAB	WEST	W
FINISH	FIN	RADIATOR	RADTR	WIRE FENCE	WF
FINISHED FLOOR	FF, FL	RAILROAD	RR	WIRE GLASS	W GL
FIRE EXTINGUISHER	FE, EXT	RANGE	RGE	WITH	W/
FIREPROOF	FP	RECEPTACLE	RECP	WINDOW	WDW
FIREPROOF SELF-CLOSING	FPSC	RECTANGLE	RECT	WIRE GLASS	W GL
FIXTURE	FIX.	REDWOOD	REDWD	WITH	W/
FLANGE	FLG	REFERENCE	REF	WITHOUT	W/O
FLOOR	FLR	REFRIGERATOR	REF	WOOD	WD
FLOOR DRAIN	FD	REGISTER	REG	WROUGHT IRON	WI
FLUORESCENT	FLUOR	REINFORCE, REINFORCING	REINF	YARD, YARDS	YD
FOOT	' or FT			YELLOW PINE	YP

PROJECT DATA

BUILDING JUSTIFICATION

TOTAL TENANT SPACE AREA:	1,211 G.S.F.
USE GROUP CLASSIFICATION:	BUSINESS (B) RESTAURANT NON SEPARATED INCIDENTAL AREAS – WITH FIRE ALARM
NEW CONSTRUCTION	IIB – NON SPRINKLERED
BUILDING HEIGHT	12'-0" (ONE STORY)
ALLOWED HEIGHT (TABLE 503)	55'-0" (TWO STORY)
MAX. TRAVEL DISTANCE	200 FT (WITHOUT SPRINKLERS)
ACTUAL TRAVEL DISTANCE	53 FT
AREA AND OCCUPANCY BASIC AREA ALLOWED (TABLE 503)	9,500 S.F.

OCCUPANT LOAD
TABLE 1004.1.1 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

ROOM NAME	AREAS S.F.	OCUPPANT LOAD
COOK & CASHER	209	209 (NET)/200 = 1
DINING	497	497 (NET)/15 = 33 ACTUAL 16
PREP., DISW	193	193 (GROSS)/200 = 1
ACCESORY STORAGE	122	122 (GROSS)/300 = 1

TOTAL OCCUPANTS		19 OCCUPANTS
REQUIRED EXITS (TABLE 1021.1)	1	
EXISTING EXITS	2	

NOTE: NUMBER SEATS WILL BE RESTRICTED. ACTUAL NUMBER SEATS WILL BE 16.

EGRESS WIDTH CALCULATION (SECTION 1005.1)

REQUIRED:	PROVIDED:
36 X 0.2 = 7.2"	72"

MINIMUM NUMBER OF PLUMBING FIXTURES (TABLE 403.1)

TOILET RM	# OF PEOPLE	TOILETS REQ.	URINALS REQ.	LAVATORY REQ.	TOILETS PROV.	URINALS PROV.	LAVATORY PROV.
MALE	10	1	1	1	1	1	1
FEMALE	10	1	0	1	1	0	1

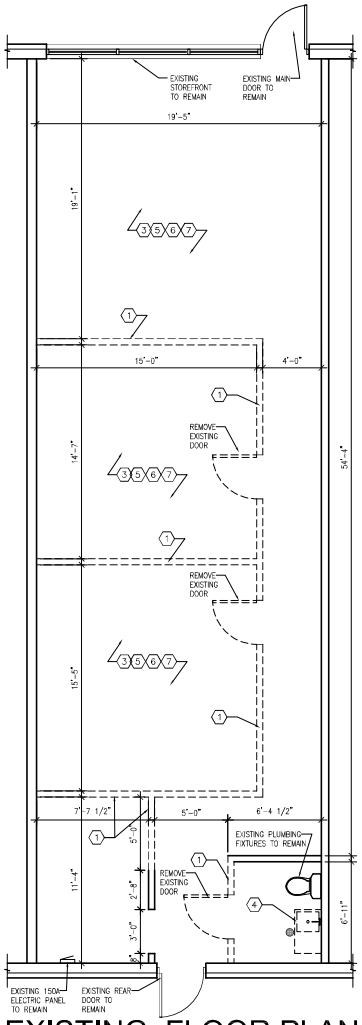
GOVERNING AGENCIES

VILLAGE OF PALATINE

200 E. WOOD STREET
PALATINE, IL 60067
PHONE: 847-358-7500

EXISTING FIRE ALARM SYSTEM

1. THE DOCUMENTS INDICATE INTERIOR IMPROVEMENTS FOR AN BUSINESS OCCUPANCY (B) AS DEFINED BY THE LIFE SAFETY CODE, NFPA #101 WITHIN AN EXISTING SINGLE STORY BUILDING.
2. PROVIDE A FULL COMPLIMENT OF PORTABLE FIRE EXTINGUISHERS IN CONFORMANCE WITH NFPA 10. A MINIMUM OF (3) 2A, 10BC EXTINGUISHERS WILL BE REQUIRED AND PROVIDE 3 DIMENSIONAL SIGNAGE LOCATIONS. COORDINATE LOCATION WITH FIRE DEPARTMENT
3. THE EXISTING AUTOMATIC FIRE ALARM DETECTION SYSTEM SHALL BE IN COMPLIANCE WITH NFPA 72. G.C. TO PROVIDE A LETTER OF VERIFICATION OF SUCH COMPLIANCE AT PROJECT COMPLETION. THIS SPACE SHALL BE MONITORED BY DUCOMM EITHER VIA CONVENTIONAL DATA CABLE OR THE RADIO FREQUENCY SYSTEM
4. ALL HVAC EQUIPMENT OVER 2000 CFM SHALL BE PROVIDED WITH SMOKE DETECTOR WIRED TO INITIATE UNIT SHUT-DOWN UPON DETECTION OF SMOKE AND SEND A SIGNAL TO THE FACP – G.C. TO VERIFY
   G.C. TO VERIFY HVAC EQUIPMENT REQUIRED CLEARANCES AND AND INTAKE – EXHAUST CLEARANCES
5. THE OCCUPANCY LOAD FOR AN BUSINESS OCCUPANCY SHALL BE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT. PROVIDE VERIFICATION OF THE OCCUPANT LOAD TO THE FIRE DISTRICT SO THE OCCUPANT LOAD POSTING CAN BE PROVIDED.
6. THE MEANS OF EGRESS SHALL BE IL



EXISTING FLOOR PLAN

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

DEMOLITION KENOTES:

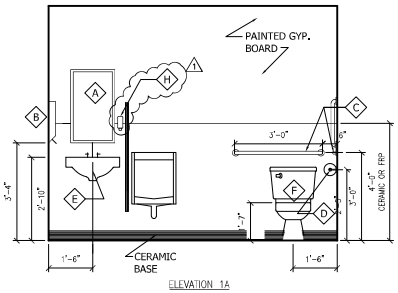
1. DEMOLITION CONTRACTOR TO VERIFY ALL LOAD BEARING WALLS AND PROVIDE NECESSARY BRACING AS REQUIRED. ALL WORK SHOWN IS AN ESTIMATE OF THE EXISTING STRUCTURE.
2. DEMOLITION CONTRACTOR TO FOLLOW ALL CITY OF OTTAWA CODES
3. DEMOLITION CONTRACTOR TO VERIFY ALL EXISTING CONDITION PRIOR TO THE START OF THE WORK
4. DEMOLITION CONTRACTOR TO REMOVE ALL RUBBISH, DEBRIS, ETC. CAUSED BY HIS WORK AS FAST AS IT ACCUMULATES. PROVIDE ON SITE DUMPSTERS
5. DEMOLITION CONTRACTOR TO FOLLOW ALL SAFETY GUIDELINES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR FOR THE SAFE EXECUTION OF ALL WORK
6. CONTRACTOR MUST COMPLY WITH THE INSURANCE / HOLD HARMLESS REQUIREMENTS
7. CONTRACTOR TO PROVIDE VERIFY LOCATION OF EXISTING WATER, ELECTRICAL AND GAS LINES PRIOR TO START WORK
8. E.C. SHALL PROVIDE TEMPORARY LIGHTING AND POWER AS REQUIRED
9. E.C. SHALL PROVIDE UPDATED TYPE WRITTEN PANEL DIRECTORIES FOR ALL PANELS AFFECTED BY THE DEMOLITION AND / OR NEW WORK. CIRCUIT BREAKERS NOT USED FOR NEW WORK SHALL BE LABELED AS SPARE

DEMOLITION NOTES:

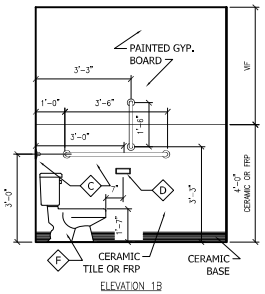
1. DEMOLITION CONTRACTOR TO VERIFY ALL LOAD BEARING WALLS AND PROVIDE NECESSARY BRACING AS REQUIRED. ALL WORK SHOWN IS AN ESTIMATE OF THE EXISTING STRUCTURE.
2. DEMOLITION CONTRACTOR TO FOLLOW ALL VILLAGE OF PALATINE CODES
3. DEMOLITION CONTRACTOR TO VERIFY ALL EXISTING CONDITION PRIOR TO THE START OF THE WORK
4. DEMOLITION CONTRACTOR TO REMOVE ALL RUBBISH, DEBRIS, ETC. CAUSED BY HIS WORK AS FAST AS IT ACCUMULATES. PROVIDE ON SITE DUMPSTERS
5. DEMOLITION CONTRACTOR TO FOLLOW ALL SAFETY GUIDELINES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR FOR THE SAFE EXECUTION OF ALL WORK
6. CONTRACTOR MUST COMPLY WITH THE INSURANCE / HOLD HARMLESS REQUIREMENTS
7. CONTRACTOR TO PROVIDE VERIFY LOCATION OF EXISTING WATER, ELECTRICAL AND GAS LINES PRIOR TO START WORK

TOILET ACCESSORIES:

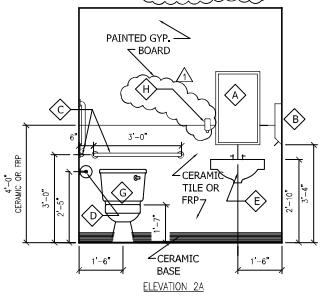
- A BOBRICK B-290 (1830) GLASS MIRROR
- B BOBRICK B-262 SURFACE MNTD PAPER TOWEL DISPENSER
- C BOBRICK B-6206X 36" & 42" GRAB BARS
- D BOBRICK B-685 SURFACE MNTD TOILET PAPER HOLDER-PLACE SEVEN TO NINE INCHES IN FRONT OF TOILET
- E LAVATORY-SEE PLUMB DRAWINGS FOR TYPE
- F TOILET - SEE PLUMBING DRAWINGS FOR TYPE
- G EXISTING TOILET
- H SOAP DISPENSER - DERMA FOAM E / KAY CHEMICAL COMPANY - AT 42" H. A.F.F
- I HAND DRYER - XLERATOR ECO MODEL XL-BW - AT 42" H. A.F.F.



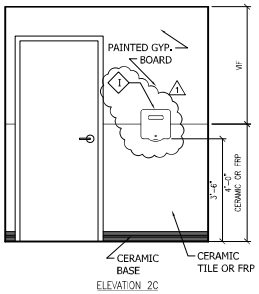
ELEVATION 1A



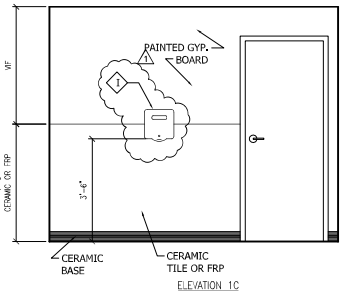
ELEVATION 1B



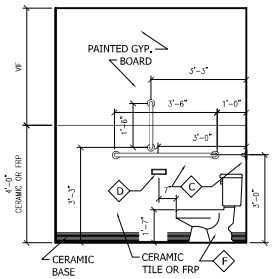
ELEVATION 2A



ELEVATION 2C



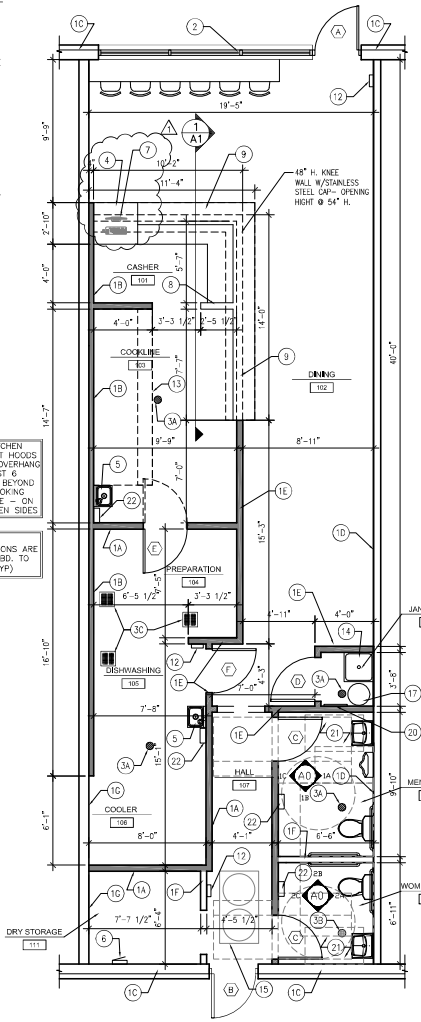
ELEVATION 1C



ELEVATION 2B

TOILET ELEV.

1 SCALE: 1/2" = 1'-0"



PROPOSED FLOOR PLAN

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

FLOOR PLAN NOTES

1A NEW 5/8" GYP BOARD EACH SIDE OF 3 5/8" 25 GA. COLD FORMED METAL STUDS @ 16" – PROVIDE SOUND ATTENUATION IF REQUIRED BY TENANT, EXTEND WALL 6" ABOVE CEILING GRID – BRACE TO STRUCTURE ABOVE @ 4'-0" O.C. – SEE SECTION

1B NEW 5/8" GYP. BD. ON ONE SIDE OF 3 5/8" 25 GA. COLD FORMED METAL STUDS @ 16" O.C. OVER EXISTING MASONRY WALL – EXTEND WALL UP TO ROOF – ALL STAINLESS STEEL FINISHED WALL IN KITCHEN AREA AND FRP FINISHED WALL IN DISHWASHING AREA

1C EXISTING EXTERIOR MASONRY WALL WITH UTILITY SIZE BRICK VENNER TO REMAIN AS IS

1D EXISTING DEMISING WALL – THIS IS A 1–HR RATED FIRE RATED DEMISING WALL – UL DESIGN U465

1E NEW 5/8" GYP BOARD EACH SIDE OF 3 5/8" 25 GA. COLD FORMED METAL STUDS @ 16" – PROVIDE SOUND ATTENUATION IF REQUIRED BY TENANT – EXTEND WALL UP TO ROOF

1F EXISTING 5/8" GYP BOARD ON EACH SIDE OF 3 5/8" 25 GA. COLD FORMED METAL STUDS @ 16" – EXTENDED WALL UP TO ROOF TO REMAIN AS IS

1G EXISTING 8" SMOOTH FACE CMU FIRE WALL 2 HOUR RATED TO REMAIN AS IS – PROVIDE FRP FINISHED WALL

2 EXISTING GLASS ON PREFINISHED ALUMINUM STOREFRONT WINDOW – TO REMAIN AS IS

3A FLOOR DRAIN – SEE PLUMBING SCHEDULES

3B EXISTING FLOOR DRAIN TO REMAIN AS IS

3C FLOOR SINK – SEE PLUMBING SCHEDULES

4 34" H. (HANDICAP HEIGHT) SOLID SURFACE COUNTER – SEE PLAN FOR DIMENSIONS. SEE SECTION DETAIL (VERIFY FINAL MATERIAL W/ OWNER)

5 34" H. (HANDICAP HEIGHT) NSF APPROVED STAINLESS STEEL HAND SINK W/ STAINLESS STEEL SIDE SPLASH EACH SIDE W/ DISPENSED SOAP AND PAPER TOWELS INSTALLED AT 42" H. A.F.F. – SEE PLUMBING DRAWINGS

6 EXISTING ELECTRICAL PANEL 150 AMP SERVICE

7 CASHIER P.O.S. COUNTER AT 34" H. (HANDICAPED HEIGHT) IN COMPLIANCE WITH 707 OF THE 2018 ILLINOIS ACCESSIBILITY CODE (IAC)

8 48" HIGH – NEW WALL 5/8" GYP BOARD EACH SIDE OF 3 5/8" 25 GA. COLD FORMED METAL STUDS @ 16" O.C. PROVIDE STAINLESS STEEL CAPPED WALL AND FRP COVERED ON BOTH SIDES – WITH TRIM

9 PROVIDE WALL OPENING @ 48" HIGH WITH SOLID SURFACE COUNTER – OPENING HEIGHT @ 54" HIGH – SEE FLOOR PLAN DIMENSIONS

10 PROVIDE SANITARY NAPKING DISPOSAL – BOBRIK #B-270 FOR RESTROOMS

11 PROVIDE METAL GARBAGE CANS WITH LIDS FOR RESTROOMS

12 PORTABLE FIRE EXTINGUISHER – TO BE PROVIDED WITHIN A 30'-0" TRAVEL DISTANCE OF COMMERCIAL TYPE COOKING EQUIPMENT. COOKING EQUIPMENT INVOLVING VEGETABLE OR ANIMAL OILS AND FATS SHELL BE PROTECTED BY A CLASS K RATED PORTABLE EXTINGUISHER – FIRE EXTINGUISHER WILL BE A MINUMUM RATING OF 2A10BC SHALL BE SUPPLIED PER THE REQUIREMENTS OF NFPA 10

13 LINE OF HOOD ABOVE

14 FLOOR MOP SINK – SEE PLUMBING PLAN

15 PROVIDE INTERIOR GREASE TRAP – SEE PLUMBING SCHEDULES

16 FIXED AND TABLE SEATING SELECTED BY OWNER – INSTALLED AND SUPPLIED BY GENERAL CONTRACTOR

17 60 GALLON GAS WATER HEATER – SEE PLUMBING SCHEDULES

18 PROVIDE FRP COVERING ON WALLS AROUND SERVICES AREAS, MOP SINK AND EACH TOILET ROOM 48" H. ABOVE FINISH FLOOR

19 ALL GAS COOKING EQUIPMENT TO BE INSTALLED WITH NSF/ANSI APPROVED POLY COATED GAS LINE WITH QUICK DISCONNECTS

20 PROVIDE HEAVY DUTY MOP RACKS/HEAVY DUTY BROOM RACKS – JANITOR AREA

21 WHERE THE TOILET ROOM OR BATHING ROOM IS FOR INDIVIDUAL USE AND A CLEAR FLOOR SPACE COMPLYING WITH 305.3 IS PROVIDED WITHING THE ROOM BEYOND THE ARC THE DOOR SWING, DOORS SHALL BE PERMITTED TO SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE.

22 PROVIDE HEATED AIR HAND DRYER DEVICE ON EACH TOILET ROOM AND EACH HAND SINK ON THE PREPARATION AND SERVICES AREAS – FDA CODE 6–301.12

CONSTRUCTION LEGEND

DENOTES EXISTING WALL CONSTRUCTION

DENOTES NEW WALL CONSTRUCTION

DOOR NOTES

1. ALL NEW INTERIOR DOORS PROPOSED TO BE IN ACCORDANCE WITH BUILDING STANDARDS AND WILL REQUIRED THE APPROVAL OF BUILDING OWNER – GC TO COORDINATE
2. ALL EXIT DOORS TO HAVE SELF CLOSING DEVICES AND PROVIDE EGRESS FROM THE SPACE AT ALL TIMES WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE

INTERIOR FINISH NOTES

1. INTERIOR FLOOR FINISH TO BE CLASS C FOR GROUP B
2. ALL INTERIOR FINISHES FOR GROUP B WITHOUT SPRINKLER (BUSINESS) TO BE CLASS C FLAME SPREAD 76 TO 200, SMOKE DEVELOPED 0 TO 450
3. FLOOR COVERINGS AND AND WALL FINISHES TO BE SELECTED BY OWNER AND COORDINATED BY GENERAL CONTRACTOR

AGAMA DES
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Yorkville, Illinois 6
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E-mail: alberto@agamade

THESE DRAWINGS, INCLUDING ALL DESIGNS SPECIFICATIONS AND COMPUTER FILES, ARE AND SHALL REMAIN THE PROPERTY OF AGA THIS SPECIFIC PROJECT AND SHALL NOT BE U OTHER WORK WITHOUT THE AGREEMENT A PERMISSION OF AGAMA DESIGNS

ISSUED DA
FOR APPROVAL
FOR PERMIT
FOR BID
FOR CONST.

REVISIONS DA
1 PALATINE 09-
2 PALATINE 09-
3 PALATINE 12-
4
5

PROJECT: PALATINE RESTAURANT
2379 N. HICKS RD.,
PALATINE IL. 60074

CLIENT: ALDO HERNANDEZ - FRONTERAS MEXICAN GRILL

JOB NO. 22-060
DATE 07-06-23
FILE 05-224
PLOT SCALE 1:1

OWNER APPROVAL

Signature

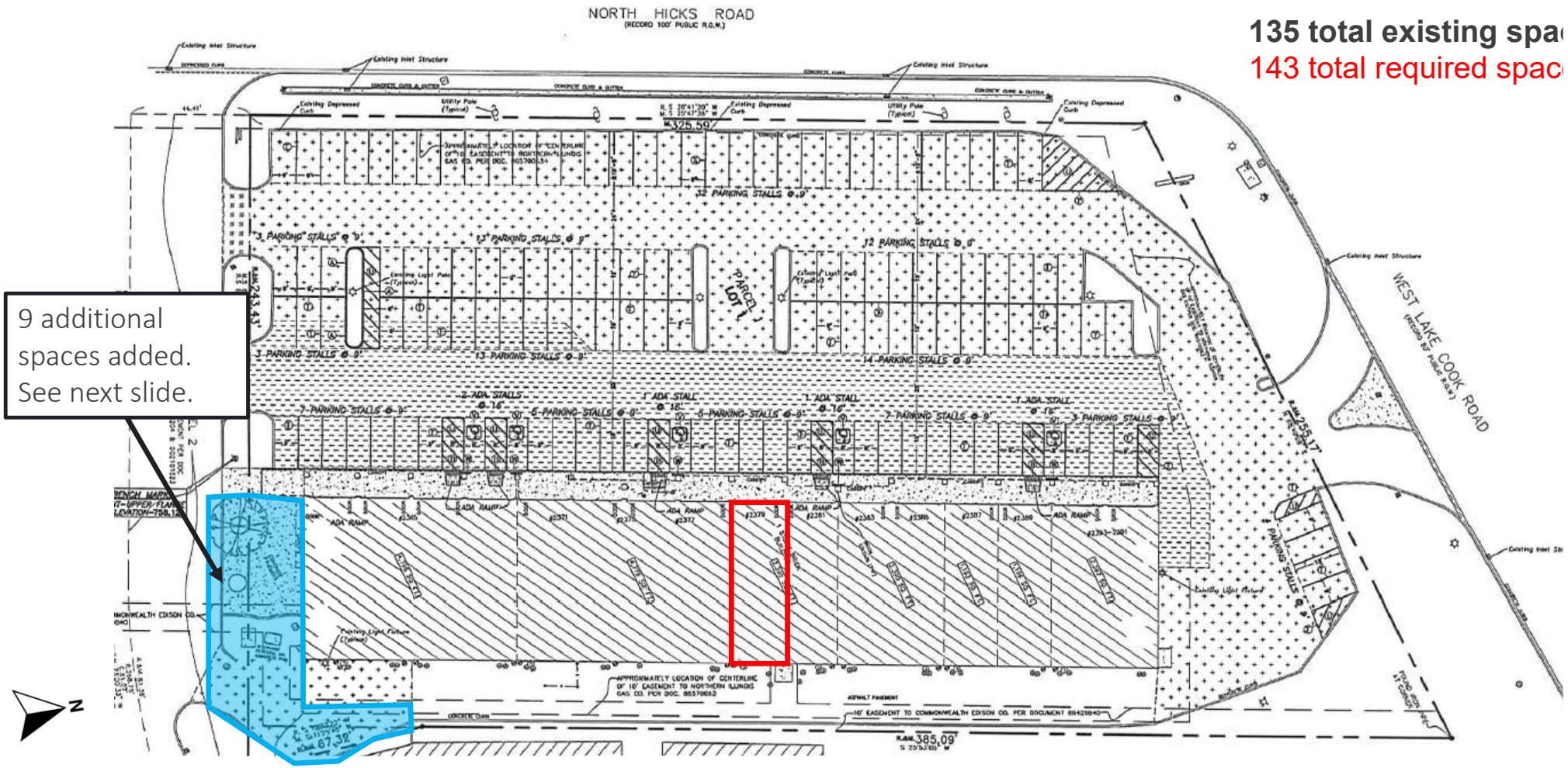
Date

SHEET TITLE
EXISTING AND PROP
BASE PLAN AND NO

SHEET NUMBER
A0

Attachment: EXHIBIT - Floorplan (2024-27 : 2379 N. Hicks Road - VAR Parking)

2379 N. Hicks Road – Parking Site Plan



Attachment: EXHIBIT - Parking site plan (2024-27 : 2379 N. Hicks Road - VAR Parking)

2379 N. Hicks Road – Parking Lot Improvements

Attachment: EXHIBIT - Parking site plan (2024-27 : 2379 N. Hicks Road - VAR Parking)

Fronteras Mexican Grill Inc. Business Plan

Executive Summary

Fronteras Mexican Grill Inc. is a vibrant and authentic Mexican restaurant located in the bustling plaza in Palatine, Illinois. Our mission is to provide an authentic Mexican dining experience with traditional flavors, all in a warm and inviting atmosphere. We aim to become the go-to choice for local residents and the general public looking for a fresh and satisfying meal.

Business Description

Operating under the legal entity of Fronteras Mexican Grill Inc., our fundamental vision and mission revolve around the delivery of an authentic Mexican culinary experience. We achieve this by curating a menu rich in traditional Mexican dishes, carefully prepared with the freshest ingredients available. Beyond our commitment to culinary excellence, we prioritize exceptional customer service and the creation of a welcoming ambiance. At Fronteras Mexican Grill, our distinctive dining concept empowers customers to personally tailor their meal selections, ensuring a swift and thoroughly enjoyable dining encounter.

Marketing and Sales Strategy

In terms of our marketing strategy, we plan to leverage the power of social media platforms and word-of-mouth referrals to effectively promote our business. To establish a strong rapport with our customers, we will adopt an attractive pricing strategy and introduce a customer loyalty initiative that includes loyalty cards for our valued repeat patrons. Additionally, we will offer convenient sales channels, including online ordering, efficient delivery services, and hassle-free pick-up options to cater to diverse customer preferences and ensure a seamless dining experience.

Operations Plan

Our menu features an extensive variety of Mexican culinary offerings (please refer to the attached menu for details). We will have five employees working at the restaurant. Our business will be open seven days a week, from Monday to Sunday, with operating hours spanning from 10:00 A.M. to 9:00 P.M. This schedule ensures that our doors are open daily. This schedule ensures our continuous availability, enabling our patrons to enjoy the flavors of Mexico at their convenience.

Attachment: EXHIBIT - Business Plan (2024-27 : 2379 N. Hicks Road - VAR Parking)

CHOOSE YOUR ENTRÉE

BOWL

TACOS

BURRITOS

CHOSE YOUR SIDES

CHIPS AND PICO DE GALLO

CHIPS AND GUACAMOLE

RICE AND BEANS

MORE DELICIOUS CHOICES

TAMALES

TORTAS

QUESADILLAS

CHOOSE YOUR TOPPINGS

MEATS

STEAK
AL PASTOR (PORK)
BARBACOA (BEEF)
CHICKEN
BUFFALO CHIKEN
MILANESA (BREADED STEAK)
MILANESA DE POLLO (BREADED CHICKEN)

RICE

MEXICAN RICE
WHITE RICE

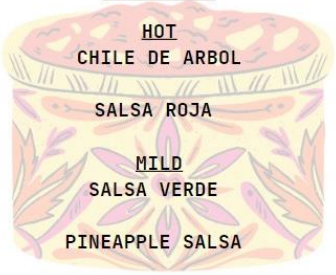
BEANS

PINTO BEANS
REFRIED BEANS

TO TOP THINGS OFF

GUACAMOLE
SOUR CREAM
VEGETARIAN FAJITA
ONION
RED ONION
CILANTRO
LETTUCE
JALAPEÑOS
TOMATO
CHEESE

SALSAS



HOT
CHILE DE ARBOL
SALSA ROJA

MILD
SALSA VERDE
PINEAPPLE SALSA

PICO DE GALLO

DRINKS

HORCHATA

JAMAICA

Attachment: EXHIBIT - Business Plan (2024-27 : 2379 N. Hicks Road - VAR Parking)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 03/12/24 07:00 PM

STAFF REPORT (ID # 8932)

2379 N. Hicks Road

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Aldo Hernandez

PLAN NUMBER: VAR-000095-2024

BACKGROUND:

The Subject Property is zoned Planned Development and is part of the Bourbon Square Subdivision. The existing shopping center is located at the southeast corner of N. Hicks Rd and Lake Cook Rd. The proposed tenant space, within the Lake Cook Commons shopping center, was previously occupied by Smart Tech Repair, and follows the B-2 zoning and use requirements.

The Petitioner is proposing to open a new restaurant, Fronteras Mexican Grill, within the subject tenant space. With the proposed use, the total required parking exceeds the number of parking spaces currently provided on-site. Therefore, the Petitioner is requesting:

Variation to permit 135 parking spaces, instead of the minimum required 143 parking spaces.

Surrounding Zoning/Uses:

North:	Long Grove (Menards)
South:	Planned Development (Albion Multi-Family Residential)
East:	Planned Development (Albion Multi-Family Residential)
West:	Planned Development (car wash)

KEY ISSUES:

- The Petitioner is proposing to lease an approximately 1,200 square foot vacant tenant space to open a new restaurant. The business plan does not indicate any liquor/alcohol service; therefore, a Special Use is not required.
- The submitted business plan indicates that they will mainly be focused around carry-out orders with, "…online ordering, efficient delivery services, and hassle-free pick-

Attachment: PZC Materials - March 12, 2024 (2024-27 : 2379 N. Hicks Road - VAR Parking)

up options". The restaurant will also have tables with 16 total seats for those who choose to dine-in. The proposed hours of operation for the restaurant are Monday - Sunday: 10 AM - 9 PM.

- Required Parking Counts for Lake Cook Commons Shopping Center:

Tenant	Address	Square Feet	Required Spaces
Fast Laundry	2365 N Hicks Rd	4,796 sf	16
Viet Taste (154 total seats)	2371 - 2377 N Hicks Rd	4,779 sf	62
Fronteras Mexican Grill	**2379 N Hicks Rd**	**1,200 sf**	**12**
Hicks Family Dental	2381 N Hicks Rd	1,190 sf	4
CCK - Kitchen	2383 N Hicks Rd	1,190 sf	4
Dream Salon	2385 N Hicks Rd	1,200 sf	4
Quick Liquor	2387 N Hicks Rd	1,193 sf	4
CCK (92 total seats - covered patio seating included)	2391 N Hicks Rd	3,593 sf	37
TOTALS		19,141 sf	**143 required**
			135 provided

- In regard to the parking requirements, the proposed restaurant is calculated at 1 space per 100 square feet, resulting in 12 required parking spaces. There are 135 total existing parking spaces that are provided for the shopping center. 143 parking spaces would be required with the inclusion of the proposed restaurant. Therefore, a Variation of 8 parking space would be required.
- Staff notes that the attached Plat of Survey does not fully illustrate the existing parking layout for the shopping center. In addition to field verifying through a site visit, Staff was verified the overall provided parking count at 135 spaces. This is consistent with recent parking expansion site plans, associated with the laundromat build out, recent parking site plans for the center, and satellite aerial maps.

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.

Attachment: PZC Materials - March 12, 2024 (2024-27 : 2379 N. Hicks Road - VAR Parking)

STAFF RECOMMENDATION:

The Petitioner is proposing to open a new restaurant, with a primary focus on carry-out orders. However, due to the number of tables included on the floor plan submitted for their building permit a Variation is required. The Petitioner submitted photos of the parking lot for the shopping center during the restaurant's anticipated peak hours, showing ample parking available during said times and Staff also conducted parking surveys at various times. Therefore, Staff concurs, that the proposed use should not alter the character of the locality, and the provided number of parking should continue to adequately serve the mix of tenants in the shopping center.
Therefore, Staff recommends approval of the proposed Variation, subject to the following condition:

1. The Variation shall substantially conform to the floor plan and business plan submitted by the Petitioner, Aldo Hernandez, except as such plans may be changed to conform to the Village's Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Variation Application, including Petitioner's supporting parking lot occupancy pictures
- Plat of Survey
- Floor Plan
- Business Plan
- Public Notice

Attachment: PZC Materials - March 12, 2024 (2024-27 : 2379 N. Hicks Road - VAR Parking)

GISConsortium

2379 N. Hicks Road

0 300 600 ft

Print Date: 2/13/2024

Notes

Cook County Aerial 2022

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

VARIATION APPLICATION

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

Petitioner Name

Aldo Hernandez

Business Name (if applicable)

Fronteras Mexican Grill

Subject Property Address

2379 N. Hicks Road

Please provide a description of your proposed request:

Our request is for a parking variation. The restaurant is 1,200 square feet and would require 12 parking spaces. Due to other business in the strip, we are applying for parking variation.

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:

If we are not granted this parking variation we would only be able to have a few tables for our customers to use if they dine-in. Although we do expect the business to be mostly carry-out style, we do want to ensure there is enough seating for customers to use during busy times of the day.

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

Our aim is to provide efficient lunch and dinner options, catering to the needs of busy workers and transient customers alike. We anticipate that those opting for takeout will spend no more than 15 minutes on-site, while dine-in patrons can expect a visit lasting between 25 and 40 minutes. Therefore, the parking lot should turn-over quickly. Our patrons will not be using parking spots for multiple hours.

Attachment: PZC Materials - March 12, 2024 (2024-27 : 2379 N. Hicks Road - VAR Parking)

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

After 3 months of closely observing the parking lot particularly during peak lunch and dinner hours, we are confident that our presence will not disrupt neighboring businesses due to the large amount of parking spaces there is. Our analysis of the parking lot indicates that it consistently maintains between 35 and 40 available spaces, even during the busiest times.

Enclosed are photos illustrating the available parking spaces, taken during both lunch and dinner hours.

In order to supplement the above standards, the Planning and Zoning Commission 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.

N/A

Attachment: PZC Materials - March 12, 2024 (2024-27 : 2379 N. Hicks Road - VAR Parking)

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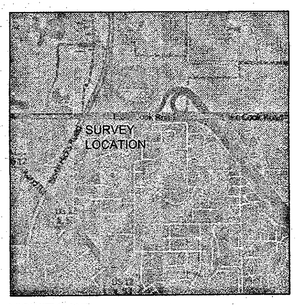


VICINITY MAP

LEGEND

These standard symbols will be found in the drawing.

- Storm CB
- Storm Inlet
- San MH
- Water Fire Hydrant
- Telephone Pedestal
- Utility Pole
- Guy Anchor
- Electric Meter
- Electric Light Pole
- Electric Traffic Signal
- Electric Light Pole with Traffic Signal
- Electric Traffic Control Box
- Electric Traffic Vault
- Electric Mounted Wall Light
- Gas Meter
- Tree – Evergreen
- Sign Post
- Bumper Post

GREMLEY & BIEDERMANN

A DIVISION OF
PLCS Corporation
LICENSE No. 184-005332
PROFESSIONAL LAND SURVEYORS
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM

EXHIBIT

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1" = 20'

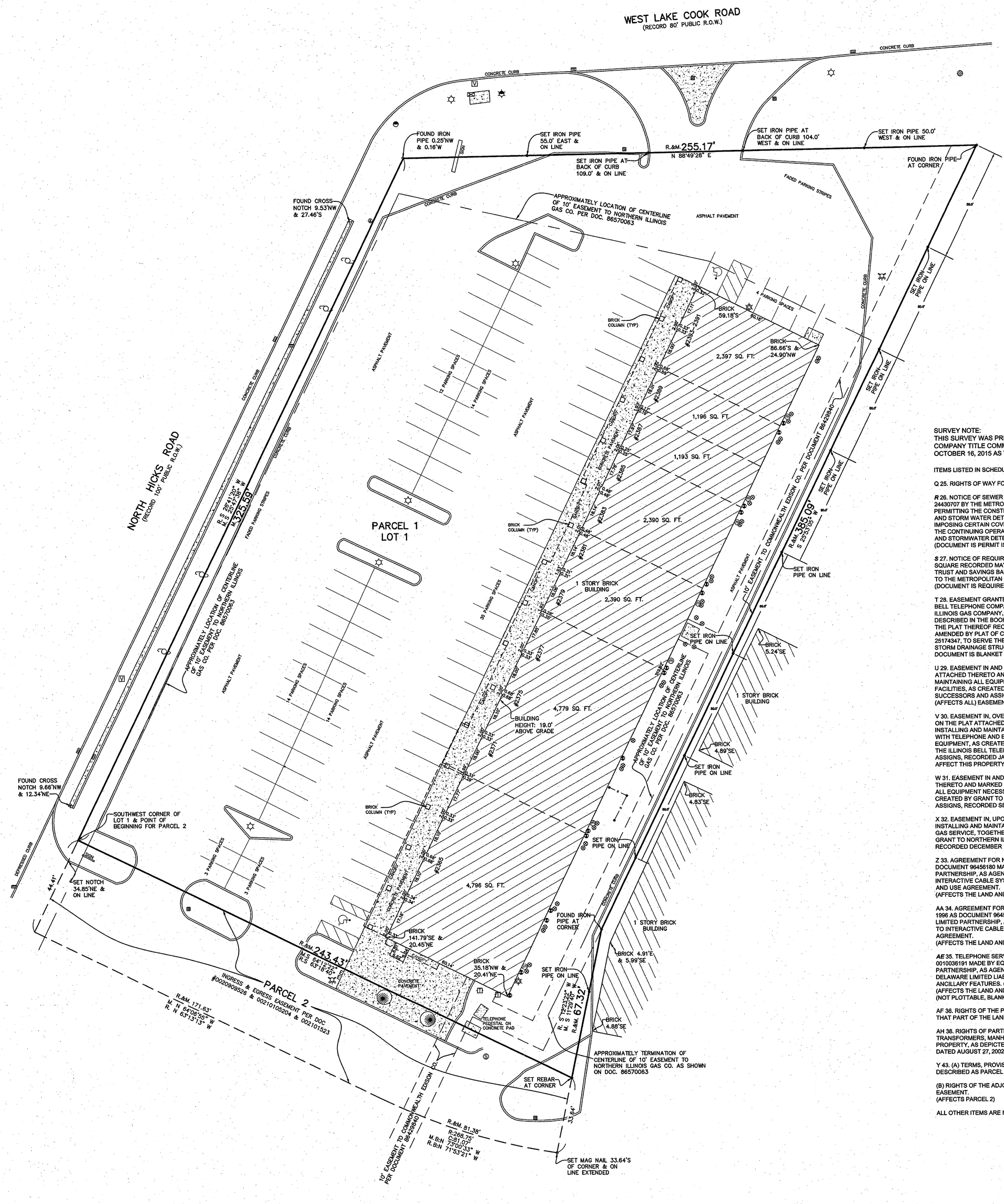
PARCEL 1:
LOT 1 IN THE PLAT OF RESUBDIVISION OF PARCEL ONE OF BOURBON SQUARE, A PLANNED UNIT DEVELOPMENT OF THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED AUGUST 19, 2002 AS DOCUMENT 0020909525, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:
A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY ACCESS EASEMENT AGREEMENT DATED MAY 20, 2002 AND RECORDED AUGUST 19, 2002 AS DOCUMENT 0020909526, AND DEED DATED AUGUST 29, 2002 AND RECORDED SEPTEMBER 16, 2002 AS DOCUMENT 0021010520 FROM EQR-BOURBON SQUARE VISTAS, INC. TO MUHAMMED AMJAD AND SADIA AMJAD, AND AS AMENDED BY AMENDMENT RECORDED SEPTEMBER 16, 2002 AS DOCUMENT 002101523, FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND:

THAT PART OF LOT 2 OF PARCEL ONE OF BOURBON SQUARE, A PLANNED UNIT DEVELOPMENT IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF ILLINOIS ROUTE 53, (HICKS ROAD) AND THE NORTHERLY LINE OF SAID BOURBON SQUARE SUBDIVISION; THENCE SOUTH 26 DEGREES, 41 MINUTES, 20 SECONDS WEST ALONG THE EASTERLY LINE OF ILLINOIS ROUTE NO. 53, A DISTANCE OF 325.59 FEET TO THE POINT OF BEGINNING, ALSO BEING THE SOUTHWESTERLY CORNER OF LOT 1 OF SAID SUBDIVISION; THENCE SOUTH 63 DEGREES, 18 MINUTES, 40 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 243.43 FEET; THENCE SOUTH 12 DEGREES, 23 MIN, 22 SECONDS WEST, A DISTANCE OF 33.64 FEET; THENCE ALONG AN ARC CONCAVE TO THE NORTH WITH A CHORD BEARING OF NORTH 71 DEGREES, 53 MINUTES, 21 SECONDS WEST, A CHORD LENGTH OF 81.01 FEET AND AN ARC LENGTH OF 81.32 FEET; THENCE NORTH 63 DEGREES, 13 MINUTES, 13 SECONDS WEST, A DISTANCE OF 171.63 FEET TO A POINT ON THE EASTERLY LINE OF ILLINOIS ROUTE 53; THENCE NORTH 26 DEGREES, 41 MINUTES, 20 SECONDS EAST ALONG THE EASTERLY LINE OF ILLINOIS ROUTE NO. 53, A DISTANCE OF 44.41 TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

CONTAINING 100,479 SQ. FT. OR 2.31 ACRES MORE OR LESS.



SURVEY NOTE:
THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT 1412 008890532 D2 EFFECTIVE DATE: OCTOBER 16, 2015 AS TO MATTERS OF RECORD.

ITEMS LISTED IN SCHEDULE "B":

Q 25. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY.

R 26. NOTICE OF SEWER PERMIT ISSUANCE RECORDED MAY 3, 1978 AS DOCUMENT 24430707 BY THE METROPOLITAN SANITARY DISTRICT OF GREATER CHICAGO PERMITTING THE CONSTRUCTION AND OPERATION OF A SANITARY SEWAGE SYSTEM AND STORM WATER DETENTION SYSTEM ON THE LAND AND OTHER PROPERTY, AND IMPOSING CERTAIN COVENANTS AND CONDITIONS ON THE PREMISES WITH RESPECT TO THE CONTINUING OPERATION AND MAINTENANCE OF THE SANITARY SEWERAGE SYSTEM AND STORMWATER DETENTION SYSTEM CONSTRUCTED PURSUANT THERETO.
(DOCUMENT IS PERMIT ISSUANCE, NOT PLOTTABLE)

S 27. NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION FOR BOURBON SQUARE RECORDED MAY 3, 1978 AS DOCUMENT 24430708 EXECUTED BY OAK PARK TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST NUMBER 7635 AND FURNISHED TO THE METROPOLITAN SANITARY DISTRICT OF GREATER CHICAGO.
(DOCUMENT IS REQUIREMENTS FOR STORM WATER, NOT PLOTTABLE)

T 28. EASEMENT GRANTED TO ALL PUBLIC UTILITY COMPANIES, INCLUDING THE ILLINOIS BELL TELEPHONE COMPANY, THE COMMONWEALTH EDISON COMPANY, AND NORTHERN ILLINOIS GAS COMPANY, OVER, UNDER AND THROUGH THE COMMON AREA AS DESCRIBED IN THE BOOK OF LEGAL DESCRIPTIONS ATTACHED THERETO, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 17, 1977 AS DOCUMENT 24151597, AS AMENDED BY PLAT OF CORRECTION RECORDED OCTOBER 2, 1979 AS DOCUMENT 25174347, TO SERVE THE LAND AND OTHER PROPERTY. SAID AREA IS ALSO SUBJECT TO STORM DRAINAGE STRUCTURES AS ARE NECESSARY.
DOCUMENT IS BLANKET IN NATURE, NOT PLOTTABLE.

U 29. EASEMENT IN AND UPON THE PROPERTY APPROXIMATELY SHOWN ON THE PLAT ATTACHED THERETO AND MARKED EXHIBIT "A" FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION WITH ELECTRIC FACILITIES, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, RECORDED NOVEMBER 28, 1979 AS DOCUMENT 25258707. (AFFECTS ALL) EASEMENT DOES NOT AFFECT THIS PROPERTY.

V 30. EASEMENT IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN ON THE PLAT ATTACHED THERETO AND MARKED EXHIBIT "A" FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION WITH TELEPHONE AND ELECTRIC SERVICE TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, RECORDED JANUARY 17, 1984 AS DOCUMENT 26930371. - EASEMENT DOES NOT AFFECT THIS PROPERTY.

W 31. EASEMENT IN AND UPON THE PROPERTY SHOWN ON THE PLAT ATTACHED THERETO AND MARKED EXHIBIT "A" FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION WITH ELECTRIC FACILITIES, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, RECORDED SEPTEMBER 23, 1986 AS DOCUMENT 86429840. - PLOTTED.

X 32. EASEMENT IN, UPON, UNDER, ALONG AND ACROSS THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE SAID LAND WITH GAS SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS, RECORDED DECEMBER 1, 1986 AS DOCUMENT 86570063. - PLOTTED.

Z 33. AGREEMENT FOR NON-EXCLUSIVE EASEMENT RECORDED JUNE 10, 1996 AS DOCUMENT 96456180 MADE BY EQUITY RESIDENTIAL PROPERTIES MANAGEMENT LIMITED PARTNERSHIP, AS AGENT FOR THE OWNER EQR-BOURBON SQUARE VISTAS, INC. TO INTERACTIVE CABLE SYSTEMS, INC. UNDER THAT CERTAIN CABLE TELEVISION ACCESS AND USE AGREEMENT.
(AFFECTS THE LAND AND OTHER PROPERTY) - BLANKET, NOT PLOTTABLE.

AA 34. AGREEMENT FOR NON-EXCLUSIVE LICENSE AND EASEMENT RECORDED JUNE 10, 1996 AS DOCUMENT 96456181 MADE BY EQUITY RESIDENTIAL PROPERTIES MANAGEMENT LIMITED PARTNERSHIP, AS AGENT FOR THE OWNER EQR-BOURBON SQUARE VISTAS, INC. TO INTERACTIVE CABLE SYSTEMS, INC. UNDER THAT CERTAIN TELEPHONE LICENSE AGREEMENT.
(AFFECTS THE LAND AND OTHER PROPERTY) - BLANKET, NOT PLOTTABLE.

AE 35. TELEPHONE SERVICES AGREEMENT RECORDED JANUARY 16, 2001 AS DOCUMENT 0010036191 MADE BY EQUITY RESIDENTIAL PROPERTIES MANAGEMENT LIMITED PARTNERSHIP, AS AGENT FOR THE OWNER AND ONEPOINT COMMUNICATIONS, LLC A DELAWARE LIMITED LIABILITY COMPANY FOR WIRELESS TELEPHONE SERVICES AND ANCILLARY FEATURES. (FOR FURTHER PARTICULARS, SEE RECORD.)
(AFFECTS THE LAND AND OTHER PROPERTY)
(NOT PLOTTABLE, BLANKET AGREEMENT)

AF 36. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.

AH 38. RIGHTS OF PARTIES TO MAINTAIN TELEPHONE CABINETS, ELECTRIC TRANSFORMERS, MANHOLES, GAS METERS AND TELEPHONE RISERS LOCATED ON THE PROPERTY, AS DEPICTED ON SURVEY MADE BY PETER OLESEN AND ASSOCIATES, INC. DATED AUGUST 27, 2002.

Y 43. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.

(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.
(AFFECTS PARCEL 2)

ALL OTHER ITEMS ARE NOT A MATTER OF SURVEY.

ORDERED BY: LAKE COOK COMMONS LLC	CHECKED: RL	DRAWN: AJM
ADDRESS: 2390-93 HICKS ROAD PALATINE		

GREMLEY & BIEDERMANN
A DIVISION OF PLCS, CORPORATION
LICENSE No. 184-005332
PROFESSIONAL LAND SURVEYORS
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM

ORDER NO.	DATE:	PAGE NO.
2017-23682-001	MARCH 2, 2017	1 OF 1
	SCALE: 1 INCH = 20 FEET	

G:\CAD\2017\2017-23682\2017-23682-001.dwg

SURVEY NOTES:

SURVEYOR'S LICENSE EXPIRES NOVEMBER 30, 2018

Note R. & M. denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

COPYRIGHT GREMLEY & BIEDERMANN, INC. 2017 "All Rights Reserved"

SURVEY NOTES:

PROPERTY APPEARS IN "OTHER AREAS" ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP VILLAGE OF PALATINE, ILLINOIS, MAP NO. 17031C0044J, EFFECTIVE DATE AUGUST 19, 2008.

RECEIVED
JAN 19 2018
BUILDING SERVICES

STATE OF ILLINOIS)
COUNTY OF COOK)SS

WE, GREMLEY AND BIEDERMANN INC, DO HEREBY CERTIFY THAT WE HAVE PREPARED THIS EXHIBIT FOR THE USES AND PURPOSES AS SHOWN HEREON. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

FIELD MEASUREMENTS COMPLETED MARCH 2, 2017.

SIGNED ON: March 10, 2017

PROFESSIONAL ILLINOIS LAND SURVEYOR #2802
My license expires November 30, 2018

ROBERT G. BIEDERMANN 2802 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, ILLINOIS

Attachment: PZC Materials - March 12, 2024 (2024-27 : 2379 N. Hicks Road - VAR Parking)

GENERAL NOTES

1. IT SHALL BE ASSUMED THAT ALL CONTRACTORS ARE EXPERIENCED AND THOROUGHLY KNOWLEDGEABLE IN THEIR RESPECTIVE AREAS OF THE CONSTRUCTION INDUSTRY AND SHALL PERFORM IN A RESPONSIBLE MANNER IN ESTABLISHED CONSTRUCTION SEQUENCE, RECOGNIZING PROPRIETY OF DRAWINGS AND DETAILS AND SHALL INFORM THE ARCHITECT OF POTENTIAL PROBLEMS WHEN THE DRAWINGS ARE UNCLEAR OR INCONSISTENT.
2. CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY ARCHITECT OF DISCREPANCIES OR CONFLICTS IN THESE DRAWINGS FOUND DURING BIDDING AND / OR CONSTRUCTION PRIOR TO PERFORMING THE WORK. THE ARCHITECT SHALL RESOLVE SUCH DISCREPANCIES EXPEDITIOUSLY AND NOTIFY CONTRACTOR EITHER VERBALLY OR IN WRITING AS APPLICABLE TO THE CONDITION.
3. CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL UTILITY SERVICES AND COORDINATE AS REQUIRED, NOTIFYING THE ARCHITECT OF VARIATIONS OR CONFLICTS.
4. CONTRACTOR SHALL PERFORM IN A MANNER CONFORMING TO APPLICABLE CODES, REGULATIONS, AND REQUIREMENTS OF ALL GOVERNING AGENCIES AS WELL AS STANDARD INDUSTRY PRACTICES.
5. IF NOT SPECIFICALLY DEFINED ON THESE DRAWINGS, MATERIAL AND/OR EQUIPMENT SHALL BE IDENTIFIED BY CONTRACTOR TO THE ARCHITECT WITHIN A REASONABLE TIME TO ALLOW SELECTION, PURCHASE, AND DELIVERY SO AS TO PREVENT DELAY IN THE JOB SCHEDULE.
6. MATERIAL SUBSTITUTION SHALL BE APPROVED BY ARCHITECT PRIOR TO PURCHASE AND INSTALLATION.
7. ALL MATERIAL SHALL BE HANDLED AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
8. ALL COLORS AND/OR COLOR SAMPLES SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION OR APPLICATION.
9. ALL REQUIRED EXITS SHALL BE IDENTIFIED PER REQUIREMENTS OF GOVERNING CODES AND AGENCIES AND SHALL BE OPERABLE FROM THE INTERIOR WITHOUT THE USE OF A KEY, SPECIAL EFFORT, OR SPECIAL KNOWLEDGE.
10. ALL REQUIRED EXIT SIGNS SHALL HAVE LETTERS 6" HIGH. CONTRACTOR SHALL INSTALL EXIT SIGNS AT LOCATIONS INDICATED BY APPLICABLE GOVERNING AGENCIES.
11. TOILET ROOMS SHALL HAVE A MINIMUM VENTILATION OF 75 CFM PER WATER CLOSET.
12. TOILET ROOMS SHALL HAVE A MINIMUM OF ONE TOILET FOR EACH SEX (IF REQUIRED) WHICH SHALL MEET ALL REQUIREMENTS OF THE PHYSICALLY HANDICAPPED REGULATIONS OF THE STATE AND GUIDELINES OF THE ADA WHICHEVER IS MORE RESTRICTIVE.
13. FIRE EXTINGUISHERS SHALL BE PROVIDED IN A QUANTITY AND QUALITY AND LOCATION AS REQUIRED BY LOCAL FIRE DEPARTMENT AND/OR GOVERNING FIRE PROTECTION AGENCY (OWNER TO PROVIDE AT TIME OF OCCUPANCY).
14. ATTIC SEPARATIONS AS REQUIRED BY GOVERNING AGENCIES SHALL BE PROVIDED, WHETHER INDICATED ON THESE PLANS OR NOT.
15. CONTRACTOR SHALL FURNISH TEMPORARY SANITATION, WATER, AND POWER FACILITIES DURING COURSE OF CONSTRUCTION.
16. DETAILS AND SPECIFICATIONS SHOWN ON THESE DRAWINGS MAY COVER CONDITIONS NOT APPLICABLE TO THIS BUILDING. DETAILS CALLED OUT ON PLANS, SECTIONS & ELEVATIONS REFER TO SPECIFIC DETAILS TO BE EMPLOYED IN THE CONSTRUCTION OF THIS BUILDING. THOSE ADDITIONAL DETAILS AND SPECIFICATIONS WHICH MAY APPEAR DUE TO THE EMPLOYMENT BY THE ARCHITECT OF A SERIES OF STANDARD DETAILS AND SPECIFICATIONS, BUT NOT SPECIFICALLY PERTINENT TO THIS PROJECT ARE TO BE IGNORED.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, MOUNTING, AND DISPLAYING ARCHITECT'S JOB SIGN. CONTRACTOR SHALL ALSO RETURN JOB SIGN TO ARCHITECT AT COMPLETION OF PROJECT IN GOOD CONDITION.
18. ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY THE PHYSICALLY HANDICAPPED PERSONS SHALL BE IDENTIFIED WITH AT LEAST ONE (1) STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS.
19. AT THE ENTRANCE TO OFF-STREET PARKING FACILITIES, A CONSPICUOUS SIGN AT LEAST 17" HIGH X 22" WIDE, THAT WOULD HOLD UP TO WEATHER CONDITIONS FOR THE AREA, IS REQUIRED. THE LETTERING IS TO BE A MINIMUM OF ONE-INCH (1") HIGH STATING "UNAUTHORIZED VEHICLES, PARKED IN HANDICAP PARKING STALLS NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PHYSICALLY HANDICAPPED PERSONS MAY BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT OR BY TELEPHONING COMPANY POSTED ON SIGNAGE.
20. ALL PRIMARY ENTRANCES TO BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO THE PHYSICALLY HANDICAPPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ADA. THIS SHALL BE SECURITY TYPE COMBINATION RECKONING.
21. THESE IN DRAWINGS, INCLUDING ALL DESIGNS, DETAILS, SPECIFICATIONS AND INFORMATION, ARE THE SOLE PROPERTY AND COPYRIGHT OF AGAMA DESIGNS ARCHITECTS, AND ARE FOR USE DURING THIS SPECIFIC PROJECT AND SHALL NOT BE USED ON ANY OTHER WORK WITHOUT THE AGREEMENT AND WRITTEN PERMISSION OF AGAMA DESIGNS ARCHITECTURE
22. WRITTEN DIMENSIONS ON ALL DRAWINGS SHALL TAKE PRIORITY OVER SCALED DIMENSIONS.
23. CONTRACTORS SHALL VERIFY AND ASSUME RESPONSIBILITY FOR DIMENSIONS AND CONDITIONS ON THE JOB SITE. ANY DISCREPANCY OR VARIATIONS FROM THE DIMENSIONS AND CONDITIONS ON THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF AGAMA DESIGNS ARCHITECTS PRIOR TO THE COMMENCEMENT OF ANY WORK.
24. SHOP DRAWINGS AND DETAILS SHALL BE SUBMITTED & APPROVED PRIOR TO PROCEEDING WITH VARIATIONS.
25. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH PLANS ISSUED FOR CONSTRUCTION ONLY.
26. ALL HANDICAPPED SIGNAGE SHALL COMPLY WITH THE APPLICABLE ACCESSIBILITY CODE AND THE ADAAG.
27. ALL RECEPTACLES AND ALL DROP CORDS LOCATED IN THE SHOP AREA SHALL HAVE GFCI PROTECTION PER NEC 510.10
28. ALL LIGHTING FIXTURES LOCATED IN DROP CEILINGS SHALL BE SECURED TO THE GRID WORK BY APPROVED CLIPS OR SCREWS PER NEC 410-16.C.
29. FINAL PLACEMENT OF EXIT SIGNS AND EXIT LIGHTS SHALL BE DETERMINED BY THE LOCAL FIRE OFFICIAL IN THE FIELD.
30. CONSTRUCTION SHALL BE IN ACCORDANCE WITH PLANS THAT ARE PRINTED WITH THE WORDS "ISSUED FOR CONSTRUCTION" AND DATED IN THE TITLE BLOCK. THE CONTRACTOR SHALL DISPOSE OF ALL PREVIOUSLY DATED PLANS.
31. THE CONTRACTOR SHALL PROVIDE AN INSURANCE CERTIFICATE NAMING THE OWNER AND AGAMA DESIGNS ARCHITECTS, THE ARCHITECT, AS NEEDED INSURED ON THE CONTRACTOR'S LIABILITY INSURANCE.
32. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL REQUIRED PEDESTRIAN AND VEHICULAR PROTECTION.
33. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING DUMPSTERS AND FOR PAYING ANY BONDS AS REQUIRED BY THE CITY OR VILLAGE.
34. THE CONTRACTOR SHALL MARK ALL PARKING STALLS THAT ARE SHOWN ON THE PLANS, INCLUDING HANDICAP STALLS WITH WHITE TRAFFIC PAINT. STALLS SHALL BE PAINTED PER DETAILS ON PLANS. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND ANY SPECIAL PROVISIONS REGARDING TRAFFIC MARKINGS.
35. THE CONTRACTOR SHALL PAINT OVER ALL EXISTING STRIPES LOCATED BETWEEN THE PROPOSED STRIPING WITH BLACK TRAFFIC PAINT TO OBLITERATE THEM.
36. THE CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES ON THE SITE PRIOR TO LANDSCAPING BEING PLACED.
37. STRAW BALES TO BE STAKED DOWN AROUND ALL INLETS AND POINTS OF SURFACE RUNOFF. STRAW BALES TO REMAIN AND BE MAINTAINED UNTIL PAVEMENT AND LANDSCAPING ARE IN PLACE.
38. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, INITIATING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE THE NECESSARY PROTECTION TO PREVENT DAMAGE INJURY OR LOSS TO:
    - A. ALL EMPLOYEES ON THE WORK AND OTHER PERSONS AND ORGANIZATIONS WHO MAY BE AFFECTED THEREBY,
    - B. ALL THE WORK AND MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN, WHETHER IN STORAGE ON OR OFF THE SITE AND,
    - C. OTHER PROPERTY AT THE SITE OR ADJACENT THERETO, INCLUDING TREES, SHRUBS, LAWNS, WALKS, PAVEMENTS, ROADWAYS, STRUCTURES, UTILITIES AND UNDERGROUND FACILITIES NOT DESIGNATED FOR REMOVAL, RELOCATION'S OR REPLACEMENT IN THE COURSE OF CONSTRUCTION.
39. CONTRACTOR SHALL DESIGNATE A RESPONSIBLE REPRESENTATIVE AT THE SITE WHOSE DUTY SHALL BE THE PREVENTION OF ACCIDENTS. THIS PERSON SHALL BE THE CONTRACTOR'S SUPERINTENDENT UNLESS OTHERWISE DESIGNATED IN WRITING BY THE CONTRACTOR TO THE OWNER.
40. TO THE FULLEST EXTENT PERMITTED BY LAWS AND REGULATIONS, THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ARCHITECT AND THEIR CONSULTANTS, AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, DIRECT, INDIRECT OR CONSEQUENTIAL (INCLUDING BUT NOT LIMITED TO FEES AND CHARGES OF ENGINEERS, ARCHITECTS, ATTORNEYS AND OTHER PROFESSIONALS AND COURT AND ARBITRATION COSTS) ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK, PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS OR EXPENSE (A) IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE, OR DEATH, OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF) INCLUDING LOSS OF USE RESULTING THEREFROM AND (B) IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF CONTRACTOR, ANY SUBCONTRACTOR, ANY PERSON OR ORGANIZATION DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM TO PERFORM OR FURNISH ANY OF THE WORK OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT IT IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER OR ARISES BY OR IS IMPOSED BY LAWS AND REGULATIONS REGARDLESS OF THE NEGLIGENCE OF ANY SUCH PARTY.
41. IN ANY OR ALL CLAIMS AGAINST THE OWNER OR THE ARCHITECT OR ANY OF THEIR CONSULTANTS, AGENTS OR EMPLOYEES BY ANY EMPLOYEE OF THE CONTRACTOR, ANY SUBCONTRACTOR, ANY PERSON OR ORGANIZATION DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM TO PERFORM OR FURNISH ANY OF THE WORK OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, THE INDEMNIFICATION OBLIGATION UNDER PARAGRAPH 1.0 SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATIONS ON THE AMOUNT OR TYPE OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR CONTRACTOR OR ANY SUCH SUBCONTRACTOR OR OTHER PERSON OR ORGANIZATION UNDER WORKERS' OR WORKMEN'S COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS.
42. THE OBLIGATIONS OF THE CONTRACTOR UNDER PARAGRAPH 38 SHALL NOT EXTEND TO THE LIABILITY OF ARCHITECT, ARCHITECT'S CONSULTANTS, AGENTS OR EMPLOYEES ARISING OUT OF PREPARATION OR APPROVAL OF MAPS, DRAWINGS, OPINIONS, REPORTS, SURVEYS, CHANGE ORDERS, DESIGN OR SPECIFICATIONS.
43. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS AND REGULATIONS APPLICABLE TO FURNISHING AND PERFORMANCE OF THE WORK. EXCEPT WHERE OTHERWISE EXPRESSLY REQUIRED BY APPLICABLE LAWS AND REGULATIONS, NEITHER THE OWNER NOR ARCHITECT SHALL BE RESPONSIBLE FOR MONITORING CONTRACTORS COMPLIANCE WITH ANY LAWS OR REGULATIONS.
44. WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF UTILITY FACILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ARCHITECT AS TO LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDERS. THE ARCHITECT AND OWNER ASSUME NO RESPONSIBILITY WHATSOEVER IN RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UTILITY FACILITIES, NOR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULES OF THE UTILITY COMPANIES FOR REMOVING OR ADJUSTING THEM.
45. IF NOT SPECIFICALLY DEFINED IN THESE DRAWINGS, MATERIALS AND / OR EQUIPMENT SHALL BE IDENTIFIED BY CONTRACTOR TO THE ARCHITECT WITHIN A REASONABLE TIMEFRAME
46. COMBUSTIBLE MATERIALS SHALL NOT BE STORED IN BOILER ROOMS, MECHANICAL ROOMS, ELECTRICAL EQUIPMENT ROOMS, OR SPRINKLER ROOMS
47. ADDRESS / SUITE NUMBER MUST BE POSTED ON BUILDING SITE AT ALL TIMES DURING CONSTRUCTION. NUMBERS TO BE VISIBLE FROM STREET
48. PROVIDE SIGNAGE ON ENTRY DOOR TO IDENTIFY EQUIPMENT INSIDE (RISER ROOM, FIRE ALARM PANEL, ELECTRICAL EQUIPMENT, HEATING / AC EQUIPMENT, ETC.)
49. PROVIDE ACCESS AND WORKING SPACE TO ALL ELECTRICAL PANELS, FIRE ALARM CONTROL PANELS, AND FIRE PROTECTION EQUIPMENT BY PROVIDING A SPACE 30" MINIMUM IN WIDTH, 36" MIN. IN DEPTH, AND 78" MIN. IN HEIGHT
50. APPROPRIATE PORTABLE FIRE EXTINGUISHER SHALL BE SELECTED AND LOCATED IN ACCORDANCE WITH IFC 906
51. THE REQUIREMENTS OF IFC CHAPTER 14 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION SHALL BE SELECTED AND LOCATED IN ACCORDANCE TO WITH IFC 906
52. POST THE OCCUPANT LOAD VISIBLE NEAR THE MAIN EXIT OR EXIT ACCESS DOOR
53. TENANT SPACE TO BE PROVIDED WITH IDENTIFICATION TO FRONT AND REAR DOOR. THE ADDRESS SHALL BE VISIBLE FROM THE STREET FRONTING THE PROPERTY. NUMBERS SHALL BE MINIMUM SIX INCHES (6") HIGH BY A MINIMUM ONE HALF INCH (.5") STROKE. 1
54. A KEY FOR A RAPID ENTRY KEY BOX SHALL BE PROVIDED. CONTACT FIRE DEPARTMENT FOR BOX LOCATION INSTALLATION
55. FIELD VERIFY PORTABLE FIRE EXTINGUISHERS MOUNTED A WITHIN 30 FEET OF ANY COOKING EQUIPMENT. PROVIDE A CLASS K RATED FIRE EXTINGUISHER IN THE KITCHEN
56. PROVIDE SHOP DRAWINGS, CUT SHEETS, SPECIFICATIONS AND CALCULATIONS FOR ANY CHANGES TO THE FIRE ALARM SYSTEM TO BE REVIEWED AND APPROVED BY THE FIRE DEPARTMENT. THE FIRE ALARM REIVEW SHALL BE PERFORMED UNDER A SEPARATE REPORT WHEN THE INFORMATION IS BECOMES AVAILABLE
57. FIELD VERIFY LOCATION OF ACCESSIBLE SEATING IN THE RESTAURANT TO VERIFY THE WHEELCHAIR WHEN LOCATED AT THE ACCESSIBLE TABLE DOES NOT BLOCK ANY MEANS OF EGRESS
58. INDICATE FACTILE EXIT SIGNAGE AT EACH DOOR TO AN EXIT DISCHARGE DOOR
59. INSPECTOR SHALL FIELD VERIFY AT THE TIME OF FINAL INSPECTION THAT ALL THE ISLE WIDTH AND PROJECTIONS ARE ADEQUATE AND CODE COMPLIANT
60. LOCAL INSPECTOR SHALL VERIFY THE EXIT AND MEANS OF EGRESS LIGHTING ONCE ALL THE FIXTURES, PARTITIONS AND EQUIPMENT ARE IN PLACE. ADDITIONAL LIGHTING MAY BE REQUIRED BASED UPON THE FIELD VERIFICATION
61. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE (2015 IFC, SECTION 1004.3)
62. IT IS THE RESPONSIBILITY OF THE APPLICANT TO INDEPENDENTLY SEEK COUNTY HEALTH DEPT PLAN REVIEW APPROVAL FINAL OCCUPANCY CANNOT BE GRANTED PRIOR TO FINAL INSPECTION APPROVAL BY COUNTY HEALTH DEPT. THE CITY IS NOT RESPONSIBLE FOR ANY RECONSTRUCTION ASSOCIATED WITH COUNTY HEALTH DEPT REVISIONS
63. THE ARCHITECT SHALL MAKE A REPORT AFTER THE SENSOR CONTROLS HAVE BEEN TESTED AND APPROVED PER C 408.3 OF THE 2018 IECC. 1
64. THE EXTERIOR POLE OR WALL SIGNAGE IS TO BE ISSUED BY SEPARATE PERMIT FOR LOCAL ORDINANCE.
65. THE UPBLAST FANS SHALL BE HINGED WITH FLEXABLE WEATHERPROOF ELECTRICAL CABLE.
66. ALL OPERATING AND MAINTENANCE REPORTS/DRAWINGS SHALL BE PROVIDED THE OWNER/TENANT. PER 2018 IECC C408.2.5.

KEY TO SYMBOLS

DETAIL NO. / SHEET NO. — DETAIL CUT

SECTION NO. / SHEET NO. — BUILDING CROSS SECTION

SECTION NO. / SHEET NO. — BUILDING WALL SECTION

DETAIL NO. / SHEET NO. — DETAIL BUBBLE

EXT. ELEV. NO. / SHEET NO. — EXTERIOR ELEVATION NUMBER

MATERIAL FINISH — EXTERIOR FINISH SCHEDULE

INT. ELEV. NO. / SHEET NO. — INTERIOR ELEVATION NUMBERS

INT. ELEV. NO. — INTERIOR ELEVATION NUMBER AS TITLE UNDER ELEVATION

DOOR NO. — DOOR TAG REFER TO DOOR SCHEDULE

F.F.= — ELEVATION FLOOR LINE

MATCH LINE — INDICATES MATCH LINE

INDICATES GRID LINE

ROOM NAME / ROOM # — ROOM TAG

ABBREVIATIONS

ACOUSTIC	ACST				
AGGREGATE	AGGR	FOOTING	FTG	REINFORCING BAR	REBAR
AIR CONDITIONING	AIR COND	FOUNDATION	FDN	REQUIRED	REQD
ALUMINUM	AL/ ALUM	FURNACE	FURN	RETURN	RET
AMERICAN INSTITUTE OF STEEL CONSTRUCTION	AISC	GALLON, GALLONS	GAL	REVISION	REV
AMERICAN NATIONAL STANDARDS INSTITUTE	ANSI	GALVANIZED	GALV	RISER	R
AMERICAN SOCIETY FOR TESTING MATERIALS	ASTM	GALVANIZED IRON	GI	ROAD	RD
AMERICAN SOCIETY OF HEATING, REFRIGERATING, AND AIR CONDITIONING ENGINEERS	ASHRAE	GAUGE	GA	ROOF	RF
		GLASS	GL	ROOF DRAIN	RD
		GLUE-LAMINATED	GLULAM	ROOFING	RFG
		GOVERNMENT	GOVT	ROOM	FM
		GRADE	GR	ROUGH	RGH
		GYPSUM	GYP	ROUGH OPENING	RO
		HARDWARE	HDWD	ROUND	RD
		HEAD	HD	S-SHAPE STEEL BEAM	S
AMERICAN STANDARDS ASSOCIATION	ASA	HEATER	HTR	SCHEDULE	SCH
AMERICAN WIRE GAGE	AWG	HEIGHT	HT or HGT	SECTION	SECT
ANCHOR BOLT	AB	HOLLOW METAL	HMD	SELF-CLOSING	SC
ANGLE	L	HORIZON, HORIZONTAL	HOR or HORZ	SERVICE	SERV
APPROVED	APP	HORSEPOWER	HP	SEWER	SEW
APPROXIMATE	APPROX	HOSE BIBB	HB	SHEATHING	SHTHG
ASPHALT	ASPH	HOT WATER	HW	SHEET	SHT
BALCONY	BALC	INFORMATION	INFO	SHOWER	SH
BASEMENT	BASMT	INSIDE DIAMETER	ID	SIDING	SDG
BATHROOM	BATH	INSULATION	INSUL	SILL COCK	SC
BEAM	BM	INTERIOR	INT	SINK	S or SK
BEDROOM	BR	LAVATORY	LAV	SLOP SINK	SS
BENCH MARK	BM	LEADER	LDR	SOIL PIPE	SP
BEVELED	BEV	LEADER DRAIN	LD	SOUTH	S
BLOCKING	BLKG	LENGTH	LGTH	SPECIFICATIONS	SPEC
BOARD	BD	LEVEL	LEV	SQUARE	SQ
BOARD FEET	BD. FT or FBM	LIBRARY	LIB	SQUARE FOOT, SQUARE FEET	SQ FT
BOARD MEASURE	BM	LIGHT	LT	STAIRS	ST
BOTTOM	BOT	LIMESTONE	LS	STANDARD	STD
BUILT-IN	BI, BLT-IN	LINEAR FEET	LIN FT	STANDPIPE	ST P
CABINET	CAB.	LINEN CLOSET	L. CL	STATION	STA
CAST IRON	CI	LINING	LNG	STATION POINT	SP
CATCH BASIN	CB	LINOLEUM	LINO	STEEL	STL
CEMENT	CEM	LIVING ROOM	LR	STIRRUP	STIR.
CENTER	CTR	LONG	LG	STORAGE	STOR
CENTER TO CENTER	OC.	LUMBER	LBR	STREET	ST.
CERAMIC	CER	MACHINE	MACH	STRUCTURAL	STR
CHAMFER	CHAM	MANUFACTURE	MFR	SUPPLY	SUP
CHANNEL	C	MANUFACTURING	MFG	SURFACE	SUR
CIRCLE	CIR	MARK	MK	SURFACE 1 SIDE	S1S
CLEAN-OUT	CO	MASONRY OPENING	MO	SURFACE 2 SIDES	S2S
CLEAR	CLR	MATERIAL	MATL	SURFACE 2 SIDES	S4S
COLD WATER	CW	MAXIMUM	MAX	SURFACE ALL SIDES	S4S
COLUMN	COL	MECHANICAL	MECH	SURFACE 1 EDGE	S1E
CONCRETE	CONC	MEDIUM	MED	SURFACE 2 EDGES	S2E
CONCRETE MASONRY UNIT	CMU	METAL	MET	SURFACE 1 SIDE 1 EDGE	S1S1E
CONSTRUCTION SPECIFICATION INSTITUTE	CSI	MINIMUM	MIN	SURFACED AND MATCHED	S&M
		MISCELLANEOUS	MISC	SUSPENDED CEILING	SUSP CLG
COUNTER	CTR	NATIONAL ELECTRICAL CODE	NEC	SWITCH	S or SW
COUNTERSINK	CSK	NATIONAL LUMBER MANUFACTURER ASSOCIATION	NLMA	SYMBOL	SYM
CUBIC	CU	NOMINAL	NOM	SYSTEM	SYS
CUBIC FOOT, FEET	CU FT	NORTH	N	TAR AND GRAVEL	T&G
CUBIC INCH, INCHES	CU IN	NOT APPLICABLE	NA	TECHNICAL	TECH
CUBIC YARD, YARDS	CU YD	NOT IN CONTRACT	NIC	TELEPHONE	TEL
CYLINDER	CYL	NUMBER (# or NO.)	#	TELEVISION	TV
DETAIL	DET or DTL	OFFICE	OF	TEMPERATURE	TEMP
DIAGRAM	DIAG	ON CENTER	OC	TERRA-COTTA	TC
DIMENSION	DIM	OPENING	OPG	THERMOSTAT	TSTAT
DINING ROOM	DR	OPPOSITE	OPP	THICK, THICKNESS	T or THK
DISTANCE	DIST	ORNAMENT	ORN	THOUSAND BOARD FEET	MBM
DITTO	" or DO	OUTSIDE DIAMETER	OD	THREAD	THD
DIVISION	DIV	OVERHEAD	OH	TONGUE-AND-GROOVE	T&G
DOOR	DR	PAINTED	PTD	TYPICAL	TYP
DOZEN	DOZ	PAIR	PR	ULTIMATE	ULT
DOUBLE-HUNG	DH	PANEL	PNL	UNFINISHED	UNFIN
DOWN	DN	PARALLEL	PAR	UNLESS NOTED	UNO
DOWNSPOUT	DS	PARTITION	PTN	U.S.A. STANDARD INSTITUTE	USASI
DRAIN	D or DR	PASSAGE	PASS.	U.S. STANDARD GAUGE	USG
DRAWING	DWG	PEDESTAL	PED	VENTILATE, VENTILATION	VENT.
DRINKING FOUNTAIN	DF	PENNY (NAIL)	d	VERTICAL	VERT
EACH	EA	PER	/	VESTIBULE	VEST
EAST	E	PERCENT	%	W-SHAPE STEEL BEAM	W
EDGE GRAIN	EG	PERFORATE	PERF	WALL CABINET	W CAB
ELECTRIC	ELEC	PERPENDICULAR	PERP	WALL VENT	WV
ELEVATION	EL, ELEV	PLASTER	PLAS	WATER	W
ELEVATOR	ELEV	PLATE	PL	WATER CLOSET	WC
EMERGENCY	EMER	PLATE GLASS	PL GL	WATERPROOF	WP
ENCLOSURE	ENCL	PLATFORM	PLAT	WATT, WATTS	W
ENTRANCE	ENT	PLUMBING	PLMB	WEATHERPROOF	WP
EQUIPMENT	EQUIP	PLYWOOD	PLYWD	WEIGHT	WT
ESTIMATE	EST	POSITION	POS	WEEP HOLE	WH
EXCAVATE	EXC	POUND, POUNDS lb or #	lb or #	WEST	W
EXTERIOR	EXT	POUNDS PER SQUARE INCH	PSI	WHITE PINE	WP
FABRICATE	FAB	POURED CONCRETE	P/C	WIDE FLANGE	WF
FAMILY ROOM	FAM R	PREFABRICATED	PREFAB	WIDTH	W
FEET	FT	PROPERTY	PROP.	WINDOW	WDW
FIGURE	FIG.	QUANTITY	QTY	WIRE GLASS	W GL
FINISH	FIN.	RADIUS	R	WITH	W/
FINISHED FLOOR	FIN FL	RECEPTACLE	RECP	WITHOUT	W/O
FIRE EXTINGUISHER	F. EXT	RECTANGLE	RECT	WOOD	WD
FIREPROOF	FP	REDWOOD	RDWD	WROUGHT IRON	WI
FIREPROOF SELF-CLOSING	FPSC	REFERENCE	REF	YARD, YARDS	YD
FIXTURE	FIX.	REFRIGERATOR	REF	YELLOW PINE	YP
FLANGE	FLG	REGISTER	REG		
FLOOR	FLR	REINFORCE, REINFORCING	REINF		
FLOOR DRAIN	FD				
FLUORESCENT	FLUOR.				
FOOT	' or FT				

PROJECT DATA

BUILDING JUSTIFICATION

TOTAL TENANT SPACE AREA:	1,211 G.S.F.
USE GROUP CLASSIFICATION:	BUSINESS (B) RESTAURANT NON SEPARATED INCIDENTAL AREAS – WITH FIRE ALARM
NEW CONSTRUCTION	IIIB – NON SPRINKLERED
BUILDING HEIGHT	12'-0" (ONE STORY)
ALLOWED HEIGHT (TABLE 503)	55'-0" (TWO STORY)
MAX. TRAVEL DISTANCE	200 FT (WITHOUT SPRINKLERS)
ACTUAL TRAVEL DISTANCE	53 FT
AREA AND OCCUPANCY BASIC AREA ALLOWED (TABLE 503)	9,500 S.F.

OCCUPANT LOAD
TABLE 1004.1.1 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

ROOM NAME	AREAS S.F.	OCUPPANT LOAD
COOK & CASHER	209	209 (NET)/200 = 1
DINING	497	497 (NET)/15 = 33 ACTUAL 16
PREP., DISW	193	193 (GROSS)/200 = 1
ACCESORY STORAGE	122	122 (GROSS)/300 = 1

TOTAL OCCUPANTS		19 OCCUPANTS
REQUIRED EXITS (TABLE 1021.1)	1	
EXISTING EXITS	2	
EGRESS WIDTH CALCULATION (SECTION 1005.1)		
REQUIRED: 36 X 0.2 = 7.2"	PROVIDED: 72"	

3
NOTE:
NUMBER SEATS WILL BE RESTRICTED.
ACTUAL NUMBER SEATS WILL BE 16.

MINIMUM NUMBER OF PLUMBING FIXTURES (TABLE 403.1)

TOILET RM	# OF PEOPLE	TOILETS REQ.	URINALS REQ.	LAVATORY REQ.	TOILETS PROV.	URINALS PROV.	LAVATORY PROV.
MALE	10	1	1	1	1	1	1
FEMALE	10	1	0	1	1	0	1

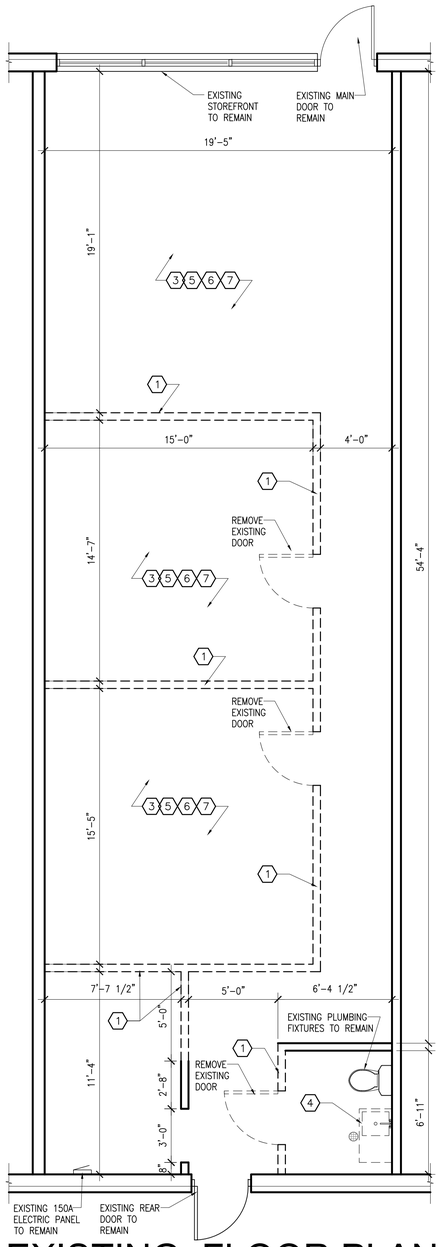
GOVERNING AGENCIES

VILLAGE OF PALATINE

200 E. WOOD STREET
PALATINE, IL 60067
PHONE: 847-358-7500

EXISTING FIRE ALARM SYSTEM

1. THE DOCUMENTS INDICATE INTERIOR IMPROVEMENTS FOR AN BUSINESS OCCUPANCY (B) AS DEFINED BY THE LIFE SAFETY CODE, NFPA #101 WITHIN AN EXISTING SINGLE STORY BUILDING
2. PROVIDE A FULL COMPLIMENT OF PORTABLE FIRE EXTINQUISHERS IN CONFORMANCE WITH NFPA 10. A MINIMUM OF (3) 2A, 10BC EXTINGUISHERS WILL BE REQUIRED AND PROVIDE 3 DIMENSIONAL SIGNAGE ABOVE. COORDINATE LOCATION WITH FIRE DEPARTMENT
3. THE EXISTING AUTOMATIC FIRE ALARM DETECTION SYSTEM SHALL BE IN COMPLIANCE WITH NFPA 72. C.C. TO PROVIDE A LETTER OF VERIFICATION OF SUCH COMPLIANCE FOR PROJECT COMPLETION. THIS SPACE SHALL BE MONITORED BY DUCOMM EITHER VIA CONVENTIONAL DATA CABLE OR THE RADIO FREQUENCY SYSTEM
4. ALL HVAC EQUIPMENT OVER 2000 CFM SHALL BE PROVIDED WITH SMOKE DETECTOR WIRED TO INITIATE UNIT SHUT-DOWN UPON DETECTION OF SMOKE AND SEND A SIGNAL TO THE FACP – G.C. TO VERIFY
   G.C. TO VERIFY HVAC EQUIPMENT REQUIRED CLEARANCES AND AND INTAKE – EXHAUST CLEARANCES
5. THE OCCUPANCY LOAD FOR AN BUSINESS OCCUPANCY SHALL BE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT. PROVIDE VERIFICATION OF THE OCCUPANT LOAD TO THE FIRE DISTRICT SO THE OCCUPANT LOAD POSTING CAN B



EXISTING FLOOR PLAN

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

DEMOLITION KENOTES:

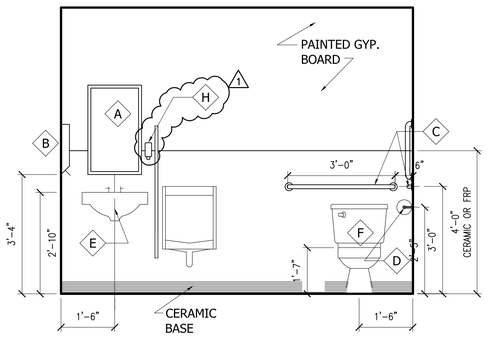
1. DEMOLITION CONTRACTOR TO VERIFY ALL LOAD BEARING WALLS AND PROVIDE NECESSARY BRACING AS REQUIRED. ALL WORK SHOWN IS AN ESTIMATE OF THE EXISTING STRUCTURE.
2. DEMOLITION CONTRACTOR TO FOLLOW ALL CITY OF OTTAWA CODES
3. DEMOLITION CONTRACTOR TO VERIFY ALL EXISTING CONDITION PRIOR TO THE START OF THE WORK
4. DEMOLITION CONTRACTOR TO REMOVE ALL RUBBISH, DEBRIS, ETC. CAUSED BY HIS WORK AS FAST AS IT ACCUMULATES. PROVIDE ON SITE DUMPSTERS
5. DEMOLITION CONTRACTOR TO FOLLOW ALL SAFETY GUIDELINES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR FOR THE SAFE EXECUTION OF ALL WORK
6. CONTRACTOR MUST COMPLY WITH THE INSURANCE / HOLD HARMLESS REQUIREMENTS
7. CONTRACTOR TO PROVIDE VERIFY LOCATION OF EXISTING WATER, ELECTRICAL AND GAS LINES PRIOR TO START WORK
8. E.C. SHALL PROVIDE TEMPORARY LIGHTING AND POWER AS REQUIRED
9. E.C. SHALL PROVIDE UPDATED TYPE WRITTEN PANEL DIRECTORIES FOR ALL PANELS AFFECTED BY THE DEMOLITION AND / OR NEW WORK. CIRCUIT BREAKERS NOT USED FOR NEW WORK SHALL BE LABELED AS SPARE

DEMOLITION NOTES:

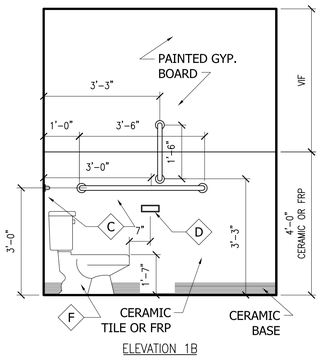
1. DEMOLITION CONTRACTOR TO VERIFY ALL LOAD BEARING WALLS AND PROVIDE NECESSARY BRACING AS REQUIRED. ALL WORK SHOWN IS AN ESTIMATE OF THE EXISTING STRUCTURE.
2. DEMOLITION CONTRACTOR TO FOLLOW ALL VILLAGE OF PALATINE CODES
3. DEMOLITION CONTRACTOR TO VERIFY ALL EXISTING CONDITION PRIOR TO THE START OF THE WORK
4. DEMOLITION CONTRACTOR TO REMOVE ALL RUBBISH, DEBRIS, ETC. CAUSED BY HIS WORK AS FAST AS IT ACCUMULATES. PROVIDE ON SITE DUMPSTERS
5. DEMOLITION CONTRACTOR TO FOLLOW ALL SAFETY GUIDELINES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR FOR THE SAFE EXECUTION OF ALL WORK
6. CONTRACTOR MUST COMPLY WITH THE INSURANCE / HOLD HARMLESS REQUIREMENTS
7. CONTRACTOR TO PROVIDE VERIFY LOCATION OF EXISTING WATER, ELECTRICAL AND GAS LINES PRIOR TO START WORK

TOILET ACCESSORIES:

- A BOBRICK B-290 (1830) GLASS MIRROR
- B BOBRICK B-262 SURFACE MNTD PAPER TOWEL DISPENSER
- C BOBRICK B-6206X 36" & 42" GRAB BARS
- D BOBRICK B-685 SURFACE MNTD TOILET PAPER HOLDER-PLACE SEVEN TO NINE INCHES IN FRONT OF TOILET
- E LAVATORY-SEE PLUMB DRAWINGS FOR TYPE
- F TOILET - SEE PLUMBING DRAWINGS FOR TYPE
- G EXISTING TOILET
- H SOAP DISPENSER - DERMA FOAM E / KAY CHEMICAL COMPANY - AT 42" H. A.F.F
- I HAND DRYER - XLERATOR ECO MODEL XL-BW - AT 42" H. A.F.F.



