



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

## **VILLAGE COUNCIL & COMMITTEE OF THE WHOLE**

### **AGENDA**

**MARCH 9, 2020**

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**Regular Meeting**

**7:00 PM**

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#### **I. ROLL CALL**

#### **II. PLEDGE TO THE FLAG**

#### **III. APPROVAL OF MINUTES**

1. Village Council & Committee of the Whole - Regular Meeting - March 2, 2020

#### **IV. MAYOR'S REPORT**

1. Recognition of the Village of Palatine's SolSmart Community Designation
2. As Submitted

#### **V. RECESS TO THE COMMITTEE OF THE WHOLE**



#### **VI. COMMITTEE OF THE WHOLE**

##### **A. POLICE POLICY & CODE SERVICES COMMITTEE**

*DOUG MYSLINSKI, CHAIRMAN*

1. 1570 E. Northwest Highway (Council District: Five):
  - A. Consider an Ordinance Granting a Special Use Amendment and Variations to Allow Various Improvements to the Existing McDonald's Restaurant at 1570 E. Northwest Highway (Council District: Five)
  - B. Consider an Ordinance Transferring Special Use Ordinance #O-133-97 to Allow the Continued Operation of the McDonald's Restaurant at 1570 E. Northwest Highway (Council District: Five)
2. Consider an Ordinance Amending Appendix A, Articles 3, 4, 6, 10, 11 and 14 of the Village of Palatine Code of Ordinances
3. As Submitted

**B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE**

*SCOTT LAMERAND, CHAIRMAN*

1. Consider a Motion Adopting the Village of Palatine's Official 2020 Zoning Map
2. As Submitted

**C. BUSINESS FINANCE & BUDGET COMMITTEE**

*GREG SOLBERG, CHAIRMAN*

1. Vehicle Purchases:
  - A. Consider a Motion Authorizing the Village Manager to Purchase a Replacement Police Investigations Vehicle
  - B. Consider a Motion Authorizing the Village Manager to Purchase a Replacement Public Works Pickup Truck
  - C. Consider a Motion Authorizing the Village Manger to Purchase Fire Department and Public Works Department Administration Vehicles
2. As Submitted

**D. INFRASTRUCTURE & ENVIRONMENT COMMITTEE**

*KOLLIN KOZLOWSKI, CHAIRMAN*

1. Consider a Motion Authorizing the Village Manager to Execute a Temporary License Agreement to Allow Public Parking on a Portion of the Property at 50 N. Brockway Street (Council District: Six)
2. As Submitted

**E. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE**

*TIM MILLAR, CHAIRMAN*

1. As Submitted

**F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE**

*BRAD HELMS, CHAIRMAN*

1. As Submitted

**VII. RECONVENE THE VILLAGE COUNCIL MEETING**





**VIII. CONSENT AGENDA**

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

1. Consider an Ordinance Granting a Special Use Amendment and Variations to Allow Various Improvements to the Existing McDonald's Restaurant at 1570 E. Northwest Highway (Council District: Five)
2. Consider an Ordinance Transferring Special Use Ordinance #O-133-97 to Allow the Continued Operation of the McDonald's Restaurant at 1570 E. Northwest Highway (Council District: Five)
3. Consider an Ordinance Amending Appendix A, Articles 3, 4, 6, 10, 11 and 14 of the Village of Palatine Code of Ordinances
4. Consider a Motion Adopting the Village of Palatine's Official 2020 Zoning Map
5. Consider a Motion Authorizing the Village Manager to Purchase a Replacement Police Investigations Vehicle
6. Consider a Motion Authorizing the Village Manager to Purchase a Replacement Public Works Pickup Truck
7. Consider a Motion Authorizing the Village Manager to Purchase Fire Department and Public Works Department Administration Vehicles
8. Consider a Motion Authorizing the Village Manager to Execute a Temporary License Agreement to Allow Public Parking on a Portion of the Property at 50 N. Brockway Street (Council District: Six)

**IX. REPORTS OF STANDING COMMITTEE****A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE**

*TIM MILLAR, CHAIRMAN*

1. As Submitted

**B. BUSINESS FINANCE & BUDGET COMMITTEE**

*GREG SOLBERG, CHAIRMAN*

1. As Submitted

**C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE**

*SCOTT LAMERAND, CHAIRMAN*

1. As Submitted

**D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE**

*BRAD HELMS, CHAIRMAN*

1. As Submitted

**E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE**

*KOLLIN KOZLOWSKI, CHAIRMAN*

1. As Submitted

**F. POLICE POLICY & CODE SERVICES COMMITTEE**

*DOUG MYSLINSKI, CHAIRMAN*

1. As Submitted

**X. REPORTS OF THE VILLAGE OFFICERS**

**A. VILLAGE MANAGER**

1. As Submitted

**B. VILLAGE CLERK**

1. As Submitted

**C. VILLAGE ATTORNEY**

1. As Submitted

**XI. CLOSED SESSION AS REQUIRED**

**XII. RECOGNITION OF AUDIENCE**

**XIII.ADJOURNMENT**



**VILLAGE OF PALATINE**  
 VILLAGE HALL - COUNCIL CHAMBERS  
 200 E. WOOD STREET  
 PALATINE, IL 60067-5339 – (847) 359-9050  
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**VILLAGE COUNCIL & COMMITTEE OF THE WHOLE**

**MINUTES**

**MARCH 2, 2020**

**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 | Absent  |         |
| Kollin Kozlowski | District 5 Councilman | Present |         |
| Brad Helms       | District 6 Councilman | Present |         |

Also Present:

Village Clerk Marg Duer, Village Manager Reid Ottesen, Deputy Village Manager Mike Jacobs, Village Attorney Patrick Brankin, Director of Planning & Zoning Ben Vyverberg, Director of Public Works Matt Barry, Fire Chief Scott Andersen, IT Director Larry Schroth, Director of Finance Paul Mehrling, Director of Community Services Harry Spila, Director of Human Resources Pam Jackson, Police Chief Dave Daigle and Deputy Public Works Director Elias Koutas

**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: 7:01 PM**

- Village Council & Committee of the Whole - Regular Meeting - February 18, 2020  
**- Accepted**

|                  |                                               |
|------------------|-----------------------------------------------|
| <b>RESULT:</b>   | <b>ACCEPTED [UNANIMOUS]</b>                   |
| <b>MOVER:</b>    | Tim Millar, District 1 Councilman             |
| <b>SECONDER:</b> | Scott Lamerand, District 2 Councilman         |
| <b>AYES:</b>     | Millar, Lamerand, Myslinski, Kozlowski, Helms |
| <b>ABSENT:</b>   | Solberg                                       |

Minutes Acceptance: Minutes of Mar 2, 2020 7:00 PM (APPROVAL OF MINUTES)

**IV. MAYOR'S REPORT – Time: 7:01 PM**

## 1. As Submitted -

Mayor Schwantz announced upcoming events:

Thursday March 5: 6:30PM-10PM  
The Bridge Rocks  
Durdy Nellie's

Friday March 6: 4PM-7PM  
Knights of Columbus Lenten Fish Fry  
St. Thomas of Villanova

Friday March 6: 6PM-9PM  
Palatine Park District's Indoor Drive-In Movie Night  
Birchwood Recreation Center

Friday March 6: 6:30PM-10PM  
Salt Creek Park District - Parent's Night Out  
Rose Park

Saturday March 7: 8AM-Noon  
Palatine Winter Farmers' Market  
Palatine Train Station

Saturday, March 7: 8AM - Noon  
Troop 209 Annual Pancake Breakfast  
First United Methodist Church, Palatine

Saturday March 7: 11AM-2PM  
Cupcakes for a Cause  
Palatine High School

Sunday March 8: 11:30AM-4PM  
Palatine Firefighters Local 4588 7th Annual Chili Cook-Off  
Durdy Nellie's

This evening the Girl Scout Troop from Pleasant Hill 5th grade  
is present in the audience earning their Government Badges

**V. RECESS TO THE COMMITTEE OF THE WHOLE – Time: 7:03 PM****Recess to Committee of the Whole - Motion Carried by Voice Vote**

|                  |                                                 |
|------------------|-------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY VOICE VOTE [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Brad Helms, District 6 Councilman               |
| <b>SECONDER:</b> | Scott Lamerand, District 2 Councilman           |
| <b>AYES:</b>     | Millar, Lamerand, Myslinski, Kozlowski, Helms   |
| <b>ABSENT:</b>   | Solberg                                         |

**VI. COMMITTEE OF THE WHOLE****A. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:03 PM***DOUG MYSLINSKI, CHAIRMAN*

1. Consider an Ordinance Transferring an Existing Special Use for a Restaurant (McDonald's) at 1576 N. Rand Road - **Motion Carried by Voice Vote** (Council District: Four)

Planning & Zoning Director Ben Vyverberg presented the request for a transfer of Special Use Ordinance #O-31-94 to MAO Enterprises LLC (John O'Keefe) to permit the continued operation of the McDonalds Restaurant and drive-through at 1576 N. Rand Road, without any changes. Staff recommends approval.

|                  |                                                         |
|------------------|---------------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY VOICE VOTE [UNANIMOUS]</b>         |
| <b>MOVER:</b>    | Tim Millar, District 1 Councilman                       |
| <b>SECONDER:</b> | Scott Lamerand, District 2 Councilman                   |
| <b>AYES:</b>     | Schwantz, Millar, Lamerand, Myslinski, Kozlowski, Helms |
| <b>ABSENT:</b>   | Solberg                                                 |

2. Consider an Ordinance Granting a Special Use for a Side Yard Setback Reduction at 212 E. Colfax Street - **Motion Carried by Voice Vote** (Council District: Six)

Planning & Zoning Director Ben Vyverberg presented the Petitioners' request for a Special Use for a side yard set back reduction from the required 10 feet to 5 feet, to construct a two-story addition, including the replacement of an existing single-story garage with a two-story, two-car garage.

The ZBA voted unanimously to recommend approval. Staff recommends approval with a deed restriction prohibiting habitation in the loft area as a condition of the proposed Ordinance.

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

3. Consider an Ordinance Granting a Special Use and Variation for a Canine Rescue Adoption Center at 570 N Smith Street. - **Motion Carried by Roll Call** (Council District: Six)

Planning & Zoning Director Ben Vyverberg presented the proposal for a Second City Canine Rescue and Adoption Center to house 5 to 10 dogs in kennels in the northwest corner of the previous Fortune Kookie Restaurant building, including an outdoor area with K-9 grass on the west side (rear) of the property, surrounded by an 8-foot fence. The Petitioner is requesting a Special Use for a Unique Use (Canine Rescue Adoption Center) and a Variation to permit an 8-foot tall fence. The Subject Property is approximately 21,000 square feet; the building is 3,500 square feet. Volunteers sensitive to noise issues will supervise the dogs, with a maximum of 3 dogs outdoors at any one time. The facility will be video monitored; no overnight staff on site. The proposed hours of operation will be Monday - Friday from 3 PM - 7 PM, and Saturday and Sunday from 10 AM - 4 PM. The Rescue Center will employ 4 people with up to 10-15 volunteers/adopters on site at one time. There will be a Veterinarian on staff but will only be working with rescue dogs. The ZBA voted to recommend approval of the request 7-0 and Staff maintains action at the discretion of Council.

In response to Councilman Myslinski, Vyverberg stated there have been no complaints regarding Pete & Macs.

In response to Councilman Helms, Vyverberg pointed out that the property is surrounded by commercial or Public Works area with residential further south east. Vyverberg stated that petitioners have worked with contractors familiar with canine developers to maximize the buffer to minimize noise.

Councilman Helms stated he would prefer this property remain on the tax rolls, especially when it is a location adjacent to commercial businesses.

Dr. Jacqueline Cobb, St. Charles, Michael Matthys, of Linden Group Architects, presented new site plans shifting the walk area all the way to the north and identified soundproofing materials with moisture resistant wrap and insulating ceiling tiles.

In response to Councilman Millar regarding transmittable diseases and infected feces, Cobb stated that all dogs are tested and treated and all feces are tested and removed and disposed of immediately. The dogs come from foster homes where their behavior has been carefully monitored and evaluated. Second City Canine Rescue is a not for profit.

Ken Pflanz, 521 N. Smith, voiced concerns regarding night time sound proofing and sought confirmation that 10 is the maximum, not the starting number.

Village Manager Reid Ottesen stated a 24-hour police contact number is available to voice complaints, and confirmed the maximum of 10 dogs at any one time.

Matthys noted that noise is reduced when doors are closed. Only the doors on the north side will be opening to outside yard; doors toward the residential area will remain closed.

|                  |                                                         |
|------------------|---------------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY ROLL CALL [UNANIMOUS]</b>          |
| <b>MOVER:</b>    | Brad Helms, District 6 Councilman                       |
| <b>SECONDER:</b> | Tim Millar, District 1 Councilman                       |
| <b>AYES:</b>     | Schwantz, Millar, Lamerand, Myslinski, Kozlowski, Helms |
| <b>ABSENT:</b>   | Solberg                                                 |

4. As Submitted -

Nothing was submitted.

**B. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:24 PM**

*KOLLIN KOZLOWSKI, CHAIRMAN*

1. Consider a Motion to Award a Contract for the Mozart Street Storm Sewer Improvements - **Approved by Voice Vote** (Council District: Six)

Public Works Director Matt Barry reported in 2019, the storm sewer in Mozart Street between Colfax and Wood Streets collapsed. It was temporarily patched but is recommended for replacement. The proposed improvements consist of a new 15-inch diameter storm sewer east of the centerline of Mozart Street, removal and replacement of two 48-inch manholes, and replacement of one 48-inch manhole with a 60-inch manhole. It is recommended that the contract for the Mozart Street Storm Sewer Improvements be awarded to H. Linden & Sons Sewer & Water, Plano IL, in the amount of \$197,230. Funds in the amount of \$200,000 have been appropriated in the 2020 Capital Improvement Program to accommodate this project.

|                  |                                                         |
|------------------|---------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED BY VOICE VOTE [UNANIMOUS]</b>               |
| <b>MOVER:</b>    | Tim Millar, District 1 Councilman                       |
| <b>SECONDER:</b> | Jim Schwantz, Mayor                                     |
| <b>AYES:</b>     | Schwantz, Millar, Lamerand, Myslinski, Kozlowski, Helms |
| <b>ABSENT:</b>   | Solberg                                                 |

## 2. Brockway Street Improvements (Council District: Six)

The motion was to approve items A. and B.

As part of the 2020 Capital Improvement Program, Brockway Street from Palatine Road to Wood Street was identified for improvements and pavement maintenance. The proposed project will replace all the curb and gutter, sidewalk, storm sewer, update street lighting, add brick accents, and add parking. All pavement will be reconstructed or resurfaced and landscaping islands will be created in areas where parallel parking will be converted to angle parking. Four bids were received ranging from a high of \$977,345.20 to a low of \$699,480. It is recommended that the contract for the 2020 Brockway Street Improvements be awarded to the low responsive and responsible bidder, Chicagoland Paving Contractors, Lake Zurich in the amount of \$699,480 with a completion date of Memorial Day.

The estimated start is in April with construction to be substantially completed by Memorial Day. More than 550 man-hours, over a three month time period, are expected to meet documentation, material inspection, and reporting requirements associated with this project. Consulting Engineering is recommended to meet procedural requirements, assure quality construction, and allow for the necessary intermittent attention needed during a compressed construction time period. Staff recommends authorizing the Village Manager to execute the proposal from BLA, Inc. for Construction Engineering Services for the Brockway Street Improvements, in the not-to-exceed amount of \$69,951.

In response to Councilman Kozlowski, Barry stated the island is for deliveries and temporary snow storage.

In response to Mayor Schwantz, Barry stated that we are working with Union Pacific for crossing improvements, but doubt that Union Pacific will coordinate.

Councilman Helms complimented the additional parking spaces, although it will be tight, and confirmed the brick pavers as exist now.

In response to Mayor Schwantz, Barry stated the extra high curbs are utilized for safety, and confirmed that staff is working closely with the area businesses to keep them well informed of the scheduling.

Village Manager Reid Ottesen stated that some Harris bank parking will be available for night parking.



|                  |                                                         |
|------------------|---------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED BY VOICE VOTE [UNANIMOUS]</b>                |
| <b>MOVER:</b>    | Tim Millar, District 1 Councilman                       |
| <b>SECONDER:</b> | Jim Schwantz, Mayor                                     |
| <b>AYES:</b>     | Schwantz, Millar, Lamerand, Myslinski, Kozlowski, Helms |
| <b>ABSENT:</b>   | Solberg                                                 |

- A. Consider a Motion to Award a Contract for the Brockway Street Improvements Project - **Approved** (Council District: Six)
- B. Consider a Motion Approving an Agreement with BLA, Incorporated for Construction Engineering Services for the Brockway Street Improvements Project - **Approved** (Council District: Six)
3. Consider a Motion to Approve a Contract for the 2020 Baldwin Road Resurfacing - **Approved by Voice Vote**

Public Works Director Matt Barry explained the 2020 resurfacing program received a low bid more than \$300,000 under budget. Based on the needs in the pavement system as a whole, it is recommended that these project savings be directed towards resurfacing additional lane miles of Village roadway. Staff consulted with the Illinois Department of Transportation (IDOT) to determine if contracts using Motor Fuel Tax funds could be expanded to allow for additional maintenance with favorable bid prices. IDOT indicated this type of project expansion was inconsistent with regulations governing the use of these funds. It is therefore recommended the Village consider entering into a separate contract with Arrow Road Construction for the additional street maintenance. This contract would honor all of the unit prices as offered in their recent bid, be managed in the same way, and have no perceived disconnect to the motoring public. Baldwin Road, from Hicks Road to Clark Drive, is currently in the Village's 5-year road program targeting 2021. Hicks to Rohlwing Road and Rohlwing Road to Clark Dr. were last resurfaced more than 20 years ago. Staff recommends approval of a contract for Baldwin Road Resurfacing with Arrow Road Construction Company of Elk Grove Village, Illinois in the amount of \$270,028. Funds are available in the 2020 Capital Improvement Program to accomplish this work.

|                  |                                                         |
|------------------|---------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED BY VOICE VOTE [UNANIMOUS]</b>               |
| <b>MOVER:</b>    | Jim Schwantz, Mayor                                     |
| <b>SECONDER:</b> | Doug Myslinski, District 3 Councilman                   |
| <b>AYES:</b>     | Schwantz, Millar, Lamerand, Myslinski, Kozlowski, Helms |
| <b>ABSENT:</b>   | Solberg                                                 |

4. As Submitted -

Nothing was submitted.

**C. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time:**

7:35 PM

*TIM MILLAR, CHAIRMAN*

1. Consider a Motion to Approve the 2020 Summer Farmers' Market and 2020-2021 Winter Farmers' Market - **Approved by Voice Vote** (Council District: Six)

Since 2001, the Farmers' Market has operated in the Train Station parking lot every Saturday, May through October. The Palatine Farmers' Market requests approval for the 2020 Summer Market dates every Saturday (May 2 - October 31) from 7 AM to 1 PM and the 2020-2021 Winter Market Dates: November 7 & 21 and December 5 & 19 of 2020; and January 2 & 16, February 6 & 20, March 6 & 20, and April 3 & 17 of 2021 from 8AM to Noon. The Market's layout will be consistent with last year's. The Farmers' Market is also seeking approval to place 5 (real estate size) signs at key intersections on Saturdays between 6 AM and 2 PM. Staff recommends approval.

Dan Pilguy 457 S. Warren, Palatine, thanked the Council for use of the area, and for electricity, signage, landscaping and shade trees, making it the most ideal location for the Market. Pilguy is a farmer in Palatine, a vendor, and a member of the Market Management Committee. He noted the diversity of suppliers, on-site food vendors and the dog friendly environment.

Councilman Helms noted that the Market is a great draw into the downtown area.

In response to Councilman Helms regarding banners, Public Works Director Matt Barry stated that 10 new banners will recognize the 25 years of Sister Cities and those banners will replace some banners that have blown down along Northwest Highway along with plans for banner expansion.

|                  |                                                         |
|------------------|---------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED BY VOICE VOTE [UNANIMOUS]</b>               |
| <b>MOVER:</b>    | Brad Helms, District 6 Councilman                       |
| <b>SECONDER:</b> | Scott Lamerand, District 2 Councilman                   |
| <b>AYES:</b>     | Schwantz, Millar, Lamerand, Myslinski, Kozlowski, Helms |
| <b>ABSENT:</b>   | Solberg                                                 |

2. As Submitted -

Nothing was submitted.

**D. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:42 PM***GREG SOLBERG, CHAIRMAN**In the absence of Chairman Solberg,, Vice-Chairman Kozlowski called the Business Finance & Budget Committee to order.*

## 1. As Submitted -

Nothing was submitted.

**E. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:42 PM***SCOTT LAMERAND, CHAIRMAN*

## 1. As Submitted -

Nothing was submitted.

**F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:42 PM***BRAD HELMS, CHAIRMAN*

## 1. As Submitted -

Nothing was submitted.

**VII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 7:42 PM****Reconvene the Village Council Meeting - Motion Carried by Voice Vote**

|                  |                                                 |
|------------------|-------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY VOICE VOTE [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Doug Myslinski, District 3 Councilman           |
| <b>SECONDER:</b> | Kollin Kozlowski, District 5 Councilman         |
| <b>AYES:</b>     | Millar, Lamerand, Myslinski, Kozlowski, Helms   |
| <b>ABSENT:</b>   | Solberg                                         |

## 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.

|                  |                                               |
|------------------|-----------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED BY ROLL CALL [UNANIMOUS]</b>       |
| <b>MOVER:</b>    | Scott Lamerand, District 2 Councilman         |
| <b>SECONDER:</b> | Tim Millar, District 1 Councilman             |
| <b>AYES:</b>     | Millar, Lamerand, Myslinski, Kozlowski, Helms |
| <b>ABSENT:</b>   | Solberg                                       |

1. Consider a Motion to Approve 2020 Warrant #5 - **Approved**
2. Consider an Ordinance Transferring an Existing Special Use for a Restaurant (McDonald's) at 1576 N. Rand Road - **Approved** (Council District: Four)  
  
Ordinance #O-13-20
3. Consider an Ordinance Granting a Special Use for a Side Yard Setback Reduction at 212 E. Colfax Street - **Approved** (Council District: Six)  
  
Ordinance #O-14-20
4. Consider a Motion to Award a Contract for the Mozart Street Storm Sewer Improvements - **Approved** (Council District: Six)
5. Consider a Motion to Approve a Contract for the 2020 Baldwin Road Resurfacing - **Approved**
6. Consider a Motion to Award a Contract for the Brockway Street Improvements Project - **Approved** (Council District: Six)
7. Consider a Motion Approving an Agreement with BLA, Incorporated for Construction Engineering Services for the Brockway Street Improvements Project - **Approved** (Council District: Six)
8. Consider a Motion to Approve the 2020 Summer Farmers' Market and 2020-2021 Winter Farmers' Market - **Approved** (Council District: Six)
9. Ordinance Authorizing the Mayor to Execute a Termination of Redevelopment Agreement and Release for the Properties at the Southeast Corner of Rand and Lake Cook - **Approved** (Council District: One)

Ordinance #O-15-20

**IX. REPORTS OF STANDING COMMITTEE****A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time:**

7:43 PM

*TIM MILLAR, CHAIRMAN*

## 1. As Submitted -

No Report

**B. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:43 PM***GREG SOLBERG, CHAIRMAN*

## 1. As Submitted -

No Report

**C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:43 PM***SCOTT LAMERAND, CHAIRMAN*

## 1. As Submitted -

No Report

**D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:43 PM***BRAD HELMS, CHAIRMAN*

## 1. As Submitted -

No Report

**E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:43 PM***KOLLIN KOZLOWSKI, CHAIRMAN*

## 1. As Submitted -

No Report

**F. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:43 PM***DOUG MYSLINSKI, CHAIRMAN*

1. Consider an Ordinance Granting a Special Use and Variation for a Canine Rescue Adoption Center at 570 N Smith Street. - **Motion Carried by Roll Call** (Council District: Six)

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

Ordinance #O-16-20

|                  |                                                |
|------------------|------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY ROLL CALL [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Scott Lamerand, District 2 Councilman          |
| <b>SECONDER:</b> | Kollin Kozlowski, District 5 Councilman        |
| <b>AYES:</b>     | Millar, Lamerand, Myslinski, Kozlowski, Helms  |
| <b>ABSENT:</b>   | Solberg                                        |

2. As Submitted -

No Report

## X. REPORTS OF THE VILLAGE OFFICERS

### A. VILLAGE MANAGER

1. As Submitted -

No Report

### B. VILLAGE CLERK

1. As Submitted -

Clerk Duer reported that Early Voting for the Presidential Primary opened today and will continue through March 16 including weekends at Village Hall, 1st Floor, Community Room A, during the following hours:

WEEKDAYS: 9 AM - 5 PM (March 2 - 16: Open to 7 PM)

SATURDAYS: 9 AM - 5 PM

SUNDAYS: 10 AM - 4 PM

Voter Registration:

Non-registered voters can register to vote and cast their ballot at all early voting sites. Two forms of identification must be presented with one ID showing the voter's current address.

Please visit the Cook County Clerk's website:

[cookcountyclerk.com](http://cookcountyclerk.com)

for election information, sample ballots, to verify your registration or call the Palatine Village Clerk's Office at 847-359-9050.

**C. VILLAGE ATTORNEY – Time: 7:45 PM****1. As Submitted -**

No Report

**XI. CLOSED SESSION AS REQUIRED – Time: 7:45 PM**

No Closed Session requested.

**XII. RECOGNITION OF AUDIENCE – Time: 7:45 PM**

Vince Najdowski came forward to promote the support of the Police Department by posting yard signs that will be available in March for April's Law Enforcement Appreciation Week. He invited any business or community group wanting to support the promotion to contact them at [info@PalatinePDBoosters.org](mailto:info@PalatinePDBoosters.org).

**XIII. ADJOURNMENT – Time: 7:47 PM**

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

|                  |                                                 |
|------------------|-------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY VOICE VOTE [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Brad Helms, District 6 Councilman               |
| <b>SECONDER:</b> | Tim Millar, District 1 Councilman               |
| <b>AYES:</b>     | Millar, Lamerand, Myslinski, Kozlowski, Helms   |
| <b>ABSENT:</b>   | Solberg                                         |

SUBMITTED BY:

Margaret R. Duer  
Village Clerk

Minutes Acceptance: Minutes of Mar 2, 2020 7:00 PM (APPROVAL OF MINUTES)

# Recognition of the Village of Palatine's SolSmart Community Designation

4.1

**BACKGROUND:** Thanks to the efforts of Assistant Building Official Sanyo Kapur, the Village of Palatine has been awarded a bronze designation from the national SolSmart program, funded by the U.S. Department of Energy Solar Energy Technologies Office, for taking the initiative to encourage solar panel installations throughout the community. This program designation will contribute towards promotion of sustainable energy and will help drive economic development by encouraging solar companies to do business in the Village.

Steps taken by Sanyo, working in conjunction with various Village Departments, will help support residents and businesses in getting affordable, clean, and reliable electricity through solar energy. The Village has streamlined their permitting process, trained Staff on best solar practices, and provided educational handouts regarding solar panel installations on the Village website. SolSmart awarded points based on the Village's commitment to reducing barriers to solar energy development by making it easier and faster to go solar. As a SolSmart Special Recognition Award winner, the Village of Palatine joins an exclusive and diverse group of communities across the U.S. who have not only satisfied the minimum requirements, but exceeded the high standards established by the SolSmart Criteria Advisory Committee.



# Consider an Ordinance Granting a Special Use Amendment and Variations to Allow Various Improvements to the Existing McDonald's Restaurant at 1570 E. Northwest Highway

## BACKGROUND:

The Subject Property is an existing McDonald's restaurant, with a drive-through. The Petitioner is proposing changes to the existing site plan, including the addition of a second drive-through lane. As a result, two new parking spaces south of and immediately adjacent to the garbage enclosure would not meet the minimum required length per the Zoning Ordinance. Therefore, the Petitioner is requesting:

1. **Special Use Amendment to Special Use Ordinance #O-133-97 to permit a change to the approved site plan; and,**
2. **Variation to permit a drive-through lane to be 10.5 feet in width instead of the minimum required 12 feet; and,**
3. **Variation to permit two (2) parking spaces to be 18 feet in length instead of the minimum required 19 feet**

## KEY ISSUES:

- The Subject Property, zoned B-2 General Business, contains an existing McDonald's restaurant, with a drive-through, and associated parking lot. In 1997, McDonald's received Special Use approval for the restaurant as well as a variation to permit a buffer strip of 5 feet instead of the minimum required 15 feet (#O-133-97).
- The Petitioner is seeking to make site plan changes as well as remodel the existing interior and exterior of McDonald's. The site plan changes include the addition of a second drive-through lane. The proposed drive-through lane is only 10.5 feet in width (12 feet is required). The existing drive-through lane is approximately 10 feet in width, but with the proposed improvements will be widened to 13 feet.
- The dual drive-through system will allow for 13 vehicles to stack versus the current tandem drive-through system that allows for 10 vehicles to stack.
- The Petitioner has agreed to designate the 4 parking spaces immediately adjacent to the garbage enclosure as employee parking spaces. Two parking spaces are substandard for stall length, but by designating these as employee parking their turnover will be limited.
- Other improvements include exterior and interior building modifications (painting, new décor, new signage, new seating, and ADA compliant bathrooms) and site work (ADA sidewalks and parking stalls and landscaping). These improvements do not require additional zoning relief.

### *Traffic Circulation and Parking*

- Vehicular traffic currently accesses the site via 2 curb cuts on Northwest Highway. The southeastern curb cut will remain a full access entrance, but a pork chop will be added to help guide traffic entering at this location. The southwestern curb cut will remain as exists.

- Traffic would continue to flow one-way through the site. As a result of the proposed site changes and addition of a second drive-through lane, the 3 parallel parking spaces on the east side of the property will be removed and replaced with 2 perpendicular parking spaces immediately south and adjacent to the garbage enclosure. The proposed parking spaces are 18 feet in length instead of the minimum required 19 feet.
- Per the site plan, the removal of the parallel spaces will reduce the overall parking count from 35 to 32. Per Code, 32 parking spaces are required (1 space / 100 sq. ft.).

#### *Business Operations and Floor Plan*

- The total number of seats is 52. There are no changes to the number of seats and the hours of operation are 5 AM - 11 PM daily.
- There are approximately 10 employees per shift during peak volume, and 5 employees during non-peak volume. There are approximately 6 vehicles in the drive-through on average with the average drive-through time being 2 minutes and 30 seconds.
- The percentage of business dine-in versus drive-through is 25% and 75% respectively.

#### *Other Improvements*

- Additional landscaping is proposed throughout the drive-through area. Staff has noted a dead parkway tree, and the Petitioner has agreed to replace it with an approved parkway tree.

#### **ALTERNATIVES:**

1. Approve the Special Use Amendment and Variations for the site plan and drive through changes for the McDonald's restaurant at 1570 E. Northwest Highway.
2. Do not approve the Special Use Amendment and Variations for the site plan and drive through changes for the McDonald's restaurant at 1570 E. Northwest Highway.

#### **RECOMMENDATION:**

Public Hearing: ZBA meeting - February 25, 2020

Residents testifying: None.

Vote: The ZBA unanimously voted to recommend approval and Staff concurs.

#### **ACTION REQUIRED:**

A motion to approve the ordinance granting a Special Use Amendment and Variations for the proposed improvements at 1570 E. Northwest Highway.

#### **ATTACHMENTS:**

- Aerial map - 1570 E. Northwest Highway

- SUA VAR ORD - 1570 E. Northwest Highway
- EXHIBIT - Site Plan
- EXHIBIT - Final Engineering Plans
- EXHIBIT - Architectural Plans
- EXHIBIT - Floor Plan
- Project Narrative
- Petitioner's Response Letter 01-29-20
- Application
- Boundary & Topographic Survey
- O-133-97 SU & VAR McDonald's
- Draft ZBA Minutes 2-25-20
- Public Notice



# 1570 E. Northwest Highway

6.A.1.A.a

VILLAGE OF  
**PALATINE**

S WARREN AV

749 S

755 S

761 S

805 S

1540 E

1570 E

E NORTHWEST HWY

778 S

784 S

790 S

804 S

810 S

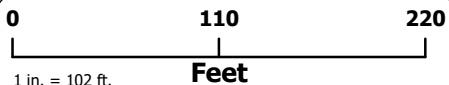
728 S

779 S

796 S

S RAVINIA CIR

S WILKE RD



Attachment: Aerial map - 1570 E. Northwest Highway (1570 E. Northwest Highway - SU Amendment & Variations for McDonald's)





ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE GRANTING A SPECIAL USE AMENDMENT AND VARIATION FOR  
1570 E. NORTHWEST HIGHWAY**

**WHEREAS, pursuant to a petition and public hearing on February 25, 2020, 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 Special Use Amendment to Special Use Ordinance #O-133-97 to permit a change in the approved site plan, Variation to permit a drive-through lane to be 10.5 feet in width instead of the minimum required 12 feet pursuant to Section 7.03 (b) (3) (a) (ii) of the Palatine Zoning Ordinance, and Variation to permit two (2) parking spaces to be 18 feet in length instead of the minimum required 19 feet pursuant to Section 7.04 (d) (3) of the Palatine Zoning Ordinance, on the following legally described property:**

**LOTS 79, 80, 81, AND 82 IN ROBERT BARTLETT'S ARLINGTON CREST ESTATES, A SUBDIVISION OF PART OF THE SOUTH EAST QUARTER OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTH EAST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**commonly known as 1570 E. Northwest Highway (02-25-203-005, 02-25-203-006, 02-25-203-007, 02-25-203-008).**

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

**SECTION 1:** Special Use Amendment to Special Use Ordinance #O-133-97 to permit a change in the approved site plan, Variation to permit a drive-through lane to be 10.5 feet in width instead of the minimum required 12 feet pursuant to Section 7.03 (b) (3) (a) (ii) of the Palatine Zoning Ordinance, and Variation to permit two (2) parking spaces to be 18 feet in length instead of the minimum required 19 feet pursuant to Section 7.04 (d) (3) of the Palatine Zoning Ordinance is hereby granted, subject to the following condition:

1. The Special Use and Variations shall substantially conform to the site plan prepared by Watermark Engineering dated by 1/29/2020 except as such plans may be changed to conform to Village Codes and Ordinances.
2. The two (2) parking spaces directly south and immediately adjacent, and the two (2) parking spaces directly west and immediately adjacent to the garbage enclosure shall be designated as "Employee Parking Only" parking spaces.
3. A landscaping and parkway tree replacement plan shall be submitted in conjunction with the building permit submission for the proposed site improvements, in a manner acceptable to the Department of Planning and Zoning, with review by the Public Works Department.

**SECTION 2:** That a copy of the legal description and 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 \_\_\_\_\_, 2020

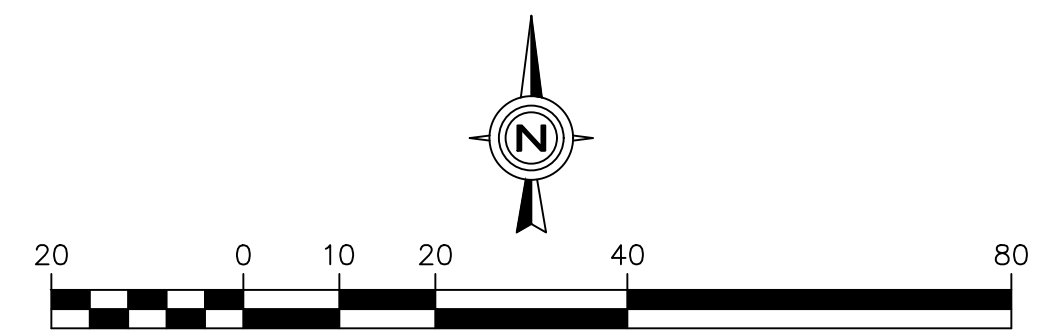
**AYES:**\_\_\_\_\_ **NAYS:**\_\_\_\_\_ **ABSENT:**\_\_\_\_\_ **PASS:**\_\_\_\_\_

**APPROVED** by me this \_\_\_\_\_ day of \_\_\_\_\_, 2020

\_\_\_\_\_  
Mayor of the Village of Palatine

**ATTESTED and FILED** in the office of the Village Clerk this  
\_\_\_\_\_ day of \_\_\_\_\_, 2020

\_\_\_\_\_  
Village Clerk



# SITE PLAN

|                                                          |                          |
|----------------------------------------------------------|--------------------------|
| <b><u>ON SITE PARKING DATA</u></b>                       |                          |
| PROPOSED REGULAR SPACES                                  | 30                       |
| PROPOSED ADA ACCESSIBLE SPACES                           | <u>2</u>                 |
| PROPOSED TOTAL SPACES                                    | 32                       |
|                                                          |                          |
| REQUIRED PARKING                                         | 32.31 SPACES             |
| (1 SPACE PER 100 S.F. OF G.F.A.)                         |                          |
| EXISTING PARKING                                         | 35 SPACES                |
|                                                          |                          |
| REQUIRED STACKING                                        | 7 SPACES                 |
|                                                          |                          |
| PROPOSED STACKING                                        | 13 SPACES                |
|                                                          |                          |
| 13 PROPOSED STACKING SPACES > 7 REQUIRED STACKING SPACES |                          |
|                                                          |                          |
| <b><u>SITE DATA</u></b>                                  |                          |
|                                                          |                          |
| LOT AREA                                                 | = 30,006 S.F. (0.69 AC.) |
| BUILDING AREA                                            | = 3,231 S.F.             |
| F.A.R.                                                   | = 0.107                  |

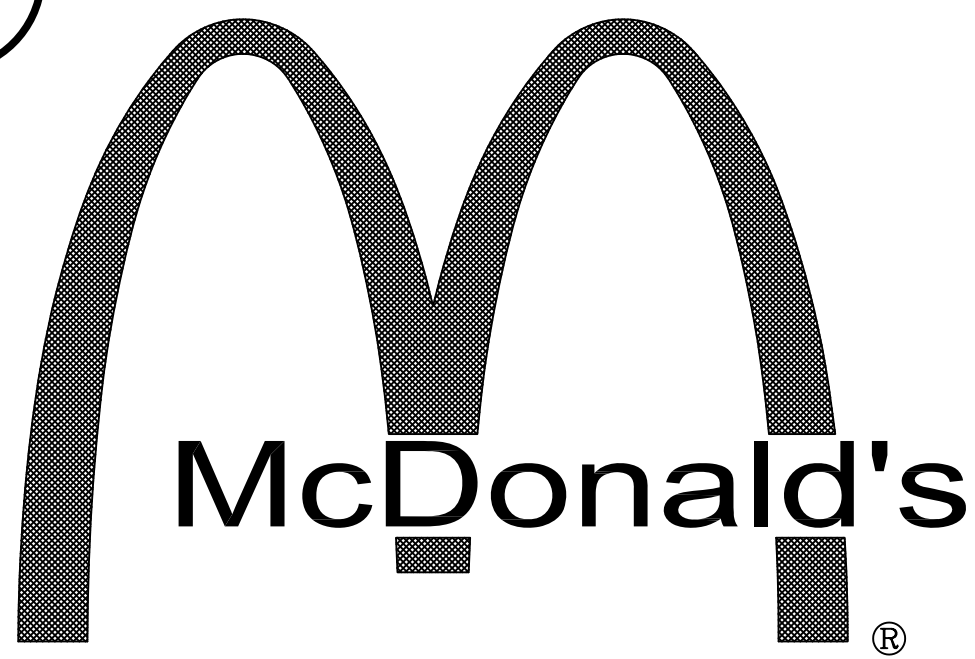
Prepared For:

|              |  |
|--------------|--|
| Prepared By: |  |
|--------------|--|

|                        |
|------------------------|
| CHECKED BY: J.MILLER   |
| DESIGN BY: M.HANSEN    |
| DRAWN BY: M.H., K.S.   |
| DATE: JANUARY 29, 2020 |
| SCALE: 1" = 20'        |
| PROJECT NO.: 18-120    |

1 of 1  
LC #12-0035





# FINAL ENGINEERING PLANS

## FOR

# McDONALD'S - PALATINE, IL

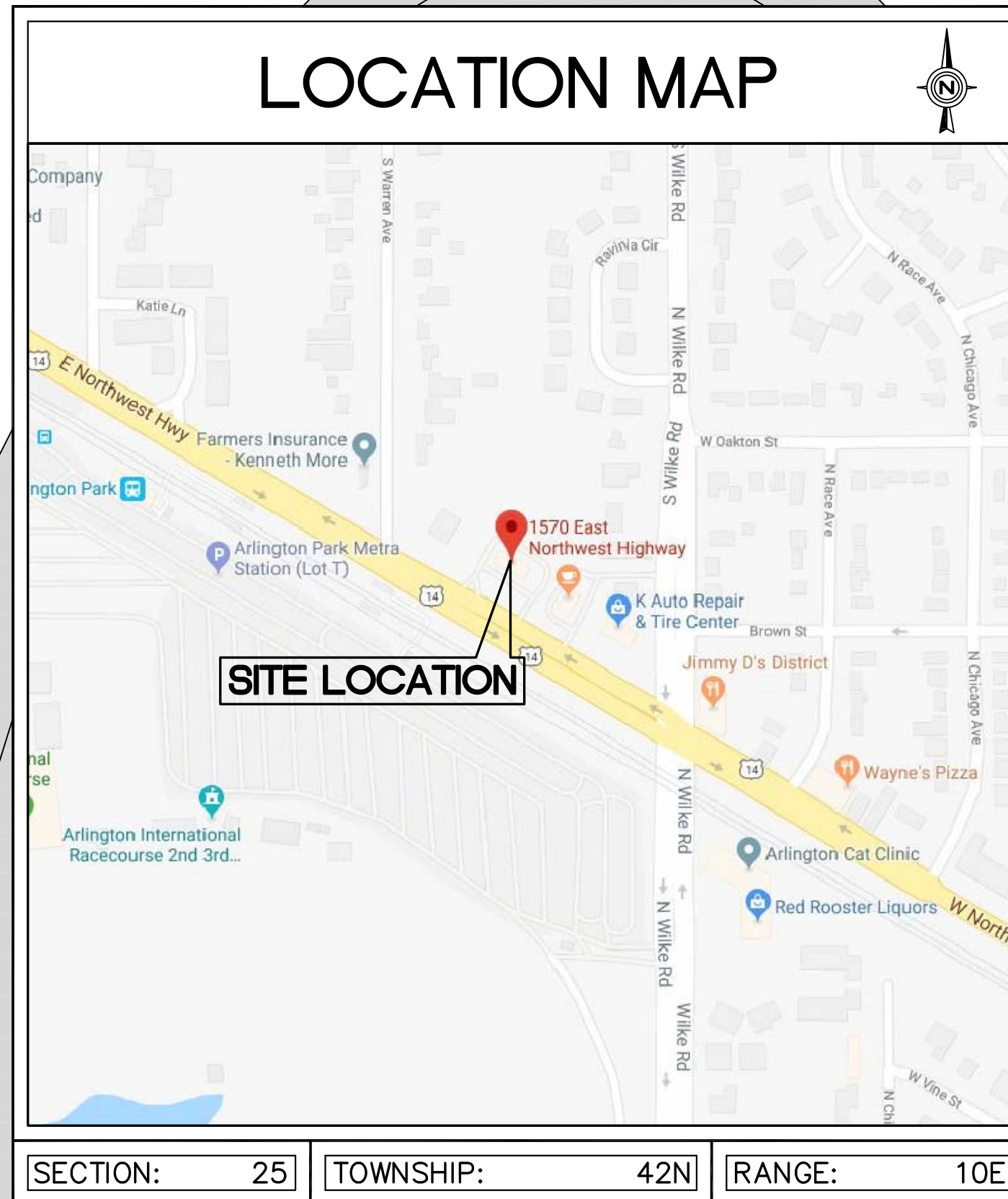
AT  
1570 EAST NORTHWEST HIGHWAY  
VILLAGE OF PALATINE  
COOK COUNTY, ILLINOIS

### INDEX

| CIVIL ENGINEERING PLANS |                                     | REVISIONS |   |   |   |   |   |   |
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| C-2                     | GEOMETRIC PLAN                      |           |   |   |   |   |   |   |
| C-3                     | ACCESSIBLE ROUTE GRADES AND DETAILS | X         |   |   |   |   |   |   |
| C-4                     | PROJECT DETAILS AND SPECIFICATIONS  |           |   |   |   |   |   |   |
| SUPPORTING DOCUMENTS    |                                     | REVISIONS |   |   |   |   |   |   |
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| SSD-1                   | SITE STRUCTURAL DRAWINGS            |           |   |   |   |   |   |   |
| SSD-2                   | SITE STRUCTURAL DRAWINGS            |           |   |   |   |   |   |   |

NOTE: THE DESIGNS CONTAINED IN THE ABOVE PLANS AND SUPPORTING DOCUMENTS WERE PREPARED WITH THE UNDERSTANDING THAT THEY WOULD BE USED AS A WHOLE PLAN SET. EACH CONSTRUCTION DISCIPLINE IS TO USE ALL THE PLANS AND SUPPORTING DOCUMENTS TOGETHER AS A WHOLE AND NOT AS SEPARATE DOCUMENTS. EACH CONTRACTOR IS TO BECOME COMPLETELY FAMILIAR WITH THE WHOLE PLAN SET AND THE EXISTING SITE CONDITIONS. SHOULD ANYTHING WITH ALL THESE PLANS AND SUPPORTING DOCUMENTS BE INCONSISTENT WITH THE SITE CONDITIONS THEN THE CONTRACTOR IS TO CONTACT THE ENGINEER IMMEDIATELY BEFORE ANY CONSTRUCTION IS STARTED.

### LOCATION MAP



### LEGEND

| EXISTING | DESCRIPTION                     | PROPOSED |
|----------|---------------------------------|----------|
|          | CATCH BASIN                     |          |
|          | INLET                           |          |
|          | STORM MANHOLE                   |          |
|          | SANITARY MANHOLE                |          |
|          | VALVE VAULT                     |          |
|          | FIRE HYDRANT                    |          |
|          | FLARED END SECTION              |          |
|          | ELECTRICAL POWER POLE           |          |
|          | OVERHEAD TRAFFIC SIGNAL         |          |
|          | TRAFFIC SIGNAL MANHOLE          |          |
|          | OVERHEAD ELECTRIC WIRES         |          |
|          | TRANSFORMER PAD                 |          |
|          | TELEPHONE PEDESTAL              |          |
|          | CABLE TELEVISION PEDESTAL       |          |
|          | COMMONWEALTH EDISON MANHOLE     |          |
|          | B/BOX                           |          |
|          | LIGHT POLE                      |          |
|          | SIGN                            |          |
|          | BOLLARD POLE                    |          |
|          | GAS MARKER                      |          |
|          | ELECTRIC MARKER                 |          |
|          | TELEPHONE MARKER                |          |
|          | WATER MAIN                      |          |
|          | GAS MAIN                        |          |
|          | ELECTRIC LINE                   |          |
|          | TELEPHONE LINE                  |          |
|          | CABLE TV LINE                   |          |
|          | SANITARY SEWER                  |          |
|          | STORM SEWER                     |          |
|          | GUY POLE                        |          |
|          | CONIFEROUS TREE W/DIAMETER      |          |
|          | DECIDUOUS TREE W/DIAMETER       |          |
|          | WOOD FENCE                      |          |
|          | CHAIN LINK FENCE                |          |
|          | METAL GUARDRAIL                 |          |
|          | CONCRETE SURFACE                |          |
|          | CONTOUR LINE                    |          |
|          | FINISHED FLOOR ELEVATION        |          |
|          | PAVEMENT ELEVATION              |          |
|          | MATCH EXISTING ELEVATION        |          |
|          | GROUND ELEVATION                |          |
|          | TOP OF WALK ELEVATION           |          |
|          | TOP OF RETAINING WALL ELEVATION |          |
|          | FLOW LINE ELEVATION             |          |
|          | TOP OF CURB ELEVATION           |          |
|          | RIM ELEVATION                   |          |
|          | DOWNSPOUT LOCATION              |          |
|          | PERVIOUS AREA SLOPE DIRECTION   |          |
|          | PAVEMENT SLOPE DIRECTION        |          |
|          | OVERLAND OVERFLOW DIRECTION     |          |
|          | INLET PROTECTION                |          |
|          | INLET BASKET FILTER             |          |

### BENCHMARK

**REFERENCE BENCHMARK**  
THE STATION IS LOCATED ABOUT 4.3 MILES WEST-SOUTHWEST OF WHEELING, 1.8 MILES NORTHWEST OF ARLINGTON HEIGHTS AND 1.6 MILES EAST OF PALATINE. TO REACH FROM THE INTERSECTION OF STATE HIGHWAY 53 AND W PLANTINE ROAD IN ARLINGTON HEIGHTS, IL, GO EAST ON WEST PLANTINE ROAD FOR 0.19 MILES TO NORTH WILKE ROAD. TURN RIGHT AND GO SOUTH THEN WEST THE SOUTH ON NORTH WILKE ROAD FOR 0.18 MILES TO NORTH CHICAGO AVENUE. TURN LEFT AND GO SOUTH ON NORTH CHICAGO AVENUE FOR 72.2 FEET AND THE STATION ON THE RIGHT. THE STATION IS 164.0 FEET NORTH OF WATER PUMPING STATION, 1720 NORTH CHICAGO AVENUE, 72.2 FEET SOUTH OF THE EDGE OF PAVEMENT OF NORTH WILKE ROAD, 18.0 FEET WEST OF EDGE OF PAVEMENT OF NORTH CHICAGO AVENUE, 9.8 FEET EAST OF A CONCRETE DIVIDER WALL.  
ELEVATION = 734.95(NAVD88)

**SITE BENCHMARKS**  
SITE BENCHMARK #1:  
NORTHEAST BONNET BOLT ON FIRE HYDRANT LOCATED ALONG THE NORTHEAST SIDE OF NORTHWEST HIGHWAY AND ALONG THE SOUTHWEST BOUNDARY LINE, NEAR SOUTHWEST CORNER OF SITE  
ELEVATION = 723.67

SITE BENCHMARK #2:  
CONTROL POINT 501  
CUT SQUARE ON CONCRETE LIGHT POLE BASE AT THE NORTH CORNER OF LOT 79  
ELEVATION = 725.40

STATE OF ILLINOIS) SS  
COUNTY OF KANE)

I, JEFFREY C. MILLER, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THESE CIVIL ENGINEERING PLANS, NOT THE SUPPORTING DOCUMENTS, AS LISTED IN THE INDEX, HAVE BEEN PREPARED BY WATERMARK ENGINEERING RESOURCES, LTD. UNDER MY PERSONAL DIRECTION. THESE PLANS ARE INTENDED TO BE USED AS AN INTEGRAL PART OF THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATE: \_\_\_\_\_

ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 62-045858.  
MY LICENSE EXPIRES ON 11-30-19.

UNLESS THIS DOCUMENT BEARS ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE DESIGN ENGINEER, IT IS NOT A VALID DOCUMENT.

ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002989

COVER SHEET

McDonald's  
711 Jorie Blvd., 3rd Floor  
Oak Brook, IL 60523  
McDONALD'S - PALATINE, IL  
1570 E. Northwest Highway  
Palatine, Illinois 60074

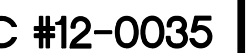
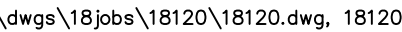
Watermark Engineering  
RESOURCES, LTD.  
2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60002  
phone 630-575-1800 fax 630-236-9800 www.watermark-engineering.com

CHECKED BY: J.MILLER  
DESIGN BY: M.HANSEN  
DRAWN BY: M.H., K.S.  
DATE: MAY 31, 2019  
SCALE: NONE  
PROJECT NO.: 18-120

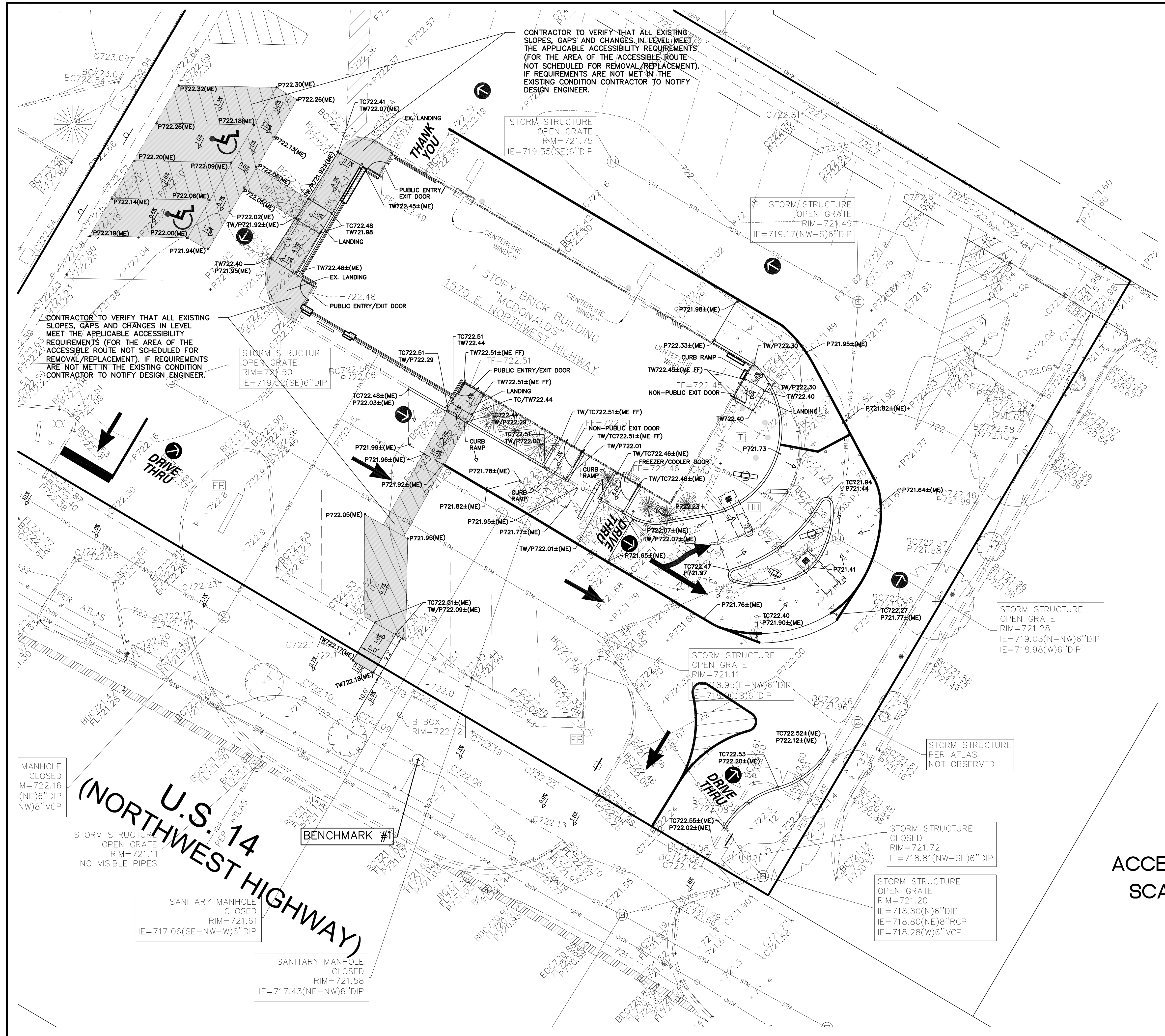
C-1  
LC #12-0035

COVER SHEET









**GENERAL NOTES:**  
1. THESE PLANS ARE BASED ON THE BOUNDARY AND TOPOGRAPHIC SURVEY (SURVEY PROJECT #180393 DATED 12/13/18) PREPARED BY: COMPASS SURVEYING LTD 2631 GINGER WOODS PARKWAY, STE 100, AURORA, IL 60502 (630) 820-9100  
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

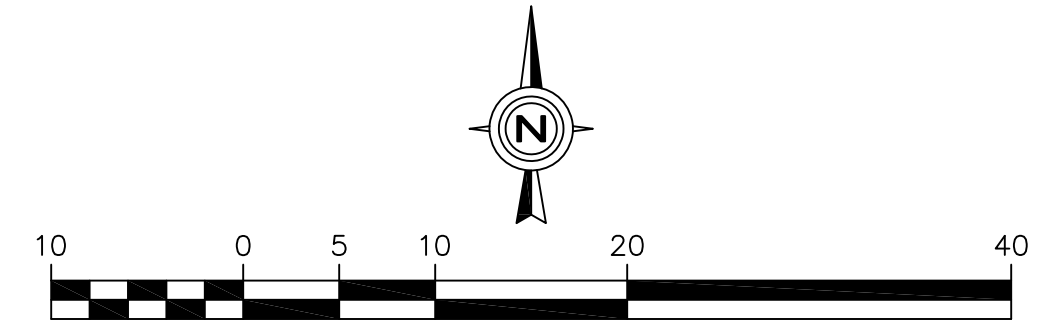
**REFERENCE BENCHMARK**  
THE STATION IS LOCATED ABOUT 4.3 MILES WEST-SOUTHWEST OF WHEELING, 1.8 MILES NORTHWEST OF ARLINGTON HEIGHTS AND 1.6 MILES EAST OF PALATINE, TO REACH FROM THE INTERSECTION OF STATE HIGHWAY 53 AND W PLATINE ROAD IN ARLINGTON HEIGHTS, IL, GO EAST ON WEST PLATINE ROAD FOR 0.19 MILES TO NORTH WILKE ROAD, TURN RIGHT AND GO SOUTH THEN WEST THE SOUTH ON NORTH WILKE ROAD FOR 0.18 MILES TO NORTH CHICAGO AVENUE. TURN LEFT AND GO SOUTH ON NORTH CHICAGO AVENUE FOR 72.2 FEET AND THE STATION ON THE RIGHT. THE STATION IS 164.0 FEET NORTH OF WATER PUMPING STATION, 1720 NORTH CHICAGO AVENUE, 72.2 FEET SOUTH OF THE EDGE OF PAVEMENT OF NORTH WILKE ROAD, 18.0 FEET WEST OF EDGE OF PAVEMENT OF NORTH CHICAGO AVENUE, 9.8 FEET EAST OF A CONCRETE DIVIDER WALL. (NAVD88) ELEVATION = 734.95

**SITE BENCHMARKS**  
1. NORTHEAST BONNET BOLT ON FIRE HYDRANT LOCATED ALONG THE NORTHEAST SIDE OF NORTHWEST HIGHWAY AND ALONG THE SOUTHWEST BOUNDARY LINE, NEAR SOUTHWEST CORNER OF SITE ELEVATION = 723.67  
2. CONTROL POINT 501. CUT SQUARE ON CONCRETE LIGHT POLE BASE AT THE NORTH CORNER OF LOT 79 ELEVATION = 725.40

**GRADING PLAN NOTES:**  
1. UNLESS OTHERWISE SPECIFIED, TOP OF CURB (TC) AND/OR TOP OF WALK ELEVATIONS ARE 0.5' HIGHER THAN THE ADJACENT FLOW LINE (FL) OR PAVEMENT (P) ELEVATIONS.  
2. IN ALL LOCATIONS WHERE ELEVATIONS ARE SHOWN AS ±, THE ELEVATION HAS BEEN DETERMINED BASED ON INTERPOLATED GRADES FROM THE SURVEY. CONTRACTOR IS TO VERIFY THESE GRADES PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS WITHIN THE PROXIMITY OF THESE INTERPOLATED GRADES AND REPORT THEM TO THE DESIGN ENGINEER FOR VERIFICATION OF PROPOSED SLOPES PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS. DESIGN ENGINEER IS NOT RESPONSIBLE FOR SLOPES OF PROPOSED IMPROVEMENTS BASED ON THESE ± GRADES WITHOUT CONFIRMATION OF EXISTING ELEVATIONS AT TIME OF CONSTRUCTION.  
3. PAVING, SIDEWALK, AND CURBING IS NOT TO BE INSTALLED IN SUCH A WAY THAT IT WILL BLOCK THE FLOW OF WATER AWAY FROM THE BUILDING INCLUDING BUT NOT LIMITED TO WEEP HOLES, WICKS, DRAINAGE SCUPPERS OR PIPES, AND LANDSCAPING.  
4. ALL RETAINING AND/OR DECORATIVE LANDSCAPE WALLS OR CURBS SHOWN ON THIS PLAN, INCLUDING DETAILS AND SECTIONS, ARE TO ILLUSTRATE GENERAL LOCATION, LENGTH, AND HEIGHT. STRUCTURAL DESIGN, INCLUDING PROPER DRAINAGE, TIE-BACKS, AND SHORING AS WELL AS CONSTRUCTION MEANS ARE NOT ADDRESSED AS PART OF THESE PLANS. A STRUCTURAL ENGINEER SHOULD BE ENGAGED BY THE GENERAL CONTRACTOR AS THEY DEEM NECESSARY. WATERMARK ENGINEERING RESOURCES ASSUMES NO LIABILITY FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURAL ELEMENT.

**UTILITY PLAN NOTES:**  
1. PRIOR TO CONSTRUCTION OF ANY UTILITIES, CONTRACTOR IS TO VERIFY THAT THE PROPOSED UTILITIES SHOWN ON THIS PLAN THAT ENTER THE PROPOSED BUILDING(S) CORRESPOND WITH THE UTILITIES ON THE PLUMBING PLANS AS THEY EXIT THE BUILDING(S). CONTRACTOR TO REPORT IN WRITING ANY DISCREPANCIES IN SIZE, LOCATION, OR INVERT ELEVATION TO THE DESIGN ENGINEER IMMEDIATELY FOR RESOLUTION OF THE CONFLICT IN WRITING.  
2. GENERAL CONTRACTOR TO COORDINATE THE INSTALLATION AND PERMITTING OF THE PUBLIC UTILITIES, SUCH AS GAS, ELECTRIC, TELEPHONE, CABLE AND FIBER OPTICS, WITH THE PUBLIC UTILITY COMPANIES AND ARCHITECT PRIOR TO CONSTRUCTION. THE INSTALLATION OF THE PUBLIC UTILITIES AND NECESSARY SLEEVING TO BE INCLUDED AS PART OF GENERAL CONTRACTOR'S SCOPE OF WORK FOR THIS PROJECT.

**ACCESSIBLE ROUTE GRADES - PLAN VIEW**  
SCALE: 1" = 10' [Symbol] = A.D.A. ACCESSIBLE ROUTE



**ACCESSIBLE ROUTE GRADES AND DETAILS**

|                                                                                                                                                                        |                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| DATE<br>10/18/19                                                                                                                                                       |                     |
| REVISIONS<br>PER DOT COMMENTS DATED 9/27/19                                                                                                                            |                     |
| NO.                                                                                                                                                                    |                     |
| Prepared For:                                                                                                                                                          |                     |
| McDonald's<br>711 Jorie Blvd., 3rd Floor<br>Oak Brook, IL 60523<br>McDONALD'S - PALATINE<br>1570 E. Northwest Highway<br>Palatine, Illinois 60074                      |                     |
| Prepared By:                                                                                                                                                           |                     |
| Watermark Engineering<br>RESOURCES, LTD<br>2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502<br>phone 630-375-1800 fax 630-236-9800 www.watermark-engineering.com |                     |
| CHECKED BY: J.MILLER                                                                                                                                                   | DESIGN BY: M.HANSEN |
| DRAWN BY: M.H., K.S.                                                                                                                                                   | DATE: MAY 31, 2019  |
| SCALE: 1" = 10'                                                                                                                                                        | PROJECT NO.: 18-120 |
| C-3                                                                                                                                                                    |                     |
| LC #12-0035                                                                                                                                                            |                     |







# BOUNDARY AND TOPOGRAPHIC SURVEY

## LEGAL DESCRIPTION

LOTS 79, 80, 81 AND 82 IN ROBERT BARTLETT'S ARLINGTON CREST ESTATES, A SUBDIVISION OF PART OF THE SOUTH EAST QUARTER OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTH EAST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## BENCHMARKS

**REFERENCE BENCHMARK:**  
NATIONAL GEODETIC SURVEY BENCHMARK  
DESIGNATION: LD020  
PID: DW3897

THE STATION IS LOCATED ABOUT 4.3 MILES WEST-SOUTHWEST OF WHEELING, 1.8 MILES NORTHWEST OF ARLINGTON HEIGHTS AND 1.6 MILES EAST OF PALATINE. TO REACH FROM THE INTERSECTION OF STATE HIGHWAY 55 AND W PLANTING ROAD IN ARLINGTON HEIGHTS, IL, GO EAST ON WEST PLANTING ROAD FOR 0.18 MILES TO NORTH WILKE ROAD. TURN RIGHT AND GO SOUTH THEN WEST THEN SOUTH ON NORTH WILKE ROAD FOR 0.18 MILES TO NORTH CHICAGO AVENUE. TURN LEFT AND GO SOUTH ON NORTH CHICAGO AVENUE FOR 72.2 FEET AND THE STATION ON THE RIGHT. THE STATION IS 164.0 FEET NORTH OF WATER PUMPING STATION, 1720 NORTH CHICAGO AVENUE, 72.2 FEET SOUTH OF THE EDGE OF PAVEMENT OF NORTH WILKE ROAD, 18.0 FEET WEST OF EDGE OF PAVEMENT OF NORTH CHICAGO AVENUE, 9.8 FEET EAST OF A CONCRETE DIVIDER WALL.

DATUM: NAVD83  
ELEVATION = 734.95

## SITE BENCHMARKS:

**SITE BENCHMARK #1**  
NORTHEAST CORNER OF FIRE HYDRANT LOCATED ALONG THE NORTHEAST SIDE OF NORTHWEST HIGHWAY AND ALONG THE SOUTHWEST BOUNDARY LINE, NEAR SOUTHWEST CORNER OF SITE.  
ELEVATION = 723.67

## SITE BENCHMARK #2

CONTROL POINT 501  
OUT SQUARE ON CONCRETE LIGHT POLE BASE AT THE NORTH CORNER OF LOT 79  
ELEVATION = 725.40

## NOTE

DOCUMENT NUMBER 12498727 AMENDS THE RESTRICTIONS CONTAINED ON THE PLAT OF SUBDIVISION FOR ROBERT BARTLETT'S ARLINGTON CREST ESTATES TO INCLUDE THE FOLLOWING:

NO BUILDING SHALL BE LOCATED NEARER THAN 5 FEET TO ANY SIDE LOT LINE EXCEPT THAT THE SIDE LINE RESTRICTION SHALL NOT APPLY TO A DETACHED GARAGE OR OTHER OUT BUILDING LOCATED 100 FEET OR MORE FROM THE FRONT LOT LINE.

SEE DOCUMENT FOR OTHER RESTRICTIONS.

## LEGEND

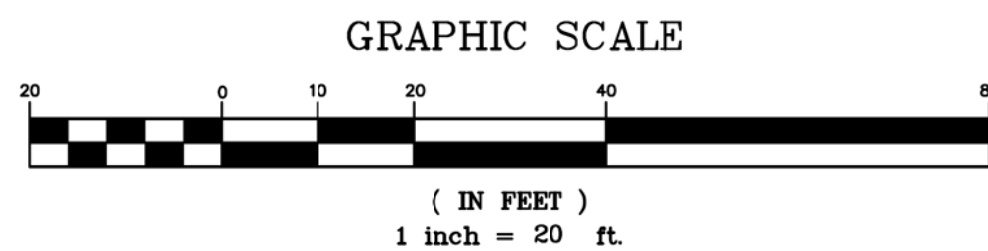
- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION) (CONTROL POINT)
- CONCRETE MONUMENT
- ⊕ CROSS IN CONCRETE
- ⊙ MANHOLE
- ⊙ STORM STRUCTURE
- ⊙ SANITARY MANHOLE
- ⊙ CLEANOUT
- ▽ FLARED END SECTION
- ⊕ TRANSFORMER PAD
- ⊙ ELECTRIC MANHOLE
- ⊕ ELECTRIC BOX
- ⊕ ELECTRIC PEDESTAL
- ⊕ ELECTRIC MARKER
- ⊕ ELECTRIC METER
- ⊕ UTILITY POLE
- ⊕ UTILITY POLE W/LIGHT
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- ⊕ GUY POLE
- ⊕ OVERHEAD TRAFFIC SIGNAL
- ⊕ TRAFFIC SIGNAL MANHOLE
- ⊕ LIGHT
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- ⊕ GAS VALVE
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- ⊕ GAS MAIN
- ⊕ ELECTRIC LINE
- ⊕ OVERHEAD WIRES
- ⊕ TELEPHONE LINE
- ⊕ CONFEROUS TREE W/APPROX. DIAMETER
- ⊕ DECIDUOUS TREE W/APPROX. DIAMETER
- ⊕ MULTI-STEM
- ⊕ (DRIP LINE SHOWN IS APPROXIMATE)
- ⊕ ELEVATION
- ⊕ BITUMINOUS PAVEMENT
- ⊕ CONCRETE SURFACE
- ⊕ DEPRESSED CURB
- ⊕ GRAVEL SURFACE
- ⊕ LANDSCAPE AREA
- ⊕ STONE SURFACE
- ⊕ SELECTABLE TACTILE
- ⊕ WARNING SURFACE
- ⊕ WOOD FENCE
- ⊕ CHAIN LINK FENCE
- ⊕ METAL FENCE
- ⊕ METAL GUARDRAIL
- ⊕ OVERHEAD TRAFFIC ARM

## ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE  
TF = TOP OF FOUNDATION  
FF = FINISHED FLOOR  
FES = FLARED END SECTION  
VCP = VITRIFIED CLAY PIPE  
DIP = DUCTILE IRON PIPE  
PVC = POLYVINYL CHLORIDE  
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## LINE LEGEND

— LIMITS OF LAND PER  
— LEGAL DESCRIPTION  
— ADJACENT LAND  
— PARCEL LINE  
— EASEMENT LINE  
— CENTERLINE  
— BUILDING SETBACK LINE  
— SECTION LINE  
— EXISTING CONTOUR



Know what's below.  
Call before you dig.

**UTILITY STATEMENT**  
THE UNDERSIGNED HAS CONDUCTED A SURVEY OF THE PROPERTY SHOWN ON THIS PLAT. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT AND THE ILLINOIS PROFESSIONAL LAND SURVEYOR BOARD RULES. THE SURVEYOR HAS PHYSICALLY LOCATED THE UNDERGROUND LINES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

| DATE     | BY        | BOOK     | MAP   | CHECKED BY | DATE |
|----------|-----------|----------|-------|------------|------|
| 12-13-18 | PC CS     | Mc229    | Pg 86 |            |      |
| NO.      | REVISIONS | DRAWN BY | RHM   | DATE       | BY   |
|          |           |          |       |            |      |

| PROJECT | McDonald's - 12-0035<br>1570 East Northwest Highway<br>Palatine, Illinois                               |
|---------|---------------------------------------------------------------------------------------------------------|
| CLIENT  | Watermark Engineering Resources, Ltd.<br>2631 Ginger Woods Parkway, Suite 100<br>Aurora, Illinois 60002 |

| COMPASS SURVEYING LTD.                                                                                                                   | ALTA SURVEY'S TOPOGRAPHY • CONSTRUCTION STAKING |
|------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| 2631 GINGER WOODS PARKWAY, STE. 100<br>AURORA, ILLINOIS 60002<br>PHONE: (630) 820-9100 FAX: (630) 820-9101 EMAIL: ADMIN@CLISURVEYING.COM |                                                 |

|                    |        |
|--------------------|--------|
| SCALE: 1" = 20'    | 1 OF 2 |
| PROJ. NO.: 18.0393 |        |

## CERTIFICATION

STATE OF ILLINOIS }  
COUNTY OF KANE } SS

THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER THE DIRECTION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR ON 12/06/2018. ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

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

COMPASS SURVEYING LTD.  
PROFESSIONAL DESIGN FIRM  
LAND SURVEYOR CORPORATION NO. 184-0022778  
LICENSE EXPIRES 4/30/19

*Daniel W. Walter* DATE: 12/6/18

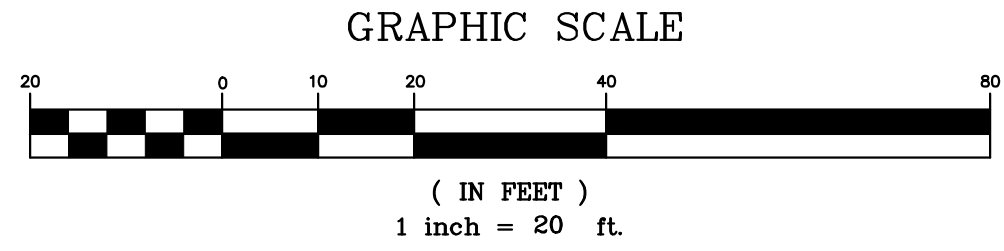
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3585  
LICENSE EXPIRES 11/30/2020



K:\PSDATA\2018 PROJ\18.0393\18.0393-TOPO.DWG



# BOUNDARY AND TOPOGRAPHIC SURVEY



Know what's below.  
Call before you dig.

**UTILITY STATEMENT**

THE UNDERSIGNED HAS BEEN ADVISED BY THE UTILITY LOCATOR THAT THE UTILITY LOCATOR HAS LOCATED THE UTILITY LINES SHOWN ON THIS DRAWING. THE UTILITY LOCATOR HAS NOT PHYSICALLY LOCATED THE UTILITY LINES. THE UTILITY LOCATOR HAS NOT PHYSICALLY LOCATED THE UTILITY LINES. THE UTILITY LOCATOR HAS NOT PHYSICALLY LOCATED THE UTILITY LINES.

| DATE | 12-13-18 | PC | CS | DRAWN BY | RHM | CHECKED BY | DW | BOOK | Mc228 | PG | 66 | BY |
|------|----------|----|----|----------|-----|------------|----|------|-------|----|----|----|
| NO.  |          |    |    |          |     |            |    |      |       |    |    |    |

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AURORA, ILLINOIS 60002  
PHONE: (630) 820-9100 FAX: (630) 820-9200 EMAIL: ADMIN@CLSURVEYING.COM

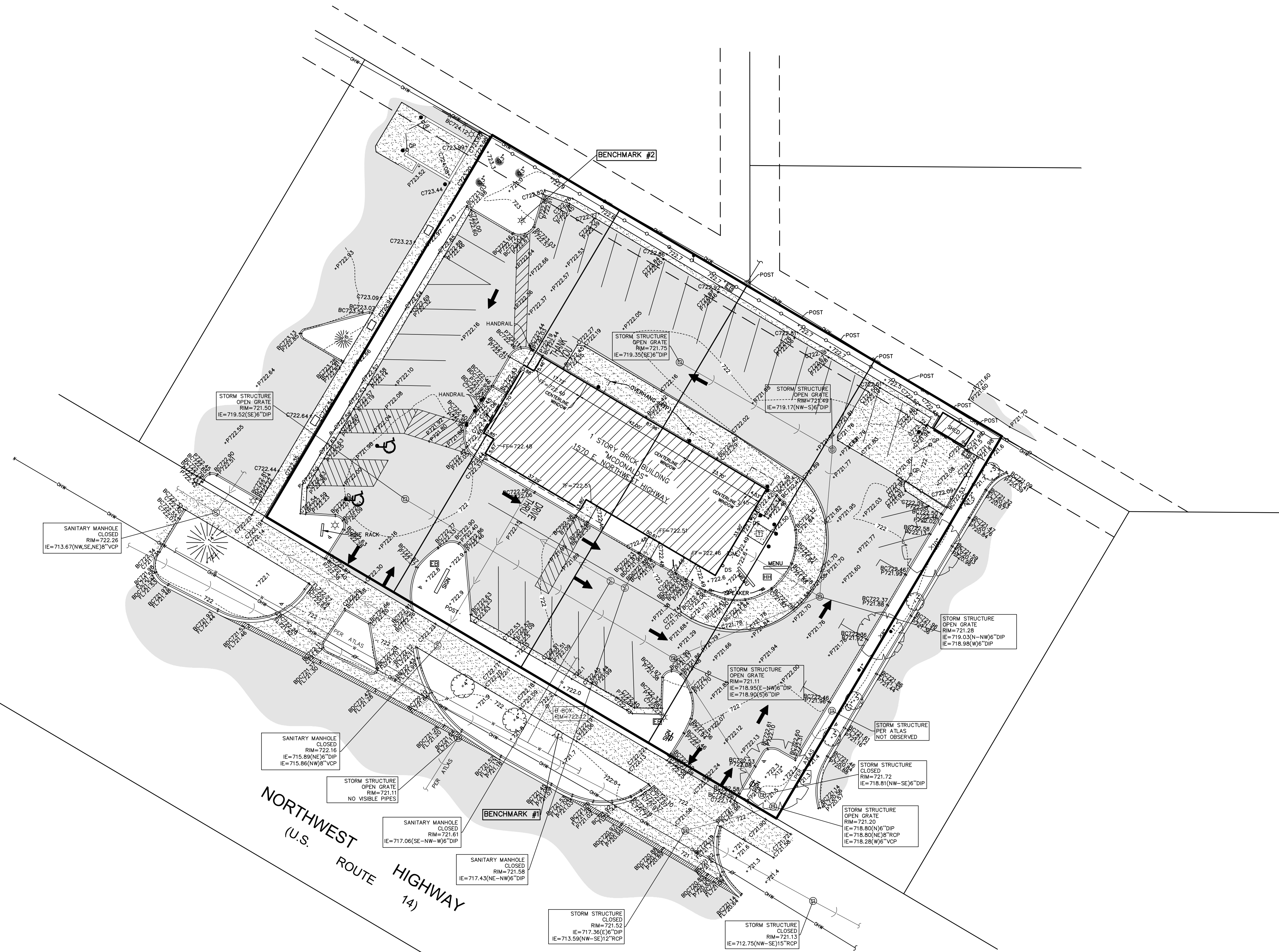
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## UTILITY CONTACTS

| Design Dig #A332 1954<br>Locate Dig #A330 1091                                                        |                                                                          |                                         |                                                |                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------------------|------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Municipality                                                                                          | Cable Television                                                         | Electric                                | Natural Gas                                    | Telecommunications                                                                                                                                                                                                                                                                                                              | Water/Sanitary/Storm                                                                                                                                                    |
| Palatine, Village of<br>200 E. Wood Avenue Palatine, IL<br>(847) 359-9050 Phone<br>(847) 359-9094 Fax | Comcast<br>11 Martha Gieras<br>224-229-5862<br>martha_gieras@comcast.com | ComEd<br>630-576-7094<br>g11628@att.com | Nicor Gas<br>630-388-2362<br>gasmaps@nicor.com | AT&T Distribution<br>g11628@att.com<br><br>AT&T Transmission<br>Kenneth Colwell<br>630-383-9249<br>KC1298@att.com<br><br>MCI<br>Darin Boyers<br>469-886-4238<br><br>Sprint<br>James Burton<br>708-955-6659<br>James.burton@ericsson.com<br><br>VinaKom Communications<br>Dicky.Patel<br>847-592-5785<br>dicky.patel@vinaKom.com | Village of Arlington Heights<br>Steve Mulany<br>847-368-5800<br>smulany@vgh.com<br><br>Village of Palatine<br>George Ruppert<br>847-202-6963<br>gruppert@palatine.il.us |



1. ALL PLANT MATERIAL SHALL BE HARDY TO THE ZONE IT IS BEING PLANTED IN. ALL TREES AND SHRUBS ARE TO BE BALLED AND BURLAPED UNLESS OTHERWISE NOTED AND SHALL BE GROWN IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE LATEST EDITION OF THE AMERICAN STANDARD STOCK PUBLISHED BY THE AMERICANHORT.
2. PLANT SIZES CALLED OUT ON THIS PLAN ARE THE MINIMUM SIZE REQUIRED. PLANTS WHICH FAIL TO MEET THE SIZES LISTED, SHALL BE REJECTED AT THE EXPENSE OF THE CONTRACTOR.
3. CONTRACTOR MUST VERIFY ALL MATERIAL QUANTITIES AS DEPICTED ON THE DRAWING. THE PLANT LIST PROVIDED ON THIS PLAN IS FOR CONVENIENCE ONLY.
4. SUBSTITUTIONS MAY NOT BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT/DESIGNER.
5. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES AND UTILITY LOCATORS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOT BEGIN ANY WORK ON-SITE UNTIL ALL UTILITIES HAVE BEEN LOCATED. CONTRACTOR SHALL OBTAIN "AS-BUILT" PLANS FOR ALL IRRIGATION AND LIGHTING PRIOR TO CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITIES INCLUDING IRRIGATION AND LIGHTING. ALL DAMAGE SHALL BE REPAIRED TO A NEW CONDITION IN ACCORDANCE WITH ALL CODES AT NO COST TO THE OWNER - SEE NOTE 5.
7. ALL UNSUITABLE MATERIAL (CONCRETE, AGGREGATE STONE, CRUSHED ASPHALT, BRICK ETC.) SHALL BE REMOVED, INCLUDING HAUL OFF, PRIOR TO PLANTING AND SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
8. SOIL MIX PM35 BY MIDWEST TRADING COMPANY OR EQUAL SHALL BE ROTOTILLED TO ALL PERENNIAL AND ANNUAL PLANTING BEDS PRIOR TO THE INSTALLATION OF THE PLANT MATERIAL. A SLOW RELEASE GRANULAR FERTILIZER SHALL BE APPLIED TO ALL ANNUAL PERENNIAL AND PERMANENT BEDS PRIOR TO BEGINNING OF SITE PREPARATION. THE SOIL IN WITH THE ABOVE SOIL MIXTURE BEFORE THE PLANT MATERIAL IS INSTALLED.
9. CONTRACTOR TO PROVIDE THOROUGH INITIAL WATERING OF ALL PLANTINGS WITHIN 12 HOURS OF INSTALLATION TO ENSURE ALL AIR POCKETS HAVE BEEN REMOVED AROUND ROOT BALL.
10. ALL PLANT BED AREAS ARE TO BE MULCHED WITH 3" OF DOUBLE SHREDDED HARDWOOD MULCH AND SHALL BE SEPARATED WITH A SPADE EDGE ALONG PERIMETERS ADJACENT TO TURF AREAS. FINAL GRADE (AFTER SETTLING) SHALL BE 1" BELOW ADJACENT CURBS.
11. ALL TURF AREAS ARE TO BE A MINIMUM OF A FIVE WAY BLUEGRASS BLED, UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL INSTALLED TURF AREAS UNTIL TIME OF KNITTING. IF TURF SEED AND SOD OCCUR ON THE SAME PROJECT, CONTRACTOR SHALL PROVIDE SEED MIXTURES TO MATCH SOD.
12. AREAS TO BE SODDED SHALL BE WITH AN "APPROVED TURFGRASS SOD" OF PREMIUM GRADE. SOD SHALL BE A 5 WAY BLEND OF IMPROVED KENTUCKY BLUEGRASS VARIETIES THAT HAS BEEN GROWN LOCALLY TO THE PROJECT SITE. SOD MUST BE MATURED FOR 2 FULL GROWING SEASONS PRIOR TO HARVEST CUTTING AND BE HEALTHY WITH WELL ESTABLISHED ROOTS. SOD SHALL BE FREE OF DISEASE, INSECTS AND DEBRIS. SOD SHALL BE SODDED IN IN THE COLOR AND DENSITY OF THE TURF. SOD SHALL BE DELIVERED, INSTALLED, AND WATERED WITHIN 24 HOURS OF HARVEST IN WHICH TEMPERATURES DO NOT EXCEED 90 DEGREES (F) NOR LESS THAN 55 DEGREES (F). SOD SHALL BE MACHINE-CUT AT A MINIMUM UNIFORM SOIL THICKNESS (1.5" OF SOD IS DESIRED) BUT SOD THICKNESS SHALL BE A THICKNESS NECESSARY FOR PLANT VIABILITY. SOD SHALL BE LAID IN STAGGERED STRAIGHT LINES, TIGHTLY AGAINST EACH OTHER WITHOUT STRETCHING OR OVERLAPPING. SOD JOINTS SHALL BE STAGGERED.
13. CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS (INTENDED OR UNINTENDED) AT A MINIMUM, TO THE ORIGINAL CONDITION UNLESS OTHERWISE NOTED.
14. THE EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS INTENDED SOLELY TO IDENTIFY THEM AS OBSERVED IN THE FIELD. THIS PLAN DOES NOT MAKE ANY CLAIMS ABOUT THE CONDITION OR SAFETY OF ANY OF THE PLANT MATERIAL DESCRIBED HEREIN OR OBSERVED IN THE FIELD.
15. ALL TRANSPLANTED PLANT MATERIAL MUST BE INSTALLED IMMEDIATELY UPON EXTRACTION FROM ITS ORIGINAL LOCATION, UNLESS SPECIFIC ARRANGEMENTS HAVE BEEN MADE WITH THE LANDSCAPE ARCHITECT/DESIGNER. SHOULD IT BECOME UNREASONABLE TO TRANSPLANT ANY OF THE PLANT MATERIAL AS OBSERVED IN THIS PLAN, DUE TO SITE CONSTRAINTS OR OTHERWISE, CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT/DESIGNER TO MAKE ALTERNATIVE ARRANGEMENTS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE HEALTH AND VIABILITY OF THE PROPOSED PLANT MATERIAL INCLUDING WATERING, PROTECTION FROM PHYSICAL DAMAGE FROM THE TIME PLANT IS SELECTED THROUGH IT'S INSTALLATION.
17. CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL REMAINING PLUMB UNTIL THE END OF THE GUARANTEE PERIOD. PLANTS MAY NOT BE STAKED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT/DESIGNER.
18. CONTRACTOR TO GUARANTEE PLANT MATERIAL AND LABOR FOR A MINIMUM OF ONE YEAR FROM THE TIME OF INSTALLATION.
19. THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH AND ABIDING BY THE LANDSCAPE ORDINANCES FOR THE SPECIFIC JURISDICTION IN WHICH THE WORK IS TAKING PLACE.
20. BIDDERS SHALL BE RESPONSIBLE FOR EXAMINING THE SITE, PRIOR TO PREPARING BID, TO BECOME FAMILIAR WITH THE SPECIFIC SITE CONSTRAINTS.
21. ALL EXISTING ON-SITE PLANT MATERIAL NOT EFFECTED BY CONSTRUCTION OR THE PROPOSED LANDSCAPE, SHALL BE PROTECTED AS PART OF THIS PLAN. EXISTING LANDSCAPE IN AREAS OF CONSTRUCTION AND PROPOSED LANDSCAPE SHALL BE REMOVED AS PART OF THIS PLAN.
22. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF ALL THE ITEMS SHOWN ON THE PLANS.
23. IF IRRIGATION IS DEEMED NECESSARY, THE DESIGN AND INSTALLATION OF THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. AN IRRIGATION PLAN ALONG WITH AN AS BUILT OF THE IRRIGATION SYSTEM SHALL BE PREPARED FOR OWNER REVIEW AND APPROVAL. CONTRACTOR SHALL GUARANTEE PERFORMANCE, PARTS, AND LABOR FOR A PERIOD OF 1 YEAR FROM THE DATE OF FINAL APPROVAL.
24. IF EXISTING IRRIGATION IS PRESENT ON SITE, CONTRACTOR SHALL ADJUST, ADD TO, OR SUBTRACT FROM, THE EXISTING IRRIGATION SYSTEM TO ACCOMMODATE ANY PROPOSED ALTERNATE ADDITIONS TO THE EXISTING LANDSCAPE. CONTRACTOR SHALL PROVIDE THE OWNER AN AS BUILT OF THE IRRIGATION SYSTEM AND ALL CHANGES TO THE SYSTEM AFFECTED BY THIS PROJECT.
25. PROVIDE TOPSOIL RE-SPREAD PER THE FOLLOWING UNLESS OTHERWISE NOTED:
  - A. 4" MINIMUM IN GRASS OR SOD AREAS
  - B. 6" MINIMUM IN PLANTING AREAS
  - C. 12" MINIMUM IN LANDSCAPE ISLANDS

## PLANT LIST

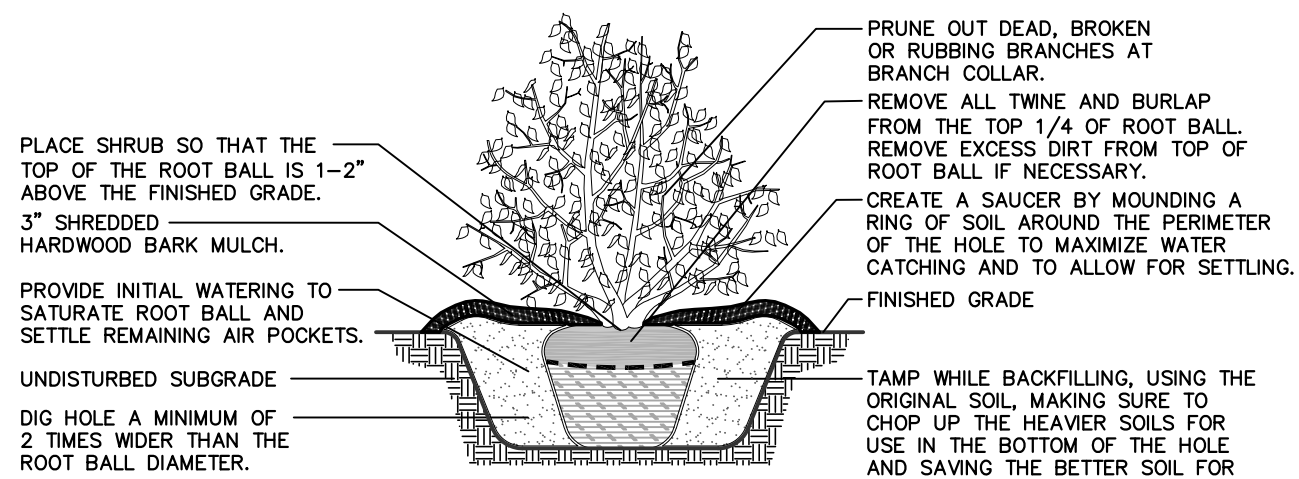
## FLOWERING AND EVERGREEN SHRUBS

| QTY. | ABRV. | BOTANICAL NAME               | COMMON NAME          | SIZE   |
|------|-------|------------------------------|----------------------|--------|
| 3    | BLS   | Spirea betulifolia 'Tor'     | Birchleaf Spirea     | 3 Gal. |
| 4    | BMV   | Viburnum dentatum 'Christom' | Blue Muffin Viburnum | 3 Gal. |
| 5    | DHW   | Weigela x 'Dark Horse'       | Dark Horse Weigela   | 3 Gal. |

## PERENNIALS, ORNAMENTAL GRASS AND GROUNDCOVERS

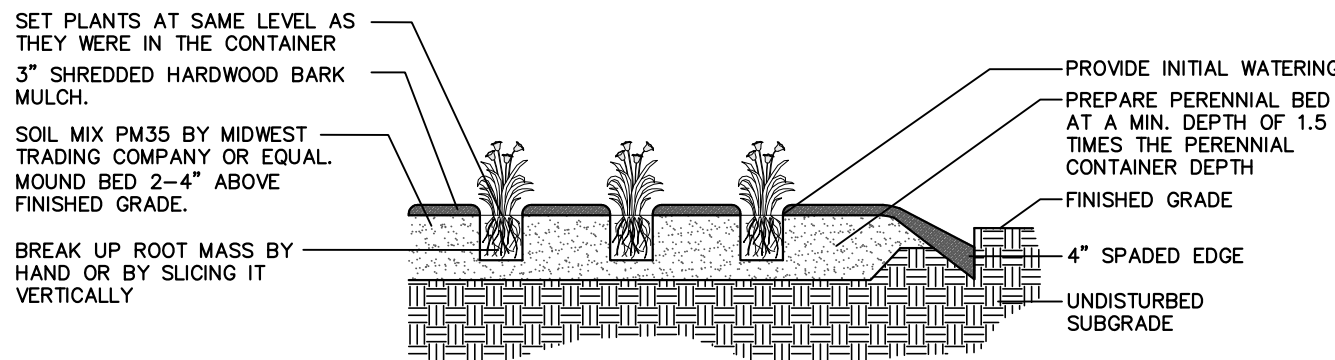
| QTY. | ABRV. | BOTANICAL NAME                             | COMMON NAME                      | SIZE   |
|------|-------|--------------------------------------------|----------------------------------|--------|
| 29   | SDD   | Hemerocallis 'Stella de' Oro               | Stella de Oro Daylily            | 1 Gal. |
| 15   | KFF   | Calamagrostis x acutiflora 'Karl Foerster' | Karl Foerster Feather Reed Grass | 1 Gal. |

**NOTE:**  
CONTRACTOR TO MULCH ALL PLANT BEDS  
(PROPOSED AND EXISTING) WITH TWICE SHREDDED  
HARDWOOD BARK, DARK BROWN IN COLOR, AND  
SPADE EDGE WHERE APPLICABLE (TYP)



 SHRUB PLANTING DETAIL

NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.

 PERENNIAL PLANTING DETAIL

NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.

GENERAL NOTES:

1. THESE PLANS ARE BASED ON THE BOUNDARY AND TOPOGRAPHIC SURVEY  
(SURVEY PROJECT #180393 DATED 12/13/18)  
PREPARED BY: COMPASS SURVEYING LTD  
2631 GINGER WOODS PARKWAY, STE 100, AURORA, IL 60502  
(630) 820-9100
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

### ON SITE PARKING DATA

|                              |          |
|------------------------------|----------|
| REGULAR SPACES               | 30       |
| <u>ADA ACCESSIBLE SPACES</u> | <u>2</u> |
| TOTAL SPACES                 | 32       |

|                                                      |            |
|------------------------------------------------------|------------|
| REQUIRED PARKING<br>(1 SPACE PER 100 S.F. OF G.F.A.) | 32 (32.31) |
| EXISTING PARKING                                     | 35 SPACES  |

## SITE DATA

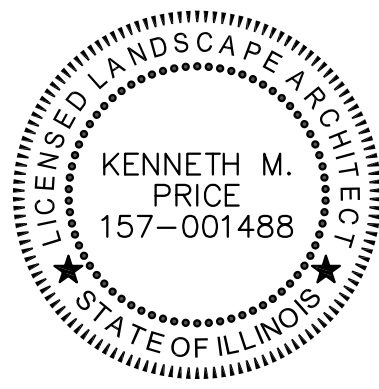
ZONED B-2  
LOT AREA = 30,006 S.F. (0.69 AC.)  
BUILDING AREA = 3,231 S.F.  
F.A.R. = 0.107

### TREE REMOVALS KEY

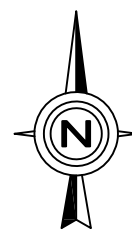
**X** = REMOVE EXISTING TREE INCLUDING STUMP AND STUMP GRINDINGS/REMOVE BRUSH.

TREE PRESERVATION/REMOVAL AND EXISTING LANDSCAPE NOTES:

1. TREES WHICH ARE NOTED TO REMAIN AND BE PROTECTED SHALL HAVE PROTECTIVE FENCING INSTALLED PER THE DETAIL PROVIDED, PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY ON SITE. ANY DAMAGE DONE TO A PROTECTED TREE DURING CONSTRUCTION SHALL BE REPORTED TO THE LANDSCAPE DESIGNER.
2. TREES WHICH ARE NOTED TO BE REMOVED SHALL HAVE THE STUMP GROUND DOWN A MINIMUM OF 18" BELOW THE ADJACENT GRADE UNLESS OTHER ARRANGEMENTS HAVE BEEN MADE AND AGREED TO BY THE OWNER AND LANDSCAPE DESIGNER. ALL DEBRIS FROM THE REMOVED TREE/STUMP SHALL BE HAULED OFF-SITE.
3. ALL DISTURBED AREAS SHALL BE RESTORED TO MATCH EXISTING OR PROPOSED CONDITIONS, INCLUDING BACKFILLING OF HOLES LEFT FROM LANDSCAPE MATERIAL REMOVAL. CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE AT ALL TIMES.
4. TREES WHICH ARE NOTED TO BE PRUNED SHALL BE PRUNED BY AN I.S.A. CERTIFIED ARBORIST UNLESS OTHERWISE APPROVED BY THE LANDSCAPE DESIGNER.
5. NO CONSTRUCTION ACTIVITY, AND/OR PLACEMENT OF EQUIPMENT, MATERIALS, OR SPOILS STORAGE SHALL BE PERMITTED WITHIN THE ROOT ZONE OF ANY PROTECTED TREE. NO EXCESS SOIL, ADDITIONAL FILL, CRUSHED LIMESTONE, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE ROOT ZONE OR LOCATED AT A HIGHER LOCATION WHERE DRAINAGE TOWARD THE TREES COULD POTENTIALLY AFFECT THE HEALTH OF SAID TREES.
6. IN THE EVENT THAT AN UNDERGROUND UTILITY LINE/PIPE IS PROPOSED TO BE LOCATED WITHIN FIVE FEET OF THE TRUNK OF A TREE DESIGNATED FOR PRESERVATION, THAT UTILITY LINE/PIPE SHALL (WHERE POSSIBLE) BE AUGURED TO PREVENT DAMAGE TO THE ROOT SYSTEM OF THE TREE.
7. DURING THE CONSTRUCTION PERIOD NO ATTACHMENTS, SIGNS, FENCES, WRES, ETC. OTHER THAN APPROVED FOR BRACING, GUYING OR WRAPPING, SHALL BE ATTACHED TO ANY TREE.
8. UNLESS OTHERWISE NOTED ALL EXISTING ON-SITE PLANT MATERIAL NOT EFFECTED BY CONSTRUCTION OR THE PROPOSED LANDSCAPE, SHALL BE PROTECTED AS PART OF THIS PLAN. EXISTING LANDSCAPE IN AREAS OF CONSTRUCTION AND PROPOSED LANDSCAPE SHALL BE REMOVED.
9. TREES WHICH ARE NOTED TO REMAIN AND BE PROTECTED, AND WHOSE CANOPIES/ROOT SYSTEMS FALL WITHIN AN AREA OF DEMOLITION/CONSTRUCTION, SHALL HAVE ALL ROOTS EXPOSED BY HAND AND CLEANLY PRUNED, USING I.S.A. APPROVED METHODS.
10. ALL EXISTING PLANT MATERIAL ON THIS PLAN HAS BEEN SHOWN FOR GRAPHIC AND DESIGN PURPOSES ONLY. ALL EXISTING PLANT MATERIAL, NOT SHOWN ON THE SURVEY PROVIDED, WAS LOCATED IN THE FIELD BY THE LANDSCAPE DESIGNER AND THEREFORE IS APPROXIMATE IN ITS LOCATION AS SHOWN ON THIS PLAN. THIS PLAN DOES NOT MAKE ANY CLAIMS ABOUT THE VIABILITY OR SAFETY OF ANY OF THE PLANT MATERIAL DESCRIBED HEREIN OR OBSERVED IN THE FIELD.