ELEVATION 1A



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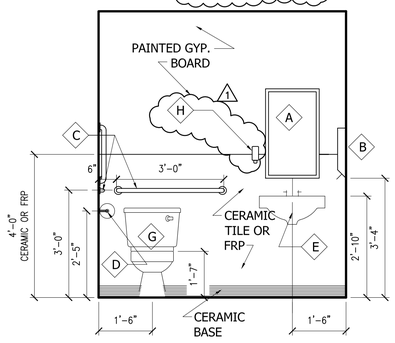

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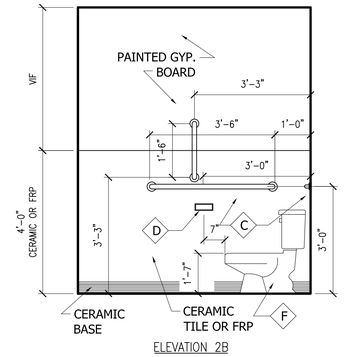

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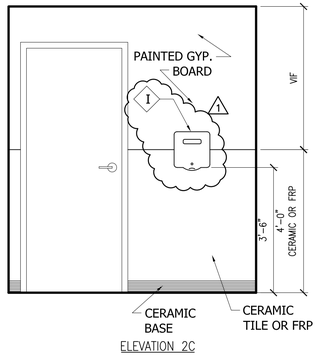

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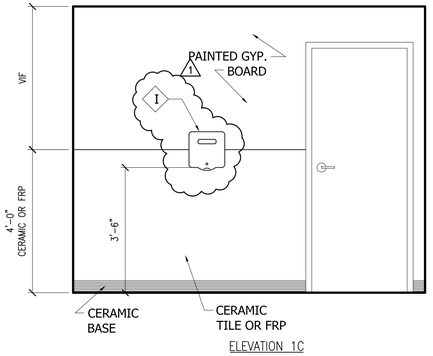
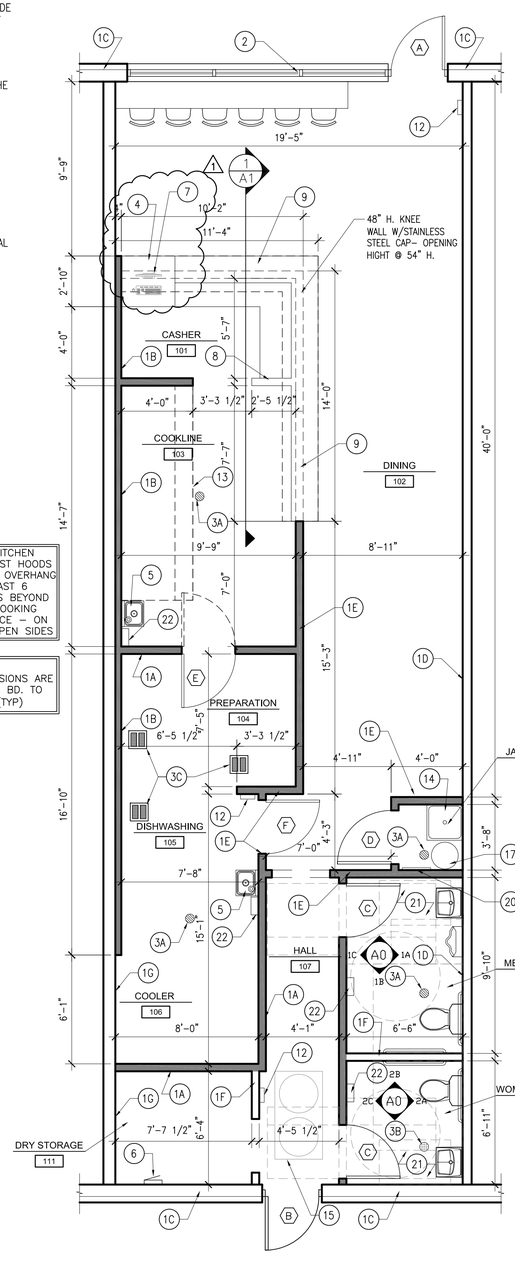


ELEVATION 1C

TOILET ELEV.

1 SCALE: 1/2" = 1'-0"



THE KITCHEN EXHAUST HOODS SHALL OVERHANG AT LEAST 6 INCHES BEYOND THE COOKING SURFACE - ON ALL OPEN SIDES

NOTE: INT. DIMENSIONS ARE FROM GYP. BD. TO GYP. BD. (TYP)

PROPOSED FLOOR PLAN

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

CONSTRUCTION LEGEND

- DENOTES EXISTING WALL CONSTRUCTION
- DENOTES NEW WALL CONSTRUCTION

FLOOR PLAN NOTES

1A. NEW 5/8" GYP BOARD EACH SIDE OF 3 5/8" 25 GA. COLD FORMED METAL STUDS @ 16" – PROVIDE SOUND ATTENUATION IF REQUIRED BY TENANT, EXTEND WALL 6" ABOVE CEILING GRID – BRACE TO STRUCTURE ABOVE @ 4'-0" O.C. – SEE SECTION

1B. NEW 5/8" GYP. BD. ON ONE SIDE OF 3 5/8" 25 GA. COLD FORMED METAL STUDS @ 16" O.C. OVER EXISTING MASONRY WALL – EXTEND WALL UP TO ROOF – ALL STAINLESS STEEL FINISHED WALL IN KITCHEN AREA AND FRP FINISHED WALL IN DISHWASHING AREA

1C. EXISTING EXTERIOR MASONRY WALL WITH UTILITY SIZE BRICK VENNER TO REMAIN AS IS

1D. EXISTING DEMISING WALL – THIS IS A 1–HR RATED FIRE RATED DEMISING WALL – UL DESIGN U465

1E. NEW 5/8" GYP BOARD EACH SIDE OF 3 5/8" 25 GA. COLD FORMED METAL STUDS @ 16" – PROVIDE SOUND ATTENUATION IF REQUIRED BY TENANT – EXTEND WALL UP TO ROOF

1F. EXISTING 5/8" GYP BOARD ON EACH SIDE OF 3 5/8" 25 GA. COLD FORMED METAL STUDS @ 16" – EXTENDED WALL UP TO ROOF TO REMAIN AS IS

1G. EXISTING 8" SMOOTH FACE CMU FIRE WALL 2 HOUR RATED TO REMAIN AS IS – PROVIDE FRP FINISHED WALL

2. EXISTING GLASS ON PREFINISHED ALUMINUM STOREFRONT WINDOW – TO REMAIN AS IS

3A. FLOOR DRAIN – SEE PLUMBING SCHEDULES

3B. EXISTING FLOOR DRAIN TO REMAIN AS IS

3C. FLOOR SINK – SEE PLUMBING SCHEDULES

4. 34" H. (HANDICAP HEIGHT) SOLID SURFACE COUNTER – SEE PLAN FOR DIMENSIONS. SEE SECTION DETAIL (VERIFY FINAL MATERIAL W/ OWNER)

5. 34" H. (HANDICAP HEIGHT) NSF APPROVED STAINLESS STEEL HAND SINK W/ STAINLESS STEEL SIDE SPLASH EACH SIDE W/ DISPENSED SOAP AND PAPER TOWELS INSTALLED AT 42" H. A.F.F. – SEE PLUMBING DRAWINGS

6. EXISTING ELECTRICAL PANEL 150 AMP SERVICE

7. CASHIER P.O.S. COUNTER AT 34" H. (HANDICAPED HEIGHT) IN COMPLIANCE WITH 707 OF THE 2018 ILLINOIS ACCESSIBILITY CODE (IAC).

8. 48" HIGH – NEW WALL 5/8" GYP BOARD EACH SIDE OF 3 5/8" 25 GA. COLD FORMED METAL STUDS @ 16" O.C. PROVIDE STAINLESS STEEL CAPPED WALL AND FRP COVERED ON BOTH SIDES – WITH TRIM

9. PROVIDE WALL OPENING @ 48" HIGH WITH SOLID SURFACE COUNTER – OPENING HEIGHT @ 54" HIGH – SEE FLOOR PLAN DIMENSIONS

10. PROVIDE SANITARY NAPKING DISPOSAL – BOBRIK #B–270 FOR RESTROOMS

11. PROVIDE METAL GARBAGE CANS WITH LIDS FOR RESTROOMS

12. PORTABLE FIRE EXTINGUISHER – TO BE PROVIDED WITHIN A 30'–0" TRAVEL DISTANCE OF COMMERCIAL TYPE COOKING EQUIPMENT. COOKING EQUIPMENT INVOLVING VEGETABLE OR ANIMAL OILS AND FATS SHELL BE PROTECTED BY A CLASS K RATED PORTABLE EXTINGUISHER – FIRE EXTINGUISHER WILL BE A MINUMUM RATING OF 2A10BC SHALL BE SUPPLIED PER THE REQUIMERENTS OF NFPA 10

13. LINE OF HOOD ABOVE

14. FLOOR MOP SINK – SEE PLUMBING PLAN

15. PROVIDE INTERIOR GREASE TRAP – SEE PLUMBING SCHEDULES

16. FIXED AND TABLE SEATING SELECTED BY OWNER – INSTALLED AND SUPPLIED BY GENERAL CONTRACTOR

17. 60 GALLON GAS WATER HEATER – SEE PLUMBING SCHEDULES

18. PROVIDE FRP COVERING ON WALLS AROUND SERVICES AREAS, MOP SINK AND EACH TOILET ROOM 48" H. ABOVE FINISH FLOOR

19. ALL GAS COOKING EQUIPMENT TO BE INSTALLED WITH NSF/ANSI APPROVED POLY COATED GAS LINE WITH QUICK DISCONNECTS

20. PROVIDE HEAVY DUTY MOP RACKS/HEAVY DUTY BROOM RACKS – JANITOR AREA

21. WHERE THE TOILET ROOM OR BATHING ROOM IS FOR INDIVIDUAL USE AND A CLEAR FLOOR SPACE COMPLYING WITH 305.3 IS PROVIDED WITHING THE ROOM BEYOND THE ARC THE DOOR SWING, DOORS SHALL BE PERMITTED TO SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE.

22. PROVIDE HEATED AIR HAND DRYER DEVICE ON EACH TOILET ROOM AND EACH HAND SINK ON THE PREPARATION AND SERVICES AREAS – FDA CODE 6–301.12

DOOR NOTES

1. ALL NEW INTERIOR DOORS PROPOSED TO BE IN ACCORDANCE WITH BUILDING STANDARDS AND WILL REQUIRED THE APPROVAL OF BUILDING OWNER – GC TO COORDINATE
2. ALL EXIT DOORS TO HAVE SELF CLOSING DEVICES AND PROVIDE EGRESS FROM THE SPACE AT ALL TIMES WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE

INTERIOR FINISH NOTES

1. INTERIOR FLOOR FINISH TO BE CLASS C FOR GROUP B
2. ALL INTERIOR FINISHES FOR GROUP B WITHOUT SPRINKLER (BUSINESS) TO BE CLASS C FLAME SPREAD 76 TO 200, SMOKE DEVELOPED 0 TO 450
3. FLOOR COVERINGS AND AND WALL FINISHES TO BE SELECTED BY OWNER AND COORDINATED BY GENERAL CONTRACTOR

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ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	
FOR BID	
FOR CONST.	

REVISIONS	DATE
1 PALATINE	09–05–23
2 PALATINE	09–26–23
3 PALATINE	12–07–23
4	
5	

PROJECT:
PALATINE RESTAURANT
2379 N. HICKS RD.
PALATINE IL. 60074

CLIENT:
ALDO HERNANDEZ - FRONTERAS MEXICAN GRILL
PHONE: 773-847-9106
EMAIL: fronterasgrill2379@gmail.com

JOB NO. 22–060
DATE 07–06–23
FILE 05-224
PLOT SCALE 1:1

OWNER APPROVAL

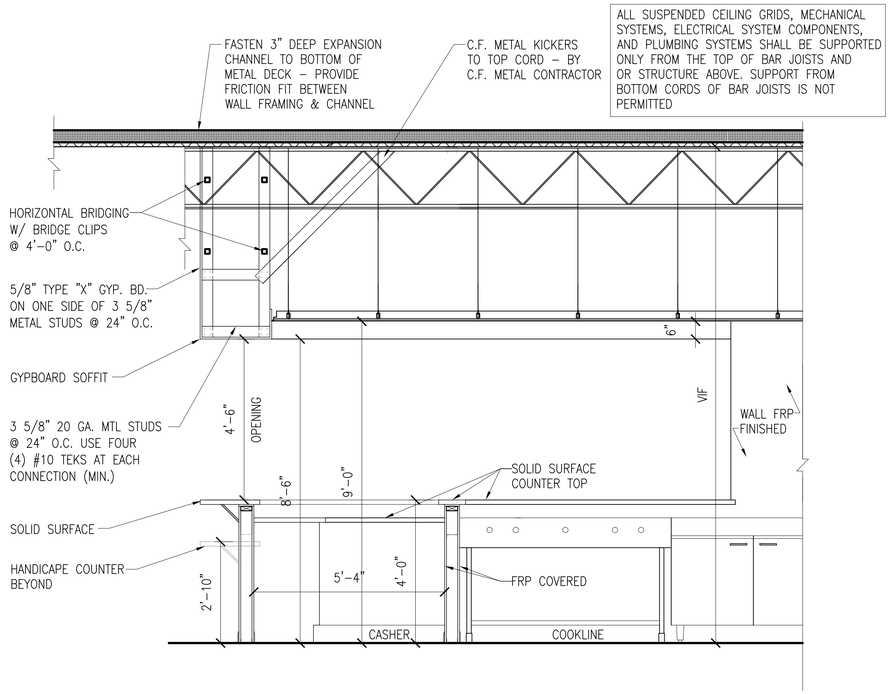
Signature

Date

SHEET TITLE
EXISTING AND PROPOSED BASE PLAN AND NOTES

SHEET NUMBER
A0

Attachment: PZC Materials - March 12, 2024 (2024-27 : 2379 N. Hicks Road - VAR Parking)



1 SECTION DETAIL

SCALE: 1/2" = 1'-0"

EQUIPMENT NOTES

1. MECHANICAL AND ELECTRICAL CONTRACTOR MUST CHECK OWNER'S PRESENT EQUIPMENT BEING RE-USED, EQUIPMENT SUBSITUTED FOR SPECIFIED TYPE OR MANUFACTURER OR THAT EQUIPMENT MARKED (BY VENDOR) WHICH IS BEING SUPPLIED BY OTHERS SO THAT THE SERVICE REQUIREMENTS ARE CORRECTLY TYPED, ADEQUATELY SIZED, & ROUGHED IN PROPERLY (LOCATION, HEIGHT & CONNECTION TYPE) SO AS TO MINIMIZE THE AMOUNT OF MATERIALS & FITTINGS NEEDED FOR FINAL HOOK-UP RESULTING IN A NEAT AND ORDERLY LOOKING JOB.
2. ALL LABOR, SWITCHES, DISCONNECTS & FITTINGS REQUIRED FOR FINAL CONNECTION OF EQUIPMENT AS NECESSARY TO COMPLY WITH ALL CODES, INCLUDING ALL INTERWIRING TO BE FURNISHED BY ELECTRICAL CONTRACTOR UNLESS STATED OTHERWISE.
3. ALL LABOR, VALVES, TRAPS, TAILPIECES, STRAINERS, PRESSURE REDUCING VALVES, & FITTINGS REQUIRED FOR FINAL CONNECTION OF EQUIPMENT AS NECESSARY TO COMPLY WITH ALL CODES, INCLUDING ALL INTER- CONNECTIONS TO BE FURNISHED BY MECHANICAL CONTRACTOR UNLESS OTHERWISE STATED.
4. MECHANICAL CONTRACTOR TO PROVIDE REMOVABLE 12" SECTION OF PIPE IN MAIN GAS SUPPLY LINE IN AN ACCESSIBLE AREA FOR INSTALLATION OF EITHER MECH. OR ELEC. CONTROLLED GAS SHUTOFF-VALVE, FURNISHED AS PART OF THE FIRE PROTECTION SYSTEM AND INSTALLED BY THE PLUMBING CONTRACTOR.

5A. 6'-0" HANDICAP ACCESSIBLE BOOTHS, 4'-0" WIDE TABLE - BY OWNER

5B. 6'-0" HANDICAP ACCESSIBLE BOOTHS, 48"X 24" WIDE TABLE - BY OWNER

6. HANDICAP ACCESSIBLE TABLES AND CHAIRS - APPLIES TO DINING AREAS - BY OWNER

6A. 24" D & 34" H SOLID SURFACE CASHIER COUNTER HANDICAP ACCESSIBLE RECEPTION / SALES COUNTER BY MILLWORK CONTRACTOR - COLOR AND MATERIAL BY INTERIOR DESUGNER

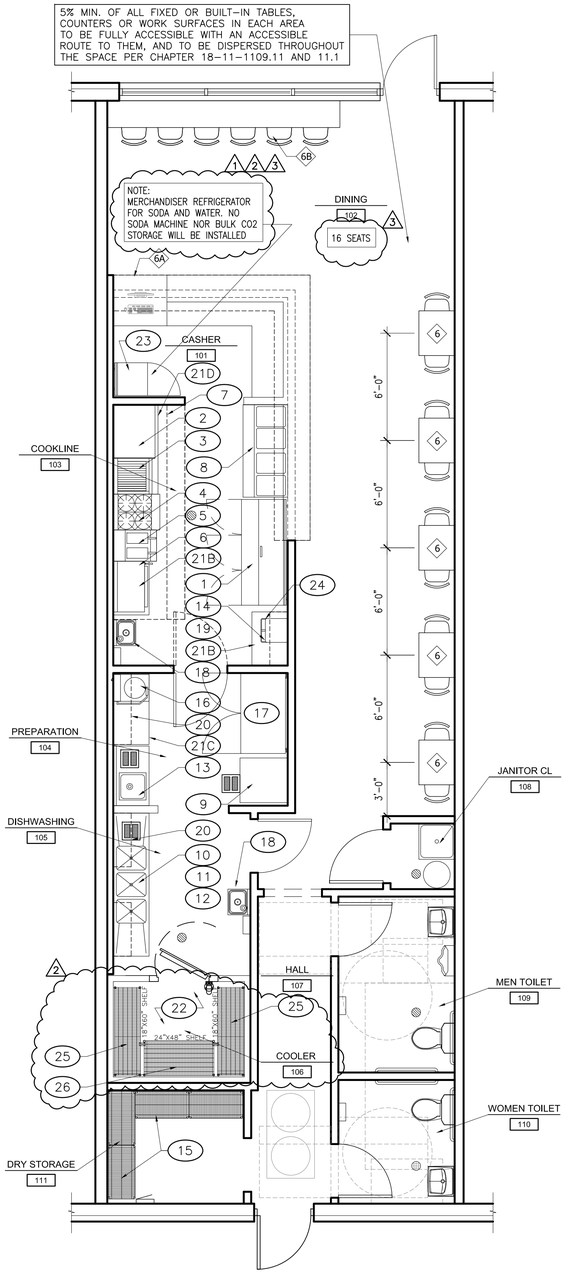
6B. CHAIR APPLIES TO BAR AREAS - BY OWNER

7. G.C. TO VERIFY ELECTRICAL AND PLUMBING NEEDS FOR NEW KITCHEN EQUIPMENT WITH KITCHEN EQUIPMENT SUPPLIER AND OWNER - FINAL EQUIPMENT LOCATION PER OWNER - G.C. TO COORDINATE WITH RESTAURANT OWNER - THIS ITEM WILL NOT BE CONSIDERED A CHANGE ORDER
8. KITCHEN SUPPLIER TO PROVIDE FINAL DRAWINGS AND SUBMISSIONS REQUIRED TO REGULATING AGENCIES - KITCHEN SUPPLIER TO PROVIDE AND SUBMIT INFORMATION OF HOODS, MAKE UP UNIT,FAN AND RELATED EQUIPMENT - ARCHITECT TO RECIEVE A COPY OF SUBMISSIONS AND SHOP DRAWINGS FOR REVIEW AND COORDINATION
9. ALL FLOOR MOUNTED EQUIPMENT MUST BE INSTALLED IN CASTERS
10. THE ICE MACHINE MUST BE SPACED 8 INCHES OFF THE WALL IN ORDER TO FACILITATE PROPER CLEANING
11. ALL UTILITIES IF NOT INSTALLED WITHIN THE WALLS, MUST BE SPACED 1/2" OFF THE WALLS AND AT LEAST 6 INCHES OFF THE FLOOR.
12. ALL PAN INSERTS IN THE PREP COOLERS MUST BE STAINLESS STEEL. NO PLASTIC PAN INSERTS WILL BE ACCEPTED.
13. ALL GAS FIRED EQUIPMENT MUST BE PROVIDED WITH VINYL COATED TAS LINES, COMPLETED WITH QUICK DISCONECT HOOKUPS. THE EQUIPMENT MUST ALSO BE TETHERED TO THE WALL WITH A CLEANABLE CABLE.
14. WALK IN COOLER MUST BE WELL LIT IN ORDER TO FACILITATE PROPER CLEANING. PROVIDE FLOURESCENT LIGHTING WITH COLD-TOLERANT BALLASTS AND VAPOR PROOF FIXTURES TO BOTH WALK-INS.
15. THE INTERIOR AND UNDERSIDE OF THE BAR WALL AND TOP MUST BE COVERED IN FRP PANELING.
16. IF THE HAND SINKS ARE CLOSER THAN 18 INCHES FROM ADJACENT EQUIPMENT, THEN 8 INCH HIGH STAINLESS STEEL SPLASHGUARDS MUST BE PROVIDED. THE HAND SINK MUST ALSO BE PROVIDED WITH WRIST BLADE TYPE (BUTTERFLY WINGS) FAUCET HANDLES. G.C. TO VERIFY
17. ALL CABINETRY MUST BE INSTALLED WITH NO BASE OR BASE SHELF, OR IF NO PLUMBING CONNECTIONS PRESENT, ON 6" LEGS IN ORDER TO FACILITATE PROPER CLEANING, ALLOW EASY ACCESS TO PLUMBING CONNECTIONS AND TO ELIMINATE PEST HARBORAGE AREAS. G.C. TO VERIFY
18. ALL COUNTERTOPS TO BE STAINLESS STEEL OR SOLID SURFACE - NO PLASTIC LAMINATE IS ALLOWED

SCHEDULE OF EQUIPMENT – FRONTERAS GRILL RESTAURANT

ITEM	QT.	DESCRIPTION	ELECTRICAL						WATER		WASTE		GAS		MANUFACTURER	MODEL	REMARKS
			FLAMPS	KW	HP	VOLTS	TYPE	DIRECT PLUG	COLD	HOT	DIRECT	INDIRECT	PIPE SIZE	MBTU			
1	1	PREP TABLE	3.3	-	2/3	115/60/1	-	- -	-	-	-	-	-	-	COLDLINE	SP72	WITH CASTERS
2	1	GAS GRIDDLE	-	-	-	-	-	- -	-	-	-	-	3/4"	84.9	STAR-MAX	636TF	TABLE TOP MOUNTED
3	1	GAS CHARBROILER	-	-	-	-	-	- -	-	-	-	-	3/4"	80.0	STAR-MAX	6024CBF	TABLE TOP MOUNTED
4	1	FOUR-BURNER RANGE	-	-	-	-	-	- -	-	-	-	-	3/4"	124.0	MIGALI	C-RO4-NG/ C-RO4-LP	W/ OVEN AND 4 LEGS
5	1	GAS FRYER	-	-	-	-	-	- -	-	-	-	-	3/4"	150.0	VULCAN	LG500	STAINLESS STEEL FLOOR FRYER
6	1	GAS SALAMANDER BROILER	-	-	-	-	-	- -	-	-	-	-	3/4"	36.0	COOKING PERFORMANCE GROUP	S-36-SB-N	WALL MOUNTED
7	1	HOOD	-	-	-	-	-	- -	-	-	-	-	-	-	HOODMART	1248HBM - 12'X48'	SEE MECHANICAL PLAN FOR SPECS
8	1	ELECTRIC STEAM TABLE	16	-	1/3	120/60/1	-	- -	-	-	-	-	-	-	VOLLRATH	38004 - 4 WELL	WITH UNDERSHELF
9	1	ICE CUBE MACHINE	8.3	-	-	230/60/1	-	- -	3/8"	-	-	-	-	-	MANITOWOC	S1000 ON B-570	-
10	1	THREE COMPARTMENT SINK	-	-	-	-	-	- -	3/4"	3/4"	-	(3) 2"	-	-	ADVANCE TABCO	94-3-54-18RL	BLADE HANDLED FAUCETS
11	1	WALL MOUNTED FAUCET	-	-	-	-	-	- -	1/2"	1/2"	-	-	-	-	T&S	B-1125-LN	-
12	1	DOUBLE JOINT SWING NOZZLE	-	-	-	-	-	- -	-	-		-	-	-	T&S	068X	-
13	1	WORK TABLE W/ BUILT-IN SINK	-	-	-	-	-		1/2"	1/2"	-	1 1/2"	-	-	ADVANCE TABCO	94-1-24-18L	-
14	1	COMMERCIAL MICROWAVE	8.3	3.2	-	120/60/1	-	- -	-	-	-	-	-	-	SOLWAVE	MW1000SS	-
15	-	EPOXY SHELVING	-	-	-	-	-	- -	-	-	-	-	-	-	ADVANCE TABCO	ECC-1436	FOR COUNT SEE FLR PLAN
16	1	TORTILLA WARMER	7.5	-	-	208/60/1	-	- -	-	-	-	-	-	-	ANTUNES	TW-100	OVER COUNTER
17	1	REACH IN FREEZER	10.7	-	3/4	115/60/1	-	- -	-	-	-	-	-	-	MOTAK	MSD-2DF-BAL-X	WITH CASTERS
18	2	HAND SINK	-	-	-	-	-	- -	1/2"	1/2"	1 1/2"	-	-	-	KROWNE	HS-33	SINK WITH SOAP DISPENSER BLADE HANDLED FAUCET
19	1	MICROWAVE SHELF	-	-	-	-	-	- -	-	-	-	-	-	-	ADVANCE TABCO	MS24-24	WALL MOUNTED - VERIFY HT
20	3	STAINLESS STEEL SHELVING						- -	-	-	-	-	-	-	JOHN BOOS	EWS8-12-36	NSF APPROVED
21A	0	NOT USED	-	-	-	-	-	- -	-	-	-	-	-	-	--	--	--
21B	2	WORK TABLE	-	-	-	-	-	- -	-	-	-	-	-	-	REGENCY	24"X36"	W/UNDESHELF & BACKSPLASH
21C	1	WORK TABLE	-	-	-	-	-	- -	-	-	-	-	-	-	REGENCY	24"X48"	W/UNDESHELF & BACKSPLASH
21D	1	WORK TABLE	-	-	-	-	-	- -	-	-	-	-	-	-	REGENCY	30"X60"	W/UNDESHELF & BACKSPLASH
22	1	WALK IN COOLER (1)	-	-	3/4	208/60/1	-	- -	-	-	-	-	-	-	NORLAKE	NORL-KLF68-C	WITH FLOOR AND RAMP W/ INSULATION WALL& CLNG.: R-25 - DOOR.: R-25 (1)
23	1	MERCHANDISER REFRIGERATOR	1.6	-	3/4	115/60/1	-	- -	-	-	-	-	-	-	AVANTCO	GDC-10-HC	WITH CASTERS & LED LIGHT
24	1	PANINI	1.75	3	3/4	120/60/1	-	- -	-	-	-	-	-	-	ROLLER GRILL	PANINI	OVER COUNTER
25	2	WALK IN COOLER SHELF (2)	-	-	-	-	-	- -	-	-	-	-	-	-	NORLAKE	18X60	SHELVING SYSTEM
26	1	WALK IN COOLER SHELF	-	-	-	-	-	- -	-	-	-	-	-	-	NORLAKE (3)	24X48	SHELVING SYSTEM

NOTE: ALL KITCHEN EQUIPMENT TO BE PURCHASE BY OWNER AND INSTALLED BY GENERAL CONTRACTOR AND ALL KITCHEN EQUIPMENT WILL BE NEW.



EQUIPMENT PLAN

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

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ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	
FOR BID	
FOR CONST.	

REVISIONS	DATE
1 PALATINE	09–05–23
2 PALATINE	09–26–23
3 PALATINE	12–07–23
4	
5	

PROJECT:
PALATINE RESTAURANT
2379 N. HICKS RD.
PALATINE IL, 60074

CLIENT:
ALDO HERNANDEZ - FRONTERAS MEXICAN GRILL
PHONE: 773-647-9106
EMAIL: fronterasgrill2379@gmail.com

JOB NO. 22–060
DATE 07–06–23
FILE 05-224
PLOT SCALE 1:1

OWNER APPROVAL

Signature

Date

SHEET TITLE
PROPOSED EQUIPMENT FLOOR PLAN AND SCHEDULES

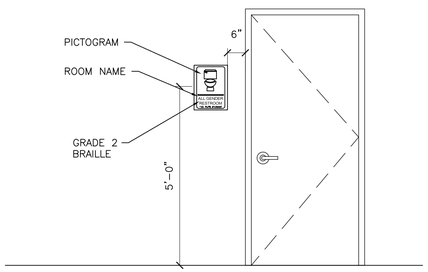
SHEET NUMBER
A1

Attachment: PZC Materials - March 12, 2024 (2024-27 : 2379 N. Hicks Road - VAR Parking)

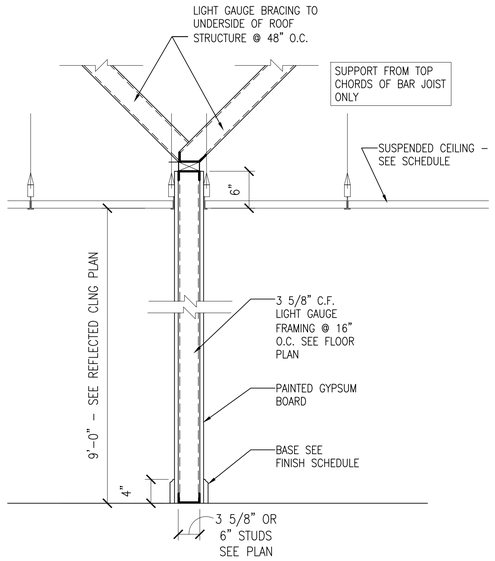
ROOM INTERIOR SIGNAGE:

NOTES:

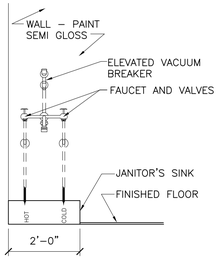
1. MOUNT SIGNAGE W/(4) MECHANICAL FASTENERS & ADHESIVE
2. IF NO SPACE ON LATCH SIDE, SIGN SHALL BE PLACE ON THE NEAREST ADJACENT WALL



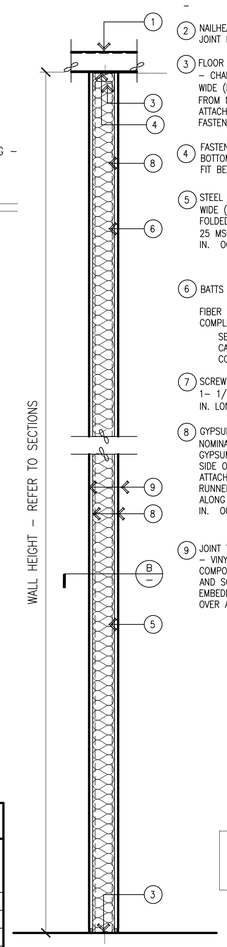
1 / A2 SIGNAGE DETAIL
SCALE: 1/2"=1'-0"



3 / A2 NON RATED PARTITION
SCALE: 1"=1'-0"



2 / A2 JANITOR'S SINK ELEVATION
SCALE: 1/2"=1'-0"



2. NAILHEADS: EXPOSED OR COVERED WITH JOINT FINISHER.
3. FLOOR AND CEILING RUNNER – (NOT SHOWN) – CHANNEL-SHAPED RUNNERS, 3- 5/8 IN. WIDE (MINIMUM), 1-1/4 IN. LEGS, FORMED FROM NO. 25 MSG (MINIMUM) GALV STEEL, ATTACHED TO FLOOR AND CEILING WITH FASTENERS SPACED 24 IN. OC MAXIMUM.
4. FASTEN 3" DEEP EXPANSION CHANNEL TO BOTTOM OF METAL DECK – PROVIDE FRICTION FIT BETWEEN WALL FRAMING & CHANNEL
5. STEEL STUDS-CHANNEL-SHAPED 3 5/8" WIDE (MINIMUM), 1-1/4 IN. LEGS, 3/8 IN. FOLDED BACK RETURNS, FORMED FROM NO. 25 MSG(MINIMUM) GALV STEEL, SPACED 24 IN. OC MAXIMUM. FILLING STUD CAVITY.
6. BATTS AND BLANKETS
   FIBER GLASS BATTS PARTIALLY OR COMPLETELY FILLING STUD CAVITY.
   SEE BATTS AND BLANKETS (BZJZ) CATEGORY FOR NAMES OF CLASSIFIED COMPANIES IN UL DIRECTORY.
7. SCREWS – TYPE S SELF-TAPPING SCREWS, 1- 1/4 OR 2 IN. LONG, (1 HR) AND 2-1/2 IN. LONG (2 HR).
8. GYPSUM DRYWALL: NOMINAL 5/8 OR THICK, 4 FT WIDE, FACED GYPSUM WALLBOARD PANELS WITH THE FACED SIDE ON THE INTERIOR WALL CAVITY. PANELS ATTACHED TO STUDS AND FLOOR AND CEILING RUNNERS WITH SCREWS SPACED 8 IN. OC ALONG THE EDGES OF THE PANEL AND 12 IN. OC IN THE FIELD OF THE PANEL.
9. JOINT TAPE AND COMPOUND – (NOT SHOWN) – VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS T JOINTS AND SCREW HEADS; PAPER TAPE, 2 IN. WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS.

DESIGN NO. – U465
NONBEARING WALL
RATING– 1 HOUR

4 / A2 EXIST. 1 HOUR RATED PARTITION
SCALE: 1"=1'-0"

HARDWARE SPECIFICATIONS

MK	FUNCTION	MANUFACTURER	CATALOG NUMBER	REMARKS
A	OFFICE	SCHLAGE	SATURN – S–SERIES – S51PD FIN: 626	
B	HINGES	STANLEY	SERIES – FBB–179 4\ STAINLES STEEL w/ SECURITY PINS @ EXT. DOOR ONLY	
C	DOOR SWEEP	STANLEY	AT EXIT DOORS MODEL 10–5070 FULL DOOR WIDTH TO BOT. OF FLOOR	
D	RAIN DRIP SCREED	STANLEY	MODEL 10–5090 FULL DOOR WIDTH TO DOOR HEAD	
E	CLOSER	LCN CLOSERS	MODEL 1054H FIN: LCN–1 ALUM.	SELF CLOSER W/ NON HOLD OPEN ARM HINGE PER ADA REQUIREMENTS
F	THRESHOLD	ZERO INTL.	#30 ALUM W/ #25W EXTRUDED ANW1E	PER ADA & IAC REQUIREMENTS
G	WEATHER STRIPPING	ZERO INTL.	#328	
H	CILINDER DEAD W/ LEVEL HANDLE			WHEN LOCKED W/KEY FORM OUTSIDE –LEVER HANDLE FROM INSIDE ALWAYS FREE – ADA COMPLIANT
I	CLOSET LOCK	SCHELAGE	SATURN – S–SERIES FIN 626	LOCK OR UNLOCK BY KEY FROM OUTSIDE –INSIDE LEVER ALWAYS FREE – ADA & IAC COMPLIANT
J	PUSH PULL BARS	IVES	8103–8 FIN US32D	
K	RIM PANIC EXIT DEVICE	VON DUPRIN	22EO–F	PANIC HARDWARE – COLOR DARK ANODIZED
L	PASSAGE SET	SCHLAGE	SATURN – S SERIES –S10D FIN: 626	ALWAYS UNLOCKED
M	PASSAGE W/ PRIVACY LOCK	SCHLAGE	SATURN – S SERIES –S40D FIN: 626	PUSH BUTTON LOCKING: TURNING INSIDE LEVER RELEASES PUSH BUTTON. UNLOCKED FROM OUTSIDE WITH SMALL SCREW DRIVER – ADA, IAC COMPLIANT
N	CAMELOT HEYPAD W/ AUTO LOCK DOOR LEVEL SET W/ ACCENT INTERIOR LEVER	SCHLAGE	MODEL: FE575CAM619ACC	

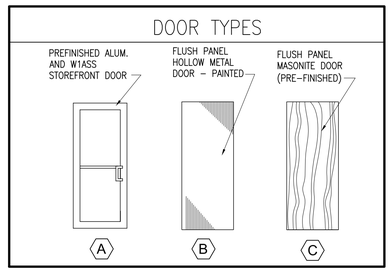
ALL HARDWARE SHALL COMPLY W/ ADA ACCESSIBILITY REQUIREMENTS * REFER TO BIDDERS INSTRUCTIONS TO HARDWARE ALLOWANCES

DOOR SCHEDULE – FIRST FLOOR

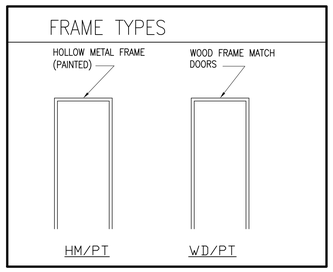
DOOR #	DOOR SIZE WIDTH	HEIGHT	THICK	DOOR TYPE	DOOR MAT. FINISH	FRAME MAT. FINISH	RATING	LOUVER UNDERCUT	DETAILS HEAD	HINGE JAMB	LOCK JAMB	SILL	HARDWARE	REMARKS
A	3'–0"	7'–0"	1 3/4"	A	AL/GL	AL/ANO							B,C,E,F,H,J,K	EXIST. DOOR PROVIDE PANIC HARDW.
B	3'–6"	7'–0"	1 3/4"	B	HM/PT	HM/PT							B,H,C,G	PANIC HARDW. –B LABELED DOOR
C	3'–0"	7'–0"	1 3/4"	C	WD/PT	HM/PT							B,M	STAFF TOILET ROOM
D	3'–0"	7'–0"	1 3/4"	C	WD/PT	HM/PT							B,L	
E	3'–0"	7'–0"	1 3/4"	–	HM/PT	HM/PT							B	DOUBLE SWING ALIASON
F	3'–0"	7'–0"	1 3/4"	C	WD/PT	HM/PT							B,N	

PANIC HARDWARE ON EXIT DOORS
ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT (IBC 1008.1.8)

DOOR TYPES



FRAME TYPES



ROOM FINISH SCHEDULE

ROOM NO.	ROOM	FLOOR	BASE	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	CEILING TYPE	CEILING HEIGHT	REMARKS
101	CASHER	F1	B1	W1/W3	W1/W3	W1/W3	W1/W3	C1	––	FRP WALL FINISH
102	DINING AREA	F2	B2	W1	W1	W1	W1	C2/C3	VIF.	PAINT WALLS P1
103	COOKLINE	F1	B1	W3	W4	W3	W3	C1	9'–0"	FRP & SS STEEL FINISH
104–105	PREP. AND DISH.	F1	B1	W3	W3	W3	W3	C1	9'–0"	FRP WALL FINISH
107	HALL	F2	B2	W1	W1	W1	W1	C1	9'–0"	PAINT WALLS P1
108	JANITOR CL	F1	B1	W1/W3	W1/W3	W1/W3	W1/W3	C1	9'–0"	PROVIDE FRP 48" ABOVE FLOOR
109	MEN TOILET	F2	B2	W1/W2	W1/W2	W1/W2	W1/W2	C1	9'–0"	PORCELAIN TILE 48" ABOVE FLOOR
110	WOMEN TOILET	F2	B2	W1/W2	W1/W2	W1/W2	W1/W2	C1	9'–0"	PORCELAIN TILE 48" ABOVE FLOOR
111	DRY STORAGE	F1	B1	W3	W3	W3	W3	C1	9'–0"	FRP WALL FINISH

VERIFY ALL FINISHES WITH INTERIOR DESIGNER AND OWNER

WALL FINISH AND PARTITIONS ADJACENT SERVICE SINK AND TOILETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE 48 INCHES ABOVE FLOOR AND WITHIN 2 FEET ON EACH SIDE OF THE PLUMBING FIXTURE. IBC 1210.2.2.

FINISH MATERIALS LEGEND

FLOOR

F1
- TYPE: QUARRY TILE (PEI 5)
- MFG: DALTILE
- SERIES: –
- COLOR: GRAY
- FINISH: SMOOTH
- SIZE: 6X6

F2
- TYPE: PORCELAIN TILE (PEI 4)
- MFG: DALTILE
- SERIES: –
- COLOR: SELECTION BY TENANT
- FINISH: SMOOTH
- SIZE: SELECTION BY TENANT

BASE

B1
- TYPE: QUARRY BASE
- MFG: DALTILE
- SERIES: –
- PATTERN: –
- COLOR: GRAY
- FINISH: SMOOTH
- APPLIC: KITCHEN, DRY STO. & PREP AREAS

B2
- TYPE: PORCELAIN BASE
- MFG: DALTILE
- SERIES: –
- PATTERN: –
- COLOR: SELECTION BY TENANT
- FINISH: SMOOTH
- APPLIC: DINING & BATHROOMS

WALLS

W1
- TYPE: GYPSUM WALLBOARD
- MFG: –
- SERIES: –
- COLOR: –
- FINISH: –
- SIZE: –

W2
- TYPE: PORCELAIN TILE AT 48" HIGH
- MFG: DALTILE
- SERIES: –
- COLOR: –
- FINISH: SMOOTH
- SIZE: –

W3
- TYPE: FRP PANEL
- MFG: STABILIT AMERICA, INC. DBA GLASTEEL
- SERIES: –
- COLOR: WHITE
- FINISH: SMOOTH – EASILY CLEANABLE
- SIZE: –

W4
- TYPE: STAINLESS STEEL
- MFG: –
- SERIES: –
- COLOR: –
- FINISH: –
- SIZE: –

CEILING

C1
- TYPE: ACOUSTICAL LAY–IN
- MFG: UDECOR
- SERIES: CLEAN ROOM VL (VINYL COATED)
- PATTERN: 24" X 24" X 5/8"
- COLOR: WHITE
- FINISH: SMOOTH
- APPLIC: KITCHEN, PREP & DRY STORAGE

C2
- TYPE: OPEN CEILING
- MFG: –
- SERIES: –
- PATTERN: –
- COLOR: BLACK
- FINISH: –
- APPLIC: DINING AREAS

C3
- TYPE: GYPBOARD SOFFIT
- MFG: –
- SERIES: –
- PATTERN: –
- COLOR: WITHE
- FINISH: –
- APPLIC: DINING AREAS

MARK

P1
- COLOR: FIELD COLOR AS SELECTED BY TENANT
- MFG: BENJAMIN MOORE OR EQUAL
- FINISH: LIGHT COLOR SEMI–GLOSS
- APPLIC: 2 COATS OVER 1 COAT OF PRIMER

P2
- COLOR: ACCENT COLOR AS SELECTED BY TENANT
- MFG: BENJAMIN MOORE OR EQUAL
- FINISH: EGG SHELL LATEX PAINT
- APPLIC: –

NOTE: ALL COLORS AND FINISHES TO BE SPECIFIED BY OWNER AND INTERIOR DESIGNER CONSULTANT – ALL FINISHES TO COMPLY WITH SECTION 803 OF THE INTERNATION BUILDING CODE

FINISH NOTES:
1. VERIFY ALL FINISHES WITH TENANT AND OWNER
2. ALL FINISHES SHALL COMPLY W/ FLAME SPREAD AND SMOKE DEVELOPENT REQ'S OF CODE
3. ALL FLR. FIN. TO HAVE ADA SLIP COEFICIENT OF SLIP OF 0.6 MIN.
4. ALL FLR. TILE TO BE MASTIC SET LATEX AS REQUIRED

CODE REQ'D FINISH CLASSIFICATIONS

FOR WALLS, CEILINGS & TRIM FLAME SPREAD	SMOKE DEVELOPED
CLASS A 0–25	0–450
CLASS B 26–75	0–450
CLASS C 76–200	0–450

FOR FLOORS	CRITICAL RADIANT FLUX
CLASS I	0.45 WATTS PER SQUARE CM OR GREATER
CLASS II	0.22 WATTS PER SQUARE CM OR GREATER

a) STAIRWAY & EXITS = CLASS A WALL FINISHES (N/A)
f) PUBLIC LOBBIES AS MEANS OF EGRESS = CLASS A
i) CLASS C INT. FINISH MATERIAL IS PERMITTED IN BUSINESS CLASIFICATION

INTERIOR TRIM = CLASS A IN EXITS
CLASS C IN ROOMS

FLOOR COVERINGS
a) MINIMUM CRITICAL RADIANT FLUX CLASSIFICATION FOR B USE IS CLASS II ON EXIT PASSWAYS AND EXIT ACCESS CORRIDORS

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ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	
FOR BID	
FOR CONST.	

REVISIONS	DATE
1 PALATINE	09–05–23
2 PALATINE	09–26–23
3 PALATINE	12–07–23
4	
5	

PROJECT:
PALATINE RESTAURANT
2379 N. HICKS RD.
PALATINE IL, 60074

CLIENT:
ALDO HERNANDEZ - FRONTERAS MEXICAN GRILL
PHONE: 773-647-9106
EMAIL: fronterasgrill2379@gmail.com

JOB NO. 22–060
DATE 07–06–23
FILE 05-A4-door & finish schedu
PLOT SCALE 1:1

OWNER APPROVAL

Signature

Date

SHEET TITLE
DOOR SCHEDULES
ROOM SCHEDULE
DETAILS

SHEET NUMBER
A2

Attachment: PZC Materials - March 12, 2024 (2024-27 : 2379 N. Hicks Road - VAR Parking)

Accessible Route

206 Accessible Routes

206.1 General. Accessible routes shall be provided in accordance with 203 and comply with Chapter 4

Accessible Route
A continuous unobstructed path connecting all accessible elements and spaces of a building or facility. Interior accessible routes may include corridors, floors, ramps, elevators, lifts, skywalks, tunnels and clear floor spaces at fixtures. exterior accessible routes may include parking access aisles, curb ramps, crosswalks at vehicular ways, walks, ramps, and lifts.

206.2.1 Site Arrival Points. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

206.2.2 Within a Site. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site. For areas of sport activity, an accessible route is required to connect to the boundary of each area of sport activity. The size of an area of sport activity includes only the space needed to play. Where multiple sports fields or courts are provided, an accessible route is required to each field or area of sport activity.

206.2.3 Multi-Story Buildings and Facilities. At least one accessible route shall connect each story and mezzanine in multi-story buildings and facilities.

206.2.4 Spaces and Elements. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements and with all accessible dwelling units within the building or facility and which are otherwise connected by a circulation path unless exempted by 206.2.3 Exceptions 1 through 8. An accessible route shall also connect at least one accessible entrance,at each accessible dwelling unit with those exterior and interior spaces and facilitiesthat serve the accessible dwelling unit.

403.5.1 Clear Width. Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.

403.5.2 Clear Width at Turn. Where the accessible route makes a 180 degree turn around an element which is less than 48 inches (1220 mm) wide, clear width shall be 42 inches (1065 mm) minimum approaching the turn, 48 inches (1220 mm) minimum at the turn and 42 inches (1065 mm) minimum leaving the turn.

403.5.3 Passing Spaces. An accessible route with a clear width less than 60 inches (1525 mm) shall provide passing spaces at intervals of 200 feet (61 m) maximum. Passing spaces shall be either: a space 60 inches (1525 mm) minimum by 60 inches (1525 mm) minimum; or, an intersection of two walking surfaces providing a T-shaped space complying with 304.3.2 where the base and arms of the T-shaped space extend 48 inches (1220 mm) minimum beyond the intersection.

403.7 Floor or Ground Surfaces. Floor or Ground surfaces shall comply with 302

302.2 Carpet: Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Pile height shall be 1/2 inch (13 mm) maximum. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge. Carpet edge trim shall comply with 303. Note: Where a mat is used on a temporary or seasonal basis, the mat shall be securely attached at least on two adjacent sides to be non-slip.

302.3 Openings. Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch (13 mm) diameter except as allowed in 407.4.3, 409.4.3, 410.4, 810.5.3 and 810.10. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

403.4 Changes in Level. Changes in level shall comply with 303

303.2 Vertical: Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.

303.3 Beveled: Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.

303.4 Ramps: Changes in level greater than 1/2 inch (13 mm) high shall be ramped, and shall comply with 405 or 406.

404 Doors, Doorways, and Gates

404.1 General. Doors, doorways, and gates that are part of an accessible route shall comply with 404.

307 Protruding Objects.

307.2 Protrusion Limits.Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.

307.3 Post-Mounted Objects. Free-standing objects mounted on posts or pylons shall overhang circulation paths 12 inches (305 mm) maximum when located 27 inches (685 mm) minimum and 80 inches (2030 mm) maximum above the finish floor or ground. Where a sign or other obstruction is mounted between posts or pylons and the clear distance between the posts or pylons is greater than 12 inches (305 mm), the lowest edge of such sign or obstruction shall be 27 inches (685 mm) maximum or 80 inches (2030 mm) minimum above the finish floor or ground.

307.4 Vertical Clearance. Vertical clearance shall be 80 inches (2030 mm) high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches (2030 mm) high. The leading edge of such guardrail or barrier shall be located 27 inches (685 mm) maximum above the finish floor or ground.

307.5 Required Clear Width. Protruding objects shall not reduce the clear width required for accessible routes.

Parking and Loading Zones

208 Parking Spaces

208.1 General. Where parking spaces are provided for the public, for visitors or for employees, parking spaces shall be provided in accordance with 208.

208.2 Minimum Number. Parking spaces complying with 502 shall be provided in accordance with Table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

TOTAL # OF PARKING SPACES PROVIDED AND THE MIN. # OF ACCESSIBLE SPACES REQUIRED.

1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501-1000	2% of total number
1001 AND OVER	20, plus 1 for each 100 over 1000

(Table 208.2)

208.3 Location. Parking facilities shall comply with 208.3

208.3.1 General. Parking spaces complying with 502 that serve a particular building or facility shall be located on the shortest accessible route from parking to an entrance complying with 206.4. Where parking serves more than one accessible entrance, parking spaces complying with 502 shall be dispersed and located on the shortest accessible route to the accessible entrances. In parking facilities that do not serve a particular building or facility, parking spaces complying with 502 shall be located on the shortest accessible route to an accessible pedestrian entrance of the parking facility.

502 Parking Spaces

502.1 General. Parking spaces shall comply with 502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.

502.2 Vehicle Spaces. Vehicle parking spaces shall be either 8 feet (2440 mm) wide minimum or 11 feet (3350 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3.

502.3 Access Aisle. Access aisles serving parking spaces shall comply with 502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

502.4 Floor or Ground Surfaces. Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

502.5 Vertical Clearance. Parking spaces required by 208.2.4, and access aisles and vehicular routes serving them, shall provide a vertical clearance of 98 inches (2490 mm) minimum.

502.6 Identification. Accessible parking spaces shall be designated as reserved by providing a permanently mounted R7-8 (U.S. Department of Transportation standards see Figure 502.6.6(a)) sign which contains the international symbol of accessibility. Such signs shall exhibit the dollar amount of the fine as required by the Illinois Vehicle Code [625 ILCS 5/1124 and 301.1] or the higher amount if required by local ordinance (see Figure 502.6 (b)). Signs shall be vertically mounted on a post or wall at front center of the parking space, no more than 6 feet (1830 mm) horizontally from the front of the parking space and set a minimum of 5 feet (1525 mm) and a maximum of 9 feet (2745 mm) from finished grade to the bottom of the R7-8 sign.

502.7 Relationship to Accessible Routes. Parking spaces and access aisles shall be designed so that vehicles, when parked, cannot obstruct the required clear width of adjacent accessible routes.

209 Passenger Loading Zones and Bus Stops.

209.1 General. Passenger loading zones shall be provided in accordance with 209.

209.2 Type. Where provided, passenger loading zones shall comply with 209.2.

209.2.1 Passenger Loading Zones. Passenger loading zones, except those required to comply with 209.2.2 and 209.2.3, shall provide at least one passenger loading zone complying with 503 in every continuous 100 linear feet (30 m) of loading zone space, or fraction thereof.

209.2.2 Bus Loading Zones. In bus loading zones restricted to use by designated or specified public transportation vehicles, each bus bay, bus stop, or other area designated for lift or ramp deployment shall comply with 810.2.

209.2.3 On-Street Bus Stops. On-street bus stops shall comply with 810.2 to the maximum extent practicable.

209.3 Medical Care and Long-Term Care Facilities. At least one passenger loading zone complying with 503 shall be provided at an accessible entrance to licensed medical care and licensed long-term care facilities where the period of stay exceeds twenty-four hours.

209.4 Valet Parking. Parking facilities that provide valet parking services shall provide at least one passenger loading zone complying with 503.

209.5 Mechanical Access Parking Garages. Mechanical access parking garages shall provide at least one passenger loading zone complying with 503 at vehicle drop-off and vehicle pick-up areas.

Sinks

212 Kitchens, Kitchenettes, and Sinks

212.1 General. Where provided, kitchens, kitchenettes, and sinks shall comply with 212.

212.3 Sinks. Where sinks are provided, at least 5 percent, but no fewer than one, of each type provided in each accessible room or space shall comply with 606.

EXCEPTIONS:
1. Mop or service sinks shall not be required to comply with 212.3.
2. In camping facilities and picnic facilities, sinks shall not be required to comply with 212.3 where a cooktop or conventional range is not provided.

606 Lavatories and Sinks

606.1 General. Lavatories and sinks shall comply with 606.

606.2 Clear Floor Space. A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided.

606.3 Height. Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.

606.4 Faucets. Controls for faucets shall comply with 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.

606.5 Exposed Pipes and Surfaces. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

Curb Ramps

406 Curb Ramps

406.1 General. Curb ramps on accessible routes shall comply with 406, 405.2 through 405.5, and 405.10.

405.2 Slope. Ramp runs shall have a running slope not steeper than 1:12.

405.3 Cross Slope. Cross slope of ramp runs shall not be steeper than 1:48.

405.4 Floor or Ground Surfaces. Floor or ground surfaces of ramp runs shall comply with 302. Changes in level other than the running slope and cross slope are not permitted on ramp runs.

405.5 Clear Width. The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36 inches (915 mm) minimum.

405.10 Wet Conditions. Landings subject to wet conditions shall be designed to prevent the accumulation of water.

406.2 Counter Slope. Counter slopes of adjoining gutters and road surfaces immediately adjacent to the curb ramp shall not be steeper than 1:20. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level.

406.3 Sides of Curb Ramps. Where provided, curb ramp flares shall not be steeper than 1:10.

406.4 Landings. Landings complying with 405.7.1 shall be provided at the tops of curb ramps. The landing clear length shall be 36 inches (915 mm) minimum. The landing clear width shall be at least as wide as the curb ramp, excluding flared sides, leading to the landing.

406.5 Location. Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides.

406.6 Diagonal Curb Ramps. Diagonal or corner type curb ramps with returned curbs or other well-defined edges shall have the edges parallel to the direction of pedestrian flow. The bottom of diagonal curb ramps shall have a clear space 48 inches (1220 mm) minimum outside active traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide the 48 inches (1220 mm) minimum clear space within the markings. Diagonal curb ramps with flared sides shall have a segment of curb 24 inches (610 mm) long minimum located on each side of the curb ramp and within the marked crossing.

406.7 Islands. Raised islands in crossings shall be cut through level with the street or have curb ramps at both sides. Each curb ramp shall have a level area, with a slope of 1:48 maximum in all directions, that is 48 inches (1220 mm) long minimum by 36 inches (915 mm) wide minimum at the top of the curb ramp in the part of the island intersected by the crossings. Each 48 inch (1220 mm) minimum by 36 inch (915 mm) minimum area shall be oriented so that the 48 inch (1220 mm) minimum length is in the direction of the running slope of the curb ramp it serves. The 48 inch (1220 mm) minimum by 36 inch (915 mm) minimum areas and the accessible route shall be permitted to overlap.

Entrances

206.4 Entrances. Entrances shall be provided in accordance with 206.4. Entrance doors, doorways, and gates shall comply with 404 and shall be on an accessible route complying with 402.

206.4.1 Public Entrances. In addition to entrances required by 206.4.2 through 206.4.9, at least 60 percent of all public entrances shall comply with 404.

206.4.2 Entrances from Parking Structures. Where direct access is provided for pedestrians from a parking structure to a building or facility entrance, each direct access to the building or facility entrance shall comply with 404.

206.4.3 Entrances from Tunnels or Elevated Walkways. Where direct access is provided for pedestrians from a pedestrian tunnel or elevated walkway to a building or facility, at least one direct entrance to the building or facility from each tunnel or walkway shall comply with 404.

206.4.4 Transportation Facilities. In addition to the requirements of 206.4.2, 206.4.3, and 206.4.5 through 206.4.9, transportation facilities shall provide entrances in accordance with 206.4.4.

206.4.5 Tenant Spaces. At least one accessible entrance to each tenancy in a facility shall comply with 404.

206.4.6 Residential Dwelling Unit Primary Entrance. In residential dwelling units, at least one primary entrance shall comply with 404. The primary entrance to a residential dwelling unit shall not be to a bedroom.

206.4.7 Restricted Entrances. Where restricted entrances are provided to a building or to a tenancy in a facility, that entrance shall comply with 404.

206.4.9 Entrances for Inmates or Detainees. Where entrances used only by inmates or detainees and security personnel are provided at judicial facilities, detention facilities, or correctional facilities, at least one such entrance shall comply with 404.

Drinking Fountains

211 Drinking Fountains

211.1 General. Where drinking fountains are provided on an exterior site, on a floor, or within a secured area they shall be provided in accordance with 211.

211.2 Minimum Number. No fewer than two drinking fountains shall be provided. One drinking fountain shall comply with 602.1 through 602.6 and one drinking fountain shall comply with 602.7.

EXCEPTION: Where a single drinking fountain complies with 602.1 through 602.6 and 602.7, it shall be permitted to be substituted for two separate drinking fountains.

602.1 General. Drinking fountains shall comply with 307 and 602.

602.2 Clear Floor Space. Units shall have a clear floor or ground space complying with 305 positioned for a forward approach and centered on the unit. Knee and toe clearance complying with 306 shall be provided.

602.3 Operable Parts. Operable parts shall comply with 309.

602.4 Spout Height. Spout outlets shall be 36 inches (915 mm) maximum above the finish floor or ground.

602.5 Spout Location. The spout shall be located 15 inches (380 mm) minimum from the vertical support and 5 inches (125 mm) maximum from the front edge of the unit, including bumpers.

602.6 Water Flow. The spout shall provide a flow of water 4 inches (100 mm) high minimum. The spout shall be located 5 inches (125 mm) maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3 inches (75 mm) of the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3 inches (75 mm) and 5 inches (125 mm) maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum.

602.7 Drinking Fountains for Standing Persons. Spout outlets of drinking fountains for standing persons shall be 38 inches (965 mm) minimum and 43 inches (1090 mm) maximum above the finish floor or ground.

211.3 More Than Minimum Number. Where more than the minimum number of drinking fountains specified in 211.2 are provided, 50 percent of the total number of drinking fountains provided shall comply with 602.1 through 602.6, and 50 percent of the total number of drinking fountains provided shall comply with 602.7.

EXCEPTION: Where 50 percent of the drinking fountains yields a fraction, 50 percent shall be permitted to be rounded up or down provided that the total number of drinking fountains complying with 211 equals 100 percent of drinking fountains.

211.4 Bottle Fillers. Where a bottle filler is provided, the bottle filler shall be on an accessible route and shall comply with 308 and 309.

Storage

225 Storage

225.1 General. Storage facilities shall comply with 225.

225.2 Storage. Where storage is provided in accessible spaces, at least one of each type shall comply with 811.

225.2.1 Lockers. Where lockers are provided, at least 5 percent, but no fewer than one of each type, shall comply with 811.

225.2.2 Self-Service Shelving. Self-service shelves shall be located on an accessible route complying with 402. Self-service shelving shall not be required to comply with 308. Aisles between stacks in libraries shall comply with 403.5.4.

225.3 Self-Service Storage Facilities. Self-service storage facilities shall provide individual self-service storage spaces complying with these requirements in accordance with Table 225.3.

225.3.1 Dispersion. Individual self-service storage spaces shall be dispersed throughout the various classes of spaces provided. Where more classes of spaces are provided than the number required to be accessible, the number of spaces shall not be required to exceed that required by Table 225.3. Self-service storage spaces complying with Table 225.3 shall not be required to be dispersed among buildings in a multi-building facility.

811 Storage

811.1 General. Storage shall comply with 811.

811.2 Clear Floor or Ground Space. A clear floor or ground space complying with 305 shall be provided.

811.3 Height. Storage elements shall comply with at least one of the reach ranges specified in 308

811.4 Operable Parts. Operable parts shall comply with 309.

Clear Floor and Ground Space

305 Clear Floor or Ground Space

305.1 General. Clear floor or ground space shall comply with 305.

305.2 Floor or Ground Surfaces. Floor or ground surfaces of a clear floor or ground space shall comply with 302. Changes in level are not permitted.

305.3 Size. The clear floor or ground space shall be 30 inches (760 mm) minimum by 48 inches (1220 mm) minimum.

305.4 Knee and Toe Clearance. Unless otherwise specified, clear floor or ground space shall be permitted to include knee and toe clearance complying with 306.

305.5 Position. Unless otherwise specified, clear floor or ground space shall be positioned for either forward or parallel approach to an element.

305.6 Approach. One full unobstructed side of the clear floor or ground space shall adjoin an accessible route or adjoin another clear floor or ground space.

305.7 Maneuvering Clearance. Where a clear floor or ground space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearance shall be provided in accordance with 305.7.1 and 305.7.2.

305.7.1 Forward Approach. Alcoves shall be 36 inches (915 mm) wide minimum where the depth exceeds 24 inches (610 mm).

305.7.2 Parallel Approach. Alcoves shall be 60 inches (1525 mm) wide minimum where the depth exceeds 15 inches (380 mm).

Toilet Rooms

213 Toilet Facilities and Bathing Facilities

213.1 General. Where toilet facilities and bathing facilities are provided, they shall comply with 213. Where toilet facilities and bathing facilities are provided in facilities permitted by 206.2.3
Exception 1 not to connect stories by an accessible route, toilet facilities and bathing facilities shall be provided on a story connected by an accessible route to an accessible entrance.

213.2 Toilet Rooms and Bathing Rooms. Where toilet rooms are provided, each toilet room shall comply with 603. Where bathing rooms are provided, each bathing room shall comply with 603.

603 Toilet and Bathing Rooms

603.1 General. Toilet and bathing rooms shall comply with 603.

603.2 Clearances. Clearances shall comply with 603.2.

603.2.1 Turning Space. Turning space complying with 304 shall be provided within the room.

603.2.2 Overlap. Required clear floor spaces, clearance at fixtures, and turning space shall be permitted to overlap.

603.2.3 Door Swing. Doors shall not swing into the clear floor space or clearance required for any fixture. Doors shall be permitted to swing into the required turning space.

603.3 Mirrors. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches (890 mm) maximum above the finish floor or ground.

603.4 Coat Hooks and Shelves. Coat hooks and shelves shall be located within one of the reach ranges specified in 308. Shelves shall be located 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor.

213.3 Plumbing Fixtures and Accessories. Plumbing fixtures and accessories provided in a toilet room or bathing room required to comply with 213.2 shall comply with 213.3.

213.3.1 Toilet Compartments. Where toilet compartments are provided, at least one toilet compartment shall comply with 604.8.1. In addition to the compartment required to comply with 604.8.1, at least one compartment shall comply with 604.8.2 where six or more toilet compartments are provided, or where the combination of urinals and water closets totals six or more fixtures.

213.3.2 Water Closets. Where water closets are provided, at least one shall comply with 604.

604.1 General. Water closets and toilet compartments shall comply with 604.2 through 604.8.

604.2 Location. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches (405 mm) minimum to 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.

604.3 Clearance. Clearances around water closets and in toilet compartments shall comply with 604.3.

604.3.1 Size. Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall.

604.3.2 Overlap. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

604.4 Seats. The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

604.5 Grab Bars. Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.

604.5.1 Side Wall. The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.

604.5.2 Rear Wall. The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.

604.6 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

604.7 Dispensers. Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

604.8 Toilet Compartments. Wheelchair accessible toilet compartments shall meet the requirements of 604.8.1 and 604.8.3. Compartments containing more than one plumbing fixture shall comply with 603. Ambulatory accessible compartments shall comply with 604.8.2 and 604.8.3.

604.8.1 Wheelchair Accessible Compartments. Wheelchair accessible compartments shall comply with 604.8.1.

604.8.1.1 Size. Wheelchair accessible compartments shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 56 inches (1420 mm) deep minimum measured perpendicular to the rear wall. Wheelchair accessible compartments for children's use shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 59 inches (1500 mm) deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall.

604.8.1.2 Doors. Toilet compartment doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

604.8.1.3 Approach. Compartments shall be arranged for left-hand or right-hand approach to the water closet.

604.8.1.4 Toe Clearance. The front partition and at least one side partition shall provide a toe clearance of 9 inches (230 mm) minimum above the finish floor and 6 inches (150 mm) deep minimum beyond the compartment-side face of the partition, exclusive of partition support members. Compartments for children's use shall provide a toe clearance of 12 inches (305 mm) minimum above the finish floor.

604.8.1.5 Standard Rollin Type Shower Compartments. In standard shower spray unit shall be located above the grab bar, but not higher than 48 inches (1220 mm) above the shower floor. Where a seat is provided, the controls, faucets, and shower spray units shall be located on the back wall adjacent to the seat and shall be located 27 inches (685 mm) maximum from the seat.

604.8.1.6 Alternate Rollin Type Shower Compartments. In alternate shower spray unit shall be located above the grab bar, but not higher than 48 inches (1220 mm) above the shower floor. Where a seat is provided, the controls, faucets, and shower spray units shall be located on the side wall adjacent to the seat 27 inches (685 mm) maximum from the side wall and located 38 inches (380 mm) maximum, left or right, of the centerline of the seat. Where a seat is not provided, the controls, faucets, and shower spray unit shall be located on the side wall farthest from the compartment entry.

604.8.2 Ambulatory Accessible Compartments. Ambulatory accessible compartments shall comply with 604.8.2.

604.8.2.1 Size. Ambulatory accessible compartments shall have a depth of 60 inches (1525 mm) minimum and a width of 35 inches (890 mm) minimum and 37 inches (940 mm) maximum.

604.8.2.2 Doors. Toilet compartment doors, including door hardware, shall comply with 404, except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located at the front partition or the side wall or partition farthest from the water closet. Doors shall not swing into the required clear floor space.

604.8.2.3 Grab Bars. Grab bars shall comply with 609. A side-wall grab bar complying with 604.5.1 shall be provided on both sides of the compartment.

604.8.3 Coat Hooks and Shelves. Coat hooks shall be located within one of the reach ranges specified in 308. Shelves shall be located 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor.

213.3.3 Urinals. Where more than one urinal is provided, at least one shall comply with 605.

605 Urinals

605.1 General. Urinals shall comply with 605.

605.2 Height and Depth. Urinals shall be the stall-type or the wall-hung type with the rim 17 inches (430 mm) maximum above the finish floor or ground. Urinals shall be 13 1/2 inches (345 mm) deep minimum measured from the outer face of the urinal rim to the back of the fixture.

605.3 Clear Floor Space. A clear floor or ground space complying with 305 positioned for forward approach shall be provided.

605.4 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.

213.3.4 Lavatories. Where lavatories are provided, at least one shall comply with 606 and shall not be located in a toilet compartment.

213.3.5 Mirrors. Where mirrors are provided, at least one shall comply with 603.3.

213.3.6 Bathing Facilities. Where bathtubs or showers are provided, at least one bathtub complying with 607 or at least one shower complying with 608 shall be provided.

607 Bathtubs

607.1 General. Bathtubs shall comply with 607.

607.2 Clearance. Clearance in front of bathtubs shall extend the length of the bathtub and shall be 30 inches (760 mm) wide minimum. A lavatory complying with 606 shall be permitted at the control end of the clearance. Where a permanent seat is provided at the head end of the bathtub, the clearance shall extend 12 inches (305 mm) minimum beyond the head end of the bathtub. Floor or ground surface within the required clearance shall comply with 302. Changes in level are not permitted.

607.3 Seat. A permanent seat at the head end of the bathtub or a removable in-tub seat shall be provided. Seats shall comply with 610.

607.4 Grab Bars. Grab bars for bathtubs shall comply with 609 and shall be provided in accordance with 607.4.1 or 607.4.2.

607.4.1 Bathtubs with Permanent Seats. For bathtubs with permanent seats, grab bars shall be provided in accordance with 607.4.1.

607.4.1.1 Back Wall. Two grab bars shall be installed on the back wall, one located in accordance with 609.4 and the other located 8 inches (205 mm) minimum and 10 inches (255 mm) maximum above the rim of the bathtub. Each grab bar shall be installed 15 inches (380 mm) minimum from the head end and 12 inches (305 mm) maximum from the control end wall.

607.4.1.2 Control End Wall. A grab bar 24 inches (610 mm) long minimum shall be installed on the control end wall at the front edge of the bathtub.

607.4.2 Bathtubs without Permanent Seats. For bathtubs without permanent seats, grab bars shall comply with 607.4.2.

607.4.2.1 Back Wall. Two grab bars shall be installed on the back wall, one located in accordance with 609.4 and other located 8 inches (205 mm) minimum and 10 inches (255 mm) maximum above the rim of the bathtub. Each grab bar shall be 24 inches (610 mm) minimum and shall be installed 24 inches (610 mm) maximum from the head end wall and 12 inches (305 mm) maximum from the control end wall.

607.4.2.2 Control End Wall. A grab bar 24 inches (610 mm) long minimum shall be installed on the control end wall at the front edge of the bathtub.

607.4.2.3 Head End Wall. A grab bar 12 inches (305 mm) long minimum shall be installed on the head end wall at the front edge of the bathtub.

607.5 Controls. Controls, other than drain stoppers, shall be located on an end wall. Controls shall be between the bathtub rim and grab bar, and between the open side of the bathtub and a vertical plane tangent to the centerline of the width of the bathtub. Controls shall comply with 309.4.

607.6 Shower Spray Unit and Water. A shower spray unit with a hose 59 inches (1500 mm) long minimum that can be used both as a fixed-position shower head and as a hand-held shower shall be provided. The shower spray unit shall be located within one of the reach ranges specified in 308. The lowest spray unit height shall have an on/off control with a non-positive shut-off. If an adjustable-height shower head is used, the bar shall be installed so as not to obstruct the use of grab bars or shower controls. Where shower spray units are allowed by the Illinois Plumbing Code, deliver water that does not exceed the maximum temperature allowed by the Illinois Plumbing Code.

607.7 Bathtub Enclosures. Enclosures for bathtubs shall not obstruct controls, faucets, shower and spray units, or obstruct transfer from wheelchairs onto bathtub seats or into bathtubs. Enclosures on bathtubs shall not have tracks installed on the rim of the open face of the bathtub.

608 Shower Compartments

608.1 General. Shower compartments shall comply with 608.

608.2 Size and Clearances for Shower Compartments. Shower compartments shall have sizes and clearances complying with 608.2. Floor or ground surface within the required clearances shall comply with 302. Changes in level are not permitted.

608.2.1 Transfer Type Shower Compartments. Transfer type shower compartments shall be 36 inches (915 mm) minimum by 36 inches (915 mm) clear inside dimensions measured at the center lines of opposing shower drain. Clear shower size shall be 36 inches (915 mm) wide minimum by 36 inches (915 mm) wide minimum measured at center points of opposing sides and 48 inches (1220 mm) long minimum measured from the face of the shower compartment. Centers of 36 inches (915 mm) wide minimum by 48 inches (1220 mm) long minimum measured from the control wall shall be provided.

608.2.2 Standard Roll-in Type Shower Compartments. Standard roll-in type shower compartments shall be 30 inches (760 mm) wide minimum by 60 inches (1525 mm) deep minimum clear shower size dimensions measured at center points of opposing sides and shall have a 60 inches (1525 mm) wide minimum entry on the face of the shower compartment.

608.2.2.1 Clearance. A 30 inch (760 mm) wide minimum by 60 inch (1525 mm) long minimum clearance shall be provided adjacent to the open face of the shower compartment.

608.2.3 Alternate Roll-in Type Shower Compartments. Alternate roll-in type shower compartments shall be 36 inches (915 mm) wide and 60 inches (1525 mm) deep minimum clear inside dimensions measured at center points of opposing sides. A 36 inch (915 mm) wide minimum entry shall be provided at one end of the long side of the compartment.

608.3 Grab Bars. Grab bars shall comply with 609 and shall be provided in accordance with 608.3. Where multiple grab bars are used, required horizontal grab bars shall be installed at the same height above the finish floor.

608.3.1 Transfer Type Shower Compartments. In transfer type shower compartments, grab bars shall be provided across the control wall and back wall to a point 18 inches (455 mm) from the control wall.

608.3.2 Standard Roll-in Type Shower Compartments. Where a standard roll-in provided in standard roll-in type shower compartments, grab bars shall be provided on the back wall and the side wall opposite the seat. Grab bars shall not be provided above the seat. Where a seat is not provided in standard roll-in type shower compartments, grab bars shall be provided on three walls. Grab bars shall be installed 6 inches (150 mm) maximum from adjacent walls.

608.3.3 Alternate Roll-in Type Shower Compartments. In alternate roll-in type shower compartments, grab bars shall be provided on the back wall and the side wall farthest from the compartment entry. Grab bars shall not be provided above the seat. Grab bars shall be installed 6 inches (150 mm) maximum from adjacent walls.

608.4 Seats. A folding or non-folding seat shall be provided in transfer type shower compartments. A folding seat shall be provided in roll-in type showers required in transient lodging guestrooms complying with 806.2. Seats shall comply with 610.

608.5 Controls, Controls, faucets, and shower spray units shall comply with 309.4.

608.5.1 Transfer Type Shower Compartments. In transfer type shower compartments, the controls, faucets, and shower spray unit shall be located on the side wall opposite the seat 38 inches (965 mm) minimum and 48 inches (1220 mm) maximum above the shower floor and shall be located on the control wall 15 inches (380 mm) maximum from the centerline of the seat toward the shower opening.

608.5.2 Standard Roll-in Type Shower Compartments. In standard roll-in type shower compartments, the controls, faucets, and shower spray unit shall be located above the grab bar, but not higher than 48 inches (1220 mm) above the shower floor. Where a seat is provided, the controls, faucets, and shower spray units shall be located on the back wall adjacent to the seat and shall be located 27 inches (685 mm) maximum from the seat.

608.5.3 Alternate Roll-in Type Shower Compartments. In alternate roll-in type shower compartments, the controls, faucets, and shower spray unit shall be located above the grab bar, but not higher than 48 inches (1220 mm) above the shower floor. Where a seat is provided, the controls, faucets, and shower spray units shall be located on the side wall adjacent to the seat 27 inches (685 mm) maximum from the side wall and located 38 inches (380 mm) maximum, left or right, of the centerline of the seat. Where a seat is not provided, the controls, faucets, and shower spray unit shall be located on the side wall farthest from the compartment entry.

608.6 Shower Spray Unit and Water. A shower spray unit with a hose 59 inches (1500 mm) long minimum that can be used both as a fixed-position shower head and as a hand-held shower shall be provided. The shower spray unit shall have an on/off control with a non-positive shut-off. If an adjustable-height shower head on a vertical bar is used, the bar shall be installed so as to not obstruct the use of grab bars or shower controls. Shower spray units shall deliver water that does not exceed the maximum temperature allowed by the Illinois Plumbing Code.

608.7 Thresholds. Thresholds in roll-in type shower compartments shall be 1/2 inch (13 mm) high maximum in accordance with 303. In transfer type shower compartments, thresholds 1/2 inch (13 mm) high maximum shall be beveled, rounded, or vertical.

608.8 Shower Enclosures. Enclosures for shower compartments shall not obstruct controls, faucets, and shower spray units or obstruct transfer from wheelchairs onto shower seats.

Seating and Work Surfaces

226 Dining Surfaces and Work Surfaces

226.1 General. Where dining surfaces are provided for the consumption of food or drink, at least 5 percent of the seating spaces and standing spaces at the dining surfaces shall comply with 902. In addition, where work surfaces are provided for use by other than employees, at least 5 percent shall comply with 902.

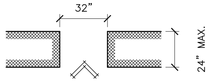
226.2 Dispersion. Dining surfaces and work surfaces required to comply with 902 shall be dispersed throughout the space or facility containing dining surfaces and work surfaces.

902 Dining Surfaces and Work Surfaces

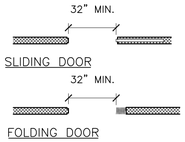
902.1 General. Dining surfaces and work surfaces shall comply with 902.2 and 902.3.

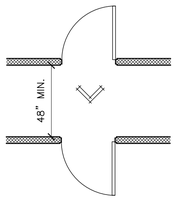
902.2 Clear Floor or Ground Space. A clear floor space complying with 305 positioned for a forward approach shall be provided. Knee and toe clearance complying with 306 shall be provided.

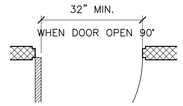
902.3 Height. The tops of dining surfaces and work surfaces shall be



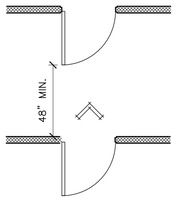
MAXIMUM DOORWAY DEPTH







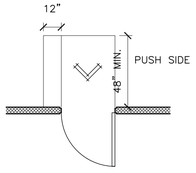
DETAIL



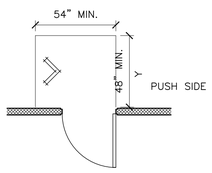
NOTE: ALL DOORS IN ALCOVES SHALL COMPLY W/THE CLEARANCES FOR FRONT APPROACHES

DIRECTION OF APPROACH

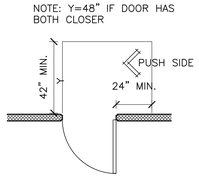
NOTE: X=12" IF DOOR HAS BOTH CLOSER AND LATCH

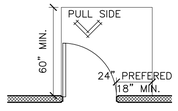


NOTE: Y=48" MIN. IF DOOR HAS BOTH LATCH AND CLOSER

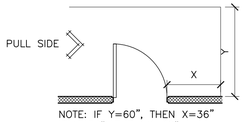


NOTE: Y=48" MIN. IF DOOR HAS BOTH CLOSER



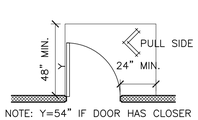


FRONT APPROACH SWINGING DOORS



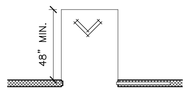
NOTE: IF Y=60", THEN X=36"
IF Y=54", THEN X=42"

HINGE SIDE APPROACH SWINGING DOORS

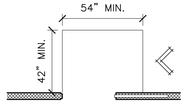


NOTE: Y=54" IF DOOR HAS CLOSER

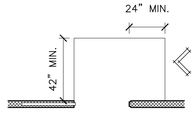
LATCH SIDE APPROACH SWINGING DOORS



FRONT APPROACH SLIDING DOORS & FOLDING DOORS

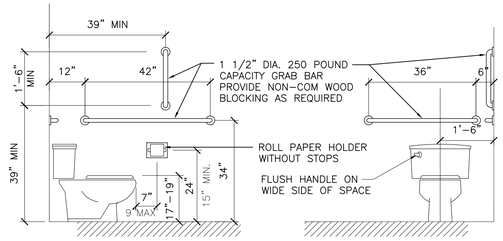


SLIDE SIDE FRONT APPROACH SLIDING DOORS & FOLDING DOORS

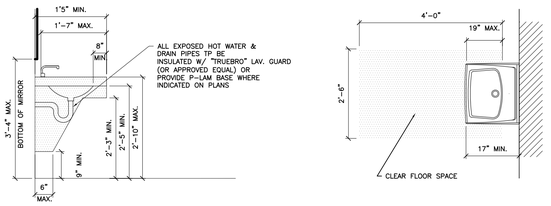


LATCH SIDE FRONT APPROACH SLIDING DOORS & FOLDING DOORS

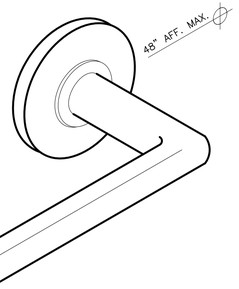
1 MANEUVERING CLEARANCES AT DOORS
SCALE: 1/2" = 1'-0"



7 GRAB BAR MOUNTING HEIGHTS
SCALE: NONE



6 LAVATORY CLEAR SPACE
SCALE: NONE



TYPICAL LEVER TYPE TO BE USED

5 TYPICAL LEVER TOBE USED
SCALE: NONE

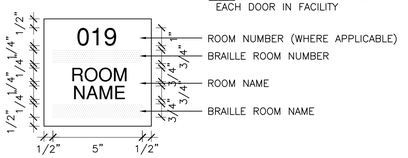
ROOM SIGNAGE:

SIGNAGE NOTES:
- ALL DOORS AS INDICATED ON SCHEDULE SHALL HAVE A SIGN STATING ROOM NUMBER AND NAME. INSTALL WITH 4 MECHANICAL FASTENERS AND/OR ADHESIVE
- COLORS BY ARCHITECT, AS SELECTED FROM MANUFACTURES STANDARD COLORS.
- SUBMIT SHOP DRAWINGS FOR APPROVAL

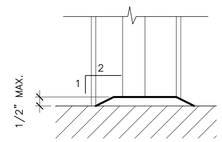
SIGNAGE REQUIREMENTS:
- LETTERS AND NUMBERS SHALL BE RAISED 1/32" UPPER CASE, SANS SERIF OR SIMPLE SANS SERIF
- USE DOMED GRADE 2 BRAILLE
- INSTALL SIGNAGE ON WALL ADJACENT TO LATCH SIDE OF DOOR
- INSTALL AT HEIGHT OF 60" TO CENTER OF SIGN FROM FINISH FLOOR

QUANTITY:
- 1 PER ROOM DOOR, LOCATE ON WALL BESIDES DOOR.
- 1 PER RESTROOM (1 SYMBOL ON WALL-LATCH SIDE)

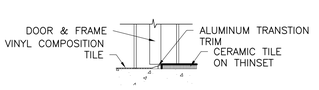
NOTE: 1 SIGN ON PUBLIC SIDE OF DOOR, EACH DOOR IN FACILITY



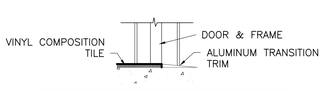
4 INTERIOR SIGNAGE
SCALE: NONE



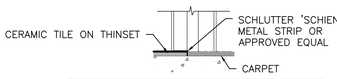
(A) ACCESSIBLE ENTRANCE THRESHOLD



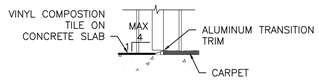
(B) TRANSITION-VCT TO CERAMIC TILE



(D) TRANSITION-VINYL TO CONCRETE



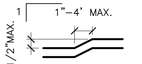
(C) TRANSITION-CERAMIC TILE TO CARPET



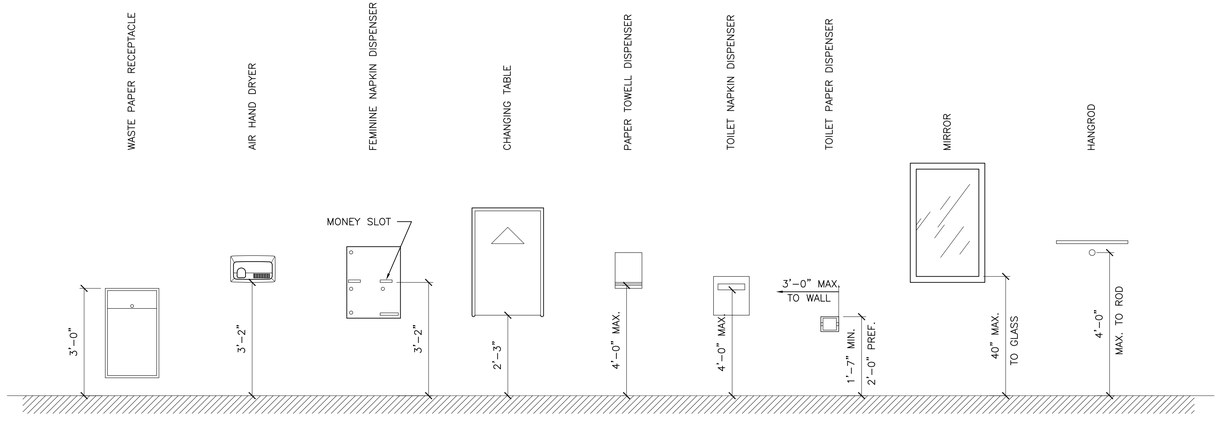
(E) TRANSITION-VCT/CONCRETE TO CARPET

3 THRESHOLD DETAILS
SCALE: NONE

CHANGES IN LEVEL



CHANGES IN LEVEL



2 ACCESSORIES MOUNTING HEIGHTS
SCALE: NONE

AGAMA DESIGNS
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ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	
FOR BID	
FOR CONST.	

REVISIONS	DATE
1 PALATINE	09-05-23
2 PALATINE	09-26-23
3 PALATINE	12-07-23
4	
5	

PROJECT:
PALATINE RESTAURANT
2379 N. HICKS RD.
PALATINE IL, 60074

CLIENT:
ALDO HERNANDEZ - FRONTERAS MEXICAN GRILL
PHONE: 773-647-9106
EMAIL: fronterasgrill2379@gmail.com

JOB NO. 22-060
DATE 07-06-23
FILE HC-2
PLOT SCALE 1:1

OWNER APPROVAL

Signature

Date

SHEET TITLE
ACCESSIBILITY DETAILS

SHEET NUMBER
A4

Attachment: PZC Materials - March 12, 2024 (2024-27 : 2379 N. Hicks Road - VAR Parking)

PLUMBING NOTES

1. THESE DRAWINGS ARE FOR SCHEMATIC DESIGN ONLY. IT IS UP TO EACH INDIVIDUAL DESIGNER TO SPECIFY AND ENGINEER THESE SYSTEMS FOR SITE SPECIFIC LOCATIONS.

2. ALL WORK SHALL COMPLY WITH ALL LOCAL AND STATE CODES AND AUTHORITIES HAVING JURISDICTION.

3. PLUMBING CONTRACTOR SHALL ARRANGE ALL REQUIRED INSPECTIONS.

4. ALL CONTRACTORS SHALL EXAMINE THE SITE AND REVIEW THE DRAWINGS AND SPECIFICATIONS PRIOR TO SUBMITTING A PROPOSAL.

5. CONTRACTOR SHALL VERIFY DEPTH, SIZE AND LOCATION OF ALL EXISTING UTILITIES IN FIELD PRIOR TO STARTING WORK.

6. VERIFY EXACT LOCATION OF EQUIPMENT PRIOR TO INSTALLATION OF PLUMBING SERVICES. FURNISH AND INSTALL ALL NECESSARY VALVES, TRAPS, GAUGES, STRAINERS, UNIONS, ETC. FOR EACH PIECE OF EQUIPMENT HAVING PLUMBING CONNECTIONS TO FACILITATE PROPER FUNCTIONING AND SERVICING. RELOCATION DUE TO MISPLACEMENT SHALL BE AT CONTRACTOR'S EXPENSE.

7. REFER TO EQUIPMENT SCHEDULE AND EQUIPMENT SPECIFICATIONS FOR EXACT LOCATIONS OF PLUMBING CONNECTIONS.

8. PROVIDE AT LEAST THE MINIMUM MANUFACTURER'S RECOMMENDED AND CODE REQUIRED CLEARANCE AROUND THE EQUIPMENT FOR NORMAL MAINTENANCE.

9. PLUMBING CONTRACTOR SHALL COORDINATE HIS / HER WORK WITH OTHER CONTRACTORS IN ESTABLISHING PIPE RUNS AND SPACE CONDITIONS.

10. ALL PIPING TO BE CONCEALED IN HUNG CEILINGS, CHASES AND FURRED SPACES.

11. THIS CONTRACTOR SHALL PROVIDE AND INSTALL ALL PIPE HANGERS AND SUPPORTS IN ACCORDANCE WITH THE LOCAL APPLICABLE CODES.

12. EACH ICE MACHINE, COFFEE, TEA, JUICES, OR SIMILAR BEVERAGE DISPENSERS SUPPLIED WITH POTABLE WATER, SHALL BE PROVIDE WITH AN APPROVED BACKFLOW PREVENTER DEVICE APPROPRIATE FOR EACH TYPE OF MACHINE. NOTE: THE CARBONATED BEVERAGE DISPENSER SHALL HAVE AN ASSE 1022 OR ASSE 1032 (WITH PORT) DEVICE IN-LINE AND THE DOUBLE CHECK DEVICE SHALL BE CONSTRUCTED OF INTEGRAL STAINLESS STEEL MATERIALS.

13. PLUMBING CONTRACTOR TO PROVIDE TRAP PRIMERS OR TRAP SEAL ON ALL FLOOR DRAINS AS PER APPLICABLE CODE.

14. ALL ROOF PENETRATIONS SHALL BE AT THE CONTRACTOR'S EXPENSE. COORDINATE WITH OWNER'S ROOFING CONTRACTOR SO AS NOT TO VOID ALL EXISTING ROOF WARRANTIES.

15. ANY CUTTING OR PATCHING NECESSARY TO PERMIT THE INSTALLATION OF ANY WORK UNDER THIS CONTRACT SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR.

16. ALL KITCHEN, PREP AREA AND SALES AREA EQUIPMENT WILL BE FURNISHED AND INSTALLED. EQUIPMENT WILL BE FURNISHED WITH TRIM, FAUCETS, ESCUTCHEONS, ETC.

17. PLUMBING CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS (SEE EQUIPMENT SCHEDULE).

18. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL GAS PIPING AND MAKE ALL FINAL CONNECTIONS.

19. ENTIRE INSTALLATION SHALL BE GUARANTEED FREE OF DEFECTS AND CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DEFECTIVE MATERIALS OR EQUIPMENT AT NO COST TO THE OWNER FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE BY ENGINEER.

20. BEFORE INSTALLING ANY WORK, THIS CONTRACTOR SHALL SEE THAT IT DOES NOT INTERFERE WITH CLEARANCE REQUIRED FOR FINISH ON BEAMS, COLUMNS, PILASTERS, WALLS OR OTHER STRUCTURAL OR ARCHITECTURAL MEMBERS, AS SHOWN ON ARCHITECTURAL DRAWINGS. IF ANY WORK IS SO INSTALLED AND IT LATER DEVELOPS THAT ARCHITECTURAL DESIGN CANNOT BE FOLLOWED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, MAKE SUCH CHANGES IN HIS WORK AS THE DESIGN PROFESSIONAL MAY DIRECT TO PERMIT COMPLETION OF ARCHITECTURAL WORK IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.

21. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT / OWNER.

22. NO "DEAD ENDS" (LONGER THAN TWO FEET DEVELOPED LENGTH) SHALL BE CREATED IN THE WASTE SYSTEM, THE VENT SYSTEM, OR ANY PORTION OF THE WATER DISTRIBUTION SYSTEM DUE TO CHANGES, RELOCATION, ABANDONMENT OR DISCONTINUATION OF ANY PLUMBING SYSTEM. ALL BRANCHES SHALL BE CAPPED OR PLUGGED SECURELY WITHIN THE TWO FOOT (2') MAXIMUM FROM THE ACTIVE MAIN OR MAIN DISTRIBUTING BRANCH.

23. ALL NEW DRAINS SHALL BE PROVIDED WITH THE REQUIRED FULL-SIZED CLEANOUTS AT EACH CHANGE OF DIRECTION GREATER THAN SIXTY DEGREES (60 DEG.), AT THE ENDS OF RUNS AND AT THE BASE OF EACH SOIL OR WASTE STACK.

24. ALL REDUCED PRESSURE BACKFLOW PREVENTER (RPZ) ASSEMBLIES SHALL BE TESTED AND APPROVED BY A CROSS CONNECTION CONTROL DEVICE INSPECTOR (CCCDI) BEFORE INITIAL OPERATION, AND AT LEAST ANNUALLY THEREAFTER. RECORDS TO VERIFY TESTING AND MAINTENANCE SHALL BE AVAILABLE AT SITE OF INSTALLATION.

25. THE DRAINAGE AND VENT SYSTEM SHALL BE TESTED WITH WATER BY CLOSING THE LOWER END OF THE VERTICAL PIPES AND FILLING THE ENTIRE SYSTEM ABOVE THE HIGHEST OPENING WITH A TEN (10') FOOT HEAD OF WATER. THE WATER SHALL BE KEPT IN THE SYSTEM FOR AT LEAST FIFTEEN (15) MINUTES BEFORE INSPECTION STARTS AND HOLD TIGHT WITHOUT ANY LEAKS. WHEN THE METHOD OF AIR TESTING THE SYSTEM IS PERFORMED; IT SHALL BE DONE BY CLOSING ALL INLETS AND OUTLETS AND PRESSURIZING THE SYSTEM WITH A MAXIMUM OF FIVE (5) P.S.I. AND SHALL HOLD AIRTIGHT FOR A PERIOD OF AT LEAST FIFTEEN (15) MINUTES BEFORE INSPECTION STARTS

26. ALL LAVATORY FAUCETS FOR PUBLIC USE SHALL BE PROVIDED WITH AN AUTOMATIC SAFETY WATER-MIXING DEVICE AND SHALL COMPLY WITH ANSI/ASSE 1016-1996 OR 1017 -1998. THE SAFETY-MIXING DEVICE SHALL BE ADJUSTED TO A MAXIMUM SETTING OF 110 DEG. FAHRENHEIT, AT THE TIME OF INSTALLATION.

27. DRAIN, WASTE, VENT AND WATER DISTRIBUTION SYSTEM SHALL BE PROPERLY SIZED IN ACCORDANCE WITH THE APPROPRIATE TABLES FOUND IN 890. APENDIX A.

28. FIELD VERIFY THE PROPER INSTALLATION OF EACH EXISTING WATER HEATER. INCLUDING EACH SAFETY DEVICE, VALVE LOCATION AND DISCHARGE PIPING OF ANY SAFETY DEVICE. IF THERMAL EXPANSION MUST BE ACCOMMODATED, INSTALL A PROPERLY SIZED THERMAL EXPANION TANK IN THE COLD WATER SUPPLY TO THE HEATER WITH NO VALVES OR OTHER DEVICES LOCATED BETWEEN THE EXPANSION TANK AND THE HEATER. VERIFY THE SPECIFICS OF THE DISCHARGE PIPING FOR EACH TEMPERATURE AND PRESSURE RELIEF VALVE AND THE PROXIMITY OF THE REQUIRED FLOOR DRAIN OR APPROVED RECEPTOR FOR EACH SHALL BE INSTALLED.

29. 75LB AIR TEST OR WATER PRESSURE REQUIRED ON WATER PIPING AT TIME OF ROUGH INSPECTION.

30. ALL EXISTING PLUMING THAT MAY POSE A HEALTH HAZARD MUST BE REVISED TO MEET ILLINOIS PLUMBING CODE AND VILLAGE OF ADDISON ORDINANCES.

31. ALL NEW PLUMBING MUST MEET THE ILLINOIS PLUMBING CODE AND VILLAGE OF ADDISON ORDINANCES.

32. A.R.P.Z. IS REQUIRED ON DOMESTIC WATER LINE. (LOCAL AMENDMENT)

33. INSULATION VALVES REQURED ON WATER PIPE IN ACCORDANCE WITH THE ILLINOIS PLUMBING CODE SECTION 890.1190

34. EXPANSION TANK REQUIRED ON WATER HEATERS IN A CLOSED SYUSTEM, PER THE ILLINOIS PLUMBING CODE SECTION 890.1130g7

35. ALL HORIZONTAL VENT PIPING SHALL BE SIZED IN ACCORDANCE WITH THE ILLINOIS PLUMBING CODE SECTION 890.1580

36. ALL PLUMBING WORK SHALL FOLLOW 2014 ILLINOIS PLUMBING CODE AND 2018 ILLINOIS ACCESSIBILITY CODE.

37. EXISTING GREASE INTERCEPTOR SHALL BE APPROVED BY 3RD PARTY FOR PROPER OPERATING CONDITION.

38. TENANT SPACE REQUIRES TESTABLE BACK FLOW PREVENTION DEVICE FOR DOMESTIC WATER. IL. EPA 653.803 (C) 4.

PLUMBING FIXTURE SCHEDULE

PLAN MARK	FIXTURE	MANUFACTURER	MODEL	REMARKS
ET-1	EXPANSION TANK	–	–	PROVIDED BY GC
FD-1	FLOOR DRAIN	ZURN	ZN-415	NICKEL BRONZE, 6" SQ, TYPE "B" STRAINER, DEEP SEAL TRAP, 4" WASTE. CORROSION RESISTANT COATING FOR OUTDOOR USE. INSTALL ZURN MODEL #Z-1022 FOR EACH FLOOR DRAIN
FS-1	FLOOR SINK	ZURN	ZN-1900	NICKEL BRONZE, 12" SQ, 6" SUMP DEPTH, DEEP SEAL TRAP, 4" WASTE. FULL GRATE. INSTALL ZURN MODEL #Z-1022 FOR EACH FLOOR SINK – HALF GRATE
HS-1	HAND SINK W/ SIDE SPLASHES	KROWNE	HS-26L	HANDICAP ACCES., BLADE HANDLE FAUCET – SEE EQUIPMENT SCHEDULE
TS-1	TRIPLE SINK	SEE EQUIP. SCHEDULE	--	SEE EQUIPMENT SCHEDULE
PS-1	PREP. SINK	SEE EQUIP. SCHEDULE	--	SEE EQUIPMENT SCHEDULE
MS-1	MOP SINK	FIAT	MSB-2424	24"X24"X12, FLOOR MTD WITH STAINLESS STEEL CAPS ON CURBS, PROVIDE STRAINER, LINT BASKET AND AMERICAN STANDARD MODEL #8344.112 FAUCET.
LV-1	LAVATORY	AMERICAN STANDARD	WHEEL CHAIR USERS LAVATORY	SUPPLIED BY PLUMBING CONTRACTOR – ADA COMPLIANT
WC-1	WATER CLOSET	AMERICAN STANDARD	CADET ADA 16-1/2" H ELONGATED TOILET #2998.014	RISE AND SHINE WHITE ELONGATED OPEN FRONT SEAT #5325.024. SET AT ADA COMPLIANT HEIGHT.
UR-1	URINAL	AMERICAN STANDARD	LYNBROOK URINAL #6601.012	URINAL: VITRIOUS CHINA CONSTRUCTION – LOW COMPSUMPTION 1.0 GPF BLOW OUT ACTION; PRIVACY SHIELD 1 1/4" INLET TOP SPUD
WH-1	WATER HEATER	A.O. SMITH	BTH-120	PROVIDE NEW GAS WATER HEATER – 60 GALLONS, 120.000 BTU
GT-1	GREASE TRAP	ENDURA	XL100	PROVIDE NEW 100 GALLON INTERIOR GREASE TRAP

NOTES:
1. ALL EQUIPMENT FROM SUPPLIER MUST BE NSF APPROVED OR EQUIVALENT.
2. PROVIDE AND INSTALL WATER SHUT-OFF VALVES AT EACH PLUMBING FIXTURE.

GT 1 — NOTE: NEW INTERIOR GREASE INTERCEPTOR

GREASE INTERCEPTOR SIZING BY ILLINOIS PLUMBING CODE

FIXTURES	No.	Bowl Size	Bowl Volume divided by 231	MIN. SIZE GREASE INTERCEPTOR IN GALLONS
HAND SINK	2	14x10x5	700/231 = 3	6
3 COMP. SINK	3	20x20x12	4800/231 = 21	63
PREP. SINK	1	18x12x18	3888/231 = 17	17
MOP SINK	1	24x24x10	5760/231 = 25	25
TOTAL				111
GREASE INTERCEPTOR				111 X 50% = 56 GPM REQUIRED

PROVIDE A NEW 100 GPM GREASE TRAP
SEE PLUMBING FIXTURE SCHEDULE

1) Material and Covers. Grease interceptors shall be constructed of durable, corrosion-resistant materials and shall have water-tight covers securely fastened in place.

2) Minimum Size. A grease interceptor installed on the same floor as the fixture shall have one-half the liquid holding capacity of the fixture. A grease interceptor located on a floor below the fixture shall have sixty percent of the liquid holding capacity of the fixture. To determine the liquid holding capacity in gallons of a plumbing fixture, multiply the length by the width by the height in inches, and divide by 231. Where two (2) or more sinks or receptacles are connected to an interceptor the liquid holding capacity shall be based on the combined volume of the fixtures served.

WATER SUPPLY FIXTURE UNITS (WSFU)

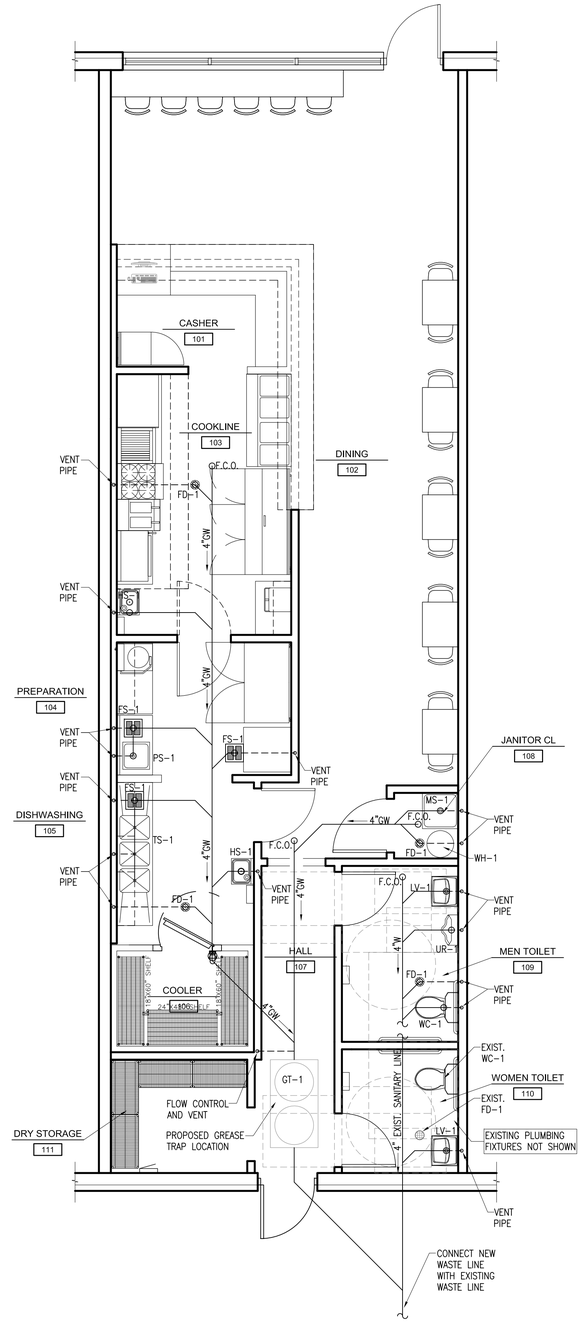
FIXTURE	LOAD VALUE	NO. OF FIXTURES	TOTAL LOAD VALUE
WATER CLOSET	5	2	10
URINAL	5	1	5
LAVATORY (TOILET ROOM)	2	2	4
HAND SINK	2	3	6
KITCHEN SINK (3 COMP SINK)	4	1	4
SERVICE SINK (MOP)	3	1	3
PREP. SINK (VEGETABLE)	3	1	3
TOTAL WSFU			35

WATER SUPPLY FIXTURE UNITS (WSFU)

W.S.F.U.	DEMAND (GPM)	PIPE SIZE	PRESSURE LOSS (PSI/100' PIPE)	VELOCITY	METER SIZE (INCHES)
35	22.5	1-1/4"	5.8	5.7	1"

PIPING MATERIALS

WASTE AND VENT PIPING ABOVE GRADE	PVC SCHEDULE 40 A.S.T.M. 2665-1996
BELOW GRADE	PVC SCHEDULE 40 A.S.T.M. 2665-1996 HUB TYPE CAST IRON PIPE (SV OR HX)
WATER PIPING ABOVE GRADE	TYPE "L" COPPER TUBING WITH WROUGHT COPPER FITTINGS
BELOW GRADE	TYPE "K" COPPER TUBING WITH WROUGHT COPPER FITTINGS
STORM DRAIN PIPING ABOVE GRADE	PVC SCHDULE 40 A.S.T.M. D2665-1996
BELOW GRADE	HUB TYPE CAST IRON PIPE (SV OR HX)



PLUMBING PLAN

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

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ISSUED	DATE
FOR APPROVAL	
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2 PALATINE	09-26-23
3 PALATINE	12-07-23
4	
5	

PROJECT:
PALATINE RESTAURANT
2379 N. HICKS RD.
PALATINE IL, 60074

CLIENT:
ALDO HERNANDEZ - FRONTERAS MEXICAN GRILL
PHONE: 773-647-9106
EMAIL: fronteragrill2379@gmail.com

JOB NO. 22-060
DATE 07-06-23
FILE E1
PLOT SCALE 1:1

OWNER APPROVAL

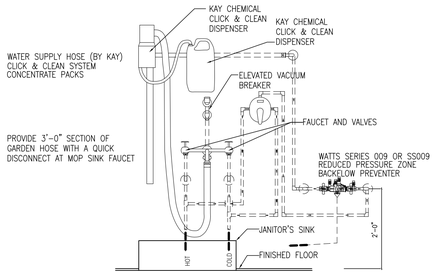
Signature

Date

SHEET TITLE
PLUMBING PLAN
SCHEDULES AND NOTES

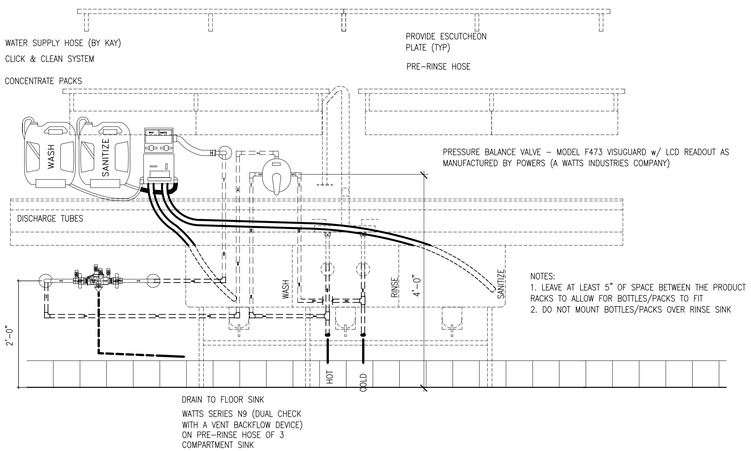
SHEET NUMBER
P1

Attachment: PZC Materials - March 12, 2024 (2024-27 : 2379 N. Hicks Road - VAR Parking)



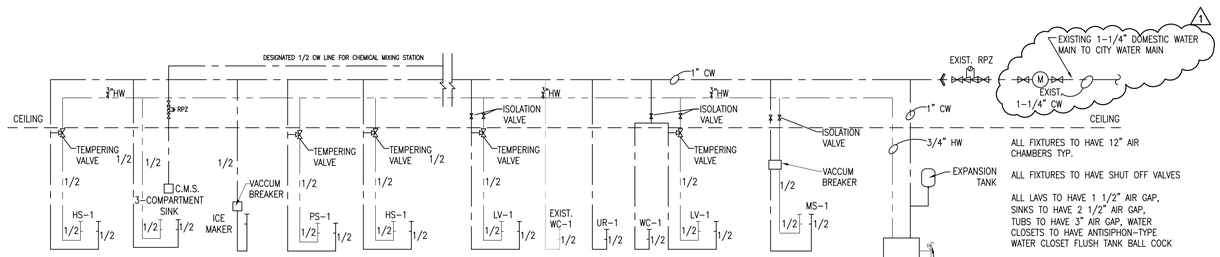
JANITORIAL SINK DETAIL

SCALE: NTS



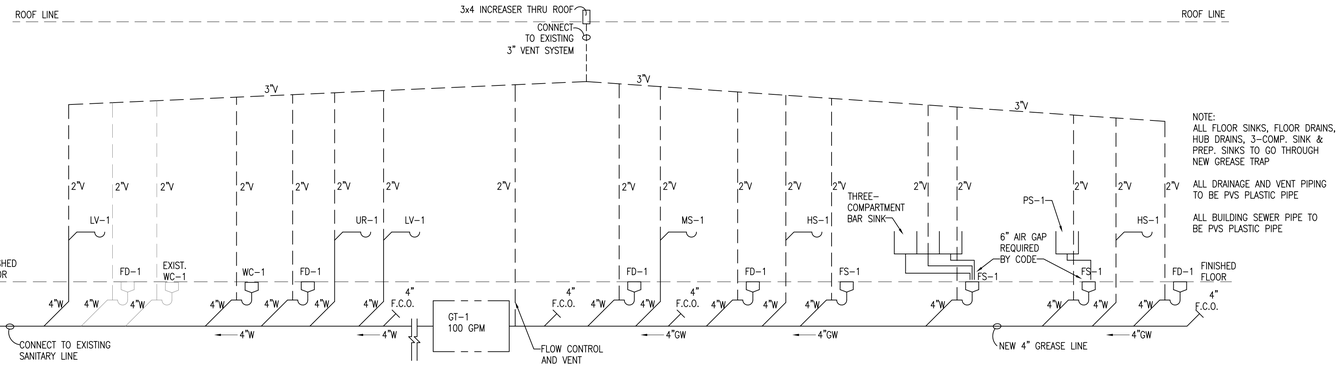
CLICK N CLEAN SYSTEM

SCALE: NTS



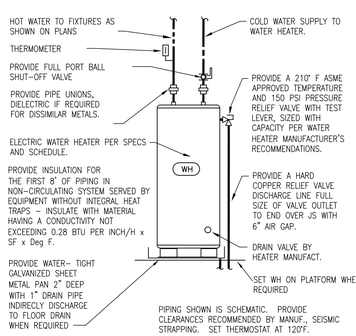
WATER RISER DIAGRAM

SCALE: NTS



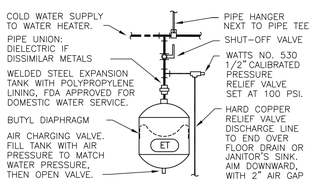
WASTE RISER DIAGRAM

SCALE: NTS



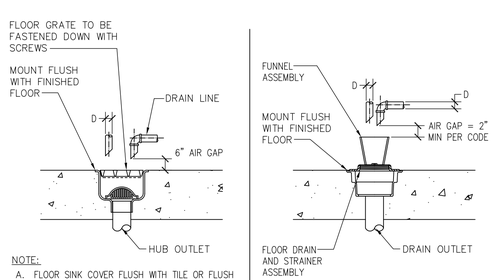
ELECTRIC WATER HEATER

SCALE: NTS



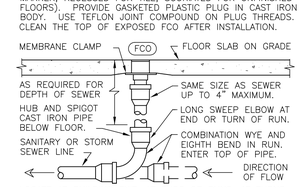
EXPANSION TANK

SCALE: NTS



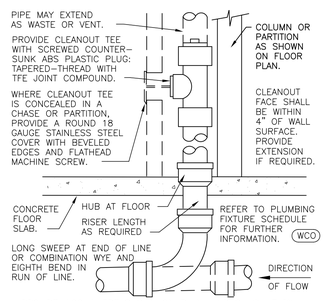
FLOOR SINK / DRAIN DETAILS

SCALE: NTS



FLOOR CLEANOUT

SCALE: NTS



WALL CLEANOUT

SCALE: NTS

AGAMA DESIGNS
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PLUMBING SCHEDULES AND DETAILS

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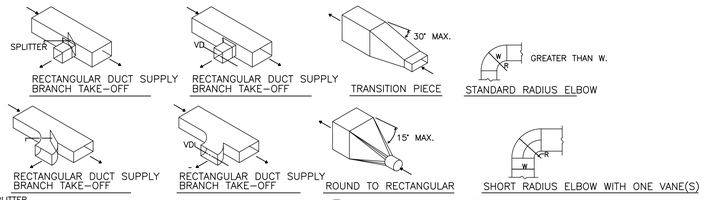


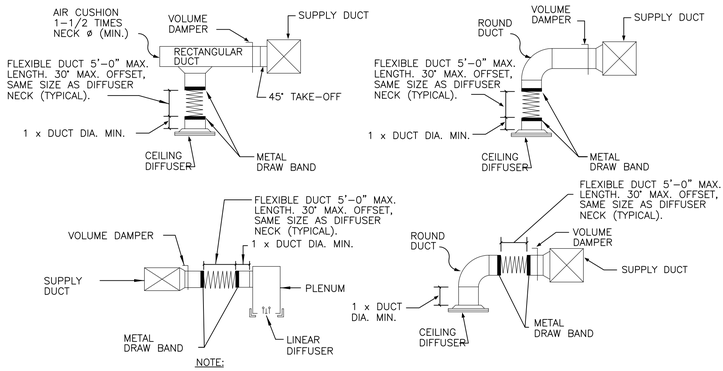
NOTE:
1. IF R IS LESS THAN W, THEN FULL ARC TURNING VANE(S) SHALL BE PROVIDED, SEE SCHEDULE BELOW.
2. INSIDE BEND MAY BE SQUARE FOR W > 12", NO SQUARE HEELS PERMITTED.

VANE SCHEDULE	
WIDTH	NO. OF VANES
≤ 12"	1
12"–24"	2
24"–36"	3
36"–60"	4
60"–84"	5
> 84"	6

NOTES:
1. PROVIDE STANDARD RADIUS ELBOWS WHEN POSSIBLE – SHORT RADIUS WHERE REQUIRED.
2. ALL SHORT RADIUS ELBOWS SHALL HAVE VANES. VANES SHALL BE CONSTRUCTED, SUPPORTED & FASTENED AS RECOMMENDED BY SMACNA.
3. NO SQUARE OR RECTANGULAR HEEL ELBOWS SHALL BE ALLOWED.

TYPICAL DUCT DETAILS

N.T.S.



NOTE:
1. SPECIAL CONDITIONS THAT CANNOT MEET ONE OF THESE STANDARDS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION ON A CASE BY CASE BASIS.

TYPICAL DIFFUSER INSTALLATION DETAILS

N.T.S.

EQUIVALENT HVAC DUCT SIZES BY CFM		
CFM (CUBIC FEET PER MINUTE)	EQUIVALENT RECTANGULAR SIZES	EQUIVALENT ROUND DUCT SIZES
<100	4X8,6X6	6
101–220	6X10, 8X8	8
221–400	6X19, 8X12	10
401–650	8X16, 10X12	12
651–1000	8X22X 10X18, 12X14	14
1001–1400	10X14, 12X18, 14X16	16
1401–2000	10X30, 12X24, 14X20	18
2001–2600	12X30, 14X26, 16X22	20
2601–3300	14X30, 16X26, 18X24	22
3301–4200	14X38, 16X32, 18X28, 20X26	24
4201–5200	16X38, 18X32, 20X30, 22X26	26
5201–6200	16X44, 18X38, 20X34, 22X30	28
6301–7500	18X44, 20X40, 22X36, 24X32	30
7501–9000	18X52, 20X46, 22X40, 24X36	32
9001–10500	20X52, 22X46, 24X42, 26X38	34

DUCTWORK SYMBOLS

- 2'x2' PERFORATED 4 WAY SUPPLY AIR TERMINAL LOUVER W/ DAMPER
- 2'x2' PERFORATED 4 WAY RETURN AIR TERMINAL W/ BALANCE DAMPER
- NEW RIGID DUCTWORK
- 10"ø — NEW EXPOSED SPIRAL DUCT WITH SIZE IN INCHES SHOWN
- 20x12 — NEW DUCT WITH SIZE IN INCHES SHOWN
- DOWN — SUPPLY DUCT
- DOWN — EXHAUST DUCT
- CFM / SIZE — SQUARE CEILING DIFFUSER & CUSHION HEAD *(MINIMUM 2 x NECK SIZE)
- TRANSFER DUCT W/REGISTERS
- DUCT TRANSITION
- 20x12 — NEW DUCT WITH SIZE IN INCHES SHOWN
- MANUAL VOLUME DAMPER
- FD — FIRE DAMPER (PROVIDE RUSKIN CURTAIN TYPE FIRE DAMPER)
- U–100 CFM — UNDERCUT DOOR BY 3/4". COORDINATE REQUIREMENTS WITH ARCHITECT.
- FLEX DUCT CONNECT FROM RIGID DUCT TO DIFFUSER INSULATED FLEX 6'–0" MAX
- T — THERMOSTAT / TEMPERATURE SENSOR

A / B — MECHANICAL EQUIPMENT TAG
A = MECHANICAL EQUIPMENT TYPE
B = EQUIPMENT NUMBER

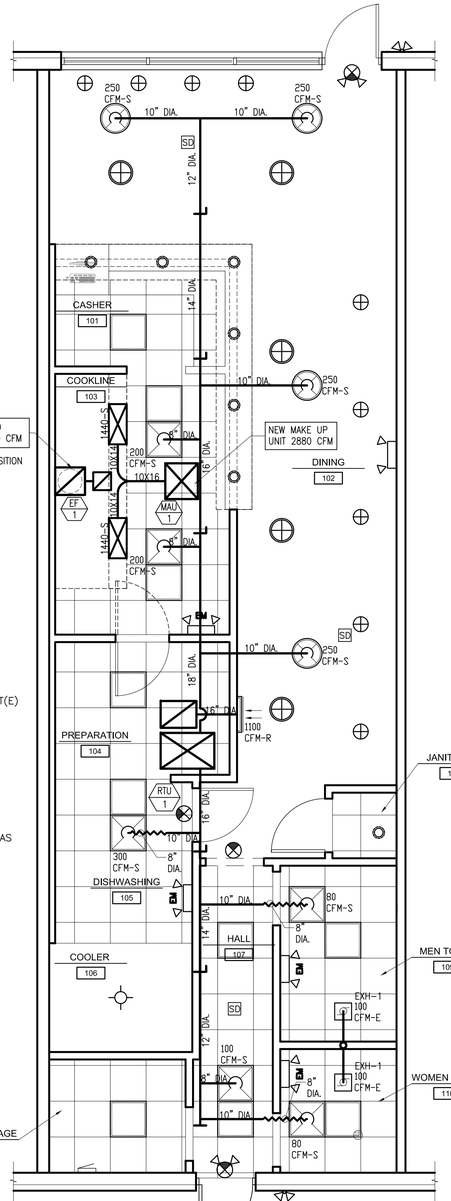
B–C / A — DIFFUSER TAG
A = DIFFUSER TYPE
B = CFM
C = SUPPLY(S), RETURN(R), EXHAUST(E)

PIPING SYMBOLS

- GAS VALVE
- PIPE RUN UP
- PIPE RUN DOWN
- GAS — LOW PRESSURE NATURAL GAS

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
CFM	CUBIC FEET PER MINUTE
CFM–S	CFM SUPPLY
CFM–R	CFM RETURN
CFM–E	CFM EXHAUST
ø	DIAMETER
FD	FIRE DAMPER
EF	EXHAUST FAN
RTU	ROOF TOP UNIT



MECHANICAL PLAN

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

MECHANICAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH VILLAGE OF PALATINE CODES AND ORDINANCES
2. ALL EQUIPMENT SHALL BE U.L., ETL, AND/OR AGA LABELED AS REQUIRED.
3. ALL DUCTWORK SHALL BE PRIME GRADE GALVANIZED SHEET METAL PER SMACNA STANDARDS.
4. DUCTWORK SHALL BE SUPPORTED WITH APPROVED HANGERS AT INTERVALS NOT EXCEEDING TEN (10) FEET OR BY OTHER APPROVED DUCT SUPPORT SYSTEMS DESIGNED IN ACCORDANCE WITH THE BUILDING CODE. FLEXIBLE AND OTHER FACTORY–MADE DUCTS SHALL BE SUPPORTED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
5. MECHANICAL CONTRACTOR SHALL PROVIDE SPIN–IN COLLARS WITH DAMPERS AT ALL ROUND BRANCH TAKEOFFS TO DIFFUSERS.
6. ALL RECTANGULAR SUPPLY AND RETURN DUCTWORK SHALL BE INTERNALLY INSULATED WITH 1/2" THICKNESS, 3 LB DENSITY FIBERGLASS LINING AND ALL ROUND SUPPLY AND RETURN DUCTWORK SHALL BE EXTERNALLY INSULATED.
7. ALL DUCTWORK DIMENSIONS ARE EXTERNAL SHEET METAL DIMENSIONS.
8. DUCTWORK CONSTRUCTION MATERIALS, INCLUDING COVERINGS, LININGS, AND ADHESIVES, EXPOSED WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD RATING OF NOT MORE THAN 25 AND A SMOKE–DEVELOPED RATING OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E–84.
9. MECHANICAL CONTRACTOR SHALL PROVIDE FLEXIBLE CANVAS CONNECTIONS AT ALL EQUIPMENT.
10. MECHANICAL CONTRACTOR SHALL PROVIDE FLEXIBLE AIR CONNECTORS FOR ALL DIFFUSERS. FLEXIBLE CONNECTORS SHALL NOT EXCEED FIVE (5) FEET.
11. FLEXIBLE AIR DUCTS AND FLEXIBLE AIR CONNECTORS, BOTH METALLIC AND NONMETALLIC, SHALL BE TESTED IN ACCORDANCE WITH UL 181. SUCH DUCTS SHALL BE LISTED AND LABELED AS CLASS 0 OR CLASS 1.
12. OUTSIDE AIR INTAKES SHALL BE A MINIMUM OF FIFTEEN (15) FEET FROM ANY EXHAUST VENT, FLUE VENT OR ANY OTHER MECHANICAL SOURCE OF CONTAMINATION AND TWELVE (12) FEET FROM ANY PLUMBING VENT.
13. MECHANICAL CONTRACTOR SHALL SUBMIT A MECHANICAL SYSTEM TEST AND BALANCE REPORT PRIOR TO THE FINAL INSPECTION. SHALL INCLUDE SUPPLY RETURN, EXHAUST AND OUTSIDE AIR FLOWS.
14. MECHANICAL CONTRACTOR SHALL FIELD VERIFY LOCATION OF GAS METER.
15. ALL NATURAL GAS PIPING SHALL BE SCHEDULE 40 B.I. ALL GAS PIPE 2 IN. AND SMALLER SHALL BE THREADED PIPE AND ALL GAS PIPE 2 1/2 IN. AND LARGER SHALL BE WELDED.
16. ALL GAS PIPING IS SIZED FOR 2 PSIG. CONTRACTOR SHALL PROVIDE MAXITROL 325 OR EQUAL, SECONDARY GAS PRESSURE REGULATORS AT EACH APPLIANCE TO REDUCE GAS PRESSURE FROM 2 PSIG TO 1/2 PSIG.
17. ALL THERMOSTATS SHALL BE MOUNTED IN ACCORDANCE WITH ADA REQUIREMENTS. WHERE THE THERMOSTAT IS ACCESSIBLE BY FRONTAL APPROACH ONLY, THEN THE MOUNTING HEIGHT OF THE THERMOSTAT SHALL BE 4'–0" A.F.F. WHERE THE THERMOSTAT IS ACCESSIBLE FROM A SIDE APPROACH, THEN THE MOUNTING HEIGHT OF THE THERMOSTAT SHALL BE 4'–6" A.F.F.
18. ELECTRICAL CONTRACTOR SHALL WIRE ALL EQUIPMENT AND SHALL PROVIDE DISCONNECT SWITCHES, STARTERS AND/OR RELAYS AS REQUIRED.
19. ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT, UTILITY BOXES, AND WIRING FOR ALL THERMOSTATS. MECHANICAL CONTRACTOR SHALL FURNISH, MOUNT, AND TERMINATE THERMOSTATS ONLY.
20. ELECTRICAL CONTRACTOR SHALL PROVIDE SMOKE DETECTORS IN THE RETURN AIR DUCT IN SYSTEMS WITH A DESIGN CAPACITY OF GREATER THAN 2,000 CFM. THE SMOKE DETECTOR SHALL SHUT DOWN THE AIR DISTRIBUTION SYSTEM. VERIFY WITH THE FIRE PREVENTION BUREAU FOR CONNECTION REQUIREMENT OF SMOKE DETECTORS TO FIRE ALARM SYSTEM 2015 IMC, SECTION 606.2.1
21. ELECTRICAL CONTRACTOR SHALL PROVIDE A 120 VOLT, 15 OR 20 AMP GFCI CONVENIENCE OUTLET FOR ALL ROOFTOP, ATTIC SPACE, OR CRAWL SPACE HVAC EQUIPMENT. CONVENIENCE OUTLET SHALL BE ON THE SAME LEVEL AND WITHIN 25'–0" OF HVAC EQUIPMENT.
22. EQUIPMENT AND APPLIANCES SHALL BE INSTALLED AS REQUIRED BY THE TERMS OF THEIR APPROVAL, IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING, THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THIS CODE. MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOB SITE AT TIME OF INSPECTION, INCLUDING LISTING FOR OUTSIDE INSTALLATION WHEN APPLICABLE.
23. INSULATE SUPPLY & RETURN AIR DUCTS WITH A MINIMUM OF R–6 IN ALL UNCONDITIONED SPACES(EXAMPLE:DROPPED CEILINGS OR UNDERGROUND DUCTWORK) AND A MINIMUM OF R–8 WHEN LOCATED OUTSIDE (EXAMPLE:DUCTWORK ON A ROOF) 2018 IECC 503.2.7.
24. DUCTWORK, SUSPENDED CEILING GRID, SOFFITS, ETC. SHALL ONLY BE ATTACHED TO THE BUILDING STRUCTURE (BEAMS, JOISTS, ETC.) WHICH HAS BEEN DESIGNED FOR SUPPORTING ADDITIONAL LOADS (NOT THE ROOF DECK OR BRIDGING) 2015 IBC, CHAPTER 16
25. RIGID DUCTS SHALL BE SUPPORTED WITH APPROVED HANGERS AT NO MORE THAN 10'–0" APART. FLEXIBLE DUCTS SHALL BE SUPPORTED IN ACCORDANCE WITH THE MANUFACTURE'S INSTALLATION INSTRUCTIONS. 2015 IMC, SECTION 603.10
26. A BALANCING REPORT SHALL BE FILED WITH THE CITY OF NAPERVILLE PRIOR TO FINAL INSPECTION INCLUDING INDICATION OF REQUIRED OUTSIDE AIR. 2015 IMC 403.3.1.5

EXISTING ROOF TOP AIR CONDITIONING UNITS

TAG	MANUFACTURER	MODEL	NOMINAL CFM	COOLING CAPACITY NOMINAL TONNAGE	HEATING SECTION				INDOOR FAN DATA					ELECTRICAL			COOLING SECTION CAPACITY					HEATING	REMARKS
					TYPE	HEATING STAGES	OUTPUT	HEATING TEMP RISE	TYPE	INDOOR MOTOR	CFM	TOTAL SP	INDOOR RPM	V.	ø	Hz	GROSS	GROSS SENSIBLE	FAN MOTOR	EER	SEER	THERM. EFF	
RTU 1	EXISTING	EXISTING	3000	7.5	ELECTRIC GAS	2	61.45 MBh	18.87 F	FC CENTRIFUGAL	1.00 KW	3000	0.850	1750 RPM	208	3	60	92.00 MBh	89.00 MBh	7.38	12.6	14.50	80 %	EXISTING – VERIFY WORKING CONDITIONS

2015 INTERNATIONAL MECHANICAL CODE – VENTILATION SCHEDULE

ROOM NO.	ROOM NAME / DESIGNATION	AREA SF Az	DEFAULT OCCUPANT DENSITY # /1000 SF	NO. OF PEOPLE Pz	PEOPLE OUTDOOR AIRFLOW RATE IN BREATHING ZONE CFM/PERSON Rp	AREA OUTDOOR AIRFLOW RATE IN BREATHING ZONE CFM/SF Ra	REQUIRED SUPPLY (Vbz) CFM	REQUIRED EXHAUST CFM	ACTUAL AIRFLOW SUPPLY CFM	ACTUAL AIRFLOW RETURN CFM	ACTUAL AIRFLOW EXHAUST RATE CFM/SF	SERVED BY	EXHAUST FAN	REMARKS
102	DINING	497	70	33	7.5/PERSON	0.18	338	--	1000	1000	--	RTU–1		
101–103	COOK/CASHER	209	--	--	--	0.7	147	--	400			RTU–1		
104–105	PREPARATION, DISHWASHING	193	--	--	--	0.7	136	--	300	--	--	RTU–1		
107	HALL	73	--	--	--	0.06	5	--	100	100	--	RTU–1		
109	MEN TOILET RM	64	--	--	--	--	--	70	80		100	RTU–1	EXH–1	
110	WOMEN TOILET RM	45	--	--	--	--	--	50	80		100	RTU–1	EXH–1	
TOTAL							626		1,960					

NOTES : EXISTING RTU–1 CONTRACTOR TO VERIFY EXISTING CONDITIONS AND PROPER VENTING LEVELS

Vbz = BREATHING ZONE OUTDOOR AIRFLOW
Vbz = Rp Pz + Ra Az

Where:
Az = ZONE FLOOR AREA: THE NET OCCUPIABLE FLOOR AREA OF THE SPACE OR SPACES IN THE ZONE
Pz = ZONE POPULATION: THE NUMBER OF PEOPLE IN THE SPACE OR SPACES IN THE ZONE.
Rp = PEOPLE OUTDOOR AIR RATE: THE OUTDOOR AIRFLOW RATE REQUIRED PER PERSON FROM TABLE 403.3
Ra = AREA OUTDOOR AIR RATE: THE OUTDOOR AIRFLOW RATE REQUIRED PER UNIT AREA FROM TABLE 403.3

EXHAUST FAN SCHEDULE

D S – DISCONNECT SWITCH
G B D – GRAVITY BACKDRAFT DAMPERS
M B D – MOTORIZED BACKDRAFT DAMPERS
A B – ALUMINIUM BIRDSCREEN
A T – ACID COATED
A F – ANODIZED FINISH
P C – PREFABRICATED CURB
A C – ACOUSTICAL CURB
D D – DIRECT DRIVE
B D – BELT DRIVE
H S B – HINGED SUB–BASE
U P – UP–BLAST

UNIT TAG	MODEL	DRIVE	AREA SERVED	CFM	S.P. IN. W.G.	DBA	FAN RPM	MOTOR HP	MOTOR RPM	MOTOR VOLT	MOTOR PH	REMARKS
EXH–1	BROAN – MODEL L100	BD	TOILET ROOM	100	0.325	54	1122	1/4	1725	115	1	DS,MBD,AB

NOTE:
PROVIDE WALL MTD. THERMOSTAT FOR EQUIPMENT ROOM HIGH TEMPERATURE PURGE.

MATCH BUILDING STANDARDS

DIFFUSERS, REGISTERS, GRILLES, AND LOUVERS.

TAG	TYPE	MODEL	FRAME	DAMPER	MATERIAL	FINISH	REMARKS
A	RETURN GRILLE	TITUS 350–FL	SURFACE/SIDE WALL MTD.	---	STEEL	OFF WHITE	NOTES 1, 2.
B	SUPPLY DIFFUSER	TITUS 350–FL	SURFACE./SIDE WALL MTD	---	STEEL	OFF WHITE	NOTES 1
C	TRANSFER OPENING	TITUS 350–FL	WALL FLANGE	---	ALUMINUM	EXTRUDED AL.	NOTES 2, 3.

NOTES: 1. PROVIDE LOCKING TYPE VOLUME DAMPER AT DUCT BRANCH TAKE–OFF FROM MAIN, PROVIDE ACCESS. TYPICAL FOR ALL SUPPLY AIR DIFFUSERS IN THIS SCHEDULE.
2. FACE SIZE SEE PLAN, SHALL EQUAL TO THE CONNECTED DUCT/NECK SIZE.
3. COORDINATE ARCH. FOR COLOR, PROVIDE BIRD SCREEN.

MATCH BUILDING STANDARDS

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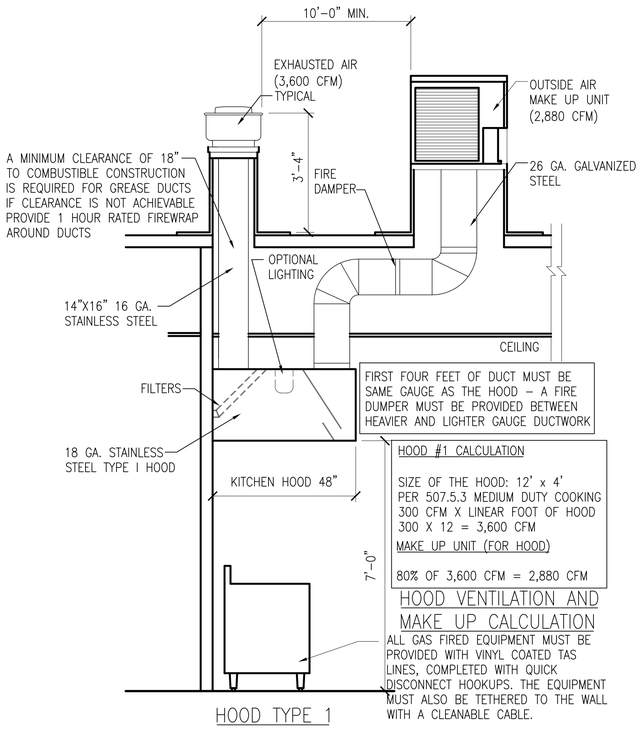


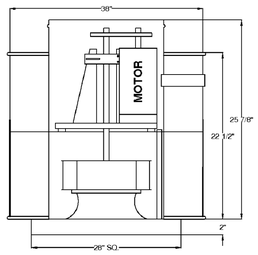
HOOD TYPE 1

GENERAL NOTES:

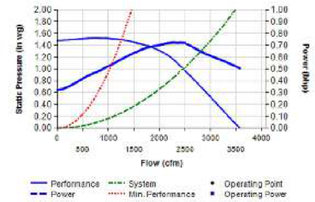
1. Ventilators & duct shall be designed, constructed and installed in accordance with Section 506.3.1 through 506.3.13.3, 2006 International Mechanical Code.
2. Exhaust Hood shall be designed, constructed and installed in accordance with Section 507.1, 507.2.1, 507.4, 507.6, 507.7 through 507.17.
3. Type I hoods shall constructed of steel not less than 0.043 inch (1.09mm) (No. 18 MSG) in thickness, or stainless steel not less than 0.037 inch (0.94mm) (No. 20 MSG) in thickness (507.4).
4. Exhaust fan housings serving a Type I hoods shall be constructed of steel (506.3.1). Exhaust fan motors shall be located outside of the exhaust airstream (506.3.1.1).
5. Grease Ducts serving a Type I hood shall be constructed of steel not less than 0.055 inch (1.4mm) (No. 16 gauge) in thickness or stainless steel not less than 0.044 inch (1.1 mm) (No. 18gauge) in thickness (506.3.2). All seams, joints, and penetration of grease ducts shall be made with a continuous liquid–tight weld or braze made on the external surface of the duct system (506.3.3). Duct joints shall be butt joints or overlapping duct joints of either the telescoping or bell type per 506.3.3.1. Duct–to–hood joints per 506.3.3.2, Duct–to–exhaust fan connections per 506.3.3.3, Vibration isolation connector for connecting a duct to a fan shall be per 506.3.3.4, and Grease duct supports per 506. 3.4.
6. Grease duct systems serving a Type I hood shall have a clearance to combustible construction of not less than 18 inches (457 mm) (506.3.7).
7. The fire extinguisher system MUST be installed by a local liscensed company, separate plan must be submitted to local Fire Dept. for approval.
8. All electrical work MUST be done by local liscensed electrician.
9. The height of the manual pull stations is to be between 4'–6" to 5'–0" above finished floor. The manual means of activation shall have operating instructions. Each remote pull station shall be identified with the corresponding hood and duct system.
10. Provide an automatic shut down fro the energy source(s) for the cooking equipment.
11. Indicate the extinguishing system shall hae an acceptance test in accordance with NFPA–17A and the manufacturer's instructions.
12. Provide K–type fire extinguishers in the kitchen.
13. A complete system test will be performed.
14. Fire alarm signals shall be transmitted directly to the fire department via a wireless transmitter.
15. The hood and duct suppression system shall be monitoted by and approved fire alarm.
16. All apliance and hood shall be new.

MODEL# **36B**

UL762 UPBLAST EXHAUST FAN BELT DRIVE



DIMENSIONAL DATA
26 1/2" SQ. CURB



PERFORMANCE DATA

PHASE	1	VOLTS	115/230
AMPS	13/6.5	HP	1

RPM	.000" S.P.		.250" S.P.		.50" S.P.		.75" S.P.		1.00" S.P.		1.25" S.P.		1.50" S.P.		1.75" S.P.	
	CFM	Sone	CFM	Sone	CFM	Sone	CFM	Sone	CFM	Sone	CFM	Sone	CFM	Sone	CFM	Sone
1154	3067	15.9	2739	14.9	2423	15.0	2092	14.4	1599	14.3	-	-	-	-	-	-
1346	3578	18.4	3293	19.0	3022	18.4	2749	18.5	2464	19.4	2084	19.2	-	-	-	-
1546	4109	21.0	3860	23.0	3621	22.0	3387	23.0	3148	25.0	2902	25.0	2644	24.0	2220	24.0

STANDARD FEATURES
HEAVY GAUGE ALUMINUM HOUSING
1 YEAR LIMITED WARRANTY ON ALL ELECTRIC MOTORS
FACTORY SET DRIVE
BELT DRIVEN MOTORS ARE ENCLOSED IN WEATHER-TIGHT COMPARTMENTS
AVERAGE UNIT WEIGHT: 128 LBS
AVERAGE SHIPPING WEIGHT: 205 LBS

LISTED
FANS
UL 762

AGAMA DESIGNS
architecture
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ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	
FOR BID	
FOR CONST.	

REVISIONS	DATE
1 PALATINE	09–05–23
2 PALATINE	09–26–23
3 PALATINE	12–07–23
4	
5	

EXHAUST FAN INFORMATIO..

FAN UNIT NO.	FAN UNIT MODEL #	MODEL	TAG	CFM	S.P.	RPM	H.P.	ø	VOLT	FLA	WEIGHT (LBS.)
1	36B – BELT DRIVE	36B	EF–2	3578	1.000	1170	2.000	3	115/230	6.0	174.45

EXHAUST DETAIL

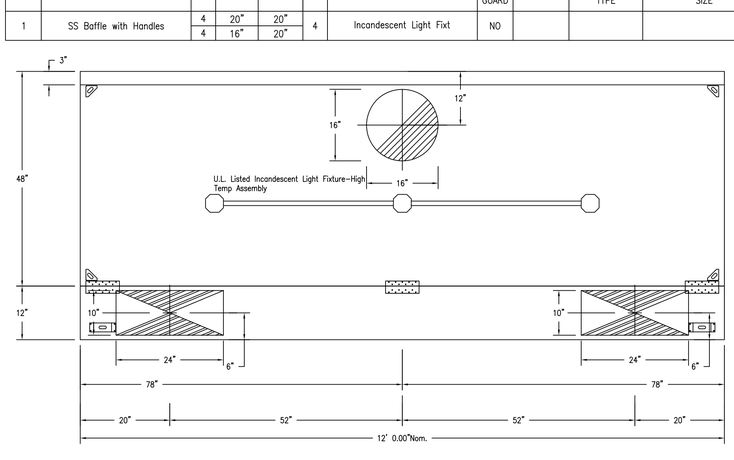
SCALE: NONE

HOOD INFORMATION

HOOD NO.	TAG	MODEL	LENGTH	MAX. COOKING TEMP.	EXHAUST PLENUM						SUPPLY PLENUM						HOOD CONSTRUCTION	HOOD CONFIG.	
					TOTAL EXH. CFM	RISER(S)					TOTAL SUP. CFM	RISER(S)						END TO END	ROW
						WIDTH	LENG.	DIA.	CFM	S.P.		WIDTH	LENG.	DIA.	CFM	S.P.			
1	HOOD	1248HBM HOODMART	12' 0.00"	450 Deg.	3600			16"	3600	–0.559"	2880						430 SS Where Exposed	LEFT	ALONE

HOOD INFORMATION

HOOD NO.	FILTER(S)				LIGHT(S)			LOCATION	UTILITY CABINET(S)					FIRE SYSTEM PIPING	HOOD HANGING WGHT
	TYPE	QTY.	HEIGHT	LENGTH	QTY.	TYPE	WIRE GUARD		FIRE SYSTEM		ELECTRICAL	SWITCHES			
									TYPE	SIZE	MODEL #	QUANTITY	LOCATION		
1	SS Baffle with Handles	4	20"	20"	4	Incandescent Light Fixt	NO							YES	498 LBS
		4	16"	20"											



PLAN VIEW – Hood
12' 0.00" LONG 1248HBM – SERIE STAINLESS STEEL

HOOD DETAIL

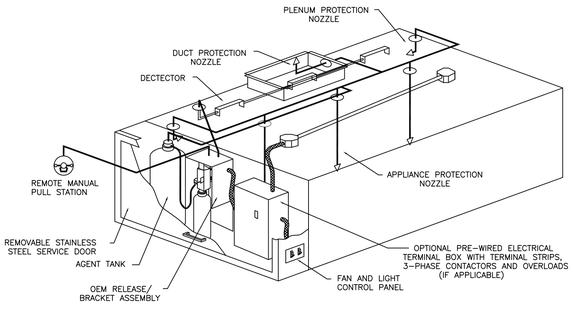
SCALE: NONE

HEATER/MUA FAN INFORMATION

FAN UNIT NO.	FAN UNIT MODEL #	BLOWER	HOUSING	TAG	CFM	S.P.	RPM	H.P.	ø	VOLT	FLA	WEIGHT (LBS.)
1	NAKS SF8–3PH	12"	––	MAU–1	2500	0.400	578	3.000	3	208	9.5	140.0

GAS FIRED MAKE–UP AIR UNIT(S)

FAN UNIT NO.	INPUT BTUs	OUTPUT BTUs	TEMP. RISE	REQUIRED INPUT GAS PRESSURE	GAS TYPE
1	328696	302400	65–250deg F	7 in. w.c. – 14 in. w.c.	Natural



TYPICAL ANSUL R–102 SYSTEM LAYOUT

MAKE UP DETAIL

SCALE: NONE

BELT DRIVE SUPPLY FANS

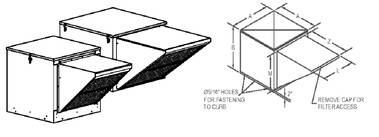
naks NORTH AMERICAN KITCHEN SOLUTIONS INCORPORATED

OPERATION INSTRUCTIONS AND PARTS MANUAL

MODELS: SF5, SF5–3PH, SF7, SF7–3PH, SF8, SF8–3PH, SF9, SF9–3PH, SF10, SF10–3PH

GENERAL SAFETY

Rotating parts, (pulleys, shafts and belts) on fans should not be exposed. Where these components are not protected by ductwork, cabinets or covers, appropriate guards should be employed to restrict exposure to rotating parts. Access doors should not be opened with the fan operating to avoid foreign objects being drawn into the system. On initial start–up, a careful inspection should be carried out to ensure no foreign material is present which could become airborne in the system.
Read installation and operation instructions carefully before attempting to install, operate or service NAKS SF Series Blowers. Failure to comply with instructions could result in personal injury and/or property damage. ***Retain Instructions for future reference.***



MODEL	A	B	D	E	F	G	H	L	M	Z	FILTERS SIZE	FILTERS QUANTITY	*INSIDE CABINET	UNIT WEIGHT (LBS) (without motors & drives)
SF5 / SF5-3PH	20"	24"	11 7/8"	12 1/4"	4 7/16"	3 1/4"	6 7/8"	16"	15 1/8"	15 7/8"	16" x 20" x 1"	1	21 7/8" x 21 7/8"	TBA
SF7 / SF7-3PH														
SF8 / SF8-3PH	30"	32"	13 3/4"	15 7/8"	5 1/16"	4 1/4"	14"	25"	24 5/8"	25"	16" x 25" x 1"	2	31 7/8" x 31 7/8"	TBA
SF9 / SF9-3PH														
SF10 / SF10-3PH	30"	32"	14 1/8"	15 7/8"	6 9/16"	3 7/16"	13 7/8"	28"	24 5/8"	28"	16" x 28" x 1"	2	31 7/8" x 31 7/8"	TBA

*Cord size to be smaller than inside cabinet to allow for flashing and roofing.
**Includes filter section

BEFORE YOU BEGIN

Inspect unit for damage, report any shipping damage to carrier. Check all fasteners, re–tighten as required. Rotate the blower wheel by hand to ensure free rotation. If rubbing occurs, loosen the set screw(s), re–position the wheel to the shaft center, re–tighten set screws.

INSTALLATION

Remove hood and filters from inside the cabinet. Caulk top of curb before setting unit in place. (Curb must be smaller than unit "A" dimension). Secure unit to curb through holes located around the bottom of the unit. Tighten wheel set screw.

MOTOR, PULLEYS & BELTS (See Table next page)

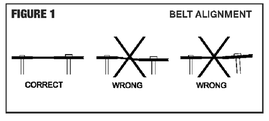
1. Mount the blower pulley on the blower shaft and tighten the set screw securely on the key of the shaft.
2. Mount the motor pulley on the motor shaft. Leave some clearance between the pulley and the motor end bell. Tighten the set screws on the key of the motor shaft.
3. Install the motor on the motor platform using the hardware provided.
4. With the platform in its minimum position, install the V–belt within the pulley grooves. Position the motor on the motor platform to ensure proper pulley alignment (see **Figure 1**) and secure to the motor platform. (A straight edge across the face of the driven pulley should be parallel to the belt once proper alignment has been achieved).
Note: Adjustments in the variable speed pulley require pulley re–alignment.

BELT DRIVE SUPPLY FANS naks NORTH AMERICAN KITCHEN SOLUTIONS INCORPORATED

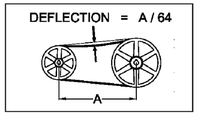
MOTOR, PULLEYS & BELTS (See Table below)

5. Pivot the motor platform to tension the V–belt and lock in place using the 2 bolts on both sides of the blower. (Ideal belt tension is the lowest tension at which the belt will not slip during start up.) As shown in illustration to right, a proper deflection of 1/64 of the belt span is desired for belt tension.

FIGURE 1 BELT ALIGNMENT



DEFLECTION = A / 64



BLOWER MODEL	3 1/4 CAST IRON BLOWER PULLEY - DIAMETER & RPM RANGE						BELT LENGTH BASED ON MOTOR FRAME
	3"	4"	7"	8"	9"	10"	
	624–1103 RPM	606–909 RPM	390–792 RPM	355–692 RPM	447–611 RPM	401–543 RPM	320–433 RPM	
SF5 / SF5-3PH	A,39	A,41	A,42	A,44	A,46	A,47	--	48 FRAME
SF7 / SF7-3PH								
SF8 / SF8-3PH	A,42	A,44	A,46	A,47	A,49	A,51	--	
SF9 / SF9-3PH								
SF10 / SF10-3PH	--	--	--	--	A,55	A,57	A,60	56 FRAME

Motor Pulley Cast Iron	Blower Pulley Cast Iron	RPM Range	BF5 and BF7	BF8 and BF9	BF10	BELT LENGTH BASED ON MOTOR FRAME
IVL44 O.D. 4.15"	H5477	1630 – 1232	829	643	--	48 FRAME (ADD 1" FOR 56 FRAME) MODELS BF10 143, 145T FRAME
	H5677	1329 – 1005	681	544	--	
	H5977	1121 – 848	583	546	--	
	H6777	999 – 733	544	548	552	
	H5477	954 – 643	546	549	554	
	H6677	793 – 577	548	551	556	
	H6107T	690 – 521	550	553	558	
	H6117T	629 – 478	551	555	559	
	H6127T	578 – 437	553	556	561	
	H6137T	535 – 404	555	558	563	
	H6157T	496 – 352	556	560	--	
	H6187T	390 – 295	565	568	--	
8V25 O.D. 3.25"	H5777	794 – 568	--	--	551	143T & 145T FRAME
	H5877	667 – 500	--	--	553	
	H5977	596 – 447	--	--	555	
	H6107T	538 – 404	--	--	558	
	H6117T	491 – 368	--	--	559	
	H6127T	452 – 339	--	--	561	
	H6137T	418 – 314	--	--	562	
	H6157T	364 – 272	--	--	--	
8V33 O.D. 4.15"	H5477	854 – 643	--	--	--	182, 184T FRAME (DEDUCT 2" FOR 56, 143, & 145T)
	H5677	703 – 577	--	--	--	
	H5977	596 – 447	--	--	--	
	H6107T	529 – 478	--	--	--	
	H6127T	578 – 437	--	--	--	
	H6137T	535 – 404	--	--	--	
	H6157T	496 – 352	--	--	--	
	H6187T	390 – 295	--	--	--	
8V37 O.D. 5.20"	H5177	829 – 699	--	--	--	182, 184T FRAME (DEDUCT 2" FOR 56, 143, & 145T)
	H5277	756 – 618	--	--	--	
	H5377	697 – 575	--	--	--	
	H5527	616 – 509	--	--	--	
D8600 O.D. 6"	DOUBLE GROOVE					213, 215T FRAME
	12 X 8 (2)	830 – 700	--	--	--	
	12 X 9 (2)	758 – 631	--	--	--	

FOR FRACTIONAL HP APPLICATIONS "4L" BELTS MAY BE SUBSTITUTED BY ADDING 2" TO THE SPECIFIED "B" BELTS. Eg. B60 BELT = 4L62

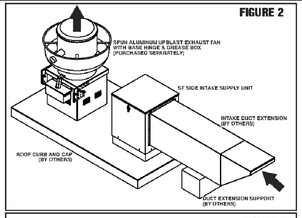
WARNING
EXCESSIVE BELT TENSION IS THE MOST FREQUENT CAUSE OF BEARING WEAR AND RESULTING NOISE. PROPER BELT TENSION IS CRITICAL FOR QUIET EFFICIENT OPERATION.
Ideal belt tension is the lowest value under which belt slip will not occur at peak load conditions.

BELT DRIVE SUPPLY FANS naks NORTH AMERICAN KITCHEN SOLUTIONS INCORPORATED

NFPA 96 TYPICAL INSTALLATION

Typical configuration shall be a SF air supply unit, and a spun aluminum upblast exhaust fan. The spun aluminum upblast exhaust fan should have a base hinge and a grease collector.

FIGURE 2



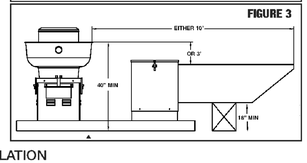
INSTALLATION REQUIREMENT

As shown in **Figure 3**:
- The bottom of the exhaust fan must be 18 inches away from the roof surface.
- The outlet of the exhaust fan must be 40 inches away from the roof surface minimum.

AND
- The inlet plane must be 10 feet away from the outlet plane horizontally.

OR
- The inlet plane must be 3 feet away from the outlet plane vertically.

FIGURE 3



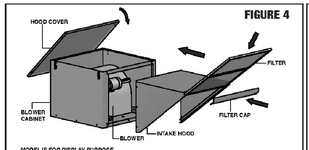
HOOD AND FILTER INSTALLATION

(Model SF10)

Attach duct section when required (by others) to the SF inlet flange. Drill 1/8" hole through duct and inlet flange and secure with metal screws provided. Slide the hood (lets filters) over the inlet flange and secure with the provided sheet metal screws.

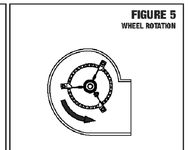
HOOD/DUCT OVERLAP SHOULD NOT EXCEED 1".
Remove hood cap and slide filter(s) into "U" channels located on the inner sides of the hood. Replace cap.

FIGURE 4



MODEL IS FOR DISPLAY PURPOSE. ACTUAL PRODUCT MAY VARY. MOTOR & DRIVES AVAILABLE FACTORY INSTALLED.

FIGURE 5
WHEEL ROTATION



PROJECT:
PALATINE RESTAURANT
2379 N. HICKS RD.
PALATINE IL, 60074

CLIENT:
ALDO HERNANDEZ - FRONTERAS MEXICAN GRILL
PHONE: 773-647-9106
EMAIL: fronterasgrill2379@gmail.com

JOB NO. 22–060
DATE 07–06–23
FILE E1
PLOT SCALE 1:1

OWNER APPROVAL

Signature

Date

SHEET TITLE
MECHANICAL SCHEDULES
NOTES AND ROOF PLAN

SHEET NUMBER
M2

Attachment: PZC Materials - March 12, 2024 (2024-27 : 2379 N. Hicks Road - VAR Parking)

ELECTRICAL LEGEND

- 2' X 4' RECESSED MOUNTED LIGHT FIXTURE
- SURFACE MOUNTED BATTERY PACK EMERGENCY LIGHT
- EXIT SIGN WITH RED LETTERS
- SINGLE POLE TOGGLE SWITCH +4'-0"
- 3W — 3-WAY TOGGLE SWITCH +4'-0"
- D — DIMMER SWITCH. REFER TO LIGHTING CONTROL RISER SHEET E1-3.
- DUPLEX CONVENIENCE OUTLET +18"
- G — GROUND FAULT INTERRUPT DUPLEX CONVENIENCE OUTLET +18"
- +XX — DUPLEX CONVENIENCE OUTLET MOUNTED AT HEIGHT INDICATED ON PLANS.
- H — DUPLEX CONVENIENCE OUTLET MOUNTED ABOVE COUNTER. VERIFY MOUNTING HEIGHT IN FIELD.
- WP — GROUND FAULT INTERRUPT DUPLEX CONVENIENCE OUTLET +18" WITH WEATHER PROOF BOX AND WEATHER PROOF IN-USE COVER
- CEILING DUPLEX CONVENIENCE OUTLET
- CONDUIT HOME RUN WITH GROUND, NEUTRAL, AND HOT CONDUCTOR
- J — JUNCTION BOX - SIZE AS REQUIRED - MINIMUM OF 4" SQUARE
- DISCONNECT SWITCH - HORSEPOWER RATED, FUSED OR UNFUSED, AS REQUIRED OR NOTED. WP DENOTES WEATHERPROOF TYPE
- E — ELECTRICAL CONNECTION TO DEVICE OR EQUIPMENT
- XX / X — HVAC EQUIPMENT TAG. SEE MECHANICAL CONNECTION SCHEDULE FOR WIRING REQUIREMENTS.
- X — KITCHEN EQUIPMENT TAG. SEE KITCHEN CONNECTION SCHEDULE FOR WIRING REQUIREMENTS.
- PANELBOARD
- S — FIRE ALARM MANUAL PULL STATION +48"
- AV — FIRE ALARM HORN AND VISUAL SIGNAL -6" BELOW CEILING OR MAXIMUM +80" AFF, WHICHEVER IS LOWER. DEVICES SHALL BE 75cd UNLESS OTHERWISE NOTED.
- SD — FIRE ALARM SMOKE DETECTOR
- V — FIRE ALARM VISUAL ALARM -6" BELOW CEILING OR MAXIMUM +80" ABOVE FLOOR.
- R — FIRE ALARM FAN SHUT DOWN RELAY. PROVIDE ISOLATION RELAY AND ALL INTERFACE WIRING FOR FIRE ALARM FAN SHUT DOWN.
- DD — FIRE ALARM DUCT SMOKE DETECTOR WITH REMOTE ALARM INDICATION/TEST STATION. INSTALL REMOTE STATION IN VISIBLE LOCATION DIRECTLY BELOW ROOF TOP UNIT.
- KB — FIRE ALARM KNOX BOX
- TV — TELEVISION OUTLET BOX MOUNTED AT 7'-0": PROVIDE ONE GANG BOX WITH 3/4" CONDUIT AND PULL CORD UP TO ACCESSIBLE LOCATION AT ROOF TRUSS HEIGHT. PROVIDE FACE PLATE WITH COLOR TO MATCH ADJACENT SURFACE.
- TELEPHONE OUTLET BOX: PROVIDE ONE GANG BOX WITH 3/4" CONDUIT AND PULL CORD UP TO ACCESSIBLE ABOVE CEILING. PROVIDE FACE PLATE WITH COLOR TO MATCH ADJACENT SURFACE.
- POS — POINT OF SALE OUTLET BOX MOUNTED IN COUNTER: PROVIDE ONE GANG BOX WITH 3/4" CONDUIT AND PULL CORD UP TO ACCESSIBLE ABOVE CEILING. PROVIDE FACE PLATE WITH COLOR TO MATCH ADJACENT SURFACE.
- TH — THERMOSTAT
- LC — WALLBOX MASTER LIGHTING TIMER. SEE LIGHTING CONTROL DIAGRAM

LIGHT FIXTURE SCHEDULE

TAG	SYMBOL	DESCRIPTION	MANUFACTURER/ MODEL	VOLTAGE / BALLAST	LAMPS / CROSS SECTION	MOUNTING	REMARKS
AA		LED PANEL LIGHT 2X2 FLAT CEILING	METALUX 2X2 LED PANEL CGFP SERIES	120 V 30 WATTS	LED 3400 LUMENS	RECESSED	SEE SPECS FOR APPROVED SINGLE SWITCHING REQUIRED WHITE ALUMINUM (1) (2) (7)
NL		LED PANEL LIGHT 2X4 FLAT CEILING NIGHT LIGHT	METALUX 2X2 LED PANEL CGFP SERIES	120 V 30 WATTS	LED 3400 LUMENS	RECESSED	24X48 50W LED PANEL LIGHT - (UL+DLC) 100 LM/W - DIAMABLE NIGHT LIGHT (7)
DC		PENDANT LIGHT	WESTINGHOUSE 6401000	120/12 V 13W	ONE (1) 900 LUMENS BULB	PENDANT	ADJUSTABLE ENERGY EFFICIENT PENDANT 12.1" DIAMETER
DB		SMALL PENDANT LIGHT 4.5" DIA.	PILSON LED PENDANT MATTE BLACK FINISH A-19	120V 10W	ONE (1) 10 WATT BULB	PENDANT	ADJUSTABLE ENERGY EFFICIENT PENDANT 7" DIAMETER
DA		LED 6" DOWNLIGHT RECESSED LIGHT FIXTURE	MAXXIMA STYLE MRL-S61200NW	120V 12W	LED 850 LUMENS	RECESSED	VERTICAL LAMP LED CEILING FIXTURE FOR USE IN INSULATED CEILINGS AND CAN BE INSTALLED IN DIRECT CONTACT WITH INSULATION
BA		CEILING MOUNTED EXIT SIGN LIGHT FIXTURE W/ BATTERY BAKCUP	ALKCO *RGLO-LEDX1 OR APPROVED EQUAL	120 V	LED	CEILING / WALL	FURNISH WITH ARROWS AS REQUIRED BY CODE PROVIDE WIRE GUARD WHERE INDICATED ON PLANS (3) (4)
BB		EMERGENCY LIGHT W/ BATTERY BACKUP	SURE-LITES *CC7-SM (WG3) OR APPROVED EQUAL	120/12 V	TWO (2) 12 WATT HALOGEN	@ 7'-6" A.F.F.	PROVIDE WIRE GUARD WHERE INDICATED ON PLANS WITH REMOTE CAPABILITIES (5)
BD		EXIT DISCHARGE EMERGENCY LIGHT W/ BATTERY BACKUP	LITHONIA #AFN-DB-EXT	120/12 V	(2) 6 WATT ZENON LAMPS	@ 7'-6" A.F.F.	EXIT DISCHARGE EMERGENCY LIGHT WITH 90 MIN. BATTERY BACKUP AND EXTERIOR PACKAGE
CA		EXHAUST FAN - SEE ELECTRICAL DRAWINGS	BROAN - MODEL L100 - USE 4" DIA. EXHAUST DUCT UP TO ROOF PROVIDE VENT CAP				
EA		WALK IN COOLER LIGHT FIXTURE	PREMI LIGHTS PL-VT4-48WLED	120 V	48 WATT	CEILING COOLER	LAMP BULB SMD LED STRIP VAPOR LIGHT/VAPOR PROOF LIGHT FIXTURE

NOTES:

1. INSTALLATION OF LIGHTING FIXTURES TO BE ACCORDING TO MFR'S RECOMMENDATIONS AND ACCORDING TO CODE REQUIREMENTS.
2. ALL LIGHTING FIXTURE AND LAMPS TO BE PROVIDED BY ELECTRICAL CONTRACTOR.
3. LIGHT FIXTURES SHALL HAVE A MINIMUM OF 90 MINUTES BACK-UP OR AS REQUIRED BY LOCAL CODE AUTHORITY.
4. CONTRACTOR TO PROVIDE EXIT FIXTURE WITH ARROWS AS SHOWN ON PLAN AND AS REQUIRED BY LOCAL CODE AUTHORITY.
5. MOUNT AT 7'-6" A.F.F.
6. CONTRACTOR TO COORDINATE AIMING OF LIGHT FIXTURE WITH ARCHITECT AND OWNERS REPRESENTATIVE.
7. FLOURECENT FIXTURES TO BE T8 BULBS WITH ELECTRONIC BALLAST.

* SLASH THRU LIGHT FIXTURE INDICATES NIGHT LIGHTING.
RH - REMOTE HEAD

ELECTRICAL NOTES

ELECTRICAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH NATIONAL ELECTRIC CODE, 2015 IBC CODE AND O.S.H.A. LATEST EDITIONS, AND ALL APPLICABLE LOCAL CODES.
2. ELECTRIC SERVICE SHALL BE COORDINATED WITH THE UTILITY CO. CONTRACTOR SHALL PAY ANY FEES LEVIED FOR SERVICE. PROVIDE METER CANS OR C/T CABINETS AS REQUIRED.
3. CONTRACTOR SHALL OBTAIN AND PAY FOR BOTH ROUGH AND FINAL UNDERWRITERS OR OTHER APPROVED INSPECTION AGENCY CERTIFICATE OF "ELECTRICAL INSPECTION". THESE CERTIFICATES SHALL BE PRESENTED WITH REQUEST FOR FINAL PAYMENT.
4. COORDINATE EXACT LOCATION OF ALL FIXTURES AND OUTLETS WITH ARCH. DRAWINGS. AND EQUIP. SUPPLIER'S RECOMMENDATIONS. REVIEW LOCATION OF ALL RACEWAYS WITH ARCHITECT / OWNER.
5. PROVIDE ALL GROUNDING AS REQUIRED BY N.E.C. OR ANY LOCAL CODES.
6. CONTRACTOR SHALL VISIT SITE TO FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS OF AREA.
7. CONTRACTOR SHALL PROVIDE TEMPORARY POWER AND LIGHT DURING COURSE OF CONSTRUCTION. POWER CONSUMED SHALL BE PAID FOR BY THE OWNER.
8. ALL WIRING INSTALLED UNDER THIS CONTRACT, PRIOR TO TURNING OVER THE WORK AS A COMPLETE UNIT, SHALL BE TESTED FOR PROPER CONNECTIONS, SHORT CIRCUITS AND GROUNDS.
9. ALL WORK SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER/ARCHITECT.
10. COORDINATE INTERRUPTING CAPACITY OF ELECTRIC PANELS AND ALL BREAKERS W/ UTILITY CO. PROVIDE TYPE WRITTEN DIRECTORIES FOR ALL PANELS PER CIRCUIT USAGE.
11. CONTRACTOR SHALL DO CUTTING, DRILLING AND PATCHING TO A LIKE CONDITION, AS APPROVED BY THE ARCHITECT FOR INSTALLATION OF HIS OR HER WORK. PROVIDE FIREPROOFING COMPOUND ON ALL CONDUITS PASSING THROUGH FIRE RATED PARTITIONS.
12. CONTRACTOR TO REMOVE AND REINSTALL ALL CEILING TILES AS REQUIRED FOR THE INSTALLATION OF HIS / HER WORK. REPLACE ALL CEILING TILES BROKEN DURING REMOVAL.
13. DURING CONSTRUCTION, CONTRACTOR SHALL REMOVE ALL DEBRIS AND STORE AT LOCATION AS DIRECTED BY OWNER. NO ITEMS SHALL BE LEFT AS TO CAUSE A HAZARD DURING WORKING HOURS. COORDINATE WITH OWNER AREAS THAT WORK CAN BE DONE IN.
14. PROVIDE LATERAL BRACING FOR CONDUIT, BUSWAYS, GENERATORS, TRANSFORMERS AND OTHER FLOOR MOUNTED ELECTRICAL EQUIPMENT BUS DUCT, SWITCHBOARDS, AS REQUIRED BY LOCAL CODE.
15. ROOFTOP MECHANICAL UNITS:
PROVIDE GFI W.P. OUTLET AND EXTERIOR GRADE LIGHT FIXTURE WITH PRISMATIC LEXAN GLOBE AND CAST GUARD MOUNTED ON 1" CONDUIT PIPE STANCHION STRAPPED TO ROOFTOP MECHANICAL UNIT. FIXTURE TO BE MOUNTED AT 5'-0" ABOVE UNIT. PROVIDE SWITCH FOR LIGHT AT ACCESS TO ROOF OR WHERE DIRECTED BY OWNER / ARCHITECT. GFI RECEPTACLE TO BE LAST DEVICE ON CIRCUIT.
16. ALL PANELBOARDS AND CIRCUIT BREAKERS MUST BE FULLY RATED. SERIES RATING WILL NOT BE ACCEPTED.
17. COORDINATE ALL EQUIPMENT UTILITY INFORMATION SHOWN ON THIS SHEET WITH THE ALLIED DOMECO EQUIPMENT SCHEDULE AND EQUIPMENT MANUFACTURER'S CUT SHEETS.
18. OUTLETS ARE SHOWN FOR POSITIONING PURPOSES ONLY. REFER TO EQUIPMENT SPECIFICATIONS FOR AMOUNT FO POWER TO EACH PEICE OF EQUIPMENT AND TYPE OF RECEPTACLE REQUIRED.

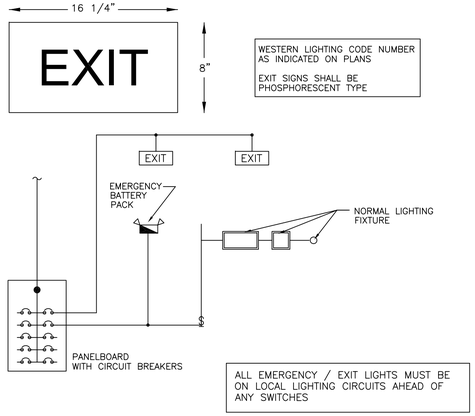
GENERAL NOTES

1. REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ADDITIONAL GENERAL NOTES WHICH WILL APPLY HERE.
2. DO NOT SCALE DRAWINGS, USE FIELD MEASUREMENTS.
3. THE COMPLETE INSTALLATION SHALL BE IN ACCORDANCE WITH THE A.D.A.A.G. (AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.)
4. BOXES LOCATED ON OPPOSITE SIDES OF NON-FIRE RATED WALLS SHALL BE OFFSET A MINIMUM OF 6" HORIZONTALLY. BOXES ON OPPOSITE SIDES OF FIRE RATED WALL SHALL OFFSET A MINIMUM OF 24" HORIZONTALLY. "THRU-THE WALL" BOXES SHALL NOT BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE ARCHITECT/ENGINEER.
5. ALL TEMPERATURE CONTROL WIRING SHALL BE FURNISHED AND INSTALLED BY OTHERS.
6. ELECTRICAL CONTRACTOR SHALL VERIFY TOTAL CONNECTED LOAD/HP AND VOLTAGE WITH MECHANICAL CONTRACTOR PRIOR TO WIRING OF ALL HVAC EQUIPMENT. MAKE ANY CHANGES TO OVERCURRENT DEVICES OR FEEDER SIZE PER 2017 NATIONAL ELECTRICAL CODE.
7. FOR 120/208V; BRANCH CIRCUITS, PROVIDE WIRE SIZE AS SHOWN BELOW BASED ON LENGTH OF CIRCUIT:
UP TO 50 FT USE #12, 50 FT TO 100 FT USE #10, OVER 100 FT USE #8
8. ALL EQUIPMENT MUST BE CERTIFIED BY A THIRD PARTY TESTING LABORATORY THAT IS NATIONALLY RECOGNIZED IN THE UNITED STATES SUCH AS CSA, UNDERWRITERS LAB. G.C. TO PROVIDE SPECIFICATION SHEETS FOR THIS EQUIPMENT WITH THIS INFORMATION
9. ALL RECEPTACLES WITHIN THE KITCHEN AREA SHALL BE GFCI PROTECTED (NEC 210.8.B2)
10. ALL RECEPTACLES WITHIN 6' OF SINKS AND BASINS SHALL BE GFCI PROTECTED (NEC 210.8.B5)
11. THE USE OF MC CABLEIS NOT ALLOWED PER THE CITY OF SYCAMORE'S AMENDMENT TO THE 2017 NEC.
12. PROVIDE SIGNAGE ON EXTERIOR OF ELECRICAL ROOM DOOR (IFC 605.3.1).
13. ELIMINATE OR REPAIR ANY EXISTING ELECTRIC.

REFLECTED CEILING NOTES

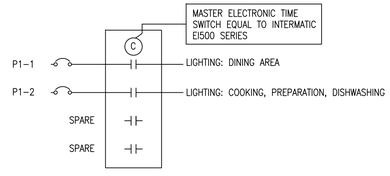
1. NEW LAY IN ACCOUSTIC CELING TILE, 2'X4' GRID; MFR: AMSTRONG, -CLEAN ROOM VL/VL: (VINYL COATED) GRID MFR: CHICAGO METALLIC TEMPRA 4000 SYSTEM; COLOR WHITE; 9'-0" H. CEILING VIF
2. OPEN CEILING PAINTING BLACK
3. DROP SOFFIT @ 8'-6" HIGH - TYPE "X" CEILING - DROPPED CEILING BUILT WITH 3 5/8" 20 GA. MTL STUDS @ 24" O.C.
NOTE:
ALL CEILING TILES IN KITCHEN AND FOOD PREP AREAS SHALL BE CLEANABLE, SCRUB-ABLE AND MOISTURE RESISTANT.

INSTALL PER VILLAGE OF PALATINE



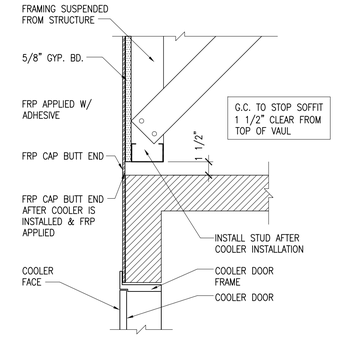
DETAIL FOR FEEDING EMERGENCY BATTERY PACK AND EXIT SIGNS

N.T.S.

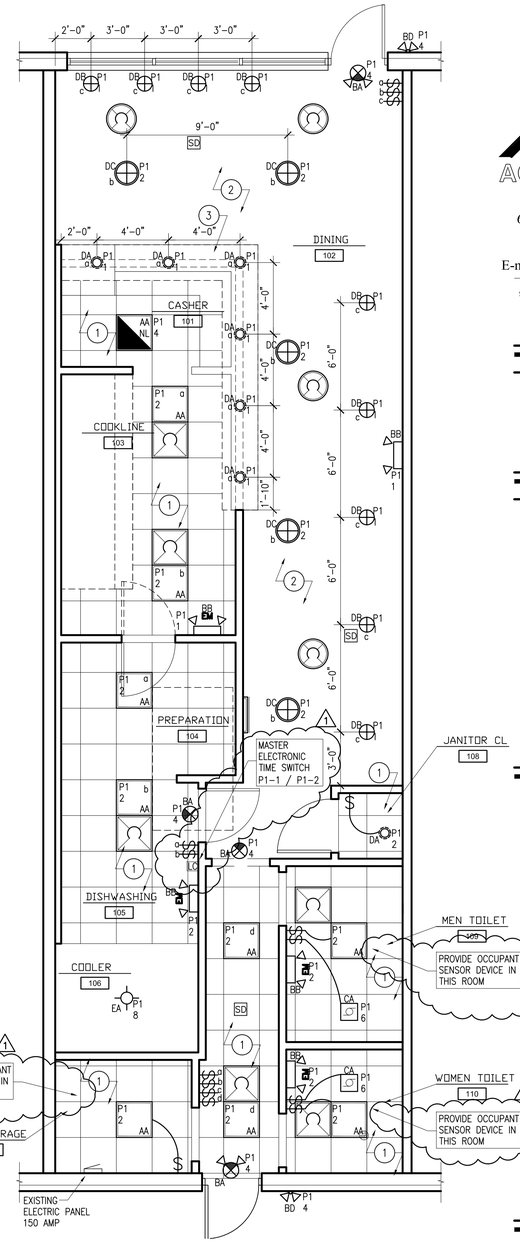


LIGHTING CONTROL

SCALE: NTS



1 / E1 COOLER CLGN. DETAIL
SCALE: NONE



LIGHTING AND REFL. CEILING PLAN

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

AGAMA DESIGNS
architecture
664 W Veterans Pkwy. Suite A
Yorkville, Illinois 60560
Phone: 630-381-9019
E-mail: alberto@agamadesigns.com

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ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	
FOR BID	
FOR CONST.	

REVISIONS	DATE
1 PALATINE	09-05-23
2 PALATINE	09-26-23
3 PALATINE	12-07-23
4	
5	

PROJECT:
PALATINE RESTAURANT
2379 N. HICKS RD.
PALATINE IL, 60074

CLIENT:
ALDO HERNANDEZ - FRONTERAS MEXICAN GRILL
PHONE: 773-647-9106
EMAIL: fronteragrill2379@gmail.com

JOB NO. 22-060
DATE 07-06-23
FILE E1
PLOT SCALE 1:1

OWNER APPROVAL

Signature

Date

SHEET TITLE
REFLECTED CEILING LIGHTING PLAN AND SCHEDULES

SHEET NUMBER
E1

Attachment: PZC Materials - March 12, 2024 (2024-27 : 2379 N. Hicks Road - VAR Parking)

ELECTRICAL LEGEND

- 2' X 4' RECESSED MOUNTED LIGHT FIXTURE
- SURFACE MOUNTED BATTERY PACK EMERGENCY LIGHT
- EXIT SIGN WITH RED LETTERS
- SINGLE POLE TOGGLE SWITCH +4'-0"
- 3W — 3-WAY TOGGLE SWITCH +4'-0"
- D — DIMMER SWITCH. REFER TO LIGHTING CONTROL RISER SHEET E1-3.
- DUPLEX CONVENIENCE OUTLET +18"
- G — GROUND FAULT INTERRUPT DUPLEX CONVENIENCE OUTLET +18"
- +XX — DUPLEX CONVENIENCE OUTLET MOUNTED AT HEIGHT INDICATED ON PLANS.
- H — DUPLEX CONVENIENCE OUTLET MOUNTED ABOVE COUNTER. VERIFY MOUNTING HEIGHT IN FIELD.
- WP — GROUND FAULT INTERRUPT DUPLEX CONVENIENCE OUTLET +18" WITH WEATHER PROOF BOX AND WEATHER PROOF IN-USE COVER
- CEILING DUPLEX CONVENIENCE OUTLET
- CONDUIT HOME RUN WITH GROUND, NEUTRAL, AND HOT CONDUCTOR
- (J) — JUNCTION BOX - SIZE AS REQUIRED - MINIMUM OF 4" SQUARE
- DISCONNECT SWITCH - HORSEPOWER RATED, FUSED OR UNFUSED, AS REQUIRED OR NOTED. WP DENOTES WEATHERPROOF TYPE
- (E) — ELECTRICAL CONNECTION TO DEVICE OR EQUIPMENT
- XX / X — HVAC EQUIPMENT TAG. SEE MECHANICAL CONNECTION SCHEDULE FOR WIRING REQUIREMENTS.
- (X) — KITCHEN EQUIPMENT TAG. SEE KITCHEN CONNECTION SCHEDULE FOR WIRING REQUIREMENTS.
- PANELBOARD
- [S] — FIRE ALARM MANUAL PULL STATION +48"
- FIRE ALARM HORN AND VISUAL SIGNAL -6" BELOW CEILING OR MAXIMUM +80" AFF, WHICHEVER IS LOWER. DEVICES SHALL BE 75cd UNLESS OTHERWISE NOTED.
- SD — FIRE ALARM SMOKE DETECTOR
- (V) — FIRE ALARM VISUAL ALARM -6" BELOW CEILING OR MAXIMUM +80" ABOVE FLOOR,
- R — FIRE ALARM FAN SHUT DOWN RELAY. PROVIDE ISOLATION RELAY AND ALL INTERFACE WIRING FOR FIRE ALARM FAN SHUT DOWN.
- DD — FIRE ALARM DUCT SMOKE DETECTOR WITH REMOTE ALARM INDICATION/TEST STATION. INSTALL REMOTE STATION IN VISIBLE LOCATION DIRECTLY BELOW ROOF TOP UNIT.
- KB — FIRE ALARM KNOX BOX
- TV — TELEVISION OUTLET BOX MOUNTED AT 7'-0": PROVIDE ONE GANG BOX WITH 3/4" CONDUIT AND PULL CORD UP TO ACCESSIBLE LOCATION AT ROOF TRUSS HEIGHT. PROVIDE FACE PLATE WITH COLOR TO MATCH ADJACENT SURFACE.
- TELEPHONE OUTLET BOX: PROVIDE ONE GANG BOX WITH 3/4" CONDUIT AND PULL CORD UP TO ACCESSIBLE ABOVE CEILING. PROVIDE FACE PLATE WITH COLOR TO MATCH ADJACENT SURFACE.
- POS — POINT OF SALE OUTLET BOX MOUNTED IN COUNTER: PROVIDE ONE GANG BOX WITH 3/4" CONDUIT AND PULL CORD UP TO ACCESSIBLE ABOVE CEILING. PROVIDE FACE PLATE WITH COLOR TO MATCH ADJACENT SURFACE.
- TH — THERMOSTAT
- LC — WALLBOX MASTER LIGHTING TIMER. SEE LIGHTING CONTROL DIAGRAM

GENERAL NOTES

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12. PROVIDE SIGNAGE ON EXTERIOR OF ELECRICAL ROOM DOOR (IFC 605.3.1).
13. ELIMINATE OR REPAIR ANY EXISTING ELECTRIC.