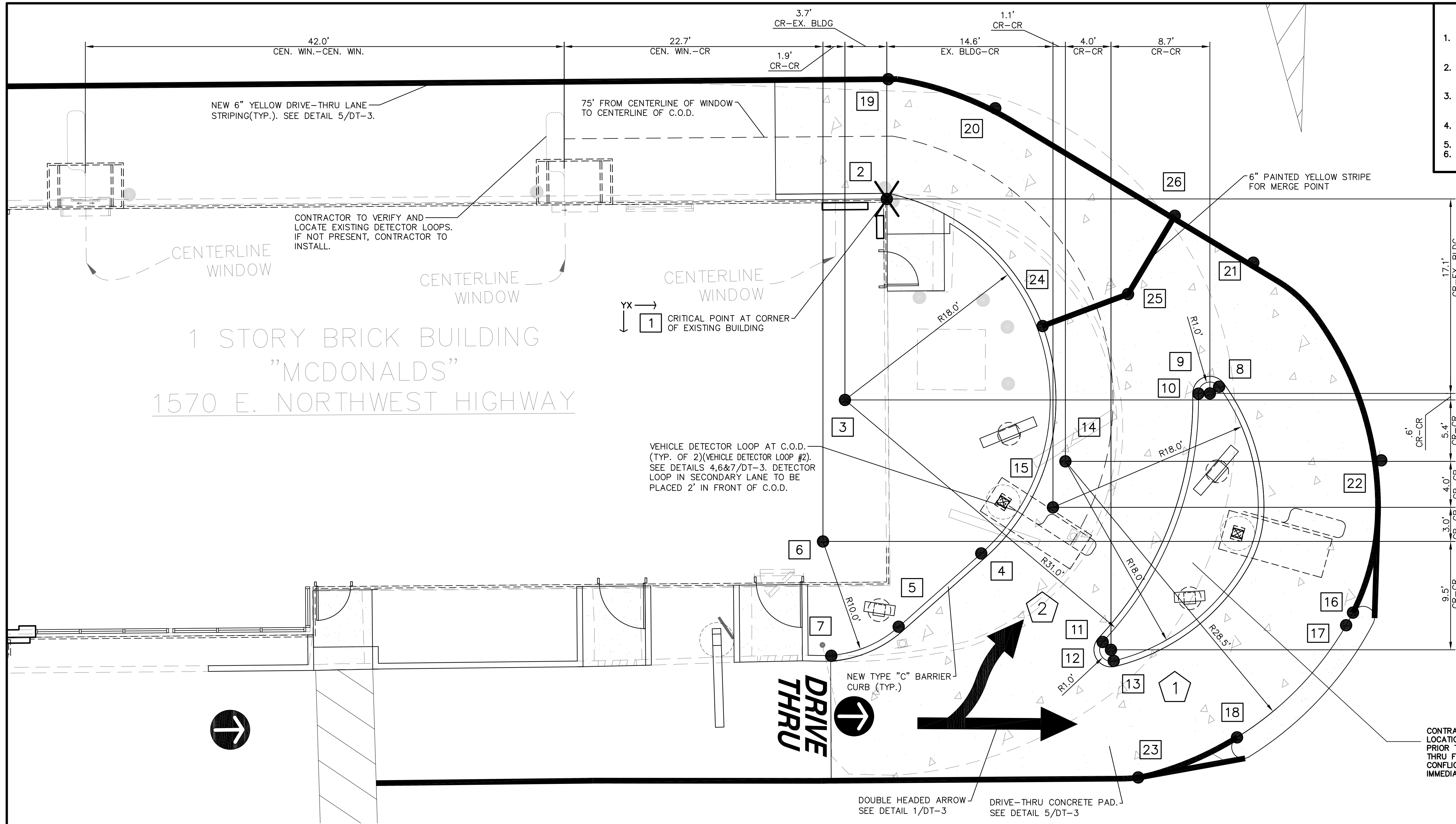
LANDSCAPE PLAN  
DESIGNED BY  
KENNETH M. PRICE, RLA



# LANDSCAPE PLAN

|             |     |                                                                                                                                                                 |                                                                                                                                                                                                                           |                                                                                                                                                                                              |                                                                           |
|-------------|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| LC #12-0035 | L-1 | <p>CHECKED BY: J.MILLER</p> <p>DESIGN BY: M.HANSEN</p> <p>DRAWN BY: M.H., K.S.</p> <p>DATE: MAY 31, 2019</p> <p>SCALE: 1" = 20'</p> <p>PROJECT NO. = 18-120</p> |  <p>2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60002<br/> phone 630-375-1800 fax 630-238-9800 www.watermark-engineering.com</p> | <p>Prepared By:</p> <p>McDonald's<br/> 711 Jorie Blvd., 3rd Floor<br/> Oak Brook, IL 60523</p> <p>McDONALD'S - PALATINE, IL<br/> 1570 E. Northwest Highway<br/> Palatine, Illinois 60074</p> | <p>NO. 1</p> <p>REVISIONS<br/> NO REVISIONS</p> <p>DATE<br/> 10/18/19</p> |
|-------------|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|





- GENERAL NOTES:**
1. THE REGIONAL CONSTRUCTION MANAGER IS TO REVIEW AND APPROVE ALL DRIVE-THRU LAYOUTS. A DRIVE-THRU IS FINAL AND CONSIDERED "RED", ONCE APPROVED. NO CHANGES ARE TO BE MADE AFTER THIS POINT.
  2. DUE TO THE EXACT GEOMETRY REQUIRED FOR THE EFFICIENT OPERATION OF THIS DRIVE-THRU LAYOUT, IT IS RECOMMENDED THAT ALL DRIVE-THRU EQUIPMENT AND PAVEMENT IMPROVEMENTS TO BE FIELD LOCATED BY A LICENSED SURVEYOR.
  3. THE PLACEMENT OF THE CODs AND ANY ADDITIONAL SIGNAGE SHOULD BE SUCH THAT IT PREVENTS, OR MINIMIZES, BLOCKING THE CUSTOMER'S VIEW OF THE MENU BOARD WHILE ORDERING.
  4. THESE DIMENSIONS ARE CRITICAL TO THE FUNDAMENTAL LAYOUT OF THE SIDE BY SIDE DESIGN.
  5. IF DIMENSIONS ARE MODIFIED CONTACT DESIGN ENGINEER IMMEDIATELY.
  6. VERIFY WITH SUPPLIER OF DRIVE-THRU EQUIPMENT THAT MOST CURRENT EQUIPMENT IS BEING UTILIZED.

| COORDINATES |        |             |                                             |
|-------------|--------|-------------|---------------------------------------------|
| Pavement    |        | DESCRIPTION |                                             |
| X           | Y      |             |                                             |
| 1           | 0.00'  | 0.00'       | CRITICAL STARTING POINT FOR ALL COORDINATES |
| 2           | 0.00'  | 0.00'       | TO BACK OF CURB AT START OF RADIUS          |
| 3           | -3.67' | 17.62'      | TO CENTER OF RADIUS(31')                    |
| 4           | 8.28'  | 31.08'      | TO BACK OF CURB AT END OF RADIUS            |
| 5           | 1.04'  | 37.51'      | TO BACK OF CURB AT START OF RADIUS          |
| 6           | -5.60' | 30.03'      | TO CENTER OF RADIUS(10')                    |
| 7           | -4.87' | 40.05'      | TO BACK OF CURB AT END OF RADIUS            |
| 8           | 29.13' | 16.46'      | TO BACK OF CURB AT START OF RADIUS          |
| 9           | 28.32' | 17.05'      | TO CENTER OF RADIUS(1')                     |
| 10          | 27.32' | 17.07'      | TO BACK OF CURB AT END OF RADIUS            |
| 11          | 18.93' | 38.84'      | TO BACK OF CURB AT START OF RADIUS          |
| 12          | 19.65' | 39.53'      | TO CENTER OF RADIUS(1')                     |
| 13          | 19.89' | 40.50'      | TO BACK OF CURB AT END OF RADIUS            |
| 14          | 15.66' | 23.00'      | TO CENTER OF RADIUS(18',28.5')              |
| 15          | 14.57' | 27.04'      | TO CENTER OF RADIUS(18')                    |
| 16          | 40.87' | 36.27'      | TO BACK OF CURB AT START OF RADIUS          |
| 17          | 40.27' | 37.37'      | TO BACK OF CURB AT END OF RADIUS            |
| 18          | 30.70' | 47.21'      | TO BACK OF CURB AT END OF RADIUS            |
| 19          | 0.12'  | -10.50'     | TO STRIPING/CONCRETE                        |
| 20          | 9.51'  | -7.95'      | TO STRIPING/CONCRETE                        |
| 21          | 32.13' | 5.59'       | TO STRIPING/CONCRETE                        |
| 22          | 43.35' | 22.92'      | TO STRIPING/CONCRETE                        |
| 23          | 22.04' | 50.72'      | TO STRIPING/CONCRETE                        |
| 24          | 13.65' | 11.14'      | TO MERGE POINT STRIPING                     |
| 25          | 21.15' | 8.34'       | TO MERGE POINT STRIPING                     |
| 26          | 25.25' | 1.48'       | TO MERGE POINT STRIPING                     |

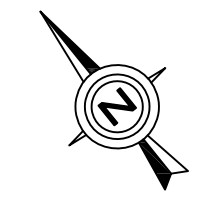
1  
DT-1

1" = 5'-0"

1  
PRIMARY DRIVE-THRU LANE

2  
SECONDARY DRIVE-THRU LANE

DRIVE-THRU PAVEMENT PLAN



CHECKED BY: J.MILLER  
DESIGN BY: M.HANSEN  
DRAWN BY: M.H., K.S.  
DATE: MAY 31, 2019  
SCALE: 1" = 5'  
PROJECT NO.: 18-120

DT-1  
LC #12-0035

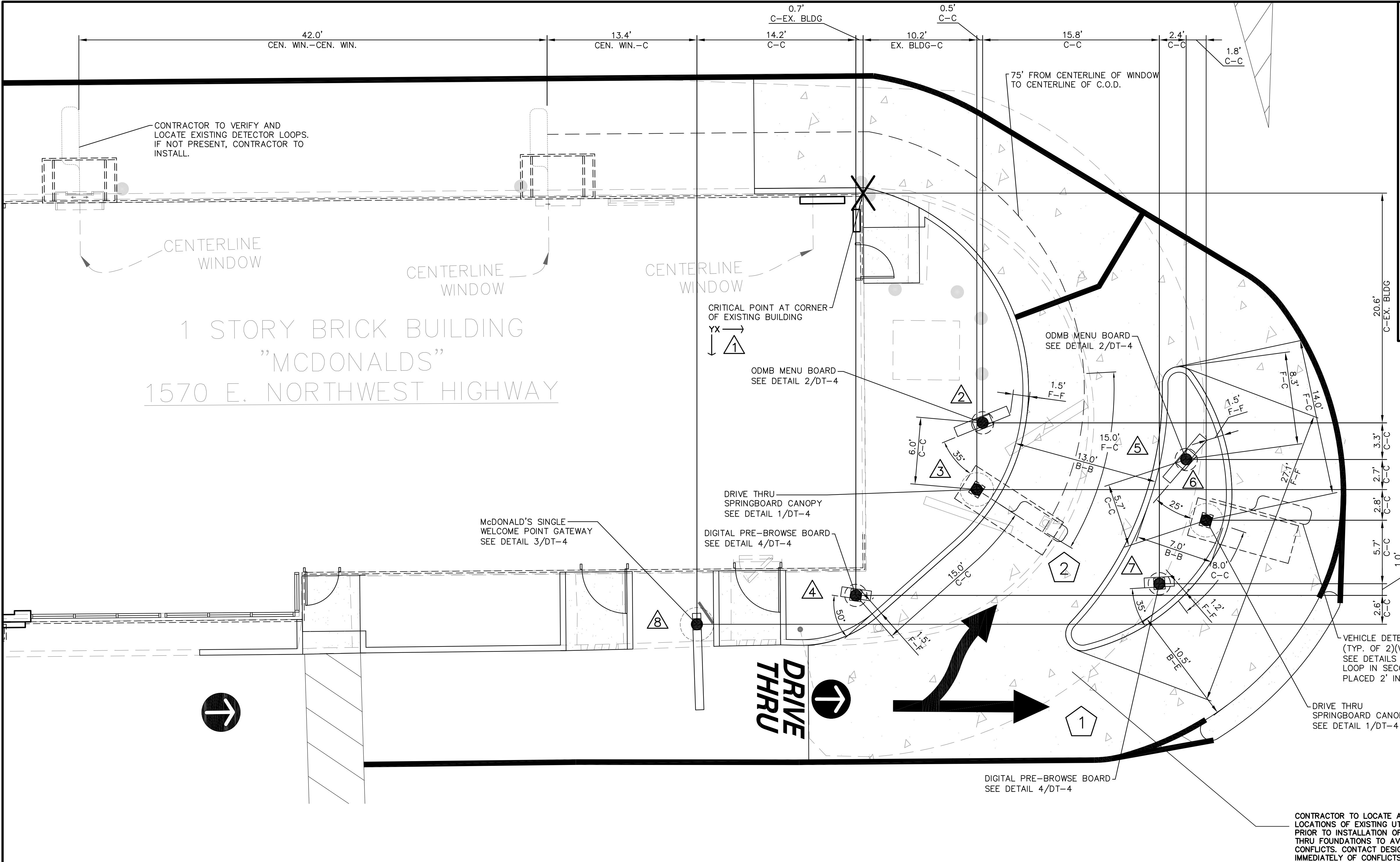
Watermark Engineering  
RESOURCES, LTD.  
2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502  
phone 630-575-1800 fax 630-236-9800 www.watermark-engineering.com

Prepared By:

McDonald's  
711 Jorie Blvd., 3rd Floor  
Oak Brook, IL 60523  
McDONALD'S - PALATINE, IL  
1570 E. Northwest Highway  
Palatine, Illinois 60074

Prepared For:





- GENERAL NOTES:**
1. THE LOCATION AND ORIENTATION OF MENU BOARDS WERE DETERMINED BY THE SIGHT LINES OF THE CARS. THE CARS WERE POSITIONED ACCORDING TO THE MAX. AMOUNT OF CARS DURING A PEAK PERIOD. ALL DIMENSIONS SHOWN ARE BASED UPON PROTOTYPICAL LAYOUTS SHOWN. ACTUAL DIMENSIONS TO BE BASED ON SITE SPECIFIC CONFIGURATIONS AND THE REQUIREMENTS OF NOTE 2.
  2. MENU BOARD IS ORIENTATED FOR VIEWING BY CAR 5 (PRIMARY USER) AND CAR 4 (SECONDARY USER).
  3. PROVIDE TWO CIRCUITS FOR MENU BOARD AND PRE-VIEW BOARDS. ONE CIRCUIT FOR LIGHTS AND ONE CIRCUIT WITH LOCK FOR MOTOR AND CONTROLLER. REFER TO ARCHITECTURAL/ELECTRICAL PLANS FOR TERMINATION OF CONDUIT RUNS INSIDE BUILDING.
  4. ALL GALVANIZED ANCHOR BOLTS TO BE SUPPLIED AND INSTALLED BY THE CONTRACTOR.
  5. **PLACEMENT NOTE:** THE PLACEMENT OF THE CUSTOMER ORDER DISPLAY SHOULD BE SUCH THAT IT DOES NOT BLOCK THE VIEWING OF THE MENU BOARD FROM THE DRIVER'S VANTAGE POINT.
  6. **VERIFICATION NOTE:** VERIFY ALL DRIVE-THRU EQUIPMENT WITH McDONALD'S PROJECT MANAGER AND OPERATIONS MANAGER BEFORE PROCEEDING.
  7. THE REGIONAL CONSTRUCTION MANAGER IS TO REVIEW AND APPROVE ALL DRIVE-THRU LAYOUTS. A DRIVE-THRU IS FINAL, AND CONSIDERED "RED", ONCE APPROVED. NO CHANGES ARE TO BE MADE AFTER THIS POINT.
  8. DUE TO THE EXACT GEOMETRY REQUIRED FOR THE EFFICIENT OPERATION OF THIS DRIVE-THRU LAYOUT, IT IS RECOMMENDED THAT ALL DRIVE-THRU EQUIPMENT AND PAVEMENT IMPROVEMENTS TO BE FIELD LOCATED BY A LICENSED SURVEYOR. THE PLACEMENT OF THE CODs AND ANY ADDITIONAL SIGNAGE SHOULD BE SUCH THAT IT PREVENTS, OR MINIMIZES, BLOCKING THE CUSTOMER'S VIEW OF THE MENU BOARD WHILE ORDERING.
  10. THESE DIMENSIONS ARE CRITICAL TO THE FUNDAMENTAL LAYOUT OF THE SIDE BY SIDE DESIGN.
  11. IF DIMENSIONS ARE MODIFIED CONTACT DESIGN ENGINEER IMMEDIATELY.
  12. VERIFY WITH SUPPLIER OF DRIVE-THRU EQUIPMENT THAT MOST CURRENT EQUIPMENT IS BEING UTILIZED.

CONTRACTOR TO LOCATE AND VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO INSTALLATION OF DRIVE THRU FOUNDATIONS TO AVOID CONFLICTS. CONTACT DESIGN ENGINEER IMMEDIATELY IF CONFLICTS OCCUR.

| laythw    |         |        |                                                              |  |
|-----------|---------|--------|--------------------------------------------------------------|--|
| Equipment |         |        |                                                              |  |
|           | X       | Y      | DESCRIPTION                                                  |  |
| 1         | 0.00'   | 0.00'  | CRITICAL STARTING POINT FOR ALL COORDINATES                  |  |
| 2         | 10.71'  | 20.59' | TO CENTER OF ODMB MENU BOARD                                 |  |
| 3         | 10.19'  | 26.57' | TO CENTER OF DRIVE THRU SPRINGBOARD CANOPY                   |  |
| 4         | -0.66'  | 36.06' | TO CENTER OF DIGITAL PRE-BROWSE BOARD                        |  |
| 5         | 28.96'  | 23.86' | TO CENTER OF ODMB MENU BOARD                                 |  |
| 6         | 30.75'  | 29.32' | TO CENTER OF DRIVE THRU SPRINGBOARD CANOPY                   |  |
| 7         | 26.55'  | 35.01' | TO CENTER OF DIGITAL PRE-BROWSE BOARD                        |  |
| 8         | -14.91' | 38.65' | TO CENTER OF FOUNDATION OF SINGLE WELCOME POINT GATEWAY SIGN |  |

1

DT-2

DRIVE-THRU APPROACH

1" = 5'-0"

1

PRIMARY DRIVE-THRU LANE

2

SECONDARY DRIVE-THRU LANE

50

0

2.5

5

10

20

DRIVE-THRU

EQUIPMENT PLAN

DATE

10/18/19

REVISIONS

NO REVISIONS

NO

1

Prepared For:

McDonald's

711 Jorie Blvd., 3rd Floor

Oak Brook, IL 60523

McDONALD'S - PALATINE, IL

1570 E. Northwest Highway

Palatine, Illinois 60074

Prepared By:

Watermark Engineering

RESOURCES, LTD

2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502

phone 630-375-1800 fax 630-236-9800 www.watermark-engineering.com

CHECKED BY: J.MILLER

DESIGN BY: M.HANSEN

DRAWN BY: M.H., K.S.

DATE: MAY 31, 2019

SCALE: 1" = 5'

PROJECT NO.: 18-120

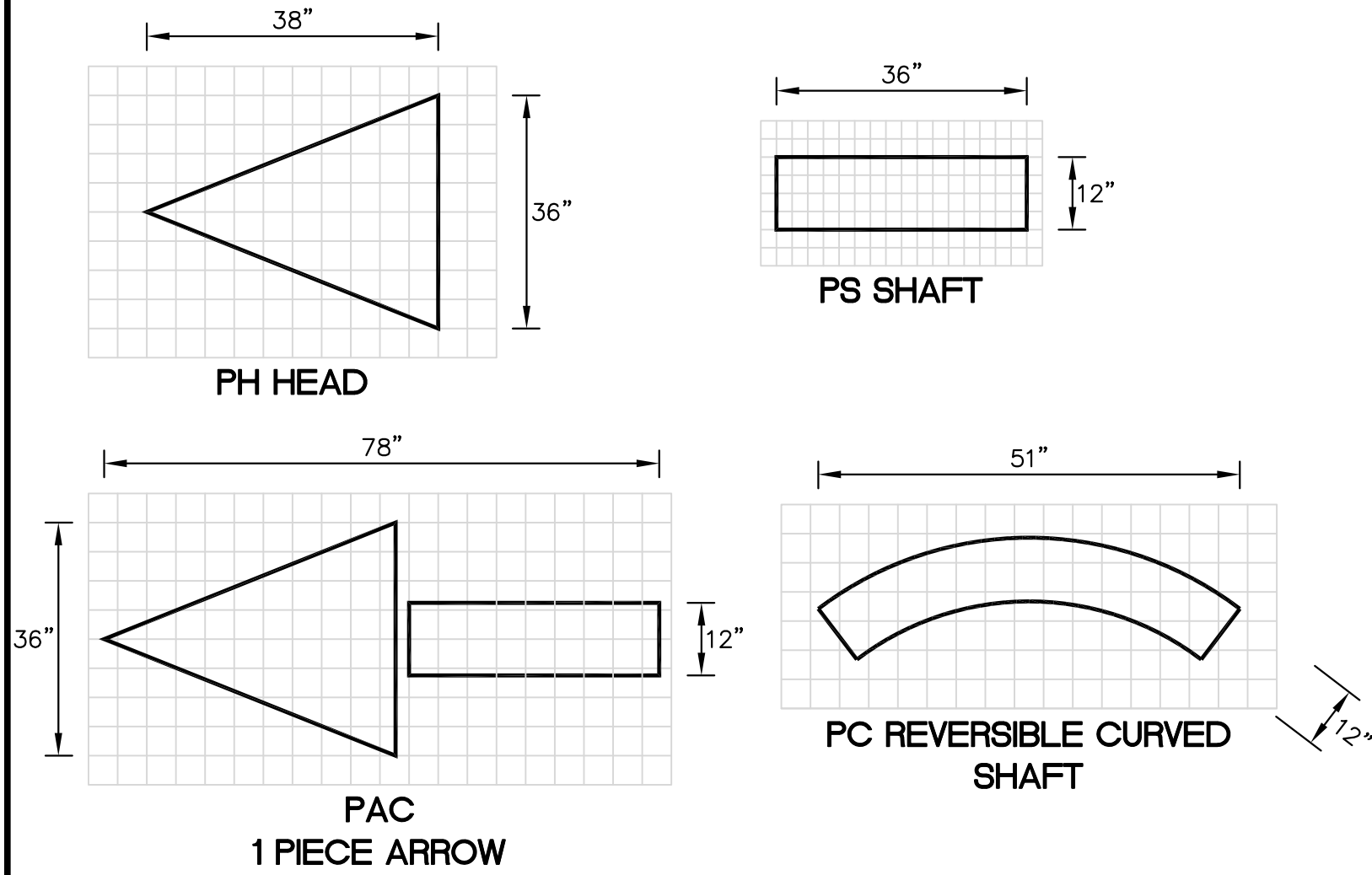
DT-2

LC #12-0035

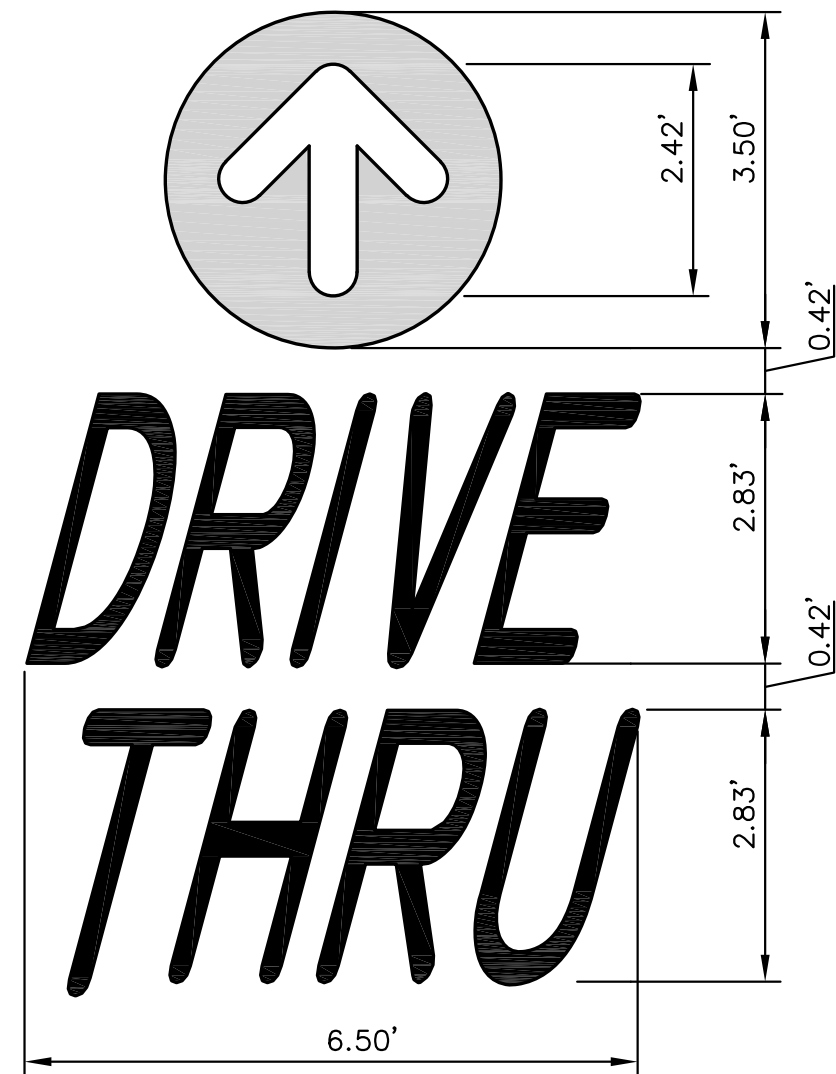
DRIVE-THRU EQUIPMENT PLAN



PARKING LOT ARROWS (MEETS NO STATE OR FEDERAL DESIGN STANDARDS)

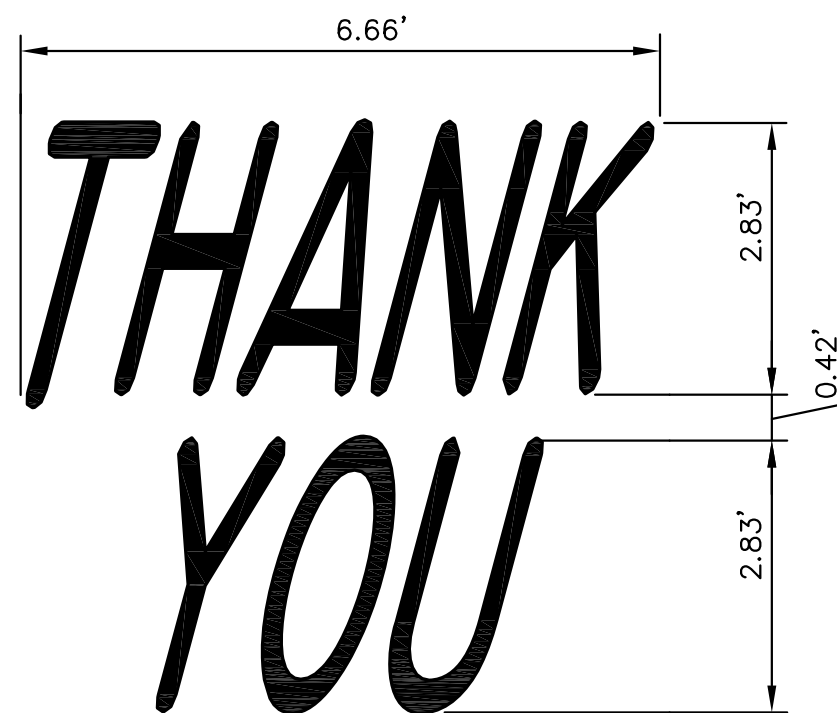


1 TYPICAL PAVEMENT MARKING DETAIL  
DT-3



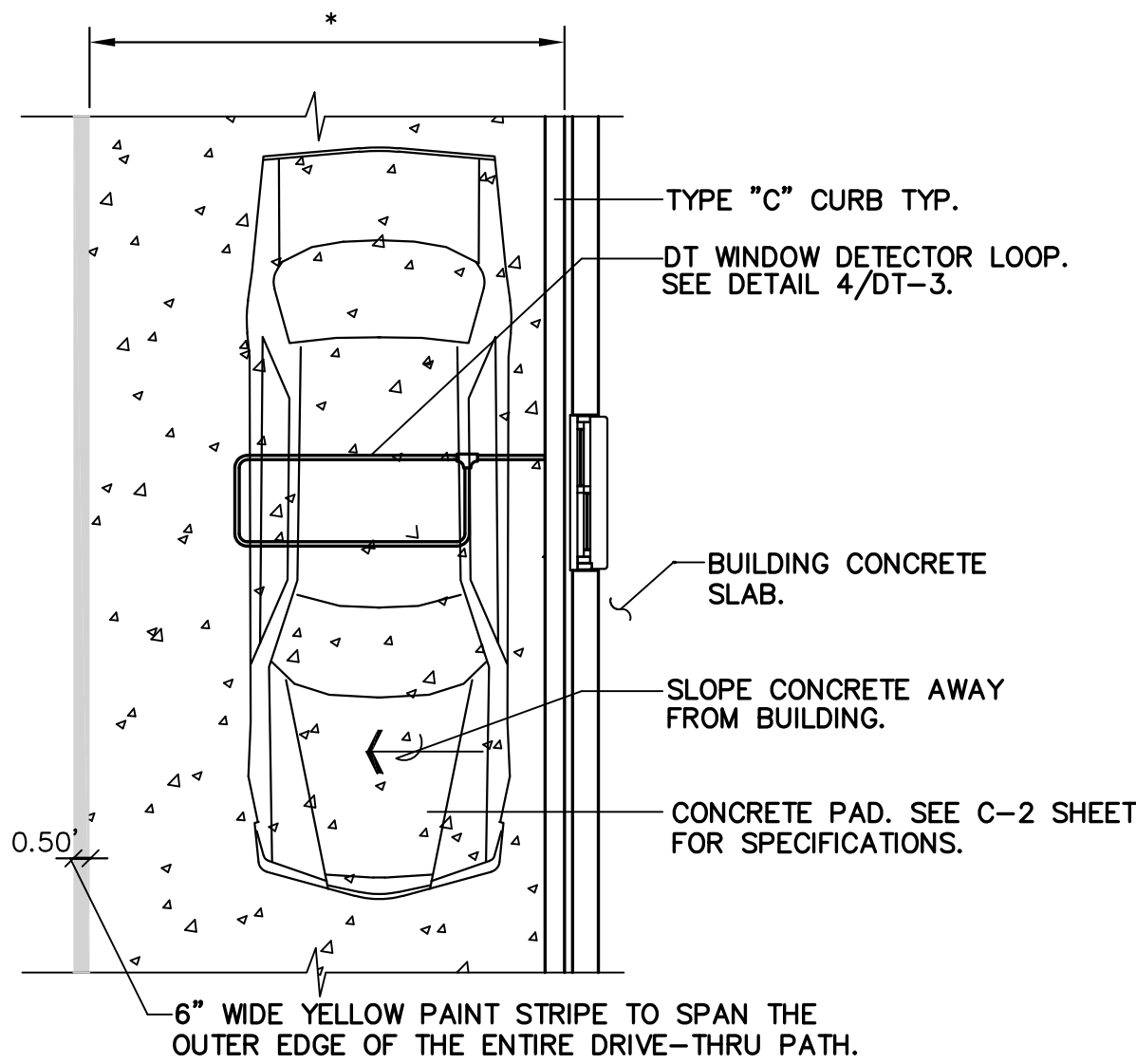
NOTE: ALL TEXT AND ARROW SHALL BE PAINTED YELLOW.

2 PAINTED "DRIVE-THRU" WITH ARROW DETAIL  
DT-3



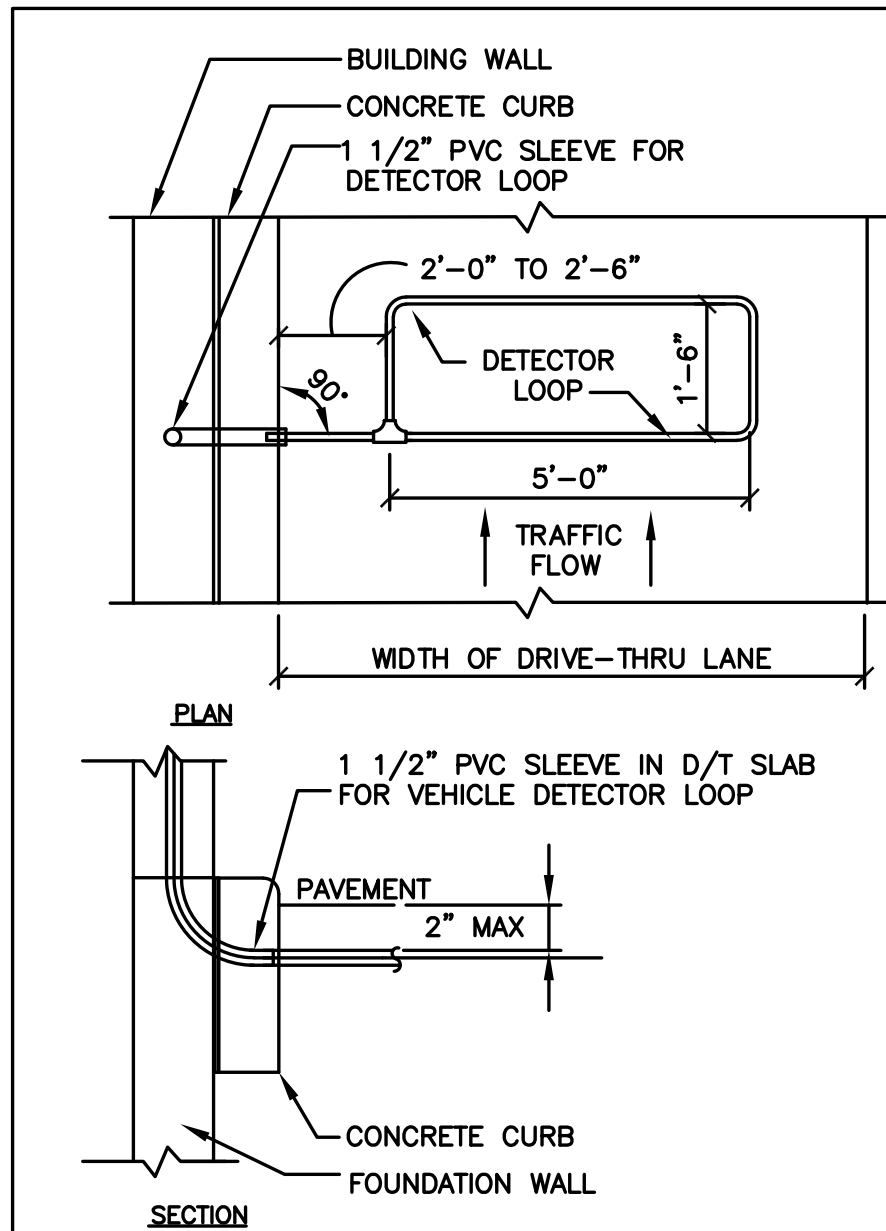
NOTE: ALL TEXT SHALL BE PAINTED YELLOW.

3 PAINTED "THANK-YOU" DETAIL  
DT-3

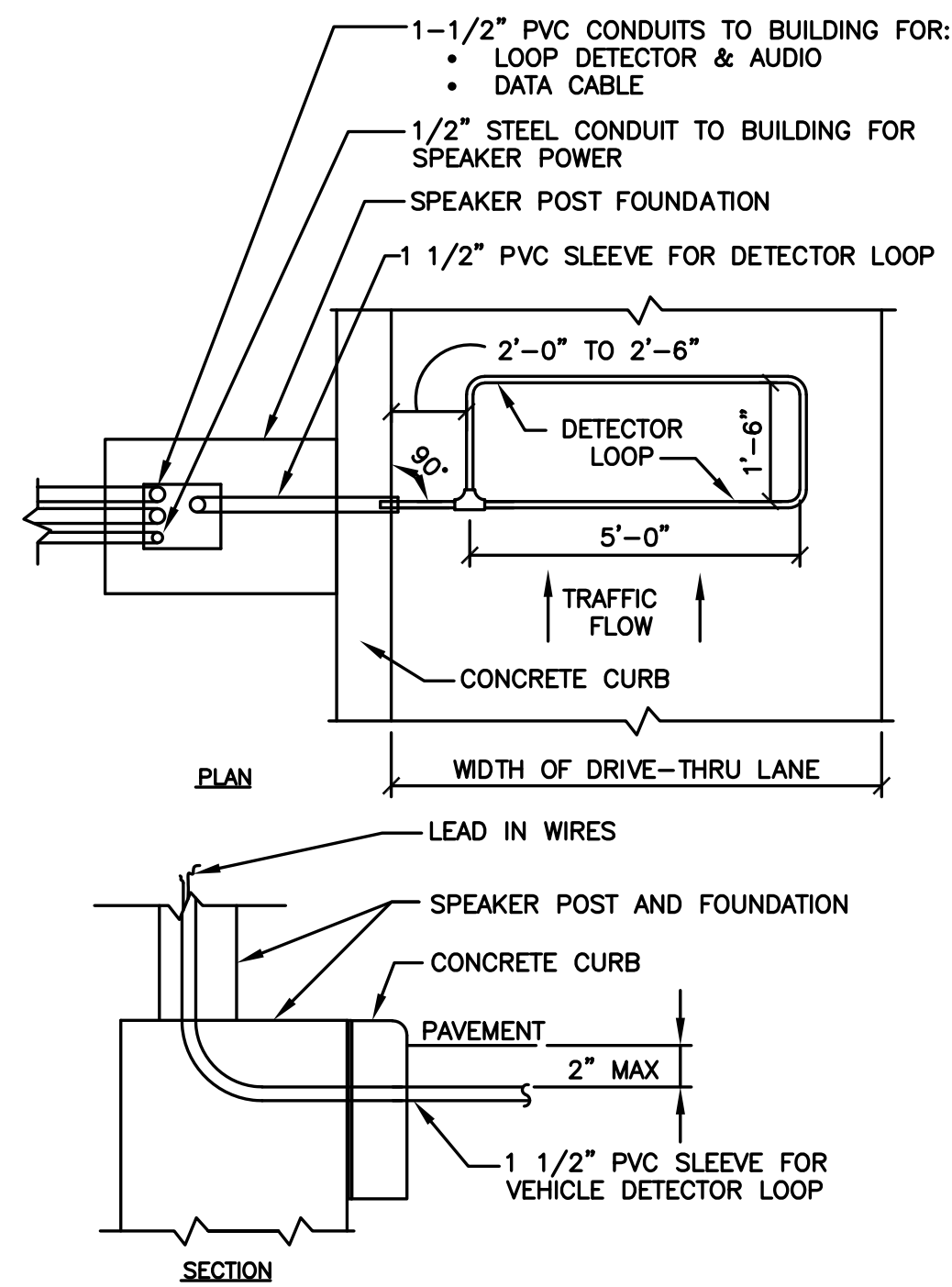


\* FOR DIMENSIONS OF DRIVE-THRU LANE CONCRETE PAD, SEE C-2 SHEET FOR SPECIFICATIONS.

5 DRIVE-THRU CONCRETE PAD DETAIL  
DT-3



B - DT WINDOW DETECTOR LOOP

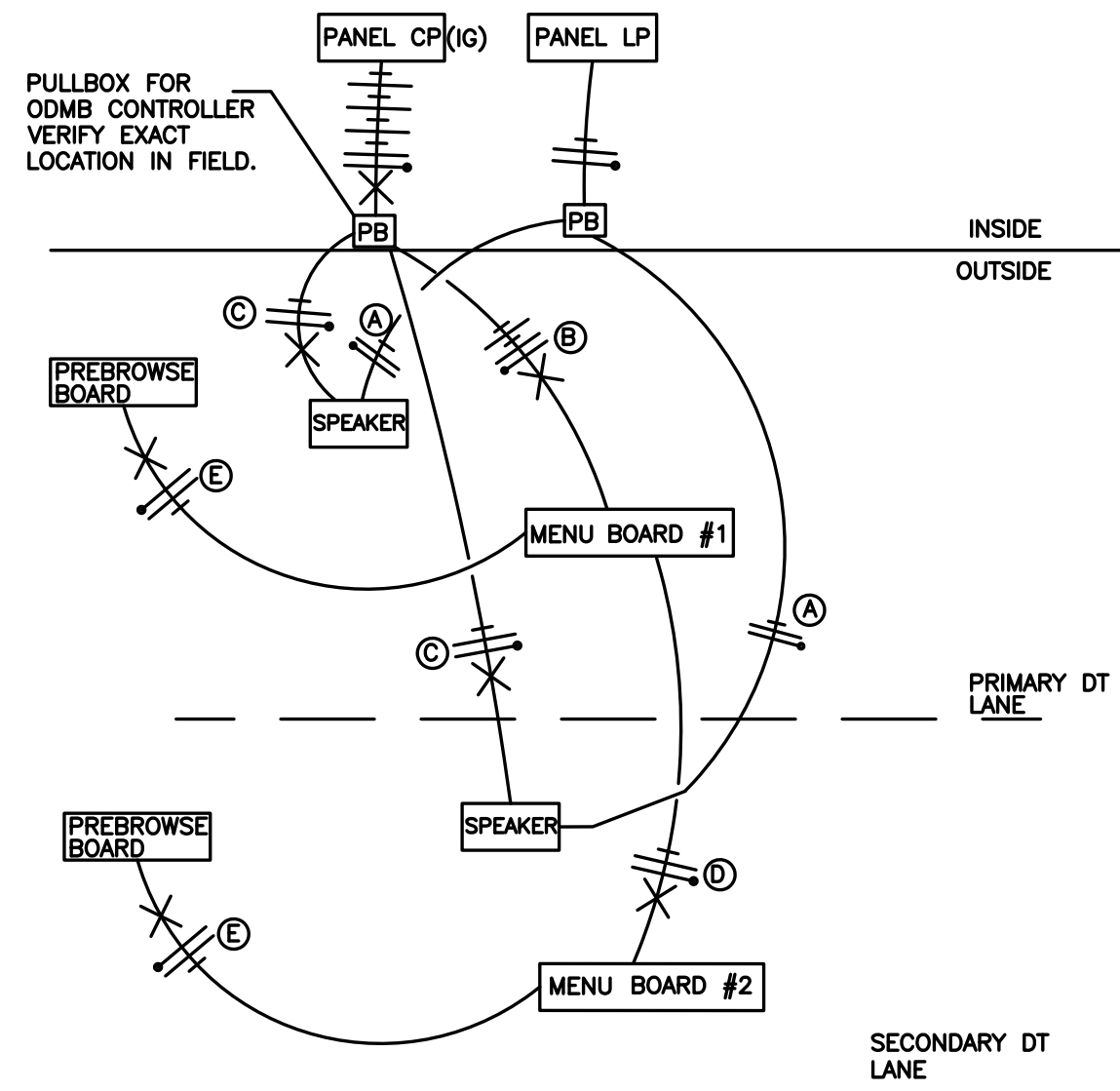


A - SPEAKER DETECTOR LOOP

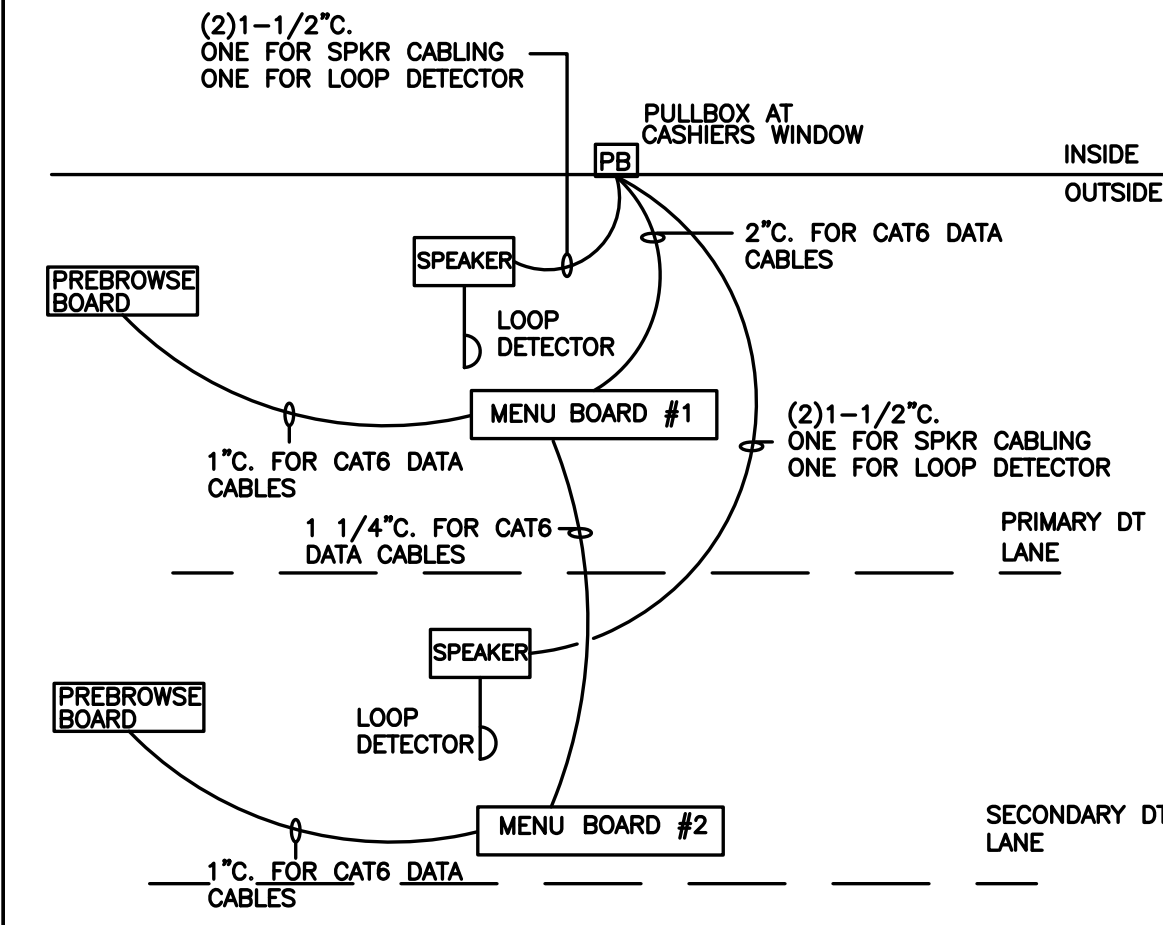
NOTES

1. VERIFY CONDUIT SIZES AND LAYOUT WITH DETECTOR LOOP MANUFACTURER.
2. CENTER VEHICLE DETECTOR LOOP IN DRIVE THRU LANE. INSTALL PER MFR. RECOMMENDATIONS.
3. NO STEEL (REBAR OR ELECTRICAL WIRE) SHALL BE USED WITHIN 2' OF LOOP.
4. DETECTOR LOOP MANUFACTURERS: DETECTOR LOOPS MAY BE BY ONE OF THE FOLLOWINGS COMPANIES OR EQUAL.  
3M: 1-800-328-0033  
HME: 1-800-848-4468
5. DETECTOR LOOP MATERIAL: PVC TUBING 1/2" I.D. 100 PSI LOOP MADE FROM ONE LENGTH OF THIN FOURTEEN GAUGE STRANDED WIRE. LEAD-IN IS PRE-TWISTED AT FACTORY.
6. DETECTOR LOOP CONSTRUCTION: FORMED WITH ONE CONTINUOUS LENGTH OF PVC WITH NO SHARP CORNERS AS DETAILED. WIRE LOOPED, FORMED, & PIGTAILED AS DETAILED.

4 DT-3 DETECTOR LOOP DETAILS  
NOT TO SCALE



6 DRIVE THRU POWER DIAGRAM  
DT-3 NOT TO SCALE



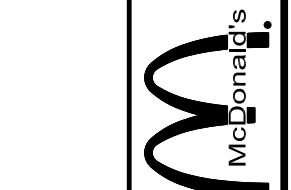
7 DT LOW VOLTAGE CONDUIT DIAGRAM  
DT-3 NOT TO SCALE

NOTE:

- \* VERIFY EXACT CIRCUITS & QUANTITIES OF CIRCUITS WITH PANEL, SCHEDULES AND MANUFACTURERS INSTALLATION INSTRUCTIONS.
- FOR EXISTING LOCATIONS:
  - \* VERIFY EXISTING CP PANEL HAS AMPACITY AND SUFFICIENT SPARES/SPACE FOR TWO (2) NEW 20A/1P CIRCUITS. UPGRADE CP PANEL TO 42 CIRCUITS IF NECESSARY.
  - \* VERIFY EXISTING PULLBOXES ARE SIZED FOR NEW CONDUIT ROUTING. MODIFY PULLBOXES IF NECESSARY.
- A) 2#12 & 1#12 GND. TO LP-1 FOR COD CANOPY LIGHTING.
- B) 4#12 & 1#12 GND & 1#12 ISOLATED GND., TO CP FOR ISOLATED GROUND POWER TO MENUBOARDS AND MEDIA PLAYERS.
- C) 2#12 & 1#12 GND & 1#12 ISOLATED GND., TO CP FOR ISOLATED GROUND POWER TO COD'S. EACH COD SHALL BE ON ITS OWN SEPARATE CIRCUIT.
- D) 2#12 & 1#12 GND & 1#12 ISOLATED GND., TO CP FOR ISOLATED GROUND POWER TO MENUBOARDS AND MEDIA PLAYERS.
- E) 2#12 & 1#12 GND & 1#12 ISOLATED GND., TO CP FOR ISOLATED GROUND POWER TO FOR PRE-BROWSE BOARDS AND MEDIA PLAYER.

DRIVE-THRU DETAILS

McDonald's  
711 Jorie Blvd., 3rd Floor  
Oak Brook, IL 60523  
McDONALD'S - PALATINE, IL  
1570 E. Northwest Highway  
Palatine, Illinois 60074



Prepared By:

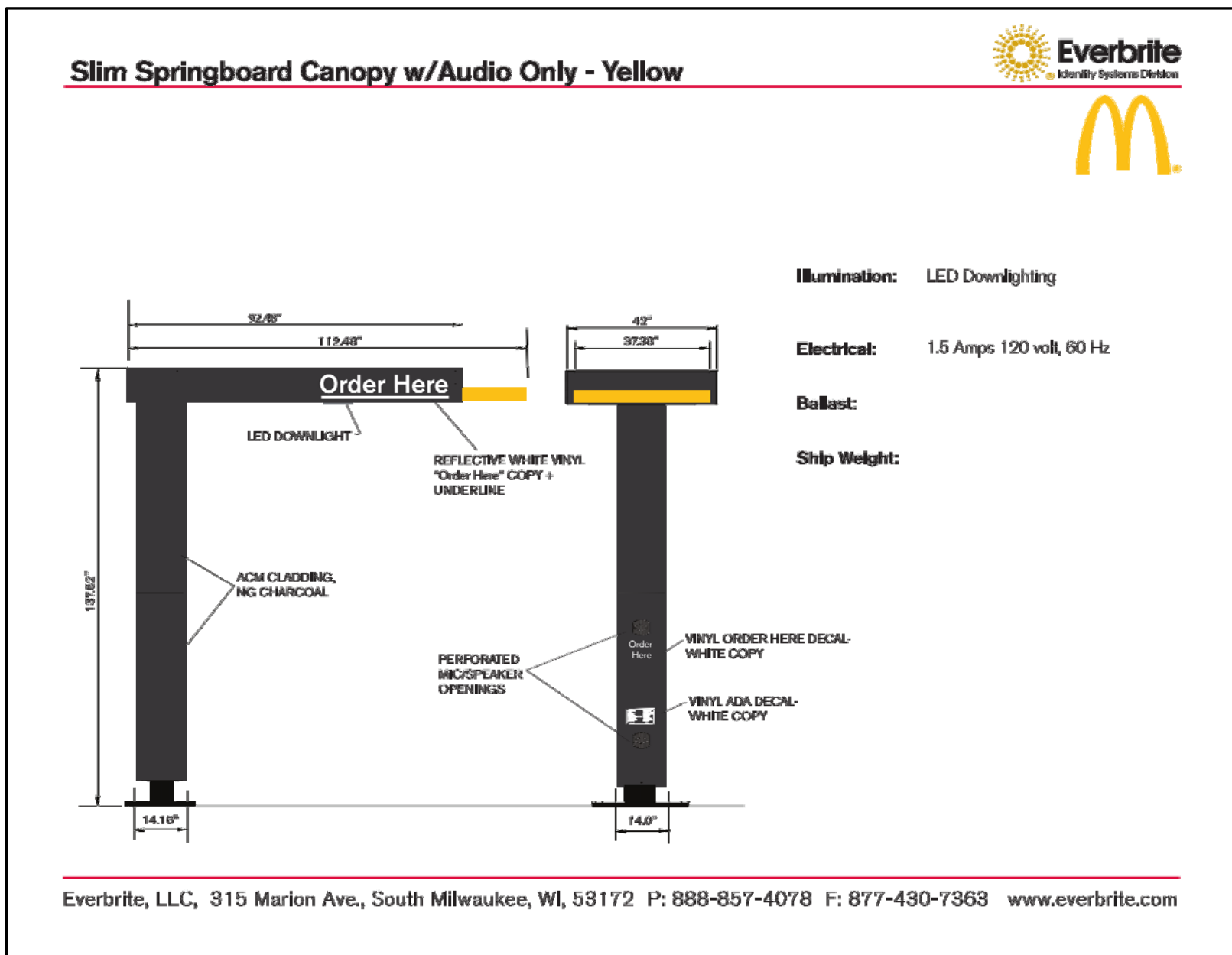
Watermark Engineering  
RESOURCES, LTD  
2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502  
phone 630-375-1800 fax 630-236-9800 www.watermark-engineering.com

CHECKED BY: J.MILLER  
DESIGN BY: M.HANSEN  
DRAWN BY: M.H., K.S.  
DATE: MAY 31, 2019  
SCALE: NONE  
PROJECT NO.: 18-120

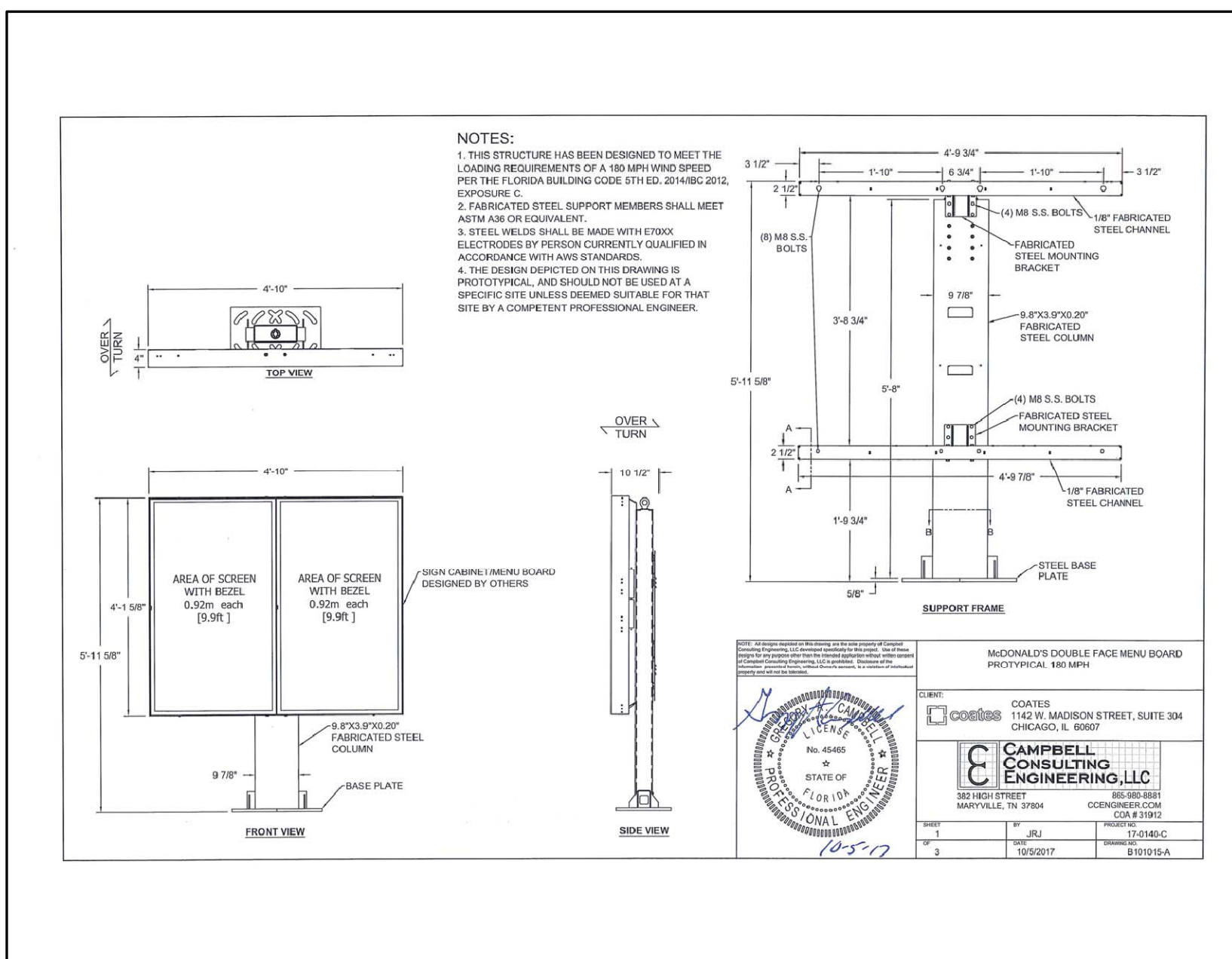
DT-3  
LC #12-0035

DRIVE-THRU DETAILS





1 DRIVE-THRU SPRINGBOARD CANOPY  
DT-4 SEE SHEET SSD-2 FOR FOUNDATION DETAIL





STRUCTURAL NOTES:

DESIGN CODES:

- IBC 2012
- ASCE 7-10
- AASHTO "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINARIES AND TRAFFIC SIGNALS," FIFTH EDITION, 2009
- ACI 318-08
- AISC 13TH EDITION
- AWS D1.1

MATERIAL SPECIFICATIONS:

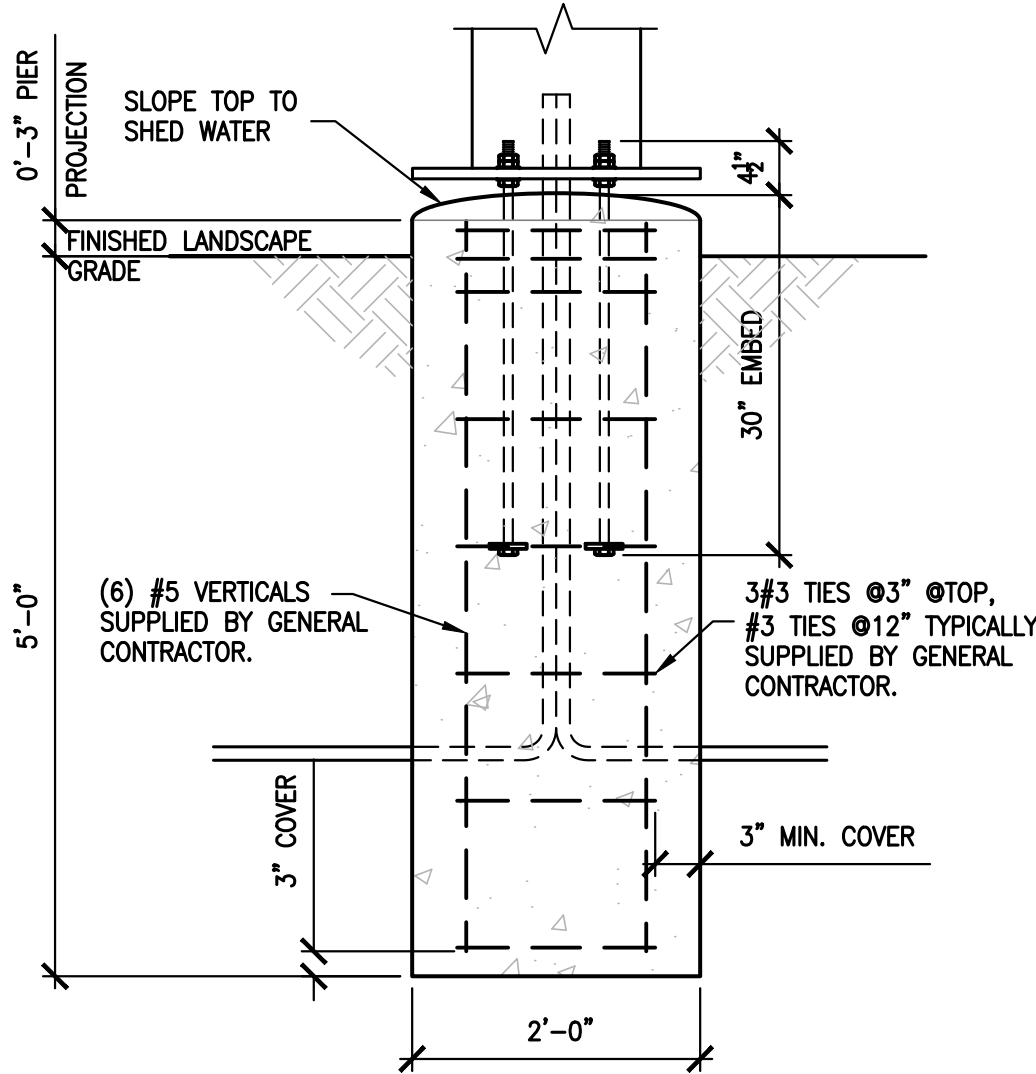
1. CONCRETE COMPRESSIVE STRENGTH ( $f'c$ ) SHALL BE A MINIMUM OF 3000psi
2. ANCHOR BOLTS SHALL BE ASTM F1554 GRADE 36 OR GRADE 55, AS NOTED, HOT DIP GALVANIZED PER ASTM F2329
3. REINFORCING STEEL SHALL BE ASTM A615 GRADE 60, SUPPLIED BY GENERAL CONTRACTOR
4. NUTS SHALL BE HEAVY HEX ASTM A563, HOT DIP GALVANIZED PER ASTM A153
5. PLATE SHALL BE ASTM A36, HOT DIP GALVANIZED PER ASTM A153
6. LOCK NUT SHALL BE HOT DIP GALVANIZED PER ASTM A153

FOUNDATION DESIGN PARAMETERS:

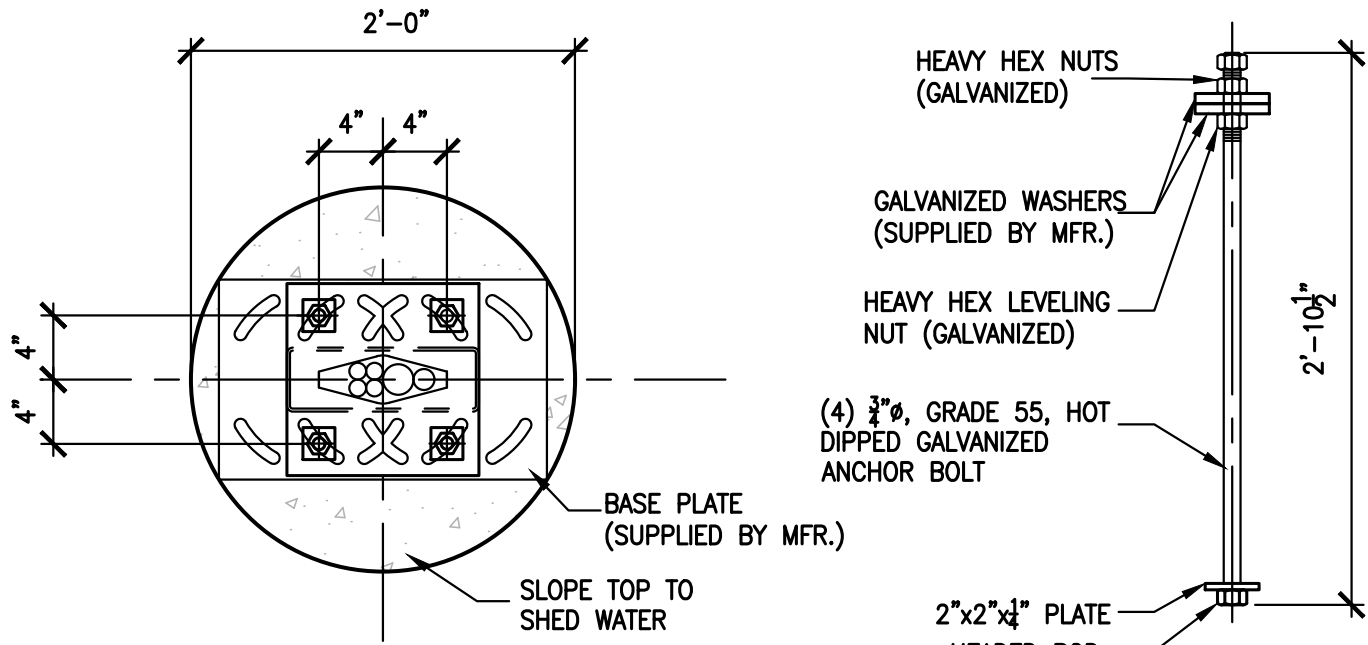
1. MAXIMUM WIND SPEED (3 SECOND GUST) = 90MPH
2. MINIMUM REQUIRED SOIL PARAMETERS:
  - COHESIVE SOILS:
    - SHEAR STRENGTH = 750 lbs/ft<sup>2</sup>
    - 6" MAXIMUM DEPTH OF DISTURBED SOIL OR TOP SOIL
  - COHESIONLESS SOILS:
    - ANGLE OF INTERNAL FRICTION = 27 DEGREES
    - WATER TABLE SHALL BE LOCATED BELOW THE BOTTOM OF THE FOUNDATION
    - 6" MAXIMUM DEPTH OF DISTURBED SOIL OR TOP SOIL
  - MINIMUM ALLOWABLE SOIL BEARING CAPACITY = 3,000 lbs/ft<sup>2</sup>
4. PRIOR TO FABRICATION OF MATERIALS TO BE USED AT THIS SITE, THE GENERAL CONTRACTOR SHALL EMPLOY A SOILS TESTING AGENCY TO PREPARE A SITE SPECIFIC SOIL REPORT TO ESTABLISH THE SOIL PARAMETERS NOTED ABOVE. IF THE MINIMUM PARAMETERS ARE NOT MET, THIS DESIGN SHALL NOT BE USED.
5. ALL EXCAVATIONS SHALL BE INSPECTED BY A SOILS TESTING AGENCY TO VERIFY THE SITE SOIL CONDITIONS MEET OR EXCEEDED THE PARAMETERS LISTED ABOVE BEFORE THIS DESIGN IS USED.
6. THE ENGINEER OF RECORD SHALL REVIEW THE MAXIMUM BASE REACTIONS AND DESIGN WIND SPEED FOR THE UNIT TO BE INSTALLED TO DETERMINE IF THE FOUNDATION'S MAXIMUM DESIGN LOADS HAVE NOT BEEN EXCEEDED. THIS FOUNDATION DESIGN SHALL NOT BE USED IF THE MAXIMUM DESIGN LOADS OR WIND SPEED HAVE BEEN EXCEEDED.
7. THIS FOUNDATION DESIGN SHALL NOT BE USED IN LOCATIONS WHICH ARE CLOSER THAN 8ft FROM A RETAINING WALL.
8. THIS FOUNDATION DESIGN SHALL NOT BE USED AT LOCATIONS WHERE THE GROUND SLOPE EXCEEDS 4 INCHES PER FOOT.