NOTES

1. CIRCUITS IN THE RESTAURANT EMANATE FROM PANEL BOARD P1
2. (#) OCTAGON TAG INDICATES KITCHEN EQUIPMENT SCHEDULE
3. (#) OCTAGON TAG INDICATES MECHANICAL EQUIPMENT
4. ELECTRICAL CONTRACTOR TO VERIFY ELECTRICAL REQUIREMENTS OF ALL KITCHEN EQUIPMENT TO BE INSTALLED. COORDINATE ANY EQUIPMENT CHANGES INCLUDING LOCATIONS AND REQUIREMENTS.
5. ALL RECEPTACLES LOCATED IN THE KITCHEN SHALL HAVE GROUND FAULT INTERRUPT

PANEL	P1																
LOCATION:	Dry Storage							VOLTAGE / PHASE:	120/208 3PH 4 W								
FLOOR:	1st Floor							BUSS:									
MOUNTING:	SURFACE							MAIN BREAKER:	150A								
	CT	OUTLETS			VOLT AMPS			BKR/	BKR/	VOLT AMPS			OUTLETS			CT	
	#	LTG	REC	MISC	A	B	C	POLE	POLE	A	B	C	MISC	REC	LTG	#	
General & EM Lights	1	17			1020			20/1	20/1	1020					17	2	General & EM Lights
Night Light	3	1				60		20/1	20/1		360				6	4	Exit Light
Sign	5		1				400	20/1	20/1			360	2			6	Toilet Exhaust Fan
Casher Outlet	7				600			20/1	20/1	60						8	Walk in Cooler Light
Existing RTU	9					3500		30/3	20/1		1250					10	Prep table
Existing RTU	11						3500	30/3	20/1			1000				12	Microware Outlet
Existing RTU	13				3500			30/3	20/1	1920						14	Steam Table
Reach in Freezer	15					1000		20/1	20/1		1750					16	Panini
Tortillera Warmer	17						1800	20/1	20/3			1450				18	Hand Dryer
Walk in Cooler	19				2200			30/3	20/3	1380						20	Ice Machine
Walk in Cooler	21					2200		30/3	20/3		1380					22	Ice Machine
Walk in Cooler	23						2200	30/3	20/3			1380				24	Ice Machine
Hood Exhaust EF-1	25				600			20/3	20/1	720						26	General Outlet
"	27					600		20/3	20/1		800					28	Water Heater
"	29						600	20/3	20/1			360				30	Toilet Outlet GFI
Make Up MAU-1	31				1420			20/3	40/3							32	
"	33					1420		20/3	40/3							34	
"	35						1420	20/3	40/3							36	
	37									1450						38	Hand Dryer
	39										1450					40	Hand Dryer
	41											1450				42	Hand Dryer
				sub total	9340	8780	9920			6550	6990	6000		sub total			

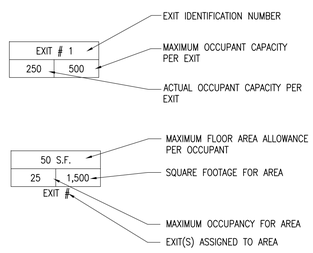
Total A Phase = 15890 VA
Total B Phase = 15770 VA
Total C Phase = 15920 VA
LCL (25%) = 303 VA

Total load 47883 VA / 360 133 Amps

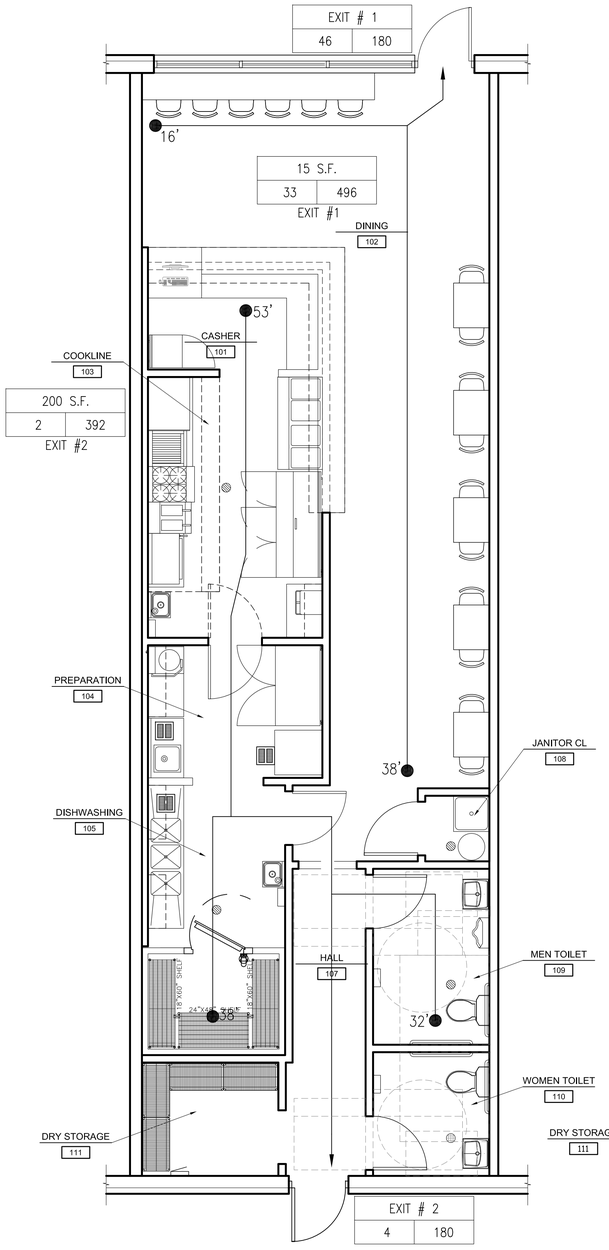
PANEL P-1

SCALE: NTS

LEGEND:

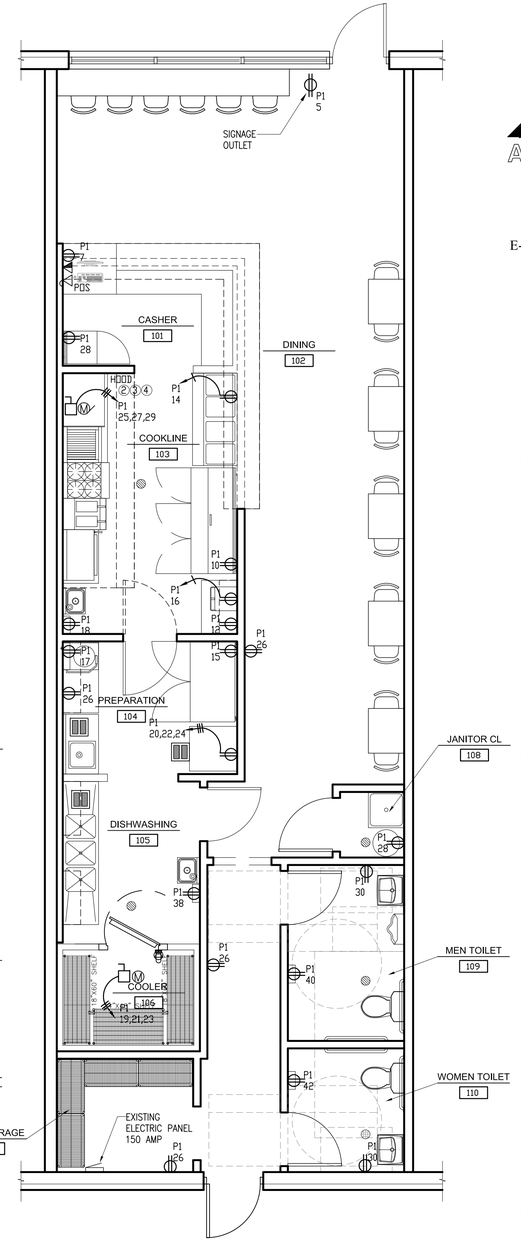


NOTE:
EVERY ROOM OR SPACE THAT IS A BUSINESS OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACES POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MANINTAINED BY THE OWNER OR AUTHORIZED AGENT IBC 1004.3



EGRESS PLAN

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



POWER PLAN

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

AGAMA DESIGNS
architecture
664 W Veterans Pkwy. Suite A
Yorkville, Illinois 60560
Phone: 630-381-9019
E-mail: alberto@agamadesigns.com

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REVISIONS	DATE
1 PALATINE	09-05-23
2 PALATINE	09-26-23
3 PALATINE	12-07-23
4	
5	

PROJECT:
PALATINE RESTAURANT
2379 N. HICKS RD.
PALATINE IL, 60074

CLIENT:
ALDO HERNANDEZ - FRONTERAS MEXICAN GRILL
PHONE: 773-447-9106
EMAIL: fronteragrill2379@gmail.com

JOB NO. 22-060
DATE 07-06-23
FILE E1
PLOT SCALE 1:1

OWNER APPROVAL

Signature

Date

SHEET TITLE
POWER PLAN
EGRESS PLAN
AND SCHEDULES

SHEET NUMBER
E2

Attachment: PZC Materials - March 12, 2024 (2024-27 : 2379 N. Hicks Road - VAR Parking)

Fronteras Mexican Grill Inc. Business Plan

Executive Summary

Fronteras Mexican Grill Inc. is a vibrant and authentic Mexican restaurant located in the bustling plaza in Palatine, Illinois. Our mission is to provide an authentic Mexican dining experience with traditional flavors, all in a warm and inviting atmosphere. We aim to become the go-to choice for local residents and the general public looking for a fresh and satisfying meal.

Business Description

Operating under the legal entity of Fronteras Mexican Grill Inc., our fundamental vision and mission revolve around the delivery of an authentic Mexican culinary experience. We achieve this by curating a menu rich in traditional Mexican dishes, carefully prepared with the freshest ingredients available. Beyond our commitment to culinary excellence, we prioritize exceptional customer service and the creation of a welcoming ambiance. At Fronteras Mexican Grill, our distinctive dining concept empowers customers to personally tailor their meal selections, ensuring a swift and thoroughly enjoyable dining encounter.

Marketing and Sales Strategy

In terms of our marketing strategy, we plan to leverage the power of social media platforms and word-of-mouth referrals to effectively promote our business. To establish a strong rapport with our customers, we will adopt an attractive pricing strategy and introduce a customer loyalty initiative that includes loyalty cards for our valued repeat patrons. Additionally, we will offer convenient sales channels, including online ordering, efficient delivery services, and hassle-free pick-up options to cater to diverse customer preferences and ensure a seamless dining experience.

Operations Plan

Our menu features an extensive variety of Mexican culinary offerings (please refer to the attached menu for details). We will have five employees working at the restaurant. Our business will be open seven days a week, from Monday to Sunday, with operating hours spanning from 10:00 A.M. to 9:00 P.M. This schedule ensures that our doors are open daily. This schedule ensures our continuous availability, enabling our patrons to enjoy the flavors of Mexico at their convenience.

Location Address: 2379 N Hicks Rd Palatine, Illinois 60074

Attachment: PZC Materials - March 12, 2024 (2024-27 : 2379 N. Hicks Road - VAR Parking)

CHOOSE YOUR ENTRÉE

BOWL

TACOS

BURRITOS

CHOSE YOUR SIDES

CHIPS AND PICO DE GALLO

CHIPS AND GUACAMOLE

RICE AND BEANS

MORE DELICIOUS CHOICES

TAMALES

TORTAS

QUESADILLAS

CHOOSE YOUR TOPPINGS

MEATS

STEAK
AL PASTOR (PORK)
BARBACOA (BEEF)
CHICKEN
BUFFALO CHIKEN
MILANESA (BREADED STEAK)
MILANESA DE POLLO (BREADED CHICKEN)

RICE

MEXICAN RICE
WHITE RICE

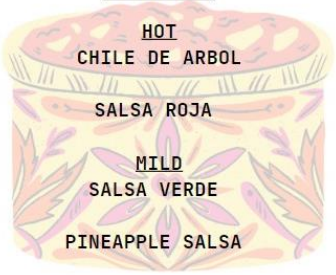
BEANS

PINTO BEANS
REFRIED BEANS

TO TOP THINGS OFF

GUACAMOLE
SOUR CREAM
VEGETARIAN FAJITA ONION
RED ONION
CILANTRO
LETTUCE
JALAPEÑOS
TOMATO
CHEESE

SALSAS



HOT
CHILE DE ARBOL
SALSA ROJA

MILD
SALSA VERDE
PINEAPPLE SALSA

PICO DE GALLO

DRINKS

HORCHATA

JAMAICA

Attachment: PZC Materials - March 12, 2024 (2024-27 : 2379 N. Hicks Road - VAR Parking)

PUBLIC NOTICE
A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, March 12, 2024 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Variation to permit 135 parking spaces, instead of the minimum required 143 parking spaces.
The property is commonly known as 2379 N. Hicks Road.
The Petitioner is proposing to open a new restaurant, Fronteras Mexican Grill, within the subject tenant space. With the proposed use, the total required parking exceeds the parking spaces currently provided on-site, therefore, a Variation is also required.
The above petition has been filed by Aldo Hernandez, Fronteras Mexican Grill Inc., and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: VAR-000095-2024
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Planning & Zoning Commission
Published in Daily Herald February 26, 2024 (4612370)

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 fi 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 newspa 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 02/26/2024
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 _____
Designee of the Publisher of the Daily Herald

Control # 4612370

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

Attachment: PZC Materials - March 12, 2024 (2024-27 : 2379 N. Hicks Road - VAR Parking)

III. PUBLIC HEARING

1. 2379 N. Hicks Road **- Recommend To Approve**

Notice was published in the Daily Herald on February 26, 2024 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. Architectural Plans
5. Public Notice

Mr. Vyverberg gave a brief outline of the request stating the Subject Property is zoned Planned Development, within the Lake Cook Commons shopping center and follows the B-2 zoning and use requirements.
The Petitioner is proposing to open a new restaurant, Fronteras Mexican Grill, within the subject tenant space. With the proposed use, the total required parking exceeds the number of parking spaces currently provided on-site. Therefore, the Petitioner is requesting:

Variation to permit 135 parking spaces, instead of the minimum required 143 parking spaces.

Sworn in petitioner: Mr. Aldo Hernandez 7544 E. Prairie Road, Skokie, IL
Mr. Hernandez stated had dreamed since a child and this is the first time trying to open restaurant. He stated he has worked in the area so found a tenant space that will be for a restaurant. He spoke to the parking concern stating he has been observing the location and thinks there is plenty of parking because there are always available spaces through his observations. Mr. Hernandez stated he would not invest in a restaurant, if there was a parking concern for customers and do not want to affect other business owners. He explained their plan is to have mostly takeout customers that won't stay longer than 45 minutes. He stated the tables are more for customers to wait for food.

Chairman Wood asked if they planned on having alcohol.
Mr. Hernandez answered no. He stated the proposed hours are 10am-9pm.

Chairman Wood asked if they would be open 7 days a week.
Mr. Hernandez answered yes, but will close on holidays.

Chairman Wood asked if he observed the lot during different hours.
Mr. Hernandez answered yes, and stated he has pictures showing spaces during peak busy hours.

Chairman Wood asked how many employees.

Attachment: DRAFT PZC Minutes - March 12, 2024 (2024-27 : 2379 N. Hicks Road - VAR Parking)

Mr. Hernandez answered 4-5.

Commissioner Kolososki asked if each restaurant have separate dumpsters.
Mr. Hernandez answered yes.

Commissioner Bettenhausen asked about seating.
Mr. Hernandez explained they are not geared toward dining in. He stated they have a total of 14-16 seats all tables of 2.

Mr. Vyverberg provided additional details referring to the parking site plan, which was part of the plat of survey from Lake Cook Commons and was annexed into the Village of Palatine in 1992 as part of the Bourbon Square redevelopment. He stated that when the Fast Laundry business moved into the center a few parking spaces were added to the south side of the building making a total available 135, with a deficiency of 8 spaces for this request. He explained how the parking requirements are determined per code. Mr. Vyverberg stated if the restaurant was carry0out only, the variation would not be needed. He referred to the slides to show the floor plan. He spoke to the other restaurants in the area and their parking requirements. Mr. Vyverberg explained the request is for a variation of 8 parking spaces.

Commissioner Friedman clarified the request is not for a special use.
Mr. Vyverberg answered no, explaining there is no liquor so the restaurant is a permitted use. He stated the board is here to review a parking variation.

Chairman Wood asked if staff knows of any parking issues with existing tenants.
Mr. Vyverberg answered no, and staff evaluated and observed and has no issues.

STAFF RECOMMENDATION:

The Petitioner is proposing to open a new restaurant, with a primary focus on carry-out orders. However, due to the number of tables included on the floor plan submitted for their building permit a Variation is required. The Petitioner submitted photos of the parking lot for the shopping center during the restaurant's anticipated peak hours, showing ample parking available during said times and Staff also conducted parking surveys at various times. Therefore, Staff agrees that the proposed use should not alter the character of the locality and the provided number of parking should continue to adequately serve the mix of tenants in the shopping center.
Therefore, Staff recommends approval of the proposed Variation, subject to the following condition:

1. The Variation shall substantially conform to the floor plan and business plan submitted by the Petitioner, Aldo Hernandez, except as such plans may be changed to conform to the Village's Codes and Ordinances.

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

Attachment: DRAFT PZC Minutes - March 12, 2024 (2024-27 : 2379 N. Hicks Road - VAR Parking)

Commissioner Friedman made a motion to approve subject staff's conditions; seconded by Commissioner Fedota.

DELIBERATIONS:

Commissioner Friedman stated the petitioner did their due diligence observing and documenting. He pointed out based on staff's summary of findings the petition is more akin to a carry out business rather than a busy sit-down restaurant. He stated it is not going to have a negative impact.

Commissioner Fedota agreed with Commissioner Friedman. He pointed out the narrow floor plan limits the ability to increase the seating. He stated he has dined in the area and the hours do not conflict with the other restaurants. Commissioner Fedota stated it is a good use of the space and meets the requirements.

Chairman Wood stated she is hesitant for variations for parking to not negatively impact the other businesses. She stated it is a smaller space and the restaurant will work well in plaza. She stated she is familiar with the center and there are always spaces. Chairman Wood stated it won't have negative impact and won't alter the essential character of the locality.

Commissioner Kolososki agreed.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on Monday, April 1, 2024.

RESULT:	**RECOMMEND TO APPROVE [UNANIMOUS]**
MOVER:	Eric Friedman, Vice Chairperson
SECONDER:	Stephen Fedota, Commissioner
AYES:	Roth-Wurster, Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh, Fedota, Schubert
ABSENT:	Noonan

Attachment: DRAFT PZC Minutes - March 12, 2024 (2024-27 : 2379 N. Hicks Road - VAR Parking)

PUBLIC NOTICE
A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, March 12, 2024 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Variation to permit 135 parking spaces, instead of the minimum required 143 parking spaces.
The property is commonly known as 2379 N. Hicks Road.
The Petitioner is proposing to open a new restaurant, Fronteras Mexican Grill, within the subject tenant space. With the proposed use, the total required parking exceeds the parking spaces currently provided on-site, therefore, a Variation is also required.
The above petition has been filed by Aldo Hernandez, Fronteras Mexican Grill Inc., and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: VAR-000095-2024
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Planning & Zoning Commission
Published in Daily Herald February 26, 2024 (4612370)

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 fi 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 newspa 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 02/26/2024
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 _____
Designee of the Publisher of the Daily Herald

Control # 4612370

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

Attachment: Public Notice (2024-27 : 2379 N. Hicks Road - VAR Parking)

Consider an Ordinance Granting a Special Use Transfer to Permit the Continued Operation of a Used Automotive Sales Facility at 2228 N. Rand Road

BACKGROUND:
The Special Use for an automobile service and repair facility was originally approved in 2009. Arlington Auto Sales in Palatine Inc. is requesting to transfer the existing used car sales facility to Northwest Auto Brokers LLC, and is therefore requesting approval of the following:

> **Transfer of Special Use #O-49-09 to permit the continued operation of a used car sales facility at 2228 N. Rand Road.**

KEY ISSUES:

- The Subject Property, zoned B-5 Highway Business District, contains a used car sales facility. The Special Use was initially approved in 2009 and was also transferred in 2015 and 2023.
- Other than the ownership change, the Petitioner is not proposing any other changes to the business operations.
- Any changes to the floor plan, site plan, or business operations would require additional Village review. Staff also advised the Petitioner about the temporary sign regulations, as part of the Special Use transfer application process.

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

RECOMMENDATION:
Staff recommends approval of the Special Use Transfer at 2228 N. Rand Road.

ACTION REQUIRED:
A motion to approve the Special Use Transfer of Ordinance # O-49-09 to Northwest Auto Brokers LLC to permit the continued operation of a used car sales facility at 2228 N. Rand Road.

ATTACHMENTS:

- Aerial Map
- ORD SU Transfer 2228 N Rand Road
- Special Use Ordinance #O-49-09
- SU Transfer Application 2228 N Rand Road_Redacted

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

GISConsortium | 2228 N. Rand Road

0 300 600 ft

Print Date: 10/31/2023

Notes

Cook County Aerial 2022

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

Attachment: Aerial Map (2024-28 : 2228 N. Rand Road - SUT Auto Sales)

ORDINANCE NO._____

AN ORDINANCE TRANSFERRING SPECIAL USE ORDINANCE #O-49-09
2228 N. RAND ROAD

WHEREAS, Ordinance #O-49-09 granted a Special Use for the operation of a used car sales facility, which was subsequently transferred in 2015 and 2023 on the property commonly known as 2228 N. Rand Road; and

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

WHEREAS, since the Village Council did meet on April 1, 2024 to review a request by Northwest Auto Brokers LLC (Andrey Tarasov) that the Special Use be transferred to permit the continued operation of a used car sales facility, with no substantial change, and it was the recommendation of the Village Council that the transfer of the Special Use to Northwest Auto Brokers LLC be approved without amendment.

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

SECTION 1: That the Special Use granted by Ordinance #O-49-09 is hereby transferred to Northwest Auto Brokers LLC.

SECTION 2: All conditions of Special Use Ordinance #O-49-09 shall remain in full force and effect.

DATED: This _____day of _____, 2024

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

APPROVED by me this _____day of _____, 2024

_____
Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk

this ____ day of _____, 2024.

_____
Village Clerk

Attachment: ORD SU Transfer 2228 N Rand Road (2024-28 : 2228 N. Rand Road - SUT Auto Sales)

ORDINANCE NO. 0-49-09

AN ORDINANCE GRANTING SPECIAL USES, 2228 – 2232 N. RAND ROAD (CASE NO. 09-03)

Attachment: Special Use Ordinance #O-49-09 (2024-28 : 2228 N. Rand Road - SUT Auto Sales)

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on April 20, 2009

ORDINANCE NO. O-49-09

AN ORDINANCE GRANTING SPECIAL USES
2228-2232 N. RAND ROAD (CASE NO. 09-03)

WHEREAS, pursuant to a petition and public hearing on April 7, 2009 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 allow the continued operation of an automobile service and repair facility pursuant to Section 11.06 (e) 20 of the Palatine Zoning Ordinance; and Special Use to permit the continued operation of an automobile laundry pursuant to Section 11.06 (e) (7) of the Palatine Zoning Ordinance; and a Special Use to allow the continued operation of used car sales facility and repair shop pursuant to Section 11.06 (e) (6) of the Palatine Zoning Ordinance, on the following legally described property:

Parcel 1: That part of the Northeast quarter of the Northwest quarter of Section 2, Township 42 North, Range 10 East of the Third Principal Meridian, described as follows: Commencing at a point of intersection of the center line of Rand Road with the South line of the Northeast quarter of the Northwest quarter of said section; said point of intersection being 78.61 feet West of the Southeast corner of the Northeast quarter of the Northwest quarter of said section; thence Northwesterly along the center line of Rand Road a distance of 305.42 feet to the point of beginning; thence Northwesterly along the center line of Rand Road, a distance of 100.00 feet; thence Southwesterly a distance of 427.14 feet to a point in the South line of the Northeast quarter of the Northwest quarter of said section that is 588.92 feet West of the above described point of intersection of the center line of Rand Road with the South line of the Northeast quarter of the Northwest quarter of said section; thence

Attachment: Special Use Ordinance #O-49-09 (2024-28 : 2228 N. Rand Road - SUT Auto Sales)

East along the South line of the Northeast quarter of the Northwest quarter of said section, a distance of 145.26 feet; thence Northeasterly a distance of 321.78 feet to the point of beginning, all in Cook County, Illinois.

Parcel 2: That part of the Northeast quarter of the Northwest quarter of Section 2, Township 42 North, Range 10 East of the Third Principal Meridian, described as follows: Commencing at a point of intersection of the center line of Rand Road with the South line of the Northeast quarter of the Northwest quarter of said section, said point of intersection being 78.61 feet West of the Southeast corner of the Northeast quarter of the Northwest quarter of said section; thence Northwesterly along the center line of Rand Road, a distance of 405.42 feet to the point of beginning; thence Northwesterly along the center line of Rand Road a distance of 115.00 feet; thence Southwesterly a distance of 548.30 feet to a point in the South line of the Northeast quarter of the Northwest quarter of said section that is 755.97 feet West of the above described point of intersection of the center line of Rand Road with the South line of the Northeast quarter of the Northwest quarter of said section; thence East along the South line of the Northeast quarter of the Northwest quarter of said section, a distance of 167.05 feet; thence Northeasterly a distance of 427.14 feet to the point of beginning, all in Cook County, Illinois.

commonly known as 2228 – 2232 N. Rand Road (PINs 02-02-101-022 & -023)

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

SECTION 1: A Special Use to allow the continued operation of an automobile service and repair facility pursuant to Section 11.06 (e) 20 of the Palatine Zoning Ordinance; and Special Use to permit the continued operation of an automobile laundry pursuant to Section 11.06 (e) (7) of the Palatine Zoning Ordinance; and a Special Use to allow the continued operation of used car sales facility and repair shop pursuant to Section 11.06 (e) (6) of the Palatine Zoning Ordinance, is hereby granted, subject to the following conditions:

Attachment: Special Use Ordinance #O-49-09 (2024-28 : 2228 N. Rand Road - SUT Auto Sales)

1. All vehicles must be parked on a solid dust free surface.
2. The drainage area in the rear of the property must be restored in a manner acceptable to the Village Engineer.
3. All tires must be removed from the exterior of the property within 30 days of the approval of this Ordinance. All tire storage must occur in an enclosed structure or must be removed from the property.
4. All streamers shall be removed from the property and the property shall be brought into compliance with all Village of Palatine temporary sign requirements.

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

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

PASSED: This 20th **day of** April, **2009**

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

APPROVED by me this 20th **day of** April, **2009**

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this
20 **day of** April, **2009**

Village Clerk

Attachment: Special Use Ordinance #O-49-09 (2024-28 : 2228 N. Rand Road - SUT Auto Sales)

Attachment: Special Use Ordinance #O-49-09 (2024-28 : 2228 N. Rand Road - SUT Auto Sales)

Mark Parr, Executive Director of the Children's Advocacy Center, was sworn in. He said his 20-year-old agency is located in Hoffman Estates. He thanked the village for its past support. So far in the first six months of this fiscal year he said 27 children from Palatine have been treated for abuse.

The public hearing was closed at 8:10 p.m.

Report of Public Hearing – Case 09-03 – 2228-2232 N. Rand rd.

The notice of public hearing was read by the chairman. The petitioner in Case 09-03, Mike Charewicz, dba LAD Investments, seeks rezoning from R1 to B5 (highway business district); a special use to allow the continued operation of an automobile service and repair facility ; special use to permit the continued operation of an automobile laundry; a special use to allow the continued operation of a used car sales facility and repair shop for 1.9 acres at 2228-2232 N. Rand rd.

Mike Charewicz, petitioner, was sworn in. He said he has owned this property since 1988 when the southern building was erected. The building on the north lot was built in 1998. In 2007 he was part of an involuntary annexation into Palatine, wherein the property was placed in the R1 holding zone. He seeks to continue the present uses of the building in the appropriate zone, B5, for which properties to the north and south are already zones.

Kevin Anderson said the approximate 9,600 square feet of building coverage for the two lots would require 32 parking spaces. Currently 45 spaces are on site. Anderson noted that the three uses for which special use designation is required: auto and light truck repair and maintenance; detailing of used vehicles for local dealers; repair and selling of used vehicles are compatible with and similar to surrounding uses on Rand rd. The fourth use, insurance estimator, would be permitted in the B5 zone.

Staff Recommendation

The proposal is consistent with comprehensive plan and existing uses on N. Rand Road. Staff recommends approval of the proposal subject to the following conditions:

1. All vehicles must be parked on a solid dust free surface.
2. The drainage area in the rear of the property must be restored in a manner acceptable to the village engineer.
3. All tires must be removed from the exterior of the property within 30 days of the approval of this ordinance. All tire storage must occur in an enclosed structure or must be removed from the property.
4. All streamers shall be removed from the property, and the property shall be brought into compliance with all Village of Palatine temporary sign requirements.

Charewicz said he can comply with staff conditions.

Attachment: Special Use Ordinance #O-49-09 (2024-28 : 2228 N. Rand Road - SUT Auto Sales)

The public hearing was closed at 8:20 p.m.

RECOMMENDATION
Noonan moved, Hansen seconded that the plan commission recommend to the village council that it approve the request of the petitioner in Case 09-03, Mike Charewicz, dba LAD Investments, who seeks rezoning from R1 to B5 (highway business district); a special use to allow the continued operation of an automobile service and repair facility ; special use to permit the continued operation of an automobile laundry; a special use to allow the continued operation of a used car sales facility and repair shop for 1.9 acres at 2228-2232 N. Rand rd.

Such approval shall be contingent upon petitioner's complying with four staff conditions listed above.

Unanimously carried
(7-0)

Communications
The April 21 meeting has been canceled due to incomplete agenda items.

The meeting was adjourned at 8:25 p.m.

Natalie Meyer McKenzie,
secretary

Attachment: Special Use Ordinance #O-49-09 (2024-28 : 2228 N. Rand Road - SUT Auto Sales)

SPECIAL USE

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.05 of the Palatine Zoning Ordinance). Attach a separate sheet if necessary.

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

YES

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

YES

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

NO - IT will INCREASE VALUES

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

Attachment: Special Use Ordinance #O-49-09 (2024-28 : 2228 N. Rand Road - SUT Auto Sales)

SPECIAL USE TRANSFER

Required Materials

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

Special Use Transfer Request

Business Owner(s): C & R Auto & Detail
2232 Rand Rd.
Unit C

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

Auto Detail & Repair
1800 SQ FT.
Open 8:30 - 7 M-F 8:30 - 3 SAT
3 Employees
General Auto Repair

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

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

Name: Pedro Diaz

Signature: Pedro Diaz

Date: 1/13/09

Attachment: Special Use Ordinance #O-49-09 (2024-28 : 2228 N. Rand Road - SUT Auto Sales)

SPECIAL USE TRANSFER

Required Materials

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

Special Use Transfer Request

Business Owner(s): ACCURATE AUTO CLINIC 2 INC.
2228 N. RAND.

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

4700 SQ FT
GENERAL AUTO + LIGHT TRUCK REPAIR
TUNE-UPS / BRAKES / DRIVABILITY DIAGNOSING
ENGINE & TRANS REPLACEMENT
3 EMPLOYEES
OPEN 8-6 M-F 8-2 SAT CLOSED SUNDAY

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

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

MIKE CHARGWICZ
Name

1/13/09
Date

Signature

Attachment: Special Use Ordinance #O-49-09 (2024-28 : 2228 N. Rand Road - SUT Auto Sales)

Public Notice

ublic hearing will be held
ore the Palatine Plan
nmission on Tuesday,
il 7, 2009, at 8:00 PM, in
Village Council Cham-
in the Palatine Commu-
Center, 200 E. Wood
et, relative to a request
the following:
Rezoning from R-1 Sin-
Family Residential to B-
lighway Business Dis-
;
Special Use to allow the
inued operation of an
mobile service and re-
facility pursuant to Sec-
11.06 (e) 20 of the Pala-
Zoning Ordinance;
Special Use to permit
continued operation of
utomobile laundry pur-
t to Section 11.06 (e) (7)
e Palatine Zoning Ordi-
e; and
Special Use to allow the
inued operation of used
ales facility and repair
pursuant to Section
(e) (6) of the Palatine
ng Ordinance.
e property is commonly
n as 2228 - 2232 N.
Road (PINs 02-02-101-
-023)
proposal would allow
sting businesses to con-
to operate from this lo-
n. The above petition
been filed by Mike
ewicz; and is available
camination in the office
e Village Clerk, 200 E.
Street.
#: 09-03
AGE OF PALATINE
ennis Dwyer, Chair
tine Plan Commission
TED: This 23rd day of
h, 2009
ished in Daily Herald
ch 23, 2009 (4144148) N

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published March 23, 2009 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Holly Bratanick
Authorized Agent

Control # 4144148

Attachment: Special Use Ordinance #O-49-09 (2024-28 : 2228 N. Rand Road - SUT Auto Sales)

TYPE: ORDINANCE **SUBMITTED BY:** PLANNING & ZONING **DATE:** 04/20/2009

DESCRIPTION: Consideration of 1) Rezoning from R-1 Single-Family Residential to B-5 Business; 2) Special Use to permit the continued operation of an automobile service and repair facility; 3) Special Use to permit the continued operation of an automobile laundry, and 4) Special Use to permit the continued operation of a car sales facility and repair shop for the property at 2228 – 2232 N. Rand Road.

(Charewicz – Case #09-03) (District: 1)

COMMITTEE ACTION: **DATE:**

BACKGROUND:
The Subject Property, approximately 1.9 acres, consists of two existing lots of record each improved with a multi-tenant commercial building. The Petitioner, owner of the property, is proposing to Rezone the property and receive Special Uses for the existing businesses on site. Therefore, the Petitioner is seeking approval of the following:

1. **Rezoning from R-1 Single-Family Residential to B-5 Highway Business District;**
2. **Special Use to allow the continued operation of an automobile service and repair facility pursuant to Section 11.06 (e) 20 of the Palatine Zoning Ordinance;**
3. **Special Use to permit the continued operation of an automobile laundry pursuant to Section 11.06 (e) (7) of the Palatine Zoning Ordinance; and**
4. **Special Use to allow the continued operation of used car sales facility and repair shop pursuant to Section 11.06 (e) (6) of the Palatine Zoning Ordinance.**

ANALYSIS:
- The subject property consists of 2 parcels with two existing multi-tenant commercial structures. The total square footage of both structures is approximately 9,600 square feet.
- The building square footage would require a minimum 32 parking spaces. There are 45 marked parking spaces on the property.
- There are 4 existing businesses on the property. Three of these businesses require a Special Use within the B-5 district as follows:
  - Accurate Auto Clinic 2 – provides automobile and light truck repair and maintenance
  - C&R Detailing – provides detailing services of used vehicles for local dealers
  - LAD Investments – repairs and sells used vehicles
- These three businesses are compatible with and similar to the surrounding uses on Rand Road. All three businesses were in operation prior to annexation into the Village of Palatine
- The fourth business operating at this location is an insurance estimator. This is a permitted use in the B-5 district.

ALTERNATIVES:
1. Recommend approval of the Rezoning and Special Uses
2. Do not recommend approval of the Rezoning and Special Uses

RECOMMENDATION:

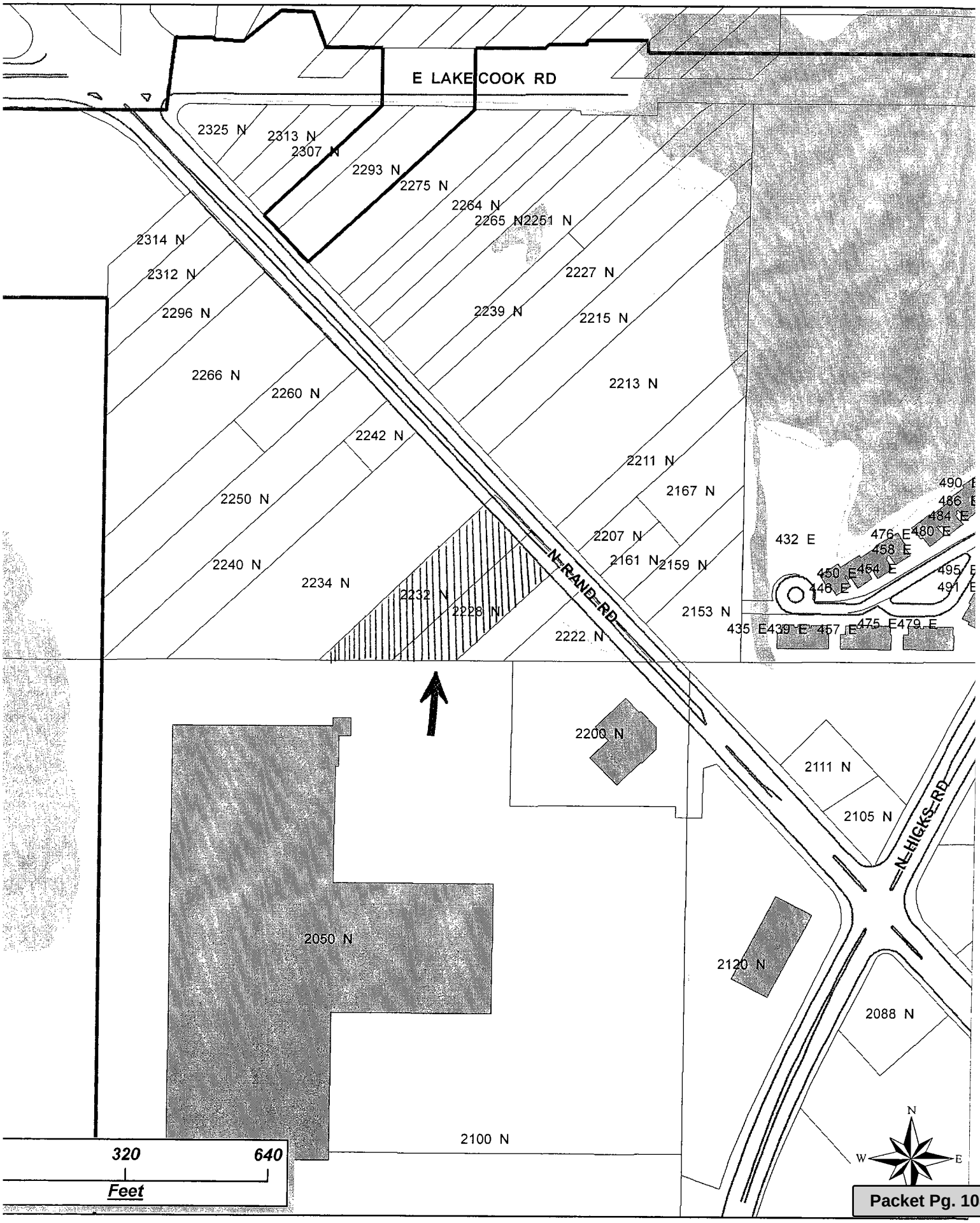
Public Hearing:	April 7, 2009 Plan Commission
Residents Testifying:	None
Concerns:	None
Vote:	The Plan Commission voted unanimously to approve the request. Staff concurs with this recommendation.

ACTION REQUIRED:
Consideration of 1) Rezoning from R-1 Single-Family Residential to B-5 Business; 2) Special Use to permit the continued operation of a and automobile service and repair facility; 3) Special Use to permit the continued operation of an automobile laundry, and 4) Special Use to permit the continued operation of a car sales facility and repair shop for the property at 2228 – 2232 N. Rand Road.

Attachment: Special Use Ordinance #O-49-09 (2024-28 : 2228 N. Rand Road - SUT Auto Sales)

VILLAGE OF PALATINE

2228-2232 N. RAND ROAD



Attachment: Special Use Ordinance #O-49-09 (2024-28 : 2228 N. Rand Road - SUT Auto Sales)

VILLAGE OF PALATINE

SPECIAL USE TRANSFER

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

CONTACT INFORMATION WORKSHEET

PETITIONER(S) ANDREY TARASOV	**Business Name (If applicable)** NORTHWEST AUTO BROKERS LLC
Address 2228 N. RAND Rd #B	City/State/Zip Code PALATINE, IL 60074
Telephone [redacted]	Fax
Email NORTHWESTAUTOBROKER@gmail.com	
Subject Property Address 2228 N. RAND Rd UNIT B PALATINE, IL 60074	
AUTHORIZED AGENT (if applicable) OLEKSANDR NOVYTSKYY	**Business Name (if applicable)**
[redacted]	
Telephone [redacted]	Fax
Email [redacted]	

Attachment: SU Transfer Application 2228 N Rand Road_Redacted (2024-28 : 2228 N. Rand Road - SUT Auto Sales)

VILLAGE OF PALATINE

SPECIAL USE TRANSFER

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

Required Materials

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

Business Owner(s):

NEW NORTHWEST AUTO BROKERS LLC
ANDREY TARASOV

Subject Property Address:
2228 N. RAND RD PALATINE, IL 60074

The owner(s) listed above are requesting that Special Use Ordinance # O-49-09 be transferred from ARLINGTON AUTO SALES IN PALATINE to individuals(s) and/or company listed above. I have read the ordinance(s) and agree to comply with all applicable ordinance(s) and any conditions contained therein. As the new business owner(s), the following changes (if any) are proposed to the business operation and/or floor plan:

INDEPENDENT USED CAR DEALER SHIP
MON - FRI 10.00 AM - 6.00 P.M
SAT 10.00 AM - 3.00 P.M

NO CHANGES FROM PRIVIOS APPRO.

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

Attachment: SU Transfer Application 2228 N Rand Road_Redacted (2024-28 : 2228 N. Rand Road - SUT Auto Sales)

VILLAGE OF PALATINE

Signature Page

Petitioner's Signature

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

ANDREY TARASOV
Name

3-19-24
Date

Signature

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

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

LAD INVESTMENT LLC
MIKE CHAREWICZ
Name

3-19-24
Date

Signature

Attachment: SU Transfer Application 2228 N Rand Road_Redacted (2024-28 : 2228 N. Rand Road - SUT Auto Sales)

Consider an Ordinance Granting a Special Use to Allow Three Residential Dwelling Units and an Associated Parking Variation at 430-436 E. Northwest Highway

BACKGROUND:
The Subject Property is an existing commercial building on Northwest Highway. It was initially constructed as a single-story masonry commercial building in late 1959 for "…three stores." A second story addition was approved in 1963 for listed office uses. The Petitioner purchased the property in 2021, with the intention of maintaining the ground floor commercial use and seeking zoning approval for residential use on the second floor. Therefore, the Petitioner is requesting:

1. **Special Use for to allow 3 dwelling units (2nd floor); and**
2. **Variation to allow 10 parking spaces, instead of the minimum required 16 spaces.**

KEY ISSUES:

- The existing commercial building is located at the southeast confluence of Northwest Highway and Kenilworth Avenue. The property contained several ground floor commercial uses (insurance office, salon, business offices) and a series of smaller office uses on the second floor. The building is approximately 5,900 square feet (2,954 SF/floor). The overall property, including the portion of vacated Linden Avenue (east side of building - surface parking lots), is approximately 10,600 square feet.
- The Subject Property is zoned B-2, which is typical of properties fronting on Northwest Highway, and is surrounded by single-family residential to the north and commercial to the east.
- As part of the reconstruction and re-routing of Northwest Highway, in conjunction with IDOT, the Village Council vacated a section of Linden Avenue, south of Kenilworth and north of Northwest Highway. The vacated portion of Linden became part of the Subject Property and is used for parking. There is also parking within the Kenilworth Avenue right-of-way, which passively exists and was likely intended to provide parking for commercial uses in the area. It is not presently the subject of a license agreement and Staff is not recommending a license agreement for use of these spaces, as this parking was created to benefit the commercial properties. This parking was likely created to ensure that area businesses maintained adequate parking for any previously existing surface parking lots along Northwest Highway, which were removed with the realignment or reconstituted into right-of-way. This intention was further assisted with the additional parking along the north side of the building, which is in the Kenilworth right-of-way.
- The building permit review for the second story addition in 1963 identified the uses as office uses, with the then existing three stores on the ground floor. At some point, the use of the second floor transitioned into residential use, which ceased over the years. The second floor was also used for smaller offices for shorter-term rental opportunities. Nevertheless, there have not been any permitted or occupied residential uses on the second floor for many years. The previous 1963 zoning ordinance allowed 2nd floor dwelling units in the B-1 and B-2 districts. This was reflective of a store owner maintaining the ground floor

business and living above the commercial use.

- The 1980 Zoning Code transitioned away from dwelling units and non-residential uses as permitted uses, although residential permitted uses were contemplated as Special Uses in the B-1 & B-2 business districts. As the downtown planning began in the 1980's, the B-3, Central Business District was also recognized in the 1980 zoning ordinance, as a Special District, geographically delineated, and allowed any use permitted in a district, prior to its rezoning to B-3.
- Unfortunately, the existing building recently experienced a fire with substantial smoke damage throughout the building. It was during this fire that the Village's first responders found and rescued people living on the second floor of the building, although no Village approval to use the second floor as apartments was ever granted. The property owner and contractors are now working to obtain a building permit to renovate the commercial ground floor and the building remains unoccupied, pending the ground floor only renovations.
- The Petitioner is proposing three 2nd floor apartments of varying square footages. The following table summarizes the proposed apartment characteristics:

Unit #	Square Feet	# Bedrooms	Bathrooms
1	720	2	1
2	758	2	1
3	1,224	3	2

- Staff notes that there are other older buildings along Northwest Highway with existing and maintained residential uses on the 2nd floor. The redevelopment of the Slice of Chicago on the west side of Northwest Highway also includes one 2nd floor owner suite as part of that 2006 Planned Development. The property at Northwest Highway and Glencoe Road also recently received Planned Development approval to allow one unit behind the existing commercial storefront on Northwest Highway, which will be occupied by the business owner. Parking variations were not a component of those projects.
- In this instance, the proposed special use also includes a parking variation, in order to accommodate the residential use and required off-street parking requirements. Ten spaces are provided and sixteen spaces are required.
- In addition to the three apartments, there are no other residential amenities contemplated as part of this review. With the current building vacant in place, the final commercial tenant parking demands are unknown at this time. Per the Code requirements, the ground floor parking is calculated at 1/300 SF.
- The existing building is non-conforming for setbacks and parking (for both the requested variation and the commercial requirements for both floors). The Union Pacific's proximity does not provide convenient rail access to this area of the Village. Although there are existing commercial pockets with residential uses on the upper floors or rear portion of the building, those examples are mostly existing conditions, with smaller unit counts and compliant parking requirements.
- With 7 bedrooms proposed, it is likely that there may be multiple vehicles per unit and guest parking contemplated. Those uses would not seem to function with the parking resources available. While the Village Council did take steps to address the commercial parking during the Northwest Highway reconfiguration, those

activities did not take into account parking use for multi-family uses, with the proposed apartments directly south of the Linden Avenue single-family residences. The proposed is inconsistent with the Future Land Use recommendation for continued business uses within the property.

ALTERNATIVES:

1. Approve the Special Use and Parking Variation to allow 3 residential apartments.
2. Do not approve the Special Use and Parking Variation to allow 3 residential apartments.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on March 12, 2024.
Residents testifying:	None.
Vote:	The PZC voted 6-2 to approve the Special Use to permit 3 residential dwelling units and a parking variation. Staff recommends denial of the Special Use and Variation. If the Village Council approves the Special Use and Variation, Staff is recommending a condition requiring the maintenance of the right-of-way parking.

ACTION REQUIRED:

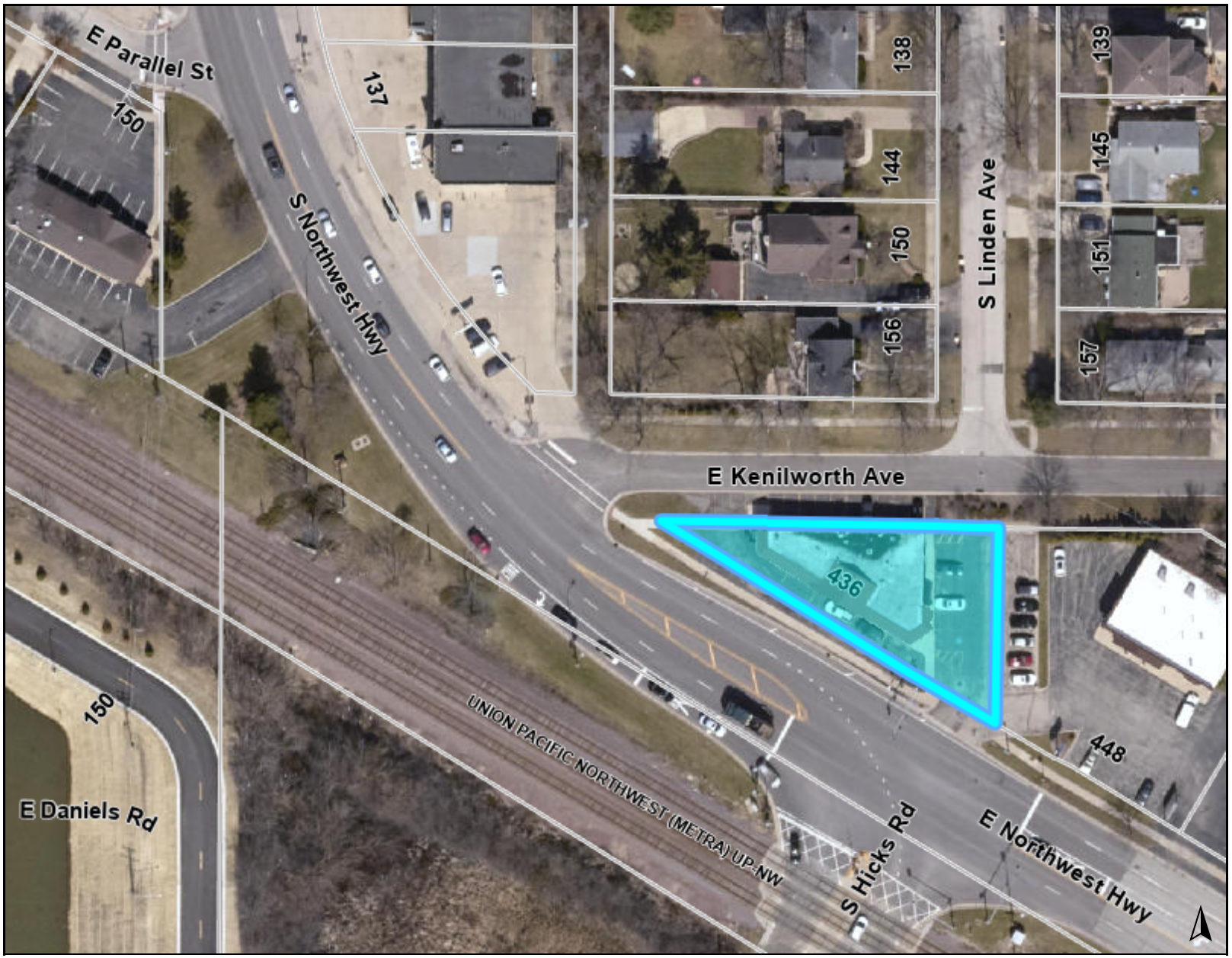
A motion to approve the Special Use and Variation at 430-436 E. Northwest Highway.

ATTACHMENTS:

- Aerial Map
- ORD SU VAR
- EXHIBIT - Architectural Plans
- P&ZC Materials - March 12, 2024
- DRAFT - Planning and Zoning Commission Minutes 430-436 E Northwest Highway
- Public Notice

RESULT:	**MOTION FAILED BY ROLL CALL [0 TO 7]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
NAYS:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

GISConsortium | 430-436 E. Northwest Highway



Legend

0 150 300 ft

Print Date: 2/9/2024

Notes

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

Attachment: Aerial Map (2024-29 : 430-436 E. Northwest Highway - SU VAR)

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE AND VARIATION AT 430-436 E. NORTHWEST HIGHWAY

WHEREAS, pursuant to a petition and public hearing on March 12, 2024, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit three second floor dwelling units at the subject property pursuant to Section 11.03 (d) (13) of the Palatine Zoning Ordinance; and a Variation to permit 10 parking spaces, instead of the minimum required 16 parking spaces pursuant to Section 7.03 (b) (1) of the Palatine Zoning Ordinance, on the following legally described property:

BLOCK 18 IN MERRILL'S HOME ADDITION TO PALATINE, A SUDIVISION IN THE EAST HALF OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

commonly known as 430-436 E. Northwest Highway (PIN# 02-23-212-001-0000)

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

SECTION 1: A Special Use to permit three second floor dwelling units at the subject property pursuant to Section 11.03 (d) (13) of the Palatine Zoning Ordinance; and a Variation to permit 10 parking spaces, instead of the minimum required 16 parking spaces pursuant to Section 7.03 (b) (1) the Palatine Zoning Ordinance of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

Attachment: ORD SU VAR (2024-29 : 430-436 E. Northwest Highway - SU VAR)

1. **The Special Use and Variation shall substantially conform to the architectural plans by the Maciej Bojarski, except as such plans may be changed to conform to Village Codes and Ordinances.**
2. **Sprinkler protection will be required for the entire building, along with an NFPA 72 fire alarm, with direct connection to Northwest Central Dispatch.**
3. **The final architectural plans shall be modified to comply with the means of egress compliance with the International Existing Building Code, including the emergency escape and rescue opening requirements.**
4. **The building permit application and plans shall be submitted in a manner acceptable to the Community Development Director and subject to the Plan Review comments, dated 12-6-23, previously provided to the Petitioner.**
5. **Any required upsize to the existing utilities will require an IDOT permit, in addition to a Village permit. A license agreement for the maintenance of the ROW parking will be required, to be submitted in a manner acceptable to the Village Attorney.**

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 _____, 2024

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

APPROVED by me this _____day of _____, 2024

_____
Mayor of the Village of Palatine

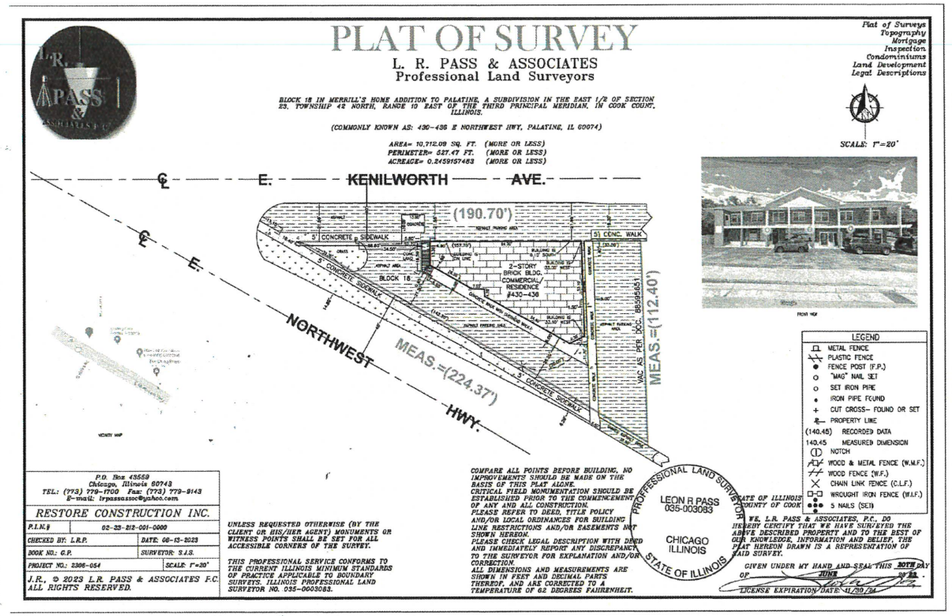
ATTESTED and FILED in the office of the Village Clerk this

_____day of _____, 2024

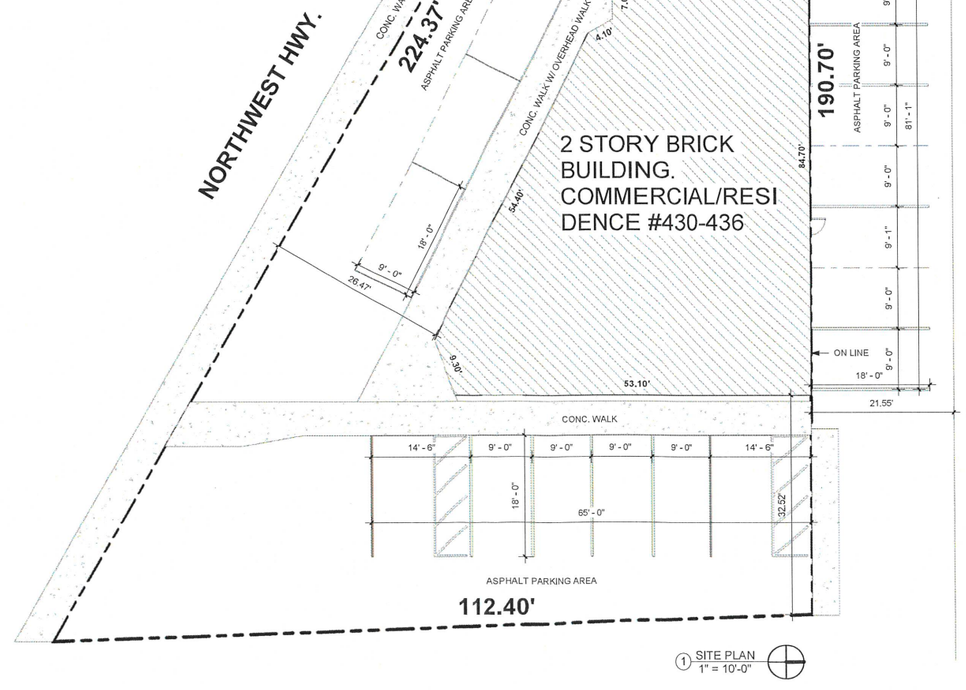
_____
Village Clerk

Attachment: ORD SU VAR (2024-29 : 430-436 E. Northwest Highway - SU VAR)

FIRE DAMAGE RESTORATION AND CONVERT 2ND FLOOR TO 3 DWELLING UNIT RESIDENTIAL USE



ZONING	
ZONING DISTRICT:	Commercial District B-2, General Business
LOT AREA:	±10,750 SF
REQ. SETBACKS & HEIGHTS:	
MAX HEIGHT: MIDPOINT BETWEEN EAVES AND RIDGE TO BE MAX 45'-0" FRONT(MIN.): 25' OR AVERAGE OF FRONT SETBACK OF ABUTTING STRUCTURES SIDE(MIN.): 5' REAR(MIN.): 25' OR 20% OF LOT DEPTH WHICHEVER IS LESS	
ZONING EXIST	
BUILDING	3,216.78 SF
CONC. WALK	1,540.22 SF
ASPHALT DRIVEWAY/PARKING	5,993 SF
TOTAL IMPERVIOUS AREA :	10,750 SF
FLOOR AREA	
FIRST FLOOR	3216.78 SF
SECOND FLOOR	3692.86 SF
TOTAL FLOOR AREA:	6,909.64 SF



Zoning Reference Guide - Commercial

	B-1	B-2	B-3	B-4	B-5	M
Minimum Lot Width	200 feet	50 feet	None	None Minimum lot area: 400,000 square feet unless smaller lot area is approved by Village as part of Planned Development	100 feet	None
Maximum Floor Area Ratio	1.0	1.0	1.50	.50	1.50	.70
Minimum Setbacks	Front: 30 feet Rear: 20 feet Side: 10 feet	Front: 25 feet Rear: 20 feet Side: 5 feet Side Abutting Street: 10 feet	Front: 5 feet Rear: 20 feet Side: 0 feet; or if provided, it shall be at least 5 feet.	Front: 50 feet Rear: 60 feet Side: 20 feet	Front: 40 feet Rear: 35 feet Side: 20 feet	Front: 30 feet Rear: 15 feet Side: 15 feet Side Abutting Street: 30 feet
Transitional Yards	1) Where a rear or side lot line coincides with a rear or side lot line in an adjacent residentially zoned district, rear and side yard setbacks of at least 30 feet shall be provided. 2) A landscaped buffer strip of at least 12 feet shall be provided immediately adjacent to any residential district.	When a side lot line coincides with a side lot line in an adjacent residentially zoned district, a landscaped buffer of at least 15 feet shall be provided.	None	Where a rear or side lot line coincides with a rear or side lot line in an adjacent residentially zoned district, rear and side yard setbacks of at least 30 feet shall be provided. Landscaping & aesthetic requirements: See Zoning Ordinance.	Where a rear or side lot line coincides with a rear or side lot line in an adjacent residentially zoned district, rear and side yard setbacks of at least 25 feet shall be provided. Adjoining parking areas shall be screened from residential view by a landscape plan approved by the Administrator.	Buffers: Add 50 feet adjacent to residential or Planned Development.
Maximum Building Height	3 stories, not to exceed 45 feet	3 stories, not to exceed 45 feet	3 stories, not to exceed 45 feet	See Zoning Ordinance	3 stories, not to exceed 45 feet	1) Lot Abutting Single Family Residential District: 3 stories, not to exceed 45 feet 2) All Other Lots: 4 stories, not to exceed 60 feet

NOTICE TO CONTRACTOR:
1. THE ARCHITECT OF RECORD IS PROVIDING PLANS ONLY. NO OTHER TYPE OF ARCHITECTURAL SERVICE IS IS INTENDED OR IMPLIED. THESE PLANS ARE TO BE USED BY A COMPETENT LICENSED CONTRACTOR KNOWLEDGEABLE IN THE BUILDING TRADES, WHO WILL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AND BE RESPONSIBLE FOR THEM.
2. ADMINISTRATION OF THE CONTRACT WILL BE BY OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR AND THE OWNER SHALL BE SOLELY RESPONSIBLE FOR THE BUILDING CONSTRUCTION PROCESS MEANS AND METHODS AND JOBSITE SAFETY.
3. THE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT - THE DIMENSIONS OF THE BUILDING, MAJOR ARCHITECTURAL ELEMENTS, AND TYPE OF STRUCTURAL SYSTEM, THE DRAWINGS DO NOT DESCRIBE ALL THE WORK REQUIRED FOR SUCCESSFULLY COMPLETING THE PROJECT. BASED ON THE DRAWINGS, THE CONTRACTOR MUST FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
4. DECISIONS OF THE ARCHITECT REGARDING THE ITEMS OF WORK INCLUDED WITHIN THE SCOPE OF THIS DOCUMENT WILL BE FINAL AND BINDING ON THE CONTRACTOR AND THE OWNER.
5. THE CONTRACTOR MUST THOROUGHLY EXAMINE THE DRAWINGS TO DETERMINE THE SCOPE AND THE INTENT OF THESE DOCUMENTS AND DRAWINGS. THE CONTRACTOR MUST VISIT THE SITE AND BECOME INFORMED OF ALL EXISTING CONDITIONS, DIMENSIONS AND LIMITATIONS UNDER WHICH THE WORK IS TO BE PERFORMED. IF ANY DISCREPANCIES OR OMISSIONS ARE DISCOVERED, THE CONTRACTOR MUST NOTIFY THE ARCHITECT AND OBTAIN CLARIFICATIONS BEFORE SUBMITTING HIS BID. FAILURE TO GIVE NOTICE OR OBTAIN CLARIFICATION WILL NOT BE CAUSE FOR ADDITIONAL COMPENSATION.
6. THE CONTRACTOR MUST FURNISH SKILLED LABOR, MATERIALS, EQUIPMENT, APPLIANCES AND SERVICES, AND PERFORM ALL OPERATIONS NECESSARY TO COMPLETE THE WORK IN A SAFE AND WORKMANLIKE MANNER WITHIN THE OWNER'S SCHEDULE.
7. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS - DO NOT SCALE DRAWINGS.
8. ALL EXTERIOR DIMENSIONS ARE TO FACE OF BRICK OR CONCRETE.
9. ALL MATERIALS AND EQUIPMENT MUST BE INSTALLED PER MANUFACTURER INSTRUCTIONS AND RECOMMENDATIONS, AND TO THE BEST INDUSTRY STANDARDS.
10. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS GENERATED BY THE WORK. CLEAN UP IS REQUIRED ON DAILY BASIS.

THE VILLAGE OF PALATINE HAS ADOPTED THE FOLLOWING CODES.
INTERNATIONAL BUILDING CODE, 2015 EDITION
INTERNATIONAL EXISTING BUILDING CODE, 2015 EDITION
INTERNATIONAL MECHANICAL CODE, 2015 EDITION
INTERNATIONAL FUEL GAS CODE, 2015 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION (WITH ILLINOIS AMENDMENTS)
NATIONAL ELECTRICAL CODE, 2017 EDITION
ILLINOIS PLUMBING CODE, LATEST EDITION

ENERGY CONSERVATION STATEMENT

I CERTIFY THAT I AM REGISTERED ENERGY PROFESSIONAL (REP.) AND I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ATTACHED PLANS FOR

434 E Northwest Hwy,
Palatine, IL 60074

(x) FULLY COMPLY ( ) NEED NOT COMPLY

WITH THE REQUIREMENTS OF PALATINE VILLAGE ENERGY CONSERVATION CODE

SIGNED: ..... DATE:

(Arch. S.E. or P.E.) Illinois License Number: Exp:

CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF CONFORM TO THE CURRENT EDITION OF THE VILLAGE OF PALATINE BUILDING AND ZONING CODE.

SIGNED: ..... DATE:

(Arch, S.E. or P.E.) Illinois License Number: 001-022685 Exp: NOV.

DRAWING INDEX	
Sheet Name	Sheet Number
COVER PAGE	A100
DEMO FLOOR PLANS	A101
PROPOSED PLAN/ DETAILS	A103
ELEVATIONS	A201
ELEVATION	A202
SECTION	A301
ELECTRICAL	E101
MECHANICAL	M101
PLUMBING	P101

MACIEJ BOJARSKI
ARCHITECT OF RECORD
ILLINOIS REG. NO. 001-022685
EXP.NOVEMBER 2024
TEL:312-498-8307
bojarski@comcast.net

FIRE DAMAGED RESTORATION AND CONVERT 2ND FLOOR TO 3 DWELLING UNIT RESIDENTIAL USE

434 E Northwest Hwy,
Palatine, IL 60074

DATE	REMARKS

PROGESS

SHEET No. A100

Attachment: EXHIBIT - Architectural Plans (2024-29 : 430-436 E. Northwest Highway - SU VAR)

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DRAWINGS MAY NOT BE REPRODUCED WITHOUT PERMISSION COVER PAGE

GENERAL DEMOLITION NOTES

PRIOR TO DEMOLITIONS OF WALLS, COLUMNS, FLOORS AND ROOFS,
THE CONTRACTOR MUST VERIFY EXISTING STRUCTURAL CONDITIONS AND LOCATION OF ALL BEARING WALLS. NOTIFY THE ARCHITECT OF ANY STRUCTURAL CONDITIONS THAT ARE CONTRARY TO THESE DRAWINGS.
PROPERLY SHORE EXISTING STUCTURE WHEN REMOVING COLUMNS, WALLS, FLOORS AND ROOF.

THIS PLAN SHOWS GENERAL DEMOLITION WORK TO BE PERFORMED AND DOES NOT RELIEVE THE CONTRACTOR OF OTHER DEMOLITION WORK REQUIRED TO PRODUCE THE BUILDING MODIFICATIONS SHOWN ON THE REMAINING CONTRACT DOCUMENTS, INCLUDING PLUMBING, HVAC AND ELECTRICAL WORK.
PROTECT ALL EXISTING CONSTRUCTION SHOWN TO REMAIN FROM DAMAGE DURING CONSTRUCTION, FOR THE EXTENT OF THE DEMOLITION AND MODIFICATION.

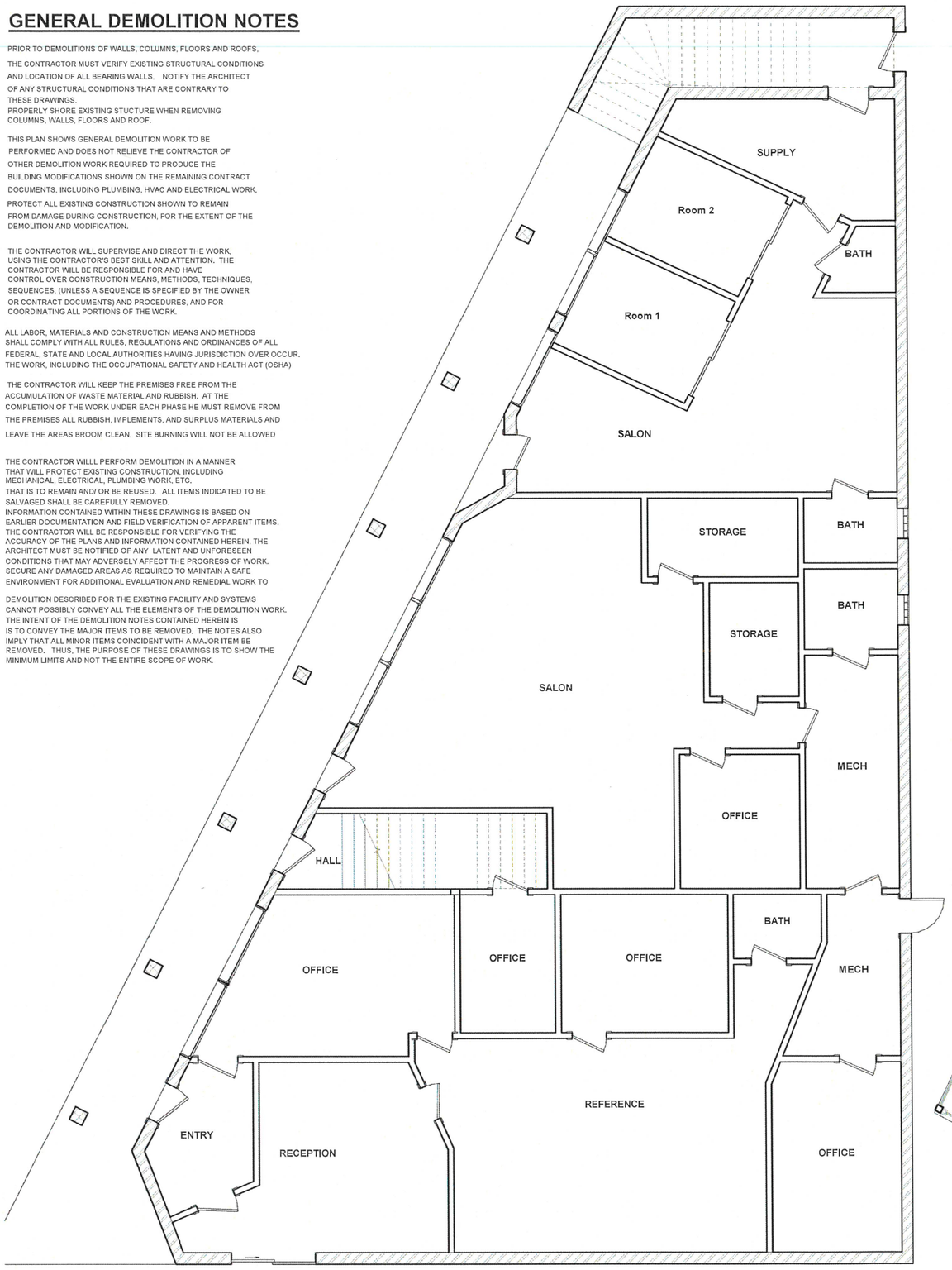
THE CONTRACTOR WILL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, (UNLESS A SEQUENCE IS SPECIFIED BY THE OWNER OR CONTRACT DOCUMENTS) AND PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK.

ALL LABOR, MATERIALS AND CONSTRUCTION MEANS AND METHODS SHALL COMPLY WITH ALL RULES, REGULATIONS AND ORDINANCES OF ALL FEDERAL, STATE AND LOCAL AUTHORITIES HAVING JURISDICTION OVER OCCUR. THE WORK, INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA)

THE CONTRACTOR WILL KEEP THE PREMISES FREE FROM THE ACCUMULATION OF WASTE MATERIAL AND RUBBISH. AT THE COMPLETION OF THE WORK UNDER EACH PHASE HE MUST REMOVE FROM THE PREMISES ALL RUBBISH, IMPLEMENTS, AND SURPLUS MATERIALS AND LEAVE THE AREAS BROOM CLEAN. SITE BURNING WILL NOT BE ALLOWED

THE CONTRACTOR WILLL PERFORM DEMOLITION IN A MANNER THAT WILL PROTECT EXISTING CONSTRUCTION, INCLUDING MECHANICAL, ELECTRICAL, PLUMBING WORK, ETC.
THAT IS TO REMAIN AND/ OR BE REUSED. ALL ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED.
INFORMATION CONTAINED WITHIN THESE DRAWINGS IS BASED ON EARLIER DOCUMENTATION AND FIELD VERIFICATION OF APPARENT ITEMS. THE CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE PLANS AND INFORMATION CONTAINED HEREIN. THE ARCHITECT MUST BE NOTIFIED OF ANY LATENT AND UNFORESEEN CONDITIONS THAT MAY ADVERSELY AFFECT THE PROGRESS OF WORK. SECURE ANY DAMAGED AREAS AS REQUIRED TO MAINTAIN A SAFE ENVIRONMENT FOR ADDITIONAL EVALUATION AND REMEDIAL WORK TO

DEMOLITION DESCRIBED FOR THE EXISTING FACILITY AND SYSTEMS CANNOT POSSIBLY CONVEY ALL THE ELEMENTS OF THE DEMOLITION WORK. THE INTENT OF THE DEMOLITION NOTES CONTAINED HEREIN IS IS TO CONVEY THE MAJOR ITEMS TO BE REMOVED. THE NOTES ALSO IMPLY THAT ALL MINOR ITEMS COINCIDENT WITH A MAJOR ITEM BE REMOVED. THUS, THE PURPOSE OF THESE DRAWINGS IS TO SHOW THE MINIMUM LIMITS AND NOT THE ENTIRE SCOPE OF WORK.



3 DEMO 1ST FLOOR
1/4" = 1'-0"

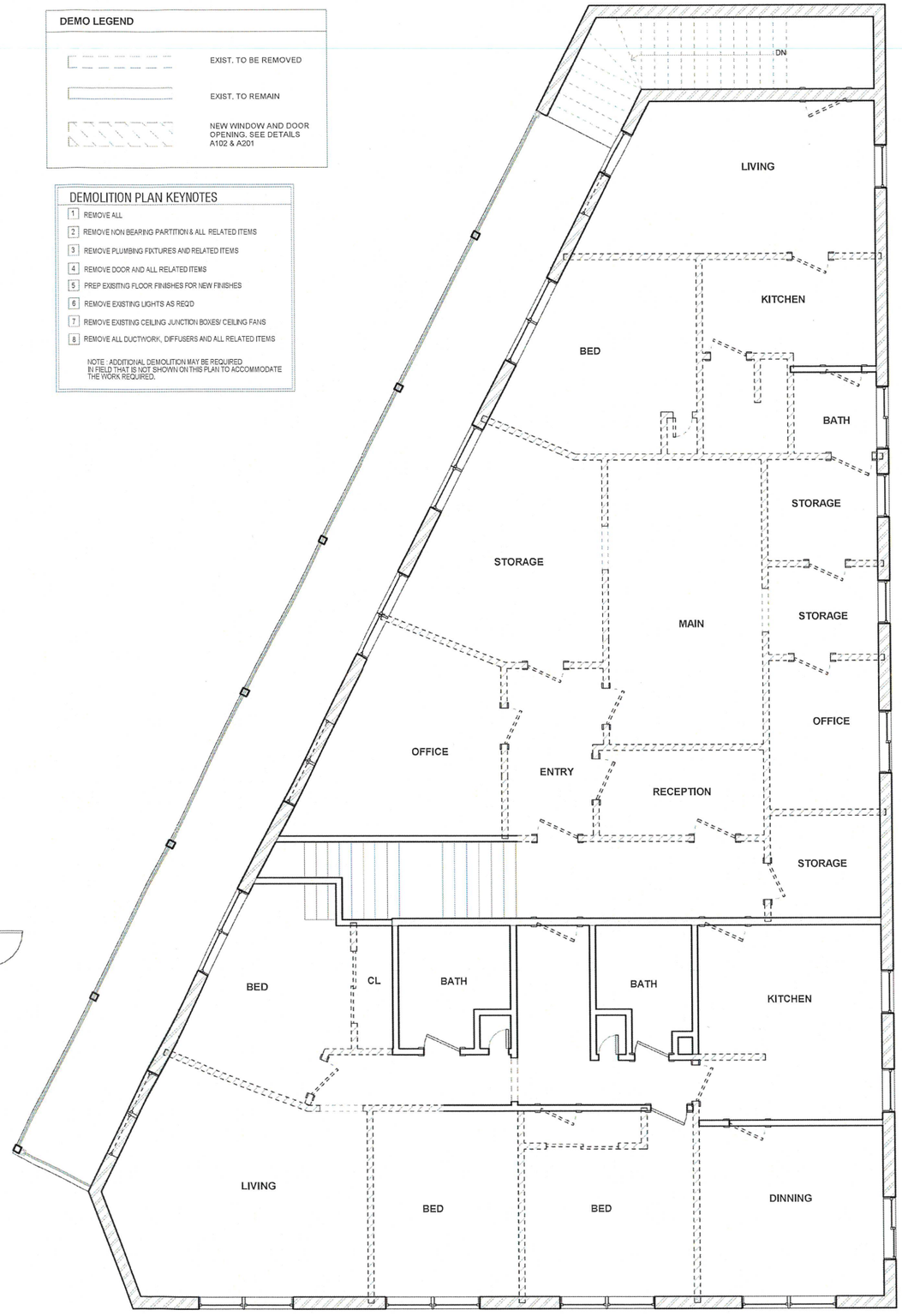
DEMO LEGEND

- EXIST. TO BE REMOVED
- EXIST. TO REMAIN
- NEW WINDOW AND DOOR OPENING, SEE DETAILS A102 & A201

DEMOLITION PLAN KEYNOTES

1. REMOVE ALL
2. REMOVE NON BEARING PARTITION & ALL RELATED ITEMS
3. REMOVE PLUMBING FIXTURES AND RELATED ITEMS
4. REMOVE DOOR AND ALL RELATED ITEMS
5. PREP EXISITNG FLOOR FINISHES FOR NEW FINISHES
6. REMOVE EXISTING LIGHTS AS REQ'D
7. REMOVE EXISTING CEILING JUNCTION BOXES/ CEILING FANS
8. REMOVE ALL DUCTWORK, DIFFUSERS AND ALL RELATED ITEMS

NOTE : ADDITIONAL DEMOLITION MAY BE REQUIRED IN FIELD THAT IS NOT SHOWN ON THIS PLAN TO ACCOMMODATE THE WORK REQUIRED.



2 DEMO 2ND FLOOR
1/4" = 1'-0"

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DRAWINGS MAY NOT BE REPRODUCED WITHOUT PERMISSION

DEMO FLOOR PLANS

MACIEJ BOJARSKI
ARCHITECT OF RECORD
ILLINOIS REG. NO. 001-022685
EXP.NOVEMBER 2024
TEL:312-498-8307
bojarski@comcast.net

FIRE DAMAGED RESTORATION AND CONVERT 2ND FLOOR TO 3 DWELLING UNIT RESIDENTIAL USE

434 E Northwest Hwy,
Palatine, IL 60074

DATE	REMARKS

PROGESS

SHEET No. A101

Attachment: EXHIBIT - Architectural Plans (2024-29 : 430-436 E. Northwest Highway - SU VAR)

① NEW 1ST FLOOR
1/4" = 1'-0"

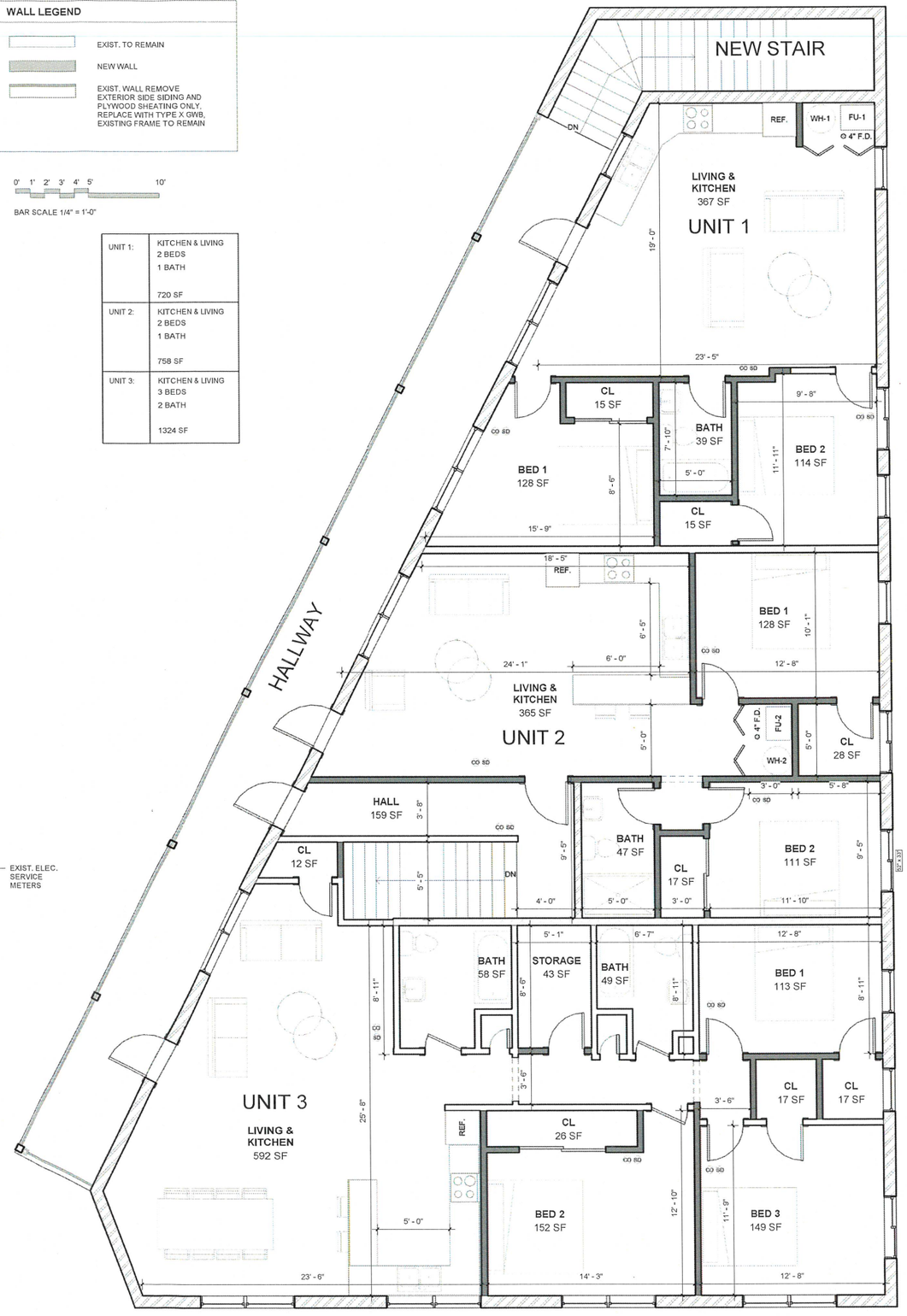
WALL LEGEND

- EXIST. TO REMAIN
- NEW WALL
- EXIST. WALL REMOVE EXTERIOR SIDE SIDING AND PLYWOOD SHEATING ONLY. REPLACE WITH TYPE X GWB. EXISTING FRAME TO REMAIN

0' 1' 2' 3' 4' 5' 10'

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

UNIT 1:	KITCHEN & LIVING 2 BEDS 1 BATH 720 SF
UNIT 2:	KITCHEN & LIVING 2 BEDS 1 BATH 758 SF
UNIT 3:	KITCHEN & LIVING 3 BEDS 2 BATH 1324 SF



② NEW 2ND FLOOR
1/4" = 1'-0"

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PROPOSED PLAN/ DETAILS

MACIEJ BOJARSKI
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FIRE DAMAGED RESTORATION AND CONVERT 2ND FLOOR TO 3 DWELLING UNIT RESIDENTIAL USE

434 E Northwest Hwy,
Palatine, IL 60074

DATE	REMARKS

PROGESS

SHEET No. A103

Attachment: EXHIBIT - Architectural Plans (2024-29 : 430-436 E. Northwest Highway - SU VAR)

ELEVATION GENERAL NOTES:

PELLA DESIGNER SERIES, OR EQUAL, UNIT NUMBERS (NOT GLASS SIZES) SHOWN ON ELEVATIONS

TEMPERED GLAZING SHALL BE PROVIDED IN WINDOWS THAT MEET BOTH:
A. GLASS GREATER THAN 9 S.F. IN AREA.
B. BOTTOM OF GLASS WITHIN 18" OF THE FLOOR.

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

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

ALL ROOF VENTS AND THROUGH ROOF MECHANICAL TO BE LOCATED @ REAR OF HOME AND PAINTED TO MATCH ROOF.

ALL D.S. LOCATIONS TO BE FILED VERIFIED WITH OWNER PRIOR TO INSTALLATION

PROVIDE COUNTER FLASHING, WHERE REQUIRED, INCLUDING ROOF TO WALL INTERSECTIONS, CHIMNEYS AND SADDLES 20 G.A. (MIN.)

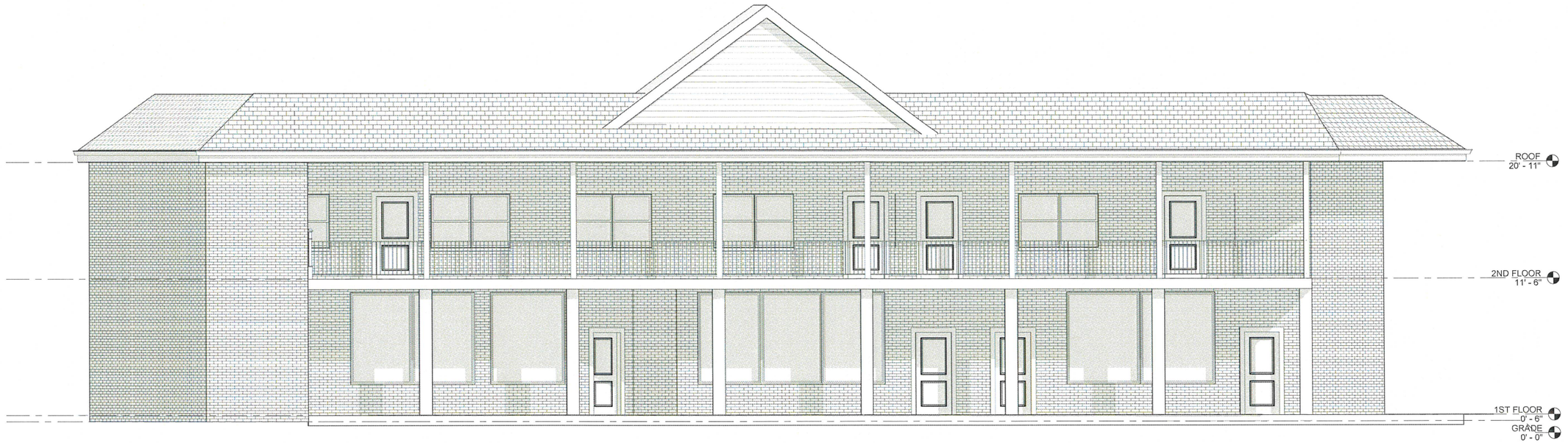
PROVIDE 26 G.A. (MIN.) GALV. W-VALLEYS UNDERLAID WITH NO. 15 MIN. ROOFING FELT

PROVIDE COUNTER FLASHING DIAGONALLY ACROSS MASONRY, STEP AND REGGLED INTO THE MORTAR

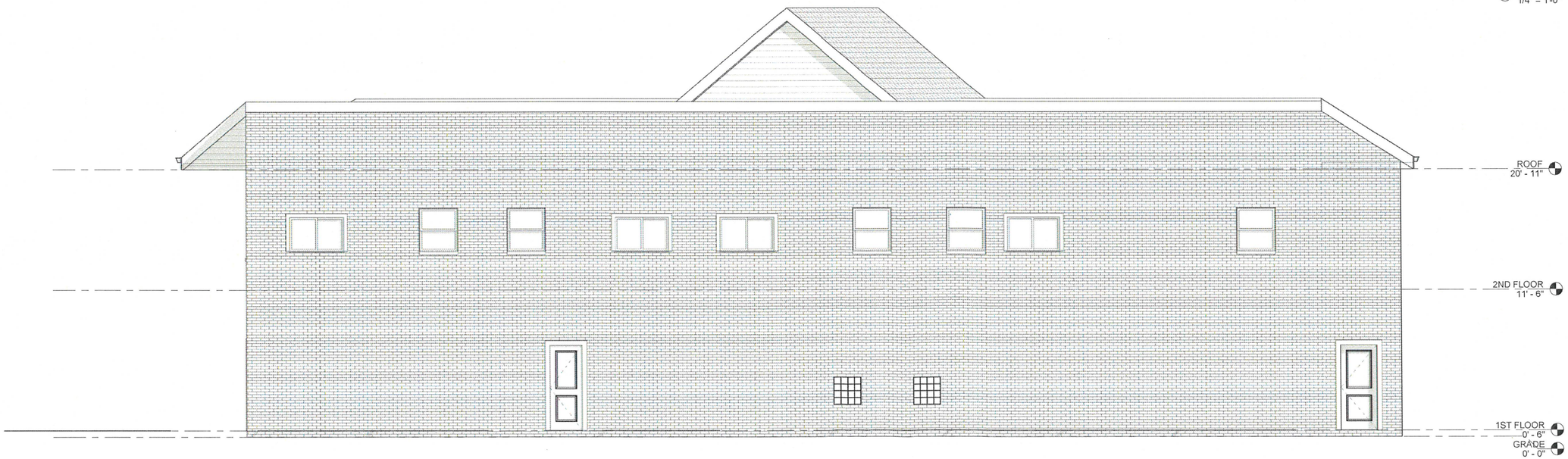
PROVIDE, FLASHING ,COUNTER FLASHING, AND CAULK AT ALL SKY LIGHTS AS PER MANUFACTURERS SPECIFICATIONS

ROOF VENTS TO BE LOCATED ON BACK SLOPE OF THE ROOF. NUMBER AND LOCATION SHALL BE BASED ON TOTAL AREA OF VENTS REQUIRED EQUAL TO 1/300th OF ROOF AREA.

NOTES:
SITE AND DOWNSPOUT DRAINAGE SHALL NOT DRAIN IN THE DIRECTION OF NEIGHBORING PROPERTIES



② SOUTH ELEVATION
1/4" = 1'-0"



④ NORTH ELEVATION
1/4" = 1'-0"

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DRAWINGS MAY NOT BE REPRODUCED WITHOUT PERMISSION ELEVATIONS

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FIRE DAMAGED RESTORATION AND CONVERT 2ND FLOOR TO 3 DWELLING UNIT RESIDENTIAL USE

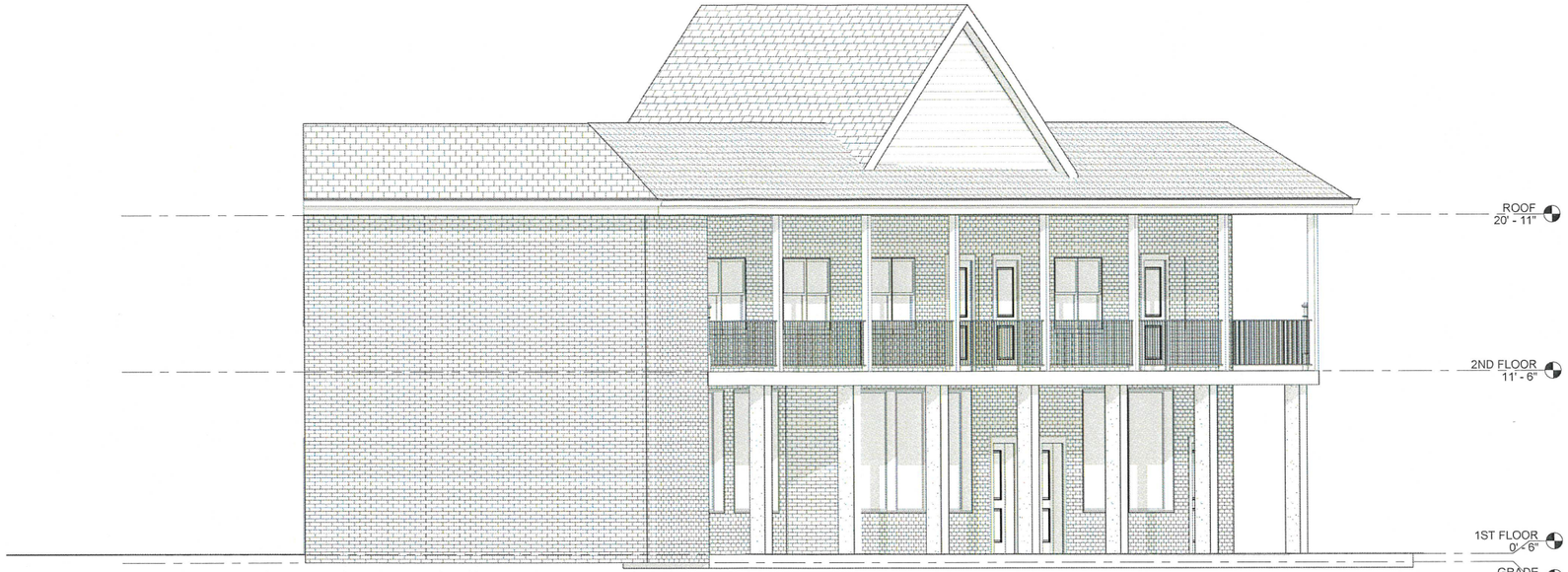
434 E Northwest Hwy,
Palatine, IL 60074

DATE	REMARKS

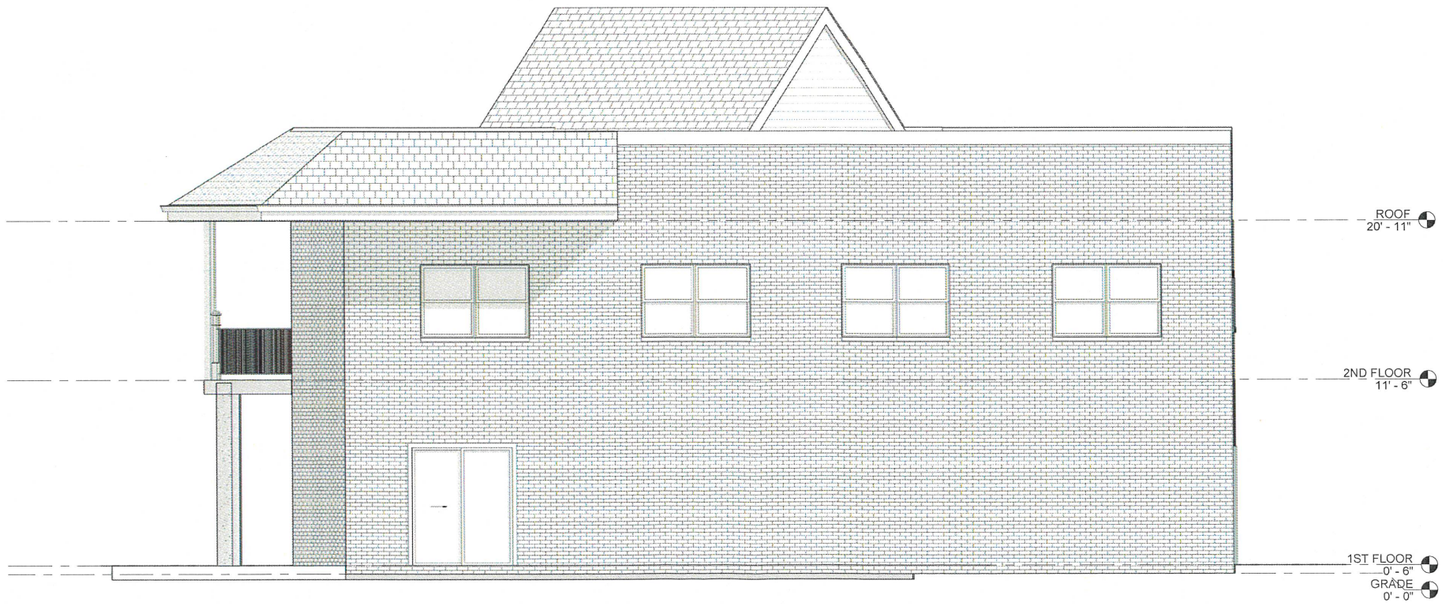
PROGESS

SHEET No. A201

Attachment: EXHIBIT - Architectural Plans (2024-29 : 430-436 E. Northwest Highway - SU VAR)



1 NORTH. ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

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DRAWINGS MAY NOT BE REPRODUCED WITHOUT PERMISSION ELEVATION

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ARCHITECT OF RECORD
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bojarski@comcast.net

FIRE DAMAGED RESTORATION AND CONVERT 2ND FLOOR TO 3 DWELLING UNIT RESIDENTIAL USE

434 E Northwest Hwy,
Palatine, IL 60074

DATE	REMARKS

PROGESS

SHEET No. A202

Attachment: EXHIBIT - Architectural Plans (2024-29 : 430-436 E. Northwest Highway - SU VAR)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 03/12/24 07:00 PM

STAFF REPORT (ID # 8849)

430-436 E. Northwest Highway

This item was continued until the March 12th Planning and Zoning Commission meeting.

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ben Vyverberg

PETITIONER: Anthony and Alexandria Loizzo

PLAN NUMBER: SU-000094-2024

BACKGROUND:

The Subject Property is an existing commercial building on E. Northwest Highway. It was initially constructed as a single-story masonry commercial building in the late 1959 for "…three stores." A second story addition was approved in 1963 for listed office uses. The Petitioner purchased the property in 2021, with the intention of maintaining the ground floor commercial use and seeking zoning approval for a residential use on the second floor. Therefore, the Petitioner is requesting:

1. **Special Use for to allow 3 dwelling units (2nd floor); and**

2. **Variation to allow 10 parking spaces, instead of the minimum required 16 spaces.**

SURROUNDING ZONING CONDITIONS:

North:	R-2 single-family residential
South	E. Northwest Highway and Union Pacific rail line
East:	B-2- animal hospital
West:	B-2 -restaurant

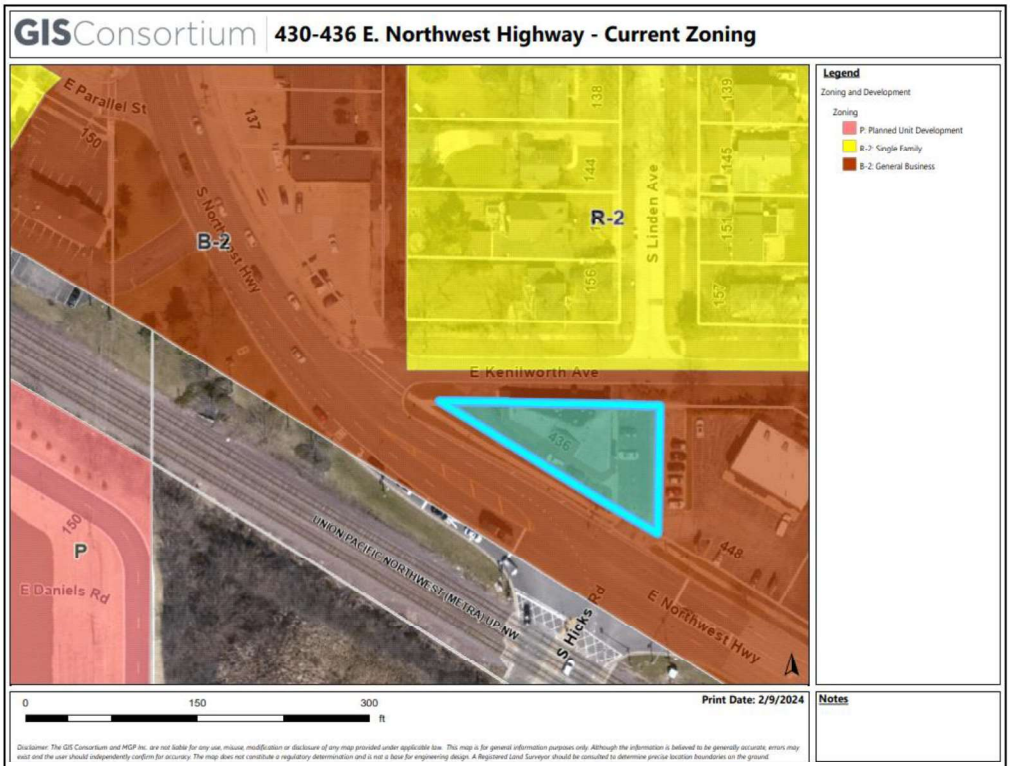
SITE ANALYSIS & KEY ISSUES:

- The existing commercial building is located at the southeast confluence of E. Northwest Highway and E. Kenilworth Avenue. The property contained several ground floor commercial uses (insurance office, salon, business offices) and a series of smaller office uses on the second floor. The building is approximately

Attachment: P&ZC Materials - March 12, 2024 (2024-29 : 430-436 E. Northwest Highway - SU VAR)

5,900 square feet (2,954 SF/floor). The overall property, including the portion of vacated Linden Avenue (east side of building – surface parking lots), is approximately 10,600 square feet.

- The subject property is zoned B-2, which is typical of properties fronting on Northwest Highway and is surrounded to the north and east with single-family residential properties:

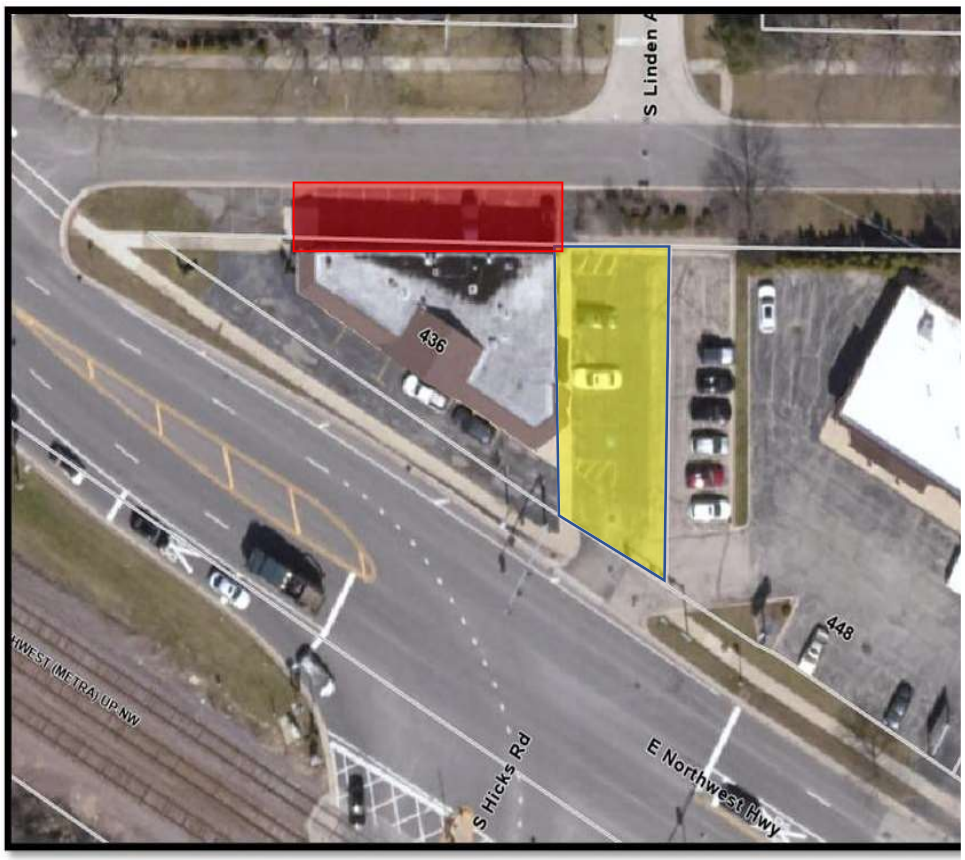


- As part of the reconstruction and re-routing of Northwest Highway and in conjunction with the IDOT construction of that project, the Village Council vacated the sections of Linden Avenue, south of Kenilworth and north of Northwest Highway. The vacated portion of Linden became part of the subject property and is used for parking (yellow in the aerial below). There is also parking within the Kenilworth Avenue right-of-way, which passively exists in the right of way and was intended to provide accessible parking for the commercial uses in the area. It is not presently the subject of a license agreement and was created during the rerouting of Northwest Highway.

Attachment: P&ZC Materials - March 12, 2024 (2024-29 : 430-436 E. Northwest Highway - SU VAR)

Attachment: P&ZC Materials - March 12, 2024 (2024-29 : 430-436 E. Northwest Highway - SU VAR)

- This parking was likely created to ensure that area businesses maintained adequate parking for any previously existing surface parking lots along Northwest Highway, which were removed with the realignment or reconstituted into right-of-way. This intention was further assisted with the additional parking along the north side of the building, which is in the E. Kenilworth right-of-way (red in the aerial below).



- The building permit review for the second story addition in 1963 identified the uses as office uses, with the then existing 3 stores on the ground floor. At some point, historically the use of the second floor transitioned into a residential use, which ceased over the years. Over the years, the second floor was more recently used for smaller offices for shorter term rental opportunities. Nevertheless, there have not been any permitted or occupied residential uses on the second floor in many years. The previous 1963 zoning ordinance allowed 2nd floor dwelling units in the B-1 and B-2 districts. This was reflective of a storeowner maintaining the ground floor business and living above the commercial use.

Attachment: P&ZC Materials - March 12, 2024 (2024-29 : 430-436 E. Northwest Highway - SU VAR)

- The 1980 zoning ordinance transitioned away from dwelling units and non-residential uses, as permitted uses, although residential permitted uses were contemplated as Special Uses in the B-1 and B-2 business districts. As the downtown planning began in the 1980's, the B-3, Central Business District was also recognized in the 1980 zoning ordinance, as a Special District, geographically delineated, and allowed any use permitted in a district, prior to its rezoning to B-3.

- Unfortunately, the existing building experienced a fire, with substantial smoke damage throughout the building. The property owner and contractors are working to obtain a building permit to renovate the commercial ground floor and the building remains unoccupied, pending the building permit for the ground floor only renovations. Through the fire inspections and review the building was condemned, pending the renovation and fire restoration permit requirements.

- The Petitioner is proposing three 2nd floor apartments of varying square footages. The following table summarizes the proposed apartment characteristics:

Unit #	Square Feet	# Bedrooms	Bathrooms
1	720	2	1
2	758	2	1
3	1,224	3	2

- Staff notes that there are other older buildings along Northwest Highway, with existing and maintained residential uses on the 2nd floor. The redevelopment of the Slice of Chicago on the west side of Northwest Highway also includes one 2nd floor owner suite as part of that 2006 Planned Development. The property at Northwest Highway and Glencoe Road also recently received Planned Development approval to allow one unit behind the existing commercial storefront on Northwest Highway, which will be occupied by the business owner.

- In this instance, the proposed special use also includes a parking variation, in order to accommodate the residential use and required off-street parking requirements.

- In addition to the 3 apartments, there are no other residential amenities, as part of this review. With the current building vacant in place, the final commercial tenant parking demands are unknown at this time. Per the Code, requirements, the ground floor parking is calculated at 1/300 SF.

DEPARTMENTAL REVIEWS:

Attachment: P&ZC Materials - March 12, 2024 (2024-29 : 430-436 E. Northwest Highway - SU VAR)

Community Services	Building permit plan amendments and code requirement would have to be addressed at the time of application.
Engineering	IDOT permit required for utility upgrades.
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:

The existing building is non-conforming for setbacks and parking (for both the requested variation and the commercial requirements for both floors). From a land use perspective, this is not an area of the Village identified as appropriate for a mixed-use development. The Union Pacific's proximity does not provide rail convenient rail access to this area of the Village. Although there are existing commercial pockets, with residential uses on the upper floors or rear portion of the building, those examples are mostly existing conditions, with smaller unit counts.

With 7 bedrooms proposed, it is likely that there may be multiple vehicles/unit and guest parking contemplated. Those uses would not seem to function with the parking resources available. While the Village Council did take steps to address the commercial parking during the Northwest Highway reconfiguration, those activities did not take into account parking use for multi-family uses, with the proposed apartments directly south of the Linden Avenue residences.

Attachment: P&ZC Materials - March 12, 2024 (2024-29 : 430-436 E. Northwest Highway - SU VAR)

Staff does not believe that the Petitioner has addressed the standards and does not identify any unique circumstances with the Petition, other than the request to allow residential uses. Therefore, Staff recommends denial of the requested Special Use and Variation.

Therefore, if the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. Sprinkler protection will be required for the entire building, along with an NFPA 72 fire alarm, with direct connection to Northwest Central Dispatch.

2. The final architectural plans shall be modified to comply with the means of egress compliance with the International Existing Building Code, including the emergency escape and rescue opening requirements.

3. The building permit application and plans shall be submitted in a manner acceptable to the Community Development Director and subject to the Plan Review comments, dated 12-6-23, previously provided to the Petitioner.

4. Any required upsize to the existing utilities will require an IDOT permit, in addition to a Village permit. A license agreement for the maintenance of the ROW parking will be required.

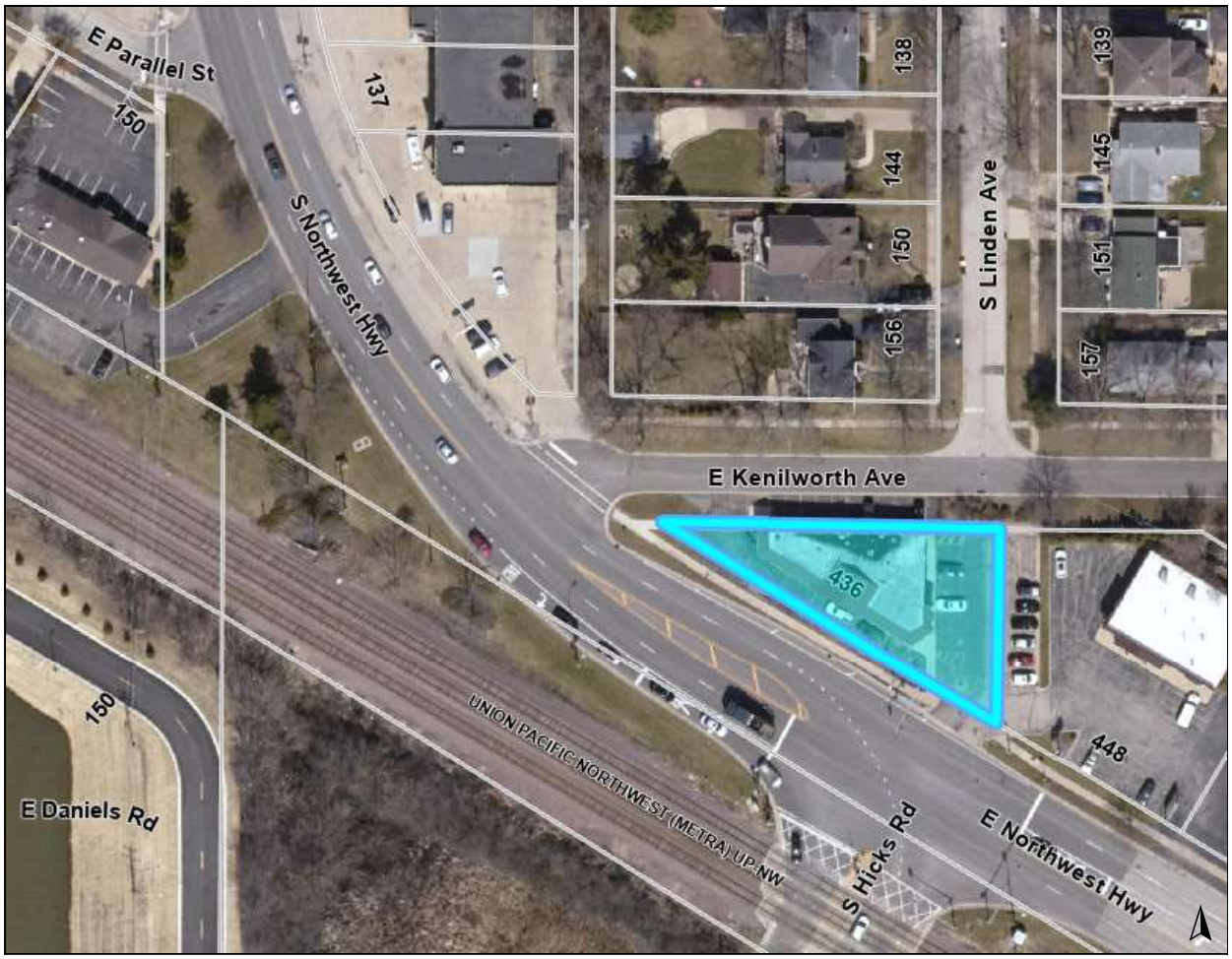
ATTACHMENTS:

- Aerial Map
- Special Use & Variation application
- Architectural Plans - ground floor commercial and 2nd floor apartments (3)
- Linden Avenue Vacation - 1988
- Utility Map - Northwest Highway-Kenilworth Avenue
- 434 E. Northwest Hwy Parking
- Plat of Survey
- Public Notice

Attachment: P&ZC Materials - March 12, 2024 (2024-29 : 430-436 E. Northwest Highway - SU VAR)

GISConsortium

430-436 E. Northwest Highway



Legend

0 150 300 ft

Print Date: 2/9/2024

Notes

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

Attachment: P&ZC Materials - March 12, 2024 (2024-29 : 430-436 E. Northwest Highway - SU VAR)

AMENDED

SPECIAL USE & VARIATION APPLICATION

VILLAGE OF PALATINE

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

CONTACT INFORMATION WORKSHEET

PETITIONER(S)	Business Name (If applicable)
Anthony and Alexandria Loizzo	
Address	City/State/Zip Code
209 Lancaster Avenue, Prospect Heights, IL 60070	
Telephone [redacted]	Fax 847-318-9509
Email Tony @shardonbuilders.com	
Subject Property Address 432 E. Northwest Highway, Palatine, Illinois	
AUTHORIZED AGENT (if applicable) Matthew G. Holmes - Storino, Ramello & Durkin	**Business Name (if applicable)**
Address 9501 W. Devon Avenue, Suite 800, Rosemont, IL 60018	City/State/Zip Code
Telephone 847-318-9500	Fax 847-318-9509
Email mholmes@srd-law.com	

RECEIVED
NOV 08 REC'D
PLANNING & ZONING
DEPARTMENT

Attachment: P&ZC Materials - March 12, 2024 (2024-29 : 430-436 E. Northwest Highway - SU VAR)

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information

PETITIONER(S) **Business Name (if applicable)**
Anthony and Alexandria Loizzo

Subject Property Address
432-436 E. Northwest Highway, Palatine, Illinois

AUTHORIZED AGENT (if applicable) **Business Name (if applicable)**
Matthew G. Holmes - Storino, Ramello & Durkin

Address: 9501 W. Devon Avenue, Suite 800 City/State/Zip Code: Rosemont, IL 60018

Telephone	Fax	Email
847-318-9500	847-318-9509	mholmes@srd-law.com

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

TYPE OF APPLICATION (check one)

■ Special Use □ Special Use Amendment ■ Variation

Existing Zoning District	Existing Land Use	Proposed Land Use
B-2	Commercial	Mixed Use

Generally describe your request:

Applicants request conversion of second story office space to three residential apartments.
Property was previously used as apartments prior to most recent office occupation.

Attachment: P&ZC Materials - March 12, 2024 (2024-29 : 430-436 E. Northwest Highway - SU VAR)

VILLAGE OF PALATINE

SPECIAL USE

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

Reduced demand for office space in the greater Chicago area, and an increase in the demand for smaller walkalble commuter properties, has contributed tho the highest and best use of the subject property shifting from strictly commercial use to mixed residential and commercial use.

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

Design of proposed residential conversion will included upgraded fire protection systems, ingress and egress, and access to public transportation for residents.

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

Nearby property values will benefit from upgraded maintenance of building exterior planned in residential conversion. No injury will be caused by inclusion of additional residential units of separate class than adjacent residential properties.

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

No fence included in site plan.

Attachment: P&ZC Materials - March 12, 2024 (2024-29 : 430-436 E. Northwest Highway - SU VAR)

Subject Property, a two-story masonry structure with balcony fronting Northwest Highway was historically a mixed use; commercial/retail on the first floor and apartments above. At some point prior to the current owner's acquisition of the Subject, the occupancy of the residential units on the second floor was discontinued. The apartment units on the second floor were subsequently converted to office use.

Market changes dictate that a return to the original use at the site will maximize the value of the Subject to the owner, to the Village of Palatine, and to the neighboring community. Brokers have indicated that there is no demand for second story office space in the vicinity of the Subject. However, there is a market for multi-family housing including condominium and apartment uses. The Subject is walking distance to the Metra Commuter Station and the pedestrian heart of the Village of Palatine. Allowing a conversion to mixed use would increase foot traffic and customer base to the commercial center of Palatine, while diversifying housing options for future residents of the Village.

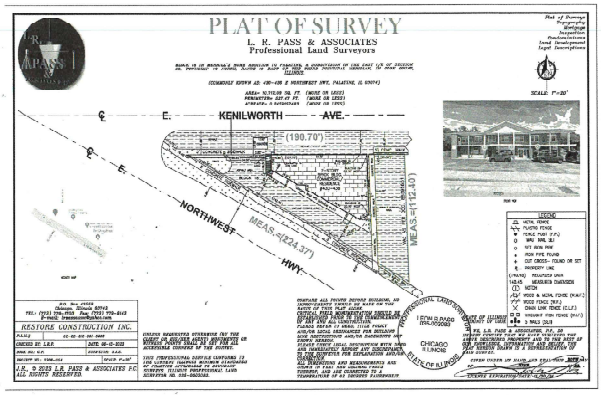
The proposed mixed use is consistent with adjacent uses and other properties along the Northwest Highway corridor. Similar commercial/residential mixed uses can be found within blocks of the Subject. Adjacent properties are residential to the North, commercial to East and West, allowing a mixed use at the site would offer a transition between the two types of uses.

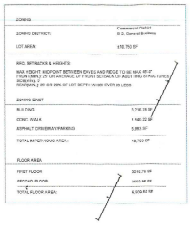
Allowing the mixed use at the site would also permit the owner to make substantial improvements to the site for the benefit of future residents and adjacent properties. Limiting office space would reduce the need for exterior signage advertising commercial uses. Residential uses would necessitate additional safety measures including fire exits and sprinklers at the site. Likewise, residential use would require cosmetic upgrades to both landscaping and lighting on the exterior of the site. The improvements to the aesthetics of the site required by conversion to mixed-use would have a positive effect on the value of surrounding properties.

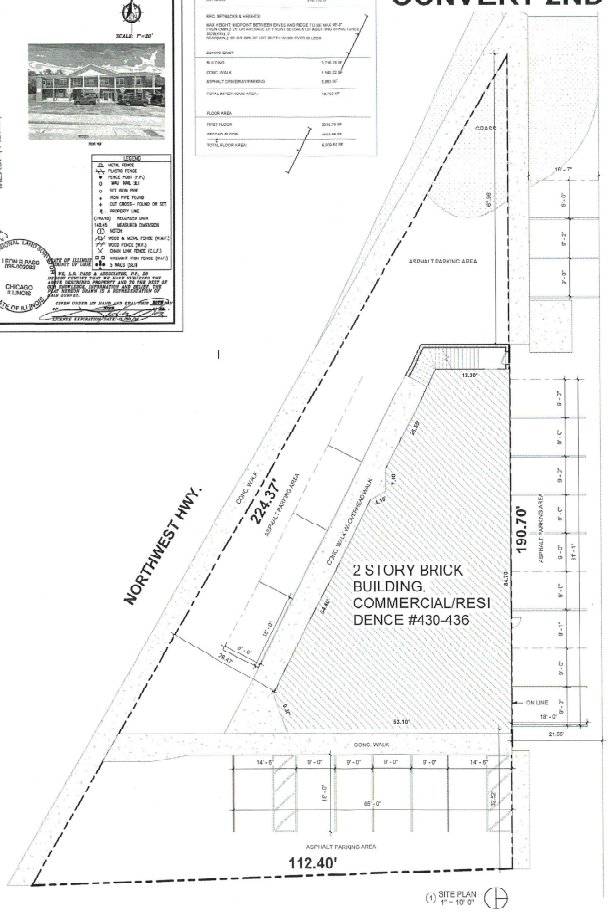
As noted in meetings with Village staff, the unique location and shape of the Subject Property creates a lack of available parking. This has historically been addressed by use of the perpendicular parking spots to the North of the Subject Property located in the Village right-of-way. The owner proposes to continue to utilize these parking spots to comply with the Village parking minimums, either by license from the Village or by vacation of the right-of-way. Whether licensed or vacated, the maintenance and improvement of the parking spots adjacent to the Subject would become the responsibility of the Owner.

Attachment: P&ZC Materials - March 12, 2024 (2024-29 : 430-436 E. Northwest Highway - SU VAR)

FIRE DAMAGE RESTORATION AND CONVERT 2ND FLOOR TO 3 DWELLING UNIT RESIDENTIAL USE







Zoning Reference Guide - Commercial

	B-1	B-2	B-3	B-4	B-5	M
Minimum Lot Width	200 feet	50 feet	None	None Minimum lot area 400,000 square feet unless a smaller lot area is approved by Village as part of Planned Development	100 feet	None
Maximum Floor Area Ratio	1.0	1.0	3.50	3.50	3.50	.70
Minimum Setbacks	Front: 30 feet Rear: 15 feet Side: 10 feet	Front: 25 feet Rear: 15 feet Side: 5 feet Side Abutting Street: 15 feet	Front: 0 feet Rear: 20 feet Side: 0 feet, or if provided, it shall be at least 5 feet.	Front: 30 feet Rear: 20 feet Side: 20 feet	Front: 40 feet Rear: 15 feet Side: 20 feet	Front: 30 feet Rear: 15 feet Side: 15 feet Side Abutting Street: 15 feet
Transitional Yards	1) Where a rear or side lot line coincides with a rear or side lot line in an adjacent residentially zoned district, rear and side yard setbacks of at least 30 feet shall be provided. 2) A landscaped buffer strip of at least 12 feet shall be provided immediately adjacent to any residential district.	Where a side lot line coincides with a side lot line in an adjacent residentially zoned district, a landscaped buffer of at least 15 feet shall be provided.	None	Where a rear or side lot line coincides with a rear or side lot line in an adjacent residentially zoned district, rear and side yard setbacks of at least 30 feet shall be provided. Landscaping & aesthetic requirements See Zoning Ordinance.	Where a rear or side lot line coincides with a rear or side lot line in an adjacent residentially zoned district, rear and side yard setbacks of at least 30 feet shall be provided. Adjoining parking areas shall be screened from residential view by a landscape plan approved by the Administrator.	Buffers Add 30 feet adjacent to residential or Planned Development
Maximum Building Height	3 stories, not to exceed 45 feet	3 stories, not to exceed 45 feet	3 stories, not to exceed 45 feet	See Zoning Ordinance	3 stories, not to exceed 45 feet	1) Lot Abutting Single Family Residential District: 3 stories, not to exceed 45 feet. 2) All Other Lots: 4 stories, not to exceed 69 feet.

NOTES TO CONTRACTOR:
1. THE ARCHITECT OF RECORD IS PROVIDING PLANS ONLY. NO OTHER TYPE OF ARCHITECTURAL SERVICE IS IS INTENDED OR IMPLIED. THESE PLANS ARE TO BE USED BY A LICENSED CONTRACTOR.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND VERIFY ALL THICKNESS AND DIMENSIONS AND BE RESPONSIBLE FOR THEM.
3. ADMINISTRATION OF THE CONTRACT WILL BE BY OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR AND THE OWNER SHALL BE SOLELY RESPONSIBLE FOR THE BUILDING CONSTRUCTION PROCESS MEANS AND METHODS AND JOBSITE SAFETY.
4. THE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT. THE DIMENSIONS OF THE BUILDING, MAJOR ARCHITECTURAL ELEMENTS, AND TYPE OF STRUCTURAL SYSTEM. THE DRAWINGS DO NOT DESCRIBE ALL THE WORK REQUIRED FOR SUCCESSFULLY COMPLETING THE PROJECT BASED ON THE DRAWINGS. THE CONTRACTOR MUST FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
5. DECISIONS OF THE ARCHITECT REGARDING THE TERMS OF WORK AND THE QUALITY OF ACCEPTABLE WORK SHALL BE FINAL AND BINDING ON THE CONTRACTOR AND THE OWNER.
6. THE CONTRACTOR MUST THOROUGHLY EXAMINE THE DRAWINGS TO DETERMINE THE SCOPE AND THE INTENT OF THESE DOCUMENTS AND DRAWINGS. THE CONTRACTOR MUST VISIT THE SITE AND BECOME INFORMED OF ALL EXISTING CONDITIONS, DIMENSIONS AND LIMITATIONS UNDER WHICH THE WORK IS TO BE PERFORMED. IF ANY DISCREPANCIES OR OMISSIONS ARE DISCOVERED, THE CONTRACTOR MUST NOTIFY THE ARCHITECT AND OBTAIN CLARIFICATIONS BEFORE SUBMITTING HIS BID. FAILURE TO MAKE NOTICE OR OBTAIN CLARIFICATION WILL NOT BE CAUSE FOR ADDITIONAL COMPENSATION.
7. THE CONTRACTOR MUST FURNISH SKILLED LABOR, MATERIALS, EQUIPMENT, TOOLS AND SUPERVISION AND PERFORM ALL OPERATIONS NECESSARY TO COMPLETE THE WORK IN A SAFE AND WORKMANLIKE MANNER ON THE LICENSED JOBSITE.
8. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
9. ALL EXTERIOR DIMENSIONS ARE TO FACE OF BRICK OR CONCRETE.
10. ALL MATERIALS AND EQUIPMENT MUST BE INSTALLED PER MANUFACTURER INSTRUCTIONS AND RECOMMENDATIONS, AND TO THE BEST INDUSTRY STANDARDS.
11. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS GENERATED BY THE WORK. CLEAN UP IS REQUIRED ON DAILY BASIS.

THE VILLAGE OF PALATINE HAS ADOPTED THE FOLLOWING CODES.
INTERNATIONAL BUILDING CODE, 2015 EDITION
INTERNATIONAL EXISTING BUILDING CODE, 2015 EDITION
INTERNATIONAL MECHANICAL CODE, 2015 EDITION
INTERNATIONAL FUEL GAS CODE, 2015 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION (WITH ILLINOIS AMENDMENTS)
NATIONAL ELECTRICAL CODE, 2017 EDITION
ILLINOIS PLUMBING CODE, LATEST EDITION

ENERGY CONSERVATION STATEMENT

I CERTIFY THAT I AM REGISTERED ENERGY PROFESSIONAL (REP) AND I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ATTACHED PLANS FOR

434 E Northwest Hwy
Palatine, IL 60074

(X) FULLY COMPLY ( ) Need NOT COMPLY

WITH THE REQUIREMENTS OF PALATINE VILLAGE ENERGY CONSERVATION CODE

SIGNED: ..... DATE:
(Arch. R.E. or P.E.) Illinois License Number: Exp:

CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUBDIVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF CONFORM TO THE CURRENT EDITION OF THE VILLAGE OF PALATINE BUILDING AND ZONING CODE.

SIGNED: ..... DATE:
(Arch. R.E. or P.E.) Illinois License Number: 001-020986 Exp: NOV

DRAWINGS INDEX	
Sheet Name	Sheet Number
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PROPOSED PLAN DETAILS	A103
ELEVATIONS	A201
ELEVATION	A202
SECTION	A301
ELECTRICAL	E101
MECHANICAL	M101
PLUMBING	P101

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DRAWINGS MAY NOT BE REPRODUCED WITHOUT PERMISSION COVER PAGE

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ILLINOIS REG
001 - 0
EXP.NOVEMBE
TEL 312-496
bojarski@com

434 E Northwest Hwy,

DATE

PROJ

SHEET No. A1

Packe

FIRE DAMAGED RESTORATION AND CONVERT 2ND FLOOR TO 3 DWELLING UNIT RESIDENTIAL USE

Attachment: P&ZC Materials - March 12, 2024 (2024-29 : 430-436 E. Northwest Highway - SU VAR)
Attachment: Architectural Plans - ground floor commercial and 2nd floor apartments (3) (430 - 436 E. Northwest Highway - SU VAR Mixed Use &

GENERAL DEMOLITION NOTES

PRIOR TO DEMOLITIONS OF WALLS, COLUMNS, FLOORS AND ROOFS:
THE CONTRACTOR MUST VERIFY EXISTING STRUCTURAL CONDITIONS AND LOCATION OF ALL BEARING WALLS. NOTIFY THE ARCHITECT OF ANY ABSENCE OR DISCREPANCIES THAT ARE CONTRARY TO THESE DRAWINGS.
PROPERLY SHORE EXISTING STRUCTURE WHEN REMOVING COLUMNS, WALLS, FLOORS AND ROOF.

THIS PLAN SHOWS GENERAL DEMOLITION WORK TO BE PERFORMED AND DOES NOT RELIEVE THE CONTRACTOR OF OTHER DEMOLITION WORK REQUIRED TO PRODUCE THE BUILDING MODIFICATIONS SHOWN ON THE REMAINING CONTRACT DOCUMENTS, INCLUDING PLUMBING, HVAC AND ELECTRICAL WORK.
PROTECT ALL EXISTING CONSTRUCTION SHOWN TO REMAIN FROM DAMAGE DURING CONSTRUCTION, FOR THE EXTENT OF THE DEMOLITION AND MODIFICATION.

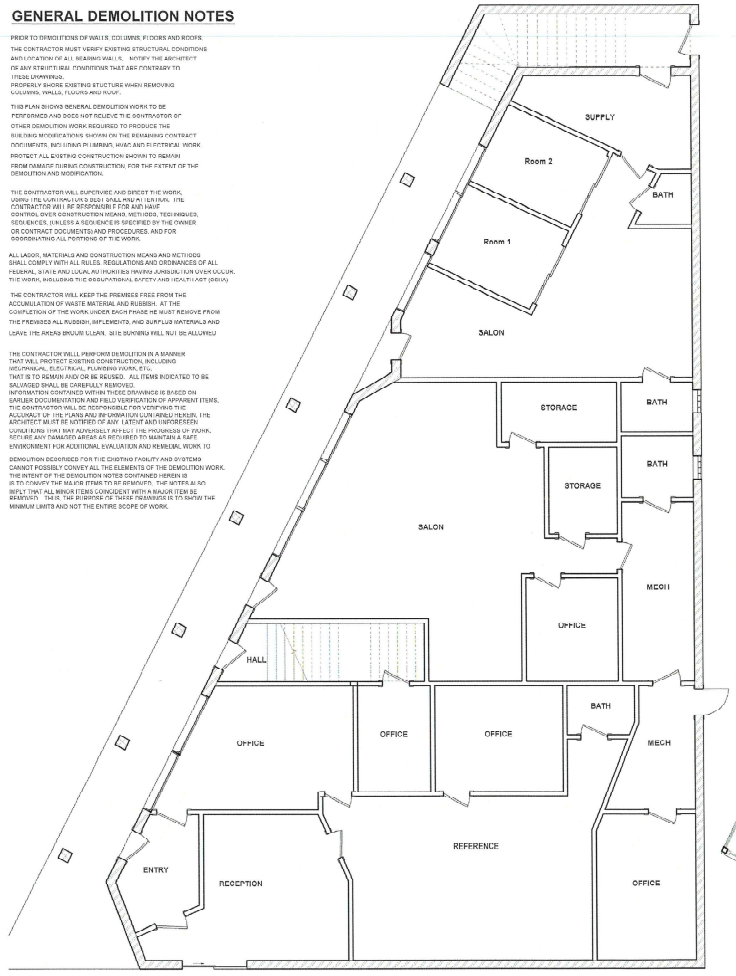
THE CONTRACTOR WILL SUPERVISE AND DIRECT THE WORK, USING THE WORKMEN'S SKILL AND ATTENTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, UNLESS A SEQUENCE IS SPECIFIED BY THE OWNER OR CONTRACT DOCUMENTS) AND PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK.

ALL LABOR, MATERIALS AND CONSTRUCTION MEANS AND METHODS SHALL COMPLY WITH ALL RULES, REGULATIONS AND ORDINANCES OF ALL FEDERAL, STATE AND LOCAL AUTHORITIES HAVING JURISDICTION OVER SUCH THE WORK, INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA).

THE CONTRACTOR WILL KEEP THE PREMISES FREE FROM THE ACCUMULATION OF WASTE MATERIAL AND RUBBISH. AT THE COMPLETION OF THE WORK UNDER EACH PHASE HE MUST REMOVE FROM THE PREMISES ALL RUBBISH, IMPLEMENTS, AND SURPLUS MATERIALS AND LEAVE THE AREAS BROOM CLEAN. SITE BURNING WILL NOT BE ALLOWED

THE CONTRACTOR WILL PERFORM DEMOLITION IN A MANNER THAT WILL PROTECT EXISTING CONSTRUCTION, INCLUDING MECHANICAL, ELECTRICAL, PLUMBING WORK, ETC.
THAT IS TO REMAIN AND OR BE REUSED. ALL ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED.
INFORMATION CONTAINED WITHIN THESE DRAWINGS IS BASED ON EARLIER DOCUMENTATION AND FIELD VERIFICATION OF APPARENT ITEMS. THE CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE PLANS AND BY VISUAL EXAMINATION, THE ARCHITECT MUST BE NOTIFIED OF ANY LATENT AND UNFORESEEN CONDITIONS THAT MAY ADVERSELY AFFECT THE PROGRESS OF WORK, BEFORE ANY TAMPERED AREAS ARE RETURNED TO MAINTAIN A SAFE ENVIRONMENT FOR ADDITIONAL EVALUATION AND REMEDIAL WORK TO

DEMOLITION DESCRIBED FOR THE EXISTING FACILITY AND SYSTEMS CANNOT POSSIBLY CONVEY ALL THE ELEMENTS OF THE DEMOLITION WORK. THE INTENT OF THE DEMOLITION NOTES CONTAINED HEREIN IS IS TO CONVEY THE MAJOR ITEMS TO BE REMOVED. THE NOTES ALSO IMPLY THAT ALL MINOR ITEMS CONCIDENT WITH A MAJOR ITEM BE REMOVED. THUS, THE PURPOSE OF THESE DRAWINGS IS TO SHOW THE MINIMUM LIMITS AND NOT THE ENTIRE SCOPE OF WORK.



③ DEMO 1ST FLOOR
1/4" = 1'-0"

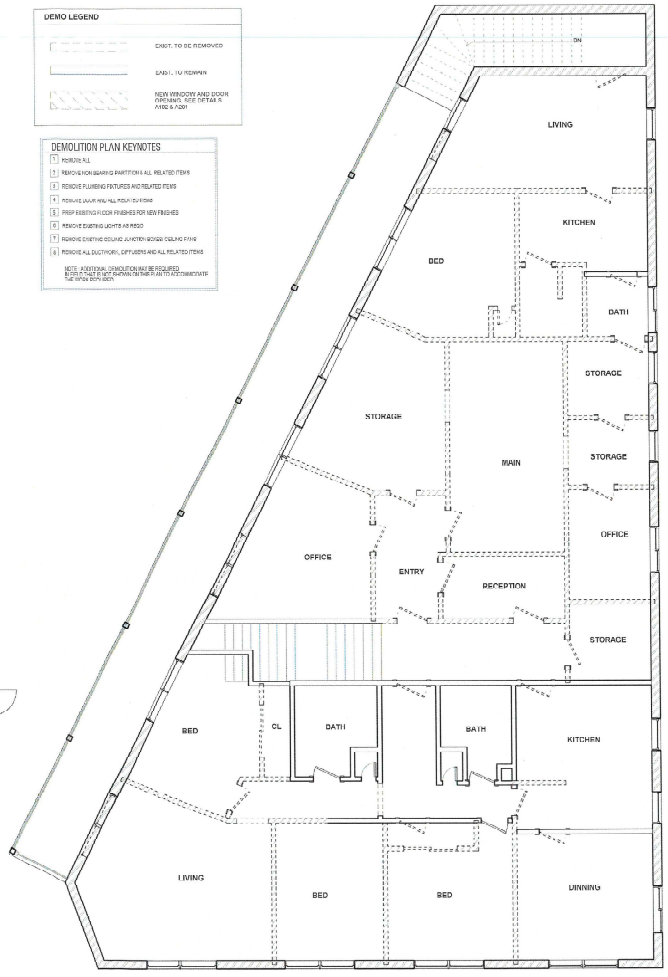
DEMO LEGEND

- EXIST. TO BE REMOVED
- EXIST. TO REMAIN
- NEW WINDOW AND DOOR OPENINGS. SEE DETAIL 8 AND 9 /A201

DEMOLITION PLAN KEYNOTES

1. REMOVE ALL
2. REMOVE NON BEARING PARTITION & ALL RELATED ITEMS
3. REMOVE PLUMBING FIXTURES AND RELATED ITEMS
4. REMOVE DOOR AND ALL RELATED ITEMS
5. PREP EXISTING FLOOR FINISHES FOR NEW FINISHES
6. REMOVE EXISTING LIGHTS AS REQ'D
7. REMOVE EXISTING DOUBLE JUNCTION BOXES CEILING FANS
8. REMOVE ALL DUCTWORK, DIFFUSERS AND ALL RELATED ITEMS

NOTE: ADDITIONAL DEMOLITION MAY BE REQUIRED BUILDER SHALL VISIT EXISTING BUILDING PRIOR TO BID TO DETERMINE EXTENT OF THE WORK DESCRIBED



② DEMO 2ND FLOOR
1/4" = 1'-0"

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DEMO FLOOR PLANS

FIRE DAMAGED RESTORATION AND CONVERT 2ND FLOOR TO 3 DWELLING UNIT RESIDENTIAL US

434 E Northwest Hwy,

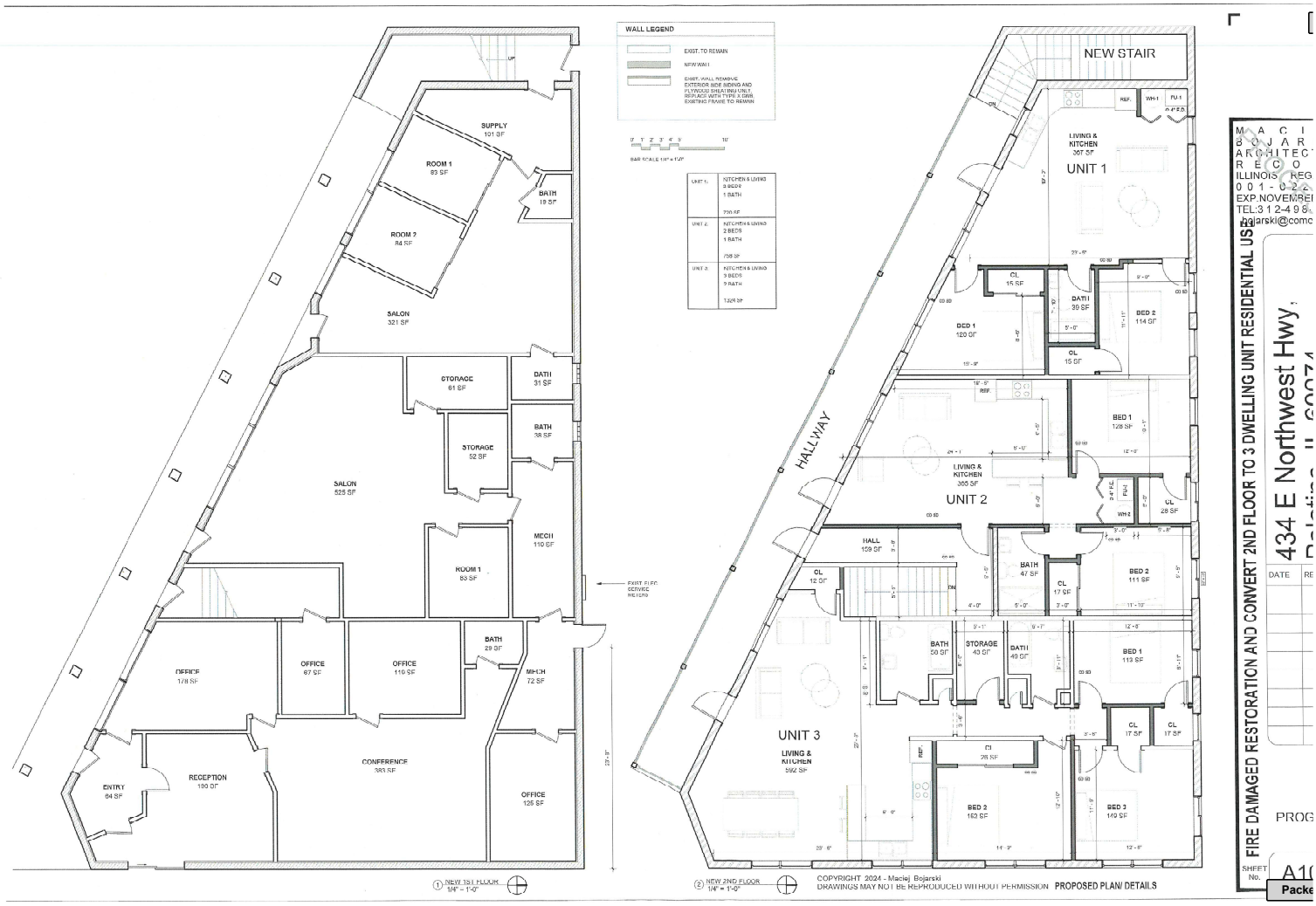
DATE

PROG

SHEET No. A10

Packe

Attachment: P&ZC Materials - March 12, 2024 (2024-29 : 430-436 E. Northwest Highway - SU VAR)
Attachment: Architectural Plans - ground floor commercial and 2nd floor apartments (3) (430 - 436 E. Northwest Highway - SU VAR Mixed Use &



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PROPOSED PLAN/ DETAILS

FIRE DAMAGED RESTORATION AND CONVERT 2ND FLOOR TO 3 DWELLING UNIT RESIDENTIAL USE

434 E Northwest Hwy

DATE

PROG

SHEET No. A1

Packe

Attachment: P&ZC Materials - March 12, 2024 (2024-29 : 430-436 E. Northwest Highway - SU VAR)
Attachment: Architectural Plans - ground floor commercial and 2nd floor apartments (3) (430 - 436 E. Northwest Highway - SU VAR Mixed Use &

ELEVATION GENERAL NOTES:

FELLA DESIGNER SERIES, OR EQUAL, UNIT NUMBERS INSTALLED ARE REPRESENTATIVE ON ELEVATIONS

TEMPERED GLAZING SHALL BE PROVIDED IN WINDOWS THAT MEET BOTH:
A. GLASS GREATER THAN 9 S.F. IN AREA.
B. BOTTOM OF GLASS WITHIN 18" OF THE FLOOR.

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

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

ALL ROOF VENTS AND THROUGH ROOF PENETRATIONS, TO BE LOCATED ON REAR OR HOME RUN PARTIALLY TO MATCH ROOF.

ALL B.A. LIGHTWELLS TO BE FIELD VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
PROVIDE COUNTER FLASHING WHERE REQUIRED, INCLUDING ROOF TO WALL INTERSECTIONS, CHIMNEYS AND SADDLES 30 S.A. (MIN.)

PROVIDE 30 S.A. (MIN.) SMLV. VALLEYS UNDERLAID WITH NO. 15 MIN. ROOFING FELT

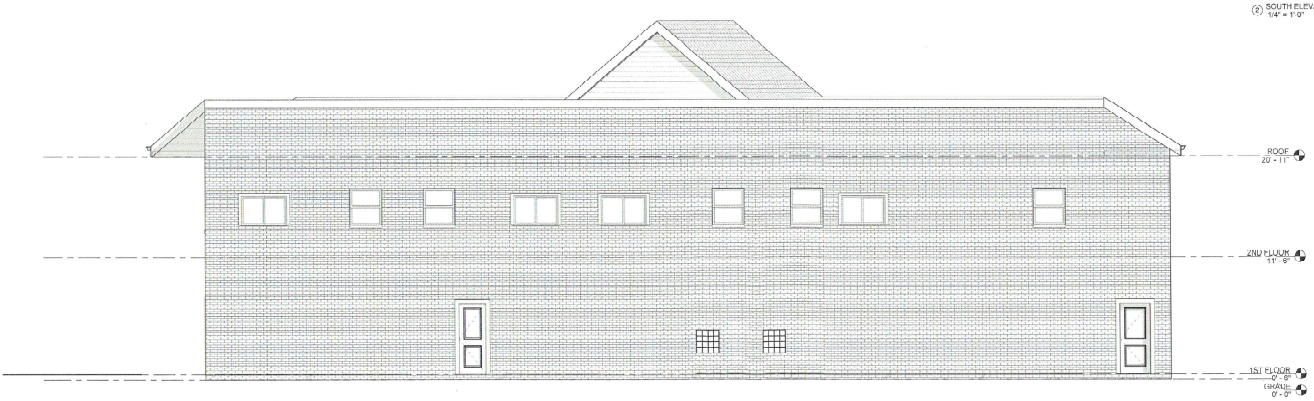
PROVIDE COUNTER FLASHING UNIFORMLY ACROSS MASONRY STEP AND RESIDED INTO THE MORTAR

PROVIDE FLASHING, COUNTER FLASHING, AND CAULK AT ALL SKY LIGHTS AS PER MANUFACTURERS SPECIFICATIONS

ROOF VENTS TO BE LOCATED ON BACK SLOPE OF THE ROOF. NUMBER AND LOCATION SHALL BE BASED ON TOTAL AREA OF VENTS BEING EQUAL TO 1/300th OF ROOF AREA.

NOTES:
SITE AND DOWNSPOUT DRAINAGE SHALL NOT DRAIN IN THE DIRECTION OF NEIGHBORING RESIDENCE

(2) SOUTH ELEVATION
1/4" = 1'-0"



(4) NORTH ELEVATION
1/4" = 1'-0"

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DRAWINGS MAY NOT BE REPRODUCED WITHOUT PERMISSION ELEVATIONS

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FIRE DAMAGED RESTORATION AND CONVERT 2ND FLOOR TO 3 DWELLING UNIT RESIDENTIAL USE

434 E Northwest Hwy,
Palatine, IL 60074

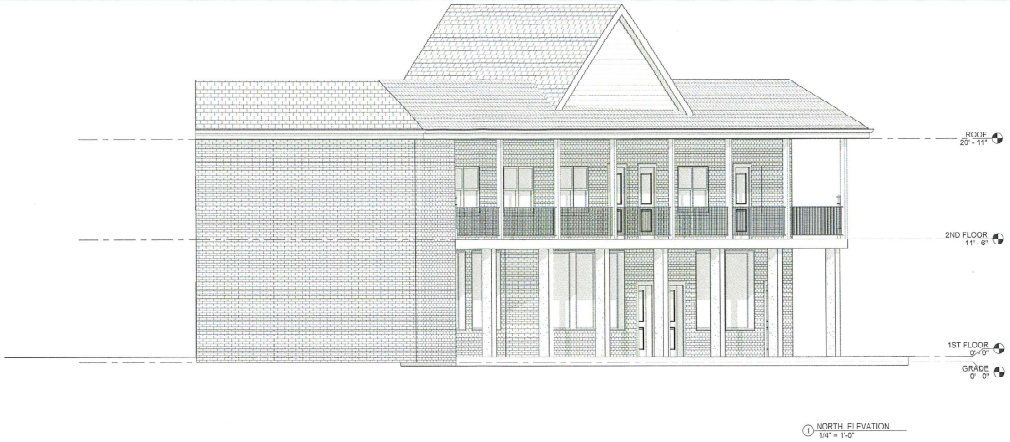
DATE | RE

PROG

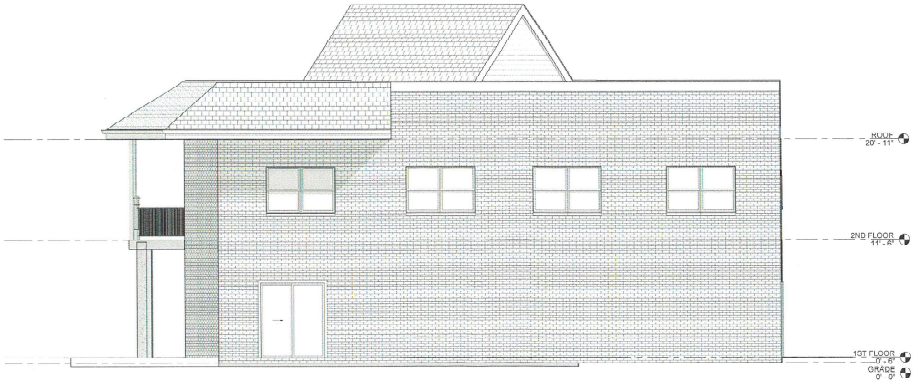
SHEET No A2

Packe

Attachment: P&ZC Materials - March 12, 2024 (2024-29 : 430-436 E. Northwest Highway - SU VAR)
Attachment: Architectural Plans - ground floor commercial and 2nd floor apartments (3) (430 - 436 E. Northwest Highway - SU VAR Mixed Use &



1 NORTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

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DRAWINGS MAY NOT BE REPRODUCED WITHOUT PERMISSION ELEVATION

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0 0 1 - 0 2 2
EXP.NOVEMBER
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Bojarski@comca

FIRE DAMAGED RESTORATION AND CONVERT 2ND FLOOR TO 3 DWELLING UNIT RESIDENTIAL US

434 E Northwest Hwy,
Palatine, IL 60074

DATE | RE

PROG

SHEET No. A2

Packe

Attachment: P&ZC Materials - March 12, 2024 (2024-29 : 430-436 E. Northwest Highway - SU VAR)
Attachment: Architectural Plans - ground floor commercial and 2nd floor apartments (3) (430 - 436 E. Northwest Highway - SU VAR Mixed Use &

PLAT WITH THIS DOCUMENT

88595651

-88-595651

ORDINANCE NO. 0-164-88

AN ORDINANCE
VACATING
A PORTION OF LINDEN AVENUE

WHEREAS, the President and Board of Trustees of the Village of Palatine have determined that the public interest will be subserved by vacating a portion of Linden Avenue subject to the terms and conditions contained herein;

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

SECTION 1: A portion of a public street, legally described as follows:

That part of Linden Avenue lying south of the south line of Kenilworth Road and northerly of the northerly line of Northwest Highway in Merrill's Home Addition to Palatine in the East Half of Section 23, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

-88-595651

be and the same is hereby vacated in accordance with the Plat of Vacation, attached hereto as Exhibit "A" and made a part hereof; reserving, however, a public utility easement over all of the vacated Linden Avenue and a 25.5' ingress and egress easement in favor of the adjacent properties as shown on the Plat of Vacation.

SECTION 2: That upon passage of this ordinance, a copy hereof be filed with the Recorder of Deeds of Cook County, Illinois, in accordance with the statutes in such case made and provided.

SECTION 3: That all ordinances or parts of ordinances in conflict with this ordinance be and the same are hereby repealed.

88595651

DEPT-01 RECORDING
T#1111 TRAN 8252 12/28/88 10:44:00
#4016 # A *-88-595651
COOK COUNTY RECORDER
$1.60

Attachment: Linden Avenue Vacation - 1988 (430 - 436 E. Northwest Highway - SU VAR Mixed Use & Parking)

Attachment: P&ZC Materials - March 12, 2024 (2024-29 : 430-436 E. Northwest Highway - SU VAR)

88595651

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

PASSED: This 28 day of November, 1988

AYES: 5 NAYS: 0 ABSENT: 1 PASS: 0

APPROVED by me this 28 day of November, 1988

Frank R. Mureh
Village President

ATTESTED and FILED in the office of the Village Clerk this 28 day of November, 1988

Rita N. Mullen
Village Clerk

88-595651

Attachment: Linden Avenue Vacation - 1988 (430 - 436 E. Northwest Highway - SU VAR Mixed Use & Parking)

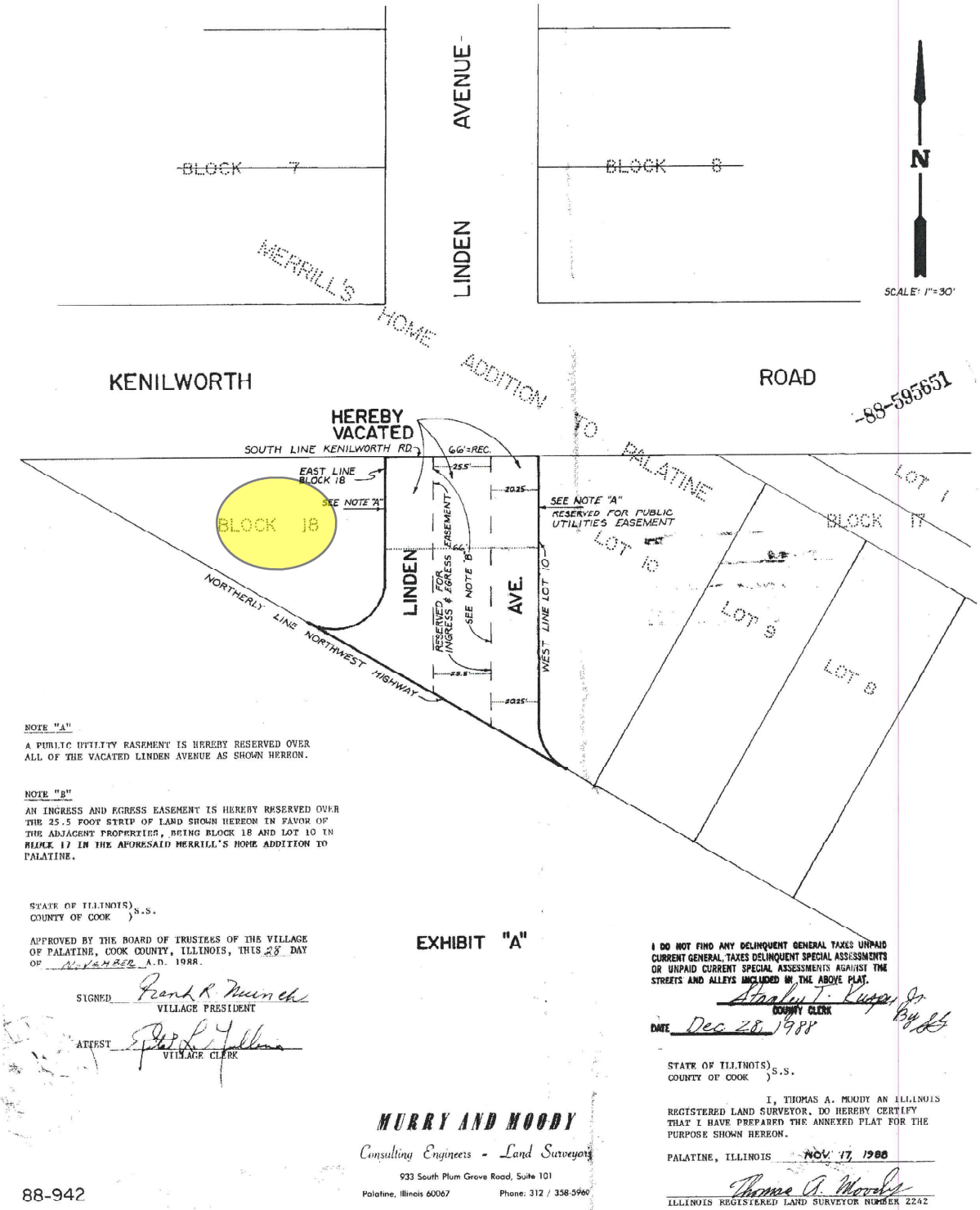
Attachment: P&ZC Materials - March 12, 2024 (2024-29 : 430-436 E. Northwest Highway - SU VAR)

PLAT OF VACATION

#0-164-88

OF -88-595651

THAT PART OF LINDEN AVENUE LYING SOUTH OF THE SOUTH LINE OF KENILWORTH ROAD AND NORTHERLY OF THE NORTHERLY LINE OF NORTHWEST HIGHWAY IN MERRILL'S HOME ADDITION TO PALATINE IN THE EAST HALF OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



NOTE "A"

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER ALL OF THE VACATED LINDEN AVENUE AS SHOWN HEREON.

NOTE "B"

AN INGRESS AND EGRESS EASEMENT IS HEREBY RESERVED OVER THE 25.5 FOOT STRIP OF LAND SHOWN HEREON IN FAVOR OF THE ADJACENT PROPERTIES, BEING BLOCK 18 AND LOT 10 IN BLOCK 17 IN THE AFORESAID MERRILL'S HOME ADDITION TO PALATINE.

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

APPROVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS 28 DAY OF NOVEMBER A.D. 1988.

SIGNED Frank R. Baumecker
VILLAGE PRESIDENT

ATTEST Sylvia K. Gallina
VILLAGE CLERK

EXHIBIT "A"

I DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID CURRENT GENERAL TAXES DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE STREETS AND ALLEYS INCLUDED IN THE ABOVE PLAT.

Stanley J. Kusper, Jr.
COUNTY CLERK

DATE Dec 28 1988 By JS

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

I, THOMAS A. MOODY AN ILLINOIS REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PREPARED THE ANNEXED PLAT FOR THE PURPOSE SHOWN HEREON.

PALATINE, ILLINOIS NOV. 17, 1988

Thomas A. Moody
ILLINOIS REGISTERED LAND SURVEYOR NUMBER 2242

MURRY AND MOODY
Consulting Engineers - Land Surveyors
933 South Plum Grove Road, Suite 101
Palatine, Illinois 60067 Phone: 312 / 358-5960

88-942

Approved by Ordinance O-164-88

Attachment: P&ZC Materials - March 12, 2024 (2024-29 : 430-436 E. Northwest Highway - SU VAR)

88595651

EXH A

COUNTY OF COOK
DEPARTMENT OF HIGHWAYS
COUNTY BUILDING
118 NORTH CLARK STREET
CHICAGO, ILLINOIS 60602

GEORGE W. DUNNE, President
Board of County Commissioners

MARCO DOMICO, Chairman
Committee on Roads and Bridges

OFFICE of the SUPERINTENDENT

December 6, 1988

Ms. Diane B. Greenlees
Deputy Village Clerk
Village of Palatine
200 East Wood Street
Palatine, Illinois 60067

Re: Plat of Vacation - Right-of-Way General No. 731
That part of Linden Avenue in Section 23-42-10
as shown on the plat of vacation signed by
Thomas A. Moody, a Registered Illinois Land Surveyor,
on November 17, 1988.

Dear Sir:

The subject plat was received by this office on December 5, 1988. It has been reviewed and found not in conflict with the County Highway System.

Therefore, this Department has no objections to the vacation of said property.

Very truly yours,

Theodore P. Georgas

Theodore P. Georgas, P.E., S.E., Acting Chief Engineer
Technical Services Bureau

For: Glenn W. Frederichs
Acting Superintendent of Highways
Cook County, Illinois

88-595651

56 00
6 Copies

Attachment: P&ZC Materials - March 12, 2024 (2024-29 : 430-436 E. Northwest Highway - SU VAR)

GISConsortium

Northwest Highway/Kenilworth Avenue

Legend

- Water Utilities
  - Hydrant
  - Water Fitting
  - Water Valve
    - Open
  - Water Service Valve
    - Open
  - Water Main Break
  - Water Lateral
    - Active
  - Water Main
    - Active
- Sanitary Utilities
  - Sanitary Manhole
  - Sanitary Main
    - Active
- Storm Utilities
  - Storm Catch Basin
  - Storm Inlet
  - Storm Manhole
  - Storm Fitting
  - Storm Main
    - Active

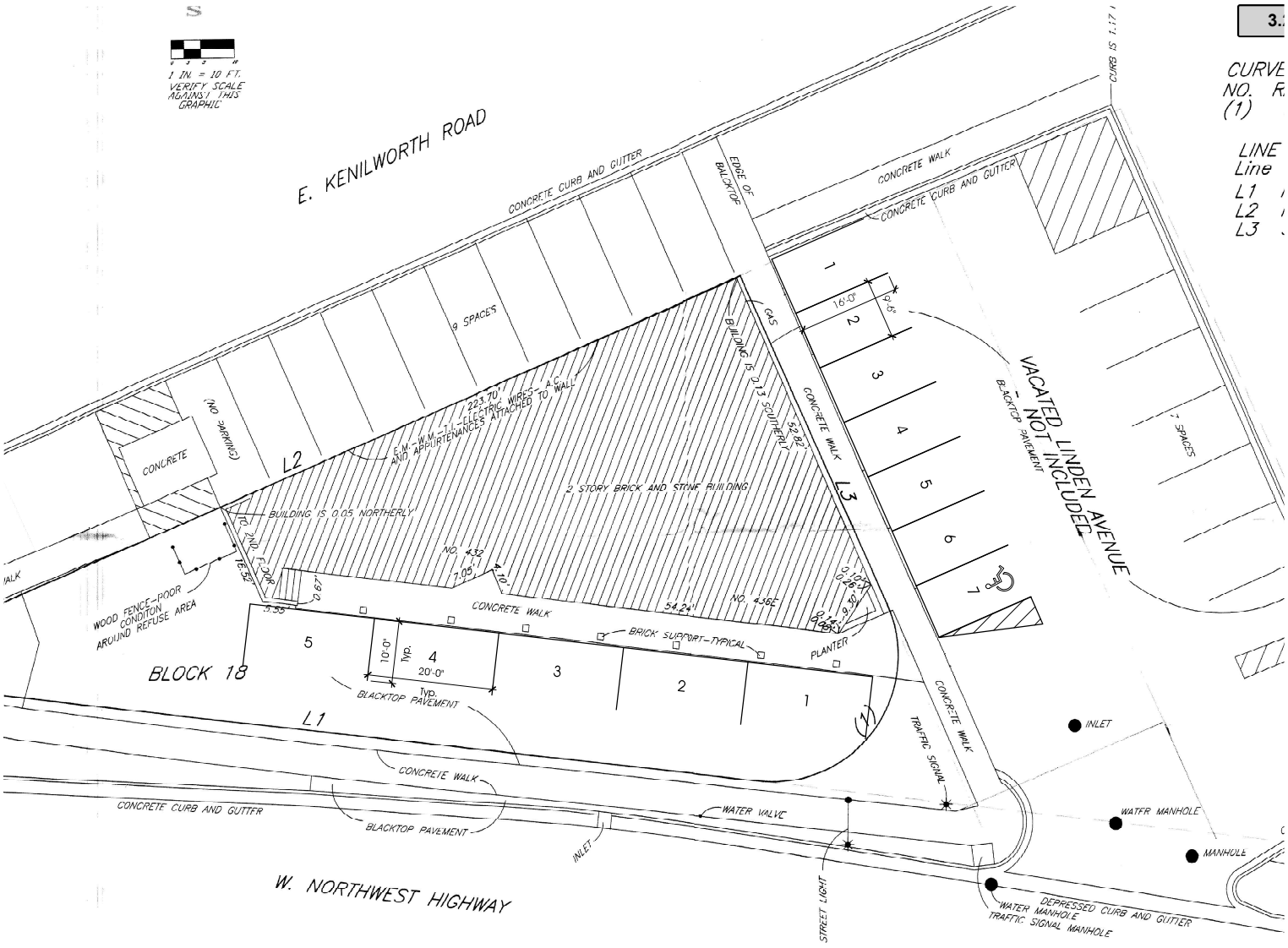
0 50 100 ft

Print Date: 11/4/2022

Notes

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

Attachment: P&ZC Materials - March 12, 2024 (2024-29 : 430-436 E. Northwest Highway - SU VAR)



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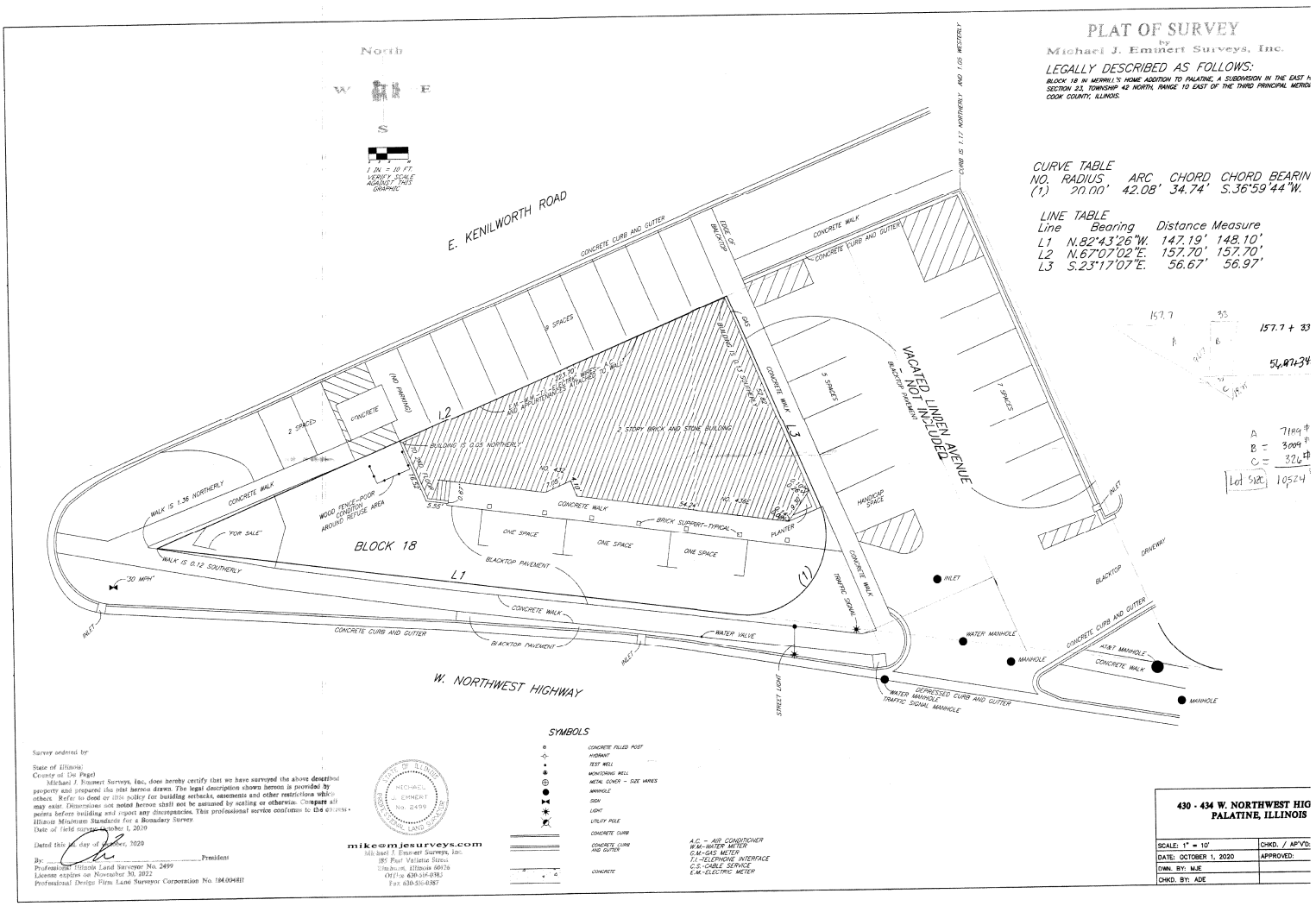

Attachment: P&ZC Materials - March 12, 2024 (2024-29 : 430-436 E. Northwest Highway - SU VAR)
Attachment: Plat of Survey (430 -436 E. Northwest Highway - SU VAR Meadow & Parking)

CERTIFICATE OF PUBLICATION

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

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

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

(Village) (Town) (City) (Township) of PALATINE 430-436 E. NORTHWEST HWY.

(●) ( ) ( ) ( )

County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 25TH day of JANUARY, A.D. 20 24., and the last publication thereof was made on the 25TH day of JANUARY, A.D. 20 24.

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

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

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

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 25TH day of JANUARY A.D., 20 24.

By Todd Wessel

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 25TH day of JANUARY A.D., 20 24.

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

Attachment: P&ZC Materials - March 12, 2024 (2024-29 : 430-436 E. Northwest Highway - SU VAR)

2. 430-436 E. Northwest Highway

Notice was published in the Journal & Topics Newspaper on January 25, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use & Variation
2. Proof of Ownership
3. Architectural Plans
4. Public Notice

Mr. Vyverberg gave a brief outline of the request stating the subject property is an existing commercial building on E. Northwest Highway. It was initially constructed as a single-story masonry commercial building in the late 1959 for "…three stores." A second story addition was approved in 1963 for listed office uses. The Petitioner purchased the property in 2021, with the intention of maintaining the ground floor commercial use and seeking zoning approval for residential uses on the second floor. Therefore, the Petitioner is requesting:

1. **Special Use for to allow 3 dwelling units (2nd floor); and**

2. **Variation to allow 10 parking spaces, instead of the minimum required 16 spaces.**

Sworn in petitioner: Mr. Matthew Holmes attorney 9501 W. Devon Avenue Rosemont attorney for the property owners Mr. & Mrs Loizzo

Mr. Holmes stated they are confident the project will benefit the Village and the property owner. He explained they are requesting a special use to return the second floor of the structure to the residential use they historically were. He pointed out staff noted the original unit had 4 residential units on the second floor and at some point, was converted to office space. He stated in the last few years the office space has been vacant because the market has changed. Mr. Holmes stated they have consulted with brokers who determined there is little to no interest in office space and the highest return would be to the return of residential use.

Mr. Holmes spoke to the surrounding area which includes residential service based commercial uses, industrial and the railroad tracks. He stated the surrounding properties would not be negatively affected, but rather the aesthetic improvements would improve the neighborhood.

Mr. Holmes spoke to the parking on Kenilworth Avenue being ROW, which is maintained by the Village of Palatine. He spoke to the suggested condition of a license agreement to maintain that parking area, if the Village Council would allow for the use these spaces.

Mr. Holmes spoke to the marketability of the site and how changing to residential will allow the owner to attract better commercial tenants and reduce signage on the site. He stated vacant office space is a drain to tax

Attachment: DRAFT - Planning and Zoning Commission Minutes 430-436 E Northwest Highway (2024-29 : 430-436 E. Northwest Highway - SU

assessment compared to full occupied residential real estate. He stated the site is .9 miles to the Metra station. He addressed the standards stating they are reducing the number of units to attract more financial stable residents. He stated the updates site will include fire sprinkler systems and ingress and egress for second floor units. He stated the application did not address variation of parking as they suggested the ROW be vacated so the owner can repave or they could enter in a long-term license agreement with the Village. He pointed out the building does not have enough parking for its current use so returning it to its current use would require 19 spaces and would be permitted as a legal non-conforming. Mr. Holmes pointed out the request reduces the parking requirement down to 16. He spoke to the lighting updates they are proposing.
Mr. Holmes spoke to the standards of variation stating there is no market for office space. He stated if they tore the building down and tried to rebuild from scratch it would be difficult because of its shape and setbacks. He spoke to other mixed-use units down Northeast Highway with residential on the second floor. Mr. Holmes stated using this type of transitional use allows to preserve residential area and allow business to operate along northwest highway corridor. He stated the parking variance required is created due to the unique shape and size of the lot. He stated the updates will allow to increase fire suppression, mitigate conformance in regards to parking and give new customers to the walkable stretch of northwest highway businesses. Mr. Holmes stated his client is the president of Shardon Builders in Mount Prospect and his office has residential on top and has never had a complaint from residential or commercial of the Village. He stated his client wants to own the property and stay a good neighbor and hopefully change the gateway to Palatine for the better.

Commissioner Kolososki asked if there was a fire in the building.
Mr. Holmes answered yes.
Commissioner Kolososki asked the status of the building.
Mr. Holmes explained it is being restored. He stated the permit for basic restoration of first floor was approved 2 weeks ago. He further explained it will require a complete gut rehab on both levels.

Sworn in Mr. Anthony Loizzo 430-436 E. Northwest Highway property owner
Mr. Loizzo stated the building is completely gutted and will get brand new everything including framing, electric, plumbing and heating. He stated no one ever parks along Kenilworth because everyone has garages. He stated they are proposing to completely take care of the parking area from repaving, taking care of snow and maintaining property. Mr. Loizzo pointed out the units are small so will not be attracting businesses that require 30 spaces. He stated usually the residential units use the spaces after the businesses close.

Chairman Wood asked if the units on the first floor will be divided.
Mr. Loizzo explained he will try to put back to original status including a salon

Attachment: DRAFT - Planning and Zoning Commission Minutes 430-436 E Northwest Highway (2024-29 : 430-436 E. Northwest Highway - SU

and 2 smaller spaces. He stated he put commercial rental signs up and all calls were for apartments.

Chairman Wood clarified there will be 3 units on the first floor.
Mr. Loizzo answered yes.

Chairman Wood asked what type of businesses are they targeting.
Mr. Loizzo stated he is unsure pointing put the spaces are small and finding a tenant is not easy so is open to anything. He stated they just started rehabbing.

Chairman Wood asked if the exterior is changing.
Mr. Loizzo explained the railings will change and windows will be changed to doors for egress. He spoke to the stairwell being removed and reversed to go up to the balcony giving the second egress.

Mr. Holmes referred to the site plan slide to show the changes of the railings and stairwell.
Mr. Loizzo looking to update watermain and fire suppression to make safer like his Mount Prospect building.

Commissioner Kolososki asked about the flooring system.
Mr. Loizzo stated they are steel trusses and 4-inch concrete. He stated the roof is on 4 inches trusses and is a flat roof with ac units on top of roof which will be replaced.

Commissioner Friedman asked if there are any parking restrictions to the north.
Mr. Holmes stated it is public parking in the ROW.

Commissioner Schubert asked about restrictions such as overnight parking.
Mr. Holmes answered no, not that they know of. He clarified the request mitigates the parking by 4 spaces.

Mr. Vyverberg gave an overview of the request stating the subject property is located on the corner of Northwest Hwy and Kenilworth and is zoned B-2. He stated the majority of the properties are zoned B-2 but some of the newer developments have been rezoned and approved in the capacity of a planned development. He stated the building was built late 1959 with offices uses being listed for the second floor in 1963. Mr. Vyverberg referred to the site plan slide and spoke to the parking granted from the Linden Avenue vacation and the Kenilworth Avenue parking spots being in the ROW . Those spaces would be escribed as passive parking in response to some of the parking that was removed when Northwest Highway was realigned. He referred to the slides to show floor plans and elevations. He stated the second-floor units were utilized as residential at some point, but there were no Village records identified for it. no records can be for that use. Mr. Vyverberg stated from a staff perspective the fact that it's been vacant and

Attachment: DRAFT - Planning and Zoning Commission Minutes 430-436 E Northwest Highway (2024-29 : 430-436 E. Northwest Highway - SU

not utilized impacted role on the Staff review and recommendation. He stated the future land use map for the current comprehensive plan identifies this property as appropriate for business uses similar to the other properties fronting Northwest Highway. He spoke to the pockets along Northwest Highway with residential uses, but those instances did not require a concurrent parking variation. Mr. Vyverberg stated there was a residential use as a component of the building. at one time, but has not existed for many years.

Commissioner Cavanaugh referred to the slide and asked about the spots next to the yellow.
Mr. Vyverberg explained those spaces belong to the animal hospital. He stated the Petitioner contacted the Village about vacating the parking spots and staff indicated it would not be supported by Staff.

Discussion on Linden Avenue vacation.

Chairman Wood asked if there are restrictions to the red parking area.
Mr. Vyverberg stated overnight parking is not permitted on the streets of Palatine.

Chairman Wood asked where residential parking would have to go.
Mr. Vyverberg any use of the right-of-way parking will be a will have to be decided at Village Council.

Mr. Holmes clarified if the Village allows vacating the ROW it will give enough spots and no variation would be needed.

Commissioner Schubert asked if there are 4 spaces for all the offices.
Mr. Holmes answered yes with overflow parking in the back. He repeated if all units were commercial more spaces would be required.

STAFF RECOMMENDATION:

The existing building is non-conforming for setbacks and parking (for both the requested variation and the commercial requirements for both floors). From a land use perspective, this is not an area of the Village identified as appropriate for a mixed-use development. The Union Pacific's proximity does not provide rail convenient rail access to this area of the Village. Although there are existing commercial pockets, with residential uses on the upper floors or rear portion of the building, those examples are mostly existing conditions, with fewer unit counts and without parking variations.

With 7 bedrooms proposed, it is likely that there may be multiple vehicles/unit and guest parking contemplated. Those uses would not seem to function with the parking resources available. While the Village Council did take steps to address the commercial parking during the Northwest Highway reconfiguration, those activities did not take into account parking use for multi-family uses, with the

Attachment: DRAFT - Planning and Zoning Commission Minutes 430-436 E Northwest Highway (2024-29 : 430-436 E. Northwest Highway - SU

proposed apartments directly south of the Linden Avenue residences.

Staff does not believe that the Petitioner has addressed the standards and does not identify any unique circumstances with the Petition, other than the request to allow residential uses. Therefore, Staff recommends denial of the requested Special Use and Variation.

If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. Sprinkler protection will be required for the entire building, along with an NFPA 72 fire alarm, with direct connection to Northwest Central Dispatch.

2. The final architectural plans shall be modified to comply with the means of egress compliance with the International Existing Building Code, including the emergency escape and rescue opening requirements.

3. The building permit application and plans shall be submitted in a manner acceptable to the Community Development Director and subject to the Plan Review comments, dated 12-6-23, previously provided to the Petitioner.

4. Any required upsize to the existing utilities will require an IDOT permit, in addition to a Village permit. A license agreement for the maintenance of the ROW parking will be required, as part of the building permit review.

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

Commissioner Cavanaugh made a motion to approve subject staff's conditions; seconded by Commissioner Kolososki.

DELIBERATIONS:

Commissioner Kolososki stated the Village is lucky Mr. Loizzo owns it because he knows how to rebuild it. He stated it is an impossible site and cannot build a new building on it. He stated there are too many setback issues. Commissioner Kolososki stated he is building it right and there are buildings down the street with apartments on top. He stated if done right it will be a nice asset to the Village.

Chairman Wood stated it is a 6,000 square foot building on an oddly built property with setback problems comparable to the old Hot Dog Richie site, so the options are limited. She stated she understands Staff's comments about a mixed use, but also understands the desire to improve that corridor and not sure what else can go into that building. She spoke to the need and demand for residential rental and though, not ideal, it makes sense. She stated maybe they can work with the Village on the parking issue.

Commissioner Fedota stated the owner is in a tough position. He stated it is an impossible building. He spoke to other buildings in the Village that are

Attachment: DRAFT - Planning and Zoning Commission Minutes 430-436 E Northwest Highway (2024-29 : 430-436 E. Northwest Highway - SU

squished in with no frontage. He asked about the last condition.

Mr. Vyverberg explained it states that any required upsize to the existing utilities will require an IDOT permit, in addition to a Village permit. A license agreement for the maintenance of the ROW parking will be required.

Commissioner Fedota stated there is a demand for rental residencies. He stated it is a great use for space and condition relative to parking is addressed in the last condition.

Commissioner Friedman stated the last condition does not address 24-hour residential parking use, but rather just for maintenance. He stated he would feel better if parking was not part of the discussion.

Commissioner Roth-Wurster pointed out most apartments are single people with extra rooms used as office. She stated it is hard to fill commercial property especially since lots of people are working remote. Commissioner Roth-Wurster stated it is a unique lot but there are other properties with common units and little parking along Northwest Highway. She stated she would like to see it improved and full occupancy. She stated she thinks the petitioner has addressed the parking concerns and wants to clean up the area. She spoke to the standards stating she would like to see more documentation on financials demonstrating it cannot yield a reasonable return, but would support the Petition.

Chairman Wood stated she feels the standards have been met, because she is unsure how else the property can be used. She stated it is a unique circumstance, won't alter the essential character of the locality and cannot yield reasonable return. She stated if approved, Council will have to determine the use of the right-of-way parking.

Commissioner Roth-Wurster stated the businesses will not need overnight parking, so the residential uses will have use of the spaces.

Ms. Wood summarized that this request has met the standards and was approved by a vote of 6-2. This item will tentatively go to Village Council on Monday, April 1, 2024.

RESULT:	**RECOMMEND TO APPROVE [6 TO 2]**
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Robert Kolososki, Commissioner
AYES:	Roth-Wurster, Wood, Bettenhausen, Kolososki, Fedota, Schubert
NAYS:	Friedman, Cavanaugh
ABSENT:	Noonan

Attachment: DRAFT - Planning and Zoning Commission Minutes 430-436 E Northwest Highway (2024-29 : 430-436 E. Northwest Highway - SU

CERTIFICATE OF PUBLICATION

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

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

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

(Village) (Town) (City) (Township) of PALATINE 430-436 E. NORTHWEST HWY.

(●) ( ) ( ) ( )

County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 25TH day of JANUARY, A.D. 20 24., and the last publication thereof was made on the 25TH day of JANUARY, A.D. 20 24.

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

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 25TH day of JANUARY A.D., 20 24.

By Todd Wessel

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 25TH day of JANUARY A.D., 20 24.

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

Attachment: Public Notice (2024-29 : 430-436 E. Northwest Highway - SU VAR)

Consider a Motion to Approve a Joint Funding Agreement for Federal Participation for the Resurfacing of Illinois Avenue from Quentin Road to Plum Grove Road

BACKGROUND:
Illinois Avenue, from Quentin Road to Plum Grove Road, is the maintenance responsibility of the Village. It is currently designated as eligible for Federal Aid. The Northwest Municipal Conference (NWMC), as the clearing house for regional Federal Roadway Aid, recently awarded the Village Federal participation for the improvement of this roadway and pedestrian facilities. Through a discrepancy between the Illinois Department of Transportation (IDOT) and the NWMC databases, the joint funding agreement approved at the November 20, 2023 Village Council meeting did not state the correct grant amount. IDOT is requiring the Village to approve amended agreements for the original $830,000 and final $1,155,000 amounts prior to committing to funding the project.

KEY ISSUES:
- The Village was successful in acquiring grant funding totaling $830,000 to fund approximately 50% of the total construction costs.
- The estimated total construction cost is $1,750,000. $140,000 in participation is planned from the Palatine Park District for the off-road shared use path and the remaining $780,000 from the Village.
- In order to meet construction in spring of 2024, it is necessary to have final agreements submitted to IDOT in April.

ALTERNATIVES:
1. Approve the Joint Funding Agreement for Construction Work with IDOT.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the Joint Funding Agreement for Construction Work with IDOT be approved.

BUDGET IMPACT:
Capital improvement dollars are planned in the 2024 proposed budget for the required match to obtain federal participation and in order to cover the balance of the construction cost.

ACTION REQUIRED:
Motion to approve the Joint Funding Agreement for Construction Work with IDOT for the resurfacing of Illinois Avenue from Quentin Road to Plum Grove Road.