GENERAL NOTES:

1. PIER DEPTHS SHOWN ARE REQUIRED MINIMUMS. ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION.
2. TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
3. TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS, (EMBEDMENT DEPTHS SHOWN ARE FORM GRADE).
4. PROVIDE 3" MINIMUM CONCRETE COVER TO REINFORCING BARS, UNLESS NOTED OTHERWISE.
5. ALL REINFORCING BY GENERAL CONTRACTOR.
6. ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.



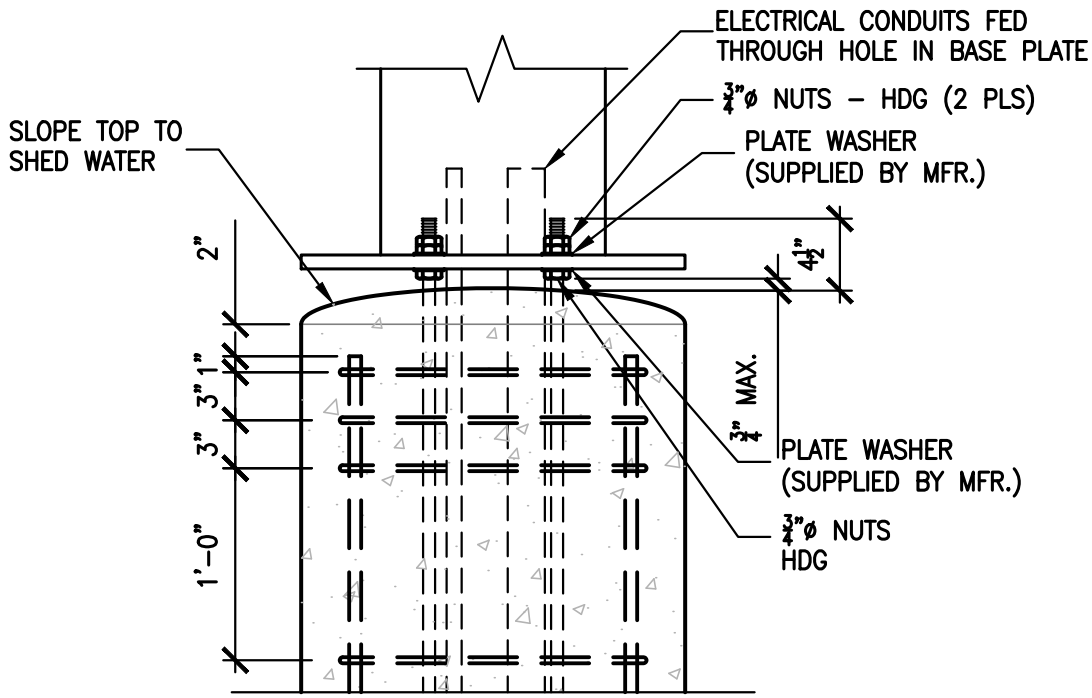
A FOUNDATION SECTION  
3/4" = 1'-0"



ANCHOR BOLT LAYOUT PLAN VIEW

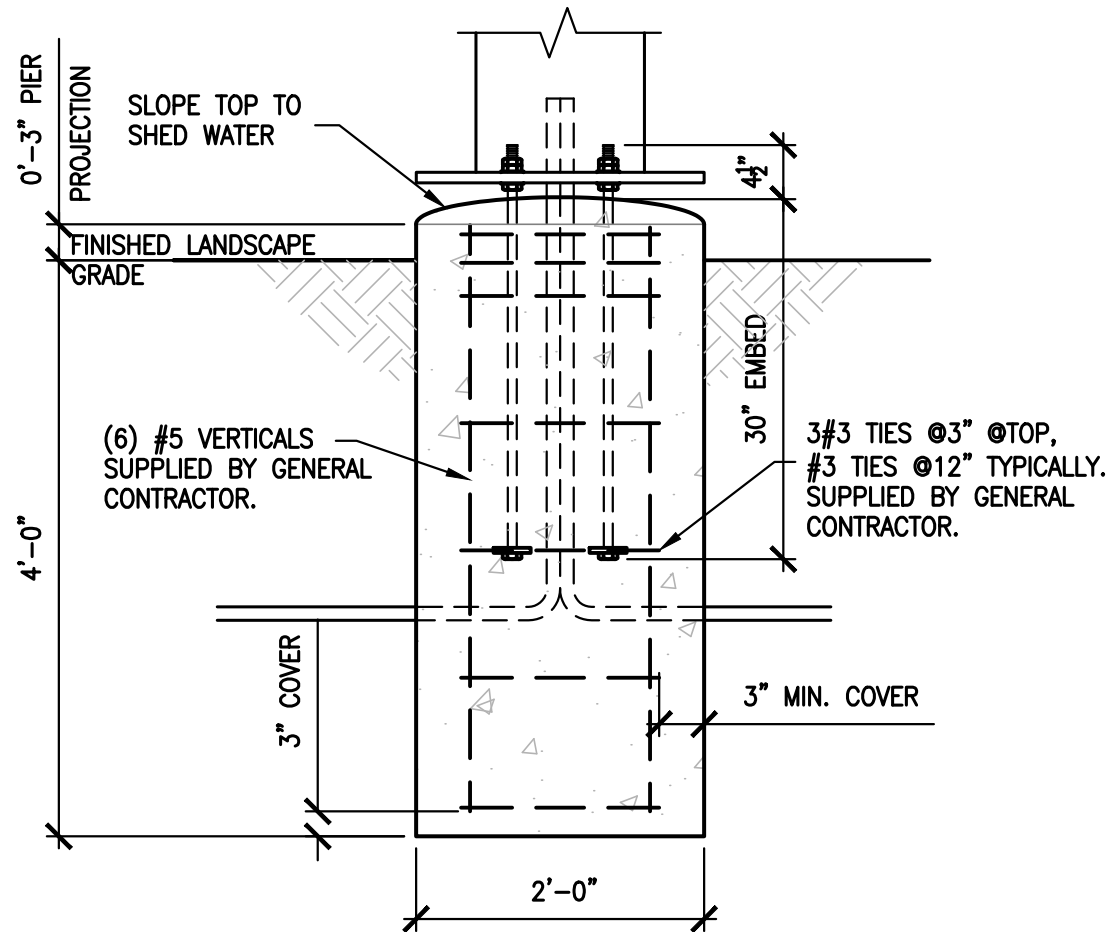
ANCHOR BOLT DETAIL

B ANCHOR BOLT DETAILS  
1" = 1'-0"

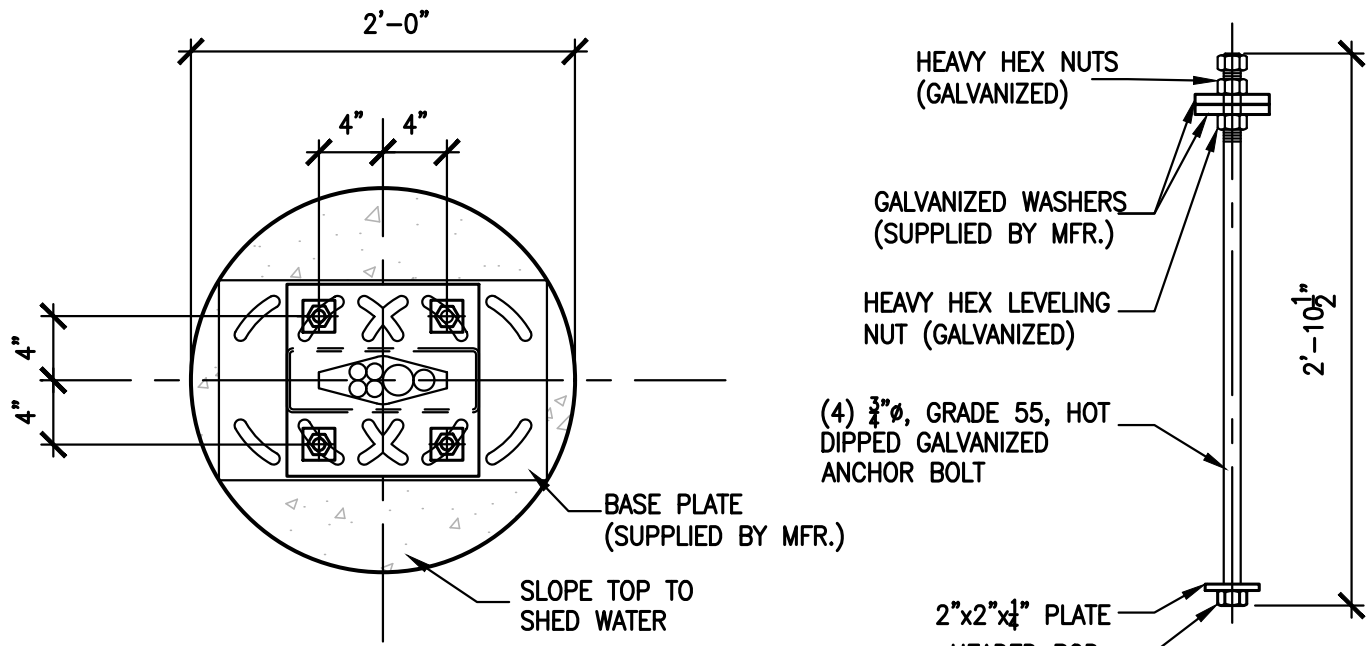


C CONNECTION DETAIL  
1" = 1'-0"

ODMB MENU BOARD FOUNDATION



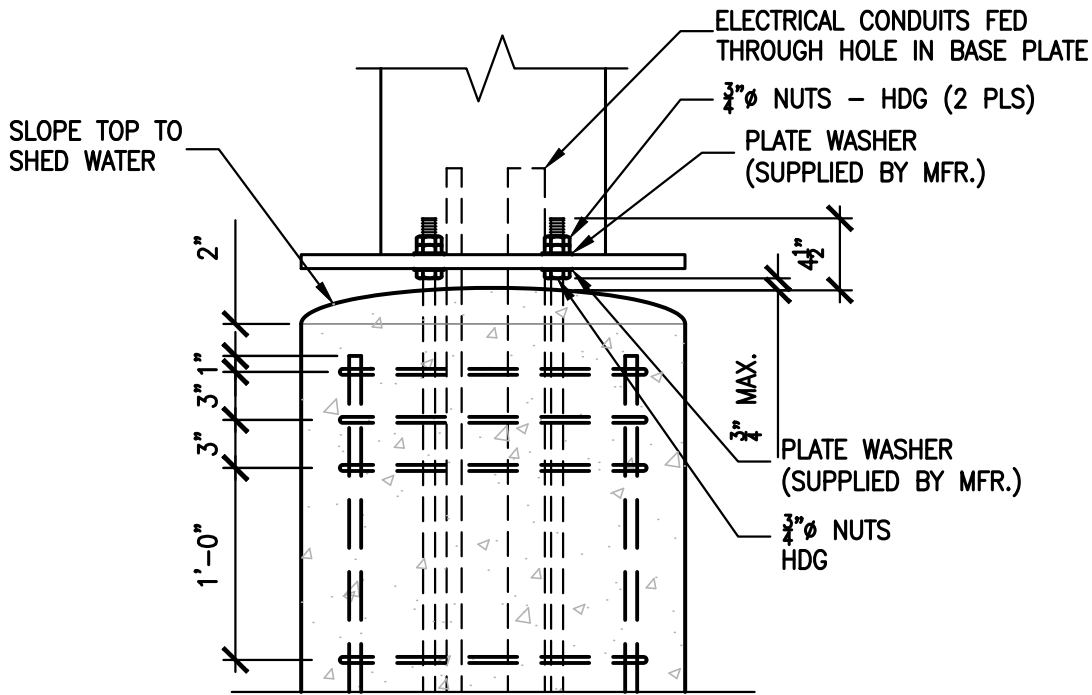
A FOUNDATION SECTION  
3/4" = 1'-0"



ANCHOR BOLT LAYOUT PLAN VIEW

ANCHOR BOLT DETAIL

B ANCHOR BOLT DETAILS  
1" = 1'-0"



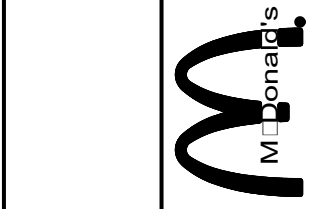
C CONNECTION DETAIL  
1" = 1'-0"

DIGITAL PRE-BROWSE BOARD FOUNDATION

| NO. | REVISIONS | DATE |
|-----|-----------|------|
|     |           |      |
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|     |           |      |
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|     |           |      |

Prepared For:

McDonald's  
711 Jorie Blvd  
Oak Brook, IL 60523  
**McDONALD'S - PALATINE, IL**  
1570 East Northwest Highway  
Palatine, Illinois



Prepared By:

SAMARTANO AND COMPANY  
STRUCTURAL ENGINEERS  
1700 WEST CORTLAND STREET  
CHICAGO, ILLINOIS 60622  
312.392.2329



EXPIRES: 11/30/20

|                |               |              |                    |              |                     |
|----------------|---------------|--------------|--------------------|--------------|---------------------|
| CHECKED BY: SN | DESIGN BY: GM | DRAWN BY: GM | DATE: MAY 30, 2019 | SCALE: NOTED | PROJECT NO.: 18-120 |
|----------------|---------------|--------------|--------------------|--------------|---------------------|

SSD-1

LC #12-0035



### STRUCTURAL NOTES:

DESIGN CODES:

- IBC 2012
- ASCE 7-10
- AASHTO "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINARIES AND TRAFFIC SIGNALS," FIFTH EDITION, 2009
- ACI 318-08
- AISC 13TH EDITION
- AWS D1.1

MATERIAL SPECIFICATIONS:

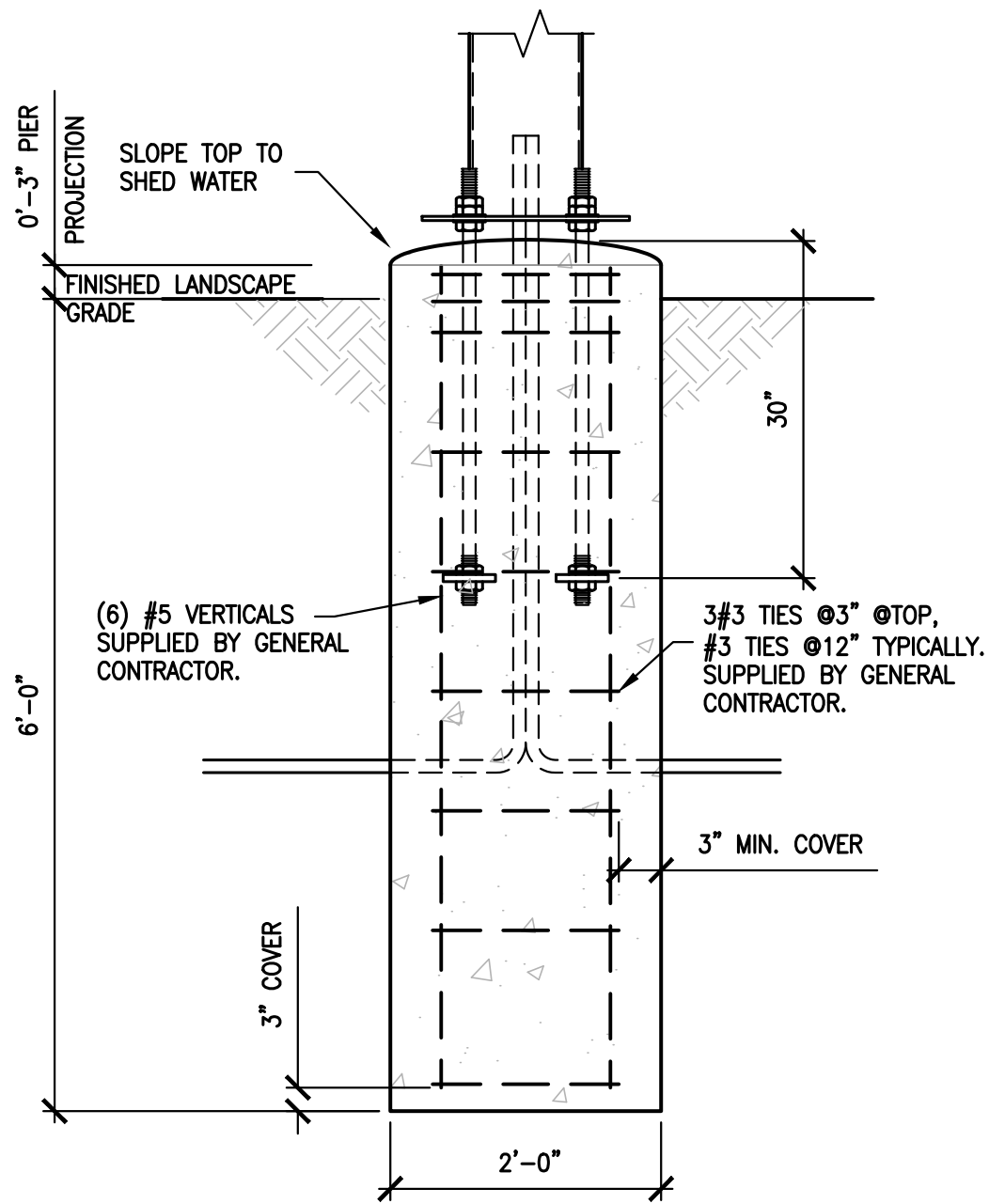
1. CONCRETE COMPRESSIVE STRENGTH (f'c) SHALL BE A MINIMUM OF 3000psi
2. ANCHOR BOLTS SHALL BE ASTM F1554 GRADE 36 OR GRADE 55, AS NOTED, HOT DIP GALVANIZED PER ASTM F2329
3. REINFORCING STEEL SHALL BE ASTM A615 GRADE 60, SUPPLIED BY GENERAL CONTRACTOR
4. NUTS SHALL BE HEAVY HEX ASTM A563, HOT DIP GALVANIZED PER ASTM A153
5. PLATE SHALL BE ASTM A36, HOT DIP GALVANIZED PER ASTM A153
6. LOCK NUT SHALL BE HOT DIP GALVANIZED PER ASTM A153

FOUNDATION DESIGN PARAMETERS:

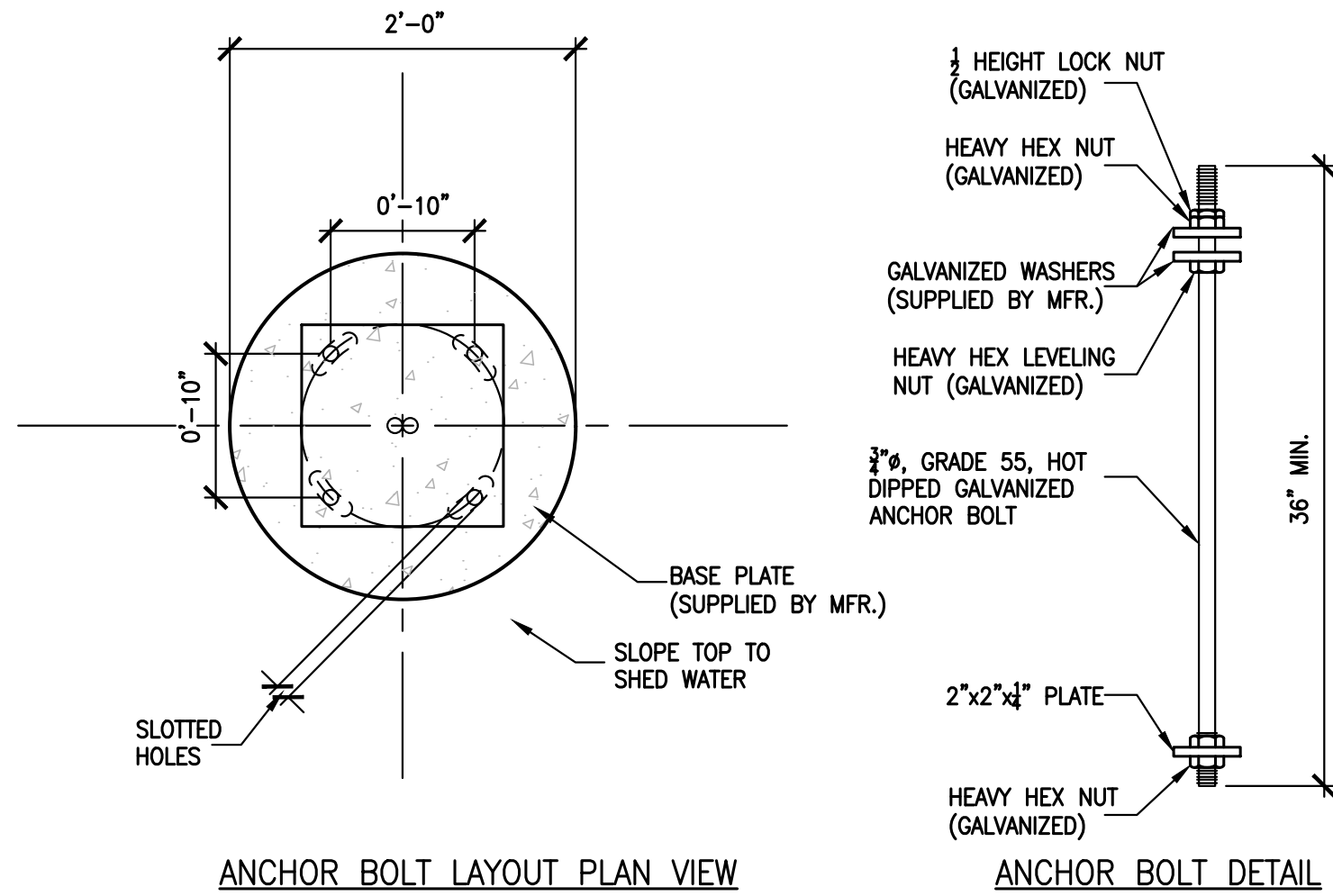
1. MAXIMUM WIND SPEED (3 SECOND GUST) = 90MPH
2. MINIMUM REQUIRED SOIL PARAMETERS:
  - COHESIVE SOILS:
    - SHEAR STRENGTH = 750 lbs/ft<sup>2</sup>
    - 6" MAXIMUM DEPTH OF DISTURBED SOIL OR TOP SOIL
  - COHESIONLESS SOILS:
    - ANGLE OF INTERNAL FRICTION = 27 DEGREES
    - WATER TABLE SHALL BE LOCATED BELOW THE BOTTOM OF THE FOUNDATION
    - 6" MAXIMUM DEPTH OF DISTURBED SOIL OR TOP SOIL
  - MINIMUM ALLOWABLE SOIL BEARING CAPACITY = 3,000 lbs/ft<sup>2</sup>
4. PRIOR TO FABRICATION OF MATERIALS TO BE USED AT THIS SITE, THE GENERAL CONTRACTOR SHALL EMPLOY A SOILS TESTING AGENCY TO PREPARE A SITE SPECIFIC SOIL REPORT TO ESTABLISH THE SOIL PARAMETERS NOTED ABOVE. IF THE MINIMUM PARAMETERS ARE NOT MET, THIS DESIGN SHALL NOT BE USED.
5. ALL EXCAVATIONS SHALL BE INSPECTED BY A SOILS TESTING AGENCY TO VERIFY THE SITE SOIL CONDITIONS MEET OR EXCEEDED THE PARAMETERS LISTED ABOVE BEFORE THIS DESIGN IS USED.
6. THE ENGINEER OF RECORD SHALL REVIEW THE MAXIMUM BASE REACTIONS AND DESIGN WIND SPEED FOR THE UNIT TO BE INSTALLED TO DETERMINE IF THE FOUNDATION'S MAXIMUM DESIGN LOADS HAVE NOT BEEN EXCEEDED. THIS FOUNDATION DESIGN SHALL NOT BE USED IF THE MAXIMUM DESIGN LOADS OR WIND SPEED HAVE BEEN EXCEEDED.
7. THIS FOUNDATION DESIGN SHALL NOT BE USED IN LOCATIONS WHICH ARE CLOSER THAN 8ft FROM A RETAINING WALL.
8. THIS FOUNDATION DESIGN SHALL NOT BE USED AT LOCATIONS WHERE THE GROUND SLOPE EXCEEDS 4 INCHES PER FOOT.

GENERAL NOTES:

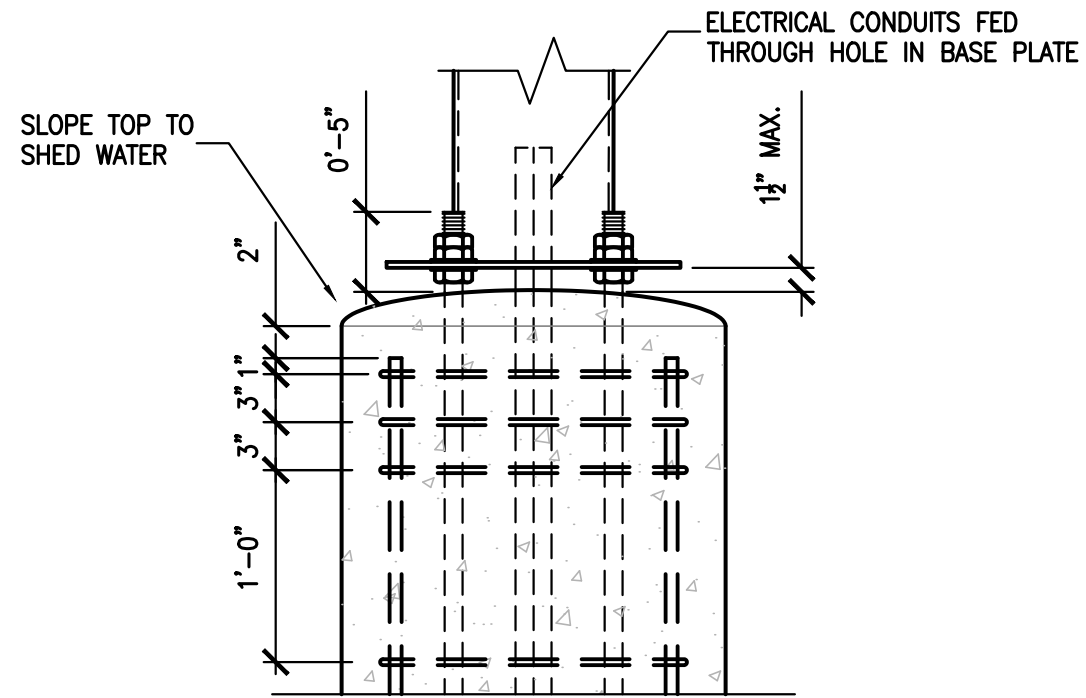
1. PIER DEPTHS SHOWN ARE REQUIRED MINIMUMS. ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION.
2. TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
3. TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS, (EMBEDMENT DEPTHS SHOWN ARE FORM GRADE).
4. PROVIDE 3" MINIMUM CONCRETE COVER TO REINFORCING BARS, UNLESS NOTED OTHERWISE.
5. ALL REINFORCING BY GENERAL CONTRACTOR.
6. ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.



FOUNDATION SECTION

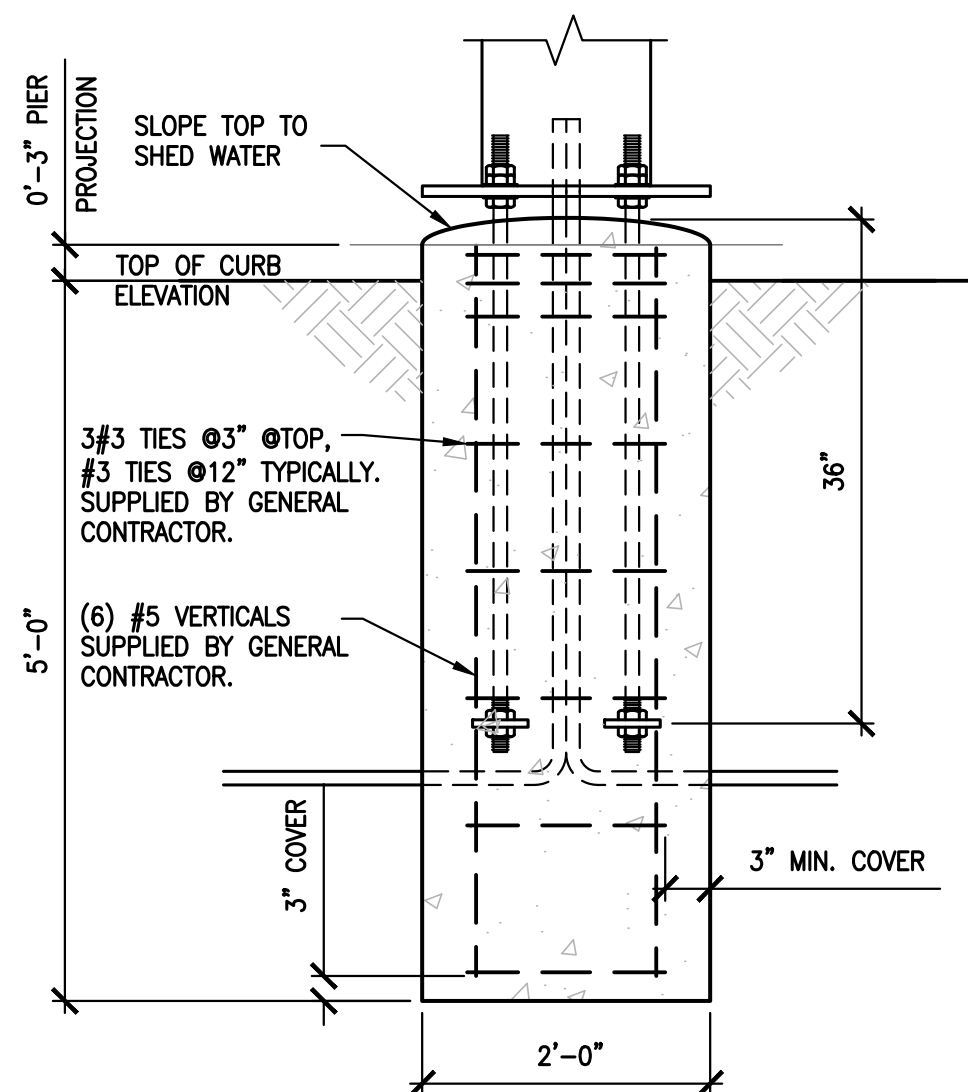


Ⓑ ANCHOR BOLT DETAILS

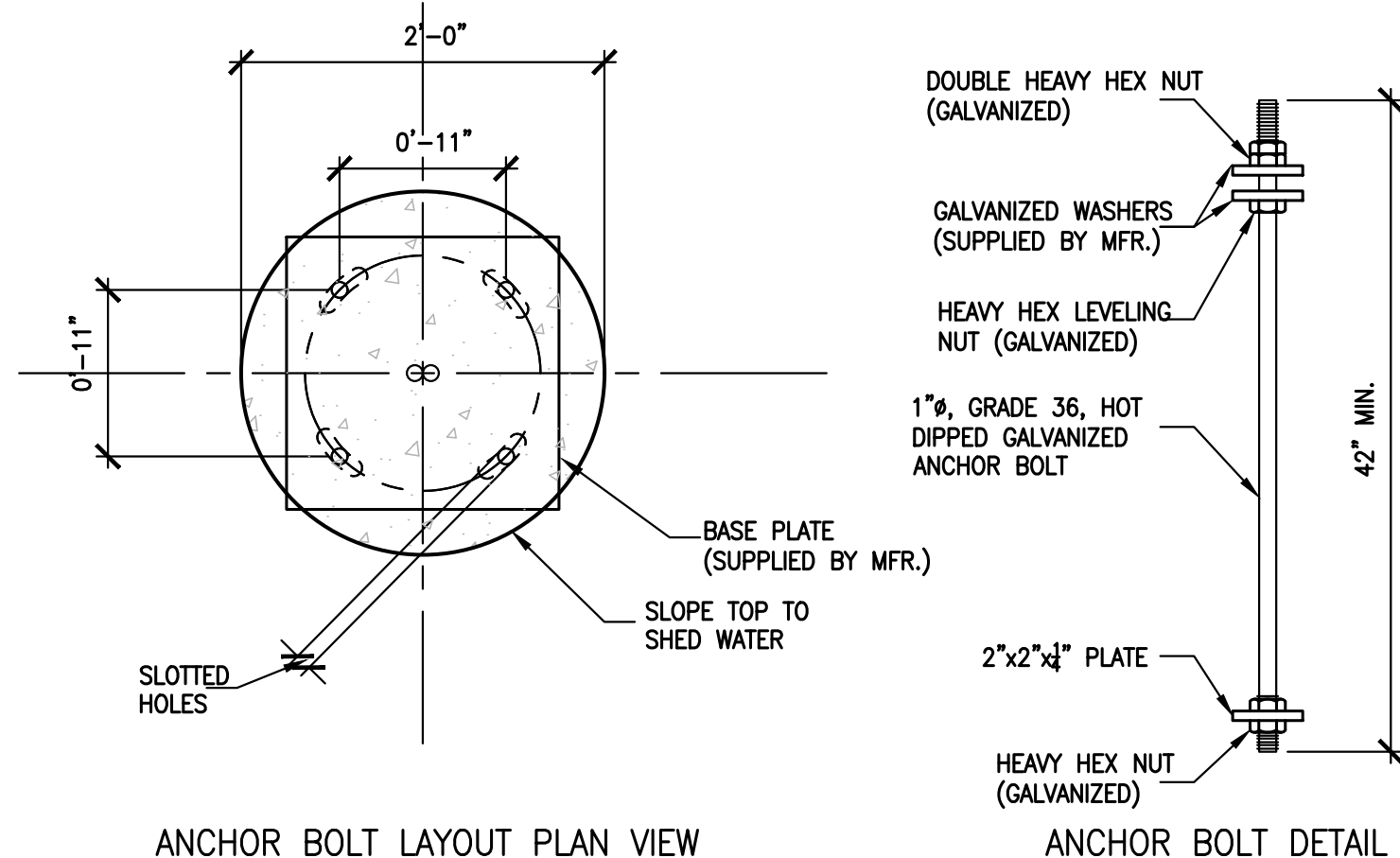


© CONNECTION DETAIL  
1" = 1'-0"

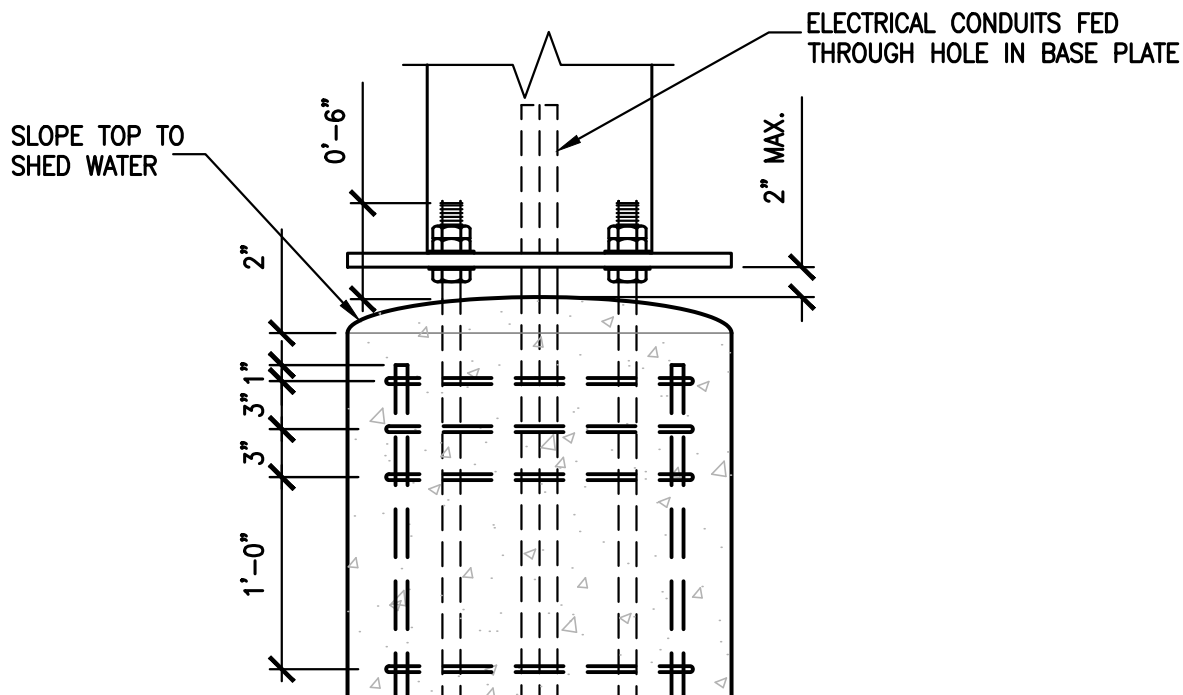
# SINGLE WELCOME POINT GATEWAY FOUNDATION



FOUNDATION SECTION



## Ⓑ ANCHOR BOLT DETAILS

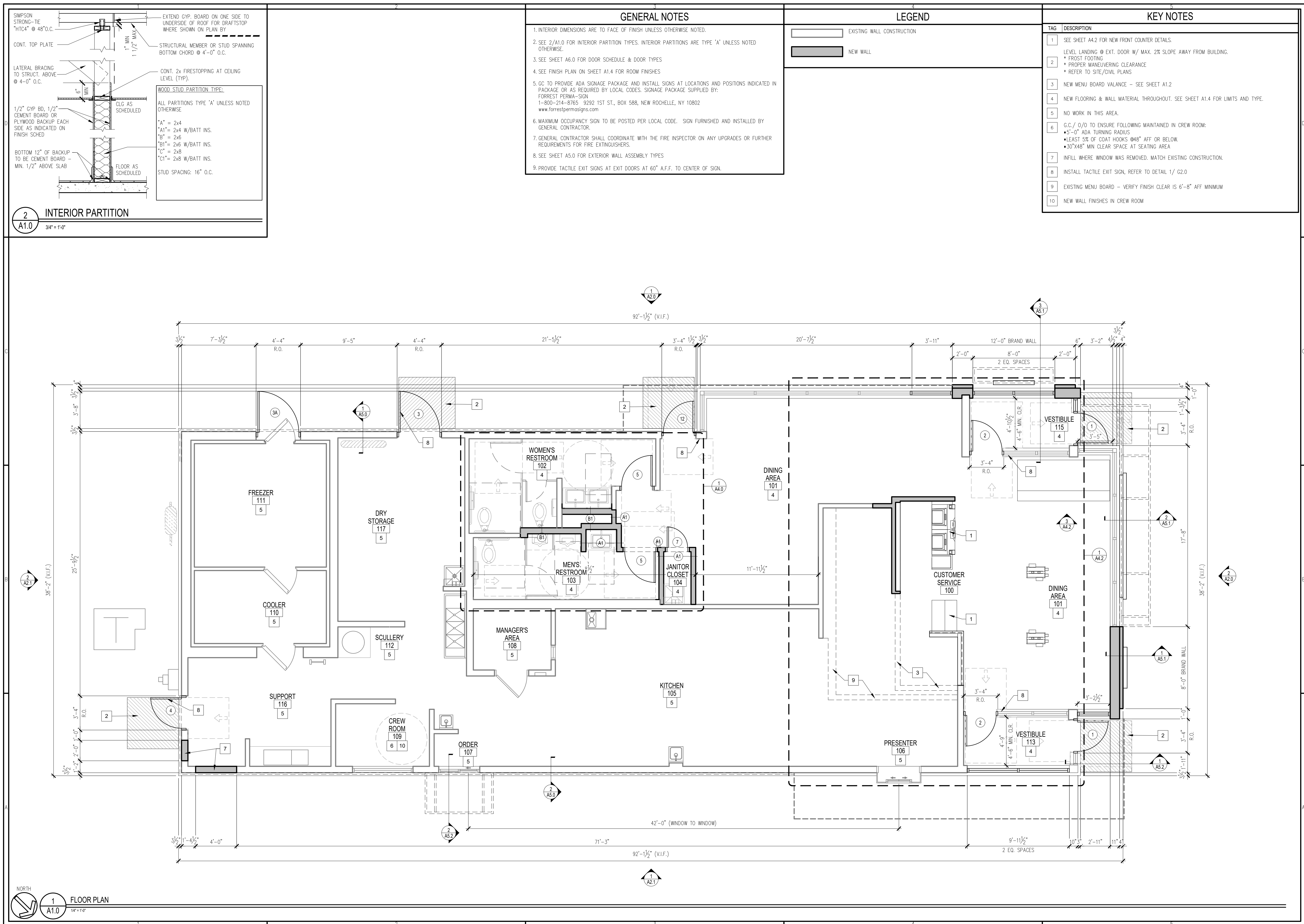


③ CONNECTION DETAIL  
1" = 1'-0"

# DRIVE-THRU SPRINGBOARD CANOPY FOUNDATION

|                                                                                     |  |                     |  |
|-------------------------------------------------------------------------------------|--|---------------------|--|
|  |  | EXPIRES: 11/30/20   |  |
| CHECKED BY: SN                                                                      |  | PROJECT NO.: 18-120 |  |
| DESIGN BY: GM                                                                       |  | SCALE: NOTED        |  |
| DRAWN BY: GM                                                                        |  | DATE: MAY 30, 2019  |  |
| SSD-2                                                                               |  | LC #12-0035         |  |





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ISSUED DATE: 07/24/19

**McDonald's USA, LLC**  
1570 E. NORTHWEST HWY  
PALATINE, IL 60074

| REVISIONS | DATE     | DESCRIPTION           |
|-----------|----------|-----------------------|
| #         | 07/24/19 | PERMIT REVIEW BID SET |

STATE ID: 120035  
NATIONAL #: 37  
PROJECT NUMBER: 18-442  
DRAWN BY: RP  
CHECKED BY: CLL

**SHEET TITLE:**  
CONSTRUCTION  
PLAN, NOTES  
& DETAILS

**SHEET NUMBER:**  
A1.0





2  
A2.0  
WEST ELEVATION  
1/4" = 1'-0"



1  
A2.0  
SOUTH ELEVATION  
1/4" = 1'-0"

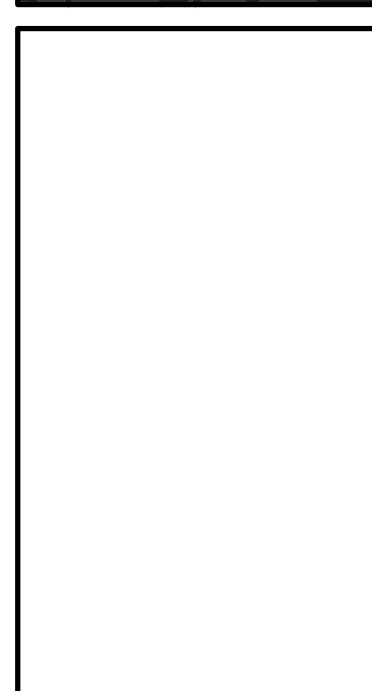
- NOTE:
- EIFS CONTROL JOINTS INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
  - PAINT TRASH CORRAL INCLUDING DOORS, BOLLARDS ETC. TO MATCH MAIN BUILDING COLOR.