ATTACHMENTS:

- Joint Funding Agreement BLR 05310C 830,000

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

Illinois Department of Transportation

Joint Funding Agreement for Construction Worl

LOCAL PUBLIC AGENCY

Local Public Agency	County	Section Number
Village of Palatine	Cook	22-00112-00-RS

Fund Type	ITEP, SRTS, HSIP Number(s)	MPO Name	MPO TIP Number
STU	N/A	CMAP	03-23-0040

Construction

State Job Number	Project Number
C-91-098-24	FNQ7(511)

☒ State-Let Construction ☐ Locally Let Construction ☐ Construction Engineering ☐ Utilities ☐ Railroad Work

This Agreement is made and entered into between the above local public agency, hereinafter referred to as the "**LPA**" and the State of Illinois, acting by and through its Department of Transportation, hereinafter referred to as "**STATE**". The **STATE** and **LPA** jointly propose to improve the designated location as described below. The improvement shall be consulted in accordance with plans prepared by, or on behalf of the **LPA** and approved by the **STATE** using the **STATE's** policies and procedures approved and/or required by the Federal Highway Administration, hereinafter referred to as "**FHWA**".

LOCATION

Local Street/Road Name	Key Route	Length	Stationing From	Stationing To
Illinois Avenue	MUN 4480	0.98 mile	00.77	01.75

Location Termini: S Quentin Road to Plum Grove Road

Current Jurisdiction	Existing Structure Number(s)	
Village of Palatine	N/A	Add Location / Remove

PROJECT DESCRIPTION

The work consists of the hot mix asphalt surface removal and replacement along Illinois Avenue from Quentin Road to Plum Grove Road, improvement and upgrade of sidewalk corners to current ADA requirements, and spot concrete curb and gutter removal and construction. Also, a new multi-use path, along the south side of Illinois Avenue from Quentin Road to Brockway Street, will replace existing sidewalk and existing path from Quentin Road SE Corner to Elm Street SW Corner and replace existing sidewalk from Elm Street SE Corner to Brockway Street SW Corner. In addition, landscaping items, pavement patching, frame and lid adjustments, pavement markings, as well as all incidental and collateral work necessary to complete the improvements.

LOCAL PUBLIC AGENCY APPROPRIATION - REQUIRED FOR STATE LET CONTRACTS

By execution of this Agreement the **LPA** attests that sufficient moneys have been appropriated or reserved by resolution or ordinance to fund the **LPA** share of project costs. A copy of the authorizing resolution or ordinance is attached as an addendum.

METHOD OF FINANCING - (State-Let Contract Work Only)

Check One

☐ METHOD A - Lump Sum (80% of LPA Obligation _____)

Lump Sum Payment - Upon award of the contract for this improvement, the **LPA** will pay the **STATE** within thirty (30) calendar days of billing, in lump sum, an amount equal to 80% of the LPA's estimated obligation incurred under this agreement. The **LPA** will pay to the **STATE** the remainder of the **LPA's** obligation (including any nonparticipating costs) in a lump sum within thirty (30) calendar days of billing in a lump sum, upon completion of the project based on final costs.

☐ METHOD B - _____ Monthly Payments of _____ due by the _____ of each successive month.

Monthly Payments - Upon award of the contract for this improvement, the **LPA** will pay to the **STATE** a specified amount each month for an estimated period of months, or until 80% of the **LPA's** estimated obligation under the provisions of the agreement has been paid. The **LPA** will pay to the **STATE** the remainder of the **LPA's** obligation (including any nonparticipating costs) in a lump sum, upon completion of the project based upon final costs.

☒ METHOD C - **LPA's** Share BALANCE divided by estimated total cost multiplied by actual progress payment.

Attachment: Joint Funding Agreement BLR 05310C 830,000 (Illinois Avenue Resurfacing Joint Funding Agreement $830,000)

Progress Payments - Upon receipt of the contractor's first and subsequent progressive bills for this improvement, the **LPA** will pay to the **STATE** within thirty (30) calendar days of receipt, an amount equal to the **LPA's** share of the construction cost divided by the estimated total cost multiplied by the actual payment (appropriately adjust for nonparticipating costs) made to the contractor until the entire obligation incurred under this agreement has been paid.

Failure to remit the payment(s) in a timely manner as required under Methods A, B, or C shall allow the **STATE** to internally offset, reduce, or deduct the arrearage from any payment or reimbursement due or about to become due and payable from the **STATE** to the **LPA** on this or any other contract. The **STATE** at its sole option, upon notice to the **LPA**, may place the debit into the Illinois Comptroller's Offset System (15 ILCS 405/10.05) or take such other and further action as may be required to recover the debt.

THE LPA AGREES:

1. To acquire in its name, or in the name of the **STATE** if on the **STATE** highway system, all right-of-way necessary for this project in accordance with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, and established State policies and procedures. Prior to advertising for bids, the **LPA** shall certify to the **STATE** that all requirements of Titles II and III of said Uniform Act have been satisfied. The disposition of encroachments, if any, will be cooperatively determined by representatives of the **LPA**, the **STATE**, and the **FHWA** if required.
2. To provide for all utility adjustments and to regulate the use of the right-of-way of this improvement by utilities, public and private, in accordance with the current Utility Accommodation Policy for Local Public Agency Highway and Street Systems.
3. To provide for surveys and the preparation of plans for the proposed improvement and engineering supervision during construction of the proposed improvement.
4. To retain jurisdiction of the completed improvement unless specified otherwise by addendum (addendum should be accompanied by a location map). If the improvement location is currently under road district jurisdiction, a jurisdictional addendum is required.
5. To maintain or cause to be maintained the completed improvement (or that portion within its jurisdiction as established by addendum referred to in item 4 above) in a manner satisfactory to the **STATE** and the **FHWA**.
6. To comply with all applicable Executive Orders and Federal Highway Acts pursuant to the Equal Employment Opportunity and Nondiscrimination Regulations required by the U.S. Department of Transportation.
7. To maintain for a minimum of 3 years after final project close out by the **STATE**, adequate books, records and supporting documents to verify the amounts, recipients and uses of all disbursements of funds passing in conjunction with the contract. The contract and all books, records, and supporting documents related to the contract shall be available for review and audit by the Auditor General and the **STATE**. The **LPA** agrees to cooperate fully with any audit conducted by the Auditor General, the **STATE** and to provide full access to all relevant materials. Failure to maintain the books, records, and supporting documents required by this section shall establish presumption in favor of the **STATE** for recovery of any funds paid by the **STATE** under the contract for which adequate books, records and supporting documentation are not available to support their purported disbursement.
8. To provide if required, for the improvement of any railroad-highway grade crossing and rail crossing protection within the limits of the proposed improvement.
9. To comply with Federal requirements or possibly lose (partial or total) Federal participation as determined by the **FHWA**.
10. To provide or cause to be provided all of the initial funding, equipment, labor, material, and services necessary to complete locally administered portions of the project.
11. (Railroad Related Work) The **LPA** is responsible for the payment of the railroad related expenses in accordance with the LPA/railroad agreement prior to requesting reimbursement from the **STATE**. Requests for reimbursement should be sent to the appropriate IDOT District Bureau of Local Roads and Streets Office. Engineer's Payment Estimates shall be in accordance with the Division of Cost.
12. Certifies to the best of its knowledge and belief that it's officials:
    a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal department or agency;
    b. have not within a three-year period preceding this agreement been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State anti-trust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements receiving stolen property;
    c. are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, Local) with commission of any of the offenses enumerated in item (b) of this certification; and
    d. have not within a three-year period preceding the agreement had one or more public transactions (Federal, State, Local) terminated for cause or default.
13. To include the certifications, listed in item 12 above, and all other certifications required by State statutes, in every contract, including procurement of materials and leases of equipment.
14. That execution of this agreement constitutes the **LPA**'s concurrence in the award of the construction contract to the responsible low bidder as determined by the **STATE**.
15. That for agreements exceeding $100,000 in federal funds, execution of this agreement constitutes the LPA's certification that:

Attachment: Joint Funding Agreement BLR 05310C 830,000 (Illinois Avenue Resurfacing Joint Funding Agreement $830,000)

a. No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a member of congress, an officer or employee of congress, or any employee of a member of congress in connection with the awarding of any federal contract, the making of any cooperative agreement, and the extension, continuation, renewal, amendment or modification of any Federal contract, grant, loan or cooperative agreement.
b. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a member of congress, an officer or employee of congress or an employee of a member of congress in connection with this federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit standard form - LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions.
c. The LPA shall require that the language of this certification be included in the award documents for all subawards (including subcontracts, subgrants and contracts under grants, loans, and cooperative agreements), and that all subrecipients shall certify and disclose accordingly

16. To regulate parking and traffic in accordance with the approved project report.
17. To regulate encroachments on public rights-of-way in accordance with current Illinois Compiled Statutes.
18. To regulate the discharge of sanitary sewage into any storm water drainage system constructed with this improvement in accordance with the current Illinois Compiled Statutes.

THE STATE AGREES:

1. To provide such guidance, assistance, and supervision to monitor and perform audits to the extent necessary to assure validity of the **LPA**'s certification of compliance with Title II and III Requirements.
2. To receive bids for construction of the proposed improvement when the plans have been approved by the **STATE** (and **FHWA**, if required) and to award a contract for construction of the proposed improvement after receipt of a satisfactory bid.
3. To provide all initial funding and payments to the contractor for construction work let by the **STATE**. The **LPA** will be invoiced for their share of contract costs per the method of payment selected under Method of Financing based on the Division of Costs shown on Addendum 2.
4. For agreements with federal and/or state funds in construction engineering, utility work and/or railroad work:
   a. To reimburse the **LPA** for federal and/or state share on the basis of periodic billings, provided said billings contain sufficient cost information and show evidence of payments by the **LPA**;
   b. To provide independent assurance sampling and furnish off-site material inspection and testing at sources normally visited by **STATE** inspectors for steel, cement, aggregate, structural steel, and other materials customarily tested by the **STATE**.

IT IS MUTUALLY AGREED:

1. Construction of the project will utilize domestic steel as required by Section 106.01 of the current edition of the Standard Specifications for Road and Bridge Construction and federal Buy America provisions
2. That this Agreement and the covenants contained herein shall become null and void in the event that the **FHWA** does not approve the proposed improvement for Federal-aid participation within one (1) year of the date of execution of this agreement.
3. This agreement shall be binding upon the parties, their successors, and assigns.
4. For contracts awarded by the **LPA**, the **LPA** shall not discriminate on the basis of race, color, national origin or sex in the award and performance of any USDOT - assisted contract or in the administration of its DBE program or the requirements of 49 CFR part 26. The **LPA** shall take all necessary and reasonable steps under 49 CFR part 26 to ensure nondiscrimination in the award and administration of USDOT - assisted contracts. The **LPA**'s DBE program, as required by 49 CFR part 26 and as approved by USDOT, is incorporated by reference in this agreement. Upon notification to the recipient of its failure to carry out its approved program, the **STATE** may impose sanctions as provided for under part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S. C 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C 3801 et seq.). In the absence of a USDOT - approved **LPA** DBE Program or on **state** awarded contracts, this agreement shall be administered under the provisions of the **STATE**'S USDOT approved Disadvantaged Business Enterprise Program.
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Attachment: Joint Funding Agreement BLR 05310C 830,000 (Illinois Avenue Resurfacing Joint Funding Agreement $830,000)

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☒	1.	Location Map
☒	2.	Division of Cost
☒	3.	Resolution*
☐	4.	

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The **LPA** further agrees as a condition of payment, that it accepts and will comply with the applicable provisions set forth in this agreement and all Addenda indicated above.

APPROVED

Local Public Agency

Name of Official (Print or Type Name)

Jim Schwantz

Title of Official

Mayor

Signature | Date

The above signature certifies the agency's TIN number is

366006038 conducting business as a Governmental Entity.

DUNS Number 072363799

UEI P2GCGR5DPL66

APPROVED

State of Illinois
Department of Transportation

Omer Osman, P.E., Secretary of Transportation | Date

By:

George A. Tapas, P.E., S.E., Engineer of Local Roads & Streets | Date

Stephen M. Travia, P.E., Director of Highways PI/Chief Engineer | Date

Yangsu Kim, Chief Counsel | Date

Vicki Wilson, Chief Fiscal Officer | Date

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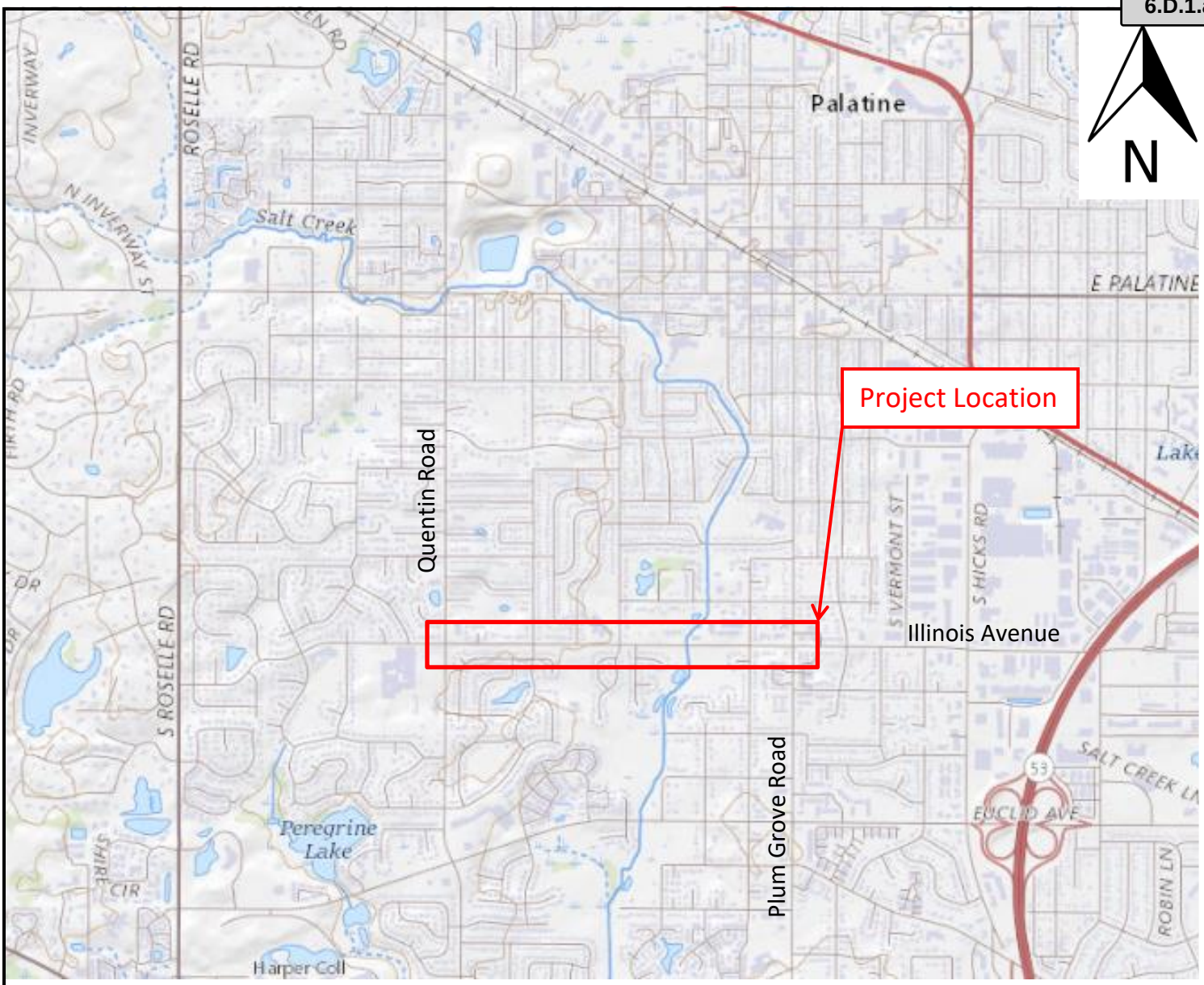

Village of Palatine

Illinois Avenue
Village of Palatine
Location Map (USGS)

Illinois Avenue Resurfacing and Multi-Use Path

VILLAGE OF PALATINE Est. 1866

CONSULTING ENGINEERS BLA, Inc.

Attachment: Joint Funding Agreement BLR 05310C 830,000 (Illinois Avenue Resurfacing Joint Funding Agreement $830,000)

ADDENDA NUMBER 2

Local Public Agency	County	Section Number	State Job Number	Project Number
Village of Palatine	Cook	22-00112-00-RS	C-91-098-24	FNQ7(511)

DIVISION OF COST

	Federal Funds			State Funds			Local Public Agency			
Type of Work	Fund Type	Amount	%	Fund Type	Amount	%	Fund Type	Amount	%	Totals
Participating Construction	STU	$830,000.00					LOCAL	$920,000.00	BAL	$1,750,000.00
Total		$830,000.00		Total			Total	$920,000.00		$1,750,000.00

If funding is not a percentage of the total place an asterisk (*) in the space provided for the percentage and explain below:

*Maximum FHWA (STU) participation 80% NTE $830,000

NOTE: The costs shown in the Division of Cost table are approximate and subject to change. The final **LPA** share is dependent on the final Federal and State participation. The actual costs will be used in the final division of cost for billing and reimbursement.

Consider a Motion to Approve a Joint Funding Agreement for Federal Participation for the Resurfacing of Illinois Avenue from Quentin Road to Plum Grove Road

BACKGROUND:
Illinois Avenue, from Quentin Road to Plum Grove Road, is the maintenance responsibility of the Village. It is currently designated as eligible for Federal Aid. The Northwest Municipal Conference (NWMC), as the clearing house for regional Federal Roadway Aid, recently awarded the Village Federal participation for the improvement of this roadway and pedestrian facilities. Through a discrepancy between the Illinois Department of Transportation (IDOT) and the NWMC databases, the joint funding agreement approved at the November 20, 2023 Village Council meeting did not state the correct grant amount. IDOT is requiring the Village to approve amended agreements for the original $830,000 and final $1,155,000 amounts prior to committing to funding the project.

KEY ISSUES:
- The Village was successful in acquiring grant funding totaling $1,155,000 to fund approximately 75% of the total construction costs.
- The estimated total construction cost is $1,540,000. $140,000 in participation is planned from the Palatine Park District for the off-road shared use path and the remaining $245,000 from the Village.
- In order to meet construction in spring of 2024, it is necessary to have final agreements submitted to IDOT in April.

ALTERNATIVES:
1. Approve the Joint Funding Agreement for Construction Work with IDOT.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the Joint Funding Agreement for Construction Work with IDOT be approved.

BUDGET IMPACT:
Capital improvement dollars are planned in the 2024 proposed budget for the required match to obtain federal participation and in order to cover the balance of the construction cost.

ACTION REQUIRED:
Motion to approve the Joint Funding Agreement for Construction Work with IDOT for the resurfacing of Illinois Avenue from Quentin Road to Plum Grove Road.

ATTACHMENTS:

- Joint Funding Agreement BLR 05310C 1,155,000

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

Illinois Department of Transportation

Joint Funding Agreement for Construction Worl

LOCAL PUBLIC AGENCY

Local Public Agency	County	Section Number
Village of Palatine	Cook	22-00112-00-RS

Fund Type	ITEP, SRTS, HSIP Number(s)	MPO Name	MPO TIP Number
STU	N/A	CMAP	03-23-0040

Construction

State Job Number	Project Number
C-91-098-24	FNQ7(511)

☒ State-Let Construction ☐ Locally Let Construction ☐ Construction Engineering ☐ Utilities ☐ Railroad Work

This Agreement is made and entered into between the above local public agency, hereinafter referred to as the "**LPA**" and the State of Illinois, acting by and through its Department of Transportation, hereinafter referred to as "**STATE**". The **STATE** and **LPA** jointly propose to improve the designated location as described below. The improvement shall be consulted in accordance with plans prepared by, or on behalf of the **LPA** and approved by the **STATE** using the **STATE's** policies and procedures approved and/or required by the Federal Highway Administration, hereinafter referred to as "**FHWA**".

LOCATION

Local Street/Road Name	Key Route	Length	Stationing From	Stationing To
Illinois Avenue	MUN 4480	0.98 mile	00.77	01.75

Location Termini: S Quentin Road to Plum Grove Road

Current Jurisdiction	Existing Structure Number(s)	
Village of Palatine	N/A	Add Location / Remove

PROJECT DESCRIPTION

The work consists of the hot mix asphalt surface removal and replacement along Illinois Avenue from Quentin Road to Plum Grove Road, improvement and upgrade of sidewalk corners to current ADA requirements, and spot concrete curb and gutter removal and construction. Also, a new multi-use path, along the south side of Illinois Avenue from Quentin Road to Brockway Street, will replace existing sidewalk and existing path from Quentin Road SE Corner to Elm Street SW Corner and replace existing sidewalk from Elm Street SE Corner to Brockway Street SW Corner. In addition, landscaping items, pavement patching, frame and lid adjustments, pavement markings, as well as all incidental and collateral work necessary to complete the improvements.

LOCAL PUBLIC AGENCY APPROPRIATION - REQUIRED FOR STATE LET CONTRACTS

By execution of this Agreement the **LPA** attests that sufficient moneys have been appropriated or reserved by resolution or ordinance to fund the **LPA** share of project costs. A copy of the authorizing resolution or ordinance is attached as an addendum.

METHOD OF FINANCING - (State-Let Contract Work Only)

Check One

☐ METHOD A - Lump Sum (80% of LPA Obligation _____)

Lump Sum Payment - Upon award of the contract for this improvement, the **LPA** will pay the **STATE** within thirty (30) calendar days of billing, in lump sum, an amount equal to 80% of the LPA's estimated obligation incurred under this agreement. The **LPA** will pay to the **STATE** the remainder of the **LPA's** obligation (including any nonparticipating costs) in a lump sum within thirty (30) calendar days of billing in a lump sum, upon completion of the project based on final costs.

☐ METHOD B - _____ Monthly Payments of _____ due by the _____ of each successive month.

Monthly Payments - Upon award of the contract for this improvement, the **LPA** will pay to the **STATE** a specified amount each month for an estimated period of months, or until 80% of the **LPA's** estimated obligation under the provisions of the agreement has been paid. The **LPA** will pay to the **STATE** the remainder of the **LPA's** obligation (including any nonparticipating costs) in a lump sum, upon completion of the project based upon final costs.

☒ METHOD C - **LPA's** Share BALANCE divided by estimated total cost multiplied by actual progress payment.

Attachment: Joint Funding Agreement BLR 05310C 1,155,000 (Illinois Avenue Resurfacing Joint Funding Agreement $1,155,000)

Progress Payments - Upon receipt of the contractor's first and subsequent progressive bills for this improvement, the **LPA** will pay to the **STATE** within thirty (30) calendar days of receipt, an amount equal to the **LPA's** share of the construction cost divided by the estimated total cost multiplied by the actual payment (appropriately adjust for nonparticipating costs) made to the contractor until the entire obligation incurred under this agreement has been paid.

Failure to remit the payment(s) in a timely manner as required under Methods A, B, or C shall allow the **STATE** to internally offset, reduce, or deduct the arrearage from any payment or reimbursement due or about to become due and payable from the **STATE** to the **LPA** on this or any other contract. The **STATE** at its sole option, upon notice to the **LPA**, may place the debit into the Illinois Comptroller's Offset System (15 ILCS 405/10.05) or take such other and further action as may be required to recover the debt.

THE LPA AGREES:

1. To acquire in its name, or in the name of the **STATE** if on the **STATE** highway system, all right-of-way necessary for this project in accordance with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, and established State policies and procedures. Prior to advertising for bids, the **LPA** shall certify to the **STATE** that all requirements of Titles II and III of said Uniform Act have been satisfied. The disposition of encroachments, if any, will be cooperatively determined by representatives of the **LPA**, the **STATE**, and the **FHWA** if required.
2. To provide for all utility adjustments and to regulate the use of the right-of-way of this improvement by utilities, public and private, in accordance with the current Utility Accommodation Policy for Local Public Agency Highway and Street Systems.
3. To provide for surveys and the preparation of plans for the proposed improvement and engineering supervision during construction of the proposed improvement.
4. To retain jurisdiction of the completed improvement unless specified otherwise by addendum (addendum should be accompanied by a location map). If the improvement location is currently under road district jurisdiction, a jurisdictional addendum is required.
5. To maintain or cause to be maintained the completed improvement (or that portion within its jurisdiction as established by addendum referred to in item 4 above) in a manner satisfactory to the **STATE** and the **FHWA**.
6. To comply with all applicable Executive Orders and Federal Highway Acts pursuant to the Equal Employment Opportunity and Nondiscrimination Regulations required by the U.S. Department of Transportation.
7. To maintain for a minimum of 3 years after final project close out by the **STATE**, adequate books, records and supporting documents to verify the amounts, recipients and uses of all disbursements of funds passing in conjunction with the contract. The contract and all books, records, and supporting documents related to the contract shall be available for review and audit by the Auditor General and the **STATE**. The **LPA** agrees to cooperate fully with any audit conducted by the Auditor General, the **STATE** and to provide full access to all relevant materials. Failure to maintain the books, records, and supporting documents required by this section shall establish presumption in favor of the **STATE** for recovery of any funds paid by the **STATE** under the contract for which adequate books, records and supporting documentation are not available to support their purported disbursement.
8. To provide if required, for the improvement of any railroad-highway grade crossing and rail crossing protection within the limits of the proposed improvement.
9. To comply with Federal requirements or possibly lose (partial or total) Federal participation as determined by the **FHWA**.
10. To provide or cause to be provided all of the initial funding, equipment, labor, material, and services necessary to complete locally administered portions of the project.
11. (Railroad Related Work) The **LPA** is responsible for the payment of the railroad related expenses in accordance with the LPA/railroad agreement prior to requesting reimbursement from the **STATE**. Requests for reimbursement should be sent to the appropriate IDOT District Bureau of Local Roads and Streets Office. Engineer's Payment Estimates shall be in accordance with the Division of Cost.
12. Certifies to the best of its knowledge and belief that it's officials:
    a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal department or agency;
    b. have not within a three-year period preceding this agreement been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State anti-trust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements receiving stolen property;
    c. are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, Local) with commission of any of the offenses enumerated in item (b) of this certification; and
    d. have not within a three-year period preceding the agreement had one or more public transactions (Federal, State, Local) terminated for cause or default.
13. To include the certifications, listed in item 12 above, and all other certifications required by State statutes, in every contract, including procurement of materials and leases of equipment.
14. That execution of this agreement constitutes the **LPA**'s concurrence in the award of the construction contract to the responsible low bidder as determined by the **STATE**.
15. That for agreements exceeding $100,000 in federal funds, execution of this agreement constitutes the LPA's certification that:

Attachment: Joint Funding Agreement BLR 05310C 1,155,000 (Illinois Avenue Resurfacing Joint Funding Agreement $1,155,000)

a. No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a member of congress, an officer or employee of congress, or any employee of a member of congress in connection with the awarding of any federal contract, the making of any cooperative agreement, and the extension, continuation, renewal, amendment or modification of any Federal contract, grant, loan or cooperative agreement.
b. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a member of congress, an officer or employee of congress or an employee of a member of congress in connection with this federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit standard form - LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions.
c. The LPA shall require that the language of this certification be included in the award documents for all subawards (including subcontracts, subgrants and contracts under grants, loans, and cooperative agreements), and that all subrecipients shall certify and disclose accordingly

16. To regulate parking and traffic in accordance with the approved project report.
17. To regulate encroachments on public rights-of-way in accordance with current Illinois Compiled Statutes.
18. To regulate the discharge of sanitary sewage into any storm water drainage system constructed with this improvement in accordance with the current Illinois Compiled Statutes.

THE STATE AGREES:

1. To provide such guidance, assistance, and supervision to monitor and perform audits to the extent necessary to assure validity of the **LPA**'s certification of compliance with Title II and III Requirements.
2. To receive bids for construction of the proposed improvement when the plans have been approved by the **STATE** (and **FHWA**, if required) and to award a contract for construction of the proposed improvement after receipt of a satisfactory bid.
3. To provide all initial funding and payments to the contractor for construction work let by the **STATE**. The **LPA** will be invoiced for their share of contract costs per the method of payment selected under Method of Financing based on the Division of Costs shown on Addendum 2.
4. For agreements with federal and/or state funds in construction engineering, utility work and/or railroad work:
   a. To reimburse the **LPA** for federal and/or state share on the basis of periodic billings, provided said billings contain sufficient cost information and show evidence of payments by the **LPA**;
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APPROVED

Local Public Agency

Name of Official (Print or Type Name)

Jim Schwantz

Title of Official

Mayor

Signature | Date

The above signature certifies the agency's TIN number is

366006038 conducting business as a Governmental Entity.

DUNS Number 072363799

UEI P2GCGR5DPL66

APPROVED

State of Illinois
Department of Transportation

Omer Osman, P.E., Secretary of Transportation | Date

By:

George A. Tapas, P.E., S.E., Engineer of Local Roads & Streets | Date

Stephen M. Travia, P.E., Director of Highways PI/Chief Engineer | Date

Yangsu Kim, Chief Counsel | Date

Vicki Wilson, Chief Fiscal Officer | Date

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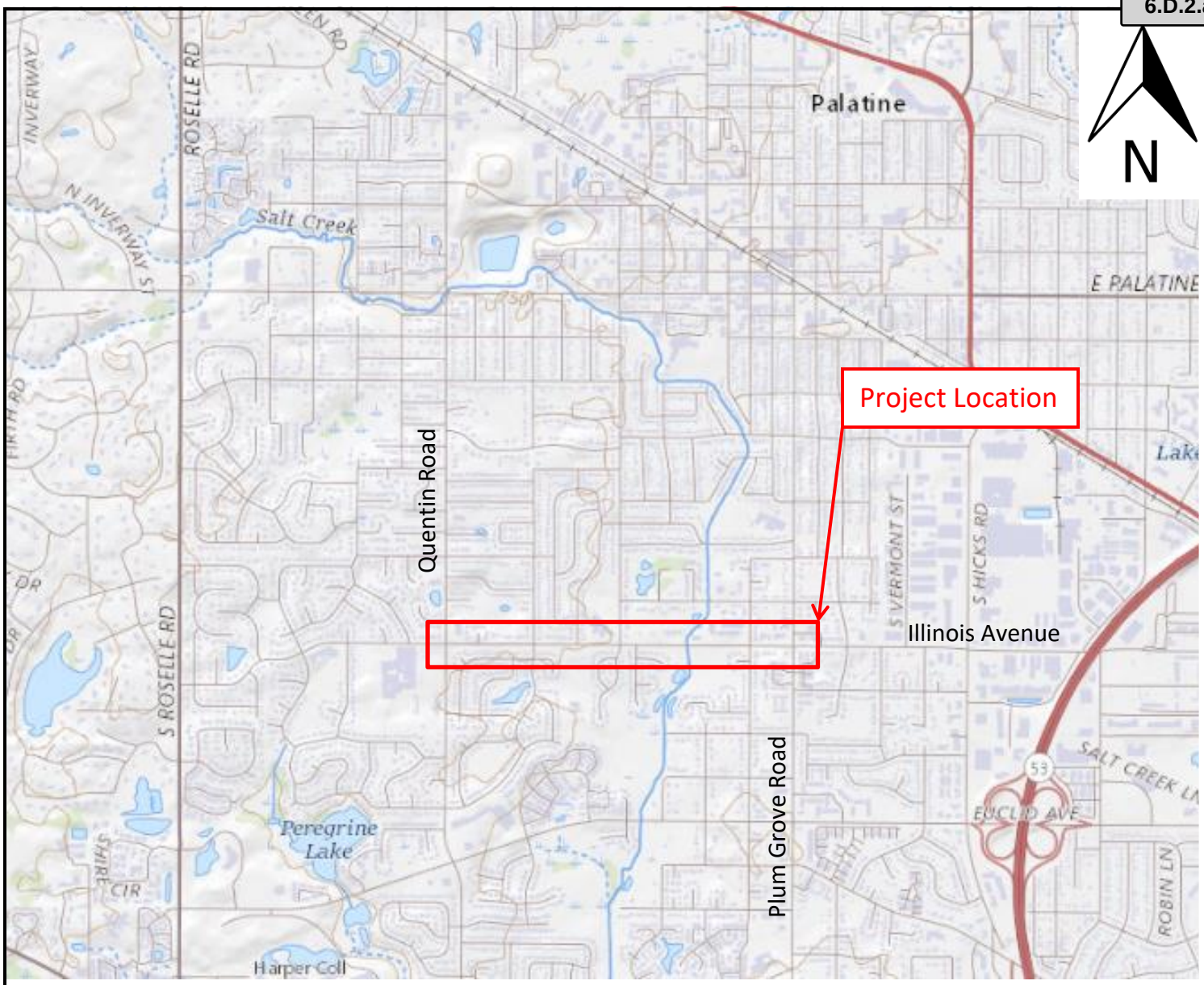

Village of Palatine

Illinois Avenue
Village of Palatine
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Illinois Avenue Resurfacing and Multi-Use Path

VILLAGE OF PALATINE Est. 1866

CONSULTING ENGINEERS BLA, Inc.

Attachment: Joint Funding Agreement BLR 05310C 1,155,000 (Illinois Avenue Resurfacing Joint Funding Agreement $1,155,000)

ADDENDA NUMBER 2

Local Public Agency	County	Section Number	State Job Number	Project Number
Village of Palatine	Cook	22-00112-00-RS	C-91-098-24	FNQ7(511)

DIVISION OF COST

	Federal Funds			State Funds			Local Public Agency			
Type of Work	Fund Type	Amount	%	Fund Type	Amount	%	Fund Type	Amount	%	Totals
Participating Construction	STU	$1,155,000.00					Local	$385,000.00	BAL	$1,540,000.00
	Total	$1,155,000.00		Total			Total	$385,000.00		$1,540,000.00

If funding is not a percentage of the total place an asterisk (*) in the space provided for the percentage and explain below:

*Maximum FHWA (STU) participation NTE $1,155,000

NOTE: The costs shown in the Division of Cost table are approximate and subject to change. The final **LPA** share is dependent on the final Federal and State participation. The actual costs will be used in the final division of cost for billing and reimbursement.

Consider a Resolution Appropriating $385,000 of Funds for the Resurfacing of a Portion of Illinois Avenue from Quentin Road to Plum Grove Road

BACKGROUND:
The Village was successful in acquiring grant funding to fund a portion of the cost to resurface Illinois Avenue from Quentin Road to Plum Grove Road (approximately 1 mile). Local Capital Improvement Funds have been recommended for allocation in the 2024 Budget for the match required to secure these funds. The State requires that resolutions are passed by the Village indicating their intended use. The State then reviews these resolutions, granting or denying their approval. Through a discrepancy between the Illinois Department of Transportation (IDOT) and the Northwest Municipal Conference (NWMC) databases, the resolution approved at the November 20, 2023 Village Council meeting did not appropriate the correct grant amount. IDOT is requiring the Village to adopt amended resolutions for the original $830,000 and final $1,155,000 amounts prior to committing to funding the project.

KEY ISSUES:
- Village participation for construction is estimated at $385,000.
- Federal participation for construction is estimated at $1,155,000.
- After the Palatine Park District's contribution towards the multi-use path, the estimated net participation for the Village is $245,000.
- The State requires this resolution to stay on track for construction in the spring of 2024.

ALTERNATIVES:
1. Approve the resolution appropriating the total amount of $385,000 in Capital Improvement Funds.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends that the resolution appropriating $385,000 of Capital Improvement funds for the resurfacing of Illinois Avenue from Quentin Road to Plum Grove Road be approved.

BUDGET IMPACT:
Capital Improvement funds are anticipated to be allocated in the 2024 Budget. Failure to approve the Resolution would result in the project not being constructed in 2024.

ACTION REQUIRED:
Motion to approve the resolution appropriating $385,000 of Capital Improvement funds for the resurfacing of Illinois Avenue from Quentin Road to Plum Grove Road.

ATTACHMENTS:
- Resolution-Illinois Avenue Resurfacing 1,155,000
- Exhibit A Joint Funding Agreement BLR 05310C 1,155,000

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

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A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A JOINT FUNDING AGREEMENT FOR STATE-LET CONSTRUCTION WORK BY AND BETWEEN THE VILLAGE OF PALATINE AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION IN CONNECTION WITH THE RESURFACING OF ILLINOIS AVENUE FROM QUENTIN ROAD TO PLUM GROVE ROAD IN THE VILLAGE OF PALATINE, ILLINOIS

WHEREAS, the Village of Palatine (the "Village") has determined that it is necessary to resurface a segment of Illinois Avenue from Quentin Road to Plum Grove Road that is approximately 0.96 miles in length and ADA sidewalk upgrades, spot curb and gutter repairs, and a new multi-use path along the south side of Illinois Avenue from Quentin Road to Brockway Street (the "Project"); and

WHEREAS, the cost of the Project has necessitated the use of federal funds which are administered through the Illinois Department of Transportation ("IDOT"); and

WHEREAS, the federal fund source requires a match of local funds; and

WHEREAS, Illinois Department of Transportation ("IDOT") requires that each community receiving federal funds as part of a roadway project attest that sufficient moneys have been appropriated or reserved to fund the community's share of the project costs; and

WHEREAS, the Project is approved for One Million One Hundred Fifty-Five Thousand ($1,155,000) Dollars for construction and zero ($0) Dollars for construction engineering in Federal Surface Transportation Program ("STP")

Attachment: Resolution-Illinois Avenue Resurfacing 1,155,000 (Resolution Appropriating Funds Illinois Avenue Resurfacing $1,155,000)

funding through the LAFO program, which was approved through the Northwest Council of Mayors ("NWMC"); and

WHEREAS, the Project was bid through IDOT in January of 2024 and construction is expected to take place in the Spring of 2024 through Fall of 2024; and

WHEREAS, it is advisable, necessary, and in the public interest that the Village approve the Joint Funding Agreement for State-Let Construction Work (the "Agreement") for the Project, in substantially the same for of Agreement as is attached hereto as Exhibit "A" and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois, as follows:

SECTION 1: That facts and statements contained in the preambles to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

SECTION 2: It is hereby determined that it is advisable, necessary, and in the public interest that the Village approve the Agreement with IDOT for the Project.

SECTION 3: The corporate authorities are hereby authorizing the sum of Three Hundred Eighty-Five Thousand ($385,000.00) Dollars, or as much as may be needed to match federal funds in the completion of the Project, being MFT Section Number 22-00112-00-RS.

Attachment: Resolution-Illinois Avenue Resurfacing 1,155,000 (Resolution Appropriating Funds Illinois Avenue Resurfacing $1,155,000)

SECTION 4: **The Mayor is hereby authorized to execute and the Village Clerk is hereby authorized to attest the Agreement with IDOT, in substantially the same form of Agreement as is attached hereto as Exhibit "A".**

SECTION 5: **This Resolution shall be in full force and effect from and after its passage in the manner provided by law.**

PASSED: This _____ day of _____, 2024

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

APPROVED by me this _____ day of _____, 2024

_____
Jim Schwantz, Mayor of the Village of Palatine, Cook County, Illinois

ATTESTED and FILED in the office of the Village Clerk

this _____ day of _____, 2024

_____
Margaret R. Duer, Clerk of the Village of Palatine, Cook County, Illinois

Attachment: Resolution-Illinois Avenue Resurfacing 1,155,000 (Resolution Appropriating Funds Illinois Avenue Resurfacing $1,155,000)

Illinois Department of Transportation

Joint Funding Agreement for Construction Worl

LOCAL PUBLIC AGENCY

Local Public Agency	County	Section Number
Village of Palatine	Cook	22-00112-00-RS

Fund Type	ITEP, SRTS, HSIP Number(s)	MPO Name	MPO TIP Number
STU	N/A	CMAP	03-23-0040

Construction

State Job Number	Project Number
C-91-098-24	FNQ7(511)

☒ State-Let Construction ☐ Locally Let Construction ☐ Construction Engineering ☐ Utilities ☐ Railroad Work

This Agreement is made and entered into between the above local public agency, hereinafter referred to as the "**LPA**" and the State of Illinois, acting by and through its Department of Transportation, hereinafter referred to as "**STATE**". The **STATE** and **LPA** jointly propose to improve the designated location as described below. The improvement shall be consulted in accordance with plans prepared by, or on behalf of the **LPA** and approved by the **STATE** using the **STATE's** policies and procedures approved and/or required by the Federal Highway Administration, hereinafter referred to as "**FHWA**".

LOCATION

Local Street/Road Name	Key Route	Length	Stationing From	Stationing To
Illinois Avenue	MUN 4480	0.98 mile	00.77	01.75

Location Termini: S Quentin Road to Plum Grove Road

Current Jurisdiction	Existing Structure Number(s)	
Village of Palatine	N/A	Add Location / Remove

PROJECT DESCRIPTION

The work consists of the hot mix asphalt surface removal and replacement along Illinois Avenue from Quentin Road to Plum Grove Road, improvement and upgrade of sidewalk corners to current ADA requirements, and spot concrete curb and gutter removal and construction. Also, a new multi-use path, along the south side of Illinois Avenue from Quentin Road to Brockway Street, will replace existing sidewalk and existing path from Quentin Road SE Corner to Elm Street SW Corner and replace existing sidewalk from Elm Street SE Corner to Brockway Street SW Corner. In addition, landscaping items, pavement patching, frame and lid adjustments, pavement markings, as well as all incidental and collateral work necessary to complete the improvements.

LOCAL PUBLIC AGENCY APPROPRIATION - REQUIRED FOR STATE LET CONTRACTS

By execution of this Agreement the **LPA** attests that sufficient moneys have been appropriated or reserved by resolution or ordinance to fund the **LPA** share of project costs. A copy of the authorizing resolution or ordinance is attached as an addendum.

METHOD OF FINANCING - (State-Let Contract Work Only)

Check One

☐ METHOD A - Lump Sum (80% of LPA Obligation _____)

Lump Sum Payment - Upon award of the contract for this improvement, the **LPA** will pay the **STATE** within thirty (30) calendar days of billing, in lump sum, an amount equal to 80% of the LPA's estimated obligation incurred under this agreement. The **LPA** will pay to the **STATE** the remainder of the **LPA's** obligation (including any nonparticipating costs) in a lump sum within thirty (30) calendar days of billing in a lump sum, upon completion of the project based on final costs.

☐ METHOD B - _____ Monthly Payments of _____ due by the _____ of each successive month.

Monthly Payments - Upon award of the contract for this improvement, the **LPA** will pay to the **STATE** a specified amount each month for an estimated period of months, or until 80% of the **LPA's** estimated obligation under the provisions of the agreement has been paid. The **LPA** will pay to the **STATE** the remainder of the **LPA's** obligation (including any nonparticipating costs) in a lump sum, upon completion of the project based upon final costs.

☒ METHOD C - **LPA's** Share BALANCE divided by estimated total cost multiplied by actual progress payment.

Attachment: Exhibit A Joint Funding Agreement BLR 05310C 1,155,000 (Resolution Appropriating Funds Illinois Avenue Resurfacing

Progress Payments - Upon receipt of the contractor's first and subsequent progressive bills for this improvement, the **LPA** will pay to the **STATE** within thirty (30) calendar days of receipt, an amount equal to the **LPA's** share of the construction cost divided by the estimated total cost multiplied by the actual payment (appropriately adjust for nonparticipating costs) made to the contractor until the entire obligation incurred under this agreement has been paid.

Failure to remit the payment(s) in a timely manner as required under Methods A, B, or C shall allow the **STATE** to internally offset, reduce, or deduct the arrearage from any payment or reimbursement due or about to become due and payable from the **STATE** to the **LPA** on this or any other contract. The **STATE** at its sole option, upon notice to the **LPA**, may place the debit into the Illinois Comptroller's Offset System (15 ILCS 405/10.05) or take such other and further action as may be required to recover the debt.

THE LPA AGREES:

1. To acquire in its name, or in the name of the **STATE** if on the **STATE** highway system, all right-of-way necessary for this project in accordance with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, and established State policies and procedures. Prior to advertising for bids, the **LPA** shall certify to the **STATE** that all requirements of Titles II and III of said Uniform Act have been satisfied. The disposition of encroachments, if any, will be cooperatively determined by representatives of the **LPA**, the **STATE**, and the **FHWA** if required.
2. To provide for all utility adjustments and to regulate the use of the right-of-way of this improvement by utilities, public and private, in accordance with the current Utility Accommodation Policy for Local Public Agency Highway and Street Systems.
3. To provide for surveys and the preparation of plans for the proposed improvement and engineering supervision during construction of the proposed improvement.
4. To retain jurisdiction of the completed improvement unless specified otherwise by addendum (addendum should be accompanied by a location map). If the improvement location is currently under road district jurisdiction, a jurisdictional addendum is required.
5. To maintain or cause to be maintained the completed improvement (or that portion within its jurisdiction as established by addendum referred to in item 4 above) in a manner satisfactory to the **STATE** and the **FHWA**.
6. To comply with all applicable Executive Orders and Federal Highway Acts pursuant to the Equal Employment Opportunity and Nondiscrimination Regulations required by the U.S. Department of Transportation.
7. To maintain for a minimum of 3 years after final project close out by the **STATE**, adequate books, records and supporting documents to verify the amounts, recipients and uses of all disbursements of funds passing in conjunction with the contract. The contract and all books, records, and supporting documents related to the contract shall be available for review and audit by the Auditor General and the **STATE**. The **LPA** agrees to cooperate fully with any audit conducted by the Auditor General, the **STATE** and to provide full access to all relevant materials. Failure to maintain the books, records, and supporting documents required by this section shall establish presumption in favor of the **STATE** for recovery of any funds paid by the **STATE** under the contract for which adequate books, records and supporting documentation are not available to support their purported disbursement.
8. To provide if required, for the improvement of any railroad-highway grade crossing and rail crossing protection within the limits of the proposed improvement.
9. To comply with Federal requirements or possibly lose (partial or total) Federal participation as determined by the **FHWA**.
10. To provide or cause to be provided all of the initial funding, equipment, labor, material, and services necessary to complete locally administered portions of the project.
11. (Railroad Related Work) The **LPA** is responsible for the payment of the railroad related expenses in accordance with the LPA/railroad agreement prior to requesting reimbursement from the **STATE**. Requests for reimbursement should be sent to the appropriate IDOT District Bureau of Local Roads and Streets Office. Engineer's Payment Estimates shall be in accordance with the Division of Cost.
12. Certifies to the best of its knowledge and belief that it's officials:
    a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal department or agency;
    b. have not within a three-year period preceding this agreement been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State anti-trust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements receiving stolen property;
    c. are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, Local) with commission of any of the offenses enumerated in item (b) of this certification; and
    d. have not within a three-year period preceding the agreement had one or more public transactions (Federal, State, Local) terminated for cause or default.
13. To include the certifications, listed in item 12 above, and all other certifications required by State statutes, in every contract, including procurement of materials and leases of equipment.
14. That execution of this agreement constitutes the **LPA**'s concurrence in the award of the construction contract to the responsible low bidder as determined by the **STATE**.
15. That for agreements exceeding $100,000 in federal funds, execution of this agreement constitutes the LPA's certification that:

Attachment: Exhibit A Joint Funding Agreement BLR 05310C 1,155,000 (Resolution Appropriating Funds Illinois Avenue Resurfacing

a. No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a member of congress, an officer or employee of congress, or any employee of a member of congress in connection with the awarding of any federal contract, the making of any cooperative agreement, and the extension, continuation, renewal, amendment or modification of any Federal contract, grant, loan or cooperative agreement.
b. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a member of congress, an officer or employee of congress or an employee of a member of congress in connection with this federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit standard form - LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions.
c. The LPA shall require that the language of this certification be included in the award documents for all subawards (including subcontracts, subgrants and contracts under grants, loans, and cooperative agreements), and that all subrecipients shall certify and disclose accordingly

16. To regulate parking and traffic in accordance with the approved project report.
17. To regulate encroachments on public rights-of-way in accordance with current Illinois Compiled Statutes.
18. To regulate the discharge of sanitary sewage into any storm water drainage system constructed with this improvement in accordance with the current Illinois Compiled Statutes.

THE STATE AGREES:

1. To provide such guidance, assistance, and supervision to monitor and perform audits to the extent necessary to assure validity of the **LPA**'s certification of compliance with Title II and III Requirements.
2. To receive bids for construction of the proposed improvement when the plans have been approved by the **STATE** (and **FHWA**, if required) and to award a contract for construction of the proposed improvement after receipt of a satisfactory bid.
3. To provide all initial funding and payments to the contractor for construction work let by the **STATE**. The **LPA** will be invoiced for their share of contract costs per the method of payment selected under Method of Financing based on the Division of Costs shown on Addendum 2.
4. For agreements with federal and/or state funds in construction engineering, utility work and/or railroad work:
   a. To reimburse the **LPA** for federal and/or state share on the basis of periodic billings, provided said billings contain sufficient cost information and show evidence of payments by the **LPA**;
   b. To provide independent assurance sampling and furnish off-site material inspection and testing at sources normally visited by **STATE** inspectors for steel, cement, aggregate, structural steel, and other materials customarily tested by the **STATE**.

IT IS MUTUALLY AGREED:

1. Construction of the project will utilize domestic steel as required by Section 106.01 of the current edition of the Standard Specifications for Road and Bridge Construction and federal Buy America provisions
2. That this Agreement and the covenants contained herein shall become null and void in the event that the **FHWA** does not approve the proposed improvement for Federal-aid participation within one (1) year of the date of execution of this agreement.
3. This agreement shall be binding upon the parties, their successors, and assigns.
4. For contracts awarded by the **LPA**, the **LPA** shall not discriminate on the basis of race, color, national origin or sex in the award and performance of any USDOT - assisted contract or in the administration of its DBE program or the requirements of 49 CFR part 26. The **LPA** shall take all necessary and reasonable steps under 49 CFR part 26 to ensure nondiscrimination in the award and administration of USDOT - assisted contracts. The **LPA**'s DBE program, as required by 49 CFR part 26 and as approved by USDOT, is incorporated by reference in this agreement. Upon notification to the recipient of its failure to carry out its approved program, the **STATE** may impose sanctions as provided for under part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S. C 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C 3801 et seq.). In the absence of a USDOT - approved **LPA** DBE Program or on **state** awarded contracts, this agreement shall be administered under the provisions of the **STATE**'S USDOT approved Disadvantaged Business Enterprise Program.
5. In cases where the **STATE** is reimbursing the **LPA**, obligation of the **STATE** shall cease immediately without penalty or further payment being required if, in any fiscal year, the Illinois General Assembly or applicable federal funding source fails to appropriate or otherwise make available funds for the work contemplated herein.
6. All projects for the construction of fixed works which are financed in whole or in part with funds provided by this agreement and/or amendment shall be subject to the Prevailing Wage Act (820 ILCS 130/0.01 et seq.) unless the provisions of the act exempt its application.

FISCAL RESPONSIBILITIES:

1. **Reimbursement Requests**: For reimbursement requests the **LPA** will submit supporting documentation with each invoice. Supporting documentation is defined as verification of payment, certified time sheets or summaries, vendor invoices, vendor receipts, cost plus fix fee invoice, progress report, personnel and direct cost summaries, and other documentation supporting the requested reimbursement amount (Form BLR 05621 should be used for consultant invoicing purposes). **LPA** invoice requests to the **STATE** will be submitted with sequential invoice numbers by project.

Attachment: Exhibit A Joint Funding Agreement BLR 05310C 1,155,000 (Resolution Appropriating Funds Illinois Avenue Resurfacing

2. **Financial Integrity Review and Evaluation (FIRE) program**: **LPA's** and the **STATE** must justify continued federal funding on inactive projects. 23 CFR 630.106(a)(5) defines an inactive project as a project which no expenditures have been charged against Federal funds for the past twelve (12) months. To keep projects active, invoicing must occur a minimum of one time within any given twelve (12) month period. However, to ensure adequate processing time, the first invoice shall be submitted to the **STATE** within six (6) months of the federal authorization date. Subsequent invoices will be submitted in intervals not to exceed six (6) months.

3. **Final Invoice**: The **LPA** will submit to the **STATE** a complete and detailed final invoice with applicable supporting documentation of all incurred costs, less previous payments, no later than twelve (12) months from the date of completion of work or from the date of the previous invoice, whichever occurs first. If a final invoice is not received within this time frame, the most recent invoice may be considered the final invoice and the obligation of the funds closed. Form BLR 05613 (Engineering Payment Record) is required to be submitted with the final invoice for engineering projects.

4. **Project Closeout**: The **LPA** shall provide the final report to the appropriate **STATE** district office within twelve (12) months of the physical completion date of the project so that the report may be audited and approved for payment. If the deadline cannot be met, a written explanation must be provided to the district prior to the end of the twelve (12) months documenting the reason and the new anticipated date of completion. If the extended deadline is not met, this process must be repeated until the project is closed. Failure to follow this process may result In the immediate close-out of the project and loss of further funding.

5. **Project End Date**: The period of performance (end date) for state and federal obligation purposes is five (5) years for projects under $1,000,000 or seven (7) years for projects over $1,000,000 from the execution date of the agreement.

   Requests for time extensions and joint agreement amendments must be received and approved prior to expiration of the project end date. Failure to extend the end date may result in the immediate close-out of the project and loss of further funding.

6. Single Audit Requirements: If the **LPA** expends $750,000 or more a year in federal financial assistance, they shall have an audit made in accordance with 2 CFR 200. **LPA's** expending less than $750,000 a year shall be exempt from compliance. A copy of the audit report must be submitted to the **STATE** (IDOT's Office of Internal Audit, Room 201, 2300 South Dirksen Parkway, Springfield, Illinois, 62764) within 30 days after the completion of the audit, but no later than one year after the end of the LPA's fiscal year. The ALN number for all highway planning and construction activities is 20.205. Federal funds utilized for construction activities on projects let and awarded by the **STATE** (federal amounts shown as "Participating Construction" on Addendum 2) are not Included in a **LPA's** calculation of federal funds expended by the LPA for Single Audit purposes..

7. **Federal Registration**: **LPA's** are required to register with the System for Award Management or SAM, which is a web-enabled government-wide application that collects, validates, stores, and disseminates business Information about the federal government's trading partners in support of the contract award and the electronic payment processes. To register or renew, please use the following website: https://www.sam.gov/SAM/

ADDENDA

Additional information and/or stipulations are hereby attached and identified below as being a part of this agreement.

☒	1.	Location Map
☒	2.	Division of Cost
☒	3.	Resolution*
☐	4.	

*Appropriation and signature authority resolution must be in effect on, or prior to, the execution date of the agreement.

Attachment: Exhibit A Joint Funding Agreement BLR 05310C 1,155,000 (Resolution Appropriating Funds Illinois Avenue Resurfacing

The **LPA** further agrees as a condition of payment, that it accepts and will comply with the applicable provisions set forth in this agreement and all Addenda indicated above.

APPROVED

Local Public Agency

Name of Official (Print or Type Name)

Jim Schwantz

Title of Official

Mayor

Signature | Date

The above signature certifies the agency's TIN number is

366006038 conducting business as a Governmental Entity.

DUNS Number 072363799

UEI P2GCGR5DPL66

APPROVED

State of Illinois
Department of Transportation

Omer Osman, P.E., Secretary of Transportation | Date

By:

George A. Tapas, P.E., S.E., Engineer of Local Roads & Streets | Date

Stephen M. Travia, P.E., Director of Highways PI/Chief Engineer | Date

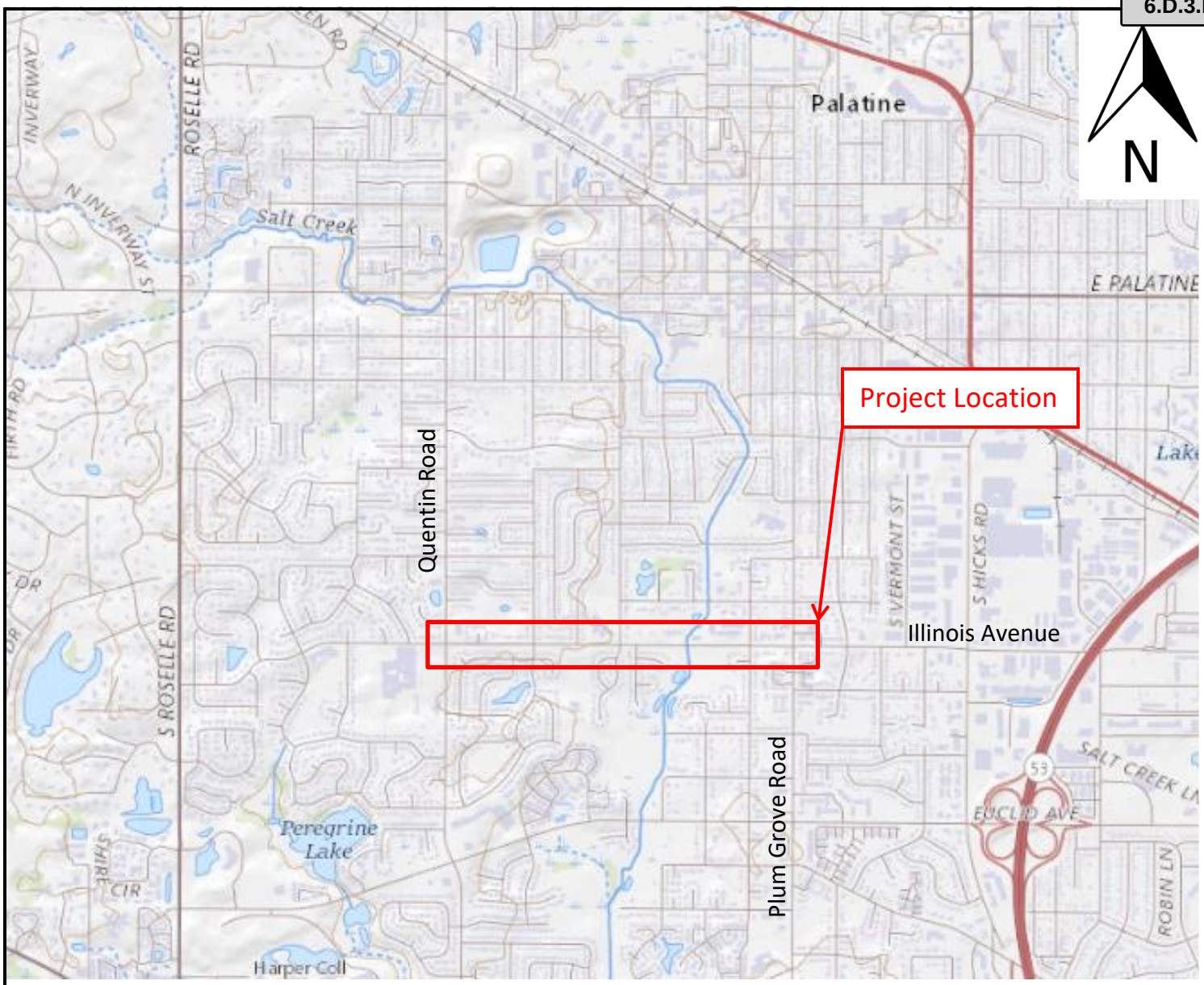
Yangsu Kim, Chief Counsel | Date

Vicki Wilson, Chief Fiscal Officer | Date

NOTE: A resolution authorizing the local official (or their delegate) to execute this agreement and appropriation of local funds is required to be attached as an addendum. The resolution must be approved prior to, or concurrently with, the execution of this agreement. If BLR 09110 or BLR 09120 are used to appropriate local matching funds, attach these forms to the signature authorization resolution.

☐ Please check this box to open a fillable Resolution Form within this Addenda.

Attachment: Exhibit A Joint Funding Agreement BLR 05310C 1,155,000 (Resolution Appropriating Funds Illinois Avenue Resurfacing



Village of Palatine

Illinois Avenue
Village of Palatine
Location Map (USGS)

Illinois Avenue Resurfacing and Multi-Use Path

VILLAGE OF PALATINE Est. 1866

CONSULTING ENGINEERS BLA, Inc.

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Consider a Resolution Appropriating $920,000 of Funds for the Resurfacing of a Portion of Illinois Avenue from Quentin Road to Plum Grove Road

BACKGROUND:
The Village was successful in acquiring grant funding to fund a portion of the cost to resurface Illinois Avenue from Quentin Road to Plum Grove Road (approximately 1 mile). Local Capital Improvement Funds have been recommended for allocation in the 2024 Budget for the match required to secure these funds. The State requires that resolutions are passed by the Village indicating their intended use. The State then reviews these resolutions, granting or denying their approval. Through a discrepancy between the Illinois Department of Transportation (IDOT) and the Northwest Municipal Conference (NWMC) databases, the resolution approved at the November 20, 2023 Village Council meeting did not appropriate the correct grant amount. IDOT is requiring the Village to adopt amended resolutions for the original $830,000 and final $1,155,000 amounts prior to committing to funding the project.

KEY ISSUES:
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- The State requires this resolution to stay on track for construction in the spring of 2024.

ALTERNATIVES:
1. Approve the resolution appropriating the total amount of $920,000 in Capital Improvement Funds.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends that the resolution appropriating $920,000 of Capital Improvement funds for the resurfacing of Illinois Avenue from Quentin Road to Plum Grove Road be approved.

BUDGET IMPACT:
Capital Improvement funds are anticipated to be allocated in the 2024 Budget. Failure to approve the Resolution would result in the project not being constructed in 2024.

ACTION REQUIRED:
Motion to approve the resolution appropriating $920,000 of Capital Improvement funds for the resurfacing of Illinois Avenue from Quentin Road to Plum Grove Road.

ATTACHMENTS:

- Resolution-Illinois Avenue Resurfacing 830,000
- Exhibit A Joint Funding Agreement BLR 05310C 830,000

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

R - _____ - 24

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WHEREAS, the federal fund source requires a match of local funds; and

WHEREAS, Illinois Department of Transportation ("IDOT") requires that each community receiving federal funds as part of a roadway project attest that sufficient moneys have been appropriated or reserved to fund the community's share of the project costs; and

WHEREAS, the Project is approved for Eight Hundred Thirty Thousand ($830,000) Dollars for construction and zero ($0) Dollars for construction engineering in Federal Surface Transportation Program ("STP") funding through

Attachment: Resolution-Illinois Avenue Resurfacing 830,000 (Resolution Appropriating Funds Illinois Avenue Resurfacing $830,000)

the LAFO program, which was approved through the Northwest Council of Mayors ("NWMC"); and

WHEREAS, the Project was bid through IDOT in January of 2024 and construction is expected to take place in the Spring of 2024 through Fall of 2024; and

WHEREAS, it is advisable, necessary, and in the public interest that the Village approve the Joint Funding Agreement for State-Let Construction Work (the "Agreement") for the Project, in substantially the same for of Agreement as is attached hereto as Exhibit "A" and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois, as follows:

SECTION 1: That facts and statements contained in the preambles to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

SECTION 2: It is hereby determined that it is advisable, necessary, and in the public interest that the Village approve the Agreement with IDOT for the Project.

SECTION 3: The corporate authorities are hereby authorizing the sum of Nine Hundred Twenty Thousand ($920,000.00) Dollars, or as much as may be needed to match federal funds in the completion of the Project, being MFT Section Number 22-00112-00-RS.

Attachment: Resolution-Illinois Avenue Resurfacing 830,000 (Resolution Appropriating Funds Illinois Avenue Resurfacing $830,000)

SECTION 4: **The Mayor is hereby authorized to execute and the Village Clerk is hereby authorized to attest the Agreement with IDOT, in substantially the same form of Agreement as is attached hereto as Exhibit "A".**

SECTION 5: **This Resolution shall be in full force and effect from and after its passage in the manner provided by law.**

PASSED: This _____ day of _____, 2024

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

APPROVED by me this _____ day of _____, 2024

_____
Jim Schwantz, Mayor of the Village of Palatine, Cook County, Illinois

ATTESTED and FILED in the office of the Village Clerk

this _____ day of _____, 2024

_____
Margaret R. Duer, Clerk of the Village of Palatine, Cook County, Illinois

Attachment: Resolution-Illinois Avenue Resurfacing 830,000 (Resolution Appropriating Funds Illinois Avenue Resurfacing $830,000)

Illinois Department of Transportation

Joint Funding Agreement for Construction Worl

LOCAL PUBLIC AGENCY

Local Public Agency	County	Section Number
Village of Palatine	Cook	22-00112-00-RS

Fund Type	ITEP, SRTS, HSIP Number(s)	MPO Name	MPO TIP Number
STU	N/A	CMAP	03-23-0040

Construction

State Job Number	Project Number
C-91-098-24	FNQ7(511)

☒ State-Let Construction ☐ Locally Let Construction ☐ Construction Engineering ☐ Utilities ☐ Railroad Work

This Agreement is made and entered into between the above local public agency, hereinafter referred to as the "**LPA**" and the State of Illinois, acting by and through its Department of Transportation, hereinafter referred to as "**STATE**". The **STATE** and **LPA** jointly propose to improve the designated location as described below. The improvement shall be consulted in accordance with plans prepared by, or on behalf of the **LPA** and approved by the **STATE** using the **STATE's** policies and procedures approved and/or required by the Federal Highway Administration, hereinafter referred to as "**FHWA**".

LOCATION

Local Street/Road Name	Key Route	Length	Stationing From	Stationing To
Illinois Avenue	MUN 4480	0.98 mile	00.77	01.75

Location Termini

S Quentin Road to Plum Grove Road

Current Jurisdiction	Existing Structure Number(s)	
Village of Palatine	N/A	Add Location / Remove

PROJECT DESCRIPTION

The work consists of the hot mix asphalt surface removal and replacement along Illinois Avenue from Quentin Road to Plum Grove Road, improvement and upgrade of sidewalk corners to current ADA requirements, and spot concrete curb and gutter removal and construction. Also, a new multi-use path, along the south side of Illinois Avenue from Quentin Road to Brockway Street, will replace existing sidewalk and existing path from Quentin Road SE Corner to Elm Street SW Corner and replace existing sidewalk from Elm Street SE Corner to Brockway Street SW Corner. In addition, landscaping items, pavement patching, frame and lid adjustments, pavement markings, as well as all incidental and collateral work necessary to complete the improvements.

LOCAL PUBLIC AGENCY APPROPRIATION - REQUIRED FOR STATE LET CONTRACTS

By execution of this Agreement the **LPA** attests that sufficient moneys have been appropriated or reserved by resolution or ordinance to fund the **LPA** share of project costs. A copy of the authorizing resolution or ordinance is attached as an addendum.

METHOD OF FINANCING - (State-Let Contract Work Only)

Check One

☐ METHOD A - Lump Sum (80% of LPA Obligation _____)

Lump Sum Payment - Upon award of the contract for this improvement, the **LPA** will pay the **STATE** within thirty (30) calendar days of billing, in lump sum, an amount equal to 80% of the LPA's estimated obligation incurred under this agreement. The **LPA** will pay to the **STATE** the remainder of the **LPA's** obligation (including any nonparticipating costs) in a lump sum within thirty (30) calendar days of billing in a lump sum, upon completion of the project based on final costs.

☐ METHOD B - _____ Monthly Payments of _____ due by the _____ of each successive month.

Monthly Payments - Upon award of the contract for this improvement, the **LPA** will pay to the **STATE** a specified amount each month for an estimated period of months, or until 80% of the **LPA's** estimated obligation under the provisions of the agreement has been paid. The **LPA** will pay to the **STATE** the remainder of the **LPA's** obligation (including any nonparticipating costs) in a lump sum, upon completion of the project based upon final costs.

☒ METHOD C - **LPA's** Share BALANCE divided by estimated total cost multiplied by actual progress payment.

Attachment: Exhibit A Joint Funding Agreement BLR 05310C 830,000 (Resolution Appropriating Funds Illinois Avenue Resurfacing $830,000)

Progress Payments - Upon receipt of the contractor's first and subsequent progressive bills for this improvement, the **LPA** will pay to the **STATE** within thirty (30) calendar days of receipt, an amount equal to the **LPA's** share of the construction cost divided by the estimated total cost multiplied by the actual payment (appropriately adjust for nonparticipating costs) made to the contractor until the entire obligation incurred under this agreement has been paid.

Failure to remit the payment(s) in a timely manner as required under Methods A, B, or C shall allow the **STATE** to internally offset, reduce, or deduct the arrearage from any payment or reimbursement due or about to become due and payable from the **STATE** to the **LPA** on this or any other contract. The **STATE** at its sole option, upon notice to the **LPA**, may place the debit into the Illinois Comptroller's Offset System (15 ILCS 405/10.05) or take such other and further action as may be required to recover the debt.

THE LPA AGREES:

1. To acquire in its name, or in the name of the **STATE** if on the **STATE** highway system, all right-of-way necessary for this project in accordance with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, and established State policies and procedures. Prior to advertising for bids, the **LPA** shall certify to the **STATE** that all requirements of Titles II and III of said Uniform Act have been satisfied. The disposition of encroachments, if any, will be cooperatively determined by representatives of the **LPA**, the **STATE**, and the **FHWA** if required.
2. To provide for all utility adjustments and to regulate the use of the right-of-way of this improvement by utilities, public and private, in accordance with the current Utility Accommodation Policy for Local Public Agency Highway and Street Systems.
3. To provide for surveys and the preparation of plans for the proposed improvement and engineering supervision during construction of the proposed improvement.
4. To retain jurisdiction of the completed improvement unless specified otherwise by addendum (addendum should be accompanied by a location map). If the improvement location is currently under road district jurisdiction, a jurisdictional addendum is required.
5. To maintain or cause to be maintained the completed improvement (or that portion within its jurisdiction as established by addendum referred to in item 4 above) in a manner satisfactory to the **STATE** and the **FHWA**.
6. To comply with all applicable Executive Orders and Federal Highway Acts pursuant to the Equal Employment Opportunity and Nondiscrimination Regulations required by the U.S. Department of Transportation.
7. To maintain for a minimum of 3 years after final project close out by the **STATE**, adequate books, records and supporting documents to verify the amounts, recipients and uses of all disbursements of funds passing in conjunction with the contract. The contract and all books, records, and supporting documents related to the contract shall be available for review and audit by the Auditor General and the **STATE**. The **LPA** agrees to cooperate fully with any audit conducted by the Auditor General, the **STATE** and to provide full access to all relevant materials. Failure to maintain the books, records, and supporting documents required by this section shall establish presumption in favor of the **STATE** for recovery of any funds paid by the **STATE** under the contract for which adequate books, records and supporting documentation are not available to support their purported disbursement.
8. To provide if required, for the improvement of any railroad-highway grade crossing and rail crossing protection within the limits of the proposed improvement.
9. To comply with Federal requirements or possibly lose (partial or total) Federal participation as determined by the **FHWA**.
10. To provide or cause to be provided all of the initial funding, equipment, labor, material, and services necessary to complete locally administered portions of the project.
11. (Railroad Related Work) The **LPA** is responsible for the payment of the railroad related expenses in accordance with the LPA/railroad agreement prior to requesting reimbursement from the **STATE**. Requests for reimbursement should be sent to the appropriate IDOT District Bureau of Local Roads and Streets Office. Engineer's Payment Estimates shall be in accordance with the Division of Cost.
12. Certifies to the best of its knowledge and belief that it's officials:
    a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal department or agency;
    b. have not within a three-year period preceding this agreement been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State anti-trust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements receiving stolen property;
    c. are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, Local) with commission of any of the offenses enumerated in item (b) of this certification; and
    d. have not within a three-year period preceding the agreement had one or more public transactions (Federal, State, Local) terminated for cause or default.
13. To include the certifications, listed in item 12 above, and all other certifications required by State statutes, in every contract, including procurement of materials and leases of equipment.
14. That execution of this agreement constitutes the **LPA**'s concurrence in the award of the construction contract to the responsible low bidder as determined by the **STATE**.
15. That for agreements exceeding $100,000 in federal funds, execution of this agreement constitutes the LPA's certification that:

Attachment: Exhibit A Joint Funding Agreement BLR 05310C 830,000 (Resolution Appropriating Funds Illinois Avenue Resurfacing $830,000)

a. No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a member of congress, an officer or employee of congress, or any employee of a member of congress in connection with the awarding of any federal contract, the making of any cooperative agreement, and the extension, continuation, renewal, amendment or modification of any Federal contract, grant, loan or cooperative agreement.
b. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a member of congress, an officer or employee of congress or an employee of a member of congress in connection with this federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit standard form - LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions.
c. The LPA shall require that the language of this certification be included in the award documents for all subawards (including subcontracts, subgrants and contracts under grants, loans, and cooperative agreements), and that all subrecipients shall certify and disclose accordingly

16. To regulate parking and traffic in accordance with the approved project report.
17. To regulate encroachments on public rights-of-way in accordance with current Illinois Compiled Statutes.
18. To regulate the discharge of sanitary sewage into any storm water drainage system constructed with this improvement in accordance with the current Illinois Compiled Statutes.

THE STATE AGREES:

1. To provide such guidance, assistance, and supervision to monitor and perform audits to the extent necessary to assure validity of the **LPA**'s certification of compliance with Title II and III Requirements.
2. To receive bids for construction of the proposed improvement when the plans have been approved by the **STATE** (and **FHWA**, if required) and to award a contract for construction of the proposed improvement after receipt of a satisfactory bid.
3. To provide all initial funding and payments to the contractor for construction work let by the **STATE**. The **LPA** will be invoiced for their share of contract costs per the method of payment selected under Method of Financing based on the Division of Costs shown on Addendum 2.
4. For agreements with federal and/or state funds in construction engineering, utility work and/or railroad work:
   a. To reimburse the **LPA** for federal and/or state share on the basis of periodic billings, provided said billings contain sufficient cost information and show evidence of payments by the **LPA**;
   b. To provide independent assurance sampling and furnish off-site material inspection and testing at sources normally visited by **STATE** inspectors for steel, cement, aggregate, structural steel, and other materials customarily tested by the **STATE**.

IT IS MUTUALLY AGREED:

1. Construction of the project will utilize domestic steel as required by Section 106.01 of the current edition of the Standard Specifications for Road and Bridge Construction and federal Buy America provisions
2. That this Agreement and the covenants contained herein shall become null and void in the event that the **FHWA** does not approve the proposed improvement for Federal-aid participation within one (1) year of the date of execution of this agreement.
3. This agreement shall be binding upon the parties, their successors, and assigns.
4. For contracts awarded by the **LPA**, the **LPA** shall not discriminate on the basis of race, color, national origin or sex in the award and performance of any USDOT - assisted contract or in the administration of its DBE program or the requirements of 49 CFR part 26. The **LPA** shall take all necessary and reasonable steps under 49 CFR part 26 to ensure nondiscrimination in the award and administration of USDOT - assisted contracts. The **LPA**'s DBE program, as required by 49 CFR part 26 and as approved by USDOT, is incorporated by reference in this agreement. Upon notification to the recipient of its failure to carry out its approved program, the **STATE** may impose sanctions as provided for under part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S. C 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C 3801 et seq.). In the absence of a USDOT - approved **LPA** DBE Program or on **state** awarded contracts, this agreement shall be administered under the provisions of the **STATE**'S USDOT approved Disadvantaged Business Enterprise Program.
5. In cases where the **STATE** is reimbursing the **LPA**, obligation of the **STATE** shall cease immediately without penalty or further payment being required if, in any fiscal year, the Illinois General Assembly or applicable federal funding source fails to appropriate or otherwise make available funds for the work contemplated herein.
6. All projects for the construction of fixed works which are financed in whole or in part with funds provided by this agreement and/or amendment shall be subject to the Prevailing Wage Act (820 ILCS 130/0.01 et seq.) unless the provisions of the act exempt its application.

FISCAL RESPONSIBILITIES:

1. **Reimbursement Requests**: For reimbursement requests the **LPA** will submit supporting documentation with each invoice. Supporting documentation is defined as verification of payment, certified time sheets or summaries, vendor invoices, vendor receipts, cost plus fix fee invoice, progress report, personnel and direct cost summaries, and other documentation supporting the requested reimbursement amount (Form BLR 05621 should be used for consultant invoicing purposes). **LPA** invoice requests to the **STATE** will be submitted with sequential invoice numbers by project.

Attachment: Exhibit A Joint Funding Agreement BLR 05310C 830,000 (Resolution Appropriating Funds Illinois Avenue Resurfacing $830,000)

2. **Financial Integrity Review and Evaluation (FIRE) program**: **LPA's** and the **STATE** must justify continued federal funding on inactive projects. 23 CFR 630.106(a)(5) defines an inactive project as a project which no expenditures have been charged against Federal funds for the past twelve (12) months. To keep projects active, invoicing must occur a minimum of one time within any given twelve (12) month period. However, to ensure adequate processing time, the first invoice shall be submitted to the **STATE** within six (6) months of the federal authorization date. Subsequent invoices will be submitted in intervals not to exceed six (6) months.

3. **Final Invoice**: The **LPA** will submit to the **STATE** a complete and detailed final invoice with applicable supporting documentation of all incurred costs, less previous payments, no later than twelve (12) months from the date of completion of work or from the date of the previous invoice, whichever occurs first. If a final invoice is not received within this time frame, the most recent invoice may be considered the final invoice and the obligation of the funds closed. Form BLR 05613 (Engineering Payment Record) is required to be submitted with the final invoice for engineering projects.

4. **Project Closeout**: The **LPA** shall provide the final report to the appropriate **STATE** district office within twelve (12) months of the physical completion date of the project so that the report may be audited and approved for payment. If the deadline cannot be met, a written explanation must be provided to the district prior to the end of the twelve (12) months documenting the reason and the new anticipated date of completion. If the extended deadline is not met, this process must be repeated until the project is closed. Failure to follow this process may result In the immediate close-out of the project and loss of further funding.

5. **Project End Date**: The period of performance (end date) for state and federal obligation purposes is five (5) years for projects under $1,000,000 or seven (7) years for projects over $1,000,000 from the execution date of the agreement.

   Requests for time extensions and joint agreement amendments must be received and approved prior to expiration of the project end date. Failure to extend the end date may result in the immediate close-out of the project and loss of further funding.

6. Single Audit Requirements: If the **LPA** expends $750,000 or more a year in federal financial assistance, they shall have an audit made in accordance with 2 CFR 200. **LPA's** expending less than $750,000 a year shall be exempt from compliance. A copy of the audit report must be submitted to the **STATE** (IDOT's Office of Internal Audit, Room 201, 2300 South Dirksen Parkway, Springfield, Illinois, 62764) within 30 days after the completion of the audit, but no later than one year after the end of the LPA's fiscal year. The ALN number for all highway planning and construction activities is 20.205. Federal funds utilized for construction activities on projects let and awarded by the **STATE** (federal amounts shown as "Participating Construction" on Addendum 2) are not Included in a **LPA's** calculation of federal funds expended by the LPA for Single Audit purposes..

7. **Federal Registration**: **LPA's** are required to register with the System for Award Management or SAM, which is a web-enabled government-wide application that collects, validates, stores, and disseminates business Information about the federal government's trading partners in support of the contract award and the electronic payment processes. To register or renew, please use the following website: https://www.sam.gov/SAM/

ADDENDA

Additional information and/or stipulations are hereby attached and identified below as being a part of this agreement.

☒	1.	Location Map
☒	2.	Division of Cost
☒	3.	Resolution*
☐	4.	

*Appropriation and signature authority resolution must be in effect on, or prior to, the execution date of the agreement.

Attachment: Exhibit A Joint Funding Agreement BLR 05310C 830,000 (Resolution Appropriating Funds Illinois Avenue Resurfacing $830,000)

The **LPA** further agrees as a condition of payment, that it accepts and will comply with the applicable provisions set forth in this agreement and all Addenda indicated above.

APPROVED

Local Public Agency

Name of Official (Print or Type Name)

Jim Schwantz

Title of Official

Mayor

Signature | Date

The above signature certifies the agency's TIN number is

366006038 conducting business as a Governmental Entity.

DUNS Number 072363799

UEI P2GCGR5DPL66

APPROVED

State of Illinois
Department of Transportation

Omer Osman, P.E., Secretary of Transportation | Date

By:

George A. Tapas, P.E., S.E., Engineer of Local Roads & Streets | Date

Stephen M. Travia, P.E., Director of Highways PI/Chief Engineer | Date

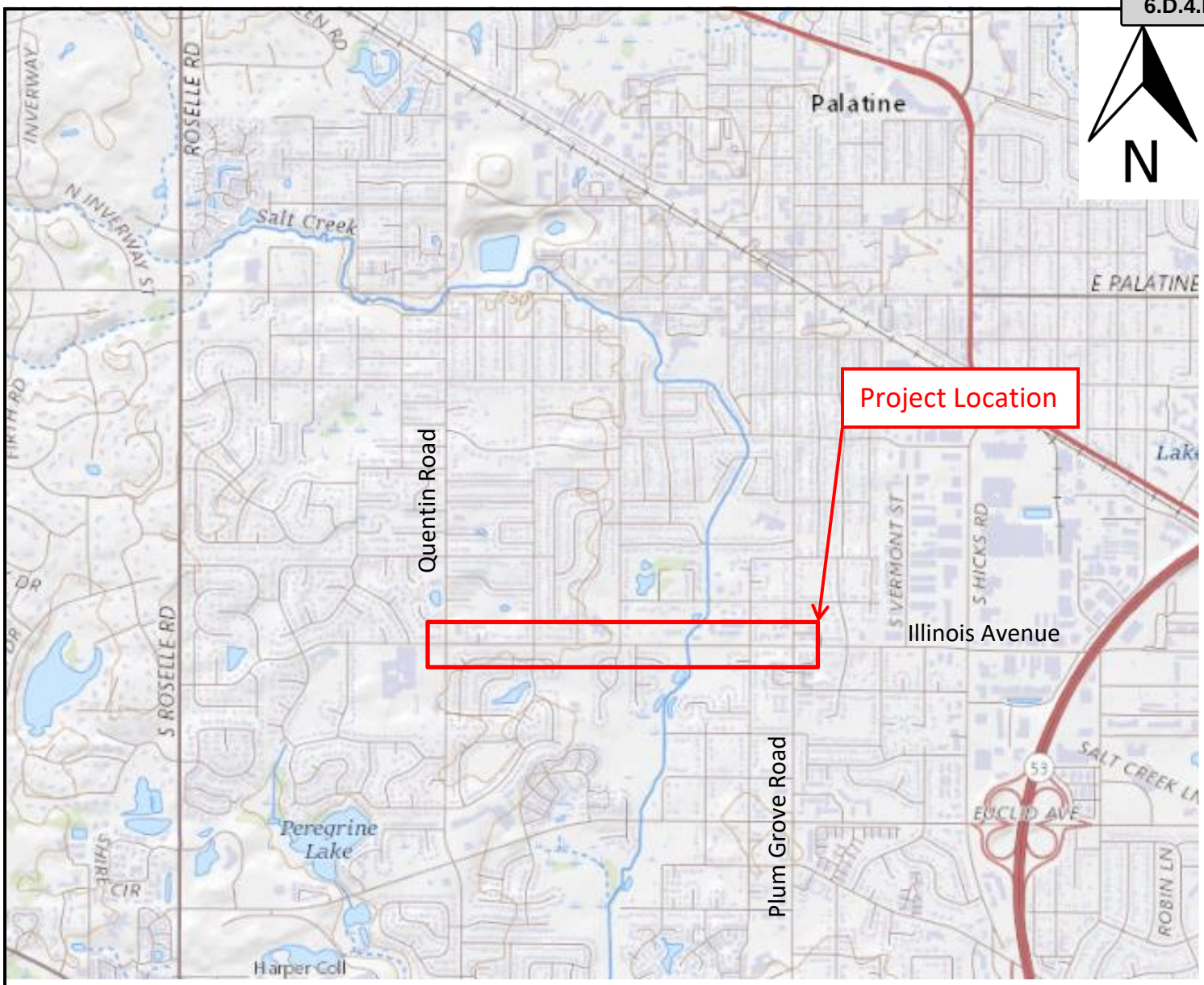
Yangsu Kim, Chief Counsel | Date

Vicki Wilson, Chief Fiscal Officer | Date

NOTE: A resolution authorizing the local official (or their delegate) to execute this agreement and appropriation of local funds is required to be attached as an addendum. The resolution must be approved prior to, or concurrently with, the execution of this agreement. If BLR 09110 or BLR 09120 are used to appropriate local matching funds, attach these forms to the signature authorization resolution.

☐ Please check this box to open a fillable Resolution Form within this Addenda.

Attachment: Exhibit A Joint Funding Agreement BLR 05310C 830,000 (Resolution Appropriating Funds Illinois Avenue Resurfacing $830,000)



Village of Palatine

Illinois Avenue
Village of Palatine
Location Map (USGS)

Illinois Avenue Resurfacing and Multi-Use Path

VILLAGE OF PALATINE Est. 1866

CONSULTING ENGINEERS BLA, Inc.

Attachment: Exhibit A Joint Funding Agreement BLR 05310C 830,000 (Resolution Appropriating Funds Illinois Avenue Resurfacing $830,000)

ADDENDA NUMBER 2

Local Public Agency	County	Section Number	State Job Number	Project Number
Village of Palatine	Cook	22-00112-00-RS	C-91-098-24	FNQ7(511)

DIVISION OF COST

	Federal Funds			State Funds			Local Public Agency			
Type of Work	Fund Type	Amount	%	Fund Type	Amount	%	Fund Type	Amount	%	Totals
Participating Construction	STU	$830,000.00					LOCAL	$920,000.00	BAL	$1,750,000.00
Total		$830,000.00		Total			Total	$920,000.00		$1,750,000.00

If funding is not a percentage of the total place an asterisk (*) in the space provided for the percentage and explain below:

*Maximum FHWA (STU) participation 80% NTE $830,000

NOTE: The costs shown in the Division of Cost table are approximate and subject to change. The final **LPA** share is dependent on the final Federal and State participation. The actual costs will be used in the final division of cost for billing and reimbursement.

Consider an Ordinance Reserving Volume Cap in Connection with Private Activity Bond Issues and Related Matters

BACKGROUND:
The Village receives an annual allocation (volume cap) through the State to be allocated to tax exempt private activity bonds. Generally, these bonds are used for financially assisted housing programs or industrial type projects. The bonds are privately placed but allow the business to receive the equivalent of tax-exempt rates.

The volume cap is $125 per capita based upon a population (65,485) determined by the State; thus Palatine's CY 2024 allocation is $8,185,625. Reservation ordinances must be adopted and filed with the State by the first week of May each year.

KEY ISSUES:
- If the Village does not reserve its volume cap, the funds revert to the State and we lose any ability to benefit from the funds. To date there have been no requests for the volume cap for industrial projects.
- As happened last year, the Village has received a request to transfer its volume cap allocation to the Town of Normal, McLean County, Illinois in connection with a Mortgage Credit Certificate program for first-time home buyers. The Village previously entered into an Intergovernmental Agreement with Normal regarding the program. This Agreement is still active, thus no additional actions/approvals will be required.
- In the last three years, 46 first-time homebuyers have utilized the program to buy a home in Palatine. No new homebuyers have utilized the program in the last year.

ALTERNATIVES:
1. Approve the ordinance.
2. Do not approve the ordinance.

RECOMMENDATION:
Staff recommends approval of the ordinance reserving the Village's volume cap.

ACTION REQUIRED:
Motion to approve an ordinance reserving volume cap in connection with private activity bond issues and related matters.

ATTACHMENTS:
- 2024 Volume Cap Ordinance
- 2024 Affidavit Volume Cap
- 2024 Volume Cap Letter

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

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE TRANSFER AND REALLOCATION OF VOLUME CAP IN CONNECTION WITH PRIVATE ACTIVITY BOND ISSUES, AND RELATED MATTERS

WHEREAS, the Village of Palatine, Cook County, Illinois (the *"Municipality"*) is a municipality and a home rule unit of government under Section 6 of Article VII of the 1970 Constitution of the State of Illinois; and

WHEREAS, Section 146 of the Internal Revenue Code of 1986, as amended (the *"Code"*), provides that the Municipality has volume cap equal to $125 per resident of the Municipality in calendar year 2024, which volume cap may be allocated to certain tax-exempt private activity bonds; and

WHEREAS, the Illinois Private Activity Bond Allocation Act, 30 *Illinois Compiled Statutes,* 345/1 *et seq.,* as supplemented and amended (the *"Act"*), provides that a home rule unit of government may transfer and reallocate its allocation of volume cap to any other home rule unit of government, the State of Illinois or any agency thereof or any non-home rule unit of government; and

WHEREAS, it is now deemed necessary and desirable by the Municipality to transfer its entire volume cap allocation for calendar year 2024 to the Town of Normal, McLean County, Illinois (the *"Issuer"*) to be applied toward the issuance of single family mortgage revenue bonds by the Issuer (the *"Bonds"*) or for such other purpose permitted by this Ordinance.

NOW, THEREFORE, Be It Ordained by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois, as follows:

SECTION 1. Pursuant to Section 146 of the Code and the Act, the entire volume cap of the Municipality for calendar year 2024 is hereby transferred and reallocated to the Issuer, which shall issue the Bonds using such transfer of volume cap, without any further action required on the part of the Municipality, and the adoption of this Ordinance shall be deemed to be an allocation of such volume cap to the issuance of the Bonds or other private activity bonds or mortgage credit certificates.

SECTION 2. The Municipality and the Issuer shall maintain a written record of this Ordinance in their respective records during the term that the Bonds or any other such bonds to which such volume cap is allocated remain outstanding.

SECTION 3. The President, the Village Clerk and all other proper officers, officials, agents and employees of the Municipality are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents and certificates as may be necessary to further the purposes and intent of this Ordinance.

Attachment: 2024 Volume Cap Ordinance (2024-30 : 2024 Volume Cap)

SECTION 4. The provisions of this Ordinance are hereby declared to be separable, and if any section, phrase or provision of this Ordinance shall for any reason be declared to be invalid, such declaration shall not affect the remainder of the sections, phrases and provisions of this Ordinance.

SECTION 5. All ordinances, resolutions or orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded; and that this Ordinance shall be in full force and effect upon its adoption and approval.

PASSED: This _____ of _____, 2024

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

APPROVED by me this _____ of _____, 2024

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____ of _____, 2024

_____
Village Clerk

Attachment: 2024 Volume Cap Ordinance (2024-30 : 2024 Volume Cap)

AFFIDAVIT RELATING TO VOLUME CAP REALLOCATION

Village of Palatine, Cook County, Illinois (the "Municipality") is a home rule unit of local government and a public agency of the State of Illinois and has reallocated $8,185,625 of private activity bond volume cap allocated to the Municipality in calendar year 2024 (the "Reallocated Volume Cap") to the Town of Normal, McLean County, Illinois ("Normal"). In connection therewith, the Municipality makes the following certifications:

1. The Reallocated Volume Cap was properly allocated to the Municipality for calendar year 2024 and properly reallocated to Normal as authorized by an Ordinance or Resolution duly adopted by the governing body of the Municipality.