- GLAZING NOTES:
- ALL GLAZING SHALL MEET SAFETY GLAZING REQUIREMENTS PER CURRENT INTERNATIONAL BUILDING CODE, CHAPTER 24.
  - HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING MATERIALS:
    - DOORS
    - GLAZING ADJACENT TO DOORS: ADJACENT TO A DOOR WITH 24" AND WHERE GLAZING IS LESS THAN 60" ABOVE WALKING SURFACE
  - WINDOWS:
    - EXPOSED AREA OF INDIVIDUAL PANE IS GREATER THAN 9 SF
    - BOTTOM EDGE OF GLAZING IS LESS THAN 18" ABOVE THE FLOOR
    - TOP EDGE OF GLAZING IS GREATER THAN 36" ABOVE THE FLOOR
    - ONE OR MORE WALKING SURFACES ARE WITHIN 36" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PANE OF GLAZING
  - MIN CATEGORY CLASSIFICATION OF GLAZING USING CPSC 16 16 CFR PART 1201, (IBC TABLE 2406.2)
    - CLASS 1, UNO
    - CLASS 2:
      - EXPOSED SURFACE AREA OF ONE SIDE OF ONE LITE IS MORE THAN 9 SF
- SAFETY GLAZING IDENTIFICATION:
- AS INDICATED THE GLAZING IN HINGED DOORS SHALL BE SAFETY GLAZING. EACH PANE OF SAFETY GLAZING SHALL BE PERMANENTLY LABELED. IBC, SECTION 2406.3(1)

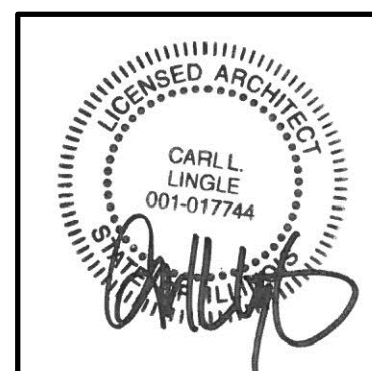
#### COLOR SCHEME: 'MODERN' SCHEME

- |    |                                                                                                                                                                                                                                                                                                                                                                                                |    |                                                                                                                                                             |    |                                                                                                                           |    |                                                                                                                      |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------|----|---------------------------------------------------------------------------------------------------------------------------|----|----------------------------------------------------------------------------------------------------------------------|
| C  | ALUMINUM CANOPY FASCIA SYSTEM<br>COLOR: WHITE                                                                                                                                                                                                                                                                                                                                                  | L  | LIGHT FIXTURE - SEE ELECTRICAL<br>XX-TYPE:<br>L2 = DOWN ONLY SCONCE<br>L3 = RECESSED DOWN FIXTURE<br>COLOR:<br>C1 = SILVER<br>C2 = WHITE                    | PB | PIPE BOLLARD (EXISTING) - PAINTED YELLOW                                                                                  | T2 | ALUMINUM TRELLIS TIE-BACK SYSTEM<br>COLOR: C3 = CHARCOAL                                                             |
| CP | FIBER CEMENT PANEL BY NICHHA<br>ILLUMINATION SERIES - PAINT IRON MOUNTAIN 2134-30<br>JOINT CAULK: OSI QUAD<br>CONTACT: MATT STEPHENSON (770) 805-9466                                                                                                                                                                                                                                          | LE | ACCENT LIGHTING - SEE ELECTRICAL<br>XX-LED LIGHT:<br>L1 = UP AND DOWN FIXTURE<br>L2 = DOWN ONLY FIXTURE<br>L3 = INTEGRAL CANOPY FIXTURE<br>L4 = FLOOD LIGHT | PN | PAINT BUILDING<br>XX-COLOR:<br>C1 = CHELSEA GRAY HC-168 BY BENJAMIN MOORE<br>C2 = IRON MOUNTAIN 2134-30 BY BENJAMIN MOORE | T3 | ALUMINUM TRELLIS 2" x 8" WALL FASCIA SYSTEM COLOR: CITYSCAPE                                                         |
| D  | HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL                                                                                                                                                                                                                                                                                                                               | MF | METAL FASCIA (COLOR: CITYSCAPE)<br>X-TYPE:<br>1 = PRE-FAB ANCHOR-TITE FASCIA<br>2 = PRE-FAB CUSTOM ARCADE FASCIA                                            | RO | ROOF DRAIN/ OVERFLOW PIPE (EXISTING)<br>PAINT TO MATCH SURROUNDING MATERIAL                                               | W1 | NEW STOREFRONT AND GLAZING<br>X-1 = NEW STOREFRONT AND GLAZING - SEE ASSEMBLY NOTES<br>2 = EXISTING WINDOW TO REMAIN |
| E  | EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.) MODERN<br>'OUTSULATION PLUS MD' BY DRYVIT OR EQUAL<br>HIGH IMPACT ZONES: 'PANZER 20' ULTRA HIGH IMPACT MESH ASSEMBLY FOR EIFS AREAS WITHIN 8'-0" OF GRADE<br>FINISH: HYDROPHOBIC, TEXTURE: SANDPEBBLE<br>COLOR: STATOTONE HIGH PERFORMANCE COLORANT<br>C1 = CHELSEA GRAY HC-168 BY BENJAMIN MOORE<br>C2 = IRON MOUNTAIN 2134-30 BY BENJAMIN MOORE | ML | METAL LETTERING - BY OTHERS<br>X-TYPE:<br>1 = 'WELCOME' - COLOR: SILVER                                                                                     | S  | McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.                                                                     |    |                                                                                                                      |
| GR | GUARDRAIL                                                                                                                                                                                                                                                                                                                                                                                      | MR | STANDING SEAM METAL ROOF<br>COLOR: CITYSCAPE                                                                                                                | SG | SNOW GUARD COLOR: CITYSCAPE                                                                                               |    |                                                                                                                      |
|    |                                                                                                                                                                                                                                                                                                                                                                                                |    |                                                                                                                                                             | T1 | ALUMINUM TRELLIS SYSTEM<br>XX-COLOR:<br>C1 = CITYSCAPE<br>C2 = WHITE<br>C3 = CHARCOAL<br>C4 = GOLD                        |    |                                                                                                                      |

#### ELEVATION KEY NOTES:



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ISSUED DATE: 07/24/19



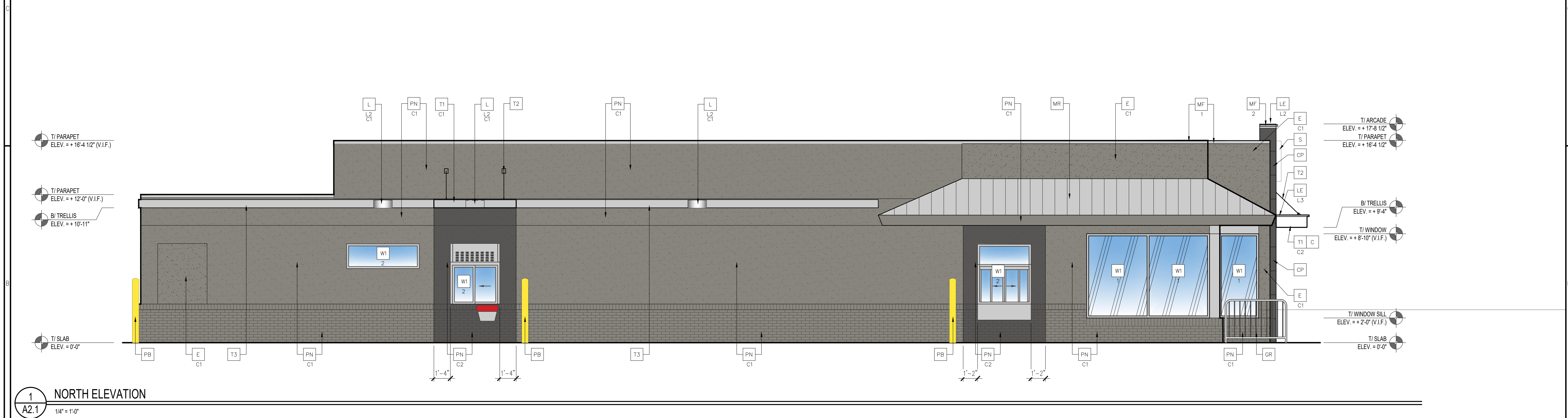
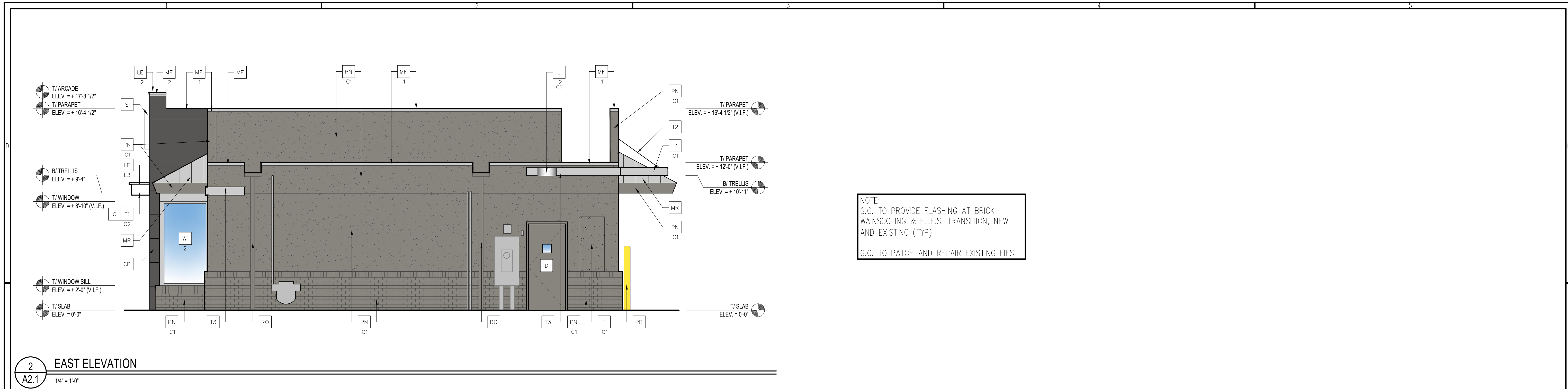
| REVISIONS | DATE     | DESCRIPTION | PERMIT REVIEW |
|-----------|----------|-------------|---------------|
| #         | 07/24/19 | DATE        | PERMIT REVIEW |

STATE ID: 120035  
NATIONAL #: 37  
PROJECT NUMBER: 18-442  
DRAWN BY: RP  
CHECKED BY: CLL

SHEET TITLE:  
**EXTERIOR ELEVATIONS**

SHEET NUMBER:  
**A2.0**





| ELEVATION KEY NOTES:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                       |                                                                                                                                     |                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| <b>GLAZING NOTES:</b><br>1. ALL GLAZING SHALL MEET SAFETY GLAZING REQUIREMENTS PER CURRENT INTERNATIONAL BUILDING CODE CHAPTER 24.<br>2. HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING MATERIALS:<br>2.1. DOORS<br>2.2. GLAZING ADJACENT TO DOORS: ADJACENT TO A DOOR WITH 24" AND WHERE GLAZING IS LESS THAN 60" ABOVE WALKING SURFACE<br>2.3. WINDOWS:<br>2.3.1. EXPOSED AREA OF INDIVIDUAL PANE IS GREATER THAN 9 SF<br>2.3.2. BOTTOM EDGE OF GLAZING IS LESS THAN 18" ABOVE THE FLOOR<br>2.3.3. TOP EDGE OF GLAZING IS GREATER THAN 36" ABOVE THE FLOOR<br>2.3.4. ONE OR MORE WALKING SURFACES ARE WITHIN 36" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PANE OF GLAZING<br>3. MIN CATEGORY CLASSIFICATION OF GLAZING USING CPSC 16 16 CFR PART 1201, (IBC TABLE 2406.2)<br>3.1. CLASS 1, UNO<br>3.2. CLASS 2:<br>3.2.1. EXPOSED SURFACE AREA OF ONE SIDE OF ONE LITE IS MORE THAN 9 SF<br><b>SAFETY GLAZING IDENTIFICATION:</b><br>1. AS INDICATED THE GLAZING IN HINGED DOORS SHALL BE SAFETY GLAZING. EACH PANE OF SAFETY GLAZING SHALL BE PERMANENTLY LABELED, IBC, SECTION 2406.3(1) |                                                                                                                                                                       |                                                                                                                                     |                                                                                                                                |
| <b>NOTE:</b><br>1. EIFS CONTROL JOINTS INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.<br>2. PAINT TRASH CORRAL INCLUDING DOORS, BOLLARDS ETC. TO MATCH MAIN BUILDING COLOR.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                       |                                                                                                                                     |                                                                                                                                |
| <b>COLOR SCHEME: 'MODERN' SCHEME</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                       |                                                                                                                                     |                                                                                                                                |
| <b>C</b> ALUMINUM CANOPY FASCIA SYSTEM<br>COLOR: WHITE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>L</b> LIGHT FIXTURE - SEE ELECTRICAL<br>XX-TYPE:<br>L2 = DOWN ONLY SCONCE<br>L3 = RECESSED DOWN FIXTURE<br>COLOR:<br>C1 = SILVER<br>C2 = WHITE                     | <b>PB</b> PIPE BOLLARD (EXISTING) - PAINTED YELLOW                                                                                  | <b>T2</b> ALUMINUM TRELLIS TIE-BACK SYSTEM<br>COLOR: C3 = CHARCOAL                                                             |
| <b>CP</b> FIBER CEMENT PANEL BY NICHHA ILLUMINATION SERIES - PAINT IRON MOUNTAIN 2134-30<br>JOINT CAULK: OSI QUAD<br>CONTACT: MATT STEPHENSON (770) 805-9466                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>LE</b> ACCENT LIGHTING - SEE ELECTRICAL<br>XX-LED LIGHT:<br>L1 = UP AND DOWN FIXTURE<br>L2 = DOWN ONLY FIXTURE<br>L3 = INTEGRAL CANOPY FIXTURE<br>L4 = FLOOD LIGHT | <b>PN</b> PAINT BUILDING<br>XX-COLOR:<br>C1 = CHELSEA GRAY HC-168 BY BENJAMIN MOORE<br>C2 = IRON MOUNTAIN 2134-30 BY BENJAMIN MOORE | <b>T3</b> ALUMINUM TRELLIS 2" x 8" WALL FASCIA SYSTEM COLOR: CITYSCAPE                                                         |
| <b>D</b> HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>MF</b> METAL FASCIA (COLOR: CITYSCAPE)<br>X-TYPE:<br>1 = PRE-FAB ANCHOR-TITE FASCIA<br>2 = PRE-FAB CUSTOM ARCADE FASCIA                                            | <b>RO</b> ROOF DRAIN/ OVERFLOW PIPE (EXISTING)<br>PAINT TO MATCH SURROUNDING MATERIAL                                               | <b>W1</b> NEW STOREFRONT AND GLAZING<br>X-1 = NEW STOREFRONT AND GLAZING - SEE ASSEMBLY NOTES<br>2 = EXISTING WINDOW TO REMAIN |
| <b>E</b> EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.) MODERN 'OUTSULATION PLUS MD' BY DRYVIT OR EQUAL<br>HIGH IMPACT ZONES: 'PANZER 20' ULTRA HIGH IMPACT MESH ASSEMBLY FOR EIFS AREAS WITHIN 8'-0" OF GRADE<br>FINISH: HYDROPHOBIC TEXTURE: SANDPEBBLE<br>COLOR: STATOTONE HIGH PERFORMANCE COLORANT<br>C1 = CHELSEA GRAY HC-168 BY BENJAMIN MOORE<br>C2 = IRON MOUNTAIN 2134-30 BY BENJAMIN MOORE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>ML</b> METAL LETTERING - BY OTHERS<br>X-TYPE:<br>1 = 'WELCOME' - COLOR: SILVER                                                                                     | <b>S</b> McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.                                                                      |                                                                                                                                |
| <b>GR</b> GUARDRAIL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>MR</b> STANDING SEAM METAL ROOF<br>COLOR: CITYSCAPE                                                                                                                | <b>SG</b> SNOW GUARD COLOR: CITYSCAPE                                                                                               |                                                                                                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                       | <b>T1</b> ALUMINUM TRELLIS SYSTEM<br>XX-COLOR:<br>C1 = CITYSCAPE<br>C2 = WHITE<br>C3 = CHARCOAL<br>C4 = GOLD                        |                                                                                                                                |

LINLEE DESIGN GROUP INC  
158 WEST MAIN STREET  
CHICAGO, IL 60604  
815.366.9155  
1860 W. EVANS AVE.  
CHICAGO, IL 60644  
800.974.5873  
WWW.LINLEEDSIGN.COM

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ISSUED DATE: 07/24/19

**McDonald's USA, LLC**  
1570 E. NORTHWEST HWY  
PALATINE, IL 60074

| REVISIONS | DATE     | DESCRIPTION           |
|-----------|----------|-----------------------|
| #         | 07/24/19 | PERMIT REVIEW BID SET |

STATE ID: 120035  
NATIONAL #: 57  
PROJECT NUMBER: 18-442  
DRAWN BY: RP  
CHECKED BY: CLL

SHEET TITLE:  
**EXTERIOR ELEVATIONS**

SHEET NUMBER:  
**A2.1**

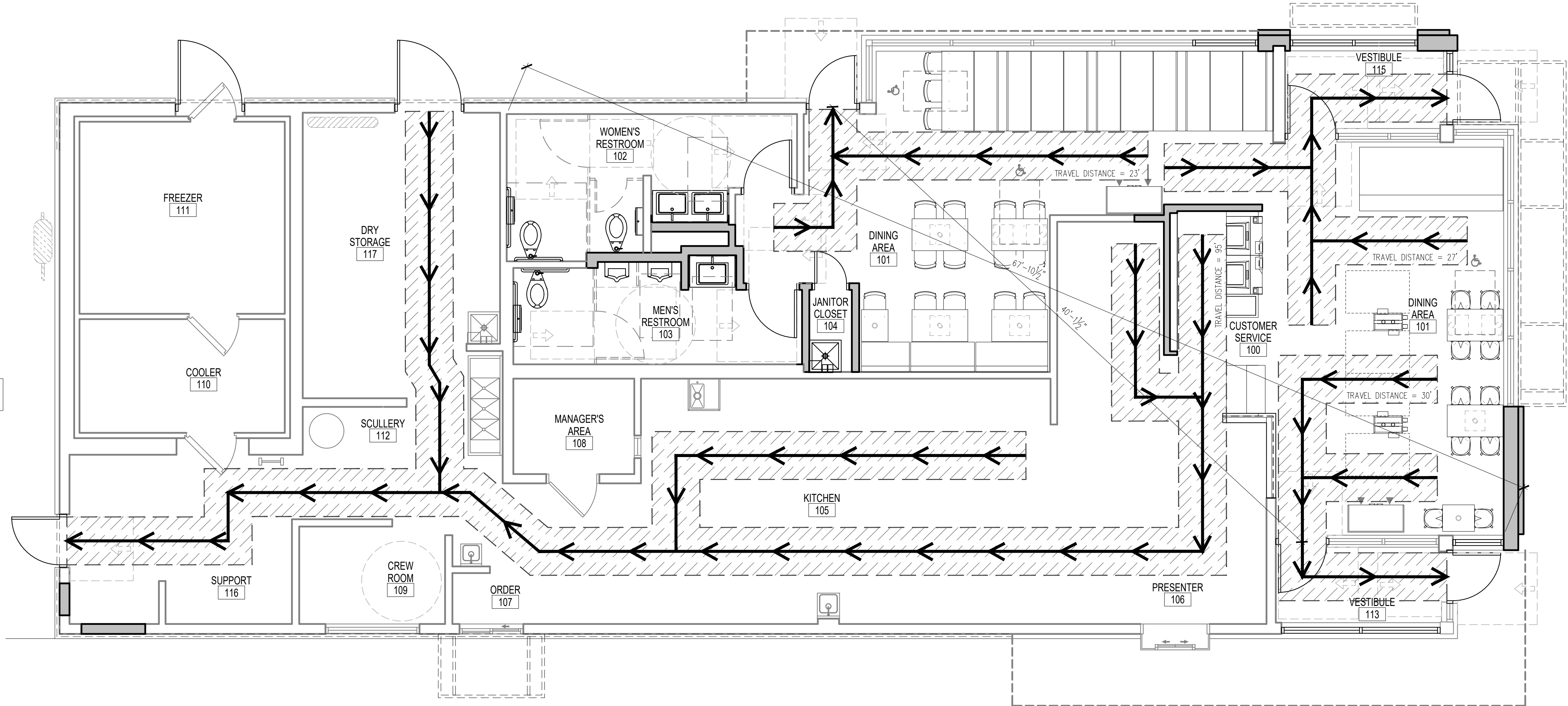


FIRE ALARM MODIFICATIONS ARE TO BE DETERMINED IN THE FIELD BY CONTRACTOR. DEFERRED PERMITS AND WORK TO BE FILED BY APPROVED SUB-CONTRACTOR WITH THE AUTHORITY HAVING JURISDICTION.

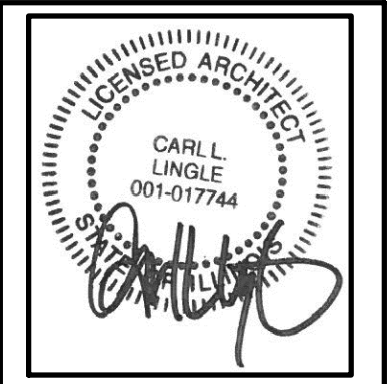
| OCCUPANCY ALLOWANCE                                            |           |                                                                                                                                              |                    |                    |   |
|----------------------------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------|---|
| SECTION 1004.1.2<br>MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT |           |                                                                                                                                              |                    |                    |   |
| FUNCTION OF SPACE                                              | ALLOWANCE | AREA                                                                                                                                         | EXISTING OCCUPANTS | PROPOSED OCCUPANTS | — |
| ASSEMBLY WITH FIXED SEATS                                      | SEE PLAN  | —                                                                                                                                            | 52                 | 52                 |   |
| ASSEMBLY W/ OUT FIXED SEATS (STANDING SPACE)                   | 5 NET     | 80 S.F.                                                                                                                                      | 16                 | 16                 |   |
| KITCHEN, COMMERCIAL (BASED ON FULL KITCHEN)                    | 200 GROSS | —                                                                                                                                            | 10                 | 10                 |   |
| TOTAL OCCUPANCY ALLOWANCE                                      |           |                                                                                                                                              | 78                 | 78                 | — |
| TOTAL SEATING:                                                 | 52        | NOTE:<br>A. SEATING CONFIGURATION IS SHOWN FOR REFERENCE ONLY. ACTUAL CONFIGURATION MAY VARY.<br>B. SEE SHEET G2.0 & A4.0 FOR ADA CLEARANCES |                    |                    |   |
| TOTAL REQUIRED ACCESSIBLE SEATING (5% OF TOTAL):               | 3         |                                                                                                                                              |                    |                    |   |
| ACCESSIBLE SEATING PROVIDED:                                   | 3         |                                                                                                                                              |                    |                    |   |

| BUILDING INFORMATION                                                                                    |                                                          |
|---------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| <b>BUILDING CODES:</b>                                                                                  |                                                          |
| BUILDING CODE                                                                                           | 2015 INTERNATIONAL BUILDING CODE                         |
| MECHANICAL CODE                                                                                         | 2015 INTERNATIONAL MECHANICAL CODE                       |
| ELECTRICAL CODE                                                                                         | 2017 NATIONAL ELECTRICAL CODE                            |
| PLUMBING CODE                                                                                           | 2014 ILLINOIS PLUMBING CODE                              |
| FIRE/ LIFE SAFETY CODE:                                                                                 | 2015 INTERNATIONAL FIRE CODE / NFPA 101                  |
| ENERGY CODE:                                                                                            | 2015 INTERNATIONAL ENERGY CONSERVATION CODE              |
| ACCESSIBILITY CODE                                                                                      | ILLINOIS STATE ACCESSIBILITY CODE                        |
| <b>STRUCTURE:</b>                                                                                       |                                                          |
| EXISTING BRICK AND WOOD FRAMED LOAD BEARING WALLS, WOOD ROOF FRAMING, NEW WOOD FRAMING WHERE APPLICABLE |                                                          |
| <b>BUILDING INFO:</b>                                                                                   |                                                          |
| OCCUPANCY:                                                                                              | USE GROUP A2 (RESTAURANT)                                |
| CONSTRUCTION TYPE:                                                                                      | V-B, NOT SPRINKLED                                       |
| NUMBER OF STORIES:                                                                                      | SINGLE STORY                                             |
| BUILDING HEIGHT:                                                                                        | 18'-0" (MAIN BLDG. PARAPET)<br>19'-4" (ENTRANCE ELEMENT) |
| GROSS BUILDING AREA: EXISTING 3,228 S.F.                                                                |                                                          |

| LEGEND                                                                              |                                                       |
|-------------------------------------------------------------------------------------|-------------------------------------------------------|
|  | INDICATES 36" MIN. EGRESS PATH UNLESS NOTED OTHERWISE |



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**McDonald's**  
USA, LLC  
1570 E. NORTHWEST HWY  
PALATINE, IL 60074

| REVISIONS | DATE     | DESCRIPTION           |
|-----------|----------|-----------------------|
| #         | 07/24/19 | PERMIT REVIEW BID SET |

|                 |        |
|-----------------|--------|
| STATE ID:       | 120035 |
| NATIONAL #:     | 87     |
| PROJECT NUMBER: | 18-442 |
| DRAWN BY:       | RP     |
| CHECKED BY:     | CLL    |

SHEET TITLE:  
BUILDING  
INFORMATION  
PLAN

SHEET NUMBER:  
T2.0



December 4, 2019

Planning and Zoning Department  
200 E. Wood Street  
Palatine, IL 60067

RE: Project Description  
McDonald's – 1570 East Northwest Highway  
Palatine, IL

Planning and Zoning Department,

The below project description is being submitted as a part of the Special Use Amendment application.

**PROJECT DESCRIPTION:**

The proposed project seeks to remodel the existing McDonald's restaurant located at 1570 East Northwest Highway. This includes both interior and exterior modifications to the building as well as minor site work. Work to the exterior of the building will include removing the existing mansard roof, extending the parapet wall, constructing multiple brand walls, and painting of the existing materials to match. Internally the décor will be refreshed, new seating will be installed, and bathrooms will be updated for ADA compliance. The site work will consist of updating the existing single drive-through to double drive-through, ADA sidewalks and parking stalls, and refreshing the landscaping.

The business will employ approximately 38 people. This McDonald's location will be open daily from 5 A.M. to 11 P.M.

Sincerely,

A handwritten signature in blue ink that reads 'Kenneth Sack'.

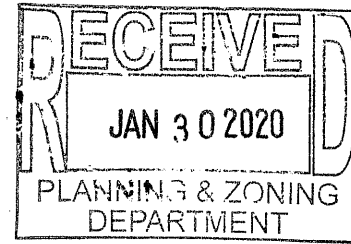
Kenneth Sack  
Project Manager  
Watermark Engineering Resources

Attachment: Project Narrative (1570 E. Northwest Highway - SU Amendment & Variations for McDonald's)



January 29, 2020

Katie Rivard  
Planning and Zoning Department  
200 E. Wood Street  
Palatine, Illinois 60067



**RE: McDonalds – Palatine, IL  
1570 E Northwest Highway  
Palatine, IL 60074  
WER Job No. 18-120**

Please find below the responses to your review letter dated January 22, 2020. The following items are included in this re-submittal as requested:

- Site Plan (5 Copies, 24"x36") Dated 1/29/2020
- Signage Exhibit (5 Copies, 24"x36") Dated 1/29/2020
- Truck Circulation Plan (5 Copies, 24"x36") Dated 1/29/2020

Planning and Zoning

1. The turning movements and vehicular circulation patterns throughout the site will ultimately remain the same. The access points and circulation will not be changed with the addition of the proposed dual drive thru system. The proposed dual drive thru system design will allow for increased vehicular capacity along with incorporating greater efficiencies to minimize the potential for vehicular stacking backups. The proposed dual drive thru system will allow for 13 vehicles to stack with the ability to be served more efficiently and effectively versus the current tandem drive thru system site that allows for 10 vehicles to stack. There are approximately 10 employees per shift during peak volume and about 5 during non - peak volume. There are approximately 6 vehicles in the drive-thru on average with average drive-thru time being 2 minutes and 30 seconds. The percentage of business dine-in versus business drive-thru is 25% and 75% respectively.
2. Thirteen (13) vehicular stacking spaces from the pay window are shown on the Site Plan as requested.
3. Four (4) adjacent spaces to the trash enclosure will be signed and dedicated for "Employee" parking as requested.
4. Refuse pick-up currently occurs twice a week and typically occurs between 5 A.M. and 7 A.M.
5. The condition of the existing fence is in satisfactory condition.
6. As part of the Major Remodel Project, there will be changes to the proposed building and drive thru elements. See attached "Signage Exhibit" for details.
7. The parkway tree that is dead will be replaced with a similar tree as requested.

Fire Prevention

8. Please review attached "Fire Truck Circulation Plan" as requested.

Attachment: Petitioner's Response Letter 01-29-20 (1570 E. Northwest Highway - SU Amendment & Variations for McDonald's)

McDonald's-Palatine

18-120

January 29, 2020

2

Building

9. Duly noted.

Engineering

10. Duly noted.

Sincerely,

**WATERMARK ENGINEERING RESOURCES, LTD.**

Kenneth Sack

Senior Project Designer

CC via email: Chris Stepp, McDonald's  
Daniel Moninger, Sevan Solutions  
Dan Olson, Watermark Engineering

Christopher.Stepp@us.mcd.com  
Daniel.Moninger@sevansolutions.com  
dolson@watermark-engineering.com

Attachment: Petitioner's Response Letter 01-29-20 (1570 E. Northwest Highway - SU Amendment &amp; Variations for McDonald's)



# 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<br><i>KR</i>              | Zoning Case #<br><i>20-01</i> |
|                 | Filing Fee                                | Notification Deadline         |
|                 | ZBA Public Hearing Date<br><i>2/25/20</i> | Village Council Date          |

|                                 |
|---------------------------------|
| RECEIVED                        |
| JAN 08 2020                     |
| PLANNING & ZONING<br>DEPARTMENT |
| date received                   |

|                                                                                                                                |                                                                                                                                                      |                                            |                                             |  |
|--------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|---------------------------------------------|--|
| Background Information                                                                                                         | PETITIONER(S)<br>Chris Stepp                                                                                                                         |                                            | Business Name (if applicable)<br>McDonald's |  |
|                                                                                                                                | Subject Property Address<br>1570 E. Northwest Highway                                                                                                |                                            |                                             |  |
|                                                                                                                                | AUTHORIZED AGENT (if applicable)                                                                                                                     |                                            | Business Name (if applicable)               |  |
|                                                                                                                                | Address                                                                                                                                              |                                            | City/State/Zip Code                         |  |
|                                                                                                                                | Telephone                                                                                                                                            | Fax                                        | Email                                       |  |
|                                                                                                                                | Relationship to Petitioner (contractor, architect, etc.)                                                                                             |                                            |                                             |  |
|                                                                                                                                | TYPE OF APPLICATION (check one)                                                                                                                      |                                            |                                             |  |
|                                                                                                                                | <input type="checkbox"/> Special Use <input checked="" type="checkbox"/> Special Use Amendment <input type="checkbox"/> Variation <b>Aisle Width</b> |                                            |                                             |  |
|                                                                                                                                | Existing Zoning District<br>B-2 General Business                                                                                                     | Existing Land Use<br>McDonald's Restaurant | Proposed Land Use<br>McDonald's Restaurant  |  |
|                                                                                                                                | Generally describe your request:                                                                                                                     |                                            |                                             |  |
| Amend the Special Use to replace single drive-through lane system with double drive-through lane system.                       |                                                                                                                                                      |                                            |                                             |  |
| In addition, McDonald's is proposing to upgrade the existing building, ADA and site improvements, and update site landscaping. |                                                                                                                                                      |                                            |                                             |  |
|                                                                                                                                |                                                                                                                                                      |                                            |                                             |  |
|                                                                                                                                |                                                                                                                                                      |                                            |                                             |  |
|                                                                                                                                |                                                                                                                                                      |                                            |                                             |  |
|                                                                                                                                |                                                                                                                                                      |                                            |                                             |  |

Attachment: Application (1570 E. Northwest Highway - SU Amendment & Variations for McDonald's)



## SPECIAL USE

### Required Materials

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

### Additional Materials (as required by the Village)

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

### Petitioner Justification

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

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

The proposed improvements to upgrade the existing building, ADA and site improvements, and the existing single drive-through lane to the double drive-through lane will enable McDonald's to keep up with drive-through demand to efficiently serve customers.

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

The proposed improvements to the property will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

The proposed improvements are intended to efficiently and effectively serve customers without sacrificing safety.

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

The proposed improvements represent a significant reinvestment in the property and should not be injurious to the

use or enjoyment of other property in the immediate vicinity, nor substantially diminish or impair property values within the neighborhood.

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

Duly noted.





## VARIATION

### Required Materials

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

### Additional Materials (as required by the Village)

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

### Petitioner Justification

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

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

Allowing a decrease in the drive thru lane width will not impact the existing parking spaces along Northwest Highway. Therefore, the site will meet the Village of Palatine's parking requirements.

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

The plight of the owner is unique in the fact that due to the size and configuration of the site it can provide the required quantity of parking stalls through this requested variance. The variance will allow for as many parking stalls as possible with the land available.

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

Allowing a decrease in the drive thru lane width will not impact the existing parking spaces or the access points along Northwest Highway. The variance will allow for as many parking stalls as possible with the land available, opportunity for new landscaping, and a new side by side drive-thru system will increase efficiencies and reduce the number of backups in the drive thru.

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

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

Duly noted.



## UTILITY STATEMENT

[illegible]

|         |                                                                               |
|---------|-------------------------------------------------------------------------------|
| PROJECT | McDonald's - 12-0035<br>1500 East Northwest Highway<br>Palestine, Illinois    |
| CLIENT  | Watermark Engineering Resources, Ltd.<br>2611 Ginger Woods Parkway, Suite 100 |

**COMPASS**  
**SURVEYING LTD**

ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100  
AURORA, IL 60502

PHONE: (630) 824-9100 FAX: (630) 824-7030 EMAIL: ADMIN@CIS.SURVEYING.COM

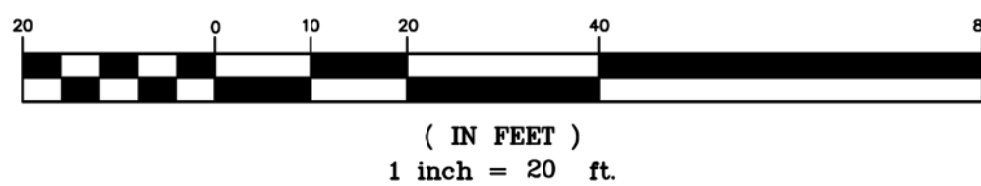
SCALE: 1" = 20'

1 OF 2

PROJ. NO.: 18.0393

# BOUNDARY AND TOPOGRAPHIC SURVEY

GRAPHIC SCALE



## LEGAL DESCRIPTION

LOTS 79, 80, 81 AND 82 IN ROBERT BARTLETT'S ARLINGTON CREST ESTATES, A SUBDIVISION OF PART OF THE SOUTH EAST QUARTER OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTH EAST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## BENCHMARKS

**REFERENCE BENCHMARK:**  
NATIONAL GEODETIC SURVEY BENCHMARK  
DESIGNATION: LD020  
PID: DM3803

THE STATION IS LOCATEABOUT 4.3 MILES WEST-SOUTHWEST OF WHEELING, 1.8 MILES NORTHWEST OF ARLINGTON HEIGHTS AND 1.6 MILES EAST OF PALATINE. TO REACH FROM THE INTERSECTION OF STATE HIGHWAY 53 AND W PLANTINE ROAD IN ARLINGTON HEIGHTS, IL GO EAST ON WEST PLANTINE ROAD FOR 0.19 MILES TO NORTH WILKE ROAD. TURN RIGHT AND GO SOUTH THEN WEST THEN SOUTH ON NORTH WILKE ROAD FOR 0.18 MILES TO NORTH COLUMBIA AVENUE. TURN LEFT AND GO SOUTH ON NORTH COLUMBIA AVENUE FOR 72.2 FEET AND THE STATION ON THE RIGHT. THE STATION IS LOCATED 72.2 FEET SOUTH OF THE INTERSECTION OF STATE HIGHWAY 53 AND W PLANTINE ROAD, 72.2 FEET SOUTH OF THE EDGE OF PAVEMENT OF NORTH WILKE ROAD, 180 FEET WEST OF EDGE OF PAVEMENT OF NORTH COLUMBIA AVENUE, 9.8 FEET EAST OF A CONCRETE DIVIDER WALL.

DATUM: NAVD88

## SITE BENCHMARKS

SITE BENCHMARK #1  
NORTHEAST BONNET BOLT ON FIRE HYDRANT LOCATED ALONG THE NORTHEAST SIDE OF NORTHWEST HIGHWAY AND  
ALONG THE SOUTHWEST BOUNDARY LINE, NEAR SOUTHWEST CORNER OF SITE.

ELEVATION = 723.67

SITE BENCHMARK #2

CUT SQUARE ON CONCRETE LIGHT POLE BASE AT THE NORTH CORNER OF LOT 7A

ELEVATION = 725.40

## NOTE

DOCUMENT NUMBER 12498727 AMENDS THE RESTRICTIONS  
CONTAINED ON THE PLAT OF SUBDIVISION FOR ROBERT BARTLETT'S  
ARLINGTON CREST ESTATES TO INCLUDE THE FOLLOWING:

NO BUILDING SHALL BE LOCATED NEARER THAN 5 FEET TO ANY SIDE LOT LINE EXCEPT THAT THE SIDE LINE RESTRICTION SHALL NOT APPLY TO A DETACHED GARAGE OR OTHER OUT BUILDING LOCATED 100 FEET OR MORE FROM THE FRONT LOT LINE.

SEE DOCUMENT FOR OTHER RESTRICTIONS.

### LEGEND

- |                                                                                     |  |                                    |
|-------------------------------------------------------------------------------------|--|------------------------------------|
| FOUND 7/8" O.D.I.P.<br>UNLESS OTHERWISE NOTED<br>(HOLD LOCATION)<br>(CONTROL POINT) |  | GAS METER                          |
| ■ GAS CONDUIT MONUMENT                                                              |  | GAS VALVE                          |
| + CROSS IN CONCRETE                                                                 |  | GAS MARKER                         |
| ⊙ MANHOLE                                                                           |  | DOWN SPOUT                         |
| ⊙ STORM STRUCTURE                                                                   |  | BORING HOLE                        |
| ⊙ SANITARY MANHOLE                                                                  |  | MONITORING WELL                    |
| ○ CLEANOUT                                                                          |  | GATE POST                          |
| FLARED END SECTION                                                                  |  | BOLLARD POLE                       |
|                                                                                     |  | STIG                               |
| ELECTRIC MANHOLE                                                                    |  | MAILBOX                            |
| ELECTRIC BOX                                                                        |  | SANITARY SEWER                     |
| ELECTRIC PEDESTAL                                                                   |  | STORM SEWER                        |
| ELECTRIC MARKER                                                                     |  | WATER MAIN                         |
| ELECTRIC METER                                                                      |  | GAS MAIN                           |
| UTILITY POLE                                                                        |  | ELECTRIC LINE                      |
| UTILITY POLE W/LIGHT                                                                |  | OVERHEAD LINE                      |
| UTILITY POLE W/TSF                                                                  |  | TELEPHONE WIRE                     |
| GUY POLE                                                                            |  | CONFERROUS TREE                    |
| OVERHEAD TRAFFIC SIGNAL                                                             |  | W/APPROX. DIAMETER                 |
| TRAFFIC SIGNAL MANHOLE                                                              |  | DECIDUOUS TREE                     |
| LIGHT                                                                               |  | W/APPROX. DIAMETER                 |
| UTILITY POLE                                                                        |  | MULTI-STEM TREE                    |
| HAND HOLE                                                                           |  | (DROP LINE SHOWN IS APPROXIMATE)   |
| VALVE VAULT                                                                         |  | BITUMINOUS PAVEMENT                |
| FIRE HYDRANT                                                                        |  | CONCRETE SURFACE                   |
| IRRIGATION CONTROL VALVE                                                            |  | DEPRESSED CURB                     |
| POST INDICATOR VALVE                                                                |  | GRAVEL SURFACE                     |
| SIAMSESE WATER CONNECTION                                                           |  | LANDSCAPE AREA                     |
| WATER MARKER                                                                        |  | STONE SURFACE                      |
| WATER METER                                                                         |  | DETECTABLE TACTILE WARNING SURFACE |
| VALVE BOX                                                                           |  | WOOD FENCE                         |
| B/BOX                                                                               |  | CHAIN LINK FENCE                   |
| TELEPHONE MANHOLE                                                                   |  | METAL FENCE                        |
| TELEPHONE NETWORK INTERFACE                                                         |  | METAL GUARDRAIL                    |
| TELEPHONE MARKER                                                                    |  | OVERHEAD TRAFFIC LINE              |
| TELEPHONE PEDESTAL                                                                  |  |                                    |
| CABLE TELEVISION PEDESTAL                                                           |  |                                    |

## ABBREVIATIONS

O.D.P. = OUTSIDE DIAMETER ROLL PIPE  
 TP = TOP OF FOUNDATION  
 F.F. = FINISHED FLOOR  
 FES = FLARED END SECTION  
 VP = VITRIFIED CLAY PIPE  
 D.I. = DUCTILE IRON PIPE  
 P.V.C. = POLY-VINYL CHLORIDE  
 C.P. = CAST IRON PIPE  
 C.P. = CORRUGATED METAL PIPE  
 (R) = ROLL BEARING OR DISTANCE  
 (B) = BEARING OR ROLLING OR DISTANCE  
 (C) = CALCULATED BEARING OR DISTANCE  
 (D) = DEAD BEARING OR DISTANCE  
 L = ARC LENGTH  
 R = RADIUS  
 CH = CHORD  
 CS = CHORD SUBTENSE  
 B.S.L. = BUILDING SETBACK LINE  
 U.E. = UTILITY EASEMENT  
 F.E. = FURNISHMENT EASEMENT  
 P.U.E. = PUBLIC UTILITY EASEMENT  
 C.O.E. = CURB OF EASEMENT  
 P.O.B. = POINT OF BEGINNING  
 P.J. & D.E. = PUBLIC UTILITY AND  
 DRAINAGE EASEMENT  
 BC = BACK OF CURB  
 BDG = BACK OF DEPRESSION  
 C = CONCRETE  
 F = FILL  
 G = GRAVEL  
 EW = EDGE OF WALK  
 T.W. = TOP OF WALL  
 TP = TOP OF PIPE  
 I.V. = INVERT ELEVATION  
 PL = PROPERTY LINE  
 DS = DOWN SPOUT  
 S.F. = SQUARE FEET  
 SL = SHORE LINE  
 TP = TRANSFORMER

LINE LEGEND

- LIMITS OF LAND PER  
 ————— LEGAL DESCRIPTION  
 ————— ADJACENT LAND  
 ———— PARCEL LINE  
 - - - - - EASEMENT LINE  
 - - - - - CENTERLINE  
 - - - - - BUILDING SETBACK LINE  
 - - - - - SECTION LINE  
 - - - - - EXISTING CONTOUR

## CERTIFICATION

STATE OF ILLINOIS     )  
COUNTY OF KANE     ) SS

THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER THE DIRECTION  
OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR ON 12/06/2018. ALL  
DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS  
MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

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

COMPASS SURVEYING LTD  
PROFESSIONAL DESIGN FIRM  
LAND SURVEYOR CORPORATION NO. 184.002778  
LICENSE EXPIRES 4/30/19

BY: Quinn W. Walker DATE: 12/6/18

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3585

LICENSE EXPIRES 11/30/2020

K:\PSDATA\2018 PROJECTS\18.0393\18.0393-TOPO.DWG

PROJ NO: 18.0393



## UTILITY STATEMENT

[illegible]

|         |                                                                               |
|---------|-------------------------------------------------------------------------------|
| PROJECT | McDonald's - 12-0035<br>1570 East Northwest Highway<br>Palestine, Illinois    |
| CLIENT  | Watermark Engineering Resources, Ltd.<br>2631 Conger Woods Parkway, Suite 100 |

**COMPASS**  
**SURVEYING LTD**

ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100  
AURORA, IL 60502

PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CJSURVEYING.COM

SCALE: 1" = 20'

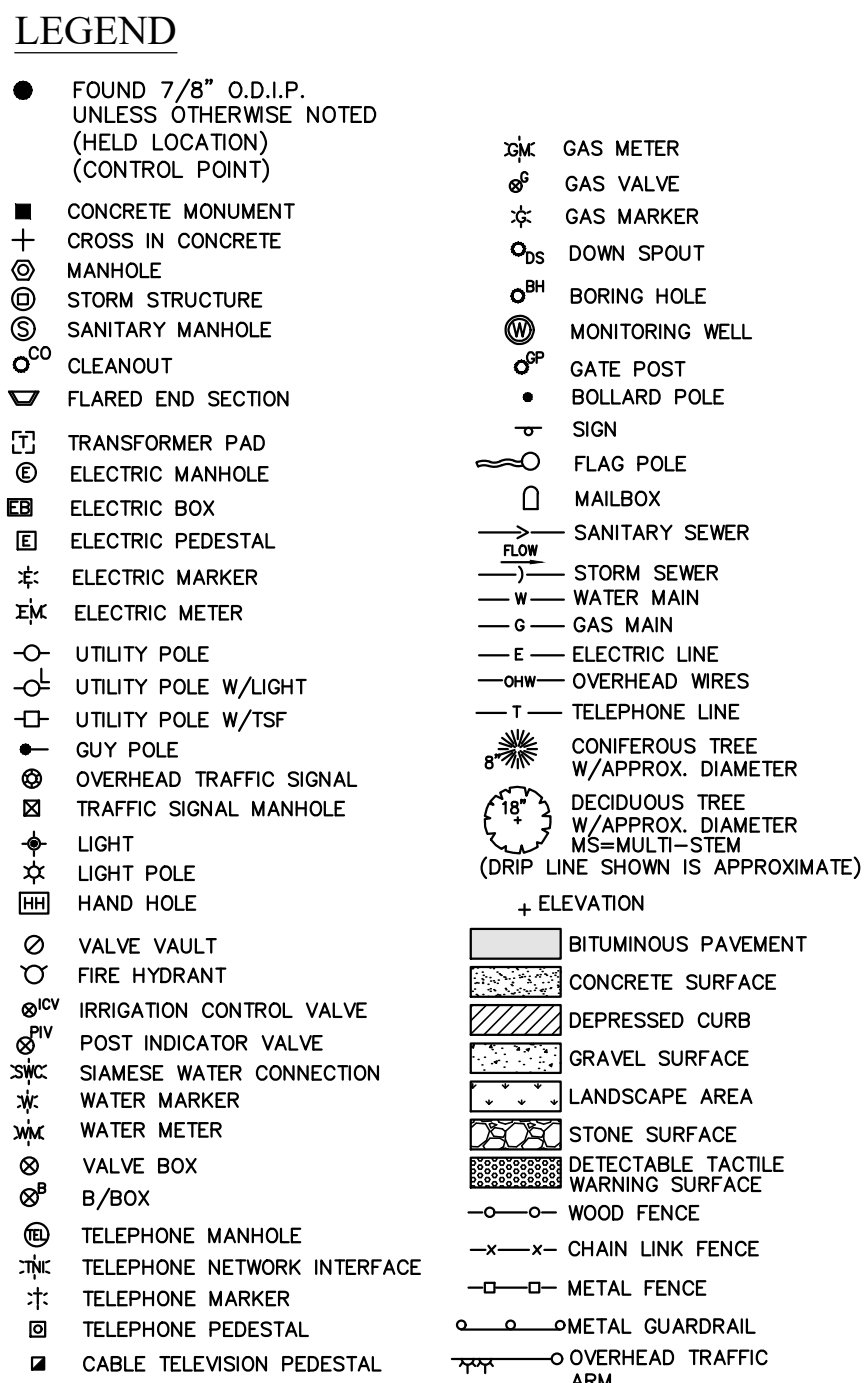
2 OF 2

PROJ. NO.: 18.0393

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.



O.D.P. = OUTSIDE DIAMETER IRON PIPE  
T.F. = TOP OF FOUNDATION  
F.F. = FINISHED FLOOR  
FES = FLEARED END SECTION  
VCP = VITRIFIED CLAY PIPE  
R.I.P. = RIBBLE IRON PIPE  
PVC = POLYVINYL CHLORIDE  
R.C.P. = REINFORCED CONCRETE PIPE  
C.M.P. = CORRUGATED METAL PIPE  
(R) = RECORD BEARING OR DISTANCE  
(M) = MEASURED BEARING OR DISTANCE  
(D) = DEED BEARING OR DISTANCE  
(D) = DEED BEARING OR DISTANCE  
A = ARC LENGTH  
R = RADIUS  
CH = CHORD  
R.C. = RADIUS CHORD  
B.S.L. = BUILDING SETBACK LINE  
U.E. = UTILITY EASEMENT  
F.E. = FRAMING EASEMENT  
P.U.E. = PUBLIC UTILITY EASEMENT  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
P.U. & D.E. = PUBLIC UTILITY AND  
EASEMENT DEED EASEMENT  
BC = BACK OF CURB  
BD = BACK OF DEPRESSED  
C = CONCRETE  
P = PAVEMENT  
G.L. = GRADE LINE  
EW = EDGE OF WALK  
S.W. = SIDE WALK  
T.P. = TOP OF PIPE  
IE = INVERT ELEVATION  
S.L. = PROPERTY LINE  
DS = DOWN SLOPE  
S.F. = SQUARE FEET  
S.L. = SQUARE LINE  
T.S.P. = TRANSFORM

\_\_\_\_\_ LIMITS OF LAND PER  
 \_\_\_\_\_ LEGAL DESCRIPTION  
 \_\_\_\_\_ ADJACENT LAND  
 \_\_\_\_\_ PARCEL LINE  
 ----- EASEMENT LINE  
 ----- CENTERLINE  
 ----- BUILDING SETBACK LINE  
 ----- SECTION LINE  
 ----- EXISTING CONTOUR

| Design Dig #A332 1954<br>Locate Dig #A330 1091                                                                                |                                                                                                         |                           |                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                   |                      |
|-------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|---------------------------|-------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| Municipality                                                                                                                  | Cable Television                                                                                        | Electric                  | Natural Gas                                                                               | Telecommunications                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                   | Water/Sanitary/Storm |
| Palatine, Village of<br>200 E Wood Avenue Palatine, IL Martha Gieras<br>(847) 359-9050 Phone<br>(847) 359-9094 Fax            | Comcast<br><br>224-229-5862<br><a href="mailto:martha_gieras@comcast.com">martha_gieras@comcast.com</a> | ComEd<br><br>630-576-7094 | Nicor Gas<br><br>630-388-2362<br><a href="mailto:gasmaps@nicor.com">gasmaps@nicor.com</a> | AT&T Distribution<br><br><a href="mailto:g11629@att.com">g11629@att.com</a><br><br>AT&T Transmission<br><br>Kenneth Cole Jr<br><br>630-383-9249<br><a href="mailto:KC1298@att.com">KC1298@att.com</a><br><br>MCI<br><br>Dean Boyers<br><br>469-896-4238<br><br>Sprint<br><br>James Burton<br><br>708-955-8659<br><br><a href="mailto:James.burton@ericsson.com">James.burton@ericsson.com</a> | Village of Arlington Heights<br><br>Steve Mulany<br><br>847-368-5800<br><br><a href="mailto:smulany@vah.com">smulany@vah.com</a><br><br>Village of Palatine<br><br>George Ruppert<br><br>847-202-6963<br><br><a href="mailto:gruppert@palatine.il.us">gruppert@palatine.il.us</a> |                      |
| Vinakom Communications<br>Dicky Patel<br>847-592-5785<br><a href="mailto:dicky_patel@vinakom.com">dicky_patel@vinakom.com</a> |                                                                                                         |                           |                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                   |                      |



**ORDINANCE NO. 0-133-97**

**AN ORDINANCE GRANTING A SPECIAL USE FOR A MCDONALD'S RESTAURANT  
WITH A DRIVE-THROUGH FACILITY AND A VARIATION FOR A BUFFER STRIP  
1570 E. NORTHWEST HIGHWAY**

**Published in pamphlet form by authority of the  
Mayor and Council of the Village of Palatine  
on July 28, 1997**



ORDINANCE NO. 0-133-97

AN ORDINANCE  
GRANTING A SPECIAL USE  
FOR A MC DONALD'S RESTAURANT  
WITH A DRIVE-THROUGH FACILITY  
AND A VARIATION FOR A BUFFER STRIP  
1570 E. NORTHWEST HIGHWAY

WHEREAS, pursuant to a petitions and public hearing held on June 24, 1997 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 hearings and reported its findings regarding granting a special use for a Mcdonald's Restaurant with a drive-through facility and a variation to permit a buffer strip to be five (5) feet wide instead of the minimum required fifteen (15) feet wide, pursuant to Secs. 11.03 (d) 26 and 11.03 (h) of the Palatine Zoning Ordinance on the following legally described property:

Parcel 1: Lot 83 and that part of Lot 84 described as follows: Commencing at the Northeast corner of Lot 84; thence South along the East line of said Lot 84 (being the West line of Wilke Road) for a distance of 20.0 feet; thence West and parallel with the North line of Lot 84 for a distance of 100.0 feet; thence South and parallel with the East line of Lot 84 for a distance of 30.0 feet; thence Southwesterly along a line which makes an angle of 152 degrees, measured from North to Southwest for a distance of 132.95 feet to an intersection with the Southerly line of Lot 84 (being the Northerly right of way line of Northwest Highway); thence Northwesterly along the last described line for a distance of 75.0 feet to an intersection with the Westerly line of Lot 84; thence Northeasterly along the West lot line of Lot 84 for a distance of 150.0 feet to the North line of Lot 84; thence East along the North line of Lot 84 for a distance of 151.52 feet to the place of beginning, all in Robert Bartlett's Arlington Crest Estate, a subdivision of part of the Southeast 1/4 of Section 24, and part of the Northeast 1/4 of Section 25, Township 42 North, Range 10,

East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Lots 79, 80, 81, and 82 in Robert Bartlett's Arlington Crest Estates, a subdivision of part of the Southeast 1/4 of Section 24, and part of the Northeast 1/4 of Section 25, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois

commonly known as 1570 E. Northwest Highway (formerly known as the parking lot just west of 1818 W. Northwest Highway, Arlington Heights, Illinois.)

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 is hereby granted to permit the operation of a McDonald's Restaurant with a drive-through facility, and a variation to permit a buffer strip to be five (5) feet wide instead of the minimum required fifteen (15) feet wide, pursuant to Secs. 11.03 (d) 26 and 11.03 (h) of the Palatine Zoning Ordinance, subject to the following conditions:

1. The Special Use to permit the operation of the restaurant is granted solely to McDonald's Corporation and may be transferred only after review by the Zoning Board of Appeals and consent of the Village Council. In the event of the sale or lease of this property, the existing and the prospective proprietors shall appear before a public meeting of the Zoning Board of Appeals. The Zoning Board of Appeals shall review the request and in its sole discretion, shall either:
  - 1.1 Recommend that the Village Council approve of the transfer of the lease and/or ownership to the new proprietor without amendment to the Special Use Ordinance, or
  - 1.2 If the Zoning Board of Appeals deems that the new proprietor contemplates a change in use which is inconsistent with this Special Use Ordinance, the new proprietor shall be required to petition for a public hearing before the Zoning Board of Appeals to amend the Special Use Ordinance.
2. The restaurant shall be constructed to substantially conform to the Floor Plan by McDonald's Corporation, and to the Elevation Plan by McDonald's Corporation, and to the Landscape Plan by Burnidge Cassell Associates received by the Village on 04-27-97, and to the Lighting Plan by Security Lighting Systems, and to the Parking Plan by McDonald's Corporation, and to the Grading Plan, Utility Plan, and Engineering Plan by Marchris Engineering, Ltd, attached hereto as multiple page Exhibit



"A", except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions:

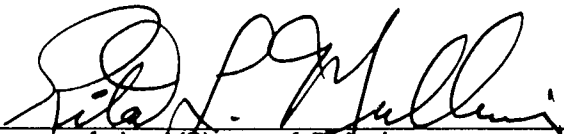
3. Any changes to the Floor Plan shall receive Village Council approval.
4. The concrete sidewalk shall continue through both driveways.
5. A revised lighting plan in a manner acceptable to the Village shall be submitted prior to the issuance of a building permit.
6. A six (6) foot high solid board-on-board fence shall be constructed along the rear property line.

**SECTION 2:** That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.

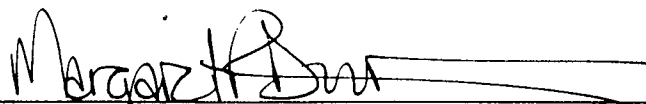
PASSED: This 28 day of July, 1997

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

APPROVED by me this 28 day of July, 1997

  
\_\_\_\_\_  
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 28  
day of July, 1997

  
\_\_\_\_\_  
Village Clerk

## 2. 1570 E. Northwest Highway

Notice was published in the Daily Herald on February 10, 2020 and mailed to the owners of the surrounding properties.

**Petitioner's Exhibits:**

1. Application for Special Use & Variation
2. Proof of Ownership
3. Project Narrative
4. Petitioner's response letter dated 1-29-20
5. Boundary & Topographic Survey
6. Site Plan
7. Final Engineering Plans
8. Architectural Plans
9. Floor Plan
10. 0-133-97 Special Use and Variation Ordinance for McDonalds
11. Public Notice

**Sworn in Mr. Dan Olsen 2631 Ginger Woods Pkwy Aurora Civil Engineer/ Project Manager**

Mr. Olsen gave a brief overview of the request including an amendment to the existing special use and additional variances for the drive-thru width and parking stall depths. He spoke of the existing conditions of the site referring to the plat of survey slide. He explained they are looking to remodel the building and redo the site. Mr. Olsen explained the proposal keeps the existing site layout with the driveways and the one-way circulation. He explained the main change to site is the double drive-thru. He explained since it is such a tight site they need to ask for relief in certain areas. He stated they are updating the site to be ADA compliant. Mr. Olsen explained as part of the project the parallel parking stalls next to drive thru will be removed to provide an escape lane for the proposed drive thru. He explained the stalls circled in red on the site plan slide will be designated as employee parking. Mr. Olsen stated the garbage coral will remain the same fully screened. He stated they are putting the side by side drive-thru in all the locations explaining the benefits. He stated the stacking benefits this site because it is so small. Mr. Olsen stated the updates drive-thru equipment is more efficient pointing out 75% of the vehicles that visit this site use the drive thru. He stated the stacking ability will increase by 3 vehicles from 10-13. Mr. Olsen stated they are adding pull thru parking stalls for orders that require more time to keep the drive thru moving. He pointed out they meet parking requirements. He explained the reason for the variance is due to the site tightness. Mr. Olsen spoke to the other updates on both exterior and interior referring to the elevation and floor plan slides.

Mr. Larson asked if there is any concern about the tightness of the turn.

Mr. Olsen answered no explaining a typical bypass lane is 12 ft. and they have



12.3 ft. He stated all standards have been met.

Mr. Larson asked about current distance between parking spots and turn.  
Mr. Olsen stated he would guess they are around 10-11 ft.

Mr. Luszczyk clarified the existing width is 10 ft.  
Mr. Olsen explained it is a close guess. He explained even though they are mirroring what is existing since they are adding a lane they need to request the variance.

Mr. Luszczyk asked what is in the island.  
Mr. Olsen explained there was a landscaping plan that was submitted. He stated there is a raised 6-inch curb area with landscaping.

Mr. Luszczyk asked if the island could be smaller.  
Mr. Olsen explained if it was smaller you won't get the minimum radius and the menu board gets too close to the curb and gets hit.

Mr. Larson asked if the trash coral is still accessible.  
Mr. Olsen answered yes explaining the coral doors face west which mirrors the current conditions.

Ms. Wood clarified the traffic pattern stays the same and adding the pork chop.  
Mr. Olsen answered yes.

Ms. Bremanis stated Mr. Olsen gave a detailed overview. She went through the slides of existing conditions. She stated Community Services, Engineering and Fire Prevention have reviewed and had no issues.

#### **STAFF RECOMMENDATION:**

The Petitioner is seeking approval to make changes to the existing McDonald's site plan approved in 1997 (#O-133-97) for the addition of a second drive-through lane. Currently, traffic flows in a one-way direction through the site, and the existing drive-through lane is substandard per the current Zoning Ordinance. At the time the initial site plan was approved, the Zoning Ordinance did not have drive-through requirements for stacking, widths, and escape lanes. The Zoning Ordinance was not amended until 2008. While the proposed second drive-through lane would not meet the required width, the existing drive-through lane would be widened to meet Code. The Petitioner has indicated the turning movements and vehicular circulation patterns throughout the site will ultimately remain the same, and the access points and circulation will not be affected. The Petitioner has also indicated that with a second drive-through lane will increase the number of stacking spaces, which will increase efficiency and effectiveness. In order to accommodate a second drive-through lane while maintaining a one-way flow around the site, the 3 parallel parking spaces on the east side of the property will be removed. Those parking spaces will be replaced with 2 perpendicular spaces directly south and adjacent to the existing garbage enclosure area. The proposed parking spaces will be 18 feet in length, whereas

19 feet is required per Code. The Zoning Ordinance also requires a 12-foot wide escape lane for all drive-through. If the parking spaces were lengthened to 19 feet, this would eliminate the Variation for the parking space, but most likely necessitate a Variation for a non-conforming escape lane width. The Petitioner has agreed to designate these 2 parking spaces as well as the other 2 parking spaces directly west and adjacent to the garbage enclosure as "Employee Parking Only" spaces in order to reduce potential traffic conflicts between vehicles backing in and out and those using the escape lane. Additionally, the Petitioner has indicated that a majority (75%) of business is drive-through.

With that being said, Staff does not believe site plan changes will adversely affect the Subject Property as the overall flow and circulation throughout the site is not changing. Therefore, Staff recommends approval of the Special Use Amendment and Variations, subject to the following conditions:

1. The Special Use and Variations shall substantially conform to the site plan prepared by Watermark Engineering dated by 1/29/2020 except as such plans may be changed to conform to Village Codes and Ordinances.
2. The two (2) parking spaces directly south and immediately adjacent and the two (2) parking spaces directly west and immediately adjacent to the garbage enclosure shall be designated as "Employee Parking Only" parking spaces.
3. A landscaping and parkway tree replacement plan shall be submitted in conjunction with the building permit submission for the proposed site improvements, in a manner acceptable to the Department of Planning and Zoning, with review by the Public Works Department.

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

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

#### **DELIBERATIONS:**

Mr. Cavanaugh stated he understands the need for this since it is an older McDonalds and needs improvements. He stated he thinks this will improve the appearance of that corridor of Palatine. He stated nothing in the special uses and variations is alarming. Mr. Cavanaugh stated the second drive-thru is pretty standard in the newly remodeled McDonalds and in this facility's case much needed due to 75% of their business being drive thru to help get the vehicles in and out of the property more efficiently.

Ms. Wood stated this property has been in business for longer than the codes have been in place. She stated it is expected to yield a reasonable return using a drive-thru.

Ms. Roth-Wurster agreed that the standards have been met. She stated they have thoughtfully gone through this with creating the employee parking spaces.



Ms. Wood stated she doesn't think the elimination of the parallel parking spaces will be a problem.

**Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will go to Village Council on March 9, 2020.**

|                  |                                                                   |
|------------------|-------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>RECOMMENDED TO APPROVE [UNANIMOUS]</b>                         |
| <b>MOVER:</b>    | Kevin Cavanaugh, Commissioner                                     |
| <b>SECONDER:</b> | Cindy Roth-Wurster, Commissioner                                  |
| <b>AYES:</b>     | Larson, Roth-Wurster, Wood, Luszczak, McGinn, Cavanaugh, Dittrich |
| <b>ABSENT:</b>   | Pirog                                                             |

**PUBLIC NOTICE**

A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, February 25, 2020 at 7:00 P.M. in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:  
 Special Use Amendment to Special Use Ordinance #0-133-97 to permit a change to the approved site plan; and, Variation to permit a drive-through lane to be 10.5 feet in width instead of the minimum required 12 feet pursuant to Section 7.03 (b) (3) (a) (ii) of the Palatine Zoning Ordinance; and, Variation to permit two (2) parking spaces to be 18 feet in length instead of the minimum required 19 feet pursuant to Section 7.04 (d) (3) of the Palatine Zoning Ordinance.

The property is commonly known as 1570 E. Northwest Highway (02-25-203-005, 02-25-203-006, 02-25-203-007, 02-25-203-008).

The Petitioner is proposing a second drive-through lane that does not meet the minimum required width per Code. Additionally, as part of the overall site plan changes, two new parking spaces immediately adjacent to the garbage enclosure do not meet the minimum required length. The above petition has been filed by Chris Stepp, McDonald's USA LLC, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 20-01  
 VILLAGE OF PALATINE  
 Jan Wood, Chair  
 Palatine Zoning Board  
 of Appeals

DATED: This 10th day of February, 2020  
 Published in Daily Herald  
 February 10, 2020 (4540410)

**CERTIFICATE OF PUBLICATION**

Paddock Publications, Inc.

**Daily Herald**

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

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

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

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 02/10/2020 in said **DAILY HERALD**.

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

**PADDOCK PUBLICATIONS, INC.**  
**DAILY HERALD NEWSPAPERS**

BY

Authorized Agent

Control # 4540410

Attachment: Public Notice (1570 E. Northwest Highway - SU Amendment & Variations for McDonald's)



# Consider an Ordinance Transferring Special Use Ordinance #O-133-97 to Allow the Continued Operation of the McDonald's Restaurant at 1570 E. Northwest Highway

## BACKGROUND:

The Subject Property contains a McDonald's restaurant, with a drive-through, and is operating under Special Use Ordinance #O-133-97. The Petitioner, Laura Herrera is remaining the same; however, the previously approved corporation, Calabazas, Ltd. is merging to Caguax, Ltd. DBA McDonald's #87. Caguax, Ltd. (Laura Herrera) intends to assume the restaurant operations and is therefore requesting a transfer of the existing Special Use. This would permit the continued operation of the restaurant at 1570 E. Northwest Highway. Therefore, the Petitioner is requesting approval of the following:

**Special Use Transfer of Ordinance #O-133-97 to Caguax, Ltd. (Laura Herrera) to permit the continued operation of a restaurant (McDonald's) at 1570 E. Northwest Highway.**

## KEY ISSUES:

- The McDonald's restaurant received Special Use and Variation approval in 1997 for the operation of a restaurant and Variation to permit a buffer strip of 5 feet instead of the minimum required 15 feet. Through an annexation agreement, the Subject Property was rezoned to B-2 (General Business) and granted a Special Use (#O-31-94) to Mr. and Mrs. Larry Kushner, which was assignable for a period of 20 years after its approval (through 2014).
- As part of this requested transfer, the Petitioner is not requesting any changes to the business operations. This McDonald's has requested a Special Use Amendment and Variations to amend the existing site plan and add a second drive-through lane. This is pending Village Council review on Monday, March 9, 2020. In addition to the site plan changes, this McDonald's location will be remodeling the existing interior and exterior. The interior changes will result in a new floor plan layout, but the amount of seating will remain the same.
- Any future changes to the floor plan or business operations will require additional Village review.

## ALTERNATIVES:

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

## RECOMMENDATION:

Staff recommends approval of the Special Use Transfer to Caguax, Ltd. (Laura Herrera) for the restaurant operations at 1570 E. Northwest Highway.

## ACTION REQUIRED:

A motion to transfer Special Use Ordinance #O-133-97 to Caguax, Ltd. (Laura Herrera) for the continued operation of a restaurant (McDonald's) at 1570 E. Northwest Highway.

**ATTACHMENTS:**

- Aerial map - 1570 E. Northwest Highway
- ORD SU Transfer 1570 E. Northwest Highway
- Application
- O-133-97 SU & Var. McDonald's



# 1570 E. Northwest Highway

6.A.1.B.a

VILLAGE OF  
**PALATINE**

S WARREN AV

749 S

755 S

761 S

805 S

1540 E

1570 E

E NORTHWEST HWY

778 S

784 S

790 S

804 S

810 S

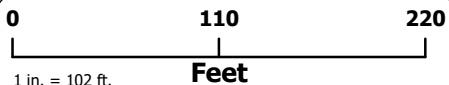
728 S

779 S

796 S

S RAVINIA CIR

S WILKE RD



Attachment: Aerial map - 1570 E. Northwest Highway (1570 E. Northwest Highway - McDonald's SU Transfer)





ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE TRANSFERRING SPECIAL USE ORDINANCE #O-133-97  
1570 E. NORTHWEST HIGHWAY**

WHEREAS, Ordinance #O-133-97 granted a Special Use and Variation for the operation of a restaurant, with drive-through (McDonald's) on the property commonly known as 1570 E. Northwest Highway; 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 March 9, 2020 to review a request by Caguax, Ltd. (Laura Herrera), that the Special Use and Variation be transferred to permit the continued operation of a restaurant, with drive-through (McDonald's), with no substantial change, and it was the recommendation of the Village Council that the transfer of the Special Use Transfer to Caguax, Ltd. (Laura Herrera) 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-133-97 is hereby transferred to Caguax, Ltd. (Laura Herrera).

**SECTION 2:** All conditions of Special Use Ordinance #O-133-97 shall remain in full force and effect.

DATED: This \_\_\_\_ day of \_\_\_\_\_, 2020

AYES: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSENT: \_\_\_\_\_ PASS: \_\_\_\_\_

APPROVED by me this \_\_\_\_ day of \_\_\_\_\_, 2020

\_\_\_\_\_  
 Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk  
 this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
 Village Clerk

Attachment: ORD SU Transfer 1570 E. Northwest Highway (1570 E. Northwest Highway - McDonald's SU Transfer)





## SPECIAL USE TRANSFER

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

### Required Materials

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

Business Owner(s):

Laura Herrera-Caguax, Ltd. DBA McDonald's # 7

Subject Property Address:

1570 E. Northwest Hwy

The owner(s) listed above are requesting that Special Use Ordinance # 0-133-97 be transferred from Laura Herrera-Calabazas, Ltd. to individuals(s) and/or company listed above. I have read the ordinance(s) and agree to comply with all applicable ordinance(s) and any conditions contained therein. As the new business owner(s), the following changes (if any) are proposed to the business operation and/or floor plan:

There will be no changes to business plan or  
Floor plan. Just the change in Ownership.

I understand that if the Village determines the nature or characteristics of the business will substantially change, a new Special Use may be required.

**ORDINANCE NO. 0-133-97**

**AN ORDINANCE GRANTING A SPECIAL USE FOR A MCDONALD'S RESTAURANT  
WITH A DRIVE-THROUGH FACILITY AND A VARIATION FOR A BUFFER STRIP  
1570 E. NORTHWEST HIGHWAY**

**Published in pamphlet form by authority of the  
Mayor and Council of the Village of Palatine  
on July 28, 1997**

**Attachment: O-133-97 SU & Var. McDonald's (1570 E. Northwest Highway - McDonald's SU Transfer)**



ORDINANCE NO. 0-133-97

AN ORDINANCE  
GRANTING A SPECIAL USE  
FOR A MC DONALD'S RESTAURANT  
WITH A DRIVE-THROUGH FACILITY  
AND A VARIATION FOR A BUFFER STRIP  
1570 E. NORTHWEST HIGHWAY

WHEREAS, pursuant to a petitions and public hearing held on June 24, 1997 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 hearings and reported its findings regarding granting a special use for a Mcdonald's Restaurant with a drive-through facility and a variation to permit a buffer strip to be five (5) feet wide instead of the minimum required fifteen (15) feet wide, pursuant to Secs. 11.03 (d) 26 and 11.03 (h) of the Palatine Zoning Ordinance on the following legally described property:

Parcel 1: Lot 83 and that part of Lot 84 described as follows: Commencing at the Northeast corner of Lot 84; thence South along the East line of said Lot 84 (being the West line of Wilke Road) for a distance of 20.0 feet; thence West and parallel with the North line of Lot 84 for a distance of 100.0 feet; thence South and parallel with the East line of Lot 84 for a distance of 30.0 feet; thence Southwesterly along a line which makes an angle of 152 degrees, measured from North to Southwest for a distance of 132.95 feet to an intersection with the Southerly line of Lot 84 (being the Northerly right of way line of Northwest Highway); thence Northwesterly along the last described line for a distance of 75.0 feet to an intersection with the Westerly line of Lot 84; thence Northeasterly along the West lot line of Lot 84 for a distance of 150.0 feet to the North line of Lot 84; thence East along the North line of Lot 84 for a distance of 151.52 feet to the place of beginning, all in Robert Bartlett's Arlington Crest Estate, a subdivision of part of the Southeast 1/4 of Section 24, and part of the Northeast 1/4 of Section 25, Township 42 North, Range 10,

East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Lots 79, 80, 81, and 82 in Robert Bartlett's Arlington Crest Estates, a subdivision of part of the Southeast 1/4 of Section 24, and part of the Northeast 1/4 of Section 25, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois

commonly known as 1570 E. Northwest Highway (formerly known as the parking lot just west of 1818 W. Northwest Highway, Arlington Heights, Illinois.)

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 is hereby granted to permit the operation of a McDonald's Restaurant with a drive-through facility, and a variation to permit a buffer strip to be five (5) feet wide instead of the minimum required fifteen (15) feet wide, pursuant to Secs. 11.03 (d) 26 and 11.03 (h) of the Palatine Zoning Ordinance, subject to the following conditions:

1. The Special Use to permit the operation of the restaurant is granted solely to McDonald's Corporation and may be transferred only after review by the Zoning Board of Appeals and consent of the Village Council. In the event of the sale or lease of this property, the existing and the prospective proprietors shall appear before a public meeting of the Zoning Board of Appeals. The Zoning Board of Appeals shall review the request and in its sole discretion, shall either:
  - 1.1 Recommend that the Village Council approve of the transfer of the lease and/or ownership to the new proprietor without amendment to the Special Use Ordinance, or
  - 1.2 If the Zoning Board of Appeals deems that the new proprietor contemplates a change in use which is inconsistent with this Special Use Ordinance, the new proprietor shall be required to petition for a public hearing before the Zoning Board of Appeals to amend the Special Use Ordinance.
2. The restaurant shall be constructed to substantially conform to the Floor Plan by McDonald's Corporation, and to the Elevation Plan by McDonald's Corporation, and to the Landscape Plan by Burnidge Cassell Associates received by the Village on 04-27-97, and to the Lighting Plan by Security Lighting Systems, and to the Parking Plan by McDonald's Corporation, and to the Grading Plan, Utility Plan, and Engineering Plan by Marchris Engineering, Ltd, attached hereto as multiple page Exhibit



"A", except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions:

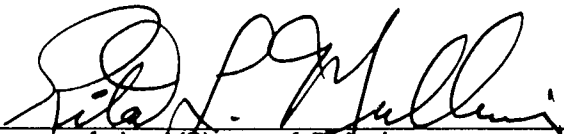
3. Any changes to the Floor Plan shall receive Village Council approval.
4. The concrete sidewalk shall continue through both driveways.
5. A revised lighting plan in a manner acceptable to the Village shall be submitted prior to the issuance of a building permit.
6. A six (6) foot high solid board-on-board fence shall be constructed along the rear property line.

**SECTION 2:** That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.

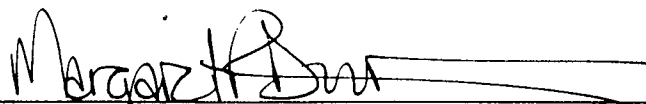
PASSED: This 28 day of July, 1997

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

APPROVED by me this 28 day of July, 1997

  
\_\_\_\_\_  
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 28  
day of July, 1997

  
\_\_\_\_\_  
Village Clerk

Attachment: O-133-97 SU & Var. McDonald's (1570 E. Northwest Highway - McDonald's SU Transfer)

# Consider an Ordinance Amending Appendix A, Articles 3, 4, 6, 10, 11 and 14 of the Village of Palatine Code of Ordinances

## BACKGROUND:

As part of Staff's periodic review and update to the Zoning Ordinance, Staff is proposing various text amendments. Therefore, Staff is requesting the following text amendments to Appendix A of the Village of Palatine Code of Ordinances:

**Article 3 - Rules and Definitions - Section 3.02 Specific Definitions;**

**Article 4 - General Provisions - Section 4.02 Separability and 4.13;**

**Article 6 - 6.03 (Fences) (c) business districts;**

**Article 10 - Residential Districts - Sections 10.02 (c), 10.03 (c), 10.04 (c), 10.05 (c), 10.06 (c), 10.07 and 10.07 (c) - Special Uses in residential districts; and,**

**Article 11 - Business Districts - Sections 11.03, 11.05, and 11.06 - Permitted and Special Uses in the B-2, B-4, and B-5 business districts; and,**

**Article 14 - Administration - Section 14.06 Amendments.**

## KEY ISSUES:

- The proposed text amendments to the Village of Palatine Zoning Ordinance will amend the definition for administrator and add a definition for hospital.
- In an effort to both clarify and update existing definitions and to include undefined terms in the Zoning Ordinance, Staff is proposing a new definition for hospitals, as the Zoning Ordinance does not presently define this used term. While it is acceptable to rely upon generally accepted definitions, it is more appropriate to include used terms in the Zoning Ordinance:

*Hospital - A building (s) or structure (s), which require licensing as a hospital by the State of Illinois, and which is (are) maintained and operated for the diagnosis and treatment of life-threatening conditions, including medical care or surgical care, and provide overnight lodging for patients*

- Presently, the Zoning Ordinance includes hospitals as Special Uses within all of the residential districts and special uses in the B-2 and B-5 Zoning Districts, under the following category:
  - Hospitals and sanitoriums; having less than 60 beds.
- This residential Special Use category dates initially to the 1957 Zoning Ordinance. Staff is recommending hospitals and sanitoriums are removed as Special Uses within all residential zoning districts. In addition to the likely financial impracticality of developing a less than 60-bed hospital, the lot and building coverage limitations within all residential districts would like require significant variations in order to consider such uses.
- Hospitals/sanitorims are Special Uses within the B-2 and B-5 Districts. These



amendments would also remove hospitals as Special Uses in those districts and add hospitals as Special Uses in the B-4 (Office-Research) district.

- Staff recommends adding hospitals as Special Uses in the B-4 (Office-Research) district. Hospital uses will more directly align with the legislative intent of the B-4 district (professional and corporate office research facilities in a unified area) and the minimum lot area is 400,000 square feet. Also, there are specific landscaping and transitional yards required in the B-4 district. The term sanatorium is no longer relevant or used and will be replaced with hospitals.
- Hospitals as a land use would typically encompass many differing components. Given their focus, hospitals are typically open 24-hours/day and spread throughout multiple buildings, with necessary abundant parking areas (large surface parking lots or vertical parking decks). These uses are most appropriate on large acreage properties, with the necessary separation due to the potential impact to surrounding properties. Such things as noise and lighting have the potential to affect adjacent properties.
- The legislative intent of the B-2 (General Business) district is to provide areas for business establishments to provide retail convenience goods and services to residents in the general vicinity of the district. There is no minimum lot size in the B-2 district and the minimum lot width is 50 feet.
- The legislative intent of the B-5 (Highway Business) district is to provide for retail or wholesale sales, with appeal on a regional basis. By definition, B-5 properties are to be lots with frontage along Rand Road. There is no minimum lot size for B-5 properties, but the minimum lot width is 100 feet.
- Due to the aggregate lot size necessary for hospital uses and the potential varying impacts previously identified, Staff recommends removing hospital uses as Special Uses from the B-2 and B-5 districts. These uses are also not compatible with the legislative intent of the B-2 and B-5 districts.
- The text amendments to Articles 4 and 14, relate to dated references to Village Board and Trustees to be replaced with Mayor and Village Council. The business district fencing amendments would allow up to an 8-foot tall fence (rear and interior side yards), within the business districts, for business district properties proximate to residential properties.
- By Code, fencing in the business districts is currently limited to a maximum height of 6 feet. Such fencing is reviewed subject to the administrator's review to ensure that the health safety and welfare are maintained.
- There are instances when a taller fence would be more appropriate to further screen residential properties and Staff is recommend allowing up to an eight-foot

fence in the rear and interior side yards for commercial properties proximate to residential properties. This has been addressed for commercial properties having rear yards facing residential properties along the Dundee Road corridor, as part of a Special Use process review.

- Currently, hotels, motels and lodging houses are Permitted Uses in the B-2 and B-5 districts. The use category dates until at least the 1957 Zoning Ordinance. Staff is recommending that these uses transition to Special Uses in both of these districts, in order to more adequately review the potential impact of these uses upon surrounding properties. Similar to the 24-hour usage impacts of hospitals, hotel/motel uses will have potential impact considerations, which warrant Special Use review. Such things as parking lot lighting, noise, and security components are all factors which should be deliberatively reviewed through a public hearing. and, amend hotels, motels, and lodging houses as Permitted Uses in the B-2 and B-5 districts into Special Uses in the B-2 and B-5 districts.
- Through public testimony during the Northwest Highway Corridor meetings, there are numerous B-2 properties, which abut single-family residential properties. In addition to not having a minimum lot size, the only required transitional yard (landscaped buffer) is when the side lot line of a B-2 property abuts the side lot line of a residentially zoned property. Therefore, the ability for the Village to require significant landscaping, screening, and buffering to mitigate impacts would be appropriately reviewed through the Special Use process.

#### **ALTERNATIVES:**

1. Approve the various text amendment to Appendix A of the Village of Palatine Code of Ordinances.
2. Do not approve various text amendment to Appendix A of the Village of Palatine Code of Ordinances.

#### **RECOMMENDATION:**

|                       |                                                                                                                                       |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Public Hearing:       | Plan Commission - February 19, 2020                                                                                                   |
| Residents testifying: | 0                                                                                                                                     |
| Vote:                 | The Plan Commission voted 8-0 to approve the requested text amendments to the Village of Palatine Zoning Ordinance and Staff concurs. |

#### **ACTION REQUIRED:**

A motion to approve an Ordinance amending Article 3 (3.02 Rules and Definitions), Article 4 (4.02 - Separability and 4.13), Article 6 (Section 6.03 c - fences in business districts), Article 10 (Sections 10.02, 10.03, 10.04, 10.05, 10.06, 10.07), Article 11 (Sections 11.03, 11.05, and 11.06 - Permitted and Special Uses in the B-2 and B-5 districts) and Special Uses in the B-4 district, and Article 14 - Administration (Section 14.06), all of the Appendix A of the Village of Palatine Code of Ordinances.



**ATTACHMENTS:**

- ORD - App.A Text Amendments
- EXHIBIT A - Proposed Zoning Ordinance - Text Amendments language
- Plan Commission minutes - FEB 19 - 2020
- Text Amendments - 2-19-20 Public Notice

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES APPENDIX “A” –  
THE ZONING ORDINANCE OF THE VILLAGE OF PALATINE ARTICLE 3 - SECTION 3.02,  
Article 4 – SECTION 4.02 AND 4.13, ARTICLE 6 – SECTION 6.03, ARTICLE 10 –  
SECTIONS 10.02, 10.03, 10.04, 10.05, 10.06, 10.07, ARTICLE 11 – SECTIONS 11.03,  
11.05, AND 11.06, AND ARTICLE 14 – SECTION 14.06  
ALL OF THE APPENDIX “A” OF THE VILLAGE OF PALATINE CODE OF ORDINANCES**

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

**SECTION 1:** That the Code of Ordinances, of the Village of Palatine, Illinois, as amended, be and the same is hereby further amended by amending Appendix A – Zoning Ordinance - Text amendments to Article 3 – Rules and Definitions – Section 3.02 Specific Definitions; Article 4 – Section 4.02 Separability; 4.12 – Erosion and sedimentation control ordinance and 4.13; Article 6 – 6.03 (Fences) (c) business districts; Article 10 - Residential Districts – Sections 10.02 (c), 10.03 (c), 10.04 (c), 10.05 (c), 10.06 (c), 10.07 and 10.07 (c) – Special Uses in residential districts; and, Article 11 – Business Districts – Sections 11.03, 11.05, and 11.06 – Permitted and Special Uses in the B-2, B-4 (Special Uses only), and B-5 business districts, and Article 14 – Administration – Section 14.06 Amendments, shall be read as indicated on Exhibit “A”.

**SECTION 2:** That the Village Clerk is directed to maintain a record of the modifications to the existing ordinance, all of which are indicated on Exhibit “A” (a blacklined version of the modifications approved pursuant to this Ordinance).

Attachment: ORD - App.A Text Amendments (Text Amendments to Articles 3, 4, 6, 10, 11, and 14 of Appendix A)



**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 \_\_\_\_\_, 2020

**AYES:** \_\_\_\_\_ **NAYS:** \_\_\_\_\_ **ABSENT:** \_\_\_\_\_ **PASS:** \_\_\_\_\_

**APPROVED** by me this \_\_\_\_\_ day of \_\_\_\_\_, 2020

\_\_\_\_\_  
Mayor of the Village of Palatine

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

\_\_\_\_\_ day of \_\_\_\_\_, 2020

\_\_\_\_\_  
Village Clerk

EXHIBIT "A"Article 3 - Rules and Definitions - Section 3.02 Specific Definitions

*Administrator.* Means the ~~Director~~ of ~~Planning and Zoning~~ community development of the village or a person designated by the village manager.

*Hospital - A building (s) or structure (s), which require licensing as a hospital by the State of Illinois, and which is (are) maintained and operated for the diagnosis, treatment of life-threatening conditions, including medical care or surgical care, and provides overnight lodging for patients.*

Article IV. General Provisions

## Section 4.02 Separability:

*It is hereby declared to be the intention of the ~~village president~~ Mayor and ~~board of trustees~~ Village Council of the Village of Palatine that all provisions of this ordinance are separable.*

## Section 4.13 Erosion and sedimentation control ordinance:

*Expansion, additions to, or replacement of overhead utility lines in excess of 2,600 lineal feet shall be required to be buried unless the ~~Village Board~~ Village Council authorizes their expansion, alterations of construction above ground. The replacement of a majority of the lines in a circuit shall be deemed a replacement under this section. All such construction of utility lines in excess of 2,600 lineal feet, whether buried or overhead, shall be subject to review and approval by the ~~Village Board~~ Village Council of a specific implementation plan to ensure minimal impact on trees and private and public property.*

Article 6:

## Section 6.03 Fences:

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

Article XIV - Administration

## Section 14.06:

*(a) The plan commission shall hold public hearings on all proposed zoning amendments to this ordinance, except in connection with annexation of property involving existing development or pending application before Cook County for proposed development, in which case the ~~president~~ Mayor and ~~board of trustees~~ Village Council shall hold such hearing. The plan commission shall report its findings and recommendation to the Village Council.*



(b) No request for amendment to this ordinance shall be acted upon, unless it is accompanied by such fee as may be prescribed by the ~~board of trustees~~ **Village Council** to defray the cost of publication and other expenses incident to the considering and enacting such amendment, excepting upon direction of the **Village Council** ~~board of trustees~~

#### Article X. Residential Districts

R-1 single-family residential district –

##### 10.02 (c) *Special Uses:*

- 2) Public service facilities; including electric distributing sub-stations, telephone exchanges, radio and television transmission stations, but not including yards or garages for storage or service.
- ~~(3) Hospitals and sanitoriums; having less than sixty (60) beds.~~
- (4) School office buildings; not including the parking or storage of buses.

R-1 A single-family residential district -

##### 10.03 (c) *Special Uses:*

- 2) Public service facilities; including electric distributing sub-stations, telephone exchanges, radio and television transmission stations, but not including yards or garages for storage or service.
- ~~(3) Hospitals and sanitoriums; having less than sixty (60) beds.~~
- (4) School office buildings; not including the parking or storage of buses.

R-1 B single-family residential district –

##### 10.04 (c) *Special Uses:*

- 2) Public service facilities; including electric distributing sub-stations, telephone exchanges, radio and television transmission stations, but not including yards or garages for storage or service.
- ~~(3) Hospitals and sanitoriums; having less than sixty (60) beds.~~
- (4) School office buildings; not including the parking or storage of buses.

R-1 C – single-family residential district -

##### 10.05 (c) *Special Uses:*

- 2) Public service facilities; including electric distributing sub-stations, telephone exchanges, radio and television transmission stations, but not including yards or garages for storage or service.
- ~~(3) Hospitals and sanitoriums; having less than sixty (60) beds.~~
- (4) School office buildings; not including the parking or storage of buses.

R-2 single-family residential district –

10.06 (c) *Special Uses:*

- 2) Public service facilities; including electric distributing sub-stations, telephone exchanges, radio and television transmission stations, but not including yards or garages for storage or service.
- ~~(3) Hospitals and sanitoriums; having less than sixty (60) beds.~~
- (4) School office buildings; not including the parking or storage of buses.

R-3 district ~~High density~~ Multifamily District

10.07 (c)

- 3) Public service facilities; including electric distributing sub-stations, telephone exchanges, radio and television transmission stations, but not including yards or garages for storage or service.
- ~~(4) Hospitals and sanitoriums; having less than sixty (60) beds.~~
- (5) School office buildings; not including the parking or storage of buses.

#### Article XI. Business districts:

B-2 General Business District.

11.03 (b) permitted uses:

- (44) Home supply centers.
- ~~(45) Hotels, motels and lodging houses.~~
- (46) Insurance agencies.
- (d) *Special uses.*
- (15) Gold and Silver dealers (as defined within Division 16 of the Palatine Code of Ordinances), whose gross business receipts result in 20% or more from the purchase of gold or silver. (Ord. No. 0-144-11, §1, 11/21/11)
- ~~(16) Hospitals and sanitoriums.~~ 16) Hotels, motels, and lodging houses
- (17) Indoor sports and recreational facilities.

B-4 Office-Research District

11.05 (d) Special Uses

- 8) Copy changes, pursuant to Section 8.01(f)(4). (Ord. 0-133-00 æ 9 10-23-00)
- 9) Hospitals

B-5 Highway Business District.

11.06 (c) permitted uses:



(27) Homes supply centers.

~~(28) — Hotels, motels of lodging houses.~~

(29) Greenhouses; retail and wholesale items.

11.06 (e) Special uses:

(29) Used auto and machinery party.

~~(30) — Hospital and sanitoriums.~~ 30) Hotels, motels, and lodging houses

(31) Sales and service uses; with a retail sales showroom and storage conducted within a totally enclosed building;

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



# VILLAGE OF PALATINE

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

## PLAN COMMISSION MINUTES • FEBRUARY 19, 2020

Village Hall - Council Chambers

Regular Meeting

7:00 PM

### I. CALL TO ORDER

| Attendee Name       | Title             | Status  | Arrived |
|---------------------|-------------------|---------|---------|
| Conrad Hansen       | Plan Commissioner | Present |         |
| Dennis Dwyer        | Chairman          | Present |         |
| Jane Robins         | Plan Commissioner | Absent  |         |
| Patrick Noonan      | Plan Commissioner | Present |         |
| Teri Williams       | Plan Commissioner | Present |         |
| Eric Friedman       | Plan Commissioner | Present |         |
| Rodney Bettenhausen | Plan Commissioner | Present |         |
| Robert Kolososki    | Plan Commissioner | Present |         |
| Stephen Fedota      | Plan Commissioner | Present |         |

### II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Dec 17, 2019 7:00 PM - **Accepted**

**Mr. Fedota made a motion to approve the minutes of December 17, 2019; seconded by Mr. Friedman.**

|                  |                                                                            |
|------------------|----------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>ACCEPTED [UNANIMOUS]</b>                                                |
| <b>MOVER:</b>    | Stephen Fedota, Plan Commissioner                                          |
| <b>SECONDER:</b> | Eric Friedman, Plan Commissioner                                           |
| <b>AYES:</b>     | Hansen, Dwyer, Noonan, Williams, Friedman, Bettenhausen, Kolososki, Fedota |
| <b>ABSENT:</b>   | Robins                                                                     |

Attachment: Plan Commission minutes - FEB 19 - 2020 (Text Amendments to Articles 3, 4, 6, 10, 11, and 14 of Appendix A)



### III. PUBLIC HEARING

1. Text amendments to Article 3 – Rules and Definitions – Section 3.02 Specific Definitions; Article 4 – Section 4.02 Separability; 4.12 – Erosion and sedimentation control ordinance and 4.13; Article 6 – 6.03 (Fences) (c) business districts; Article 10 - Residential Districts – Sections 10.02 (c), 10.03 (c), 10.04 (c), 10.05 (c), 10.06 (c), 10.07 and 10.07 (c) – Special Uses in residential districts; and, Article 11 – Business Districts – Sections 11.03, 11.05, and 11.06 – Permitted and Special Uses in the B-2, B-4 (Special Uses only), and B-5 business districts, and Article 14 – Administration – Section 14.06 Amendments.

**- Recommended to Approve**

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on February 3, 2020 and mailed to the owners of the surrounding properties.

**The following petitioner's exhibits were introduced:**

1. Public Notice
2. Section 11- Business Districts proposed language amendment
3. Zoning Ordinance- proposed text amendment language

**Sworn in petitioner/staff: Ms. Katie Rivard**

Ms. Rivard stated staff is proposing some minor amendments to Appendix A of the Zoning Ordinance. She gave a brief overview of the rules and definitions changes to Section 3.02 on the definition of Administrator.

Mr. Fedota asked if the term Director of Planning and Zoning should be capitalized.

Ms. Rivard agreed with Mr. Fedota.

Ms. Rivard gave a brief overview of the changes on the definition for hospitals since currently there is no definition.

Mr. Dwyer agreed with the definition being that it uses the State of Illinois definition.

Mr. Friedman asked if staff did any research to verify if the State of Illinois has a single designation for what a hospital is or if they have multiple categories.

Ms. Rivard stated she is unsure and would look into it.

Mr. Bettenhausen stated Webster's dictionary definition is almost the same.

Mr. Noonan asked if a hospital needs to have overnight lodging.

Discussion on requirements of a hospital.

Mr. Dwyer stated it is up to the State of Illinois to determine what is required of a hospital and pointed out this definition follows what the State puts into place.

Ms. Rivard stated the definition was amended from the initial packet.

Discussion on State of Illinois definition.

Ms. Rivard gave a brief overview of amendments to Articles 4 & 14 proposing the language change from President to Mayor and Board of Trustees to Village Council because the terminology is outdated.

Ms. Rivard gave a brief overview of amendments to Article 6 for fences in business districts.

Mr. Kolososki asked about the definition of Administrator.

Ms. Rivard explained it was in the first slide explaining the Administrator is defined as the Director of Planning and Zoning

Mr. Dwyer suggested eliminating the comment after yards in the second to last line.

Mr. Friedman asked if the use of the word approximate instead of adjacent or adjoining was meant to imply it is open to interpretation.

Ms. Rivard answered yes explaining each use would be different requiring a different amount of screening based on use.

Mr. Friedman corrected grammar on the word insure is for insurance should be ensure.

Ms. Rivard gave brief overview of amendments to Articles 10 & 11 regarding hospitals as Special Uses in Residential, B-2 and B-5 districts.

Ms. Rivard gave a brief overview of amendment to Article 11 recommending that hotels, motels and lodging houses are Special Uses in the B-2 and B-5 districts.

#### **STAFF RECOMMENDATION:**

Staff recommends approval of the proposed text amendments to Article 3 (3.02 Rules and Definitions), Article 4 (4.02 - Separability and 4.13), Article 6 (Section 6.03 c - fences in business districts), Article 10 (Sections 10.02, 10.03, 10.04, 10.05, 10.06, 10.07), Article 11 (Sections 11.03, 11.05, and 11.06 - Permitted and Special Uses in the B-2 and B-5 districts) and Special Uses in the B-4 district, and Article 14 - Administration (Section 14.06).

#### **Mr. Hansen made a motion to close the public hearing seconded by Pat.**

Mr. Fedota asked if the term sanitarium was eliminated.

Ms. Rivard explained the proposed amendment recommends removing both hospitals and sanitariums from the Special Use list from Residential and B-2 districts, and then added into the B-4 district. She explained staff is working through a series of text amendments stating there may be additional definitions that may need to be added.

Mr. Fedota suggested striking the word completely because it was used in the late 50's and that care would be provided in a long term hospital.



Discussion on sanitariums.

**Mr. Fedota made a motion to recommend approval of the proposed text amendments seconded by Mr. Hansen**

**Chairman Dwyer summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to the Community and Economic Development Committee of the Village Council on March 2, 2020**

|                  |                                                                            |
|------------------|----------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>RECOMMENDED TO APPROVE [UNANIMOUS]</b>                                  |
| <b>MOVER:</b>    | Stephen Fedota, Plan Commissioner                                          |
| <b>SECONDER:</b> | Conrad Hansen, Plan Commissioner                                           |
| <b>AYES:</b>     | Hansen, Dwyer, Noonan, Williams, Friedman, Bettenhausen, Kolososki, Fedota |
| <b>ABSENT:</b>   | Robins                                                                     |

**IV. COMMUNICATIONS**

Ms. Rivard stated the next meeting would be Tuesday, March 3<sup>rd</sup>.

**V. ADJOURNMENT**



**PUBLIC NOTICE**

A public hearing will be held before the Palatine Plan Commission on Wednesday, February 19, 2020 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Text amendments to Article 3 – Rules and Definitions – Section 3.02 Specific Definitions; Article 4 – Section 4.02 Separability; 4.12 – Erosion and sedimentation control ordinance and 4.13; Article 6 – 6.03 (Fences) (c) business districts; Article 10 - Residential Districts – Sections 10.02 (c), 10.03 (c), 10.04 (c), 10.05 (c), 10.06 (c), 10.07 and 10.07 (c) – Special Uses in residential districts; and, Article 11 – Business Districts – Sections 11.03, 11.05, and 11.06 – Permitted and Special Uses in the B-2, B-4, and B-5 business districts, and Article 14 – Administration – Section 14.06 Amendments.

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

The proposed text amendments to the Village of Palatine Zoning Ordinance will identify and amend definitions for administrator, hospital, hotel, motel, and lodging houses; remove hospitals and sanitariums as Special Uses in all residential districts and within the B-2 and B-5 districts; and, amend hospitals and permitted uses in the B-2 and B-5 districts into hospitals as Special Uses in the B-4 district, and hotels, motels, and lodging houses as Permitted Uses in the B-2 and B-5 districts into Special Uses in the B-2 and B-5 districts. The text amendments to Article 4 and 14, relate to dated references to Village Board and Trustees to be replaced with Mayor and Village Council. The business district fencing amendments would allow up to an 8-foot tall fence within the business districts and for business district properties adjacent to residential properties.

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

FILE #: 20-02 VILLAGE OF PALATINE

Dennis Dwyer, Chair, Palatine Plan Commission

DATED: This 16th day of January 2020.

Published in Daily Herald February 4, 2020 (4540070)

**CERTIFICATE OF PUBLICATION**

**Paddock Publications, Inc.**

**Daily Herald**

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

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

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I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 02/04/2020 in said **DAILY HERALD**.

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

**PADDOCK PUBLICATIONS, INC.**  
**DAILY HERALD NEWSPAPERS**

BY

Authorized Agent

Control # 4540070

# Consider a Motion Adopting the Village of Palatine's Official 2020 Zoning Map

6.B.1

## **'BACKGROUND:**

The Village of Palatine is required to annually update the Village's Official Zoning Map. This is done to ensure the map reflects any zoning changes that occurred during the previous year. The 2020 Village of Palatine Official Zoning Map accurately reflects the current zoning of all properties within the Village as of December 31, 2019.

## **Motion approving the Village of Palatine's Official 2020 Zoning Map.**

## **ANALYSIS:**

- The Zoning Map has been updated to reflect the current zoning of all properties within the Village of Palatine as of December 31, 2019.
- Each of the zoning changes reflected on the map were previously approved by the Village Council in conjunction with formal development or rezoning applications.

## **ALTERNATIVES:**

1. Approve the Adoption of the 2020 Zoning Map.
2. Refer back to Staff.

## **RECOMMENDATION:**

Staff recommends approval of the Village's Official 2020 Zoning Map.

## **ACTION REQUIRED:**

Consider a motion approving the Village's Official 2020 Zoning Map.

## **ATTACHMENTS:**

- Zoning\_Map\_Official 2020







# Consider a Motion Authorizing the Village Manager to Purchase a Replacement Police Investigations Vehicle

## BACKGROUND:

As part of the Capital Vehicle Replacement Budget for 2020, the Village Council appropriated \$22,660 in funds for the replacement of an investigations vehicle in the Police Department. The vehicle is recommended for replacement after an inspection, evaluation, and life-cycle cost analysis.

The vehicle (C-347) is a 2011 Ford Taurus with 75,000 miles and was assigned to the Investigations Division, but became a total loss in an accident last year. This vehicle is one of only two that are purchased new for the Investigations Division. The remainder are hand-down vehicles.

## KEY ISSUES:

- Since the Ford Taurus is no longer produced, Staff researched current joint-purchase contracts for a suitable vehicle.
- There is a Chevrolet Malibu available through the Illinois State Contract, as well as a Chevrolet Equinox small SUV. Staff arranged demonstrations of both vehicles and the detectives felt a small SUV such as the Equinox was best suited to their needs.
- The Northwest Municipal Conference Suburban Purchasing Cooperative (SPC) has a Ford Escape contract which is an equivalent small SUV to the Equinox.
- Staff is requesting this purchase as all-wheel drive (AWD) because it allows operation in harsh weather environments with enhanced traction and steering control, which can improve the drivers' control in wet and snowy weather.
- Joint-purchase bid contracts such as the SPC and Illinois State contracts allow local governments to purchase vehicles and take advantage of the purchasing power and attractive pricing while meeting statutory bid requirements.
- The SPC contract #165 from Currie Motors for one 2020 Ford Escape with options is \$24,105. The Illinois State Contract #19-416CMS-BOSS4-P-11941 from Miles Chevrolet for one 2020 Chevrolet Equinox with options is \$22,698, which is \$1,407 less.

## ALTERNATIVES:

1. Authorize the Village Manager to approve the purchase of one Chevrolet Equinox through the Illinois State Contract.
2. Refer back to Staff with comments.

## RECOMMENDATION:

It is recommended that the Village Manager be authorized to approve the purchase of one 2020 Chevrolet Equinox through the Illinois State Contract #19-416CMS-BOSS4-P-11941 from Miles Chevrolet of Decatur, Illinois in the total amount of \$22,698.

## BUDGET IMPACT:

Funds in the amount of \$22,660 have been appropriated in the Capital Vehicle Replacement Budget for this purchase. The shortfall of \$38 will be covered by savings on other vehicle purchases in 2020.

**ACTION REQUIRED:**

Motion to authorize the Village Manager to purchase one 2020 Chevrolet Equinox through the Illinois State Contract #19-416CMS-BOSS4-P-11941 from Miles Chevrolet of Decatur, Illinois for a total cost not to exceed \$22,698.

**ATTACHMENTS:**

- 2020 Police Investigations Chevy Equinox Purchase Memorandum
- 2020 Chevrolet Equinox Order Form
- SPC 2020 Ford Escape Comparison
- Capital Budget Sheet





**Department of Public Works**  
 148 West Illinois Avenue  
 Palatine, IL 60067  
 847-705-5200

## MEMORANDUM

**To:** Matt Barry, Director of Public Works  
**From:** Matt Dusckett, Fleet Services Coordinator  
**Date:** February 21, 2020  
**Subject:** Replacement of a Police Investigations Vehicle

**Issue:** As part of the Capital Vehicle Replacement Budget for CY 2020, the Village Council has appropriated \$22,660.00 in funds for the replacement of a Ford Taurus Investigations vehicle in the Police Department.

The vehicle, C-347, is a 2011 Ford Taurus with 75,000 miles and was assigned to the Investigations Division, but became a total loss in an accident last year. This vehicle is one of only two that are purchased new for the Investigations Division. The remainder are hand-down vehicles.

**Analysis:** Since the Ford Taurus is no longer produced, Staff researched current joint-purchase contracts for a suitable vehicle.

There is a Chevrolet Malibu available through the Illinois State Contract as well as a Chevrolet Equinox small SUV. Staff arranged demonstration drives of both vehicles and the detectives felt a small SUV such as the Equinox was best suited to their needs.

The Northwest Municipal Conference Suburban Purchasing Cooperative (SPC) has a Ford Escape contract which is an equivalent small SUV to the Equinox.

Staff is requesting this purchase as all-wheel drive (AWD) because it allows operation in harsh weather environments with enhanced traction and steering control, which can improve the drivers' control in wet and snowy weather.

Joint-purchase bid contracts such as the SPC and Illinois State contracts allow local governments to purchase vehicles and take advantage of the purchasing power and attractive pricing while meeting statutory bid requirements.

Staff priced both the Chevrolet Equinox and Ford Escape with the same options and has detailed the pricing on the following page.

Attachment: 2020 Police Investigations Chevy Equinox Purchase Memorandum (Purchase Police Investigations Vehicle)

Replacement of a Police Investigations Vehicle  
February 21, 2020  
Page 2

**SUBURBAN PURCHASING COOPERATIVE CONTRACT # 165 (Currie Motors)**

**2020 Ford Escape (base price)** \$20,885.00

**Options:**

All-wheel drive \$ 3,101.00

All-weather floor mats \$ 119.00

Extra Key (without fob) \$ N/A

Delivery \$ 0.00

**2020 Ford Escape (with options)** **\$24,105.00**

**(Exterior color to be Gray)**

**ILLINOIS STATE CONTRACT # 19-416CMS-BOSS4-P-11941 (Miles Chevrolet)**

**2020 Chevrolet Equinox (base price)** \$20,500.00

**Options:**

All-wheel drive \$ 1,590.00

All-weather floor mats \$ 250.00

Extra Key (without fob) \$ 58.00

Delivery \$ 300.00

**2020 Chevrolet Equinox (with options)** **\$22,698.00**

**(Exterior color to be Gray)**

As shown, the Chevrolet Equinox is \$1,407 less than the Ford Escape. Budgeted funds are \$22,660 so there will be a shortfall of \$38.00 which will be covered by savings on other vehicle purchases in 2020.

**Recommendation:** Staff recommends that the Village Council approve the purchase of one 2020 Chevrolet Equinox through The Illinois State Contract # 19-416CMS-BOSS4-P-11941 from Miles Chevrolet, 150 W Pershing Rd., Decatur, Illinois 62526 in the total amount of \$22,698.00.

I have attached a copy of the Capital Budget "Project VE 0005" page, a copy of the SPC Ford Escape order form for Comparison, as well as the Miles Chevrolet Contract completed order form for this vehicle.

Attachments: Capital Budget "Project VE 0005" Page  
SPC 2020 Ford Escape Order Form for Comparison  
Miles Chevrolet 2020 Chevrolet Equinox Order Form



\* Order Placement Form \*

**MILES CHEVROLET, LLC**

6.C.1.A.b

Miles Chevrolet has been awarded State Contract # 19-416CMS-BOSS4-P-11941 for the

**New 2020 Chevrolet Equinox FWD SUV**

**Includes all equipment listed below for only**

**\$20,500.00**

|                           |                                 |                                    |                     |
|---------------------------|---------------------------------|------------------------------------|---------------------|
| Engine Control Stop-Start | 1.5L Turbo DOHC 4 Cyl Engine    | 6 Speed Automatic Transmission     | Air Conditioning    |
| Front Wheel Drive         | Stabilitrak & Traction Control  | 4 Wheel Anti Lock Brakes           | Power Door Locks    |
| Front Cloth Bucket Seats  | 17" Wheels Aluminum Wheels      | Steering Wheel Mtd Audio Controls  | Power Windows       |
| Split Folding Rear Seat   | P255/65R17 All Season Tires     | Center Dome Light w/ Map Lights    | Intermittent Wipers |
| Rear Center Armrest       | Automatic Headlamps w/ DRL      | Tilt and Telescopic Steering Wheel | Compact Spare       |
| Rear Window Defroster     | Infotainment w/ 8" Touch Screen | Electronic Cruise Control          | Keyless Entry       |
| Rear Vision Camera        | Rear Window Washer & Wiper      | Carpet & Carpeted Mats             | Keyless Start       |
| Driver Confidence Pkg**   | Power Heated OSRV Mirrors       | Android & Apple CarPlay Capability | Bluetooth           |

\*\* Driver Confidence Package includes (UHY) Automatic Emergency Braking, (UEU) Forward Collision Alert, (UHX) Lane Keep Assist With Lane Departure Warning, (UE4) Following Distance Indicator, (UKJ) Front Pedestrian Braking and (TQ5) IntelliBeam headlamps

X Please check all options desired

**Contract Options**

|                                     |                                    |            |
|-------------------------------------|------------------------------------|------------|
| <input checked="" type="checkbox"/> | Extra Key without Fob              | \$ 58.00   |
| <input type="checkbox"/>            | Engine Block Heater                | \$ 100.00  |
| <input type="checkbox"/>            | Tow Package with Class IV Hitch    | \$ 600.00  |
| <input checked="" type="checkbox"/> | All Wheel Drive                    | \$ 1590.00 |
| <input type="checkbox"/>            |                                    |            |
| <input checked="" type="checkbox"/> | In State Delivery - Single Unit    | \$ 300.00  |
| <input type="checkbox"/>            | In State Delivery - Multiple Units | \$ 275.00  |

**Non Contract Options**

|                                     |                                    |           |
|-------------------------------------|------------------------------------|-----------|
| <input type="checkbox"/>            | Extra Key Fob                      | \$ 125.00 |
| <input type="checkbox"/>            | Remote Start                       | \$ 350.00 |
| <input type="checkbox"/>            | Front & Rear Splash Guards         | \$ 190.00 |
| <input checked="" type="checkbox"/> | All Weather Floor Mats & Cargo Mat | \$ 250.00 |
| <input type="checkbox"/>            | Undercoat / Sound Shield           | \$ 199.00 |
| <input type="checkbox"/>            |                                    |           |
| <input type="checkbox"/>            | Illinois Title & Municipal Plates  | \$ 158.00 |

**All Fleet Equinox come with the GM 5 year / 100,000 mile Drivetrain Warranty and Free Roadside Assistance for 5 year / 100,000 miles**

**Exterior Color / Quantity**

**(All Interiors Are Medium Ash)**

         **Black**               **White**               **Silver**      **X** **Gray**               **Blue**

**BILL/SHIP TO:**

**City, County or Village** Village of Palatine      **Tax Exemption #** E9998-1424-07

**Address** 200 E Wood Street      **City** Palatine      **State** IL      **Zip** 60067

**Contact Person** Matt Dusckett      **Phone** 847-202-6976      **Email** mdusckett@palatine.il.us

**Total Price** \$ 22,698.00      **Quantity** 1      **Grand Total** \$22,698.00

**Tom Wene, Fleet Mgr.      Miles Chevrolet 150 W. Pershing Rd. Decatur, IL 62526**

**(217) 872-2070**

**Fax (217) 872-2069**

**EMAIL: [twene@vtai.com](mailto:twene@vtai.com)**

**Packet Pg. 92**

Attachment: 2020 Chevrolet Equinox Order Form (Purchase Police Investigations Vehicle)



## 2020 Ford Escape S Front Wheel Drive Contract# 165



Currie Motors Fleet

“Nice People to Do Business With”

Visit our new website

[www.curriecommercial.com](http://www.curriecommercial.com)

Order Cut- Off: TBD

Contract # 165

Attachment: SPC 2020 Ford Escape Comparison (Purchase Police Investigations Vehicle)





**Currie Motors Frankfort**

**SPC Contract Winner**

**2020 Ford Escape S Front Wheel Drive**

**Contract #165**

**Call Tom Sullivan (815) 464-9200**

**Standard Package: 20,885.00**

Warranty: 3 Years 36,000 miles Bumper to Bumper/ 5 Years 60,000 Power train

Free Delivery within 50 Miles  
 Climate Control  
 Advance Trac w/RSC  
 Power Windows Power Locks  
 Remote Keyless-Flip Key  
 Side View Mirrors-Power Glass  
 AM/FM/CD- SYNC  
 Variable Intermittent- Wipers  
 Rear Defroster  
 Electric Power Assist Steering  
 Cruise Control  
 Ford Pass Connect-4G LTE Wi-Fi  
 Personal Safety System  
 17" Steel Wheels  
 6-Way Manual Adjust Drivers Seat  
 Cloth Front Bucket Seats  
 60/40Split-Fold-Flat Rear Seats  
 Rotary Gear Shift Dial  
 Center Console w/Armrest

Front Carpeted Floor Mats  
 Anti-Lock Brakes-w/Post  
 Collision Braking  
 Frt/Rr Stabilizer Bar  
 Halogen Headlamps  
 Solar Tinted Glass  
 Battery Saver Feature  
 Message Center  
 Sun Visors w/Dual Mirrors  
 Tilt and Telescoping Wheel  
 1.5L Eco boost w/ Auto Start-Stop  
 Technology  
 8-Speed Automatic Transmission  
 Body Color Rear Spoiler  
 SecuriLock Passive Anti-Theft  
 Tire Pressure Monitoring System  
 3-Power Points  
 Mini Spare Tire  
 Rear View Camera

Attachment: SPC 2020 Ford Escape Comparison (Purchase Police Investigations Vehicle)

Contract # 165

**Available Models**

|                                     |                                |           |
|-------------------------------------|--------------------------------|-----------|
| <input checked="" type="checkbox"/> | Escape SE All Wheel Drive      | 23,986.00 |
| <input type="checkbox"/>            | Escape SE FHEV All Wheel Drive | 26,715.00 |

**Options**

|                                     |                                             |         |
|-------------------------------------|---------------------------------------------|---------|
| <input type="checkbox"/>            | Cargo Mat                                   | 86.00   |
| <input type="checkbox"/>            | Block Heater                                | 33.00   |
| <input type="checkbox"/>            | Day Time Running Lights                     | 42.00   |
| <input checked="" type="checkbox"/> | Floor Liners                                | 119.00  |
| <input type="checkbox"/>            | Privacy Glass                               | 261.00  |
| <input type="checkbox"/>            | Reverse Sensing System                      | 232.00  |
| <input type="checkbox"/>            | Easy Access Cargo Shade                     | 128.00  |
| <input type="checkbox"/>            | Rustproofing (Sound Shield N/A)             | 295.00  |
| <input type="checkbox"/>            | 17" Shadow Silver-painted Aluminum Wheels   | 565.00  |
| <input type="checkbox"/>            | Wheel Locking Lug Nuts                      | 71.00   |
| <input type="checkbox"/>            | Cargo Management System-S model only        | 375.00  |
| <input type="checkbox"/>            | Remote Start-late availability              | 470.00  |
| <input type="checkbox"/>            | Splash Guards-late availability             | 199.00  |
| <input type="checkbox"/>            | CD Rom Shop Manual                          | 295.00  |
| <input type="checkbox"/>            | 3 year/100000 Mile Powertrain Care Warranty | 1195.00 |
| <input type="checkbox"/>            | 5 year/60,000 Mile Base Care Warranty       | 1395.00 |
| <input type="checkbox"/>            | Delivery >50 miles                          | 165.00  |
| <input type="checkbox"/>            | Municipal Plates M___MP____(Shipped)        | 203.00  |
|                                     |                                             |         |

**Exterior Colors**

|                                     |                                  |        |
|-------------------------------------|----------------------------------|--------|
| <input type="checkbox"/>            | Star White Metallic Tri Coat-SE  | 565.00 |
| <input type="checkbox"/>            | Sedona Orange Metallic           | N/C    |
| <input type="checkbox"/>            | Rapid Red Metallic Clear Coat-SE | 375.00 |
| <input type="checkbox"/>            | Dark Persian Green Metallic      | N/C    |
| <input type="checkbox"/>            | Velocity Blue Metallic           | N/C    |
| <input type="checkbox"/>            | Desert Gold Metallic             | N/C    |
| <input type="checkbox"/>            | Magnetic                         | N/C    |
| <input type="checkbox"/>            | Agate Black                      | N/C    |
| <input type="checkbox"/>            | Oxford White                     | N/C    |
| <input checked="" type="checkbox"/> | Ingot Silver Metallic            | N/C    |

**Interior Colors**

|                                     |                           |     |
|-------------------------------------|---------------------------|-----|
| <input type="checkbox"/>            | Ebony                     | N/C |
| <input checked="" type="checkbox"/> | Ebony/Sandstone – SE Only | N/C |





|                             |                     |
|-----------------------------|---------------------|
| Title Name                  | Village of Palatine |
| Title Address               |                     |
| Title City                  |                     |
| Title Zip Code              |                     |
| Contact Name                | Matt Dusckett       |
| Phone Number                |                     |
| Purchase Order Number       |                     |
| Fleet Identification Number |                     |
| Tax Exempt Number           |                     |
| Total Dollar Amount         | \$24,105.00         |
| Total Number of Units       |                     |
| Delivery Address            |                     |

**\*Orders Require Signed Original Purchase Order and Tax Exempt Letter Submitted to:**

*Currie Motors Fleet  
 10125W Laraway  
 Frankfort, IL 60423  
 PHONE: (815)464-9200  
 Tom Sullivan [Curriefleet@gmail.com](mailto:Curriefleet@gmail.com)  
 Kristen De La Riva [Fleetcurrie@gmail.com](mailto:Fleetcurrie@gmail.com)*

***\*Fleet Status is accessible by registering at [www.fleet.ford.com](http://www.fleet.ford.com). Please provide FIN Code at time of order to track your order times. Lead times are 12-14 weeks.***

***\*Title Corrections will be Billed Appropriate Assessed Fees by the Sec. of State***

Contract #165

Attachment: SPC 2020 Ford Escape Comparison (Purchase Police Investigations Vehicle)

# Capital

## Village of Palatine, IL

2020 *thru* 2024

Department 52-Public Works

Contact Matt Dusckett

Type Equipment

Useful Life 10 years

Category Vehicles &amp; Equipment

Project # VE 0005

Project Name Police Dept Vehicle Replacements

Account # 401-42-75-6070 625

### Description

CY 2020 Replacements

\$22,660 - C347 2010 Ford Taurus (Replace with same) Investigations Existing was total loss ←

43,260 - T453 2013 Ford Explorer (100,000 miles) (Repl w/Explorer Hybrid) Patrol Existing was a total loss

45,615 - T429 2015 Ford Explorer (109,769 miles) (Repl w/Explorer Hybrid) Patrol Existing to auction

45,615 - T430 2015 Ford Explorer (121,762 miles) (Repl w/Explorer Hybrid) Patrol Existing to auction

45,615 - T431 2015 Ford Explorer (105,911 miles) (Repl w/Explorer Hybrid) Patrol Existing to auction

45,615 - T432 2015 Ford Explorer (113,224 miles) (Repl w/Explorer Hybrid) Patrol Existing to auction

45,615 - T434 2015 Ford Explorer (104,725 miles) (Repl w/Explorer Hybrid) Patrol Existing to auction

### Justification

This program provides the planned replacement of necessary Police vehicles in order to prevent obsolescence, maintain the functionality of the Department, and enhance operational efficiency.

| Prior        | Expenditures | 2020           | 2021           | 2022          | 2023           | 2024           | Total            |
|--------------|--------------|----------------|----------------|---------------|----------------|----------------|------------------|
| 250,155      | Equipment    | 293,995        | 222,225        | 48,275        | 437,995        | 276,020        | 1,278,510        |
| <b>Total</b> | <b>Total</b> | <b>293,995</b> | <b>222,225</b> | <b>48,275</b> | <b>437,995</b> | <b>276,020</b> | <b>1,278,510</b> |

| Prior        | Funding Sources         | 2020           | 2021           | 2022          | 2023           | 2024           | Total            |
|--------------|-------------------------|----------------|----------------|---------------|----------------|----------------|------------------|
| 250,155      | Capital Equipment - 401 | 293,995        | 222,225        | 48,275        | 437,995        | 276,020        | 1,278,510        |
| <b>Total</b> | <b>Total</b>            | <b>293,995</b> | <b>222,225</b> | <b>48,275</b> | <b>437,995</b> | <b>276,020</b> | <b>1,278,510</b> |

Attachment: Capital Budget Sheet (Purchase Police Investigations Vehicle)



# Consider a Motion Authorizing the Village Manager to Purchase a Replacement Public Works Pickup Truck

## BACKGROUND:

As part of the Capital Equipment Budget for 2020, the Village Council has appropriated \$21,200 in funds for the replacement of one Public Works pickup truck. This truck (T-439) is a 2008 Ford F-250 rear wheel drive pickup utilized by the Buildings & Grounds Division of Public Works. This vehicle is recommended for replacement after an inspection, evaluation, and life-cycle cost analysis.

During budget discussions, it was determined that this truck should be replaced by a less expensive F-150 and did not need four-wheel drive capability since it is not used in snow removal operations. The existing truck is not equipped with four-wheel drive.

Due to the existing unsafe condition of this vehicle, it was determined that the truck purchased last fall for the Utilities Coordinator should be utilized immediately by the Buildings and Grounds Division, and this purchase will be for the Utilities Coordinator. The Utilities Coordinator is currently driving a 5-year old truck that will become part of a hand-down program.

## KEY ISSUES:

- There is extensive rusting and frame damage to this vehicle to require replacement immediately. Because of this, there will be a shortfall to purchase this proposed truck.
- The Northwest Municipal Conference Suburban Purchasing Cooperative (SPC) has awarded contract #187 for Ford F-150 pickup trucks through Roesch Ford of Bensenville, Illinois.
- Local governments are permitted to purchase vehicles through these joint-purchase bids, and take advantage of the purchasing power and attractive pricing.
- The total cost to purchase this vehicle through the SPC contract is \$21,740.
- The budgeted funds are \$21,200, which will leave a shortfall of \$540 for this purchase. Outfitting for a lift gate and emergency lighting will cost approximately \$3,000.

## ALTERNATIVES:

1. Authorize the Village Manager to approve the purchase of one 2020 Ford F-150 pickup truck from Roesch Ford utilizing the SPC Contract.
2. Refer back to Staff with comments.

## RECOMMENDATION:

Staff recommends authorizing the Village Manager to approve the purchase of one 2020 Ford F-150 pickup truck through the Suburban Purchasing Cooperative Contract #187 from Roesch Ford in the amount of \$21,740 and a total cost (including outfitting) not to exceed \$24,740.

## BUDGET IMPACT:

Funds in the amount of \$21,200 have been appropriated in the Capital Vehicle

Replacement Budget for this purchase. The shortfall of \$3,540 will be offset by savings on other vehicle and equipment purchases in 2020, such as the asphalt paver.

**ACTION REQUIRED:**

Motion to authorize the Village Manager to approve the purchase of one 2020 Ford F-150 pickup truck through the Suburban Purchasing Cooperative Contract #187 from Roesch Ford of Bensenville, Illinois in the amount of \$21,740 and outfitting for a total cost not to exceed \$24,740.

**ATTACHMENTS:**

- 2020 Public Works Utilities Ford F-150 Purchase Memorandum
- 2020 Ford F150 Order Form
- Capital Budget Page



## MEMORANDUM

**To:** Matt Barry, Director of Public Works  
**From:** Matt Dusckett, Fleet Services Coordinator  
**Date:** March 4, 2020  
**Subject:** Replacement of a Public Works Pickup Truck

**Issue:** As part of the Capital Vehicle Replacement Budget for CY 2020, the Village Council has appropriated \$21,200 in funds for the replacement of a Public Works pickup truck. This truck (T-349) is a 2008 Ford F-250 rear wheel drive pickup utilized by the Buildings and Grounds Division of Public Works. This vehicle is recommended for replacement after an inspection, evaluation, and life-cycle cost analysis.

During budget discussions, it was determined that this truck should be replaced by a less expensive F-150 and did not need four-wheel drive capability since it is not used in snow removal operations. The existing truck is not equipped with four-wheel drive.

Due to the existing unsafe condition of this vehicle, it was determined that the truck purchased last fall for the Utilities Coordinator should be utilized immediately by the Buildings and Grounds Division, and this purchase will be for the Utilities Coordinator. The Utilities Coordinator is currently driving a 5-year old truck that will become part of a hand-down program.

I have attached a few pictures of truck T-349 below:



**Replacement of a Public Works Pickup Truck**

March 4, 2020

Page 2



As shown, there is extensive rusting and frame damage to this vehicle to require replacement immediately. Because of this decision, there will be a shortfall to purchase this proposed truck.

**Analysis:** The Northwest Municipal Conference Suburban Purchasing Cooperative (SPC) has awarded a contract (Contract# 187) for the Ford F-150 pickup through Roesch Ford of Bensenville, Illinois. Local governments are permitted to purchase vehicles through these joint-purchase bids, and take advantage of the purchasing power and attractive pricing. I have detailed the purchase pricing on the following page.

### **Public Works Pickup Truck Replacement – Budget \$21,200.00**

|                                                             |         |             |
|-------------------------------------------------------------|---------|-------------|
| 2020 Ford F-150 (1/2 ton) 2-Wheel Drive Pickup (Base Price) | SPC Bid | \$18,999.00 |
|-------------------------------------------------------------|---------|-------------|

**Options:**

|                                             |    |        |
|---------------------------------------------|----|--------|
| Regular Cab 8' Box Upgrade (FIC)            | \$ | 285.00 |
| Axle Upgrade – Limited Slip (XL)            | \$ | 525.00 |
| SYNC Voice Recognition – Hands Free (52P)   | \$ | 387.00 |
| Cruise Control – Req. for SYNC Option (50S) | \$ | 225.00 |
| Drop-in Bed Liner (96P)                     | \$ | 323.00 |
| XL Power Equipment Group (85A)              | \$ | 893.00 |
| Front License Plate Bracket (153)           | \$ | N/C    |
| License & Title – (M-Plate)                 | \$ | 103.00 |

|               |  |                    |
|---------------|--|--------------------|
| <b>TOTALS</b> |  | <b>\$21,740.00</b> |
|---------------|--|--------------------|

|                           |                                 |
|---------------------------|---------------------------------|
| Exterior color – Race Red | Interior color – Charcoal Black |
|---------------------------|---------------------------------|

Budgeted funds are \$21,200.00 which will leave a shortfall of \$540.00 for the purchase. Outfitting for a lift gate and emergency lighting will cost approximately \$3,000, which will leave a total shortfall of \$3,540.00. The shortfall will be offset by savings on other vehicle and equipment purchases in 2020 such as the asphalt paver.

**Recommendation:** Staff recommends that the Village Council approve the purchase of one Ford F-150 pickup truck through the SPC Contract #187 from Roesch Ford, 333 W Grand Ave, Bensenville, IL 60106, in the total amount of \$21,740.00. I have attached a copy of the capital budget project page, as well as the Roesch Ford completed order forms for this truck.

**Attachments:** Capital Budget “Project VE 0003” Page  
Roesch Ford – SPC Contract # 187 Order Form

Attachment: 2020 Public Works Utilities Ford F-150 Purchase Memorandum (Purchase Public Works Pickup Truck)



**2020 FORD F-150 XL 4X2**

**PICKUP**

**CONTRACT # 187**



Tentative Order Cut-Off June 2020

**ROESCH FORD COMMERCIAL TRUCK CENTER**

**Brian Kilduff**

**[briankilduff@roeschtrucks.com](mailto:briankilduff@roeschtrucks.com)**

**630-279-6000 X2245**

**[www.roeschford.com](http://www.roeschford.com)**

Attachment: 2020 Ford F150 Order Form (Purchase Public Works Pickup Truck)



**SUBURBAN PURCHASING COOPERATIVE (SPC) PFP  
#187**

**2020 Ford F-150 Regular Cab**  
Plus Option Packages & Other Options

**2020 Ford F-150 XL Regular Cab**  
**STANDARD EQUIPMENT**

Dealer Agrees to Furnish Price/Total Bid as Specified  
With All Standard Equipment Below with No Deletions:

**\$18,999.00**

Destination & Delivery Charges Included  
3 Year 36,000 Mile Limited Bumper to Bumper  
Warranty

5 Year 60,000 Powertrain Warranty  
Free Delivery Within 50 Miles of Dealership

Attachment: 2020 Ford F150 Order Form (Purchase Public Works Pickup Truck)

# REGULAR CAB / SUPERCAB / SUPERCREW® – XL SERIES

## STANDARD EQUIPMENT

### MECHANICAL

- 3.3L V6 PFDI with Auto Start-Stop Technology and Flex-Fuel Capability (standard 4x2/4x4; NA with 157" or 163.7" WB)
- 2.7L V6 EcoBoost® with Auto Start-Stop Technology (standard 4x2 with 157" or 163.7" WB)
- 5.0L V8 with Auto Start-Stop Technology and Flex-Fuel Capability (standard 4x4 with 157" or 163.7" WB)
- 4x4 Electronic-Shift-On-the-Fly (ESOF) with Neutral Towing Capability
- Axle, Front – Independent Front Suspension (IFS)
- Brakes – 4-Wheel Disc with ABS
- Electronic Six-Speed Automatic Transmission with Selectable Drive Modes: Normal/Tow-Haul/Sport (standard w/3.3L V6 PFDI)
- Electronic Ten-Speed Automatic Transmission with Selectable Drive Modes: Normal/Tow-Haul/Snow-Wet/EcoSelect/Sport (standard w/3.0L V6 Power Stroke® Turbo Diesel<sup>1</sup>, 3.5L V6 EcoBoost®, 2.7L V6 EcoBoost®, & 5.0L V8 engines)
- Fail-Safe Cooling
- Jack
- Electric Parking Brake
- SelectShift® Automatic Transmission with Progressive Range Select
- Shock Absorbers, Gas – Heavy-Duty, Front
- Shock Absorbers, Gas – Heavy-Duty, Outboard Mounted, Rear
- Springs, Front – Coil
- Springs, Rear – Leaf, Two-Stage Variable Rate
- Stabilizer Bar, Front
- Steering – Power, Rack-and-Pinion

### EXTERIOR

- 170 Degree Rear-Door (SuperCab)
- Automatic High Beam
- Bumper and Fascia, Front – Black
- Bumper, Rear – Black
- Cargo Lamp – integrated with Center High-mounted Stop Lamp (CHMSL)
- Daytime Running Lamps (DRL) (On/Off Cluster Controllable)
- Easy Fuel® Capless Fuel-Filler
- Exhaust – Single Rear
- F-150 Fender Badge
- Fuel Tank
  - Standard Range 23 Gallon (Regular Cab and SuperCab)
  - Standard Range 26 Gallon (SuperCrew®)
- Fully Boxed Steel Frame
- Grille – Black Two Bar Style with Black Nostrils and Black Surround
- Handles, Black – Door and Tailgate with Black Bezel
- Hooks – Pickup Box Tie-Down, four (4)
- Hooks – Front Tow 4x4, two (2)
- Mirrors, Sideview – Manual-folding, Manual Glass with Black Skull Caps
- Spare Tire Carrier – Rear Under Frame
- Spare Tire/Wheel Lock
- Stone Cuffs, Front & Rear
- Tailgate – removable with key lock
- Tires
  - 245/70R 17 BSW all-season tires (A/S) BSW 4x2
  - 265/70R 17 OWL all-terrain tires (A/T) 4x4
- Trailer Sway Control
- Trailer Towing – 4-pin wiring, ball mounting provisions in rear bumper
- Wheels – 17" Silver Steel
- Wipers – Intermittent speed

### INTERIOR/COMFORT

- 1<sup>st</sup> Row Manual Windows
- 2<sup>nd</sup> Row Fixed Windows (SuperCab)
- 2<sup>nd</sup> Row Manual Windows (SuperCrew®)
- 2.3" Productivity Screen in Instrument Cluster
- 4.2" Center-stack Screen w/Audio Controls
- Air Conditioning Registers – Black Vanes with Chrome Knob
- Auxiliary Audio Input Jack (NA w/SYNC®)
- Black Vinyl Floor Covering
- Cupholder, deployable – under 20% seat
- Dome Light
- Fade-to-Off Interior Lighting
- Gauges and Meters – Fuel, Oil Pressure, Transmission Temperature and Engine Coolant Temperature Gauges; Speedometer, Odometer and Tachometer
- Grab Handles
  - Front – A-Pillar, Driver and Passenger Side
  - Rear – B-Pillar (SuperCrew®)
- Horn – Dual-Note
- Manual Air Conditioning, Single Zone
- Manual Locks
- Outside Temperature Display
- Powerpoint 12V – Front
- Rear-window with Fixed Glass and Solar Tint
- Rearview Mirror, Day/Night
- Scuff Plate, Driver and Front-Passenger Doors
- Seat, Front
  - Cloth 40/20/40
  - 2-Way manual driver/passenger
  - Armrest
- Seat, Rear
  - Cloth
  - 60/40 flip-up split seat (SuperCab)
  - 60/40 flip-up split seat with elongated cushion (SuperCrew®)
- Steering Wheel, Black Urethane – Manual Tilt/Telescoping and Manual Locking
- Visor, Driver Side; Visor with Mirror, Passenger-Side

### SAFETY/SECURITY

- AdvanceTrac® w/RSC® (Roll Stability Control™)
- Airbags
  - Driver and Passenger Front Airbags
  - Driver and Passenger Seat-Mounted Side Airbags
  - Safety Canopy® Side-Curtain Airbags (1<sup>st</sup> and 2<sup>nd</sup> row coverage)
- Curve Control
- Halogen Headlamps
- Rainlamp Wiper Activated Headlamps
- Rear View Camera with Dynamic Hitch Assist
- Seat Belts, Active Restraint System (ARS). Three-point Manual Lap/Shoulder Belts with Height Adjusters, Pretensioners & Energy Mgmt Retractors on Outside Front Positions. Includes Autolock Features for Child Seats
- SecuriLock® Passive Anti-Theft System (PATS)
- SOS Post-Crash Alert System™
- Tire Pressure Monitoring System (TPMS)

### FORD CO-PILOT360™ TECHNOLOGY

- Autolamp – Auto On/Off Headlamps
- ★ Connectivity device – works with your FordPass™ app to interact with your vehicle
  - Note: FordPass App connectivity expected early 2020CY**
- Pre-Collision Assist with Automatic Emergency Braking (AEB)

### FUNCTIONAL

- AM/FM Stereo (speakers; four (4) with Regular Cab, six (6) with SuperCab and SuperCrew®)
- Hill Start Assist

<sup>1</sup> 3.0L V6 Diesel engine (991) - Late Availability

|                                     | Item/Description                                                                                                                                                                                                                                                                                                                                                                                                                            | Code    | Price             |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-------------------|
| <input type="checkbox"/>            | Regular Cab XL 4x4                                                                                                                                                                                                                                                                                                                                                                                                                          | F1C     | \$3,400.00        |
| <input type="checkbox"/>            | SuperCab XL 4x2                                                                                                                                                                                                                                                                                                                                                                                                                             | X1C     | \$2,804.00        |
| <input type="checkbox"/>            | SuperCab XL 4x4                                                                                                                                                                                                                                                                                                                                                                                                                             | X1E     | \$5,092.00        |
| <input type="checkbox"/>            | SuperCrew XL 4x2                                                                                                                                                                                                                                                                                                                                                                                                                            | W1C     | \$3,991.00        |
| <input type="checkbox"/>            | SuperCrew XL 4x4                                                                                                                                                                                                                                                                                                                                                                                                                            | W1E     | \$7,690.00        |
| <b>Free Standing Options</b>        |                                                                                                                                                                                                                                                                                                                                                                                                                                             |         |                   |
| <input checked="" type="checkbox"/> | Axle Upgrade                                                                                                                                                                                                                                                                                                                                                                                                                                | XL      | \$525.00          |
| <input type="checkbox"/>            | LT245/OR17E BSW all terrain tires                                                                                                                                                                                                                                                                                                                                                                                                           | T7C     | \$272.00          |
| <input type="checkbox"/>            | Skid Plates                                                                                                                                                                                                                                                                                                                                                                                                                                 | 413     | \$148.00          |
| <input type="checkbox"/>            | Floor Liner — Tray style                                                                                                                                                                                                                                                                                                                                                                                                                    | 47R     | \$148.00          |
| <input type="checkbox"/>            | Snow Plow Prep                                                                                                                                                                                                                                                                                                                                                                                                                              | 68P     | \$47.00           |
| <input type="checkbox"/>            | Trailer Tow Package -Incl. Pro Trailer Backup Assist (47E) <b>Note:</b> Ordering the Trailer Tow Package does not include Trailer Tow Mirrors. Trailer Tow Mirrors are a standalone option and must be ordered separately. (Option Code: 54Y/59S) <b>Note:</b> Ordering the Trailer Tow Package does not include Integrated Brake Controller (67T). Integrated Brake Controller (67T) is a standalone option and must be ordered separately | 53A     | \$916.00          |
| <input type="checkbox"/>            | Backup Alarm System                                                                                                                                                                                                                                                                                                                                                                                                                         | 85H     | \$115.00          |
| <input type="checkbox"/>            | Black Platform Running Boards                                                                                                                                                                                                                                                                                                                                                                                                               | 18B     | \$231.00          |
| <input type="checkbox"/>            | Box Side Steps                                                                                                                                                                                                                                                                                                                                                                                                                              | 63S     | \$299.00          |
| <input type="checkbox"/>            | BoxLink (includes four (4) premium locking cleats)                                                                                                                                                                                                                                                                                                                                                                                          | 55B     | \$73.00           |
| <input type="checkbox"/>            | Chrome front and rear bumpers (requires 595 Fog Lamps)                                                                                                                                                                                                                                                                                                                                                                                      | 17C     | \$161.00          |
| <input type="checkbox"/>            | Daytime Running Lamps (DRL) <b>Note:</b> The non-controllable 942 Daytime Running Lamps (DRL) replace the standard Daytime Running Lamps (DRL) (On/Off Cluster Controllable)                                                                                                                                                                                                                                                                | 942     | \$41.00           |
| <input type="checkbox"/>            | Engine Block Heater                                                                                                                                                                                                                                                                                                                                                                                                                         | 41H     | \$83.00           |
| <input type="checkbox"/>            | Fog Lamps                                                                                                                                                                                                                                                                                                                                                                                                                                   | 595     | \$128.00          |
| <input type="checkbox"/>            | Foldable Pickup Box Bed Extender                                                                                                                                                                                                                                                                                                                                                                                                            | 63E     | \$231.00          |
| <input checked="" type="checkbox"/> | Front License Plate Bracket (standard in states where required by law, opt. to all others)                                                                                                                                                                                                                                                                                                                                                  | 153     | N/C               |
| <input type="checkbox"/>            | Integrated Trailer Brake Controller                                                                                                                                                                                                                                                                                                                                                                                                         | 67T     | \$253.00          |
| <input type="checkbox"/>            | Manual-folding, Power Glass Sideview Mirrors with Heat, Turn Signal, AutoDimming Feature (Driver's Side), High-intensity LED Security Approach Lamps, LED Sideview mirror lights and Black Skull Caps (incl. interior autodimming rearview mirror) (req. Rear-Window, Fixed Privacy Glass with Defroster 924/57Q)                                                                                                                           | 54R/59S | \$280.00/\$161.00 |
| <input type="checkbox"/>            | Manual-folding, Manually Telescoping, Power Glass Trailer Tow Mirrors with Heat, Turn Signal, High- Intensity LED Security Approach Lamps, LED Sideview mirror lights and Black Skull Caps (Req. 53A Trailer Tow Pkg. and Rear-Window, Fixed Privacy Glass with Defroster 924/57Q)                                                                                                                                                          | 54Y/59S | \$364.00/\$161.00 |
| <input type="checkbox"/>            | Power Passenger Seat 10-way                                                                                                                                                                                                                                                                                                                                                                                                                 | 61P     | \$323.00          |
| <input type="checkbox"/>            | Power-Sliding Rear-Window with Privacy Glass and Defroster <b>Note:</b> N/A with option 54R or 54Y                                                                                                                                                                                                                                                                                                                                          | 435/57Q | \$323.00/\$203.00 |
| <input type="checkbox"/>            | Rear-Window, Fixed Privacy Glass with Defroster                                                                                                                                                                                                                                                                                                                                                                                             | 924/57Q | \$92.00/\$203.00  |
| <input type="checkbox"/>            | Reverse Sensing System                                                                                                                                                                                                                                                                                                                                                                                                                      | 76R     | \$253.00          |



|                                                                                                       |                                                                                                                                                                                                                                                                                                                           |     |          |
|-------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----------|
| <input type="checkbox"/>                                                                              | Single-w/SiriusXM Radio <b>Note:</b> Includes a 6-month prepaid subscription. Service is not available in Alaska and Hawaii.                                                                                                                                                                                              | 582 | \$180.00 |
| <input type="checkbox"/>                                                                              | Tailgate Step (with Tailgate Lift Assist)                                                                                                                                                                                                                                                                                 | 63T | \$345.00 |
| <b>Factory Invoiced Accessories (FIA) shipped separately from the vehicle for dealer installation</b> |                                                                                                                                                                                                                                                                                                                           |     |          |
| <input type="checkbox"/>                                                                              | Bed Divider (req. 55B BoxLink TM; NA with 90R Stowable Loading Ramps)                                                                                                                                                                                                                                                     | 90D | \$272.00 |
| <input type="checkbox"/>                                                                              | Tonneau Pickup Box Cover — Hard (NA with 90R Stowable Loading Ramps) <b>Note:</b> Tonneau cover does not provide a permanent seal from dust & moisture intrusion                                                                                                                                                          | 96X | \$916.00 |
| <input type="checkbox"/>                                                                              | Tonneau Pickup Box Cover — Soft Folding (NA with 90R Stowable Loading Ramps) <b>Note:</b> Tonneau cover does not provide a permanent seal from dust and moisture intrusion                                                                                                                                                | 96T | \$483.00 |
| <b>Custom Accessories Pre-Installed</b>                                                               |                                                                                                                                                                                                                                                                                                                           |     |          |
| <input checked="" type="checkbox"/>                                                                   | Drop-in Bedliner                                                                                                                                                                                                                                                                                                          | 96P | \$323.00 |
| <input type="checkbox"/>                                                                              | Red / Blue LED Warning Strobes — custom accessory, pre-installed; includes two (2) LED warning lights visible on either side of stop light bar and two (2) LED lights visible between lower windshield and hood (Driver side — Red / Passenger side — Blue) <b>Note:</b> Not available with Amber LED Warning Strobes 94S | 94R | \$667.00 |
| <input type="checkbox"/>                                                                              | Amber LED Warning Strobes — custom accessory, pre-installed; includes two (2) LED Amber warning lights visible on either side of stop light bar and two (2) LED Amber lights visible between lower windshield and hood <b>Note:</b> Not available with Red Blue LED Warnin Strobes 94R                                    | 94S | \$621.00 |
| <input type="checkbox"/>                                                                              | Spray-in Bedliner                                                                                                                                                                                                                                                                                                         | 96W | \$548.00 |
| <input type="checkbox"/>                                                                              | Stowable Loading Ramps (req. 55B BoxLinkTM; NA with 90D Bed Divider, 96X Tonneau Pickup Box Cover — Hard or 96T Tonneau Pickup Box Cover — Soft Folding)                                                                                                                                                                  | 90R | \$548.00 |
| <b>Interior</b>                                                                                       |                                                                                                                                                                                                                                                                                                                           |     |          |
| <input type="checkbox"/>                                                                              | Key Interior Colors Black / Medium Earth Gray                                                                                                                                                                                                                                                                             | AG  | N/C      |
| <input type="checkbox"/>                                                                              | Cloth 40/20/40 Front Seat (standard)                                                                                                                                                                                                                                                                                      | CG  | N/C      |
| <input type="checkbox"/>                                                                              | Vinyl 40/24/40 Front-Seat                                                                                                                                                                                                                                                                                                 | AG  | N/C      |
| <b>Exterior Color</b>                                                                                 |                                                                                                                                                                                                                                                                                                                           |     |          |
| <input type="checkbox"/>                                                                              | Stone Gray                                                                                                                                                                                                                                                                                                                | D1  | N/C      |
| <input type="checkbox"/>                                                                              | Agate Black                                                                                                                                                                                                                                                                                                               | UM  | N/C      |
| <input type="checkbox"/>                                                                              | Magnetic                                                                                                                                                                                                                                                                                                                  | J7  | N/C      |
| <input type="checkbox"/>                                                                              | Blue Jeans                                                                                                                                                                                                                                                                                                                | N1  | N/C      |
| <input checked="" type="checkbox"/>                                                                   | Race Red                                                                                                                                                                                                                                                                                                                  | PQ  | N/C      |
| <input type="checkbox"/>                                                                              | Velocity Blue                                                                                                                                                                                                                                                                                                             | E7  | N/A      |
| <input type="checkbox"/>                                                                              | Iconic Silver                                                                                                                                                                                                                                                                                                             | JS  | N/C      |
| <input type="checkbox"/>                                                                              | Oxford White                                                                                                                                                                                                                                                                                                              | YZ  | N/C      |
| <input type="checkbox"/>                                                                              | Green                                                                                                                                                                                                                                                                                                                     | PGR | \$608.00 |
| <input type="checkbox"/>                                                                              | Orange                                                                                                                                                                                                                                                                                                                    | PMB | \$608.00 |
| <input type="checkbox"/>                                                                              | School Bus Yellow                                                                                                                                                                                                                                                                                                         | PB1 | \$608.00 |
| <input type="checkbox"/>                                                                              | Vermillion Red                                                                                                                                                                                                                                                                                                            | PE4 | \$608.00 |
| <input type="checkbox"/>                                                                              | Yellow                                                                                                                                                                                                                                                                                                                    | PAT | \$608.00 |

|                                     |                                                                                             |     |                    |
|-------------------------------------|---------------------------------------------------------------------------------------------|-----|--------------------|
| <b>Other</b>                        |                                                                                             |     |                    |
| <input type="checkbox"/>            | Powertrain Care 3 Year 100,000 Warranty 4x2 Gasoline Motor                                  |     | \$730.00           |
| <input type="checkbox"/>            | Powertrain Care 3 Year 100,000 Warranty 4x4 Gasoline Motor with Snow Plow Prep              |     | \$1,480.00         |
| <input type="checkbox"/>            | Engine Idle Shut Down (N/A with reverse sensing) Duration__ Minutes                         |     | \$257.00           |
| <input type="checkbox"/>            | Full Size Spare with Box Delete Option                                                      |     | N/A                |
| <input type="checkbox"/>            | Spare Tire Delete for Pick Up                                                               |     | N/A                |
| <input type="checkbox"/>            | Detailed CD Rom Shop Manual                                                                 |     | \$295.00           |
| <input type="checkbox"/>            | Delivery More than 50 Miles                                                                 |     | \$150.00           |
| <input checked="" type="checkbox"/> | License & Title — M Plates (Shipped)                                                        |     | \$103.00           |
| <b>Series</b>                       |                                                                                             |     |                    |
| <input type="checkbox"/>            | Regular Cab 4x2 6.5' Box 122.5"                                                             | FIC | \$18,999.00        |
| <input type="checkbox"/>            | Regular Cab 4x4 6.5' Box 122.5"                                                             | FIE | \$3,400.00         |
| <input checked="" type="checkbox"/> | Regular Cab 4x2 8' Box 141"                                                                 | FIC | \$285.00           |
| <input type="checkbox"/>            | Regular Cab 4x4 8' Box 141"                                                                 | FIE | \$3,685.00         |
| <input type="checkbox"/>            | SuperCab 4x2 6.5' Box 145"                                                                  | XIC | \$2,804.00         |
| <input type="checkbox"/>            | SuperCab 4x4 6.5' Box 145"                                                                  | XIE | \$5,092.00         |
| <input type="checkbox"/>            | SuperCab 8' Box 163.7"                                                                      | XIC | \$4,089.00         |
| <input type="checkbox"/>            | SuperCab 4x4 8' Box 163.7"                                                                  | XIE | \$7,377.00         |
| <input type="checkbox"/>            | supercrew 5.5' Box 145"                                                                     | WIC | \$3,991.00         |
| <input type="checkbox"/>            | supercrew 4x4 5.5' Box 145"                                                                 | WIE | \$7,690.00         |
| <input type="checkbox"/>            | supercrew 4x2 6.5' Box 157"                                                                 | WIC | \$5,490.00         |
| <input type="checkbox"/>            | supercrew 4x4 6.5' Box 157"                                                                 | WIE | \$8,175.00         |
| <input type="checkbox"/>            | 3.3L V6 PFDI with Auto Start-Stop & Flex Fuel Capacity                                      | 99B | N/C                |
| <input type="checkbox"/>            | 2.7L V6 EcoBoost with Auto Start-Stop — Standard on 4x2 with 157" or 163.7" WB              | 99P | \$916.00           |
| <input type="checkbox"/>            | 5.0L V8 with Auto Start-Stop & Flex-Fuel Capability standard on 4x4 with 157" or 163.7 WB   | 995 | \$1,836.00         |
| <input type="checkbox"/>            | 3.5L V6 EcoBoost with Auto Start-Stop                                                       | 994 | \$2,388.00         |
| <input type="checkbox"/>            | 3.0L Valve DOHN Power Stroke V6 Turbo Diesel B20 with Auto Start-Stop                       | 991 | \$4,596.00         |
| <input type="checkbox"/>            | Electronic 6-Speed Automatic Transmission with Selectable Drive Modes                       | 446 | STD                |
| <input type="checkbox"/>            | Electronic 10-Speed Automatic Transmission with Selectable Drive Modes                      | 44G | STD                |
| <b>Equipment Group</b>              |                                                                                             |     |                    |
| <input checked="" type="checkbox"/> | XL Power Equipment Group REG CAB/ OTHER                                                     | 85A | \$893.00/\$1077.00 |
| <input type="checkbox"/>            | 4.2" Productivity Screen with compass in instrument cluster INCLUDED IN 101A                |     | N/C                |
| <input checked="" type="checkbox"/> | SYNC Enhanced Voice Recognition Communications & Entertainment System (Req. Cruise Control) | 52P | \$387.00           |
| <input type="checkbox"/>            | XL Chrome Appearance Package                                                                | 86A | \$553.00           |
| <input type="checkbox"/>            | FX4 Off Road Package                                                                        | 55A | \$832.00           |
| <input type="checkbox"/>            | CNG/Propane Gaseous Engine Prep Pack                                                        | 98G | \$289.00           |
| <input type="checkbox"/>            | Class IV Trailer Hitch                                                                      | 53B | \$88.00            |
| <input checked="" type="checkbox"/> | Cruise Control (Req. for SYNC 52P)                                                          | 50S | \$225.00           |
| <input type="checkbox"/>            | FX4 Off Road Package                                                                        | 55A | \$832.00           |

|                                         |                                                   |     |            |
|-----------------------------------------|---------------------------------------------------|-----|------------|
| <input type="checkbox"/>                | CNG/Propane Gaseous Engine Prep Pack              | 98G | \$289.00   |
| <input type="checkbox"/>                | Class IV Trailer Hitch                            | 53B | \$88.00    |
| <input type="checkbox"/>                | Max Trailer Tow Package                           | 53C | \$1,192.00 |
| <input type="checkbox"/>                | 2.7L V6 EcoBoost Payload Package                  | 622 | \$691.00   |
| <input type="checkbox"/>                | Heavy Duty Payload Package                        | 627 | \$1,560.00 |
| <b>Additional Options (please list)</b> |                                                   |     |            |
| <input type="checkbox"/>                | Premium Care Ext. Warranty 6yr/75,000 Mile 4x2    |     | \$1,690.00 |
| <input type="checkbox"/>                | Premium Care Ext. Warranty 7yr/75,000 Mile 4x2    |     | \$1,950.00 |
| <input type="checkbox"/>                | Premium Care Ext. Warranty 6yr/75,000 Mile 4x4    |     | \$2,385.00 |
| <input type="checkbox"/>                | Premium Care Ext. Warranty 7yr/75,000 Mile 4x4    |     | \$2,685.00 |
| <input type="checkbox"/>                | Wheel Well Liners                                 |     | \$195.00   |
| <input type="checkbox"/>                | Mud Guards (4)                                    |     | \$195.00   |
| <input type="checkbox"/>                | Rustproofing                                      |     | \$375.00   |
| <input type="checkbox"/>                | Undercoating                                      |     | \$250.00   |
| <input type="checkbox"/>                | Corner Strobes-LED (4)                            |     | \$895.00   |
| <input type="checkbox"/>                | 7.5 Western Plow- PRO                             |     | \$5,225.00 |
| <input type="checkbox"/>                | XLT PKG 300A                                      |     | \$3,932.00 |
| <input type="checkbox"/>                | XLT PKG 301A                                      |     | \$3,997.00 |
| <input type="checkbox"/>                | XL-Equipment Group 101A                           |     | \$1,891.00 |
| <input type="checkbox"/>                | XL-Sport Appearance PKG                           |     | \$713.00   |
| <input type="checkbox"/>                | Snow Deflector                                    |     | \$259.00   |
| <input type="checkbox"/>                | Chip Key (Key Only)                               |     | \$135.00   |
| <input type="checkbox"/>                | Extra Key - Flob                                  |     | \$295.00   |
| <input type="checkbox"/>                | Carpeting XL PKG                                  |     | \$139.00   |
| <input type="checkbox"/>                | Seating-XL 40/Console/40 Cloth                    |     | \$272.00   |
| <input type="checkbox"/>                | SSV- Special Service Vehicle PKG 40/Blank/40      |     | \$47.00    |
| <input type="checkbox"/>                | BLIS - Cross Traffic Alert -XLT                   |     | \$543.00   |
| <input type="checkbox"/>                | Adaptive Cruise Control -XLT                      |     | \$1,151.00 |
| <input type="checkbox"/>                | Manual Telescoping/Power Glass Trailer Tow Mirror | 54Y | \$364.00   |
| <input type="checkbox"/>                | Remote Start-Ford Aftermarket                     |     | \$425.00   |
| <input type="checkbox"/>                | Delete Carpeting XLT                              |     | N/C        |



Please enter the following:

|                       |                                                                |
|-----------------------|----------------------------------------------------------------|
| Agency Name & Address | Village of Palatine<br>200 E Wood Street<br>Palatine, IL 60067 |
| Contact Name          | Matt Dusckett                                                  |
| Phone Number          | 847-202-6976                                                   |
| Purchase Order Number |                                                                |
| Total Dollar Amount   | \$21,740.00                                                    |
| Total Number of Units | 1                                                              |
| Tax Exempt Number     |                                                                |
| Delivery Address      | 148 W Illinois Ave<br>Palatine, IL 60067                       |

Please Submit P.O. & Tax Exempt Letter with Vehicle Order:

Roesch Ford Commercial Truck Center  
 333 W. Grand Ave.  
 Bensenville, IL 60106  
 Phone: (630)279-6000  
 Fax: (630)451-3509  
 Contact: Brian Kilduff  
 Brian Kilduff [briankilduff@roeschtrucks.com](mailto:briankilduff@roeschtrucks.com)  
 Fred Seng [fredseng@roeschtrucks.com](mailto:fredseng@roeschtrucks.com)  
 Patti Ferrarini [pattiferrarini@roeschtrucks.com](mailto:pattiferrarini@roeschtrucks.com)

If We Have Missed An Option, Please Contact Our Office

## Capital

2020 *thru* 2024

## Village of Palatine, IL

Department 52-Public Works

Contact Matt Dusckett

Type Equipment

Useful Life 10 years

Category Vehicles &amp; Equipment

Project # VE 0003

Project Name Public Works Vehicle Replacements

Account # 401-52-75-6070 625

## Description

CY 2020 Replacements

\$ 21,200 - T349 2008 Ford F-250 4X2 (39,742 miles) Building & Grounds (Replace with F-150) Existing unit reassign or to auction  
 33,990 - T428 2015 Ford Explorer (45,250 miles) PW Director Replace with non-hybrid Ford Explorer Existing unit to be reassigned  
 33,990 - T436 2015 Ford Explorer (27,794 miles) Asst. PW Director Replace with non-hybrid Ford Explorer Existing unit to be reassigned  
 27,000 - Superintendent Vehicle

## Justification

This program provides the planned replacement of necessary Public Works vehicles in order to prevent obsolescence, maintain the functionality of the Department, and enhance operational efficiency.

| Prior        | Expenditures | 2020           | 2021           | 2022           | 2023           | 2024           | Total            |
|--------------|--------------|----------------|----------------|----------------|----------------|----------------|------------------|
| 207,030      | Equipment    | 116,180        | 843,600        | 355,885        | 729,390        | 490,705        | 2,535,760        |
| <b>Total</b> | <b>Total</b> | <b>116,180</b> | <b>843,600</b> | <b>355,885</b> | <b>729,390</b> | <b>490,705</b> | <b>2,535,760</b> |

| Prior        | Funding Sources         | 2020           | 2021           | 2022           | 2023           | 2024           | Total            |
|--------------|-------------------------|----------------|----------------|----------------|----------------|----------------|------------------|
| 207,030      | Capital Equipment - 401 | 116,180        | 843,600        | 355,885        | 729,390        | 490,705        | 2,535,760        |
| <b>Total</b> | <b>Total</b>            | <b>116,180</b> | <b>843,600</b> | <b>355,885</b> | <b>729,390</b> | <b>490,705</b> | <b>2,535,760</b> |

Attachment: Capital Budget Page (Purchase Public Works Pickup Truck)

# Consider a Motion Authorizing the Village Manger to Purchase Fire Department and Public Works Department Administration Vehicles

## BACKGROUND:

As part of the Capital Vehicle Replacement Budget for 2020, the Village Council has appropriated \$130,980 in funds for the replacement of one Fire administration vehicle and three Public Works administration vehicles.

The vehicles to be replaced are T-428, a 2015 Ford Explorer with 49,000 miles; T-435, a 2015 Ford Explorer with 70,000 miles; and T-436, a 2015 Ford Explorer with 30,000 miles. These current vehicles are scheduled to be handed-down to the Investigation Division and Fire Prevention Division for an additional 7 years of service.

In addition, a new vehicle for the Public Works Superintendent was included in the 2020 Capital Budget request.

## KEY ISSUES:

- The Ford Explorer Utility Hybrid was proposed for Patrol vehicles because of the significant fuel savings they will offer for a vehicle that spends most of its time driving and idling. The administration vehicles are predominantly transportation vehicles and do not spend most of their time driving or idling. Therefore, the fuel savings from purchasing a hybrid vehicle would be considerably less.
- Staff reviewed the non-hybrid vehicle choices through existing joint-purchase contracts, which include the Ford Explorer, Dodge Durango, Ford F-150, and Dodge Ram 1500 pickup. Conversions of Dodge Ram trucks to replace Ford Explorers started last year.
- Based on cost comparisons, pick up trucks versus SUV's were identified as preferable. The Dodge Ram 1500 SSV is the lower cost over the Ford F-150. Both pickups are less than replacing with the same vehicle types of Ford Explorers. The Northwest Municipal Conference Suburban Purchasing Cooperative (SPC) had a contract for the Dodge Ram 1500 Police SSV through Napleton Fleet Group of Westmont, Illinois, but the contract expired at the end of 2019 and has not been renewed.
- There is a current State of Illinois bid for this vehicle through Bob Riddings Fleet Sales of Taylorville, Illinois.
- Staff requested pricing from Bob Riddings through the State contract and also through Napleton, which held the SPC contract last year. Napleton was able to quote approximately \$500 less per vehicle than the State contract using traditional factory discounts.
- The total cost for these four trucks is \$118,708. Budgeted funds are \$130,980, leaving a balance of \$12,272 for outfitting costs. The Deputy Fire Chief will need at least \$6,000 to transfer radios and purchase sirens and emergency lighting. The Public Works vehicles do not have as much equipment as the Fire vehicle, so outfitting costs are anticipated to be within the remaining balance for a bed cover and minimal safety lighting.

## ALTERNATIVES:



1. Authorize the Village Manger to approve the purchase of four 2020 Dodge Ram 1500 SSV pickup trucks from Napleton Fleet Group.
2. Refer back to Staff with comments.

**RECOMMENDATION:**

Staff recommends authorizing the Village Manager to approve the purchase of four 2020 Dodge Ram 1500 SSV pickup trucks from Napleton Fleet Group of Oakbrook Terrace, Illinois in the amount of \$118,708 and a total cost (including outfitting) not to exceed \$130,980.

**BUDGET IMPACT:**

Funds in the amount of \$130,980 have been appropriated in the Capital Vehicle Replacement Budget for these vehicles.

**ACTION REQUIRED:**

Motion to authorize the Village Manger to approve the purchase of four 2020 Dodge Ram 1500 SSV pickup trucks from Napleton Fleet Group of Oakbrook Terrace, Illinois in the amount of \$118,708 and outfitting for a total cost not to exceed \$130,980.

**ATTACHMENTS:**

- 2020 Fire and Public Works Admin Dodge Ram Purchase Memorandum
- Capital Budget Sheets



**Department of Public Works**  
 148 West Illinois Avenue  
 Palatine, IL 60067  
 847-705-5200

## MEMORANDUM

**To:** Matt Barry, Director of Public Works  
**From:** Matt Dusckett, Fleet Services Coordinator  
**Date:** March 3, 2020  
**Subject:** Replacement of FD and PW Administration Vehicles

**Issue:** As part of the Capital Vehicle Replacement Budget for CY 2020, the Village Council has appropriated \$130,980 in funds for the replacement of one fire administration vehicle and three public works administration vehicles.

The vehicles to be replaced are: T-428 (2015 Ford Explorer with 49,000 miles), T-435 (2015 Ford Explorer with 70,000 miles) and T-436 (2015 Ford Explorer with 30,000 miles). These current vehicles are scheduled to be handed-down to the Investigation Division and Fire Prevention Division for an additional 7 years of service.

In addition, a new vehicle for the Public Works Superintendent was included in the 2020 Capital Budget request.

**Analysis:** The Ford Explorer Utility Hybrid was proposed for patrol vehicles because of the significant fuel savings they will offer for a vehicle that spends most of its time driving and idling. The administration vehicles are predominately transportation vehicles and do not spend most of their time driving or idling. Therefore the fuel savings from purchasing a hybrid vehicle would be considerably less.

Staff reviewed the non-hybrid vehicle choices through existing joint-purchase contracts which include the Ford Explorer, the Dodge Durango, the Ford F-150, and the Dodge Ram 1500 pickup. Police Chief Dave Daigle chose a Dodge Ram for a replacement vehicle for his Ford Explorer last year.

Deputy Fire Chief Scott Mackeben expressed his desire to replace his Ford Explorer with a Dodge Ram 1500 pickup similar to the one Police Chief Daigle recently received. Additionally, Public Works Director Matt Barry, Deputy Public Works Director Elias Koutas, and Public Works Superintendent Jim McCullar likewise expressed their desire for the Ram 1500 pickup as well after driving Chief Daigle's truck.

Based on pickup truck cost comparisons, the Dodge Ram 1500 SSV is the lower cost over the Ford F-150. Both pickups are less than the Ford Explorer. The Northwest Municipal Conference Suburban Purchasing Cooperative (SPC) had a contract for the Dodge Ram 1500 Police SSV through Napleton Fleet Group of Westmont, Illinois, but the contract expired at the end of 2019, and has not been renewed.

There is a current State of Illinois bid for this vehicle through Bob Riddings Fleet Sales of Taylorville, Illinois.

Staff requested pricing from Bob Riddings through the state contract, and also through Napleton which held the NWMC contract through last year. Napleton was able to quote approximately \$500.00 less per vehicle than the state contract, using their traditional factory discounts.

Attachment: 2020 Fire and Public Works Admin Dodge Ram Purchase Memorandum (Purchase Fire and Public Works Administration Vehicles)

I have detailed the purchase pricing below:  
**Replacement of FD and PW Administration Vehicles**  
**March 3, 2020**  
**Page 2**

**2020 Dodge Ram 1500 Special Service Vehicle (SSV) For Deputy Fire Chief**

|                                                   | <b><u>Napleton</u></b>    | <b>Bob Riddings (state bid)</b> |
|---------------------------------------------------|---------------------------|---------------------------------|
| (Base price)                                      | <b><u>\$38,893.00</u></b> | <b><u>\$26,975.00</u></b>       |
| <b><u>Options:</u></b>                            |                           |                                 |
| Anti-spin rear differential                       | \$ 450.00                 | \$475.00                        |
| LT265/70R17E (all terrain tires)                  | \$ 228.00                 | \$235.00                        |
| Cloth front bench/vinyl rear seat                 | \$ 41.00                  | \$45.00                         |
| Carpet floor covering                             | \$ 100.00                 | \$100.00                        |
| Radio Uconnect 5.0 (Bluetooth hands-free phone)   | \$ 632.00                 | \$650.00                        |
| RamBox Cargo Management                           | \$ 1,178.00               | \$1,195.00                      |
| Rear window defroster                             | \$ 177.00                 | \$185.00                        |
| Remote start/security alarm                       | \$ 359.00                 | \$375.00                        |
| Billet Silver Metallic Clearcoat (paint upcharge) | \$ 182.00                 | \$100.00                        |
| Delivery                                          | \$ N/C                    | \$250.00                        |
| Freight                                           | \$ 1,695.00               | N/C                             |
| Sub Total                                         | \$43,935.00               | \$30,585.00                     |
| Discounts                                         | (\$13,987.00)             | (\$0.00 – contract)             |
| <b>GRAND TOTAL</b>                                | <b>\$29,948.00</b>        | <b>\$30,585.00</b>              |

**2020 Dodge Ram 1500 Special Service Vehicle (SSV) For Public Works Director**

|                                                   | <b><u>Napleton</u></b>    | <b>Bob Riddings (state bid)</b> |
|---------------------------------------------------|---------------------------|---------------------------------|
| (Base price)                                      | <b><u>\$38,893.00</u></b> | <b><u>\$26,975.00</u></b>       |
| <b><u>Options:</u></b>                            |                           |                                 |
| Anti-spin rear differential                       | \$ 450.00                 | \$475.00                        |
| LT265/70R17E (all terrain tires)                  | \$ 228.00                 | \$235.00                        |
| Cloth front bench/vinyl rear seat                 | \$ 41.00                  | \$45.00                         |
| Carpet floor covering                             | \$ 100.00                 | \$100.00                        |
| Radio Uconnect 5.0 (Bluetooth hands-free phone)   | \$ 632.00                 | \$650.00                        |
| Chrome Appearance Group                           | \$ 632.00                 | \$650.00                        |
| Rear window defroster                             | \$ 177.00                 | \$185.00                        |
| Remote start/security alarm                       | \$ 359.00                 | \$375.00                        |
| Maximum Steel Metallic Clearcoat (paint upcharge) | \$ 182.00                 | \$100.00                        |
| Delivery                                          | \$ N/C                    | \$250.00                        |
| Freight                                           | \$ 1,695.00               | N/C                             |
| Sub Total                                         | \$43,389.00               | \$30,585.00                     |
| Discounts                                         | (\$13,722.00)             | (\$0.00 – contract)             |
| <b>GRAND TOTAL</b>                                | <b>\$29,667.00</b>        | <b>\$30,040.00</b>              |



Replacement of FD and PW Administration Vehicles  
 March 3, 2020  
 Page 3

**2020 Dodge Ram 1500 Special Service Vehicle (SSV) For Deputy Public Works Director**

|                                                     | <b><u>Napleton</u></b> | <b><u>Bob Riddings (state bid)</u></b> |
|-----------------------------------------------------|------------------------|----------------------------------------|
| (Base price)                                        | <u>\$38,893.00</u>     | <u>\$26,975.00</u>                     |
| <b><u>Options:</u></b>                              |                        |                                        |
| Anti-spin rear differential                         | \$ 450.00              | \$475.00                               |
| LT265/70R17E (all terrain tires)                    | \$ 228.00              | \$235.00                               |
| Cloth front bench/vinyl rear seat                   | \$ 41.00               | \$45.00                                |
| Carpet floor covering                               | \$ 100.00              | \$100.00                               |
| Radio Uconnect 5.0 (Bluetooth hands-free phone)     | \$ 632.00              | \$650.00                               |
| Chrome Appearance Group                             | \$ 632.00              | \$650.00                               |
| Rear window defroster                               | \$ 177.00              | \$185.00                               |
| Remote start/security alarm                         | \$ 359.00              | \$375.00                               |
| Granite Crystal Metallic Clearcoat (paint upcharge) | \$ 182.00              | \$100.00                               |
| Delivery                                            | \$ N/C                 | \$250.00                               |
| Freight                                             | \$1,695.00             | N/C                                    |
| Sub Total                                           | \$43,389.00            | \$30,585.00                            |
| Discounts                                           | (\$13,722.00)          | (\$0.00 – contract)                    |
| <b>GRAND TOTAL</b>                                  | <b>\$29,667.00</b>     | <b>\$30,040.00</b>                     |

**2020 Dodge Ram 1500 Special Service Vehicle (SSV) For Public Works Superintendent**

|                                                     | <b><u>Napleton</u></b> | <b><u>Bob Riddings (state bid)</u></b> |
|-----------------------------------------------------|------------------------|----------------------------------------|
| (Base price)                                        | <u>\$38,893.00</u>     | <u>\$26,975.00</u>                     |
| <b><u>Options:</u></b>                              |                        |                                        |
| Anti-spin rear differential                         | \$ 450.00              | \$475.00                               |
| LT265/70R17E (all terrain tires)                    | \$ 228.00              | \$235.00                               |
| Cloth front bench/vinyl rear seat                   | \$ 41.00               | \$45.00                                |
| Carpet floor covering                               | \$ 100.00              | \$100.00                               |
| Radio Uconnect 5.0 (Bluetooth hands-free phone)     | \$ 632.00              | \$650.00                               |
| Tri-fold tonneau cover                              | \$ 541.00              | \$575.00                               |
| Rear window defroster                               | \$ 177.00              | \$185.00                               |
| Remote start/security alarm                         | \$ 359.00              | \$375.00                               |
| Granite Crystal metallic Clearcoat (paint upcharge) | \$ 182.00              | \$100.00                               |
| Delivery                                            | \$ N/C                 | \$250.00                               |
| Freight                                             | \$1,695.00             | N/C                                    |
| Sub Total                                           | \$43,298.00            | \$29,965.00                            |
| Discounts                                           | (\$13,872.00)          | (\$0.00 – contract)                    |
| <b>GRAND TOTAL</b>                                  | <b>\$29,426.00</b>     | <b>\$29,965.00</b>                     |

Total purchase costs for these four trucks is \$118,708, and budgeted funds are \$130,980 leaving a balance of \$12,272 for outfitting costs. The Deputy Fire Chief will need at least 50% of the balance to transfer radios and purchase sirens, and emergency lighting. The public works vehicles do not have as much equipment as the fire vehicle, so outfitting costs are anticipated to be less.

**Replacement of FD and PW Administration Vehicles****March 3, 2020****Page 4**

**Recommendation:** Staff recommends that the Village Council approve the purchase of four (4) 2020 Dodge Ram 1500 SSV pickup trucks through Napleton Fleet Group, 1 Oakbrook Terrace, Suite 515, Oakbrook Terrace, IL 60181, in the total amount of \$118,708.

I have attached a copy of the Capital Budget “Project VE 0001 and VE0005”.

Capital  
Village of Palatine, IL

2020 *thru* 2024

Department 44-Fire  
Contact Scott Andersen  
Type Equipment  
Useful Life 10 years  
Category Vehicles & Equipment

Project # VE 0001  
Project Name Fire Dept Vehicle Replacements

Account # 401-44-75-6070 625

| Description                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div> <div>CY 2020 - Quint (T330) Replaced with Engine &amp; Outfitting</div> <div>\$ 645,000</div> </div> <div> <div>- Deputy Chief Pickup</div> <div>36,000</div> <div>←</div> </div> |

| Justification                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>This program provides the planned replacement of necessary Fire Department vehicles in order to prevent obsolescence, maintain the functionality of the Department, and enhance operational efficiency</p> |

| Expenditures | 2020           | 2021           | 2022          | 2023             | 2024           | Total            |
|--------------|----------------|----------------|---------------|------------------|----------------|------------------|
| Equipment    | 681,000        | 328,485        | 69,600        | 2,601,215        | 739,130        | 4,419,430        |
| <b>Total</b> | <b>681,000</b> | <b>328,485</b> | <b>69,600</b> | <b>2,601,215</b> | <b>739,130</b> | <b>4,419,430</b> |

| Funding Sources         | 2020           | 2021           | 2022          | 2023             | 2024           | Total            |
|-------------------------|----------------|----------------|---------------|------------------|----------------|------------------|
| Capital Equipment - 401 | 681,000        | 328,485        | 69,600        | 2,601,215        | 739,130        | 4,419,430        |
| <b>Total</b>            | <b>681,000</b> | <b>328,485</b> | <b>69,600</b> | <b>2,601,215</b> | <b>739,130</b> | <b>4,419,430</b> |

Attachment: Capital Budget Sheets (Purchase Fire and Public Works Administration Vehicles)



# Capital

## Village of Palatine, IL

2020 *thru* 2024

**Department** 52-Public Works  
**Contact** Matt Dusckett  
**Type** Equipment  
**Useful Life** 10 years  
**Category** Vehicles & Equipment

**Project #** VE 0003  
**Project Name** Public Works Vehicle Replacements

**Account #** 401-52-75-6070 625

### Description

CY 2020 Replacements

\$ 21,200 - T349 2008 Ford F-250 4X2 (39,742 miles) Building & Grounds (Replace with F-150) Existing unit reassign or to auction  
 33,990 - T428 2015 Ford Explorer (45,250 miles) PW Director Replace with non-hybrid Ford Explorer Existing unit to be reassigned  
 33,990 - T436 2015 Ford Explorer (27,794 miles) Asst. PW Director Replace with non-hybrid Ford Explorer Existing unit to be reassigned  
 27,000 - Superintendent Vehicle

### Justification

This program provides the planned replacement of necessary Public Works vehicles in order to prevent obsolescence, maintain the functionality of the Department, and enhance operational efficiency.

| Prior        | Expenditures | 2020           | 2021           | 2022           | 2023           | 2024           | Total            |
|--------------|--------------|----------------|----------------|----------------|----------------|----------------|------------------|
| 207,030      | Equipment    | 116,180        | 843,600        | 355,885        | 729,390        | 490,705        | 2,535,760        |
| <b>Total</b> | <b>Total</b> | <b>116,180</b> | <b>843,600</b> | <b>355,885</b> | <b>729,390</b> | <b>490,705</b> | <b>2,535,760</b> |

| Prior        | Funding Sources         | 2020           | 2021           | 2022           | 2023           | 2024           | Total            |
|--------------|-------------------------|----------------|----------------|----------------|----------------|----------------|------------------|
| 207,030      | Capital Equipment - 401 | 116,180        | 843,600        | 355,885        | 729,390        | 490,705        | 2,535,760        |
| <b>Total</b> | <b>Total</b>            | <b>116,180</b> | <b>843,600</b> | <b>355,885</b> | <b>729,390</b> | <b>490,705</b> | <b>2,535,760</b> |

Attachment: Capital Budget Sheets (Purchase Fire and Public Works Administration Vehicles)

## **Consider a Motion Authorizing the Village Manager to Execute a Temporary License Agreement to Allow Public Parking on a Portion of the Property at 50 N. Brockway Street**

**BACKGROUND:** On March 2, 2020, the Village Council approved multiple items related to the planned improvements to Brockway Street, between Palatine Road and Wood Street. As the planned improvements to Brockway Street will impact parking during construction, Staff contacted the owner of the property at 50 N. Brockway Street to negotiate the temporary public use of some of their parking to offset the impacts that will occur during construction. The property owner was willing to work with the Village and has agreed to the terms of the attached Temporary License Agreement.

**KEY ISSUES:** The proposed license agreement includes the following:

- Public use of the parking lot (containing 27 parking spaces) from April 1<sup>st</sup> - May 31<sup>st</sup> (with the ability to extend for an additional 30 days if necessary).
- The Village shall install, maintain, and remove signage that notes the public use of the designated parking area.

### **ALTERNATIVES:**

1. Approved the Temporary License Agreement.
2. Do not approve the Temporary License Agreement.

### **RECOMMENDATION:**

Staff recommends approval of the Temporary License Agreement.

### **ACTION REQUIRED:**

A motion authorizing the Village Manager to execute the Temporary License Agreement.

### **ATTACHMENTS:**

- 50 N Brockway - Temporary Parking Agreement during Brockway Construction

## TEMPORARY LICENSE AGREEMENT

29 This Temporary License Agreement ("Agreement") is made and entered into this Feb day of 2020 ("Effective Date") by and between 50 Brockway Building, LLC ("Owner") and **THE VILLAGE OF PALATINE, ILLINOIS**, an Illinois municipal corporation ("Licensee") (Owner and Licensee shall hereafter be referred to singularly as a "Party" and collectively referred to as "Parties").

### WITNESSETH:

**WHEREAS**, Owner is the owner of property commonly known as 50 N. Brockway Street, Palatine, Illinois, comprised of a parking lot, as depicted on Exhibit "A", attached hereto and incorporated herein ("Owner Property");

**WHEREAS**, Licensee is a municipal corporation in which the Owner Property is located;

**WHEREAS**, Licensee has requested Owner permit Licensee's residents, citizens and the general public the limited right to park certain vehicles on the Owner Property during the Term of this Agreement;

**WHEREAS**, subject to the terms of this Agreement, Owner will permit Licensee's residents, citizens and the general public the limited right to park certain vehicles on the Owner Property during the Term of this Agreement, as shown and depicted on Exhibit "A", attached hereto and incorporated herein ("Parking Area");

**WHEREAS**, to accomplish the terms and conditions of this Agreement, Owner shall grant to Licensee, and Licensee shall accept, a temporary, revocable license ("License") to permit Licensee's residents, citizens and the general public the limited right to park certain vehicles on the Owner Property during the Term of this Agreement, pursuant to the terms and conditions contained hereinbelow.

**NOW, THEREFORE**, for and consideration of the sum of Ten and 00/100 Dollars (\$10.00) in-hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the mutual covenants, conditions and agreements of the parties hereto and other good and valuable consideration, the parties hereby agree as follows:

1. **Recitals.** The recitals set forth hereinabove are fully incorporated into and made a part of this Agreement.

2. **Grant of License.** Owner grants to Licensee, and Licensee accepts, a temporary, revocable license to permit Licensee's residents, citizens and the general public the limited right to park certain vehicles during the day, at night and at any time on the weekends on the Owner Property during the Term of this Agreement. Notwithstanding



anything contained herein to the contrary, Licensee acknowledges and agrees that only Licensee's residents, citizens and the general public's personal automobiles, light trucks or sport utility vehicles may be parked on the Parking Area. No large trucks, delivery vehicles, construction vehicles or equipment, commercial vehicles, boats, buses, trailers, recreational vehicles or substantially similar vehicles or equipment may be parked on the Parking Area.

3. **Access to and from Parking Area.** Licensee agrees that Licensee and Licensee's residents, citizens and the general public shall access the Parking Area and shall have vehicular ingress and egress to and from the Parking Area to Slade Street only by way of the access drive ("Access Drive") depicted on Exhibit "A", attached hereto and incorporated herein, and by no other means of access, ingress and egress whatsoever. Owner agrees that Licensee shall have the ability to enter the Parking Area through the entrance on Slade Street.

4. **Term of License.** (a) The License granted hereunder shall commence on April 1, 2020 the date hereof and, unless otherwise extended pursuant to Section 4(b), hereinbelow, shall automatically expire, terminate and become null and void and of no further force or effect at 11:59 p.m. on May 31, 2020 ("Term"). Notwithstanding anything contained herein to the contrary, this Agreement and the License granted hereunder shall also be terminable and revocable by Owner, for cause, upon fifteen (15) days prior written notice to Licensee.

(b) Licensee shall have the one time right to extend the Term, in Licensee's sole and exclusive discretion, for thirty (30) days (the "Extended Term"), by written notice delivered to Owner on or before May 29, 2020. In the event Licensee elects to extend the Term, the Extended Term shall automatically expire, terminate and become null and void and of no further force or effect at 11:59 p.m. on June 30, 2020 and reference to the "Term" as further set forth herein shall be and include the Extended Term.

5. **Maintenance of Property.** Licensee shall, at Licensee's sole cost and expense, during the term of this License, keep the Parking Area in a good condition, reasonable wear and tear excepted. Licensee shall not make any alterations, additions, changes, modifications or improvements to the Parking Area without Owner's prior written approval, which may be withheld in Owner's sole discretion. Licensee shall preserve and keep the Parking Area in a clean condition. Licensee and its residents, citizens and the general public shall not dump, throw, leave, deposit or litter any junk, trash, paper, cans, bottles and/or debris on the Parking Area. Licensee understands and agrees that while Licensee shall not be under any obligation to perform any repairs to the Parking Area, including, but not limited to the surface, Owner shall not be obligated to perform any repairs or improvements to the Parking Area, including, but not limited to repairing pot holes, filling in or resurfacing the surface or any striping or painting. The Licensee shall, at Licensee's sole cost and expense, install and maintain signage at the entrance to the Parking Area indicating the permitted use of the Parking Area during the entire Term of License.



6. **License Only.** Owner and Licensee hereby understand, acknowledge and agree that this Agreement creates a license only and the Licensee acknowledges that Licensee may not and shall not claim, at any time, any interest or estate of any kind or extent whatsoever in the Owner Property by virtue of this Agreement or Licensee's use of the Parking Area. Licensee's interest in this License is personal in nature and may not be assigned, pledged encumbered, transferred, mortgaged or hypothecated.

7. **Return of the Parking Area.** Upon the expiration or termination of this Agreement and the License granted hereunder, Licensee shall quit and surrender the Parking Area to Owner in good order, broom clean, normal wear and tear and acts of God excepted. Licensee shall repair, at Licensee's sole cost and expense, any and all damage to the Parking Area caused by Licensee or Licensee's residents, citizens and the general public during the Term of this Agreement. It shall be Licensee's sole and exclusive obligation to inform Licensee's residents, citizens and the general public that the Term of this Agreement and License has expired or has been terminated, including the removal of any related signage, and any further parking on the Parking Area is not allowed and may result in the towing and impounding of any unauthorized vehicles.

8. **Compliance with Laws.** Licensee shall, at its sole cost and expense, comply with any and all applicable laws, statutes, ordinances and regulations with respect to the use of the Parking Area, provided, however, Licensee shall take the Parking Area as-is, where-is and with all faults, and should the use of the Parking Area not be in compliance with any and all applicable laws, statutes, ordinances and regulations as a parking lot, Licensee shall not be under any obligation to bring the Parking Area into compliance, and Licensee's sole and exclusive remedy in lieu of any other remedy at law or in equity shall be the termination of this Agreement by written notice to Owner. In the event of such termination, Licensee shall immediately quit and vacate the Parking Area and deliver possession of the Parking Area to Owner pursuant to Paragraph 8, above.

9. **No Liens.** Notwithstanding anything herein to the contrary, Licensee shall not hire or employ any mechanic, materialman or supplier to do any work on the Parking Area or deliver any goods, materials, supplies or equipment without the prior written consent of Owner, which consent may be withheld at Owner's sole, exclusive discretion. Licensee shall not record nor permit to be recorded any mechanic's or other lien against the Owner Property. In the event of the recordation of any such lien, Licensee shall have such lien immediately discharged. In addition, Owner shall have the right, but not the obligation, to cause such lien to be released and Licensee shall pay, on demand, all of Owner's costs and reasonable attorney's fees in connection therewith.

10. **Condition of the Premises; Indemnity.** Licensee acknowledges that it has inspected the Parking Area and accepts the Parking Area with full knowledge of the physical condition thereof, and in its "as-is", "where-is" condition, with all faults. Licensee hereby agrees to indemnify, defend and hold Owner, its agents, managers, members, representatives and employees harmless from and against any and all loss, injury, liability, expense, costs, penalty, fee, damage or claim, including, but not limited to, reasonable attorneys' fees and court costs, incurred in connection with or related to



any matter, problem, claim, liability or occurrence that may arise by reason of Licensee's entry upon and use of the Parking Area. This indemnification shall specifically exclude Licensee's liability as it pertains to the latent defects of the Parking Area. Notwithstanding anything contained herein to the contrary, Owner hereby authorizes Licensee to contact a towing company to arrange for the towing of any vehicles violating this Agreement during the term of this License and Agreement, at Licensee's sole cost and expense and at Licensee's sole risk. Licensee acknowledges Owner is under no obligation to secure the Parking Area, provided, however, any lack of security of the Parking Area shall be and is at Licensee's sole risk. Notwithstanding anything contained herein to the contrary, nothing contained in this Agreement shall be deemed or construed as a waiver of any tort immunity rights in favor of or retained by Licensee, in its municipal capacity, under applicable governmental laws, rules, regulations, and ordinances.

11. **Insurance.** Licensee shall procure and maintain, at its sole cost and expense, during the term of this Agreement, a policy or policies of insurance, with a company or companies authorized to do business in Illinois, insuring Licensee, Owner and Owner's lender against general liability, fire, casualty, theft and property damage occurring on the Owner Property or the Parking Area due to or caused by Licensee and its employees and social and business invitees use of the Parking Area during the term of this License and Agreement. The amount of coverage under any such policy of insurance referenced herein shall be \$1,000,000.00 for each single occurrence and \$2,000,000.00 in the aggregate. Licensee shall have Owner named as a primary co-insured on said policy of insurance. All of said policies of insurance shall be in a form acceptable to Owner in Owner's sole discretion. Prior to any entry onto the Parking Area, Licensee shall deliver a certificate of insurance reasonably acceptable to Owner, and, if requested by Owner, a copy of the actual insurance policy, evidencing the insurance coverage required hereunder. All such insurance required hereunder shall contain a provision that the policy may not be cancelled without thirty (30) days written notice to Owner by Licensee's insurance carrier.

12. **No Recording.** Licensee shall not record or cause to be recorded this Agreement or any memorandum thereof in the Offices of the Cook County Recorder of Deeds.

13. **Notices.** Any notice to be given to any party hereto in connection with this Agreement shall be in writing and shall be deemed received (a) on the date delivered if hand delivered by receipted hand delivery or by facsimile with confirmation and (b) two (2) days after postmark if sent postage prepaid by certified or registered mail, return receipt requested. Notices to the parties shall be sent to their addresses set forth below. Any party, by written notice to all others, may change its address to which notices are to be sent:

If to Owner:

50 Brockway Building LLC  
c/o Urban Associates  
8950 Kie Blvd S. 290 Northbrook, IL 60062  
Attention: Steve Qualkin  
Email: Steve@Q2RE.com



With a copy to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Attention: \_\_\_\_\_

Email: \_\_\_\_\_

If to Licensee:

Village of Palatine  
200 East Wood Street  
Palatine, Illinois 60067  
Attention: Michael Jacobs, AICP  
Deputy Village Manager  
Email: mjacobs@palatine.il.us

With a copy to:

Patrick Brankin  
Schain, Banks, Kenny & Schwartz, Ltd.  
Three First National Plaza  
70 W. Madison Street, Suite 5300  
Chicago, IL 60602  
Fax: (312) 345-5701

14. **Time is of the Essence.** Time is of the essence of this Agreement.

15. **Attorney's Fees.** Either Party may enforce this instrument through appropriate legal action and the prevailing Party shall be entitled to recover as a part of its costs all reasonable attorney's fees and costs incurred in the enforcement hereof.

(SIGNATURES APPEAR ON NEXT PAGE)

**IN WITNESS WHEREOF**, the parties hereto have executed this Agreement as of the day and date first above written.

**OWNER:**

RSU

50 Brockway Building LLC

Name: RSQOaklawn

**LICENSEE:**

**VILLAGE OF PALATINE, ILLINOIS**, an Illinois  
municipal corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

EXHIBIT "A"

DEPICTION OF PARKING AREA AND ACCESS DRIVE



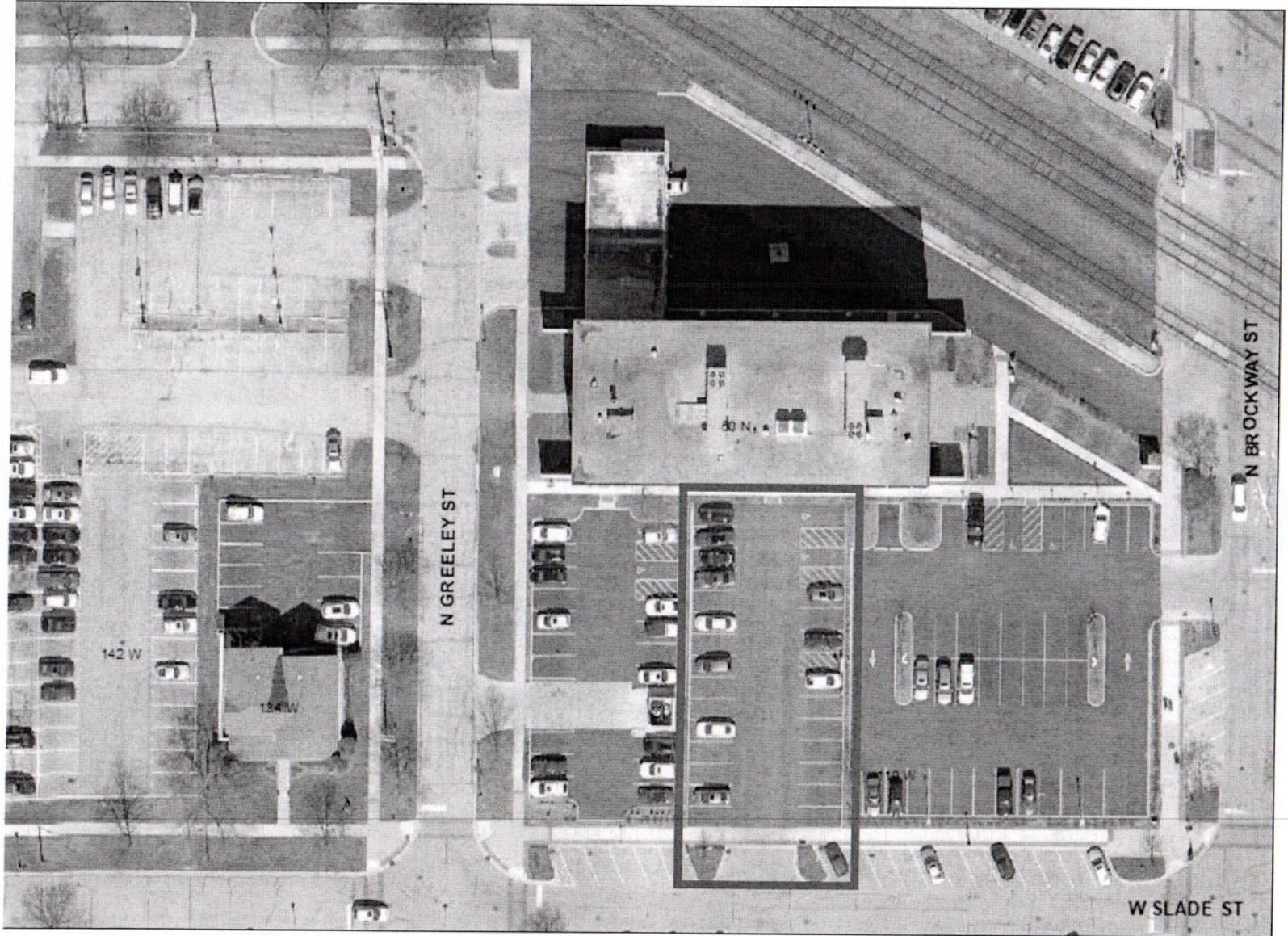


Exhibit A

# Consider an Ordinance Granting a Special Use Amendment and Variations to Allow Various Improvements to the Existing McDonald's Restaurant at 1570 E. Northwest Highway

## BACKGROUND:

The Subject Property is an existing McDonald's restaurant, with a drive-through. The Petitioner is proposing changes to the existing site plan, including the addition of a second drive-through lane. As a result, two new parking spaces south of and immediately adjacent to the garbage enclosure would not meet the minimum required length per the Zoning Ordinance. Therefore, the Petitioner is requesting:

1. **Special Use Amendment to Special Use Ordinance #O-133-97 to permit a change to the approved site plan; and,**
2. **Variation to permit a drive-through lane to be 10.5 feet in width instead of the minimum required 12 feet; and,**
3. **Variation to permit two (2) parking spaces to be 18 feet in length instead of the minimum required 19 feet**

## KEY ISSUES:

- The Subject Property, zoned B-2 General Business, contains an existing McDonald's restaurant, with a drive-through, and associated parking lot. In 1997, McDonald's received Special Use approval for the restaurant as well as a variation to permit a buffer strip of 5 feet instead of the minimum required 15 feet (#O-133-97).
- The Petitioner is seeking to make site plan changes as well as remodel the existing interior and exterior of McDonald's. The site plan changes include the addition of a second drive-through lane. The proposed drive-through lane is only 10.5 feet in width (12 feet is required). The existing drive-through lane is approximately 10 feet in width, but with the proposed improvements will be widened to 13 feet.
- The dual drive-through system will allow for 13 vehicles to stack versus the current tandem drive-through system that allows for 10 vehicles to stack.
- The Petitioner has agreed to designate the 4 parking spaces immediately adjacent to the garbage enclosure as employee parking spaces. Two parking spaces are substandard for stall length, but by designating these as employee parking their turnover will be limited.
- Other improvements include exterior and interior building modifications (painting, new décor, new signage, new seating, and ADA compliant bathrooms) and site work (ADA sidewalks and parking stalls and landscaping). These improvements do not require additional zoning relief.

### *Traffic Circulation and Parking*

- Vehicular traffic currently accesses the site via 2 curb cuts on Northwest Highway. The southeastern curb cut will remain a full access entrance, but a pork chop will be added to help guide traffic entering at this location. The southwestern curb cut will remain as exists.

- Traffic would continue to flow one-way through the site. As a result of the proposed site changes and addition of a second drive-through lane, the 3 parallel parking spaces on the east side of the property will be removed and replaced with 2 perpendicular parking spaces immediately south and adjacent to the garbage enclosure. The proposed parking spaces are 18 feet in length instead of the minimum required 19 feet.
- Per the site plan, the removal of the parallel spaces will reduce the overall parking count from 35 to 32. Per Code, 32 parking spaces are required (1 space / 100 sq. ft.).

#### *Business Operations and Floor Plan*

- The total number of seats is 52. There are no changes to the number of seats and the hours of operation are 5 AM - 11 PM daily.
- There are approximately 10 employees per shift during peak volume, and 5 employees during non-peak volume. There are approximately 6 vehicles in the drive-through on average with the average drive-through time being 2 minutes and 30 seconds.
- The percentage of business dine-in versus drive-through is 25% and 75% respectively.

#### *Other Improvements*

- Additional landscaping is proposed throughout the drive-through area. Staff has noted a dead parkway tree, and the Petitioner has agreed to replace it with an approved parkway tree.

#### **ALTERNATIVES:**

1. Approve the Special Use Amendment and Variations for the site plan and drive through changes for the McDonald's restaurant at 1570 E. Northwest Highway.
2. Do not approve the Special Use Amendment and Variations for the site plan and drive through changes for the McDonald's restaurant at 1570 E. Northwest Highway.

#### **RECOMMENDATION:**

Public Hearing: ZBA meeting - February 25, 2020

Residents testifying: None.

Vote: The ZBA unanimously voted to recommend approval and Staff concurs.

#### **ACTION REQUIRED:**

A motion to approve the ordinance granting a Special Use Amendment and Variations for the proposed improvements at 1570 E. Northwest Highway.



# Consider an Ordinance Transferring Special Use Ordinance #O-133-97 to Allow the Continued Operation of the McDonald's Restaurant at 1570 E. Northwest Highway

## BACKGROUND:

The Subject Property contains a McDonald's restaurant, with a drive-through, and is operating under Special Use Ordinance #O-133-97. The Petitioner, Laura Herrera is remaining the same; however, the previously approved corporation, Calabazas, Ltd. is merging to Caguax, Ltd. DBA McDonald's #87. Caguax, Ltd. (Laura Herrera) intends to assume the restaurant operations and is therefore requesting a transfer of the existing Special Use. This would permit the continued operation of the restaurant at 1570 E. Northwest Highway. Therefore, the Petitioner is requesting approval of the following:

**Special Use Transfer of Ordinance #O-133-97 to Caguax, Ltd. (Laura Herrera) to permit the continued operation of a restaurant (McDonald's) at 1570 E. Northwest Highway.**

## KEY ISSUES:

- The McDonald's restaurant received Special Use and Variation approval in 1997 for the operation of a restaurant and Variation to permit a buffer strip of 5 feet instead of the minimum required 15 feet. Through an annexation agreement, the Subject Property was rezoned to B-2 (General Business) and granted a Special Use (#O-31-94) to Mr. and Mrs. Larry Kushner, which was assignable for a period of 20 years after its approval (through 2014).
- As part of this requested transfer, the Petitioner is not requesting any changes to the business operations. This McDonald's has requested a Special Use Amendment and Variations to amend the existing site plan and add a second drive-through lane. This is pending Village Council review on Monday, March 9, 2020. In addition to the site plan changes, this McDonald's location will be remodeling the existing interior and exterior. The interior changes will result in a new floor plan layout, but the amount of seating will remain the same.
- Any future changes to the floor plan or business operations will require additional Village review.

## ALTERNATIVES:

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

## RECOMMENDATION:

Staff recommends approval of the Special Use Transfer to Caguax, Ltd. (Laura Herrera) for the restaurant operations at 1570 E. Northwest Highway.

## ACTION REQUIRED:

A motion to transfer Special Use Ordinance #O-133-97 to Caguax, Ltd. (Laura Herrera) for the continued operation of a restaurant (McDonald's) at 1570 E. Northwest Highway.

# Consider an Ordinance Amending Appendix A, Articles 3, 4, 6, 10, 11 and 14 of the Village of Palatine Code of Ordinances

## BACKGROUND:

As part of Staff's periodic review and update to the Zoning Ordinance, Staff is proposing various text amendments. Therefore, Staff is requesting the following text amendments to Appendix A of the Village of Palatine Code of Ordinances:

**Article 3 - Rules and Definitions - Section 3.02 Specific Definitions;**

**Article 4 - General Provisions - Section 4.02 Separability and 4.13;**

**Article 6 - 6.03 (Fences) (c) business districts;**

**Article 10 - Residential Districts - Sections 10.02 (c), 10.03 (c), 10.04 (c), 10.05 (c), 10.06 (c), 10.07 and 10.07 (c) - Special Uses in residential districts; and,**

**Article 11 - Business Districts - Sections 11.03, 11.05, and 11.06 - Permitted and Special Uses in the B-2, B-4, and B-5 business districts; and,**

**Article 14 - Administration - Section 14.06 Amendments.**

## KEY ISSUES:

- The proposed text amendments to the Village of Palatine Zoning Ordinance will amend the definition for administrator and add a definition for hospital.
- In an effort to both clarify and update existing definitions and to include undefined terms in the Zoning Ordinance, Staff is proposing a new definition for hospitals, as the Zoning Ordinance does not presently define this used term. While it is acceptable to rely upon generally accepted definitions, it is more appropriate to include used terms in the Zoning Ordinance:

*Hospital - A building (s) or structure (s), which require licensing as a hospital by the State of Illinois, and which is (are) maintained and operated for the diagnosis and treatment of life-threatening conditions, including medical care or surgical care, and provide overnight lodging for patients*

- Presently, the Zoning Ordinance includes hospitals as Special Uses within all of the residential districts and special uses in the B-2 and B-5 Zoning Districts, under the following category:
  - Hospitals and sanitoriums; having less than 60 beds.
- This residential Special Use category dates initially to the 1957 Zoning Ordinance. Staff is recommending hospitals and sanitoriums are removed as Special Uses within all residential zoning districts. In addition to the likely financial impracticality of developing a less than 60-bed hospital, the lot and building coverage limitations within all residential districts would like require significant variations in order to consider such uses.
- Hospitals/sanitorims are Special Uses within the B-2 and B-5 Districts. These

amendments would also remove hospitals as Special Uses in those districts and add hospitals as Special Uses in the B-4 (Office-Research) district.

- Staff recommends adding hospitals as Special Uses in the B-4 (Office-Research) district. Hospital uses will more directly align with the legislative intent of the B-4 district (professional and corporate office research facilities in a unified area) and the minimum lot area is 400,000 square feet. Also, there are specific landscaping and transitional yards required in the B-4 district. The term sanatorium is no longer relevant or used and will be replaced with hospitals.
- Hospitals as a land use would typically encompass many differing components. Given their focus, hospitals are typically open 24-hours/day and spread throughout multiple buildings, with necessary abundant parking areas (large surface parking lots or vertical parking decks). These uses are most appropriate on large acreage properties, with the necessary separation due to the potential impact to surrounding properties. Such things as noise and lighting have the potential to affect adjacent properties.
- The legislative intent of the B-2 (General Business) district is to provide areas for business establishments to provide retail convenience goods and services to residents in the general vicinity of the district. There is no minimum lot size in the B-2 district and the minimum lot width is 50 feet.
- The legislative intent of the B-5 (Highway Business) district is to provide for retail or wholesale sales, with appeal on a regional basis. By definition, B-5 properties are to be lots with frontage along Rand Road. There is no minimum lot size for B-5 properties, but the minimum lot width is 100 feet.
- Due to the aggregate lot size necessary for hospital uses and the potential varying impacts previously identified, Staff recommends removing hospital uses as Special Uses from the B-2 and B-5 districts. These uses are also not compatible with the legislative intent of the B-2 and B-5 districts.
- The text amendments to Articles 4 and 14, relate to dated references to Village Board and Trustees to be replaced with Mayor and Village Council. The business district fencing amendments would allow up to an 8-foot tall fence (rear and interior side yards), within the business districts, for business district properties proximate to residential properties.
- By Code, fencing in the business districts is currently limited to a maximum height of 6 feet. Such fencing is reviewed subject to the administrator's review to ensure that the health safety and welfare are maintained.
- There are instances when a taller fence would be more appropriate to further screen residential properties and Staff is recommend allowing up to an eight-foot



fence in the rear and interior side yards for commercial properties proximate to residential properties. This has been addressed for commercial properties having rear yards facing residential properties along the Dundee Road corridor, as part of a Special Use process review.

- Currently, hotels, motels and lodging houses are Permitted Uses in the B-2 and B-5 districts. The use category dates until at least the 1957 Zoning Ordinance. Staff is recommending that these uses transition to Special Uses in both of these districts, in order to more adequately review the potential impact of these uses upon surrounding properties. Similar to the 24-hour usage impacts of hospitals, hotel/motel uses will have potential impact considerations, which warrant Special Use review. Such things as parking lot lighting, noise, and security components are all factors which should be deliberatively reviewed through a public hearing. and, amend hotels, motels, and lodging houses as Permitted Uses in the B-2 and B-5 districts into Special Uses in the B-2 and B-5 districts.
- Through public testimony during the Northwest Highway Corridor meetings, there are numerous B-2 properties, which abut single-family residential properties. In addition to not having a minimum lot size, the only required transitional yard (landscaped buffer) is when the side lot line of a B-2 property abuts the side lot line of a residentially zoned property. Therefore, the ability for the Village to require significant landscaping, screening, and buffering to mitigate impacts would be appropriately reviewed through the Special Use process.

#### **ALTERNATIVES:**

1. Approve the various text amendment to Appendix A of the Village of Palatine Code of Ordinances.
2. Do not approve various text amendment to Appendix A of the Village of Palatine Code of Ordinances.

#### **RECOMMENDATION:**

|                       |                                                                                                                                       |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Public Hearing:       | Plan Commission - February 19, 2020                                                                                                   |
| Residents testifying: | 0                                                                                                                                     |
| Vote:                 | The Plan Commission voted 8-0 to approve the requested text amendments to the Village of Palatine Zoning Ordinance and Staff concurs. |

#### **ACTION REQUIRED:**

A motion to approve an Ordinance amending Article 3 (3.02 Rules and Definitions), Article 4 (4.02 - Separability and 4.13), Article 6 (Section 6.03 c - fences in business districts), Article 10 (Sections 10.02, 10.03, 10.04, 10.05, 10.06, 10.07), Article 11 (Sections 11.03, 11.05, and 11.06 - Permitted and Special Uses in the B-2 and B-5 districts) and Special Uses in the B-4 district, and Article 14 - Administration (Section 14.06), all of the Appendix A of the Village of Palatine Code of Ordinances.

# Consider a Motion Adopting the Village of Palatine's Official 2020 Zoning Map

8.4

## **'BACKGROUND:**

The Village of Palatine is required to annually update the Village's Official Zoning Map. This is done to ensure the map reflects any zoning changes that occurred during the previous year. The 2020 Village of Palatine Official Zoning Map accurately reflects the current zoning of all properties within the Village as of December 31, 2019.

## **Motion approving the Village of Palatine's Official 2020 Zoning Map.**

## **ANALYSIS:**

- The Zoning Map has been updated to reflect the current zoning of all properties within the Village of Palatine as of December 31, 2019.
- Each of the zoning changes reflected on the map were previously approved by the Village Council in conjunction with formal development or rezoning applications.

## **ALTERNATIVES:**

1. Approve the Adoption of the 2020 Zoning Map.
2. Refer back to Staff.

## **RECOMMENDATION:**

Staff recommends approval of the Village's Official 2020 Zoning Map.

## **ACTION REQUIRED:**

Consider a motion approving the Village's Official 2020 Zoning Map.

# Consider a Motion Authorizing the Village Manager to Purchase a Replacement Police Investigations Vehicle

## BACKGROUND:

As part of the Capital Vehicle Replacement Budget for 2020, the Village Council appropriated \$22,660 in funds for the replacement of an investigations vehicle in the Police Department. The vehicle is recommended for replacement after an inspection, evaluation, and life-cycle cost analysis.

The vehicle (C-347) is a 2011 Ford Taurus with 75,000 miles and was assigned to the Investigations Division, but became a total loss in an accident last year. This vehicle is one of only two that are purchased new for the Investigations Division. The remainder are hand-down vehicles.

## KEY ISSUES:

- Since the Ford Taurus is no longer produced, Staff researched current joint-purchase contracts for a suitable vehicle.
- There is a Chevrolet Malibu available through the Illinois State Contract, as well as a Chevrolet Equinox small SUV. Staff arranged demonstrations of both vehicles and the detectives felt a small SUV such as the Equinox was best suited to their needs.
- The Northwest Municipal Conference Suburban Purchasing Cooperative (SPC) has a Ford Escape contract which is an equivalent small SUV to the Equinox.
- Staff is requesting this purchase as all-wheel drive (AWD) because it allows operation in harsh weather environments with enhanced traction and steering control, which can improve the drivers' control in wet and snowy weather.
- Joint-purchase bid contracts such as the SPC and Illinois State contracts allow local governments to purchase vehicles and take advantage of the purchasing power and attractive pricing while meeting statutory bid requirements.
- The SPC contract #165 from Currie Motors for one 2020 Ford Escape with options is \$24,105. The Illinois State Contract #19-416CMS-BOSS4-P-11941 from Miles Chevrolet for one 2020 Chevrolet Equinox with options is \$22,698, which is \$1,407 less.

## ALTERNATIVES:

1. Authorize the Village Manager to approve the purchase of one Chevrolet Equinox through the Illinois State Contract.
2. Refer back to Staff with comments.

## RECOMMENDATION:

It is recommended that the Village Manager be authorized to approve the purchase of one 2020 Chevrolet Equinox through the Illinois State Contract #19-416CMS-BOSS4-P-11941 from Miles Chevrolet of Decatur, Illinois in the total amount of \$22,698.

## BUDGET IMPACT:

Funds in the amount of \$22,660 have been appropriated in the Capital Vehicle Replacement Budget for this purchase. The shortfall of \$38 will be covered by savings on other vehicle purchases in 2020.



**ACTION REQUIRED:**

Motion to authorize the Village Manager to purchase one 2020 Chevrolet Equinox through the Illinois State Contract #19-416CMS-BOSS4-P-11941 from Miles Chevrolet of Decatur, Illinois for a total cost not to exceed \$22,698.

# Consider a Motion Authorizing the Village Manager to Purchase a Replacement Public Works Pickup Truck

## BACKGROUND:

As part of the Capital Equipment Budget for 2020, the Village Council has appropriated \$21,200 in funds for the replacement of one Public Works pickup truck. This truck (T-439) is a 2008 Ford F-250 rear wheel drive pickup utilized by the Buildings & Grounds Division of Public Works. This vehicle is recommended for replacement after an inspection, evaluation, and life-cycle cost analysis.

During budget discussions, it was determined that this truck should be replaced by a less expensive F-150 and did not need four-wheel drive capability since it is not used in snow removal operations. The existing truck is not equipped with four-wheel drive.

Due to the existing unsafe condition of this vehicle, it was determined that the truck purchased last fall for the Utilities Coordinator should be utilized immediately by the Buildings and Grounds Division, and this purchase will be for the Utilities Coordinator. The Utilities Coordinator is currently driving a 5-year old truck that will become part of a hand-down program.

## KEY ISSUES:

- There is extensive rusting and frame damage to this vehicle to require replacement immediately. Because of this, there will be a shortfall to purchase this proposed truck.
- The Northwest Municipal Conference Suburban Purchasing Cooperative (SPC) has awarded contract #187 for Ford F-150 pickup trucks through Roesch Ford of Bensenville, Illinois.
- Local governments are permitted to purchase vehicles through these joint-purchase bids, and take advantage of the purchasing power and attractive pricing.
- The total cost to purchase this vehicle through the SPC contract is \$21,740.
- The budgeted funds are \$21,200, which will leave a shortfall of \$540 for this purchase. Outfitting for a lift gate and emergency lighting will cost approximately \$3,000.

## ALTERNATIVES:

1. Authorize the Village Manager to approve the purchase of one 2020 Ford F-150 pickup truck from Roesch Ford utilizing the SPC Contract.
2. Refer back to Staff with comments.

## RECOMMENDATION:

Staff recommends authorizing the Village Manager to approve the purchase of one 2020 Ford F-150 pickup truck through the Suburban Purchasing Cooperative Contract #187 from Roesch Ford in the amount of \$21,740 and a total cost (including outfitting) not to exceed \$24,740.

## BUDGET IMPACT:

Funds in the amount of \$21,200 have been appropriated in the Capital Vehicle

Replacement Budget for this purchase. The shortfall of \$3,540 will be offset by savings on other vehicle and equipment purchases in 2020, such as the asphalt paver.

**ACTION REQUIRED:**

Motion to authorize the Village Manager to approve the purchase of one 2020 Ford F-150 pickup truck through the Suburban Purchasing Cooperative Contract #187 from Roesch Ford of Bensenville, Illinois in the amount of \$21,740 and outfitting for a total cost not to exceed \$24,740.



# Consider a Motion Authorizing the Village Manger to Purchase Fire Department and Public Works Department Administration Vehicles

## BACKGROUND:

As part of the Capital Vehicle Replacement Budget for 2020, the Village Council has appropriated \$130,980 in funds for the replacement of one Fire administration vehicle and three Public Works administration vehicles.

The vehicles to be replaced are T-428, a 2015 Ford Explorer with 49,000 miles; T-435, a 2015 Ford Explorer with 70,000 miles; and T-436, a 2015 Ford Explorer with 30,000 miles. These current vehicles are scheduled to be handed-down to the Investigation Division and Fire Prevention Division for an additional 7 years of service.

In addition, a new vehicle for the Public Works Superintendent was included in the 2020 Capital Budget request.

## KEY ISSUES:

- The Ford Explorer Utility Hybrid was proposed for Patrol vehicles because of the significant fuel savings they will offer for a vehicle that spends most of its time driving and idling. The administration vehicles are predominantly transportation vehicles and do not spend most of their time driving or idling. Therefore, the fuel savings from purchasing a hybrid vehicle would be considerably less.
- Staff reviewed the non-hybrid vehicle choices through existing joint-purchase contracts, which include the Ford Explorer, Dodge Durango, Ford F-150, and Dodge Ram 1500 pickup. Conversions of Dodge Ram trucks to replace Ford Explorers started last year.
- Based on cost comparisons, pick up trucks versus SUV's were identified as preferable. The Dodge Ram 1500 SSV is the lower cost over the Ford F-150. Both pickups are less than replacing with the same vehicle types of Ford Explorers. The Northwest Municipal Conference Suburban Purchasing Cooperative (SPC) had a contract for the Dodge Ram 1500 Police SSV through Napleton Fleet Group of Westmont, Illinois, but the contract expired at the end of 2019 and has not been renewed.
- There is a current State of Illinois bid for this vehicle through Bob Riddings Fleet Sales of Taylorville, Illinois.
- Staff requested pricing from Bob Riddings through the State contract and also through Napleton, which held the SPC contract last year. Napleton was able to quote approximately \$500 less per vehicle than the State contract using traditional factory discounts.
- The total cost for these four trucks is \$118,708. Budgeted funds are \$130,980, leaving a balance of \$12,272 for outfitting costs. The Deputy Fire Chief will need at least \$6,000 to transfer radios and purchase sirens and emergency lighting. The Public Works vehicles do not have as much equipment as the Fire vehicle, so outfitting costs are anticipated to be within the remaining balance for a bed cover and minimal safety lighting.

## ALTERNATIVES:

1. Authorize the Village Manger to approve the purchase of four 2020 Dodge Ram 1500 SSV pickup trucks from Napleton Fleet Group.
2. Refer back to Staff with comments.

**RECOMMENDATION:**

Staff recommends authorizing the Village Manager to approve the purchase of four 2020 Dodge Ram 1500 SSV pickup trucks from Napleton Fleet Group of Oakbrook Terrace, Illinois in the amount of \$118,708 and a total cost (including outfitting) not to exceed \$130,980.

**BUDGET IMPACT:**

Funds in the amount of \$130,980 have been appropriated in the Capital Vehicle Replacement Budget for these vehicles.

**ACTION REQUIRED:**

Motion to authorize the Village Manger to approve the purchase of four 2020 Dodge Ram 1500 SSV pickup trucks from Napleton Fleet Group of Oakbrook Terrace, Illinois in the amount of \$118,708 and outfitting for a total cost not to exceed \$130,980.

## **Consider a Motion Authorizing the Village Manager to Execute a Temporary License Agreement to Allow Public Parking on a Portion of the Property at 50 N. Brockway Street**

**BACKGROUND:** On March 2, 2020, the Village Council approved multiple items related to the planned improvements to Brockway Street, between Palatine Road and Wood Street. As the planned improvements to Brockway Street will impact parking during construction, Staff contacted the owner of the property at 50 N. Brockway Street to negotiate the temporary public use of some of their parking to offset the impacts that will occur during construction. The property owner was willing to work with the Village and has agreed to the terms of the attached Temporary License Agreement.

**KEY ISSUES:** The proposed license agreement includes the following:

- Public use of the parking lot (containing 27 parking spaces) from April 1<sup>st</sup> - May 31<sup>st</sup> (with the ability to extend for an additional 30 days if necessary).
- The Village shall install, maintain, and remove signage that notes the public use of the designated parking area.

### **ALTERNATIVES:**

1. Approved the Temporary License Agreement.
2. Do not approve the Temporary License Agreement.

### **RECOMMENDATION:**

Staff recommends approval of the Temporary License Agreement.

### **ACTION REQUIRED:**

A motion authorizing the Village Manager to execute the Temporary License Agreement.