2. During calendar year 2024, the Municipality has not (a) applied the reallocated Volume Cap to any issuance of tax-exempt bonds, (b) made any election not to issue qualified mortgage bonds, or (c) surrendered or reallocated the Reallocated Volume Cap to any other political subdivisions within the State of Illinois.

3. The Municipality provided notice to the Governor's Office of the reallocation of the Reallocated Volume Cap to Normal in accordance with the Illinois Private Activity Bond Allocation Act, as amended, and the Guidelines and Procedures issued by the Governor's office under such Act.

Dated: April 1, 2024

VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS

By: _____

Name: Reid Ottesen

Title: Village Manager

Attachment: 2024 Affidavit Volume Cap (2024-30 : 2024 Volume Cap)

VILLAGE OF PALATINE Est. 1866

200 E. Wood Street · Palatine, IL · 60067
Telephone: (847) 359-9050 · Fax (847) 359-9094
www.palatine.il.us

REPORT OF ALLOCATION GRANTED
BY HOME-RULE UNITS

April 1, 2024

Office of the Governor
Governor's Office of Management and Budget
555 W Monroe Street - Suite 1500 S GOMB
Chicago, IL 60661
Attn: Sophia Ronis

ATTENTION: Debt Management Unit

Re: Issuer: Village of Palatine, Illinois
Total 2024 Volume Cap Allocation: $8,185,625

Volume Cap allocations granted, transferred, or reserved by Issuer resolution prior to May 1, 2024:

If reallocated to another issuer, state name of issuer: Town of Normal, Illinois.

Copies of allocation resolution or ordinances are attached.

Total Allocation Granted or Reallocated: $8,185,625.

Sincerely,

_____

Reid Ottesen
Village Manager
Village of Palatine, Illinois
Phone: (847) 359-9030

Attachment: 2024 Volume Cap Letter (2024-30 : 2024 Volume Cap)

Consider a Motion to Award a Contract for the 2024 Sidewalk Replacement Program

BACKGROUND:
The Village has an ongoing program to systematically improve its pedestrian sidewalk system and address isolated curb and gutter failures. In the past several years, this effort has been centered on three major programs: the 50/50 Sidewalk Replacement Program, the Sidewalk Replacement Program, and the Spot Curb Replacement Program. The net effect has been a sidewalk program that has made major strides in improving safety. Applications have been accepted from residents for the 50/50 Sidewalk Program since summer of last year.

Repairs are “triggered” on a vertical displacement greater than 3/4”, with a worst first approach. The Sidewalk Replacement Program area for this year is generally from Lake Cook Road south to Carpenter Drive, between Hicks Road and Route 53, and from Carpenter Drive south to Palatine Road, between Clark Drive and Route 53. The area targeted for sidewalk improvements in 2025 is roughly from Dundee Road south to Northwest Highway between Quentin Road and Hicks Road, and from Carpenter Drive south to Baldwin Road between Hicks Road and Clark Drive.

KEY ISSUES:
- On Tuesday, March 5, 2024, six bids were received and opened, ranging from a high of $1,474,900 to a low of $883,600.
- The low responsive and responsible bidder was Suburban Concrete, Incorporated of Mundelein, Illinois in the amount of $883,600.
- This contractor performed similar, satisfactory work during the 2019 and 2020 programs.

ALTERNATIVES:
1. Award the contract for the 2024 Sidewalk Replacement Program to Suburban Concrete.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the contract for the 2024 Sidewalk Replacement Program be awarded to Suburban Concrete in an estimated amount of $883,600.

BUDGET IMPACT:
American Rescue Plan Act (ARPA) funds in the amount of $883,600 have been appropriated in the 2024 Capital Improvement Program. Funds of $16,550 have also been appropriated in the Operating Budget for the Spot Curb Replacement Program.

ACTION REQUIRED:
Motion to award the contract for the 2024 Sidewalk Replacement Program to Suburban Concrete, Incorporated of Mundelein, Illinois in the estimated amount of $883,600.

ATTACHMENTS:

- Bid Tabulation

- 2024 Location Map

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

VILLAGE OF PALATINE

Bidding Summary
2024 Sidewalk Replacement Program
11:00 AM, Tuesday, March 5, 2024

	Bidding Contractors	As Read Bid Amount	As Corrected Bid Amount
1	Suburban Concrete, Inc.	$ 873,600.00	$ 883,600.00
2	Globe Construction, Inc.	$ 912,875.00	Correct as Read
3	Lampignano & Son Construction Co.	$ 990,650.00	Correct as Read
4	Schroeder & Schroeder, Inc.	$ 1,037,526.00	Correct as Read
5	Strada Construction Co.	$ 1,336,950.00	Correct as Read
6	D'Land Construction, LLC	$ 1,474,900.00	Correct as Read

Attachment: Bid Tabulation (2024 Sidewalk Replacement Program)

VILLAGE OF PALATINE - DEPARTMENT OF PUBLIC WORKS

TABULATION OF BIDS

FOR

2024 Sidewalk Replacement Program

DPW - 2412

SHEET 1 OF

COMPUTED BY KML

BID OPENING

DATE:	**March 5, 2024**
TIME:	**11:00 AM**
PLACE:	**Community Room A**

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	Engineer's Estimate UNIT PRICE	Engineer's Estimate TOTAL	Suburban Concrete, Inc. 21227 W3 Commericial Dr. Mundelein, IL 60060 (847) 837-8805 UNIT PRICE	Suburban Concrete, Inc. TOTAL	Globe Construction, Inc. 1781 W3 Armitage Court Addison, IL 60101 (630) 620-0313 UNIT PRICE	Globe Construction, Inc. TOTAL	Lampignano & Son Construction 501 S3 Arthur Avenue Arlington Heights, IL 60005 (847) 394-0696 Fax (847) 394-0796 UNIT PRICE	Lampignano & Son Construction TOTAL	Schroeder & Schroeder, Inc. 7306 Central Park Skokie, IL 60076 (847) 933-0526 UNIT PRICE	Schroeder & Schroeder, Inc. TOTAL
A	P.C.C. SIDEWALK REMOVAL AND REPLACEMENT, 5"	SQ FT	100,000	$8.00	$800,000.00	$7.10	$710,000.00	$7.40	$740,000.00	$8.00	$800,000.00	$8.75	$875,000.00
B	DETECTABLE WARNINGS - Panels	SQ FT	4,000	28.00	112,000.00	18.00	72,000.00	17.90	71,600.00	22.00	88,000.00	20.00	80,000.00
C	COMBINATION CONCRETE CURB AND GUTTER REMOVAL AND REPLACEMENT	FOOT	1,000	35.00	35,000.00	31.00	31,000.00	31.30	31,300.00	30.00	30,000.00	30.00	30,000.00
D	P.C.C. DRIVEWAY PAVEMENT REMOVAL AND REPLACEMENT	SQ YD	250	70.00	17,500.00	67.00	16,750.00	65.00	16,250.00	63.00	15,750.00	90.00	22,500.00
E	HOT-MIX ASPHALT DRIVEWAY PAVEMENT REMOVAL AND REPLACEMENT	SQ YD	250	50.00	12,500.00	67.00	16,750.00	59.00	14,750.00	55.00	13,750.00	40.00	10,000.00
F	PAVEMENT REPLACEMENT	SQ YD	400	75.00	30,000.00	67.00	26,800.00	68.00	27,200.00	72.00	28,800.00	40.00	16,000.00
G	SIDEWALK REMOVAL, SPECIAL	SQ FT	950	5.00	4,750.00	4.00	3,800.00	4.00	3,800.00	3.00	2,850.00	2.00	1,900.00
H	STRUCTURES TO BE ADJUSTED	EACH	5	250.00	1,250.00	300.00	1,500.00	195.00	975.00	300.00	1,500.00	425.00	2,125.00
I	SITE RESTORATION	L SUM	1	15,000.00	15,000.00	5,000.00	5,000.00	7,000.00	7,000.00	10,000.00	10,000.00	1.00	1.00

VILLAGE OF PALATINE - DEPARTMENT OF PUBLIC WORKS

TABULATION OF BIDS

FOR

2024 Sidewalk Replacement Program

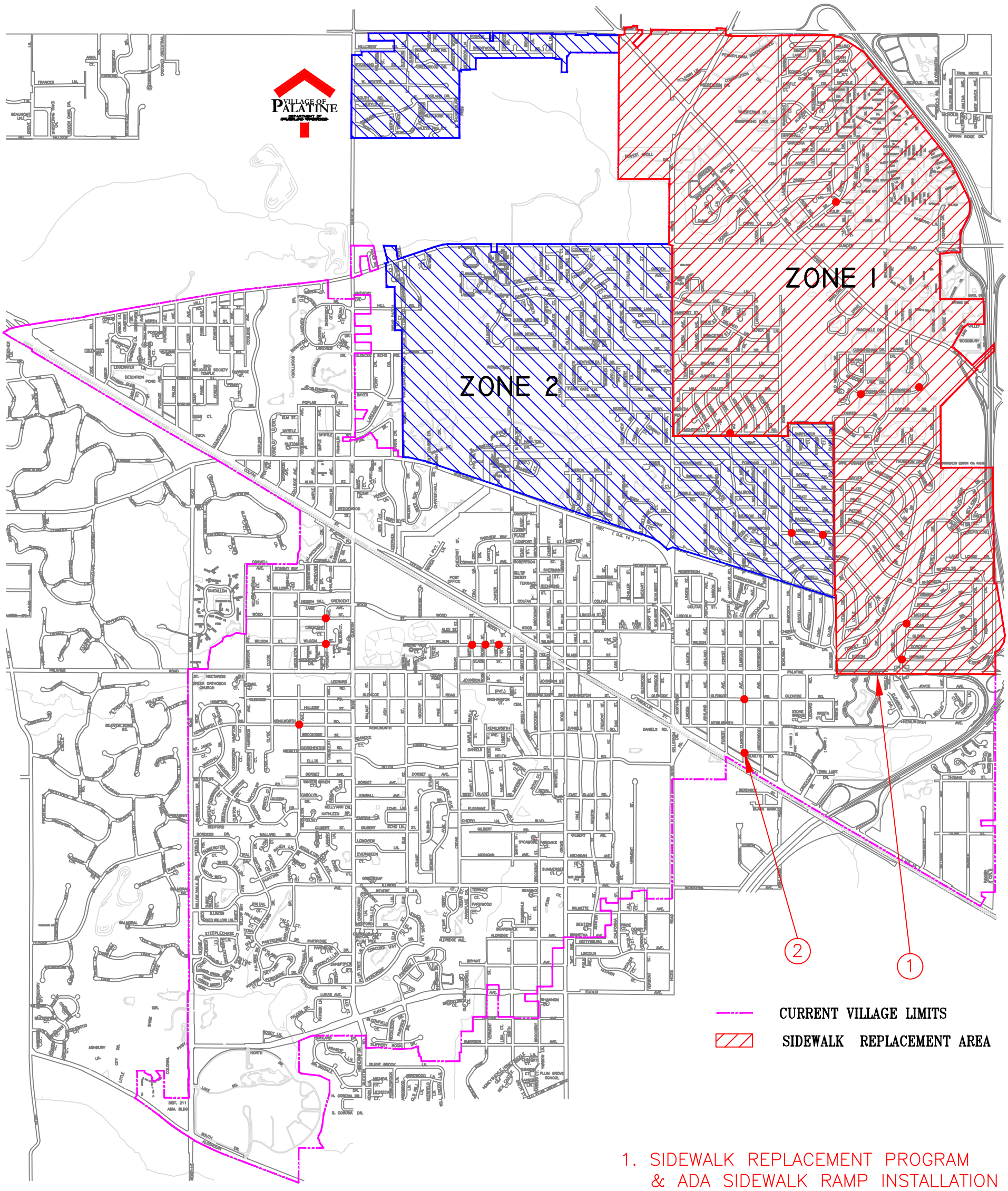
DPW - 2412

BID OPENING

DATE:	**March 5, 2024**
TIME:	**11:00 AM**
PLACE:	**Community Room A**

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	Strada Construction Co. 1742 W3 Armitage Court Addison, IL 60101 (630) 627-3800 Fax (630) 627-3819 UNIT PRICE	TOTAL	D'Land Construction, LLC 1300 Chase Street Algonquin, IL 60014 (224) 678-7095 Fax (224) 678-7610 UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
A	P.C.C. SIDEWALK REMOVAL AND REPLACEMENT, 5"	SQ FT	100,000	$10.75	$1,075,000.00	$11.20	$1,120,000.00						
B	DETECTABLE WARNINGS - Panels	SQ FT	4,000	25.00	100,000.00	40.00	160,000.00						
C	COMBINATION CONCRETE CURB AND GUTTER REMOVAL AND REPLACEMENT	FOOT	1,000	35.00	35,000.00	45.00	45,000.00						
D	P.C.C. DRIVEWAY PAVEMENT REMOVAL AND REPLACEMENT	SQ YD	250	95.00	23,750.00	90.00	22,500.00						
E	HOT-MIX ASPHALT DRIVEWAY PAVEMENT REMOVAL AND REPLACEMENT	SQ YD	250	63.00	15,750.00	70.00	17,500.00						
F	PAVEMENT REPLACEMENT	SQ YD	400	90.00	36,000.00	90.00	36,000.00						
G	SIDEWALK REMOVAL, SPECIAL	SQ FT	950	6.00	5,700.00	2.00	1,900.00						
H	STRUCTURES TO BE ADJUSTED	EACH	5	150.00	750.00	650.00	3,250.00						
I	SITE RESTORATION	L SUM	1	45,000.00	45,000.00	68,750.00	68,750.00						

VILLAGE OF PALATINE 2024 SIDEWALK PROGRAM



1. SIDEWALK REPLACEMENT PROGRAM & ADA SIDEWALK RAMP INSTALLATION

2. PRIORITY LOCATIONS SEE LIST FOR DETAILS

Attachment: 2024 Location Map (2024 Sidewalk Replacement Program)

Consider a Motion to Approve a Road Salt Purchase Through the State of Illinois Purchasing Cooperative

BACKGROUND:
The Village typically uses approximately 5,000 tons of rock salt in an "average" winter. In the last ten years, we have experienced highs which required 6,300 tons and lows including this winter which required only 2,300 tons. Presently, we have approximately 4,200 tons stored in our salt dome, which stores 4,200 tons. We have fulfilled the current contract minimum and 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 2024/2025 winter season. Staff is comfortable returning to the State's joint purchasing agreement in an effort to realize lower potential costs for next winter.

KEY ISSUES:
- It is recommended the Village Manager be authorized to enter into an agreement to purchase 3,000 tons.
- The conditions of the State contract would require we take at least 80% of the contract volume and may elect to purchase up to 120%.
- This would require the Village to purchase at least 2,400 tons (near our 10-year low) and would allow a purchase up to 3,600 tons if winter conditions required.
- Our 10-year high of 6,300 tons would be covered by 4,200 tons on hand plus the ability to purchase 3,600 tons in this next contract. Material beyond this amount would require an open market purchase.

ALTERNATIVES:
1. Authorize the Village Manager to execute the CMS contract to purchase up to 3,600 tons of road salt for the 2024/2025 winter season.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the Village Manager be authorized to execute the contract with CMS for up to 3,600 tons of road salt for the 2024/2025 winter season.

BUDGET IMPACT:
Last year, the cost was $76.65 per ton. The set price for the agreement will not be known until as late as October. Funds in the 2024 Operating Budget will be expended to fulfill prior commitments and be ready with a full supply going into next winter. Purchases from the proposed requisition are planned to be made in 2025 as part of the future operating budget.

ACTION REQUIRED:
Motion to authorize the Village Manager to execute the contract with the State of Illinois Department of Central Management Systems to purchase up to 3,600 tons of road salt for the 2024/2025 winter season.

ATTACHMENTS:

- Village of Palatine Certificate of Authority Template

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

Certificate of Authority by Vote

I, Margaret R. Duer, **hereby certify** that I am the duly elected Clerk of
(Name)
the Village of Palatine ("Governmental Unit"). I hereby certify the following is a true
(Name of Governmental Unit)

copy of a vote taken at a meeting of the Mayor and Village Council, duly

called and held on April 1, 2024, at which a quorum of the Members were present and

voting.

Voted: That Reid T. Ottesen, Village Manager is
(Name and Title)

duly authorized to enter into contracts, to include joint participation agreements, on

behalf of the Village of Palatine with the State of Illinois and any of
(Name of Governmental Unit)

its agencies or departments and further is authorized to execute any documents

which may in his/her judgment be desirable or necessary to affect the purpose of

this vote.

I hereby certify that said vote has not been amended or repealed and remains in full force and effect as of the date of the contract or joint participation agreement to which this certificate is attached. I further certify that it is understood that the State of Illinois will rely on this certificate as evidence that the person(s) listed above currently occupy the position(s) indicated and that they have full authority to bind the Governmental Unit. To the extent that there are any limits on the authority of any listed individual to bind the Governmental Unit in contracts with the State of Illinois, all such limitations are expressly stated herein.

Dated: _____ **Attest**: _____
Village Clerk

Attachment: Village of Palatine Certificate of Authority Template (Road Salt Purchase for Winter 2024/2025)

Consider a Motion Authorizing the Village Manager to Execute a Proposal for Construction Engineering Services for the 2023 Water Main Replacement Contract 1 Phase 2 Project

BACKGROUND:
Construction is scheduled for the 2023 Water Main Replacement Contract 1 Phase 2 Project. The work is located at Dundee Road west of Quentin Road and Rand Road north of Dundee Road. Work is tentatively scheduled to commence in April with construction to be substantially completed by July.

KEY ISSUES:
- Utilizing construction engineering services is recommended to meet procedural requirements, assure quality construction, and allow for the necessary intermittent attention needed during this construction project.
- A qualification-based selection process was used for construction engineering.
- Doland Engineering completed the design and permitting for this project and demonstrated their ability to perform construction engineering on behalf of the Village in 2023 for water main replacement projects.

ALTERNATIVES:
1. Authorize the Village Manager to execute the proposal from Doland Engineering for Construction Engineering Services for the 2023 Water Main Replacement Contract 1 Phase 2 Project.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends authorizing the Village Manager to execute the proposal from Doland Engineering for Construction Engineering Services for the 2023 Water Main Replacement Contract 1 Phase 2 Project.

BUDGET IMPACT:
Funding is available in the Water Fund of the 2024 Capital Improvement Program to accommodate this work.

ACTION REQUIRED:
Motion to authorize the Village Manager to execute the proposal from Doland Engineering of Palatine, Illinois for Construction Engineering Services for the 2023 Water Main Replacement Contract 1 Phase 2 Project in the not-to-exceed amount of $47,280.

ATTACHMENTS:
- Doland Proposal

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

Request for Proposal 2023 Watermain Replacement Contract 1 Phase 2 (DPW-2321-2) Construction Engineering Services Village of Palatine

February 22, 2024

Submitted to:

Mr. George Ruppert, P.E.
Village Engineer
Village of Palatine

Submitted by:

DOLAND ENGINEERING, LLC

CelebratingOver50yearsof
ResponsibleEngineering
–ForNow,andtheFuture –

Attachment: Doland Proposal (2023 Water Main Replacement Contract 1 Phase 2 Construction Engineering Services)

DOLAND
ENGINEERING, LLC

February 22, 2024

Mr. George Ruppert
Village Engineer
Village of Palatine
200 E. Wood Street
Palatine, Illinois 60067

RE: 2023 Water Main Replacement – Contract 1 Phase 2 (DPW-2321-2)
(Dundee Road @ Quentin Road & Rand Road @ Capri Drive)

Dear Mr. Ruppert,

It is with pleasure that Doland Engineering, LLC presents the Village of Palatine with this proposal for Water Main Replacement construction engineering services. We have a strong background in municipal engineering as we regularly provide construction engineering services to governmental agencies. We have served the Village of Palatine in the past on projects and we are confident that the Village staff has been fully satisfied with the quality of our firm's work. During those projects, we have fostered a strong relationship with the Village of Palatine staff by providing the highest quality consulting services. As a result of our highly qualified staff, our clients have full confidence in our leadership, planning, oversight, schedule and budget adherence, through full project completion and close out. The member of our professional staff who will represent our firm regarding all matters related to this proposal will be myself, Desiree Doland. My contact information is as follows:

Desiree D. Doland, P.E.
Doland Engineering, LLC
334 E. Colfax Street, Suite C Palatine,
IL 60067
Ph. (847) 991-5088 x117
Email: ddoland@dolandengineering.com

I look forward to the opportunity to work with you and your staff.

Sincerely,

Desiree D. Doland, P.E.
C.E.O.

Attachment: Doland Proposal (2023 Water Main Replacement Contract 1 Phase 2 Construction Engineering Services)

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SECTION 1: Project Understanding/Approach

A. Project Understanding
B. Project Approach
C. Project Construction Services

SECTION 2: Project Organizational Chart

A. Organizational Chart

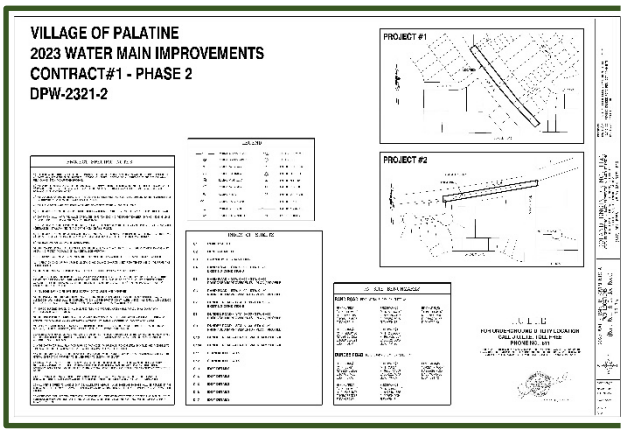
SECTION 3: Proposed Project Timeline and Fees

A. Project Timeline/Milestones
B. Construction Engineering Fee Schedule

Attachment: Doland Proposal (2023 Water Main Replacement Contract 1 Phase 2 Construction Engineering Services)

SECTION 1: PROJECT UNDERSTANDING/APPROACH

A. Project Understanding



We have reviewed the Final Engineering Plans and contract bid documents, including special provisions for the Dundee Road and Rand Road water main replacement project known as Contract 1 Phase 2. We have visited the site and performed a thorough inspection of all areas involved, taking special note of areas of concern for construction. This information, combined with our conversations with Village staff and our experience with prior construction engineering work for the Village of Palatine, gives us a complete understanding of this project and the expectations of the Village for a successful completion. Upon reviewing all the information, we find the main components of the project to be:

- Watermain Installation for new 8" or 10" mains (utilizing open cut, boring or directional drilling)
- Connections to existing 6", 8" and 10" water main systems at project limits
- Water valves in vaults for system isolation
- Roadway pavement, curb & gutter and sidewalk removal and replacement for open cut installations
- Landscape restoration

B. Project Approach

We approach construction engineering projects with a very detailed eye from start to finish; this secures the success of the project. Upon reviewing the plans and specifications there are several areas we have identified as key concerns that will require special attention to ensure the successful execution of the construction operations. There are traffic control and vehicular access issues to be cognizant of for the safety of pedestrians and motorists alike. Of particular concern for this project is the proximity of the work to major roadways, including Rand Road, Dundee Road and Quentin Road. Additionally, the work along Rand Road is being performed within easements on commercial properties which must allow for continued business operations during the construction process. Traffic control measures will be imperative to oversee for the safety of the workers and the public alike in these areas.

Attachment: Doland Proposal (2023 Water Main Replacement Contract 1 Phase 2 Construction Engineering Services)

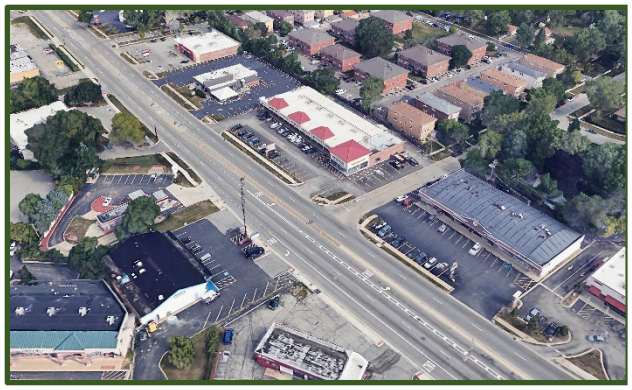
Therefore, coordination and scheduling will be of the highest importance throughout the project. Approaching the project with a preemptive view will aid in scheduling, safety, and budget adherence.

Project Coordination:

Involving all parties in the coordination and scheduling of the project from the beginning is essential to its success. There are several public entities whose transportation and access needs will be impacted by this project:

- Palatine Police Department
- Palatine Fire Department

We would like to give the Village, its safety providers (fire and police departments), an opportunity to discuss the project and the potential impact it may have on their organizations. We would like to forward the contractor's schedule, and all schedule updates, to the Police and Fire Departments to keep them informed and to allow them to provide us with any of their concerns related to the construction schedule.



Utility Coordination:

It is imperative that a full review of all existing utilities and their crossing locations are verified prior to construction. We will work with the Contractor, as needed, for any exploratory excavations to determine elevations of utilities that may be in conflict. If needed, coordination with the utility companies will begin immediately so that any adjustments to the construction schedule can be made to ensure that there are no delays in progress of the project.

Traffic Control and Patterns:

With improvements crossing several intersections, which will inherently require temporary intersection closures, traffic control and signage will be critical to ensuring safety and continued flow of traffic. It will be imperative that the appropriate signage is in place and verified on a daily basis.

In addition to hauling trucks, there will be many material delivery trucks throughout the construction that will also need to be coordinated with the Contractor and our staff. The storing of materials will need to be determined prior to delivery and no materials will be allowed in areas that reduce sight distance or create a safety issue for both pedestrian and vehicular traffic.

Project Construction Services

We will perform construction observation and inspection services throughout the project duration on behalf of the Village of Palatine. Our RE services will be performed by professional and technical staff as warranted by the work being undertaken and all work will be under the direct supervision of a license professional engineer. The following tasks will be performed by our staff:

1) Pre-Construction Services
   - ❖ Ascertain the standard practices of the Village and become familiar with the contract documents
   - ❖ Prepare conformed bid documents
   - ❖ Prepare project files, Quantity and IDR Books
2) Construction Services

   On-site representation to accurately document and record by measure and/or computation all quantities used on the construction project and to ensure that project details and specifications are being implemented and followed. This observation will be full-time for this project which will allow us to be on-site for approximately 8-hours per day on average so that the construction operations can be viewed and inspected along with quantities and cost items adequately documents.
   - ❖ Preparing and submitting daily inspection reports and quality control reporting
   - ❖ Maintain a project daily diary
   - ❖ Advise and assist Village in resolving construction issues
   - ❖ Prepare design clarifications
   - ❖ Prepare Requests for Change (RFC)
   - ❖ Review and coordinate all Requests for Information (RFI's)
   - ❖ Verify contractor's adherence to the plans and special provisions
   - ❖ Monitor, maintain and update project schedule
   - ❖ Conduct regular meetings with contractor and applicable team members
   - ❖ Provide weekly construction activity reports
   - ❖ Review change orders for approval of extra work
   - ❖ Review contractor's submittals for conformance with contract documents
   - ❖ Develop project punchlist
   - ❖ Furnish and possess on-site all necessary field survey equipment necessary for measurement verification of contractor's work
3) Post-Construction / Project Close-out Services
   - ❖ Manage punchlist completion and documentation of all final waivers, closeout documents and record drawings
   - ❖ Assist in application for payment requests
   - ❖ Close-out project accounting and provide status of final project budget

SECTION 2: ORGANIZATIONAL CHART

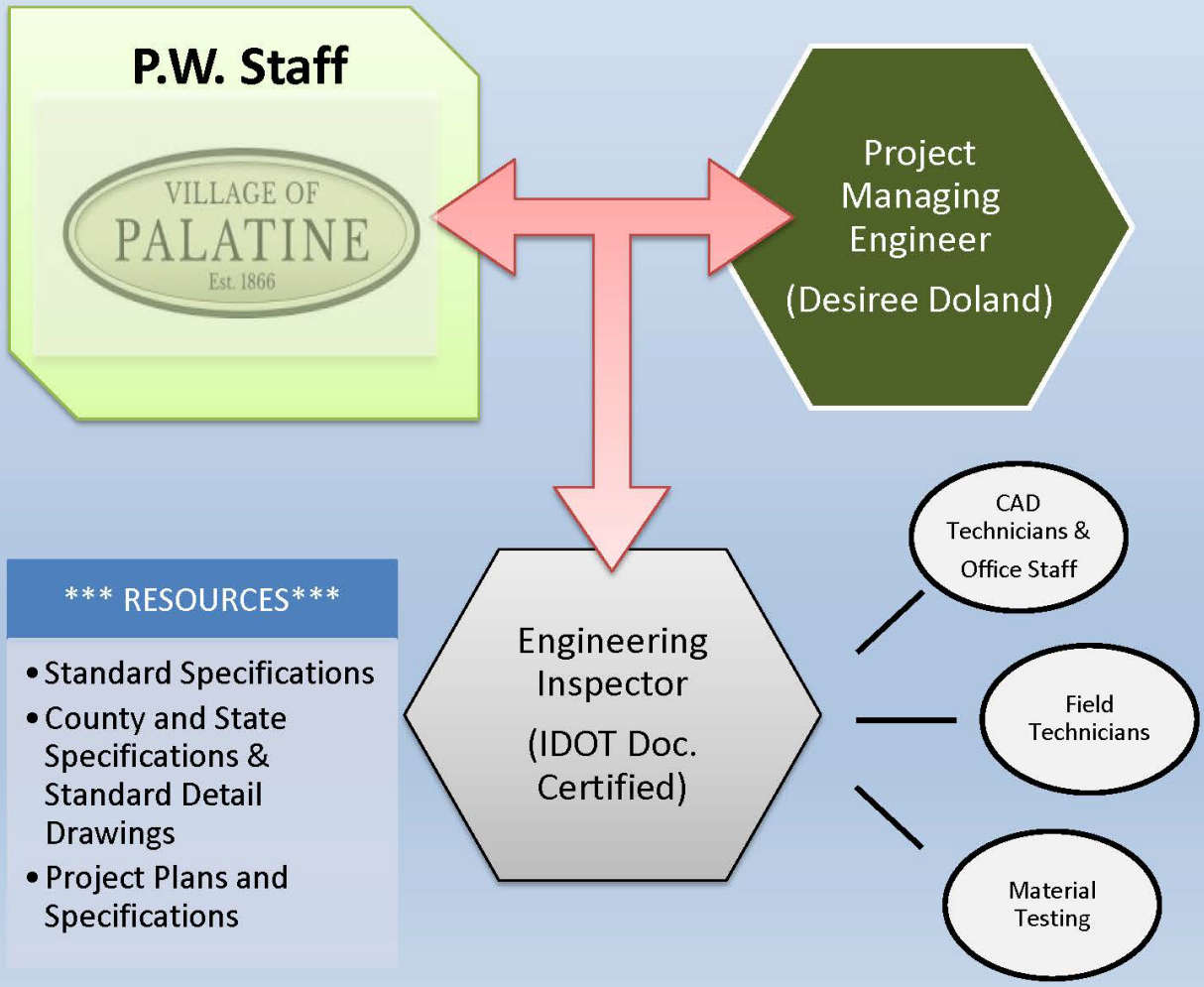
DOLAND ENGINEERING, LLC

2023 W.M. Improvements

Construction Oversight and Inspection Services

Organizational Chart

The illustration below represents how the key staff members will utilize necessary resources and identify communication paths



Attachment: Doland Proposal (2023 Water Main Replacement Contract 1 Phase 2 Construction Engineering Services)

SECTION 3: PROJECT TIMELINE AND FEES

A. Project Timeline/Milestones

Based upon projects of similar scope of work, we estimate that this project will have a duration for each segment as follows:

Contract 1 Phase 2 (DPW 2321-2)

- Dundee & Quentin – 14 days
- Rand & Capri – 15 days

B. Construction Engineering Fee Schedule

Task	Contractor's Work Days	Professional Engineer (hrs.)	Construction Inspector (hrs.)
Task 1 Pre-Construction	0	24	24
Task 2 Construction Services	29	58	232
Task 3 Post-Construction	5	40	20
Total Estimated Hours		122	276
Hourly Rate		$150.00	$105.00
Total Fee		$18,300.00	$28,980.00
		Total Fee =	**$47,280.00**

For our fee establishment, we have used an anticipated 29-days work schedule for the contractor to complete this work. We further anticipate 5 contractor days for attention to punchlist items. This current anticipated contractor's work schedule was the basis for our man-hours for performing RE duties. A tabulation of the contractor's schedule and our associated inspection hours is tallied as follows:

Fee Forecast:
Total Anticipated Inspection Fee = $47,280.00

This fee forecast is based upon the estimated hours of work of the responsible staff as tallied above. The actual billing will be submitted based upon the actual hours worked by our staff. For any work outside the scope of this proposal (including additional contractor's working days), we would provide you with a supplemental proposal based upon the above-listed hourly rates of the individual staff members.

Accepted By: _____

Title: _____

Date: _____

Attachment: Doland Proposal (2023 Water Main Replacement Contract 1 Phase 2 Construction Engineering Services)

Consider a Motion to Award a Contract for the US 14 Water Main Extension and Heron Storage Facility Valve Isolation Project

BACKGROUND:
US 14 (Northwest Highway) at Route 53 and the Heron Drive water storage facility west of One Renaissance Place are recommended for a water main extension to improve system reliability, provide access to Village water in certain areas, improve water quality, and create more uniform system pressures.

KEY ISSUES:
- On Tuesday, March 19, 2024, six bids were received, ranging from a high of $2,135,235.50 to a low of $1,506,350.
- The low responsive and responsible bidder was Bolder Contractors, Incorporated of Cary, Illinois in the amount of $1,506,350.
- The Engineer's estimate was $1,418,750.

ALTERNATIVES:
1. Award the contract for the US 14 Water Main Extension and Heron Storage Facility Valve Isolation to Bolder Contractors.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the contract for the US 14 Water Main Extension and Heron Storage Facility Valve Isolation Project be awarded to Bolder Contractors.

BUDGET IMPACT:
American Rescue Plan Act (ARPA) funds in the amount of $1,012,530 are available in the 2024 Capital Improvement Program to accommodate this work. Water funds are available in the 2024 Capital Improvement Program in Project WW 0002 "Watermain Extensions & Looping" to cover the balance of the project.

ACTION REQUIRED:
Motion to award the contract for the US 14 Water Main Extension and Heron Storage Facility Valve Isolation Project to Bolder Contractors, Incorporated of Cary, Illinois in the amount of $1,506,350.

ATTACHMENTS:
- Bid Tabulation
- Location Map-US 14 Water Main Extension
- Location Map-Heron Storage Facility

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

VILLAGE OF PALATINE

Bidding Summary
US 14 Water Main Extension and Heron Storage Facility Valve Isolation
March 19, 2024

	Bidding Contractors	As Read Bid Amount	As Corrected Bid Amount
1	Bolder Contractors, Inc.	$ 1,506,350.00	Correct as Read
2	Joel Kennedy Constructing Corp.	$ 1,651,440.00	Correct as Read
3	Berger Contractors, Inc.	$ 1,926,382.50	Correct as Read
4	Swallow Construction Corp.	$ 1,940,320.00	Correct as Read
5	H. Linden & Sons Sewer and Water, Inc.	$ 1,954,030.00	Correct as Read
6	Trine Construction Corp.	$ 2,135,235.50	Correct as Read

Attachment: Bid Tabulation (US 14 Water Main Extension and Heron Storage Facility Valve Isolation)

BID OPENING
Date: March 19, 2024
Time: 11:00 AM
Location: Village Hall

VILLAGE OF PALATINE - DEPARTMENT OF PUBLIC WORKS
TABULATION OF BIDS
FOR
US 14 Water Main Extension and Heron Storage Facility Valve Isolation
DPW- 2224
Section # N/A

COMPUTED BY: KML

Red unit price = unit price is above median unit price
Blue unit price = unit price is equal to median unit price
Green unit price = unit price is below median unit price

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	Cost Estimate UNIT PRICE	Cost Estimate TOTAL	Low Bidder: Bolder Contractors, Inc 316 Cary Point Drive Cary, IL 60013 (847) 236-0785 Fax (224) 888-8130 UNIT PRICE	Low Bidder TOTAL	2: Joel Kennedy Constructing C 2830 N. Lincoln Avenue Chicago, IL 60657 (847) 360-8080 UNIT PRICE	2 TOTAL	3: Berger Contractors, Inc. 1205 Garland Road Wauconda, IL 60084 (847) 526-5457 Fax (847) 526-4204 UNIT PRICE	3 TOTAL	4: Swallow Construction Co 490 Topsoil Drive West Chicago, IL 60185 (630) 512-9900 Fax (630) 512-9902 UNIT PRICE	4 TOTAL
1	MOBILIZATION	LSUM	1	$25,000.00	$25,000.00	$89,000.00	$89,000.00	$100,000.00	$100,000.00	$115,200.00	$115,200.00	$75,000.00	$75,000
2	PRECONSTRUCTION VIDEO TAPING	LSUM	1	$2,000.00	2,000.00	100.00	$100.00	2,000.00	$2,000.00	2,100.00	2,100.00	2,500.00	2,500.
3	PERIMETER EROSION BARRIER	FOOT	400	$5.00	2,000.00	8.00	$3,200.00	5.00	$2,000.00	5.00	2,000.00	10.00	4,000.
4	SEEDING, CLASS 2A (SPECIAL)	ACRE	0.75	$10,000.00	7,500.00	90000.00	$67,500.00	50,000.00	$37,500.00	20,000.00	15,000.00	55,600.00	41,700.
5	SIDEWALK REMOVAL	SQ FT	150	$5.00	750.00	3.00	$450.00	5.00	$750.00	8.00	1,200.00	3.25	487.
6	PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH	SQ FT	150	$10.00	1,500.00	25.00	$3,750.00	20.00	$3,000.00	36.00	5,400.00	28.55	4,282.
7	EXPLORATORY EXCAVATION	EACH	5	$1,000.00	5,000.00	2700.00	$13,500.00	750.00	$3,750.00	900.00	4,500.00	500.00	2,500.
8	CONNECTION TO EXISTING WATER MAIN (NON-PRESSURE) - 8"	EACH	2	$6,000.00	12,000.00	10000.00	$20,000.00	12,000.00	$24,000.00	11,000.00	22,000.00	8,500.00	17,000.
9	CONNECTION TO EXISTING WATER MAIN (NON-PRESSURE) - 16"	EACH	1	$8,000.00	8,000.00	20000.00	$20,000.00	25,000.00	$25,000.00	31,500.00	31,500.00	21,500.00	21,500.
10	CONNECTION TO EXISTING WATER MAIN (NON-PRESSURE) - 20"	EACH	1	$10,000.00	10,000.00	28000.00	$28,000.00	30,000.00	$30,000.00	36,000.00	36,000.00	30,000.00	30,000.
11	8" C900/RJ PVC WATER MAIN WITH TRACER WIRE	FOOT	1,720	$150.00	258,000.00	245.00	$421,400.00	452.00	$777,440.00	150.00	258,000.00	250.00	430,000.
12	DUCTILE IRON WATER MAIN CLASS 52 OPEN CUT 16" WITH TRACER WIRE	FOOT	20	$300.00	6,000.00	400.00	$8,000.00	495.00	$9,900.00	435.00	8,700.00	400.00	8,000.
13	VALVE VAULTS TO BE REMOVED	EACH	1	$2,000.00	2,000.00	1000.00	$1,000.00	500.00	$500.00	800.00	800.00	650.00	650.
14	8" VALVE IN VALVE BOX	EACH	2	$3,000.00	6,000.00	7500.00	$15,000.00	9,000.00	$18,000.00	4,700.00	9,400.00	4,150.00	8,300.
15	GATE VALVE 8" WITH VAULT, 4' DIAMETER	EACH	1	$6,000.00	6,000.00	9000.00	$9,000.00	12,000.00	$12,000.00	9,050.00	9,050.00	8,950.00	8,950.
16	GATE VALVE 16" WITH VAULT, 6' DIAMETER	EACH	1	$12,000.00	12,000.00	22000.00	$22,000.00	30,000.00	$30,000.00	31,000.00	31,000.00	25,650.00	25,650.
17	GATE VALVE 20" WITH VAULT, 6' DIAMETER (DOG HOUSE)	EACH	1	$14,000.00	14,000.00	35000.00	$35,000.00	35,000.00	$35,000.00	61,000.00	61,000.00	55,000.00	55,000.
18	8" LINE STOP	EACH	1	$6,000.00	6,000.00	8000.00	$8,000.00	4,000.00	$4,000.00	9,000.00	9,000.00	3,300.00	3,300.
19	10" LINE STOP	EACH	1	$8,000.00	8,000.00	10000.00	$10,000.00	6,000.00	$6,000.00	11,500.00	11,500.00	3,500.00	3,500.
20	16" LINE STOP	EACH	1	$10,000.00	10,000.00	18000.00	$18,000.00	8,000.00	$8,000.00	19,500.00	19,500.00	7,350.00	7,350.
21	20" LINE STOP	EACH	1	$15,000.00	15,000.00	20000.00	$20,000.00	10,000.00	$10,000.00	35,000.00	35,000.00	8,000.00	8,000.
22	FIRE HYDRANT WITH AUXILIARY VALVE, VALVE BOX AND TEE	EACH	2	$8,500.00	17,000.00	17000.00	$34,000.00	18,000.00	$36,000.00	10,500.00	21,000.00	12,500.00	25,000.
23	FIRE HYDRANT WITH AUXILIARY VALVE, VALVE BOX AND TEE, SPECIAL	EACH	1	$10,000.00	10,000.00	20000.00	$20,000.00	30,000.00	$30,000.00	25,000.00	25,000.00	20,000.00	20,000.
24	24" DIAMETER STEEL SLEEVE, 0.375" WALL THICKNESS, AUGERED	FOOT	995	$900.00	895,500.00	530.00	$527,350.00	200.00	$199,000.00	973.50	968,632.50	850.00	845,750.
25	SURVEYING, STAKING, AND AS-BUILTS	LSUM	1	$2,000.00	2,000.00	10000.00	$10,000.00	20,000.00	$20,000.00	15,000.00	15,000.00	9,500.00	9,500.

Attachment: Bid Tabulation (US 14 Water Main Extension and Heron Storage Facility Valve Isolation)

BID OPENING
Date: March 19, 2024
Time: 11:00 AM
Location: Village Hall

VILLAGE OF PALATINE - DEPARTMENT OF PUBLIC WORKS
TABULATION OF BIDS
FOR
US 14 Water Main Extension and Heron Storage Facility Valve Isolation
DPW- 2224
Section # N/A

COMPUTED BY: KML

Red unit price = unit price is above median unit price
Blue unit price = unit price is equal to median unit price
Green unit price = unit price is below median unit price

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	Cost Estimate UNIT PRICE	Cost Estimate TOTAL	Low Bidder: Bolder Contractors, Inc 316 Cary Point Drive Cary, IL 60013 (847) 236-0785 Fax (224) 888-8130 UNIT PRICE	Low Bidder TOTAL	2: Joel Kennedy Constructing C 2830 N. Lincoln Avenue Chicago, IL 60657 (847) 360-8080 UNIT PRICE	2 TOTAL	3: Berger Contractors, Inc. 1205 Garland Road Wauconda, IL 60084 (847) 526-5457 Fax (847) 526-4204 UNIT PRICE	3 TOTAL	4: Swallow Construction Co 490 Topsoil Drive West Chicago, IL 60185 (630) 512-9900 Fax (630) 512-9902 UNIT PRICE	4 TOTAL
26	TRAFFIC CONTROL AND PROTECTION, (SPECIAL)	LSUM	1	$10,000.00	10,000.00	50000.00	$50,000.00	85,000.00	$85,000.00	100,000.00	100,000.00	175,000.00	175,000.
27	COMBINATION AIR RELEASE VALVE IN 5' DIAMETER VALVE VAULT, TYPE 1 FRAME, CLOSED LID	EACH	2	$10,000.00	20,000.00	10000.00	$20,000.00	25,000.00	$50,000.00	18,500.00	37,000.00	15,000.00	30,000.
28	TREE REMOVAL AND REPLACEMENT	EACH	3	$2,000.00	6,000.00	2500.00	$7,500.00	1,800.00	$5,400.00	900.00	2,700.00	750.00	2,250.
29	DETECTOR LOOP REPLACEMENT	FOOT	430	$50.00	21,500.00	20.00	$8,600.00	40.00	$17,200.00	40.00	17,200.00	5.00	2,150.
30	MAINTENANCE OF EXISTING TRAFFIC SIGNAL INSTALLATION	EACH	2	$10,000.00	20,000.00	8000.00	$16,000.00	35,000.00	$70,000.00	26,000.00	52,000.00	36,500.00	73,000.
	TOTAL BID AS READ					**$ 1,506,350.00**		**$ 1,651,440.00**		**$ 1,926,382.50**		**$ 1,940,320.(**	
	TOTAL BID AS CORRECTED			**$ 1,418,750.00**									
	PROPOSAL GUARANTEE					5.00%		5.00%		5.00%		5.00%	

Attachment: Bid Tabulation (US 14 Water Main Extension and Heron Storage Facility Valve Isolation)

BID OPENING
Date: March 19, 2024
Time: 11:00 AM
Location: Village Hall

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				5		6	
				H. Linden & Sons Sewer and Wa 722 E. South Street, Unit D Plano, IL 60545 (630) 552-9955 Fax (630) 522-0955		Trine Construction Corp. 1041 Trine Court, Suite A St. Charles, IL 60174 (630) 668-4626 Fax (630) 668-4828	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	MOBILIZATION	LSUM	1	$50,000.00	$50,000.00	$135,000.00	$135,000.00
2	PRECONSTRUCTION VIDEO TAPING	LSUM	1	3,000.00	3,000.00	690.00	690.00
3	PERIMETER EROSION BARRIER	FOOT	400	4.00	1,600.00	11.50	4,600.00
4	SEEDING, CLASS 2A (SPECIAL)	ACRE	0.75	10,000.00	7,500.00	55,579.50	41,684.63
5	SIDEWALK REMOVAL	SQ FT	150	10.00	1,500.00	5.75	862.50
6	PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH	SQ FT	150	25.00	3,750.00	115.00	17,250.00
7	EXPLORATORY EXCAVATION	EACH	5	450.00	2,250.00	2,160.00	10,800.00
8	CONNECTION TO EXISTING WATER MAIN (NON-PRESSURE) - 8"	EACH	2	10,000.00	20,000.00	10,800.00	21,600.00
9	CONNECTION TO EXISTING WATER MAIN (NON-PRESSURE) - 16"	EACH	1	28,000.00	28,000.00	10,800.00	10,800.00
10	CONNECTION TO EXISTING WATER MAIN (NON-PRESSURE) - 20"	EACH	1	59,000.00	59,000.00	10,800.00	10,800.00
11	8” C900/RJ PVC WATER MAIN WITH TRACER WIRE	FOOT	1,720	250.00	430,000.00	159.71	274,701.20
12	DUCTILE IRON WATER MAIN CLASS 52 OPEN CUT 16” WITH TRACER WIRE	FOOT	20	350.00	7,000.00	749.88	14,997.60
13	VALVE VAULTS TO BE REMOVED	EACH	1	1,000.00	1,000.00	450.00	450.00
14	8" VALVE IN VALVE BOX	EACH	2	5,000.00	10,000.00	3,837.13	7,674.26
15	GATE VALVE 8" WITH VAULT, 4' DIAMETER	EACH	1	8,000.00	8,000.00	6,270.44	6,270.44
16	GATE VALVE 16" WITH VAULT, 6' DIAMETER	EACH	1	20,000.00	20,000.00	20,075.00	20,075.00
17	GATE VALVE 20" WITH VAULT, 6' DIAMETER (DOG HOUSE)	EACH	1	50,000.00	50,000.00	37,289.75	37,289.75
18	8" LINE STOP	EACH	1	8,000.00	8,000.00	7,185.00	7,185.00
19	10" LINE STOP	EACH	1	10,000.00	10,000.00	8,565.00	8,565.00
20	16" LINE STOP	EACH	1	21,000.00	21,000.00	11,325.00	11,325.00
21	20" LINE STOP	EACH	1	42,000.00	42,000.00	14,775.00	14,775.00
22	FIRE HYDRANT WITH AUXILIARY VALVE, VALVE BOX AND TEE	EACH	2	10,000.00	20,000.00	8,697.79	17,395.58
23	FIRE HYDRANT WITH AUXILIARY VALVE, VALVE BOX AND TEE, SPECIAL	EACH	1	20,000.00	20,000.00	8,697.79	8,697.79
24	24" DIAMETER STEEL SLEEVE, 0.375" WALL THICKNESS, AUGERED	FOOT	995	800.00	796,000.00	1,276.30	1,269,918.50
25	SURVEYING, STAKING, AND AS-BUILTS	LSUM	1	10,000.00	10,000.00	8,050.00	8,050.00

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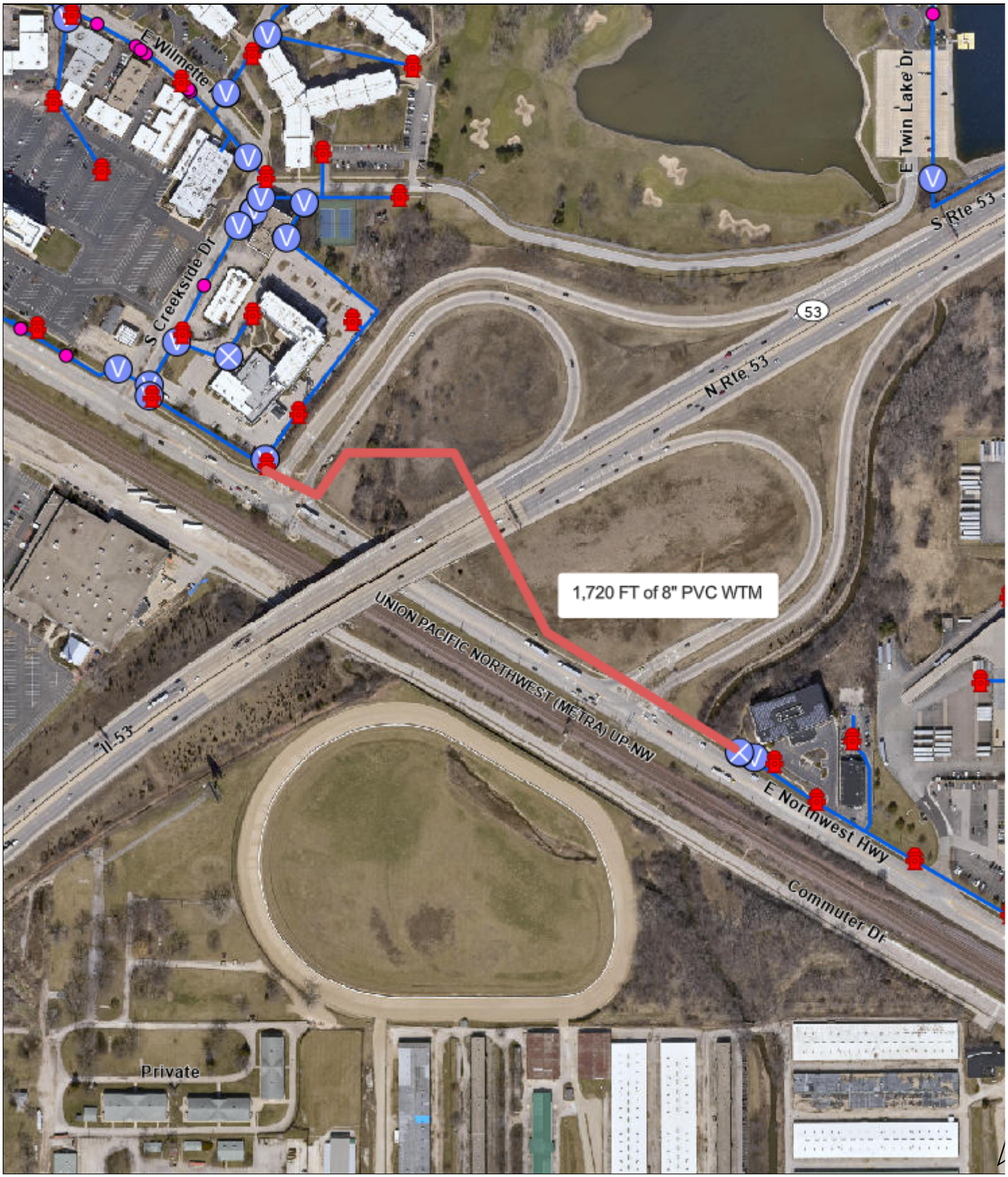
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	5 H. Linden & Sons Sewer and Wa 722 E. South Street, Unit D Plano, IL 60545 (630) 552-9955 Fax (630) 522-0955 UNIT PRICE	5 TOTAL	6 Trine Construction Corp. 1041 Trine Court, Suite A St. Charles, IL 60174 (630) 668-4626 Fax (630) 668-4828 UNIT PRICE	6 TOTAL
26	TRAFFIC CONTROL AND PROTECTION, (SPECIAL)	LSUM	1	258,000.00	258,000.00	90,776.21	90,776.21
27	COMBINATION AIR RELEASE VALVE IN 5' DIAMETER VALVE VAULT, TYPE 1 FRAME, CLOSED LID	EACH	2	10,000.00	20,000.00	8,956.02	17,912.04
28	TREE REMOVAL AND REPLACEMENT	EACH	3	1,500.00	4,500.00	862.50	2,587.50
29	DETECTOR LOOP REPLACEMENT	FOOT	430	51.00	21,930.00	51.75	22,252.50
30	MAINTENANCE OF EXISTING TRAFFIC SIGNAL INSTALLATION	EACH	2	10,000.00	20,000.00	20,125.00	40,250.00
			TOTAL BID AS READ		**$ 1,954,030.00**		**$ 2,135,235.50**
			TOTAL BID AS CORRECTED				
			PROPOSAL GUARANTEE		5.00%		5.00%

Attachment: Bid Tabulation (US 14 Water Main Extension and Heron Storage Facility Valve Isolation)

GISConsortium

US 14 Water Main Extension



Attachment: Location Map-US 14 Water Main Extension (US 14 Water Main Extension and Heron Storage Facility Valve Isolation)

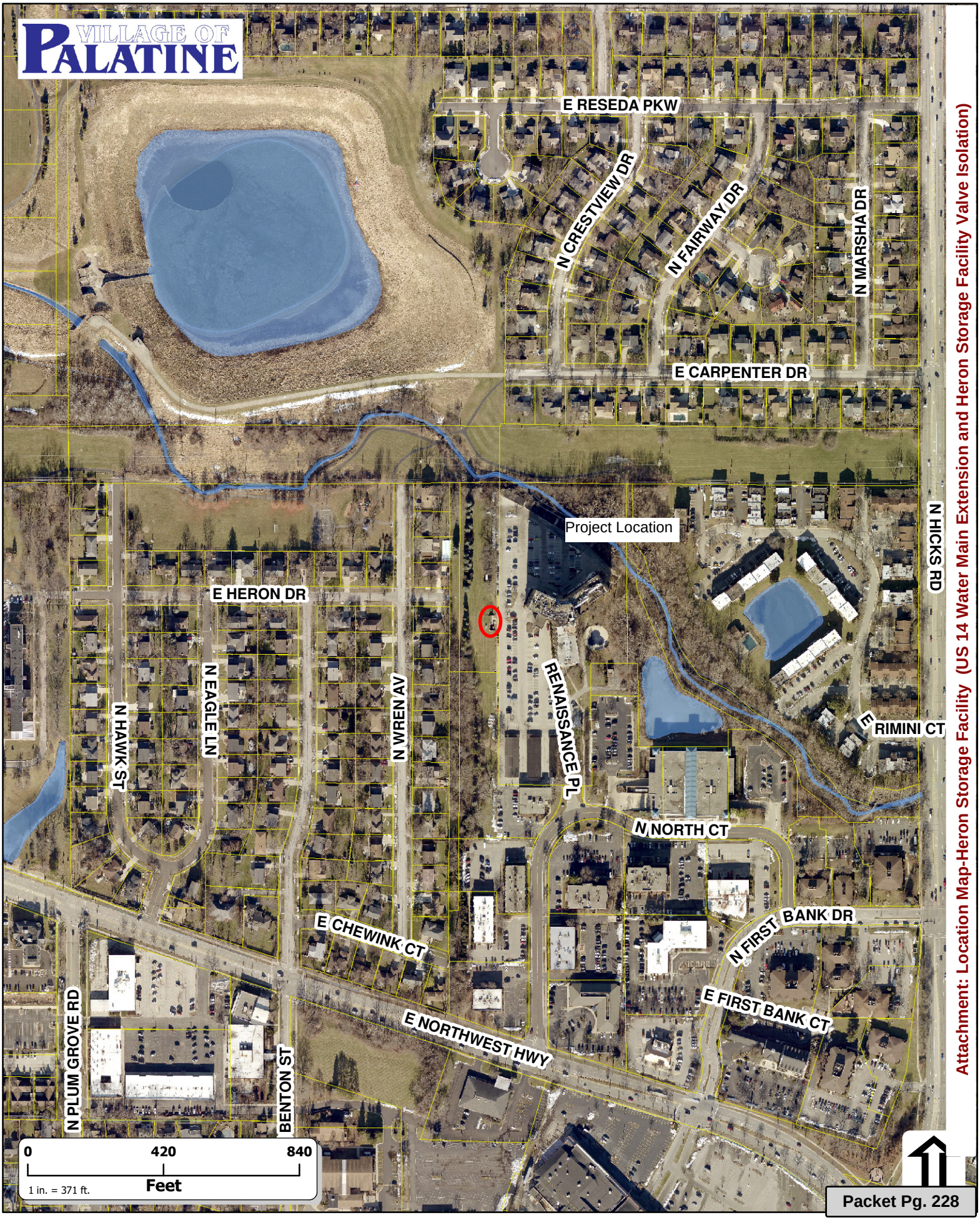
0 500 1000 ft

Print Date: 3/20/2024

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 GIS Viewer



Attachment: Location Map-Heron Storage Facility (US 14 Water Main Extension and Heron Storage Facility Valve Isolation)

Consider a Motion Authorizing the Village Manager to Execute a Proposal for Construction Engineering Services for the US 14 Water Main Extension and Heron Storage Facility Valve Isolation Project

BACKGROUND:
Construction is scheduled for the US 14 Water Main Extension and Heron Storage Facility Valve Isolation Project. Work is tentatively scheduled to commence in May with construction to be substantially completed by September.

KEY ISSUES:
- Utilizing construction engineering services is recommended to meet procedural requirements, assure quality construction, and allow for the necessary intermittent attention needed during this construction project.
- A qualification-based selection process was used for construction engineering.
- Doland Engineering demonstrated their ability to perform construction engineering on behalf of the Village in 2023 for water main replacement projects.

ALTERNATIVES:
1. Authorize the Village Manager to execute the proposal from Doland Engineering for Construction Engineering Services for the US 14 Water Main Extension and Heron Storage Facility Valve Isolation Project.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends authorizing the Village Manager to execute the proposal from Doland Engineering for Construction Engineering Services for the US 14 Water Main Extension and Heron Storage Facility Valve Isolation Project.

BUDGET IMPACT:
Funding is available in the Water Fund of the 2024 Capital Improvement Program to accommodate this work.

ACTION REQUIRED:
Motion to authorize the Village Manager to execute the proposal from Doland Engineering of Palatine, Illinois for Construction Engineering Services for the US 14 Water Main Extension and Heron Storage Facility Valve Isolation Project in the not-to-exceed amount of $73,200.

ATTACHMENTS:

- Doland Proposal

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

Request for Proposal
2024 US 14 Water Main Extension (DPW-2224)
Construction Engineering Services
Village of Palatine

March 5, 2024

Submitted to:

Mr. George Ruppert, P.E.
Village Engineer
Village of Palatine

Submitted by:

DOLAND ENGINEERING, LLC

CelebratingOver50yearsof
ResponsibleEngineering
–ForNow,andtheFuture –

Attachment: Doland Proposal (US 14 Water Main Extension and Heron Valve Isolation Construction Engineering Services)

DOLAND
ENGINEERING, LLC

March 5, 2024

Mr. George Ruppert
Village Engineer
Village of Palatine
200 E. Wood Street
Palatine, Illinois 60067

RE: 2024 US 14 Water Main Extension (DPW-2224)
(Rt 14 @ Rt 53 & Heron Storage Facility valve isolation)

Dear Mr. Ruppert,

It is with pleasure that Doland Engineering, LLC presents the Village of Palatine with this proposal for Water Main Extension construction engineering services. We have a strong background in municipal engineering as we regularly provide construction engineering services to governmental agencies. We have served the Village of Palatine in the past on projects and we are confident that the Village staff has been fully satisfied with the quality of our firm's work. During those projects, we have fostered a strong relationship with the Village of Palatine staff by providing the highest quality consulting services. As a result of our highly qualified staff, our clients have full confidence in our leadership, planning, oversight, schedule and budget adherence, through full project completion and close out. The member of our professional staff who will represent our firm regarding all matters related to this proposal will be myself, Desiree Doland. My contact information is as follows:

Desiree D. Doland, P.E.
Doland Engineering, LLC
334 E. Colfax Street, Suite C Palatine,
IL 60067
Ph. (847) 991-5088 x117
Email: ddoland@dolandengineering.com

I look forward to the opportunity to work with you and your staff.

Sincerely,

Desiree D. Doland, P.E.
C.E.O.

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A. Project Understanding
B. Project Approach
C. Project Construction Services

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A. Organizational Chart

SECTION 3: Proposed Project Timeline and Fees

A. Project Timeline/Milestones
B. Construction Engineering Fee Schedule

Attachment: Doland Proposal (US 14 Water Main Extension and Heron Valve Isolation Construction Engineering Services)

SECTION 1: PROJECT UNDERSTANDING/APPROACH

A. Project Understanding

We have reviewed the Final Engineering Plans and contract bid documents, including special provisions for the US 14 Water Main Extension and Heron Storage Facility Valve Isolation Project. We have visited the site and performed a thorough inspection of all areas involved, taking special note of areas of concern for construction. This information, combined with our conversations with Village staff and our experience with prior construction engineering work for the Village of Palatine, gives us a complete understanding of this project and the expectations of the Village for a successful completion. Upon reviewing all the information, we find the main components of the project to be:

- Watermain Installation for new 8" main extension (utilizing boring and open cut methods)
- Connections to existing 8" mains along US 14 and connection to 16" & 20" mains near the Heron Storage Facility
- Water valves for system isolation
- Sidewalk removal and replacement along with landscape restoration

B. Project Approach

We approach construction engineering projects with a very detailed eye from start to finish; this secures the success of the project. Upon reviewing the plans and specifications there are several areas we have identified as key concerns that will require special attention to ensure the successful execution of the construction operations. There are traffic control and vehicular access issues to be cognizant of for the safety of pedestrians and motorists alike. Of particular concern for this project is the proximity of the work to major roadways, including the on/off ramps for Route 53. The traffic control and protection related to truck traffic and equipment access will be critical to ensure safety for the motoring public and the working crews alike.

Coordination and scheduling will be of the highest importance throughout the project. Approaching the project with a preemptive view will aid in scheduling, safety, and budget adherence.

Project Coordination:

Involving all parties in the coordination and scheduling of the project from the beginning is essential to its success. There are several public entities whose transportation and access needs will be impacted by this project:

- Palatine Police Department
- Palatine Fire Department

We would like to give the Village, its safety providers (fire and police departments), an opportunity to discuss the project and the potential impact it may have on their organizations. We would like to forward the contractor's schedule, and all schedule updates, to the Police and Fire Departments to keep them informed and to allow them to provide us with any of their concerns related to the accessibility of emergency personnel through the construction zone and highway interchange.

Project coordination is also imperative amongst the general contractor and their auger sub-contractor because of the massive reliance on the augering operations and casing pipe installation. The auger work will dictate the length of traffic control and interaction with motoring public on the highway on/off ramps for hauling and materials deliveries.

Utility Coordination:

It is imperative that a full review of all existing utilities and their crossing locations are verified prior to construction. We will work with the Contractor, as needed, for any exploratory excavations to determine elevations of utilities that may be in conflict. If needed, coordination with the utility companies will begin immediately so that any adjustments to the construction schedule can be made to ensure that there are no delays in the progress of the project. Furthermore, the avoidance of utility conflicts along the auger route and at the very large entry and exit pits will be imperative to coordinate with utility locating services and utility providers for protection of vital utility infrastructure.

Traffic Control and Patterns:

With improvements in such close proximity to the highway on/off ramps, traffic control and signage will be critical to ensuring safety and continued flow of traffic. It will be imperative that the appropriate signage is in place and verified on a daily basis and that the construction logistics are performed in a manner that minimizes impacts on the traffic flow through the construction zone.

In addition to hauling trucks, there will be many material delivery trucks throughout the construction that will also need to be coordinated with the Contractor and our staff. The storing of materials will need to be determined prior to delivery and no materials will be allowed in areas that reduce sight distance or create a safety issue for both pedestrian and vehicular traffic.

Project Construction Services

We will perform construction observation and inspection services throughout the project duration on behalf of the Village of Palatine. Our RE services will be performed by professional and technical staff as warranted by the work being undertaken and all work will be under the direct supervision of a licensed professional engineer. The following tasks will be performed by our staff:

1) Pre-Construction Services
   - ❖ Ascertain the standard practices of the Village and become familiar with the contract documents
   - ❖ Prepare conformed bid documents
   - ❖ Prepare project files, Quantity and IDR Books
2) Construction Services

   On-site representation to accurately document and record by measure and/or computation all quantities used on the construction project and to ensure that project details and specifications are being implemented and followed. This observation will be full-time for this project which will allow us to be on-site for approximately 8-hours per day on average so that the construction operations can be viewed and inspected along with quantities and cost items adequately documents.
   - ❖ Preparing and submitting daily inspection reports and quality control reporting
   - ❖ Maintain a project daily diary
   - ❖ Advise and assist Village in resolving construction issues
   - ❖ Prepare design clarifications
   - ❖ Prepare Requests for Change (RFC)
   - ❖ Review and coordinate all Requests for Information (RFI's)
   - ❖ Verify contractor's adherence to the plans and special provisions
   - ❖ Monitor, maintain and update project schedule
   - ❖ Conduct regular meetings with contractor and applicable team members
   - ❖ Provide weekly construction activity reports
   - ❖ Review change orders for approval of extra work
   - ❖ Review contractor's submittals for conformance with contract documents
   - ❖ Develop project punchlist
   - ❖ Furnish and possess on-site all necessary field survey equipment necessary for measurement verification of contractor's work
3) Post-Construction / Project Close-out Services
   - ❖ Manage punchlist completion and documentation of all final waivers, closeout documents and record drawings
   - ❖ Assist in application for payment requests
   - ❖ Close-out project accounting and provide status of final project budget

SECTION 2: ORGANIZATIONAL CHART

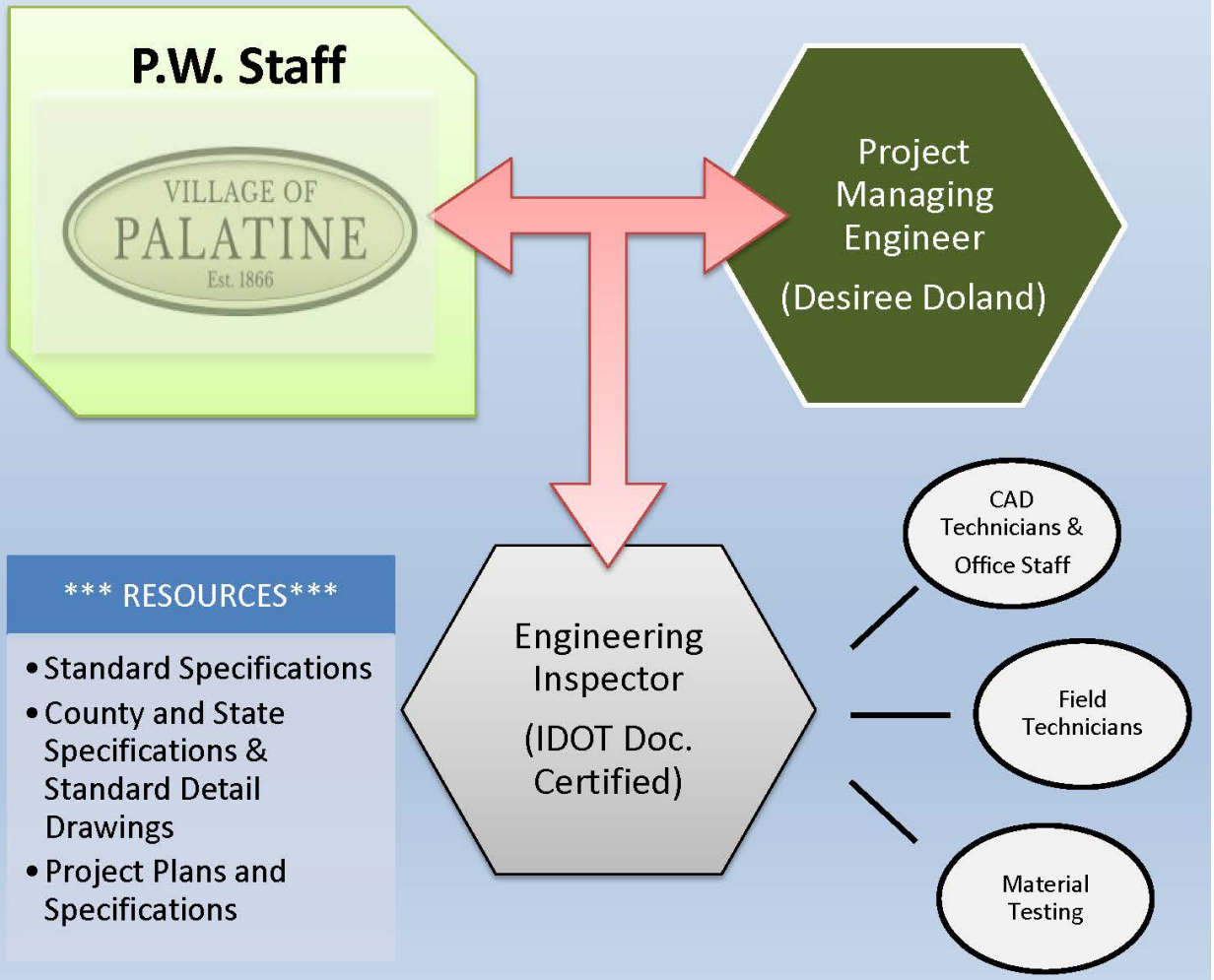
DOLAND ENGINEERING, LLC

2024 US 14 W.M. Extension

Construction Oversight and Inspection Services

Organizational Chart

The illustration below represents how the key staff members will utilize necessary resources and identify communication paths



Attachment: Doland Proposal (US 14 Water Main Extension and Heron Valve Isolation Construction Engineering Services)

SECTION 3: PROJECT TIMELINE AND FEES

A. Project Timeline/Milestones

Based upon projects of similar scope of work, we estimate that this project will have a duration for each segment as follows:

DPW 2224

- Us 14 & Rt 53 – 58 days
  Heron Drive – 2 days

B. Construction Engineering Fee Schedule

Task	Contractor's Work Days	Professional Engineer (hrs.)	Construction Inspector (hrs.)
Task 1 Pre-Construction	0	16	4
Task 2 Construction Services	60	110	480
Task 3 Post-Construction	5	12	16
Total Estimated Hours		138	500
Hourly Rate		$150.00	$105.00
Total Fee		$20,700.00	$52,500.00
		Total Fee =	**$73,200.00**

For our fee establishment, we have used an anticipated 55-days work schedule for the contractor to complete this work. We further anticipate 5 partial contractor days for attention to punchlist items. This current anticipated contractor's work schedule was the basis for our man-hours for performing RE duties. If the contractor's working days change from this projection, we will update you on their schedule change and how that affects the RE services proposal.

Fee Forecast:
Total Anticipated Inspection Fee = $73,200.00

This fee forecast is based upon the estimated hours of work of the responsible staff as tallied above. The actual billing will be submitted based upon the actual hours worked by our staff. For any work outside the scope of this proposal (including additional contractor's working days), we would provide you with a supplemental proposal based upon the above-listed hourly rates of the individual staff members.

Accepted By: _____

Title: _____

Date: _____

Consider a Motion to Approve 2024 Warrant #7

Village of Palatine
Warrant approval

_____
Village Clerk

_____
Mayor

Warrant # 7, having been approved by the Village Council on 04/01/2024, 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	150,856.67	-	-	-	150,856.67
Motor Fuel Tax Fund	205	802,662.91	-	-	-	802,662.91
Federal Equitable Sharing Fund	221	3,270.00	-	-	-	3,270.00
State Equitable Sharing Fund	222	20,948.30	-	-	-	20,948.30
Downtown TIF Fund	233	24,473.28	-	-	-	24,473.28
ARPA Fund	256	12,383.00	-	-	-	12,383.00
Capital Equipment Fund	401	26,014.98	-	-	-	26,014.98
Capital Improvements Fund	402	92,260.03	-	-	-	92,260.03
Water Fund	605	334,761.87	-	-	-	334,761.87
Sewer Fund	610	18,410.72	-	-	-	18,410.72
Refuse Fund	615	-	-	-	980.06	980.06
Parking Fund	620	7,762.97	-	-	-	7,762.97
Liability Insurance Fund	702	5,175.00	-	-	-	5,175.00
Fleet Services Fund	710	36,638.02	-	-	-	36,638.02
Total Report		**1,535,617.75**	**-**	**-**	**980.06**	**1,536,597.81**

ATTACHMENTS:

- Warrant #7

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

VILLAGE OF PALATINE

Warrant #7

Invoice Due Date Range 02/01/24 - 04/16/24
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **4040 - 1st Ayd Corporation**									
PSI681569	Small Tools - Stock	Open		02/29/2024	03/30/2024	03/25/2024			363.97
PSI682639	Small Tools - M-999	Open		03/06/2024	04/05/2024	03/25/2024			232.37
			Vendor **4040 - 1st Ayd Corporation** Totals			Invoices	2		$596.34
Vendor **1633 - 3M Company**									
9427467089	Sign Materials-White Reflective, Clear, Prismatic Reflective	Open		02/29/2024	03/30/2024	03/26/2024			4,303.52
			Vendor **1633 - 3M Company** Totals			Invoices	1		$4,303.52
Vendor **4853 - Advance Auto Parts**									
2376-1213180	Parts - PT-401	Open		02/08/2024	03/09/2024	03/25/2024			61.59
2376-1216577	Parts - PT-403	Open		02/27/2024	03/28/2024	03/25/2024			15.04
2376-1217693	Parts - STOCK	Open		03/05/2024	04/04/2024	03/11/2024			27.29
2376-1217763	Parts - STOCK	Open		03/05/2024	04/04/2024	03/11/2024			86.59
2376-1217770	Parts - T-416	Open		03/05/2024	04/04/2024	03/11/2024			289.86
2376-1217960	Credit Memo	Open		03/06/2024	04/10/2024	03/25/2024			(61.59)
2376-1218525	Parts - E-618	Open		03/08/2024	04/09/2024	03/25/2024			14.08
2376-1218683	Parts - T-475	Open		03/11/2024	04/10/2024	03/25/2024			388.70
2376-1218696	Parts - Stock	Open		03/11/2024	04/10/2024	03/25/2024			19.84
2376-1218718	Credit Memo	Open		03/11/2024	04/10/2024	03/25/2024			(22.00)
2376-1218933	Parts - Stock	Open		03/12/2024	04/11/2024	03/25/2024			11.92
2376-1219004	Parts - T-519	Open		03/12/2024	04/11/2024	03/25/2024			10.69
2376-1219470	Parts - T-490	Open		03/14/2024	04/13/2024	03/25/2024			47.24
2376-1219603	Parts - T-490	Open		03/15/2024	04/14/2024	03/25/2024			47.24
2376-1219666	Parts - T-393	Open		03/15/2024	04/14/2024	03/25/2024			105.89
2376-1219755	Credit Memo	Open		03/15/2024	04/10/2024	03/25/2024			(47.24)
			Vendor **4853 - Advance Auto Parts** Totals			Invoices	16		$995.14
Vendor **3030 - Advanced Automation & Control**									
24-4375	SCADA Troubleshooting	Open		03/06/2024	04/05/2024	03/22/2024			1,320.00
			Vendor **3030 - Advanced Automation & Control** Totals			Invoices	1		$1,320.00
Vendor **5393 - Aero Precision, LLC**									
1696336	5 - M4E1-T Complete Rifles W/Front & Rear Sights	Open		03/14/2024	04/13/2024	03/26/2024			4,560.00
			Vendor **5393 - Aero Precision, LLC** Totals			Invoices	1		$4,560.00
Vendor **1759 - Air One Equipment, Inc.**									
204127	E82 Mounting Equipment	Open		03/06/2024	04/05/2024	03/06/2024			271.70
204404	Mounting Plate	Open		03/12/2024	04/11/2024	03/12/2024			98.00
204548	Task Force Tips	Open		03/14/2024	04/13/2024	03/18/2024			212.00
			Vendor **1759 - Air One Equipment, Inc.** Totals			Invoices	3		$581.70

Attachment: Warrant #7 (2024-6 : Warrant 2024 # 7)

VILLAGE OF PALATINE

Warrant #7

Invoice Due Date Range 02/01/24 - 04/16/24
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 **5350 - Airespring Inc**									
182090234	Phone and Internet Bill	Open		03/18/2024	03/18/2024	03/18/2024			2,918.90
			Vendor **5350 - Airespring Inc** Totals			Invoices	1		$2,918.90
Vendor **2645 - Alexander Equipment Company, Inc**									
205194	Chipper Knife Bolts	Open		03/05/2024	04/04/2024	03/12/2024			97.70
			Vendor **2645 - Alexander Equipment Company, Inc** Totals			Invoices	1		$97.70
Vendor **2496 - Altorfer Industries, Inc**									
P56C0045105	Parts - E-603	Open		02/29/2024	03/30/2024	03/25/2024			275.50
P56C0045106	Parts - E-221	Open		02/29/2024	03/30/2024	03/25/2024			181.09
			Vendor **2496 - Altorfer Industries, Inc** Totals			Invoices	2		$456.59
Vendor **5021 - Arlington Heights Ford LLC**									
132978H	Parts - Stock	Open		03/09/2024	04/08/2024	03/25/2024			28.96
132990H	Parts - T-421	Open		03/09/2024	04/08/2024	03/25/2024			282.50
173509	Repairs - T-478	Open		03/15/2024	04/14/2024	03/25/2024			172.95
			Vendor **5021 - Arlington Heights Ford LLC** Totals			Invoices	3		$484.41
Vendor **4802 - Atlas Bobcat, LLC**									
BQ7278	Parts - Stock	Open		03/06/2024	04/05/2024	03/25/2024			538.60
			Vendor **4802 - Atlas Bobcat, LLC** Totals			Invoices	1		$538.60
Vendor **1841 - B & H Photo-Video**									
222323221	Cameras & Camera Equipment/Gear for Forensic Unit	Open		03/15/2024	04/14/2024	03/26/2024			11,937.30
			Vendor **1841 - B & H Photo-Video** Totals			Invoices	1		$11,937.30
Vendor **1722 - BLA, Inc**									
23187-11	Palatine Road Reconstruction Phase II Engineering Services	Open		02/29/2024	03/30/2024	03/21/2024			83,511.88
			Vendor **1722 - BLA, Inc** Totals			Invoices	1		$83,511.88
Vendor **1492 - Bound Tree Medical LLC**									
85263178	EMS Equipment	Open		02/27/2024	03/26/2024	03/12/2024			67.47
			Vendor **1492 - Bound Tree Medical LLC** Totals			Invoices	1		$67.47
Vendor **5135 - Builders Paving, LLC**									
2400901	2024 Street Resurfacing Program MFT Section #24-00000-00-GM	Open		03/26/2024	04/05/2024	03/27/2024			802,662.91
			Vendor **5135 - Builders Paving, LLC** Totals			Invoices	1		$802,662.91
Vendor **4911 - CADD Microsystems, Inc**									

Attachment: Warrant #7 (2024-6 : Warrant 2024 # 7)

VILLAGE OF PALATINE

Warrant #7

Invoice Due Date Range 02/01/24 - 04/16/24
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
so30036582	Blue Beam training	Open		02/27/2024	03/27/2024	03/22/2024			4,400.00
		Vendor **4911 - CADD Microsystems, Inc** Totals				Invoices	1		$4,400.00
Vendor **3232 - Angelo R Calanca**									
2024-00000244	Special Operations - Liquor Establishment Checks	Open		03/13/2024	04/01/2024	03/26/2024			40.00
2024-00000245	Special Operations - Tobacco Establishment Checks	Open		03/22/2024	04/01/2024	03/26/2024			80.00
		Vendor **3232 - Angelo R Calanca** Totals				Invoices	2		$120.00
Vendor **5218 - Casey Automotive**									
30583175	Repairs & Maintenance - C-378	Open		02/07/2024	03/08/2024	03/25/2024			73.95
30553852	Repairs & Maintenance - C-375	Open		02/27/2024	03/28/2024	03/25/2024			645.67
30554198	Repairs & Maintenance - C-369	Open		03/09/2024	04/08/2024	03/25/2024			51.95
30554274	Repairs & Maintenance - T-475	Open		03/12/2024	04/11/2024	03/25/2024			133.85
		Vendor **5218 - Casey Automotive** Totals				Invoices	4		$905.42
Vendor **1319 - Casey Equipment Company**									
W02891	Repairs - E-220	Open		03/12/2024	04/11/2024	03/25/2024			2,093.16
P10036	Parts - E-222	Open		03/14/2024	04/13/2024	03/25/2024			373.54
		Vendor **1319 - Casey Equipment Company** Totals				Invoices	2		$2,466.70
Vendor **1576 - CC Cartage Excavating**									
9999	Hauling of Smith Street Staging Pile	Open		03/04/2024	04/03/2024	03/11/2024			26,400.00
		Vendor **1576 - CC Cartage Excavating** Totals				Invoices	1		$26,400.00
Vendor **2732 - CDW Government Inc**									
QF02011	Ink Cartridges for Cashiers Check Scanners	Open		03/14/2024	04/13/2024	03/22/2024			61.74
		Vendor **2732 - CDW Government Inc** Totals				Invoices	1		$61.74
Vendor **2555 - Chicago Parts & Sound**									
1-0424757	Parts - T-519	Open		03/12/2024	04/11/2024	03/25/2024			165.51
		Vendor **2555 - Chicago Parts & Sound** Totals				Invoices	1		$165.51
Vendor **3050 - Cintas #22**									
5200605548	Restock Ready Room First Aid Kits	Open		03/05/2024	04/04/2024	03/12/2024			202.91
4185841858	CSF Carpets	Open		03/08/2024	04/07/2024	03/12/2024			155.94
4185841922	Shop Rags	Open		03/08/2024	04/07/2024	03/12/2024			17.60
4185842011	Uniform Cleaning	Open		03/08/2024	04/07/2024	03/12/2024			138.66

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VILLAGE OF PALATINE

Warrant #7

Invoice Due Date Range 02/01/24 - 04/16/24
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
4185972143	Carpets	Open		03/11/2024	04/10/2024	03/12/2024			151.84
4186556481	Shop Rags	Open		03/15/2024	04/14/2024	03/26/2024			17.60
4186556732	Uniform Cleaning	Open		03/15/2024	04/14/2024	03/26/2024			135.63
			Vendor **3050 - Cintas #22** Totals			Invoices	7		$820.18
Vendor **2707 - Ciorba Group Inc**									
0025563	2024 Water Main Replacement Contract 2 Design DPW-2422	Open		03/06/2024	04/05/2024	02/29/2024			13,380.75
			Vendor **2707 - Ciorba Group Inc** Totals			Invoices	1		$13,380.75
Vendor **4568 - CivicPlus**									
294674	Applicant Tracking Extension	Open		03/05/2024	04/04/2024	03/13/2024			2,412.17
			Vendor **4568 - CivicPlus** Totals			Invoices	1		$2,412.17
Vendor **2980 - Commonwealth Edison**									
9314784000 2/24	Electricity-25 W. Palatine Rd American Data Building	Open		02/22/2024	03/23/2024	03/27/2024			32.49
5874509000 2/24	Electricity-135 W. Michigan Ave Heat Meter	Open		02/23/2024	03/24/2024	03/27/2024			807.32
			Vendor **2980 - Commonwealth Edison** Totals			Invoices	2		$839.81
Vendor **5162 - Conduent Business Services, LLC**									
1711595	Red Light Camera Vendor Fee's (January)	Open		02/12/2024	03/28/2024	03/26/2024			3,500.95
			Vendor **5162 - Conduent Business Services, LLC** Totals			Invoices	1		$3,500.95
Vendor **3706 - Constellation NewEnergy Inc**									
67636559701	Electricity-884 E. Lilly Lane Rose and Lilly Lift Station	Open		02/12/2024	03/13/2024	03/27/2024			697.24
67636580901	Electricity-700 N. North Court RT/25 Street Lighting	Open		02/12/2024	03/13/2024	03/26/2024			82.81
67651846501	Electricity-0 W. Rohlwing Road RT/25 Street Lighting	Open		02/13/2024	03/14/2024	03/26/2024			323.77
67636559601	Electricity-1199 W. Northwest Highway Countryside Pump Station	Open		02/14/2024	03/15/2024	03/26/2024			4,050.31
67722904701	Electricity-2399 N. Dee Lane Deer Park Booster Station	Open		02/22/2024	03/23/2024	03/27/2024			399.00
67723205301	Electricity-2175 N. Coach Road Long Grove Pump Station	Open		02/22/2024	03/23/2024	03/26/2024			207.70
67723439301	Electricity-0 Haleyshill Court Dunhaven Woods Lift Station	Open		02/22/2024	03/23/2024	03/26/2024			209.97
67723279601	Electricity-1501 N. Hicks Road Hicks and Dundee Pump Station	Open		02/23/2024	03/24/2024	03/26/2024			870.27

Attachment: Warrant #7 (2024-6 : Warrant 2024 # 7)

VILLAGE OF PALATINE

Warrant #7

Invoice Due Date Range 02/01/24 - 04/16/24
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
67736545201	Electricity-1465 E. Evergreen Drive Randville Lift Station	Open		02/23/2024	03/24/2024	03/27/2024			1,300.91
67736599601	Electricity-137 W. Wood Street Unit 2 Train Station	Open		02/23/2024	03/24/2024	03/27/2024			329.83
67736623801	Electricity-Heron Drive Well 10 Pump Station	Open		02/23/2024	03/24/2024	03/27/2024			9,157.70
67736637201	Electricity-1 N. Plum Grove Rd. Rotary Plaza Sign	Open		02/23/2024	03/24/2024	03/27/2024			38.18
67736693401	Electricity-429 N. Hicks Road Holiday Lighting	Open		02/23/2024	03/24/2024	03/27/2024			21.03
67736787701	Electricity-137 W. Wood Street Unit 3 Conscious Cup	Open		02/23/2024	03/24/2024	03/27/2024			276.08
67736861201	Electricity-251 W. Colfax Street Parking Deck	Open		02/23/2024	03/24/2024	03/27/2024			6,162.57
67736911001	Electricity-550 N. Smith Street Well 7 Pump Station	Open		02/23/2024	03/24/2024	03/27/2024			851.03
67736959701	Electricity-803 W. Panorama Drive Deer Grove Lift Station	Open		02/23/2024	03/24/2024	03/26/2024			210.67
67736981001	Electricity-150 W. Wilson St. Clu Building	Open		02/23/2024	03/24/2024	03/27/2024			670.55
67737001201	Electricity-1381 N. Rohlwing Road North Supply Pump Station	Open		02/23/2024	03/24/2024	03/26/2024			4,194.63
67737002101	Electricity-137 W. Wood Street Unit 1 Parking Lot Lights	Open		02/23/2024	03/24/2024	03/27/2024			940.79
67737032801	Electricity-0 N. Hicks Pl./1 W. Northwest Hwy. Holiday Lighting	Open		02/23/2024	03/24/2024	03/27/2024			61.17
67737067701	Electricity-1484 N. Oak Street Pepper Tree Lift Station	Open		02/23/2024	03/24/2024	03/27/2024			420.09
67747723201	Electricity-149 W. Michigan Avenue South Supply Pump Station	Open		02/26/2024	03/27/2024	03/27/2024			8,830.73
67747887601	Electricity-1525-35 S. Roselle Road Shires Lift Station	Open		02/26/2024	03/27/2024	03/26/2024			751.48
67780379601	Electricity-Palatine and Bothwell Street Lighting	Open		03/01/2024	03/31/2024	03/26/2024			376.55
67747726501	Electricity-826 W. Exner Court Pond Aerator	Open		03/04/2024	04/03/2024	03/26/2024			32.30
67747820001	Electricity-1279 W. Palatine Road Entrance Sign	Open		03/04/2024	04/03/2024	03/27/2024			5.95
67761760201	Electricity-2175 N. Coach Road Long Grove Well 15	Open		03/04/2024	04/03/2024	03/27/2024			73.23
67747771301	Electricity-914 W. Lukas Avenue Square D Lift Station	Open		03/06/2024	04/05/2024	03/26/2024			152.93

Attachment: Warrant #7 (2024-6 : Warrant 2024 # 7)

VILLAGE OF PALATINE

Warrant #7

Invoice Due Date Range 02/01/24 - 04/16/24
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
67747937401	Electricity-1100 W. Illinois Av. Well 5	Open		03/06/2024	04/05/2024	03/26/2024			415.47
67748006901	Electricity-0 Harper Well 6	Open		03/06/2024	04/05/2024	03/27/2024			333.65
67780149401	Electricity-519 S. Consumers Ave Arlington Crest Lift Station	Open		03/06/2024	04/05/2024	03/27/2024			225.91
67849526001	Electricity-47 W. Slade Street RT/25 Street Lighting	Open		03/08/2024	04/07/2024	03/26/2024			185.21
67863414701	Electricity-251 W. Colfax Street RT/25 Parking Lot Lighting	Open		03/11/2024	04/10/2024	03/26/2024			30.60
		Vendor **3706 - Constellation NewEnergy Inc** Totals				Invoices	34		$42,890.31
Vendor **5150 - COPS and FIRE Personnel Testing Service**									
108903	2024 PD Pre-employment Psych new candidates (HW-CDZ-ZW-NS-AM)	Open		03/08/2024	03/14/2024	03/14/2024			2,500.00
108925	2024 COPS & FIRE - PD 1 new hire (AC) Pre-employment Poly/Psych	Open		03/20/2024	03/22/2024	03/22/2024			675.00
108946	2024 COPS & FIRE - PD (OP-BMP) Psychological Testing	Open		03/25/2024	03/27/2024	03/27/2024			1,000.00
		Vendor **5150 - COPS and FIRE Personnel Testing Service** Totals				Invoices	3		$4,175.00
Vendor **2773 - Core & Main LP**									
U533271	8' Curb Stop Shut Off Wrench	Open		03/15/2024	04/14/2024	03/22/2024			110.70
		Vendor **2773 - Core & Main LP** Totals				Invoices	1		$110.70
Vendor **5342 - Design Workshop, Inc**									
0077366	Streetscape Improvements	Open		03/12/2024	04/11/2024	03/22/2024			23,143.28
		Vendor **5342 - Design Workshop, Inc** Totals				Invoices	1		$23,143.28
Vendor **5389 - Deux Frenchies LLC**									
238392	Food for K-9 "Hondo" (Contreras)	Open		03/19/2024	04/02/2024	03/26/2024			82.57
238446	Food for K-9 "Jax" (Wagner)	Open		03/21/2024	04/04/2024	03/26/2024			73.15
		Vendor **5389 - Deux Frenchies LLC** Totals				Invoices	2		$155.72
Vendor **1647 - Drivetrain Service & Components**									
330302	Parts - T-413	Open		03/07/2024	04/06/2024	03/25/2024			434.16
330310	Remanufactured Differential T-413	Open		03/07/2024	04/06/2024	03/25/2024			3,142.31
330460	Credit Memo	Open		03/12/2024	04/06/2024	03/25/2024			(750.00)
		Vendor **1647 - Drivetrain Service & Components** Totals				Invoices	3		$2,826.47

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VILLAGE OF PALATINE

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Invoice Due Date Range 02/01/24 - 04/16/24
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Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **3172 - Margaret R Duer**									
NW Clerk 3-14-24	Municipal Clerk Meeting MCANNWS	Open		03/14/2024	03/26/2024	03/20/2024			30.00
			Vendor **3172 - Margaret R Duer** Totals			Invoices	1		$30.00
Vendor **2786 - EJ Equipment Inc**									
P11915	Parts-T-454 Elbow On Suction	Open		03/11/2024	04/10/2024	03/25/2024			4,981.44
			Vendor **2786 - EJ Equipment Inc** Totals			Invoices	1		$4,981.44
Vendor **3563 - FGM Architects**									
23-3804.02-2	Fire Stations 82 and 85 Renovations Phase 2 Services	Open		03/06/2024	04/05/2024	03/11/2024			12,383.00
			Vendor **3563 - FGM Architects** Totals			Invoices	1		$12,383.00
Vendor **2665 - Fleet Safety Supply**									
82651	Parts - T-427	Open		03/13/2024	04/12/2024	03/25/2024			229.59
82665	Parts - T-427	Open		03/15/2024	04/14/2024	03/25/2024			229.62
			Vendor **2665 - Fleet Safety Supply** Totals			Invoices	2		$459.21
Vendor **2195 - FMP**									
162-171470	Parts - T-416	Open		03/05/2024	04/04/2024	03/12/2024			59.99
162-171551	Parts - Stock	Open		03/06/2024	04/05/2024	03/25/2024			318.60
162-171937	Lubricants and Additives - Stock	Open		03/11/2024	04/10/2024	03/25/2024			71.10
50-5155666	Parts - Stock	Open		03/11/2024	04/10/2024	03/25/2024			93.80
			Vendor **2195 - FMP** Totals			Invoices	4		$543.49
Vendor **1621 - Fox Valley Fire & Safety**									
IN00667481	Fire Extinguisher Service	Open		03/06/2024	04/05/2024	03/06/2024			125.00
			Vendor **1621 - Fox Valley Fire & Safety** Totals			Invoices	1		$125.00
Vendor **5073 - FulLife Safety LLC**									
69966	Flashlight, Meehan-Rubber Boots	Open		03/12/2024	04/11/2024	03/26/2024			247.50
69967	Gas/Oxygen Monitor	Open		03/12/2024	04/11/2024	03/26/2024			975.00
69965	Ear Plugs, Vest, Back Support, M-999 Vest, Rain Pants	Open		03/12/2024	04/11/2024	03/25/2024			310.65
			Vendor **5073 - FulLife Safety LLC** Totals			Invoices	3		$1,533.15
Vendor **3400 - Gewalt Hamilton Associates Inc**									
4510.008-3	Tulip Way Reconstruction Design Engineering	Open		03/13/2024	04/12/2024	03/21/2024			4,374.50

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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
4510.009-2M	Michigan and Brockway Rehabilitation Design Engineering	Open		03/13/2024	04/12/2024	03/21/2024			13,570.00
		Vendor **3400 - Gewalt Hamilton Associates Inc** Totals				Invoices	2		$17,944.50
Vendor **1173 - Graybar Electric Company, Inc.**									
9336234253	LED-8039E345D-A	Open		03/04/2024	04/03/2024	03/13/2024			133.07
		Vendor **1173 - Graybar Electric Company, Inc.** Totals				Invoices	1		$133.07
Vendor **1638 - H & H Electric Co.**									
43270	Lighting Contactor Installation-622 N. 1st Bank Drive	Open		01/05/2024	03/28/2024	03/22/2024			1,285.05
43271	Ground Fault Diagnostic Fee-922 Carmel Drive	Open		01/05/2024	03/28/2024	03/22/2024			630.22
43272	Ground Fault Diagnostic Fee-Brockway St and Slade St	Open		01/05/2024	03/28/2024	03/22/2024			644.23
		Vendor **1638 - H & H Electric Co.** Totals				Invoices	3		$2,559.50
Vendor **5025 - Hampton, Lenzini and Renwick, Inc**									
000020240568	2024 Water Main Replacement Contract 3 Design DPW-2423	Open		03/08/2024	04/07/2024	02/29/2024			14,643.75
		Vendor **5025 - Hampton, Lenzini and Renwick, Inc** Totals				Invoices	1		$14,643.75
Vendor **2141 - Hastings Air Energy Control**									
PS-I0006002	Plymovent Hose/Grabber	Open		02/26/2024	03/27/2024	03/21/2024			2,421.00
		Vendor **2141 - Hastings Air Energy Control** Totals				Invoices	1		$2,421.00
Vendor **1775 - HBK Water Meter Service, Inc.**									
240104	Meter Bench Test	Open		03/13/2024	04/12/2024	03/22/2024			364.00
		Vendor **1775 - HBK Water Meter Service, Inc.** Totals				Invoices	1		$364.00
Vendor **2976 - Huffman Landscape**									
HUF3-1-24	Brick Paver Replacement-Police HQ Front Entrance	Open		03/01/2024	03/31/2024	03/21/2024			7,104.00
		Vendor **2976 - Huffman Landscape** Totals				Invoices	1		$7,104.00
Vendor **5215 - I3-Imagesoft, LLC**									
MAIN5653	SafeEncounter Subscription Renewal	Open		03/01/2024	04/15/2024	03/26/2024			3,150.00
		Vendor **5215 - I3-Imagesoft, LLC** Totals				Invoices	1		$3,150.00
Vendor **2822 - Illinois Secretary Of State**									
PWVM 2024 T-401	License Plate Renewal T-401	Open		03/01/2024	03/31/2024	03/25/2024			151.00

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PWVM 2024 T-428	License Plate Renewal T-428	Open		03/01/2024	03/31/2024	03/25/2024			151.00
PWVM 2024 T-497	License Plate Renewal T-497	Open		03/01/2024	03/31/2024	03/25/2024			151.00
PWVM 2024 C-375	License Plate Renewal C-375	Open		03/01/2024	03/31/2024	03/25/2024			151.00
PWVM T-537	Vehicle Title Registration T-537	Open		03/01/2024	03/31/2024	03/25/2024			165.00
			Vendor **2822 - Illinois Secretary Of State** Totals			Invoices	5		$769.00
Vendor **1604 - Illinois State Police**									
20240201570	Fingerprinting for Liquor Licensing (1570-Feb)	Open		03/01/2024	04/15/2024	03/26/2024			141.25
20240203601	Fingerprinting for Employment (3601-Feb)	Open		03/01/2024	04/15/2024	03/26/2024			84.75
20240204348	February Background Check	Open		03/16/2024	04/15/2024	03/21/2024			28.25
			Vendor **1604 - Illinois State Police** Totals			Invoices	3		$254.25
Vendor **1596 - Imaging Essentials, Inc**									
CONTINV007433	KIP & Plotter Maintenance	Open		03/07/2024	04/07/2024	03/13/2024			1,140.00
			Vendor **1596 - Imaging Essentials, Inc** Totals			Invoices	1		$1,140.00
Vendor **4616 - Interstate All Battery Center**									
1903701055548	Parking Terminal Battery	Open		03/08/2024	04/07/2024	03/13/2024			53.70
			Vendor **4616 - Interstate All Battery Center** Totals			Invoices	1		$53.70
Vendor **4951 - Interstate Batteries of North Chicago**									
23047055	Parts - Stock	Open		03/12/2024	04/11/2024	03/25/2024			772.06
			Vendor **4951 - Interstate Batteries of North Chicago** Totals			Invoices	1		$772.06
Vendor **1343 - J Congdon Sewer Service**									
556	2021 Old Mill Dr. & Garden Ave. Water Main Replacement DPW-2125	Open		01/26/2024	03/28/2024	03/28/2024			232,455.18
			Vendor **1343 - J Congdon Sewer Service** Totals			Invoices	1		$232,455.18
Vendor **2992 - James Messineo**									
Messineo 3-15-24	Administrative Adjudication	Open		03/15/2024	03/29/2024	03/20/2024			1,237.50
			Vendor **2992 - James Messineo** Totals			Invoices	1		$1,237.50
Vendor **3869 - John Nelson Architect Inc**									
JN 3/25/24	Plan Review/ Consultation Services 3/13-3/22	Open		03/25/2024	03/25/2024	03/22/2024			1,680.00
			Vendor **3869 - John Nelson Architect Inc** Totals			Invoices	1		$1,680.00
Vendor **3631 - Johnson Controls Security Solutions LLC**									

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39941247	Alarm Monitoring 148 W. Illinois Ave - 4/1/24-6/30/24	Open		03/09/2024	04/08/2024	03/22/2024			230.35
		Vendor **3631 - Johnson Controls Security Solutions LLC** Totals				Invoices	1		$230.35
Vendor **2268 - Journal & Topics Newspapers**									
191986	legal notice 223 E Illinois	Open		03/06/2024	04/05/2024	03/07/2024			47.50
		Vendor **2268 - Journal & Topics Newspapers** Totals				Invoices	1		$47.50
Vendor **2075 - Kimball Midwest**									
102000672	Parts - Stock	Open		03/11/2024	04/10/2024	03/27/2024			153.55
		Vendor **2075 - Kimball Midwest** Totals				Invoices	1		$153.55
Vendor **5137 - Lakeshore Recycling Systems, LLC**									
V936523	Waste Disposal	Open		03/15/2024	04/14/2024	03/22/2024			75.72
		Vendor **5137 - Lakeshore Recycling Systems, LLC** Totals				Invoices	1		$75.72
Vendor **4287 - Lauterbach & Amen, LLP**									
88587	Annual Actuarial Valuations	Open		03/08/2024	04/07/2024	03/22/2024			5,950.00
88588	Annual Actuarial Valuations	Open		03/08/2024	04/07/2024	03/22/2024			5,950.00
88592	Actuarial Report - Tier 2 Elimination	Open		03/08/2024	04/07/2024	03/22/2024			1,500.00
		Vendor **4287 - Lauterbach & Amen, LLP** Totals				Invoices	3		$13,400.00
Vendor **5409 - LENS Equipment**									
7173	TactiTrack GPS Tracker (3) & Data Service	Open		03/12/2024	04/11/2024	03/26/2024			4,074.00
		Vendor **5409 - LENS Equipment** Totals				Invoices	1		$4,074.00
Vendor **4857 - Joe Leone**									
2024-00000235	IDPH- Plumbing Continuing education class	Open		03/25/2024	03/25/2024	03/22/2024			100.00
		Vendor **4857 - Joe Leone** Totals				Invoices	1		$100.00
Vendor **2348 - M & V Auto Body**									
075-23	Repairs-T-479	Open		02/26/2024	03/28/2024	03/25/2024			14,800.26
		Vendor **2348 - M & V Auto Body** Totals				Invoices	1		$14,800.26
Vendor **5392 - Many Paws Global Rescue, Inc**									
INV001	FiNano Micro Chips (20-pk) - PPD Strays/Rescue Program	Open		03/25/2024	04/10/2024	03/26/2024			60.00
		Vendor **5392 - Many Paws Global Rescue, Inc** Totals				Invoices	1		$60.00
Vendor **2756 - Mc Master Carr Supply Co.**									
23125116	Parts - T-537	Open		03/04/2024	04/03/2024	03/25/2024			34.76
		Vendor **2756 - Mc Master Carr Supply Co.** Totals				Invoices	1		$34.76

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Vendor **1796 - McCann Industries Inc**									
P51577	Shovel, Pick Head & Handle	Open		03/06/2024	04/05/2024	03/12/2024			683.86
P51578	Aluminum Asphalt Lute	Open		03/06/2024	04/05/2024	03/12/2024			610.68
			Vendor **1796 - McCann Industries Inc** Totals			Invoices	2		$1,294.54
Vendor **2421 - Mikes Towing/Auto & Truck Repair**									
1072670	Safety Lane - E618, E203, E479, T381, T425, T468, T518	Open		03/08/2024	04/07/2024	03/25/2024			300.00
			Vendor **2421 - Mikes Towing/Auto & Truck Repair** Totals			Invoices	1		$300.00
Vendor **5115 - NAC Supply, Inc**									
SPY_#12682	Pour Pot-2 Gallon	Open		03/06/2024	04/07/2024	03/08/2024			198.00
			Vendor **5115 - NAC Supply, Inc** Totals			Invoices	1		$198.00
Vendor **5099 - NAPA Auto Parts**									
427156	Parts - Stock	Open		02/29/2024	03/30/2024	03/25/2024			40.76
427558	Parts - C-364	Open		03/04/2024	04/03/2024	03/11/2024			125.12
428108	Parts - T-475	Open		03/08/2024	04/07/2024	03/25/2024			174.08
428154	Parts - E-618	Open		03/08/2024	04/07/2024	03/25/2024			3.66
428182	Tools - M-999	Open		03/08/2024	04/07/2024	03/25/2024			22.39
428417	Parts - T-480	Open		03/12/2024	04/11/2024	03/25/2024			8.07
428580	Parts - Stock	Open		03/13/2024	04/12/2024	03/25/2024			28.91
428903	Parts - Stock	Open		03/15/2024	04/14/2024	03/25/2024			53.30
428970	Parts - T-413	Open		03/15/2024	04/14/2024	03/25/2024			24.96
			Vendor **5099 - NAPA Auto Parts** Totals			Invoices	9		$481.25
Vendor **1808 - Newberg Construction Company Inc**									
2020527	Hydrant Repair at 20136 N. Rand Road	Open		02/04/2024	03/05/2024	03/26/2024			5,724.43
			Vendor **1808 - Newberg Construction Company Inc** Totals			Invoices	1		$5,724.43
Vendor **1541 - NIPSTA**									
63813590	Structural Ops (Beallis)	Open		03/16/2024	04/15/2024	03/18/2024			2,200.00
			Vendor **1541 - NIPSTA** Totals			Invoices	1		$2,200.00
Vendor **1413 - Northwest Central Dispatch Syst**									
9571	2024 Member Assessment Fee - PD & FD (April)	Open		03/01/2024	03/31/2024	03/26/2024			39,725.34
			Vendor **1413 - Northwest Central Dispatch Syst** Totals			Invoices	1		$39,725.34
Vendor **1480 - Northwest Trucks, Inc.**									
X101152548:01	Parts - STOCK	Open		03/15/2024	04/14/2024	03/25/2024			120.99
X101152559:01	Parts - T-537	Open		03/15/2024	04/14/2024	03/25/2024			10.20
			Vendor **1480 - Northwest Trucks, Inc.** Totals			Invoices	2		$131.19

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Vendor **2577 - Northwestern University Center For Public Safety**									
2024-00000250	School of Police Staff & Command (A. Olech)	Open		03/01/2024	04/01/2024	03/26/2024			4,200.00
		Vendor **2577 - Northwestern University Center For Public Safety** Totals				Invoices	1		$4,200.00
Vendor **1567 - Nugent Consulting Group LLC**									
1395	2024 Nugent Consulting LLC (2nd Quarter Installment April-June)	Open		04/01/2024	04/01/2024	04/01/2024			5,175.00
		Vendor **1567 - Nugent Consulting Group LLC** Totals				Invoices	1		$5,175.00
Vendor **1214 - On Time Embroidery Inc.**									
120748	Clothing	Open		03/08/2024	04/07/2024	03/11/2024			129.00
121106	Clothing	Open		03/08/2024	04/07/2024	03/11/2024			195.00
121746	Clothing	Open		03/08/2024	04/07/2024	03/11/2024			56.00
121445	Clothing	Open		03/15/2024	04/14/2024	03/18/2024			63.00
122405	Clothing	Open		03/15/2024	04/14/2024	03/18/2024			73.00
		Vendor **1214 - On Time Embroidery Inc.** Totals				Invoices	5		$516.00
Vendor **3147 - Reid T Ottesen**									
InsurReim03-2024	Insurance Reimbursement Reid 2024	Open		03/26/2024	03/26/2024	03/26/2024			395.52
		Vendor **3147 - Reid T Ottesen** Totals				Invoices	1		$395.52
Vendor **5151 - Pace Analytical Services, LLC**									
I9587240	Water Sample Testing	Open		03/11/2024	04/10/2024	03/11/2024			460.00
		Vendor **5151 - Pace Analytical Services, LLC** Totals				Invoices	1		$460.00
Vendor **5301 - Paul Reilly Company Illinois, Inc**									
117744	Village Hall Dock Lift Diagnostic Fee	Open		03/15/2024	04/14/2024	03/22/2024			525.00
		Vendor **5301 - Paul Reilly Company Illinois, Inc** Totals				Invoices	1		$525.00
Vendor **4921 - Penn Care, Inc**									
M105199	Blood Pressure Cuffs	Open		03/13/2024	04/12/2024	03/18/2024			750.00
		Vendor **4921 - Penn Care, Inc** Totals				Invoices	1		$750.00
Vendor **1944 - Quill LLC**									
37502383	office supplies- general	Open		03/01/2024	04/01/2024	03/22/2024			93.93
		Vendor **1944 - Quill LLC** Totals				Invoices	1		$93.93
Vendor **5410 - Rio Grande Travel Centers, Inc**									
0389952	Airfare for Cancelled Class (Bomb School in NM)	Open		02/19/2024	04/01/2024	03/26/2024			560.19
		Vendor **5410 - Rio Grande Travel Centers, Inc** Totals				Invoices	1		$560.19

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Vendor **1375 - Romeoville Fire Academy**									
2024-151	Vehicle & Machinery Operations Class (6 spots)	Open		03/12/2024	04/11/2024	03/21/2024			5,400.00
			Vendor **1375 - Romeoville Fire Academy** Totals			Invoices	1		$5,400.00
Vendor **4019 - Rush Truck Centers**									
3036363399	Parts - T-468	Open		03/07/2024	04/06/2024	03/25/2024			340.00
3036475933	Parts - T-537	Open		03/13/2024	04/12/2024	03/25/2024			11.60
			Vendor **4019 - Rush Truck Centers** Totals			Invoices	2		$351.60
Vendor **3255 - Russo's Power Equipment Inc**									
SPI20516176	Trigger, Pole Adaptor, Gated Ring & Ball Bearing	Open		02/23/2024	03/24/2024	03/21/2024			175.94
			Vendor **3255 - Russo's Power Equipment Inc** Totals			Invoices	1		$175.94
Vendor **5322 - SAE Customs Inc**									
4896	Command Car Outfitting	Open		03/14/2024	04/13/2024	03/21/2024			19,019.98
			Vendor **5322 - SAE Customs Inc** Totals			Invoices	1		$19,019.98
Vendor **2673 - Schain Banks Kenny & Schwartz**									
SCHAIN 3-6-24	Schain Legal Services	Open		03/06/2024	04/08/2024	03/25/2024			27,343.60
			Vendor **2673 - Schain Banks Kenny & Schwartz** Totals			Invoices	1		$27,343.60
Vendor **3989 - Sirchie Acquisition Company LLC**									
0634387-IN	Evidence Gun Boxes (CST Unit)	Open		03/06/2024	04/05/2024	03/26/2024			148.71
			Vendor **3989 - Sirchie Acquisition Company LLC** Totals			Invoices	1		$148.71
Vendor **2313 - Standard Equipment Co**									
P48469	Parts - E-222	Open		03/01/2024	03/31/2024	03/25/2024			1,525.94
P48543	Parts - E-224	Open		03/06/2024	04/05/2024	03/25/2024			834.42
P48617	Parts - E-224	Open		03/08/2024	04/07/2024	03/25/2024			58.92
			Vendor **2313 - Standard Equipment Co** Totals			Invoices	3		$2,419.28
Vendor **2190 - Streicher's Inc**									
I1686544	NIPAS Bike Uniform (M. Porters)	Open		03/07/2024	04/01/2024	03/26/2024			377.00
			Vendor **2190 - Streicher's Inc** Totals			Invoices	1		$377.00
Vendor **2725 - Stryker Sales, LLC**									
9205683787	Cot Repair	Open		02/27/2024	03/26/2024	03/12/2024			89.98
			Vendor **2725 - Stryker Sales, LLC** Totals			Invoices	1		$89.98
Vendor **2111 - Terminal Supply Co**									
22584-00	Parts - STOCK	Open		03/14/2024	04/13/2024	03/25/2024			383.22
22997-00 24	Parts - STOCK	Open		03/15/2024	04/14/2024	03/25/2024			164.85

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			Vendor **2111 - Terminal Supply Co** Totals			Invoices	2		$548.07
Vendor **5272 - The Lakota Group, Inc**									
23002-11	Comprehensive Plan 1/1-1/31	Open		02/12/2024	03/13/2024	03/22/2024			5,200.75
23002-12	Comprehensive Plan 2/1-2/29	Open		03/12/2024	04/11/2024	03/22/2024			3,717.50
			Vendor **5272 - The Lakota Group, Inc** Totals			Invoices	2		$8,918.25
Vendor **5069 - Theodore Polygraph Service Incorporated**									
8539	Theodore Polygraph - PD 1 new candidate (BMP) Pre Employment	Open		03/12/2024	03/13/2024	03/13/2024			200.00
8551	2024 Services Other - PD 1 new hire (NW) Pre-employment Poly	Open		03/17/2024	03/18/2024	03/18/2024			200.00
			Vendor **5069 - Theodore Polygraph Service Incorporated** Totals			Invoices	2		$400.00
Vendor **1199 - Thompson Elevator Inspection Service Inc**									
24-0490	1 unit demo permit insp-1760 N Hicks	Open		03/06/2024	04/05/2024	03/07/2024			75.00
24-0516	21 elevator code insp, 1 reinspect	Open		03/11/2024	04/10/2024	03/22/2024			836.00
24-0546	1 new construction permit inspection	Open		03/14/2024	04/13/2024	03/22/2024			75.00
			Vendor **1199 - Thompson Elevator Inspection Service Inc** Totals			Invoices	3		$986.00
Vendor **2593 - TKB Associates Inc**									
15286	Laserfiche Video Subscription	Open		03/20/2024	04/08/2024	03/20/2024			6,995.00
			Vendor **2593 - TKB Associates Inc** Totals			Invoices	1		$6,995.00
Vendor **3692 - Trane US Inc**									
314390168	Police HQ VFD Flow Sensor Programming	Open		03/11/2024	04/10/2024	03/22/2024			1,573.00
			Vendor **3692 - Trane US Inc** Totals			Invoices	1		$1,573.00
Vendor **5281 - USA Blue Book**									
INV00305300	Metal Detector	Open		03/14/2024	04/13/2024	03/22/2024			894.42
			Vendor **5281 - USA Blue Book** Totals			Invoices	1		$894.42
Vendor **3020 - Village of Palatine Petty Cash**									
2024-00000246	B. Growney - GCCPCA Meting/Luncheon x2	Open		03/13/2024	04/01/2024	03/26/2024			40.00
2024-00000247	A. Calanca - GCCPCA Meeting/Luncheon x2	Open		03/13/2024	04/01/2024	03/26/2024			40.00
2024-00000248	M. Cohen - March Peer Jury Hearing Expenses	Open		03/13/2024	04/01/2024	03/26/2024			57.64

Attachment: Warrant #7 (2024-6 : Warrant 2024 # 7)

VILLAGE OF PALATINE

Warrant #7

Invoice Due Date Range 02/01/24 - 04/16/24
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 **3020 - Village of Palatine Petty Cash** Totals				Invoices	3		$137.64
Vendor **3901 - Wold Architects and Engineers Inc**									
92046	CSF Renovation Architectural and Engineering Services	Open		02/29/2024	03/30/2024	03/26/2024			10,750.00
		Vendor **3901 - Wold Architects and Engineers Inc** Totals				Invoices	1		$10,750.00
Vendor **1901 - Wurth Usa Inc**									
98039277	Small Tools - M-999	Open		03/06/2024	04/05/2024	03/25/2024			69.90
		Vendor **1901 - Wurth Usa Inc** Totals				Invoices	1		$69.90
Vendor **3185 - Ziebell Water Service Products Inc**									
264994-000	64" B-Box, 9" B-Box Ext, Repair Lid, Service Boxes	Open		03/04/2024	04/03/2024	03/11/2024			747.00
		Vendor **3185 - Ziebell Water Service Products Inc** Totals				Invoices	1		$747.00
Vendor **4699 - Eric Zimmerman**									
ez clothing 3/19	clothing reimbursement	Open		03/19/2024	03/19/2024	03/22/2024			106.23
		Vendor **4699 - Eric Zimmerman** Totals				Invoices	1		$106.23
Vendor **Aldo Hernandez**									
2024-00000210	sign refund/ 2379 N Hicks Rd/ Var 95-2024	Open		03/19/2024	03/19/2024	03/19/2024			250.00
		Vendor **Aldo Hernandez** Totals				Invoices	1		$250.00
Vendor **Jeff Anderson**									
2024-00000255	Wood Mulch Delivery Program Refund	Open		03/27/2024	03/28/2024	03/27/2024			80.00
		Vendor **Jeff Anderson** Totals				Invoices	1		$80.00
Vendor **Five Star Heating Cooling, Plumbing & Electrical**									
2024-00000262	withdrawn permit-unincorporated- 871 N Martin	Open		03/27/2024	03/27/2024	03/27/2024			99.00
		Vendor **Five Star Heating Cooling, Plumbing & Electrical** Totals				Invoices	1		$99.00
Vendor **Five Star Heating Cooling, Plumbing & Electrical**									
2024-00000263	withdrawn permit-unincorporated- 871 N Martin	Open		03/27/2024	03/27/2024	03/27/2024			99.00
		Vendor **Five Star Heating Cooling, Plumbing & Electrical** Totals				Invoices	1		$99.00
Vendor **Thomas Gamroth**									
2024-00000257	50/50 Curb and Apron Program	Open		03/27/2024	03/28/2024	03/27/2024			391.40
		Vendor **Thomas Gamroth** Totals				Invoices	1		$391.40

Attachment: Warrant #7 (2024-6 : Warrant 2024 # 7)

VILLAGE OF PALATINE

Warrant #7

Invoice Due Date Range 02/01/24 - 04/16/24
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 **Gene Komsky**									
2024-00000256	50/50 Curb and Apron Program Refund	Open		03/21/2024	03/28/2024	03/27/2024			398.25
			Vendor **Gene Komsky** Totals			Invoices	1		$398.25
Vendor **Jack Rose**									
2024-00000236	sign refund/ 37 N Plum Grove / FPD-93-2024	Open		03/25/2024	03/25/2024	03/25/2024			250.00
			Vendor **Jack Rose** Totals			Invoices	1		$250.00
Vendor **Top to Bottom Exteriors Inc**									
2024-00000264	withdrawn permit- unincorporated- 1112 N Perry	Open		03/27/2024	03/27/2024	03/27/2024			98.00
			Vendor **Top to Bottom Exteriors Inc** Totals			Invoices	1		$98.00
Vendor **Scott Tresselt**									
2024-00000261	sign refund/ 228 N Clyde/ pfsub 5-2024	Open		03/27/2024	03/27/2024	03/27/2024			250.00
			Vendor **Scott Tresselt** Totals			Invoices	1		$250.00
			Grand Totals			Invoices	225		$1,535,617.75

Attachment: Warrant #7 (2024-6 : Warrant 2024 # 7)

Village of Palatine

Payment Batch Register

Bank Account: AP - Accounts Payable ZBA

Batch Date: 03/15/2024

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA						
Check	03/15/2024	264442	Utility Management Refund	CIVIK , KEN		85.70
	Account Type			Account Number	Transaction Date	Transaction Type
	Residential - Single Family			208875002-004	03/13/2024	Refund
Check	03/15/2024	264443	Utility Management Refund	FELDMAN , MARALEE		117.64
	Account Type			Account Number	Transaction Date	Transaction Type
	Residential - Single Family			417610009-002	03/13/2024	Refund
Check	03/15/2024	264444	Utility Management Refund	FREEDHOLM , HERBERT		78.80
	Account Type			Account Number	Transaction Date	Transaction Type
	Residential - Single Family			210930001-001	03/13/2024	Refund
Check	03/15/2024	264445	Utility Management Refund	KOCH , CHARLES		12.03
	Account Type			Account Number	Transaction Date	Transaction Type
	Residential - Single Family			103946101-001	03/13/2024	Refund
Check	03/15/2024	264446	Utility Management Refund	WILEY , SHAWN		103.01
	Account Type			Account Number	Transaction Date	Transaction Type
	Residential - Single Family			423009003-001	03/13/2024	Refund
AP Accounts Payable ZBA Totals:				Transactions: 5		$397.18

Checks:	5	$397.18

Attachment: Warrant #7 (2024-6 : Warrant 2024 # 7)

Village of Palatine

Payment Batch Register

Bank Account: AP - Accounts Payable ZBA

Batch Date: 03/22/2024

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA						
Check	03/22/2024	264549	Utility Management Refund	NALKER , KIM		572.36
	Account Type		Account Number	Transaction Date	Transaction Type	
Check	03/22/2024	264550	Utility Management Refund	SCHAUMBURG MANAGEMENT GROUP LLC		10.52
	Account Type		Account Number	Transaction Date	Transaction Type	
AP Accounts Payable ZBA Totals:				Transactions: 2		$582.88
	Checks:	2	$582.88			

Attachment: Warrant #7 (2024-6 : Warrant 2024 # 7)

Consider an Ordinance Approving a Minor Amendment to Planned Development Ordinance #O-123-23 to Allow a Revised Landscape Plan at 52 W. Colfax Street

BACKGROUND:
In November 2023, the Village Council granted final zoning approvals to allow a new 3-lot single-family residential development at 52 W. Colfax Street (northeast corner of Brockway & Colfax Streets). In preparing for development to commence, concerns have been raised regarding impacts of the new storm sewer along the northern property line and corresponding impacts its installation will have on two existing trees in the area. Therefore, the Developer is requesting approval of the following:

> **Minor Amendment to the Planned Development to allow a revised landscaping plan.**

KEY ISSUES:

- The proposed development includes the installation of a new storm sewer along the northern property line, draining from east to west and ultimately connecting to the existing storm sewer in Brockway Street.
- Per the attached letter, the Developer consulted with a licensed arborist who indicated "Any digging and/or excavating within the drip line of a tree can cause a tree to become unstable. When you excavate within 5-10 feet of a large mature tree, you then have compromised both the lateral roots, which stabilizes the tree and the feeder roots along the surface, which are paramount for health and longevity of the tree. For the consultation of the scope of work to be done at the site, it is our recommendation that both trees should be removed."
- The Developer has contacted the adjacent property owner to the north (where the trees in question are on/near their common property line) indicating the proposed tree removal.
- The Developer has provided a revised landscaping plan, adding two additional Armstrong Freeman Maple trees in close proximity to where the two existing trees will be removed.

ALTERNATIVES:

1. Approve the requested minor amendment to the previously approved planned development to allow for the proposed revised landscaping plan.
2. Do not approve the requested minor amendment to the previously approved planned development to allow for the proposed revised landscaping plan.

RECOMMENDATION:
Staff recommends approval of the proposed minor amendment.

ACTION REQUIRED:
A motion to approve the ordinance granting a minor amendment to the previously approved 3-lot single-family residential development to allow for a revised landscaping plan at 52 W. Colfax Street.

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

Consider a Motion Granting Approval of a Waiver of the Village's Sound Amplification Ordinance for 12 Live Music Patio Dates from May 26, 2024 through October 31, 2024 at Chicago Culinary Kitchen, 2391 N. Hicks Road

BACKGROUND:
Chicago Culinary Kitchen, 2391 N. Hicks Road, would like to host 12 live music dates on their patio from May 26, 2024 to October 31, 2024, from 4:00 PM to 7:00 PM. To accommodate the event, the Petitioner is requesting a waiver of the Village's Sound Amplification Ordinance.

KEY ISSUES:
Chicago Culinary Kitchen is requesting a waiver of the Village's Amplified Sound Ordinance from 4:00 to 7:00 PM to accommodate live music on their patio. As was set up in 2023, the band will be set up on the east side of the patio facing west, towards Hicks Road. Dates are to be determined and Chicago Culinary Kitchen will give the Village seven days' notice before each date they plan live music on their patio. The first two dates they are requesting are May 26, 2024 and July 7, 2024.

Should any complaints or other concerns be raised, the Village Manager shall have the right to impose conditions or terminate any future live music events.

ALTERNATIVES:
1. Approve the Live Patio Music sound waiver request.
2. Do not approve the Live Patio Music sound waiver request.

RECOMMENDATION:
Staff recommends approval of the proposed 2024 Chicago Culinary Kitchen live patio music subject to the Village Manager authority to impose conditions.

ACTION REQUIRED:
Motion approving the Chicago Culinary Kitchen live patio music, including the waiver of the Village's amplified noise ordinance.

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

Consider an Ordinance Granting a Parking Variation at 2379 N. Hicks Road

BACKGROUND:
The Petitioner is proposing to open a new restaurant, Fronteras Mexican Grill, within the subject tenant space. Including the proposed restaurant, the total required parking exceeds the number of parking spaces currently provided on-site. Therefore, the Petitioner is requesting:

> **A Variation to permit 135 parking spaces, instead of the minimum required 143 parking spaces.**

KEY ISSUES:
- The Petitioner is proposing to lease an approximately 1,200 square foot vacant tenant space to open a new restaurant. The business plan does not indicate any liquor/alcohol service and would operate within the allowable hours; therefore, a Special Use is not required.
- The submitted business plan indicates that they will mainly be focused on carry-out orders with, "…online ordering, efficient delivery services, and hassle-free pick-up options". The restaurant will also have tables with 16 total seats for those choosing to dine in. The proposed hours of operation for the restaurant are Monday - Sunday: 10 AM - 9 PM.
- Staff compiled the parking exhibit, which includes those spaces on the Plat of Survey and nine additional spaces added through a building permit. In addition to field verifying through a site visit, Staff has verified the overall provided parking count at 135 spaces. This is consistent with recent parking expansion site plans, associated with the laundromat build out, and recent parking site plans for the center.

ALTERNATIVES:
1. Approve the Variation to permit 135 parking spaces, instead of the minimum required 143 parking spaces.
2. Do not approve the Variation to permit 135 parking spaces, instead of the minimum required 143 parking spaces.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on March 12, 2024.
Residents testifying:	None.
Vote:	The PZC voted unanimously to approve the parking Variation, and Staff concurs.

ACTION REQUIRED:
A motion to approve the ordinance granting a Variation to permit 135 parking spaces, instead of the minimum required 143 parking spaces.

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

Consider an Ordinance Granting a Special Use Transfer to Permit the Continued Operation of a Used Automotive Sales Facility at 2228 N. Rand Road

BACKGROUND:
The Special Use for an automobile service and repair facility was originally approved in 2009. Arlington Auto Sales in Palatine Inc. is requesting to transfer the existing used car sales facility to Northwest Auto Brokers LLC, and is therefore requesting approval of the following:

> **Transfer of Special Use #O-49-09 to permit the continued operation of a used car sales facility at 2228 N. Rand Road.**

KEY ISSUES:
- The Subject Property, zoned B-5 Highway Business District, contains a used car sales facility. The Special Use was initially approved in 2009 and was also transferred in 2015 and 2023.
- Other than the ownership change, the Petitioner is not proposing any other changes to the business operations.
- Any changes to the floor plan, site plan, or business operations would require additional Village review. Staff also advised the Petitioner about the temporary sign regulations, as part of the Special Use transfer application process.

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

RECOMMENDATION:
Staff recommends approval of the Special Use Transfer at 2228 N. Rand Road.

ACTION REQUIRED:
A motion to approve the Special Use Transfer of Ordinance # O-49-09 to Northwest Auto Brokers LLC to permit the continued operation of a used car sales facility at 2228 N. Rand Road.

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

Consider a Motion to Approve a Joint Funding Agreement for Federal Participation for the Resurfacing of Illinois Avenue from Quentin Road to Plum Grove Road

BACKGROUND:
Illinois Avenue, from Quentin Road to Plum Grove Road, is the maintenance responsibility of the Village. It is currently designated as eligible for Federal Aid. The Northwest Municipal Conference (NWMC), as the clearing house for regional Federal Roadway Aid, recently awarded the Village Federal participation for the improvement of this roadway and pedestrian facilities. Through a discrepancy between the Illinois Department of Transportation (IDOT) and the NWMC databases, the joint funding agreement approved at the November 20, 2023 Village Council meeting did not state the correct grant amount. IDOT is requiring the Village to approve amended agreements for the original $830,000 and final $1,155,000 amounts prior to committing to funding the project.

KEY ISSUES:
- The Village was successful in acquiring grant funding totaling $830,000 to fund approximately 50% of the total construction costs.
- The estimated total construction cost is $1,750,000. $140,000 in participation is planned from the Palatine Park District for the off-road shared use path and the remaining $780,000 from the Village.
- In order to meet construction in spring of 2024, it is necessary to have final agreements submitted to IDOT in April.

ALTERNATIVES:
1. Approve the Joint Funding Agreement for Construction Work with IDOT.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the Joint Funding Agreement for Construction Work with IDOT be approved.

BUDGET IMPACT:
Capital improvement dollars are planned in the 2024 proposed budget for the required match to obtain federal participation and in order to cover the balance of the construction cost.

ACTION REQUIRED:
Motion to approve the Joint Funding Agreement for Construction Work with IDOT for the resurfacing of Illinois Avenue from Quentin Road to Plum Grove Road.

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

Consider a Motion to Approve a Joint Funding Agreement for Federal Participation for the Resurfacing of Illinois Avenue from Quentin Road to Plum Grove Road

BACKGROUND:
Illinois Avenue, from Quentin Road to Plum Grove Road, is the maintenance responsibility of the Village. It is currently designated as eligible for Federal Aid. The Northwest Municipal Conference (NWMC), as the clearing house for regional Federal Roadway Aid, recently awarded the Village Federal participation for the improvement of this roadway and pedestrian facilities. Through a discrepancy between the Illinois Department of Transportation (IDOT) and the NWMC databases, the joint funding agreement approved at the November 20, 2023 Village Council meeting did not state the correct grant amount. IDOT is requiring the Village to approve amended agreements for the original $830,000 and final $1,155,000 amounts prior to committing to funding the project.

KEY ISSUES:
- The Village was successful in acquiring grant funding totaling $1,155,000 to fund approximately 75% of the total construction costs.
- The estimated total construction cost is $1,540,000. $140,000 in participation is planned from the Palatine Park District for the off-road shared use path and the remaining $245,000 from the Village.
- In order to meet construction in spring of 2024, it is necessary to have final agreements submitted to IDOT in April.

ALTERNATIVES:
1. Approve the Joint Funding Agreement for Construction Work with IDOT.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the Joint Funding Agreement for Construction Work with IDOT be approved.

BUDGET IMPACT:
Capital improvement dollars are planned in the 2024 proposed budget for the required match to obtain federal participation and in order to cover the balance of the construction cost.

ACTION REQUIRED:
Motion to approve the Joint Funding Agreement for Construction Work with IDOT for the resurfacing of Illinois Avenue from Quentin Road to Plum Grove Road.

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

Consider a Resolution Appropriating $920,000 of Funds for the Resurfacing of a Portion of Illinois Avenue from Quentin Road to Plum Grove Road

BACKGROUND:
The Village was successful in acquiring grant funding to fund a portion of the cost to resurface Illinois Avenue from Quentin Road to Plum Grove Road (approximately 1 mile). Local Capital Improvement Funds have been recommended for allocation in the 2024 Budget for the match required to secure these funds. The State requires that resolutions are passed by the Village indicating their intended use. The State then reviews these resolutions, granting or denying their approval. Through a discrepancy between the Illinois Department of Transportation (IDOT) and the Northwest Municipal Conference (NWMC) databases, the resolution approved at the November 20, 2023 Village Council meeting did not appropriate the correct grant amount. IDOT is requiring the Village to adopt amended resolutions for the original $830,000 and final $1,155,000 amounts prior to committing to funding the project.

KEY ISSUES:
- Village participation for construction is estimated at $920,000.
- Federal participation for construction is estimated at $830,000.
- After the Palatine Park District's contribution towards the multi-use path, the estimated net participation for the Village is $780,000.
- The State requires this resolution to stay on track for construction in the spring of 2024.

ALTERNATIVES:
1. Approve the resolution appropriating the total amount of $920,000 in Capital Improvement Funds.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends that the resolution appropriating $920,000 of Capital Improvement funds for the resurfacing of Illinois Avenue from Quentin Road to Plum Grove Road be approved.

BUDGET IMPACT:
Capital Improvement funds are anticipated to be allocated in the 2024 Budget. Failure to approve the Resolution would result in the project not being constructed in 2024.

ACTION REQUIRED:
Motion to approve the resolution appropriating $920,000 of Capital Improvement funds for the resurfacing of Illinois Avenue from Quentin Road to Plum Grove Road.

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

Consider a Resolution Appropriating $385,000 of Funds for the Resurfacing of a Portion of Illinois Avenue from Quentin Road to Plum Grove Road

BACKGROUND:
The Village was successful in acquiring grant funding to fund a portion of the cost to resurface Illinois Avenue from Quentin Road to Plum Grove Road (approximately 1 mile). Local Capital Improvement Funds have been recommended for allocation in the 2024 Budget for the match required to secure these funds. The State requires that resolutions are passed by the Village indicating their intended use. The State then reviews these resolutions, granting or denying their approval. Through a discrepancy between the Illinois Department of Transportation (IDOT) and the Northwest Municipal Conference (NWMC) databases, the resolution approved at the November 20, 2023 Village Council meeting did not appropriate the correct grant amount. IDOT is requiring the Village to adopt amended resolutions for the original $830,000 and final $1,155,000 amounts prior to committing to funding the project.

KEY ISSUES:
- Village participation for construction is estimated at $385,000.
- Federal participation for construction is estimated at $1,155,000.
- After the Palatine Park District's contribution towards the multi-use path, the estimated net participation for the Village is $245,000.
- The State requires this resolution to stay on track for construction in the spring of 2024.

ALTERNATIVES:
1. Approve the resolution appropriating the total amount of $385,000 in Capital Improvement Funds.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends that the resolution appropriating $385,000 of Capital Improvement funds for the resurfacing of Illinois Avenue from Quentin Road to Plum Grove Road be approved.

BUDGET IMPACT:
Capital Improvement funds are anticipated to be allocated in the 2024 Budget. Failure to approve the Resolution would result in the project not being constructed in 2024.

ACTION REQUIRED:
Motion to approve the resolution appropriating $385,000 of Capital Improvement funds for the resurfacing of Illinois Avenue from Quentin Road to Plum Grove Road.

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

Consider an Ordinance Reserving Volume Cap in Connection with Private Activity Bond Issues and Related Matters

BACKGROUND:
The Village receives an annual allocation (volume cap) through the State to be allocated to tax exempt private activity bonds. Generally, these bonds are used for financially assisted housing programs or industrial type projects. The bonds are privately placed but allow the business to receive the equivalent of tax-exempt rates.

The volume cap is $125 per capita based upon a population (65,485) determined by the State; thus Palatine's CY 2024 allocation is $8,185,625. Reservation ordinances must be adopted and filed with the State by the first week of May each year.

KEY ISSUES:
- If the Village does not reserve its volume cap, the funds revert to the State and we lose any ability to benefit from the funds. To date there have been no requests for the volume cap for industrial projects.
- As happened last year, the Village has received a request to transfer its volume cap allocation to the Town of Normal, McLean County, Illinois in connection with a Mortgage Credit Certificate program for first-time home buyers. The Village previously entered into an Intergovernmental Agreement with Normal regarding the program. This Agreement is still active, thus no additional actions/approvals will be required.
- In the last three years, 46 first-time homebuyers have utilized the program to buy a home in Palatine. No new homebuyers have utilized the program in the last year.

ALTERNATIVES:
1. Approve the ordinance.
2. Do not approve the ordinance.

RECOMMENDATION:
Staff recommends approval of the ordinance reserving the Village's volume cap.

ACTION REQUIRED:
Motion to approve an ordinance reserving volume cap in connection with private activity bond issues and related matters.

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

Consider a Motion to Award a Contract for the 2024 Sidewalk Replacement Program

BACKGROUND:
The Village has an ongoing program to systematically improve its pedestrian sidewalk system and address isolated curb and gutter failures. In the past several years, this effort has been centered on three major programs: the 50/50 Sidewalk Replacement Program, the Sidewalk Replacement Program, and the Spot Curb Replacement Program. The net effect has been a sidewalk program that has made major strides in improving safety. Applications have been accepted from residents for the 50/50 Sidewalk Program since summer of last year.

Repairs are “triggered” on a vertical displacement greater than 3/4”, with a worst first approach. The Sidewalk Replacement Program area for this year is generally from Lake Cook Road south to Carpenter Drive, between Hicks Road and Route 53, and from Carpenter Drive south to Palatine Road, between Clark Drive and Route 53. The area targeted for sidewalk improvements in 2025 is roughly from Dundee Road south to Northwest Highway between Quentin Road and Hicks Road, and from Carpenter Drive south to Baldwin Road between Hicks Road and Clark Drive.

KEY ISSUES:
- On Tuesday, March 5, 2024, six bids were received and opened, ranging from a high of $1,474,900 to a low of $883,600.
- The low responsive and responsible bidder was Suburban Concrete, Incorporated of Mundelein, Illinois in the amount of $883,600.
- This contractor performed similar, satisfactory work during the 2019 and 2020 programs.

ALTERNATIVES:
1. Award the contract for the 2024 Sidewalk Replacement Program to Suburban Concrete.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the contract for the 2024 Sidewalk Replacement Program be awarded to Suburban Concrete in an estimated amount of $883,600.

BUDGET IMPACT:
American Rescue Plan Act (ARPA) funds in the amount of $883,600 have been appropriated in the 2024 Capital Improvement Program. Funds of $16,550 have also been appropriated in the Operating Budget for the Spot Curb Replacement Program.

ACTION REQUIRED:
Motion to award the contract for the 2024 Sidewalk Replacement Program to Suburban Concrete, Incorporated of Mundelein, Illinois in the estimated amount of $883,600.

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

Consider a Motion to Approve a Road Salt Purchase Through the State of Illinois Purchasing Cooperative

BACKGROUND:
The Village typically uses approximately 5,000 tons of rock salt in an "average" winter. In the last ten years, we have experienced highs which required 6,300 tons and lows including this winter which required only 2,300 tons. Presently, we have approximately 4,200 tons stored in our salt dome, which stores 4,200 tons. We have fulfilled the current contract minimum and 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 2024/2025 winter season. Staff is comfortable returning to the State's joint purchasing agreement in an effort to realize lower potential costs for next winter.

KEY ISSUES:
- It is recommended the Village Manager be authorized to enter into an agreement to purchase 3,000 tons.
- The conditions of the State contract would require we take at least 80% of the contract volume and may elect to purchase up to 120%.
- This would require the Village to purchase at least 2,400 tons (near our 10-year low) and would allow a purchase up to 3,600 tons if winter conditions required.
- Our 10-year high of 6,300 tons would be covered by 4,200 tons on hand plus the ability to purchase 3,600 tons in this next contract. Material beyond this amount would require an open market purchase.

ALTERNATIVES:
1. Authorize the Village Manager to execute the CMS contract to purchase up to 3,600 tons of road salt for the 2024/2025 winter season.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the Village Manager be authorized to execute the contract with CMS for up to 3,600 tons of road salt for the 2024/2025 winter season.

BUDGET IMPACT:
Last year, the cost was $76.65 per ton. The set price for the agreement will not be known until as late as October. Funds in the 2024 Operating Budget will be expended to fulfill prior commitments and be ready with a full supply going into next winter. Purchases from the proposed requisition are planned to be made in 2025 as part of the future operating budget.

ACTION REQUIRED:
Motion to authorize the Village Manager to execute the contract with the State of Illinois Department of Central Management Systems to purchase up to 3,600 tons of road salt for the 2024/2025 winter season.

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

Consider a Motion Authorizing the Village Manager to Execute a Proposal for Construction Engineering Services for the 2023 Water Main Replacement Contract 1 Phase 2 Project

BACKGROUND:
Construction is scheduled for the 2023 Water Main Replacement Contract 1 Phase 2 Project. The work is located at Dundee Road west of Quentin Road and Rand Road north of Dundee Road. Work is tentatively scheduled to commence in April with construction to be substantially completed by July.

KEY ISSUES:
- Utilizing construction engineering services is recommended to meet procedural requirements, assure quality construction, and allow for the necessary intermittent attention needed during this construction project.
- A qualification-based selection process was used for construction engineering.
- Doland Engineering completed the design and permitting for this project and demonstrated their ability to perform construction engineering on behalf of the Village in 2023 for water main replacement projects.

ALTERNATIVES:
1. Authorize the Village Manager to execute the proposal from Doland Engineering for Construction Engineering Services for the 2023 Water Main Replacement Contract 1 Phase 2 Project.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends authorizing the Village Manager to execute the proposal from Doland Engineering for Construction Engineering Services for the 2023 Water Main Replacement Contract 1 Phase 2 Project.

BUDGET IMPACT:
Funding is available in the Water Fund of the 2024 Capital Improvement Program to accommodate this work.

ACTION REQUIRED:
Motion to authorize the Village Manager to execute the proposal from Doland Engineering of Palatine, Illinois for Construction Engineering Services for the 2023 Water Main Replacement Contract 1 Phase 2 Project in the not-to-exceed amount of $47,280.

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

Consider a Motion to Award a Contract for the US 14 Water Main Extension and Heron Storage Facility Valve Isolation Project

BACKGROUND:
US 14 (Northwest Highway) at Route 53 and the Heron Drive water storage facility west of One Renaissance Place are recommended for a water main extension to improve system reliability, provide access to Village water in certain areas, improve water quality, and create more uniform system pressures.

KEY ISSUES:
- On Tuesday, March 19, 2024, six bids were received, ranging from a high of $2,135,235.50 to a low of $1,506,350.
- The low responsive and responsible bidder was Bolder Contractors, Incorporated of Cary, Illinois in the amount of $1,506,350.
- The Engineer's estimate was $1,418,750.

ALTERNATIVES:
1. Award the contract for the US 14 Water Main Extension and Heron Storage Facility Valve Isolation to Bolder Contractors.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the contract for the US 14 Water Main Extension and Heron Storage Facility Valve Isolation Project be awarded to Bolder Contractors.

BUDGET IMPACT:
American Rescue Plan Act (ARPA) funds in the amount of $1,012,530 are available in the 2024 Capital Improvement Program to accommodate this work. Water funds are available in the 2024 Capital Improvement Program in Project WW 0002 "Watermain Extensions & Looping" to cover the balance of the project.

ACTION REQUIRED:
Motion to award the contract for the US 14 Water Main Extension and Heron Storage Facility Valve Isolation Project to Bolder Contractors, Incorporated of Cary, Illinois in the amount of $1,506,350.

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

Consider a Motion Authorizing the Village Manager to Execute a Proposal for Construction Engineering Services for the US 14 Water Main Extension and Heron Storage Facility Valve Isolation Project

BACKGROUND:
Construction is scheduled for the US 14 Water Main Extension and Heron Storage Facility Valve Isolation Project. Work is tentatively scheduled to commence in May with construction to be substantially completed by September.

KEY ISSUES:
- Utilizing construction engineering services is recommended to meet procedural requirements, assure quality construction, and allow for the necessary intermittent attention needed during this construction project.
- A qualification-based selection process was used for construction engineering.
- Doland Engineering demonstrated their ability to perform construction engineering on behalf of the Village in 2023 for water main replacement projects.

ALTERNATIVES:
1. Authorize the Village Manager to execute the proposal from Doland Engineering for Construction Engineering Services for the US 14 Water Main Extension and Heron Storage Facility Valve Isolation Project.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends authorizing the Village Manager to execute the proposal from Doland Engineering for Construction Engineering Services for the US 14 Water Main Extension and Heron Storage Facility Valve Isolation Project.

BUDGET IMPACT:
Funding is available in the Water Fund of the 2024 Capital Improvement Program to accommodate this work.

ACTION REQUIRED:
Motion to authorize the Village Manager to execute the proposal from Doland Engineering of Palatine, Illinois for Construction Engineering Services for the US 14 Water Main Extension and Heron Storage Facility Valve Isolation Project in the not-to-exceed amount of $73,200.

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

Consider an Ordinance Granting a Special Use to Permit a Fence to be Located in the Side Yard Abutting a Street at 885 W. Dorchester Road

This item was initially reviewed at the March 11th Village Council meeting and was denied. The Petitioner revised the initial site plan and the Village Council voted to reconsider this item at the April 1st Village Council meeting. The following summarizes the site plan changes:

1) ***A 15-foot setback (a 10-foot setback was initially proposed) from the Crescent Avenue property line; and***

2) ***The fence would be set back approximately 44 feet from the Dorchester Road property line and 14 feet from the northwest corner of the home (the initial plan proposed a 30 foot setback, aligned the fence with the northwest corner of the home) and would enclose the window closest to Crescent Avenue on the west side of the home.***

BACKGROUND:
The Petitioner is proposing to construct a 5' tall solid fence, set back 10' from the Subject Property's side property line abutting Crescent Avenue, with the required landscaping. The fence would transition to a 6-foot solid fence along the southern shared property line. Therefore, the Petitioner is requesting approval of the following:

Special use to permit a fence to be set back 10 feet from the side property line abutting a street, instead of the minimum required 20 feet.

KEY ISSUES:
- The property is a corner lot with the front yard abutting Dorchester Road to the north. The Subject Property directly abuts the front yard of the adjacent property to the south, 335 S. Crescent Avenue.
- The submitted site plan illustrates the required landscaping between the fence and side lot line. In addition, there is a dense line of trees and shrubs planted along the shared lot line with the property to the south. The proposed fence should not impact lines of sight any further than the existing line of trees and shrubs.
- The adjacent residential driveway for 335 S. Crescent Avenue is approximately 40 feet from the shared property line.

ALTERNATIVES:
1. Approve the Special Use to permit a fence to encroach into the required setback in a side yard abutting a street.
2. Do not approve the Special Use to permit a fence to encroach into the required setback in a side yard abutting a street.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on February 27, 2024.
Residents testifying:	None.
Vote:	The PZC voted unanimously to approve the Special Use to permit a fence to encroach into the required setback in a

side yard abutting a street and Staff concurs.

ACTION REQUIRED:
A motion to approve the ordinance granting a Special Use to permit a fence to encroach into the required setback in a side yard abutting a street.

ATTACHMENTS:

- Aerial Map
- ORD SU 885 W Dorchester Rd
- EXHIBIT - Revised Fencing Site Plan
- EXHIBIT - Fence Elevation
- PZC Materials - February 27, 2024
- PZC Minutes - February 27, 2024
- Public Notice

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

GISConsortium

885 W. Dorchester Road

0 50 100 ft

Print Date: 1/10/2024

Notes
Cook County Aerial 2022

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

Attachment: Aerial Map (2024-31 : 885 W. Dorchester Road - SU Fence (SC))

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE AT
885 W. DORCHESTER ROAD

WHEREAS, pursuant to a petition and public hearing on February 27, 2024, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit a fence to be set back 10 feet from the side property line abutting a street, instead of the minimum required 20 feet pursuant to Section 6.03 (b) (6) (b) of the Palatine Zoning Ordinance, on the following legally described property:

LOT 1 IN PANCORVO'S DORCHESTER SUBDIVISION BEING A SUBDIVISION OF LOT 8 IN BLOCK 13 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE HILLS BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORIDNG TO THE PLAT THEREOF RECORDED DECEMBER 4, 2018 AS DOCUMENT NO. 1833819022, IN COOK COUNTY, ILLINOIS.

Commonly known as 885 W. Dorchester Road (PIN# 02-21-221-021-0000)

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

SECTION 1: A Special Use to permit a fence to be set back 15 feet from the side property line abutting a street, instead of the minimum required 20 feet pursuant to Section 6.03 (b) (6) (b) of the Palatine Zoning Ordinance, is hereby granted,

Attachment: ORD SU 885 W Dorchester Rd (2024-31 : 885 W. Dorchester Road - SU Fence (SC))

subject to the following condition:

1. **The Special Use shall substantially conform to the site plan and fence elevation plan submitted by the Petitioner, Jill Niese, 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 _____, 2024

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

APPROVED by me this _____day of _____, 2024

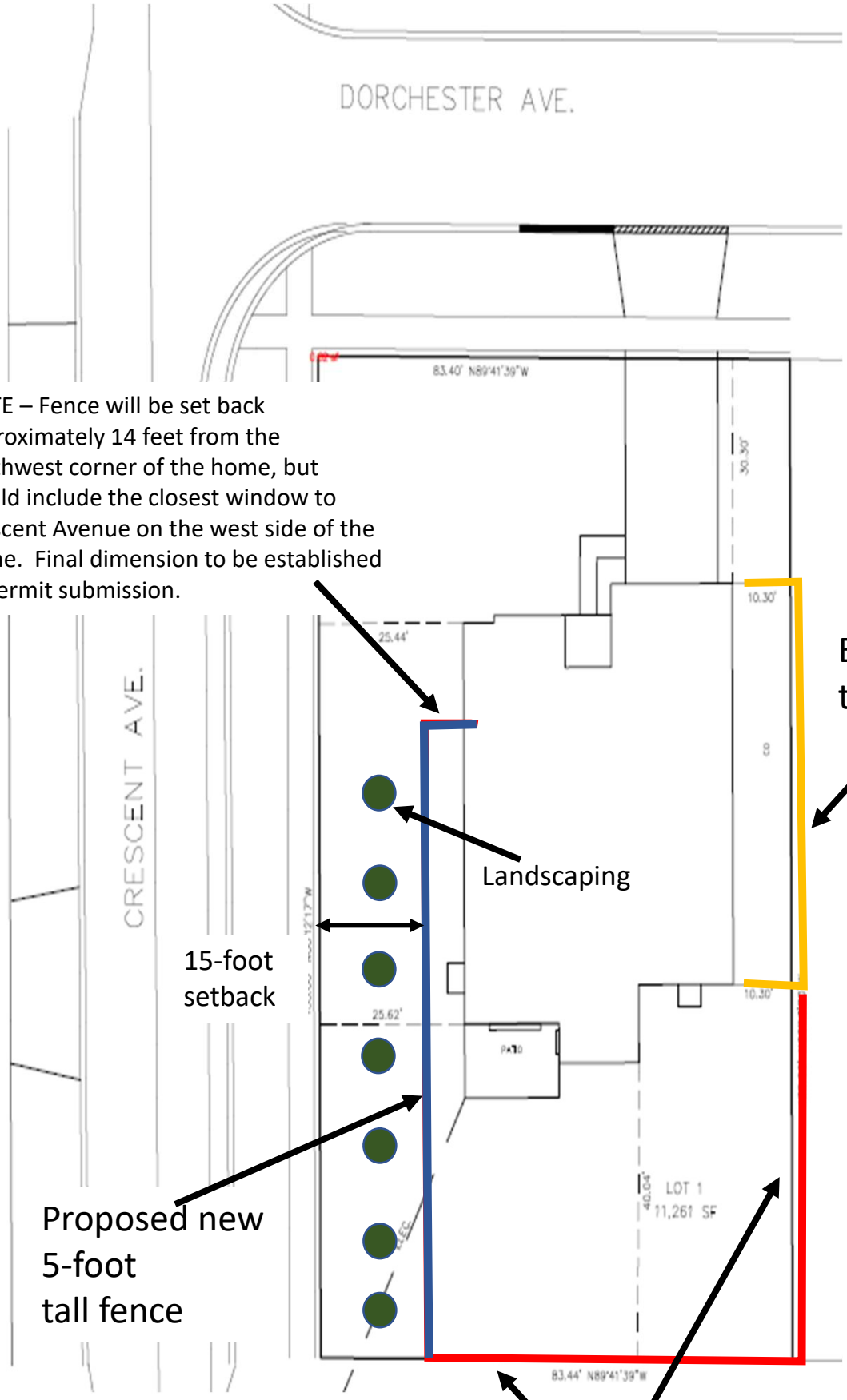
_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____day of _____, 2024

_____
Village Clerk

Attachment: ORD SU 885 W Dorchester Rd (2024-31 : 885 W. Dorchester Road - SU Fence (SC))



Attachment: EXHIBIT - Revised Fencing Site Plan (2024-31 : 885 W. Dorchester Road - SU Fence (SC))

White Hamilton

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 02/27/24 07:00 PM

STAFF REPORT (ID # 8891)

885 W. Dorchester Road

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Jill Niese

PLAN NUMBER: SU-000088-2024

BACKGROUND:
The Subject Property is zoned R-2 and is part of Pancorvo's Dorchester Subdivision. The property currently contains a single-family residence. The property is a corner lot with the required front yard abutting W. Dorchester Rd to the north. The Subject Property directly abuts the front yard of the adjacent to the front side yard of the property to the south, 335 S. Crescent Avenue.

The Petitioner is proposing to construct a 5-foot tall solid fence set back 10 feet from the subject property's side property line abutting Crescent Avenue, with the required landscaping. The fence would transition to a 6-foot solid fence along the southern shared property line. Therefore, the Petitioner is requesting:

> **Special use to permit a fence to be set back 10 feet from the side property line abutting a street, instead of the minimum required 20 feet.**

Surrounding Zoning/Uses:

North:	R-2 Single-Family Residential
South:	R-2 Single-Family Residential
East:	R-2 Single-Family Residential
West:	R-2 Single-Family Residential

KEY ISSUES:

- The Petitioners are proposing to construct a 6-foot tall privacy fence in their side yard abutting S. Crescent Avenue. The proposed fence would be set back approximately 10 feet from the side property line along the street, and approximately 20 feet from the street.
- As the fence is proposed within 10 feet of the side property line abutting the street, landscaping between the fence and the property line will be required.

Attachment: PZC Materials - February 27, 2024 (2024-31 : 885 W. Dorchester Road - SU Fence (SC))

- The submitted site plan illustrates the required landscaping between the fence and side lot line. In addition, there is a dense line of trees and shrubs planted along the shared lot line with the property to the south. The proposed fence should not impact lines of sight any further than the existing line of trees and shrubs.
- The adjacent residential driveway for 335 S. Crescent Avenue is approximately 40 feet from the shared property line.
- In the submitted application, the Petitioner indicated that the proposed fence would help to provide additional privacy for the corner lot and to fence in the yard for their dog.

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), (3) and (5) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, will be operated in a manner consistent with the public health, safety, and welfare, and that the Special Use will not have a negative impact on the value of surrounding properties. The Petition for a Special Use is attached, and the Petitioners have attempted to address the required standards.

(5) 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.

STAFF RECOMMENDATION:
The Petitioner is proposing to construct a new privacy fence set back approximately 10 feet from the subject property's side lot line abutting a street. The Petitioner has included the required landscaping between the proposed fence and the side lot line. In addition, the existing line of trees and shrubs directly along the south shared property boundary will be maintained, and with the proposed 10-foot setback the Staff did not identify any issues with lines-of-sight.

Ultimately, the proposed fence should not destroy the existing vistas in the area nor have a negative impact on the value of the surrounding properties, however, Staff did not identify any other zoning relief for fencing to encroach into the required side yard setback within the immediate surrounding area. The existing landscaping and trees on the property directly south of the subject property also appears to extend to the

Attachment: PZC Materials - February 27, 2024 (2024-31 : 885 W. Dorchester Road - SU Fence (SC))

Crescent Avenue property line. Nevertheless, Staff recommends action at the discretion of the Planning and Zoning Commission. If the Planning and Zoning Commission recommends approval of the Special Use, Staff recommends the following condition:

1. The Special Use shall substantially conform to the site plan and fence elevation plan submitted by the Petitioner, Jill Niese, except as such plans may be changed to conform to the Village Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Special Use Application
- Plat of Survey
- Site Plan
- Fence Elevation
- Public Notice

Attachment: PZC Materials - February 27, 2024 (2024-31 : 885 W. Dorchester Road - SU Fence (SC))

GISConsortium

885 W. Dorchester Road

0 50 100 ft

Print Date: 1/10/2024

Notes
Cook County Aerial 2022

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

Attachment: PZC Materials - February 27, 2024 (2024-31 : 885 W. Dorchester Road - SU Fence (SC))

VILLAGE OF PALATINE

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

Jill Niese

Business Name (if applicable)

Subject Property Address

885 W. Dorchester Road

Please provide a description of your proposed request:

With a special use permit, I am seeking approval for a 6' white fence surrounding my 885 W. Dorchester property, set back 6 feet from the sidewalk; which is about 22 feet from the Crescent Avenue overall. I originally submitted for a permit for this fencing in August but it was rejected because of the Village of Palatine's coding for lots like mine. Ben Vyverberg recommended submission for a special use permit, which is what I am doing.

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 fence, as proposed, will delineate between the property the public sidewalk. The fence will create privacy for the homeowner, the homeowner's inhabitants, and allow for easier transit of the public sidewalk. The fence will also establish privacy and security for the homeowner. Currently, the windows of the home can easily be seen through when standing on the sidewalk. If a fence was installed as per the existing code for a corner lot, the fence would provide no privacy for the homeowner and would leave a great deal of private property outside of the fence line, which would increase the potential for public transit on that land and potential dropping of trash.

Attachment: PZC Materials - February 27, 2024 (2024-31 : 885 W. Dorchester Road - SU Fence (SC))

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

The fence will not obstruct the sight line of the intersection of Crescent and Dorchester, which was required by the code. The proposed fence line meets these requirements. This was recognized by Ben Vyverberg on 10/24/23 via email correspondence about the original denied permit and recommendation for a special permit, “Line of sight review for impact to any of the surrounding properties or pedestrian/vehicle conflicts (note the proposed fence would be located approximately 40 feet from the closest residential driveway to the south. Therefore, I do not anticipate any concerns about line of sight impact from the fence, particularly with the existing dense landscaping on the property.”

The proposed fence creates privacy and security for the homeowner, is aesthetically appealing ,and is in line with properties with similar fences in the area. The proposal also meets the code’s requirements for the location of a fence in relation to the public street (Ord. 0-37-06, §4, 2/13/06; Ord. 0-111-06, §2, 6/26/06- “side abutting street: Twenty (20) feet”).

This fence would enhance the appearance of the home and of those homes around it. Fencing for a dog run has already be installed on the east side of the home after being approved by the village and is aesthetically pleasing, blending with the home and existing neighborhood fencing.

The fence is necessary to protect the inhabitants of the property from interactions with passerby and their pets. The fence is necessary to protect the private property from passerby walking into and on the property. The existing requirements would require a fence to be located in such a way that would not support the safety of the homeowner or inhabitants, or the public welfare of the surrounding area.

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

The fence is intended to protect the property and is appealing to the property and those around it. The proposed fence is new, well constructed, and is in line with similar fences located in the neighborhood.

In order to supplement the above standards, the Planning and Zoning Commission 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 fence will not destroy existing vistas, enhances the appearance of the property and contributes to the appearance of the homes in the area and surrounding street. The fence is needed to protect this property and its inhabitants. As coded, the fence would need to be over twenty feet from the sidewalk leaving only five feet available for fencing, which does not protect the homeowner's property sufficiently against public transit of the unfenced land. A fence placed only five feet from the house would not provide privacy nor security for the homeowner and inhabitants against passerby.

Attachment: PZC Materials - February 27, 2024 (2024-31 : 885 W. Dorchester Road - SU Fence (SC))

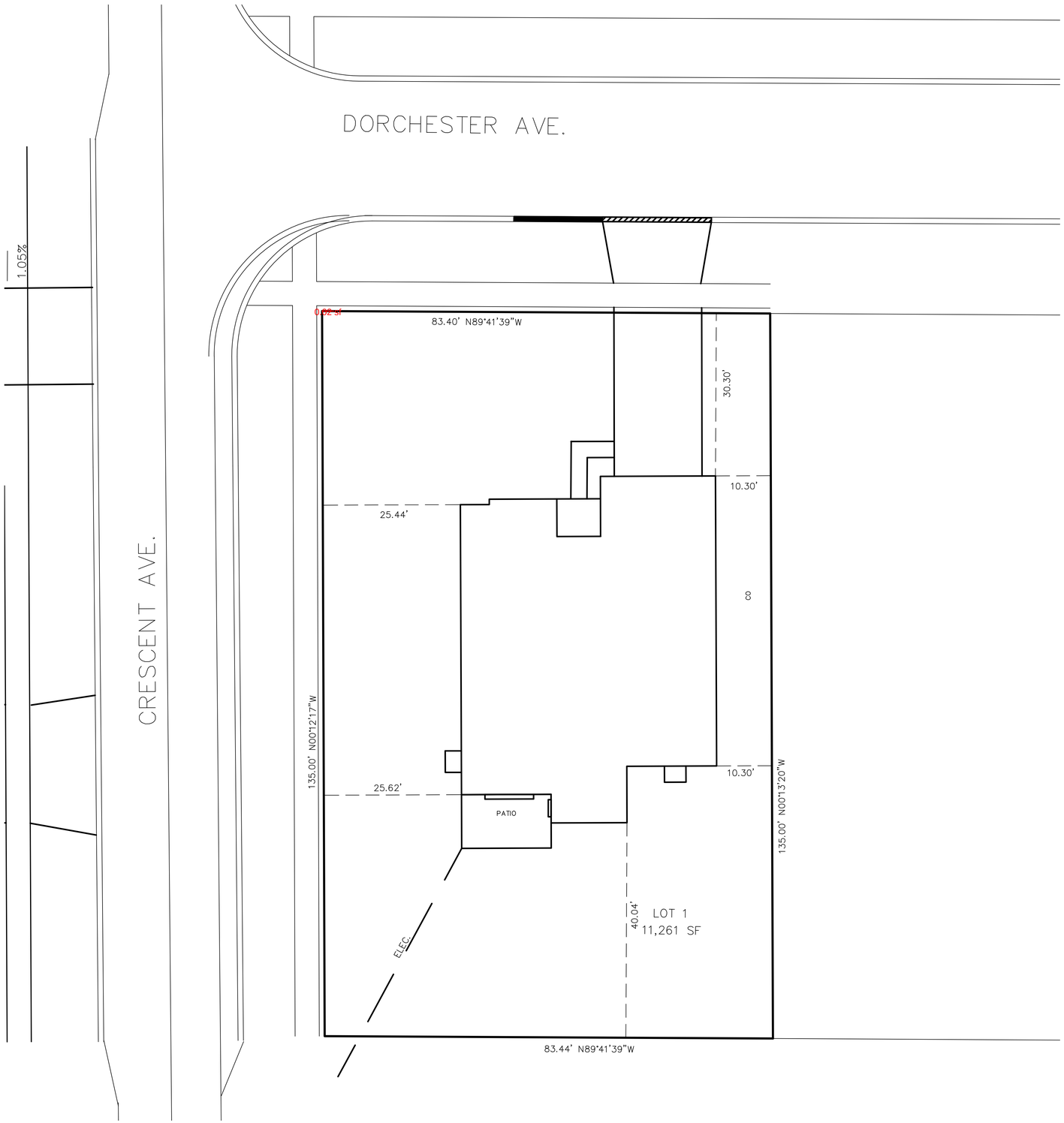
SITE PLAN

LOT 1 IN PACORVO'S DORCHESTER SUBDIVISION BEING A SUBDIVISION OF LOT 8 IN BLOCK 13 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE HILLS BEING A SUBDIVISION OF PART OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 4, 2018 AS DOCUMENT NO. 1833819022, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 885 DORCHESTER AVE., PALATINE, IL

N

SCALE 1"=10'



PERMIT COPY

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PRINT OUT A COPY OF THE APPROVED PERMIT SET AND MAKE IT AVAILABLE AT THE JOB SITE AT ALL TIMES. NO CHANGES ARE PERMITTED WITHOUT WRITTEN APPROVAL.

APPROVED DATE: 03/08/2023
APPROVED BY:jnelson
FULL PERMIT

Request inspections at: https://Citizen.palatine.il.us

or phone: (847) 359 9042

Permit #, Inspection item # and address required

Min. 24 hr. prior notice

IMPERVIOUS COVERAGE

TOTAL LOT AREA	11,261 SF	
HOUSE	2,628 SF	
WALKS/PATIO	272 SF	
DRIVE	530 SF	
TOTAL	3,430 SF	30.4%

643.3 EXIST. ELEV.

EXIST. CONTOUR

643.3 PROPOSED FINISH GRADE

SILT FENCE

DOWNSPOUT AND DIRECTION

STREET TREE (PER ENGINEERING)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SITE OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR SUCH WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPRTY BECAUSE OF THE CONSTRUCTION OF THIS SITE.

DATED THIS 23 TH DAY OF MAR, AD 2022

OWNER

ENGINEER

TIMOTHY J. SPIES 62-42874 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

885 DORCHESTER AVE.

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

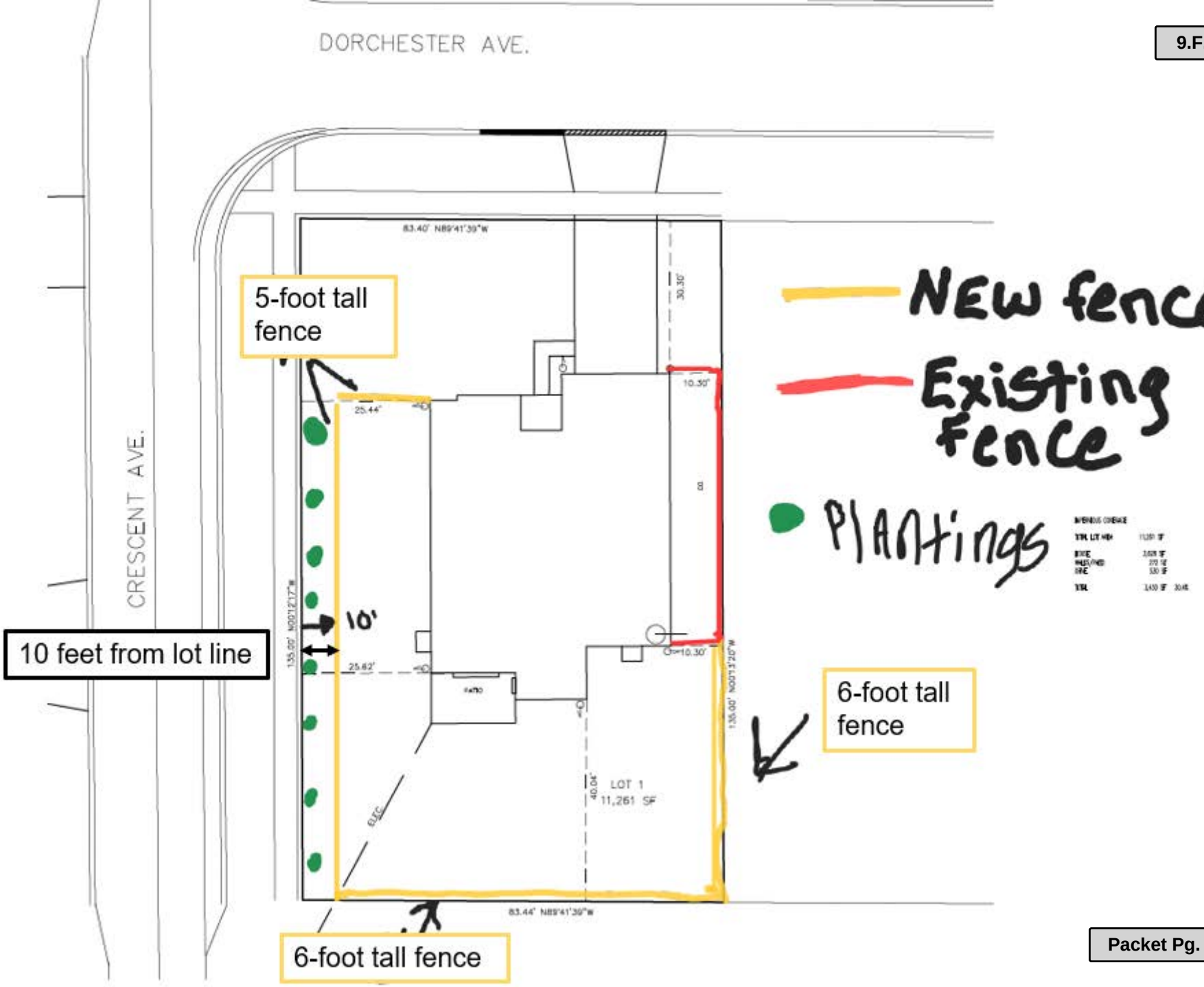
REVISIONS

DRAWN BY:	TJS	JOB NO.	5319
DESIGNED BY:	TJS	SCALE:	1"=10'
CHECKED BY:	TJS	DATE:	03-23-22

SITE PLAN
LOT 1 PANCORVO'S DORCHESTER DIVISION

SHEET NO. 2 OF 2 SHEETS

Attachment: PZC Materials - February 27, 2024 (2024-31 : 885 W. Dorchester Road - SU Fence (SC))



Attachment: PZC Materials - February 27, 2024 (2024-31 : 885 W. Dorchester Road - SU

Attachment: PZC Materials - February 27, 2024 (2024-31 : 885 W. Dorchester Road - SU Fence (SC))

CERTIFICATE OF PUBLICATION

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

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

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

(Village) (Town) (City) (Township) of PALATINE 885 W. DORCHESTER RD.

(●) ( ) ( ) ( )

County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 8TH day of FEBRUARY, A.D. 20 24., and the last publication thereof was made on the 8TH day of FEBRUARY, A.D. 20 24.

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

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

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

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 8TH day of FEBRUARY A.D., 20 24.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 8TH day of FEBRUARY A.D., 20 24.

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

Attachment: PZC Materials - February 27, 2024 (2024-31 : 885 W. Dorchester Road - SU Fence (SC))

2. 885 W. Dorchester Road

SU-000088-2024 - 885 W. Dorchester Rd

Notice was published in the Journal & Topics on February 8th, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Special Use Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Site Plan**
5. **Fence Elevation**
6. **Public Notice**

Mr. Bradshaw provides background information on the request, mentioning that the subject property is a corner lot. He explains that the petitioner is proposing to construct a 5-foot-tall fence, set back 10 feet from the property's side property line that abuts Crescent Ave, instead of the minimum required 20 feet.
Sworn in petitioner: Jill Niese - 885 W. Dorchester, owner.

Ms. Niese explains that she has been a resident of Palatine for eight years and recently built a house at this property. She expresses that the lot provided the space she was seeking for her dog and the gardening activities she enjoys. Ms. Niese states that she received approval for a dog run on the west side of her property but is now seeking a fence for added safety and privacy. She believes that this addition will not only enhance the value of her property but also benefit the surrounding properties.
Commissioner Cavanaugh inquires about the landscaping shown on the site plan, questioning whether it currently exists.
Ms. Niese clarifies that the landscaping will be added as part of the permit approval.
Chairman Wood observes that the fence being installed appears to match the fencing on the surrounding properties.
Ms. Niese confirms this observation, stating that she has hired the same fence company that installed fencing at the surrounding properties and is matching what is currently installed on those properties.
Mr. Bradshaw further explains that the request includes required landscaping to meet village code requirements within 10 feet of the side property abutting a street. He emphasizes that the proposed fence should not impact the lines-of-sight more than the existing line of trees along south property line. Additionally, he states that the edge of the driveway on the adjacent property to the south, 335 S. Crescent Ave, is approximately 40 feet from the shared property line.
Ms. Niese provides a proximate comparison of a fence line set back at approximately 8-9 feet on a corner lot at 888 W. Dorchester, which is less than the 10 feet required setback.

Attachment: PZC Minutes - February 27, 2024 (2024-31 : 885 W. Dorchester Road - SU Fence (SC))

STAFF RECOMMENDATION:

The Petitioner is proposing to construct a new privacy fence set back approximately 10 feet from the subject property's side lot line abutting a street. The Petitioner has included the required landscaping between the proposed fence and the side lot line. In addition, the existing line of trees and shrubs directly along the south shared property boundary will be maintained, and with the proposed 10-foot setback the Staff did not identify any issues with lines-of-sight.

Ultimately, the proposed fence should not destroy the existing vistas in the area nor have a negative impact on the value of the surrounding properties, however, Staff did not identify any other zoning relief for fencing to encroach into the required side yard setback within the immediate surrounding area. The existing landscaping and trees on the property directly south of the subject property also appears to extend to the Crescent Avenue property line. Nevertheless, Staff recommends action at the discretion of the Planning and Zoning Commission. If the Planning and Zoning Commission recommends approval of the Special Use, Staff recommends the following condition:

1. The Special Use shall substantially conform to the site plan and fence elevation plan submitted by the Petitioner, Jill Niese, except as such plans may be changed to conform to the Village Codes and Ordinances.

Commissioner Schubert seeks clarification regarding 335 S. Crescent and notes that the aerial photo does not show sidewalks, but the current site plan does. He asks if sidewalks are now installed.
Mr. Bradshaw confirms that sidewalks are now installed in that area and are a continuation of existing sidewalks. He explains that the aerial photograph is dated 2022 and does not reflect the changes from the new house construction or the sidewalk installation.
Commissioner Friedman inquires about the fence at the 888 W. Dorchester lot.
Mr. Bradshaw explains that the fence at the 888 W. Dorchester lot abuts the rear side yard, allowing for a 5-foot setback from the side lot line abutting the street, whereas the subject property abuts the front side yard.
There were no further questions. The public hearing was closed.

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

DELIBERATIONS:

Commissioner Friedman reports on his site visit, noting that he observed the property and surrounding properties. He specifically mentioned the fence at the 888 W. Dorchester, noting that it was also a corner lot and was set back less than 10 feet. Additionally, he found that with the existing landscaping in place on the subject property, the fence may not be visible from the adjoining property, mitigating any safety concerns. He points out that the similar fence installed

Attachment: PZC Minutes - February 27, 2024 (2024-31 : 885 W. Dorchester Road - SU Fence (SC))

across the street makes the request feel appropriate and not out of place.
Commissioner Schubert expresses his initial concern about potential visibility issues for children riding bikes on the sidewalk but found that it would not be affected by the fence installation upon closer inspection of proposed fence location.
Chairman Wood agrees, stating that the proposed fence would complement the house and surroundings without negatively impacting property values, health, or safety.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on Monday, March 11th, 2024.

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

Attachment: PZC Minutes - February 27, 2024 (2024-31 : 885 W. Dorchester Road - SU Fence (SC))

CERTIFICATE OF PUBLICATION

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

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

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

(Village) (Town) (City) (Township) of PALATINE 885 W. DORCHESTER RD.

(●) ( ) ( ) ( )

County of COOK

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

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Attachment: Public Notice (2024-31 : 885 W. Dorchester Road - SU Fence (SC))

Consider an Ordinance Granting a Special Use to Allow Three Residential Dwelling Units and an Associated Parking Variation at 430-436 E. Northwest Highway

BACKGROUND:
The Subject Property is an existing commercial building on Northwest Highway. It was initially constructed as a single-story masonry commercial building in late 1959 for "…three stores." A second story addition was approved in 1963 for listed office uses. The Petitioner purchased the property in 2021, with the intention of maintaining the ground floor commercial use and seeking zoning approval for residential use on the second floor. Therefore, the Petitioner is requesting:

1. **Special Use for to allow 3 dwelling units (2nd floor); and**
2. **Variation to allow 10 parking spaces, instead of the minimum required 16 spaces.**

KEY ISSUES:

- The existing commercial building is located at the southeast confluence of Northwest Highway and Kenilworth Avenue. The property contained several ground floor commercial uses (insurance office, salon, business offices) and a series of smaller office uses on the second floor. The building is approximately 5,900 square feet (2,954 SF/floor). The overall property, including the portion of vacated Linden Avenue (east side of building - surface parking lots), is approximately 10,600 square feet.
- The Subject Property is zoned B-2, which is typical of properties fronting on Northwest Highway, and is surrounded by single-family residential to the north and commercial to the east.
- As part of the reconstruction and re-routing of Northwest Highway, in conjunction with IDOT, the Village Council vacated a section of Linden Avenue, south of Kenilworth and north of Northwest Highway. The vacated portion of Linden became part of the Subject Property and is used for parking. There is also parking within the Kenilworth Avenue right-of-way, which passively exists and was likely intended to provide parking for commercial uses in the area. It is not presently the subject of a license agreement and Staff is not recommending a license agreement for use of these spaces, as this parking was created to benefit the commercial properties. This parking was likely created to ensure that area businesses maintained adequate parking for any previously existing surface parking lots along Northwest Highway, which were removed with the realignment or reconstituted into right-of-way. This intention was further assisted with the additional parking along the north side of the building, which is in the Kenilworth right-of-way.
- The building permit review for the second story addition in 1963 identified the uses as office uses, with the then existing three stores on the ground floor. At some point, the use of the second floor transitioned into residential use, which ceased over the years. The second floor was also used for smaller offices for shorter-term rental opportunities. Nevertheless, there have not been any permitted or occupied residential uses on the second floor for many years. The previous 1963 zoning ordinance allowed 2nd floor dwelling units in the B-1 and B-2 districts. This was reflective of a store owner maintaining the ground floor

business and living above the commercial use.

- The 1980 Zoning Code transitioned away from dwelling units and non-residential uses as permitted uses, although residential permitted uses were contemplated as Special Uses in the B-1 & B-2 business districts. As the downtown planning began in the 1980's, the B-3, Central Business District was also recognized in the 1980 zoning ordinance, as a Special District, geographically delineated, and allowed any use permitted in a district, prior to its rezoning to B-3.
- Unfortunately, the existing building recently experienced a fire with substantial smoke damage throughout the building. It was during this fire that the Village's first responders found and rescued people living on the second floor of the building, although no Village approval to use the second floor as apartments was ever granted. The property owner and contractors are now working to obtain a building permit to renovate the commercial ground floor and the building remains unoccupied, pending the ground floor only renovations.
- The Petitioner is proposing three 2nd floor apartments of varying square footages. The following table summarizes the proposed apartment characteristics:

Unit #	Square Feet	# Bedrooms	Bathrooms
1	720	2	1
2	758	2	1
3	1,224	3	2

- Staff notes that there are other older buildings along Northwest Highway with existing and maintained residential uses on the 2nd floor. The redevelopment of the Slice of Chicago on the west side of Northwest Highway also includes one 2nd floor owner suite as part of that 2006 Planned Development. The property at Northwest Highway and Glencoe Road also recently received Planned Development approval to allow one unit behind the existing commercial storefront on Northwest Highway, which will be occupied by the business owner. Parking variations were not a component of those projects.
- In this instance, the proposed special use also includes a parking variation, in order to accommodate the residential use and required off-street parking requirements. Ten spaces are provided and sixteen spaces are required.
- In addition to the three apartments, there are no other residential amenities contemplated as part of this review. With the current building vacant in place, the final commercial tenant parking demands are unknown at this time. Per the Code requirements, the ground floor parking is calculated at 1/300 SF.
- The existing building is non-conforming for setbacks and parking (for both the requested variation and the commercial requirements for both floors). The Union Pacific's proximity does not provide convenient rail access to this area of the Village. Although there are existing commercial pockets with residential uses on the upper floors or rear portion of the building, those examples are mostly existing conditions, with smaller unit counts and compliant parking requirements.
- With 7 bedrooms proposed, it is likely that there may be multiple vehicles per unit and guest parking contemplated. Those uses would not seem to function with the parking resources available. While the Village Council did take steps to address the commercial parking during the Northwest Highway reconfiguration, those

activities did not take into account parking use for multi-family uses, with the proposed apartments directly south of the Linden Avenue single-family residences. The proposed is inconsistent with the Future Land Use recommendation for continued business uses within the property.

ALTERNATIVES:

1. Approve the Special Use and Parking Variation to allow 3 residential apartments.
2. Do not approve the Special Use and Parking Variation to allow 3 residential apartments.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on March 12, 2024.
Residents testifying:	None.
Vote:	The PZC voted 6-2 to approve the Special Use to permit 3 residential dwelling units and a parking variation. Staff recommends denial of the Special Use and Variation. If the Village Council approves the Special Use and Variation, Staff is recommending a condition requiring the maintenance of the right-of-way parking.

ACTION REQUIRED:

A motion to approve the Special Use and Variation at 430-436 E. Northwest Highway.

RESULT:	**MOTION FAILED BY ROLL CALL [0 TO 6]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
NAYS:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms