



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 6, 2023

Regular Meeting

7:00 PM

I. ROLL CALL

II. PLEDGE TO THE FLAG

III. APPROVAL OF MINUTES

1. Village Council & Committee of the Whole - Regular Meeting - February 20, 2023

IV. MAYOR'S REPORT

1. As Submitted

V. RECESS TO THE COMMITTEE OF THE WHOLE



VI. COMMITTEE OF THE WHOLE

A. POLICE POLICY & CODE SERVICES COMMITTEE

BRAD HELMS, CHAIRMAN

1. Consider Ordinances Granting a Vacation of a Portion of the Olive Street Right-of-Way, a Setback Reduction and Variations for Permitted Obstructions, and a Resolution Consolidating Five Existing Lots and the Vacated Olive Street Right-of-Way at 530 S. Williams Avenue (Council District: Five)
2. Consider an Ordinance Granting a Special Use for a Unique Use to Permit a Live Room Escape Adventure Business at 254 N. Northwest Highway (Council District: Six)
3. Consider a Motion to Approve a Waiver of the Village's Sound Amplification Ordinance for a St. Paddy's Party at 180 N. Smith Street on Saturday, March 17, 2023 (Council District: Six)
4. As Submitted

B. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE*GREG SOLBERG, CHAIRMAN*

1. Consider a Motion Authorizing the Village Manager to Approve Reimbursements to the Palatine Park District for Contractual Grass Mowing Services
2. Consider a Motion to Approve the 2023 Summer Farmers' Market and 2023-2024 Winter Farmers' Market (Council District: Six)
3. As Submitted

C. INFRASTRUCTURE & ENVIRONMENT COMMITTEE*SCOTT LAMERAND, CHAIRMAN*

1. Consider a Motion to Extend the Contract for the 2023 Sidewalk Saw Cutting Program
2. As Submitted

D. BUSINESS FINANCE & BUDGET COMMITTEE*TIM MILLAR, CHAIRMAN*

1. As Submitted

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

1. As Submitted

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE*DOUG MYSLINSKI, CHAIRMAN*

1. As Submitted

VII. RECONVENE THE VILLAGE COUNCIL MEETING**VIII. CONSENT AGENDA**

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

1. Consider a Motion to Approve 2023 Warrant #5

2. Consider Ordinances Granting a Vacation of a Portion of the Olive Street Right-of-Way, a Setback Reduction and Variations for Permitted Obstructions, and a Resolution Consolidating Five Existing Lots and the Vacated Olive Street Right-of-Way at 530 S. Williams Avenue (Council District: Five)
3. Consider an Ordinance Granting a Special Use for a Unique Use to Permit a Live Room Escape Adventure Business at 254 N. Northwest Highway (Council District: Six)
4. Consider a Motion to Approve a Waiver of the Village's Sound Amplification Ordinance for a St. Paddy's Party at 180 N. Smith Street on Saturday, March 17, 2023 (Council District: Six)
5. Consider a Motion Authorizing the Village Manager to Approve Reimbursements to the Palatine Park District for Contractual Grass Mowing Services
6. Consider a Motion to Approve the 2023 Summer Farmers' Market and 2023-2024 Winter Farmers' Market (Council District: Six)
7. Consider a Motion to Extend the Contract for the 2023 Sidewalk Saw Cutting Program
8. Consider an Ordinance Decreasing the Number of Class G (Restaurant - Beer & Wine) Liquor Licenses by One for Los Takitos, LLC (d/b/a Taco Shop) at 809 N. Quentin Road (Council District: One)
9. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Restaurant at 44 W. Palatine Road (Council District: Six)

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

GREG SOLBERG, CHAIRMAN

1. As Submitted

B. BUSINESS FINANCE & BUDGET COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted

F. POLICE POLICY & CODE SERVICES COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted

X. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted

B. VILLAGE CLERK

1. As Submitted

C. VILLAGE ATTORNEY

1. As Submitted

XI. CLOSED SESSION AS REQUIRED

XII. RECOGNITION OF AUDIENCE

XIII. ADJOURNMENT



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VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

FEBRUARY 20, 2023

Regular Meeting

7:00 PM

I. ROLL CALL – Time: 7:00 PM

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

Also Present:

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

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

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

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

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

1. Village Council & Committee of the Whole - Special Meeting - February 13, 2023
- Accepted
2. Village Council & Committee of the Whole - Regular Meeting - February 13, 2023
- Accepted

IV. MAYOR'S REPORT

1. As Submitted -

Mayor Schwantz announced upcoming events:

Thursday, February 23: 9 AM

Palatine Fire Department Ceremony honoring fallen firefighters on the 50th Anniversary of the Ben Franklin Store fire
Firefighters Memorial - corner of N. Brockway and W. Slade Street

Friday, February 24: 5:45 PM - 8 PM

American Legion Fish Fry
American Legion

Friday, February 24: 4 PM - 7 PM

Knights of Columbus Fish Fry
St. Thomas of Villanova Rowley Center

Wednesday, March 1: 8 AM - 9 AM

State of the Village
Village Hall Council Chambers

Wednesday, March 22: 7 PM - 9 PM

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

February 26 - March 5

Palatine Chamber Restaurant Week
The Palatine Area Chamber of Commerce is hosting its First Annual Restaurant Week. Support our local restaurants and enjoy a week of food specials, discounts & offers. The week kicks off with the Palatine Chamber's 1st Annual Chili Cook Off on Sunday, Feb. 26-- a battle between local Palatine restaurants competing for the BEST chili in town!

V. RECESS TO THE COMMITTEE OF THE WHOLE – Time: 7:02 PM

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

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

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

VI. COMMITTEE OF THE WHOLE

A. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. 1400 & 1520 E. Dundee Road (Council District: Five)

The motion was to approve Items A. and B.

Community Development Director Mike Jacobs presented McGrath's site plan proposal to remodel and expand the existing Kia facility. A completely new showroom and an accessory detail center will be constructed on the pad of the former building at 1520 E. Dundee. The remodel and expansion of the Kia dealership facility will comply with the B-2 General Business District. Staff recommends the Site Plan Approval Ordinance. Jacobs presented McGrath Kia's request for Resolutions of support for filing a 7c Cook County Tax Classification for the properties to help offset their redevelopment costs and investment of approximately \$8,800,000 (not including land acquisition costs). Staff recommends approval.

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

- A. Consider an Ordinance Granting Site Plan Approval for the Proposed Redevelopment of the Property at 1400 & 1520 E. Dundee Road - **Motion Carried by Voice Vote** (Council District: Five)
- B. Consider Resolutions of Support for the Filing of a 7C Cook County Tax Classification for the Benefit of the Properties Located at 1400 & 1520 E. Dundee Road - **Adopted by Voice Vote** (Council District: Five)
2. Consider an Ordinance Establishing a Downtown TIF District Facade and Interior Improvement Grant Program - **Motion Carried by Voice Vote** (Council District: Six)

With comments and input from the February 6th Council meeting, Village Manager Reid Ottesen and Community Development Director Mike Jacobs presented the proposed Downtown TIF District Facade & Interior Improvement Grant Program's Scope, Project Eligibility, Application Process, and Program Terms which have been revised to include:

- Buildings constructed prior to 1/1/2000, with a majority of 1st floor being non-residential.
- Eligible Interior Improvement Costs (capped at a maximum of \$50,000):
- ADA accessibility improvements
- Significant energy conservation enhancements (consistent with LEED

- standards)
- Electrical service upgrades
- Water service upgrades
- Required fire alarm/fire suppression system improvements
- Other extraordinary expenses required by the applicable codes and regulations
- Reimbursement limitations:
- Sales Tax Generating Use: 50% of the total eligible expenses (except 25% for costs associated with signage, awnings, or exterior lighting)
- Non-Sales Tax Generating Use: 25% of the total eligible expenses

Staff recommends approval of the ordinance.

Ottesen reiterated that this focuses on life-safety issues, ADA compliance, not HVAC expenses. Bathroom fixtures (cosmetic features) would not be covered, new piping would be.

Mayor Schwantz recommended delaying acceptance of the video gaming establishments for a year, letting the other businesses who have not received additional income from gaming benefit first.

Ottesen noted the non-sales tax generating businesses will benefit 25% for costs.

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

3. As Submitted -

Nothing was submitted.

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

7:12 PM

GREG SOLBERG, CHAIRMAN

1. Consider an Ordinance Amending Chapter 5 Animals of the Code of Ordinances of the Village of Palatine - **Motion Carried by Roll Call**

Deputy Village Manager, Hadley Skeffington-Voss presented three proposed amendments within Chapter 5 Animals: backyard chickens, vicious dogs and pet registration. Staff is recommending amendments to strengthen language restricting vicious dogs in Palatine. At the August 1, 2022 Council Meeting, a mid-year financial review included the discontinuation of the Village vehicle sticker program and pet licenses. Staff is recommending replacing a pet license with a pet registration.

At the November 21, 2022 Council Meeting, the backyard chicken discussion was broken into two areas: the appropriate zoning process if backward hens are allowed, and the minimum criteria to be considered. Staff has prepared an Ordinance that keeps the process for application as it is currently, requiring a Special Use for a Unique Use, and establishing a minimum set of criteria that must be met before applying for consideration. Licenses will only be issued to single family residences (owner occupied) zoned R-1, R-1A, R1-B, R-1C, R-2 or otherwise meet the standards of those zoning standards. The Village will send consent forms to abutting owners to provide consistent information. "Abutting" properties will be determined solely at the discretion of the Village Manager and Director of Community Development. Staff recommends approval of the Text Amendments to Chapter 5 related to vicious dogs, animal registration and general matters. As it relates to backyard chickens, staff reserves the policy decision to Village Council discretion but recommend the following criteria:

- Chicken Keeping License (\$75 1st year / \$50 years thereafter)
- IL Dept. Ag Livestock Premises Registration
- Maximum of six (6) chickens
- No roosters
- Solid 6 ft. fenced rear yard
- Fenced chicken "run" required; chickens confined to coop or enclosed "run" at all times
- Single family residential zoned R-1, R-1A, R-1B, R-1C, R-2 and owner occupied
- Coop set back min. 15 ft. side yard and 15 ft. rear yard
- Minimum 10 ft. from any primary structure and not abut primary structure
- Coop located in rear yard
- Coop not located in easement
- Building permits for henhouse/coop (as applicable)
- 2x per year inspection 1st year (reduces thereafter)

Councilman Solberg noted of the abutting neighbors, if one does not respond, it would receive a second notice, and then would be considered a yes, giving permission on the prevailing side. Councilman Solberg felt it should be considered an objection.

Ottesen felt it should be considered a consent, and not stop the process from moving forward. This neighbor would still be able to come forward to object at the public hearing.

Councilman Solberg clarified that currently the code prohibits chickens, but this action would allow hens as a unique accessory use.

Skeffington-Voss clarified that 4 square feet is required for each chicken in the living area, being the coop and run.

Mayor Schwantz recognized staff for the work that went into this proposed ordinance. It is an all or nothing proposal in the Mayor's estimation.

Councilman Millar noted staff is in charge of ushering a proposal forward to Council and staff is the enforcer.

Ottesen stated pets are to be registered, and some language addresses vicious dogs for enforcement.

Ottesen stated chickens are prohibited, but this is establishing a zoning process to apply for a Special Use as a Unique Use.

Councilman Kozlowski expressed hesitation regarding the process, expecting residents to go ahead, get chickens, then ask for forgiveness.

Ottesen stated that 3 weeks is plenty of time for mail to be forwarded to any out of town neighbors. The Village will be the entity responsible for sending and receiving the consent responses from abutting neighbors.

Councilman Kozlowski voiced concern regarding potentially attracting coyotes and other predators, seeing the introduction of chickens as a public safety issue.

Councilman Solberg noted the alternative is a straight out prohibition.

Ottesen and Village Attorney Brankin stated this was an effort to establish minimum standards for consideration for approval. This presents the gate-keeping criteria to let the residents know if they meet the minimum requirements.

Councilman Lamerand noted the difficulty in that the lack of response is potentially considered approval.

Ottesen and Brankin stated change in the code is necessary, this states chickens are prohibited, if you want to have chickens, these are the minimum criteria to begin the process of requesting consideration for a Unique Use in a Special Use. If this is voted down, staff will have to revise the Zoning Code and the Code of Ordinances to be in agreement.

Councilman Lamerand stated this gives residents a better idea of what we are looking for to allow chickens in Palatine.

Inde Mazza, 717 Middleton Court, spoke in favor of raising chickens in Palatine, listing the benefits.

Mallory Miller, Inde's mother, stated she appreciates the rules and guidelines for the compromise offered by the Council and the staff and based the

process on democratic principles and personal rights. She cited a Lisle court case, objecting to the neighbors' right to deny chicken ownership. Believing neighbor consent is an infringement on individual rights, citing John Locke and Thomas Jefferson.

In response to Councilman Solberg, she stated that Rolling Meadows has 7 chicken owners of 25 permits are available. Des Plains has 100 permit limit. The fear of mass chicken population is not valid.

Mary Stuben, Palatine, encouraged the Council to pass this Ordinance, noting the benefits of eggs and chicken companionship, the diversity of size and varieties. She noted the desirability of freedom in the fenced yard and the nature of chickens is to stay near the coop. She opposes the neighbor consent requirement, while following public safety standards.

Jewel Kern, 124 W. Pleasant Hill Blvd., Palatine, noted chickens were the answer to eradicate ticks. Chickens are safe from predators in the coop.

Melissa Bixby, 917 N. Coolidge, on a 1/2 acre, does not want chickens but supports those who do. She opposes special requirements.

Julie Picchiotti, 939 N. Franklin Ave., reported area limits in effect: 46 licenses in Naperville, 28 in Evanston, 19 in Highland Park, 2 in Rolling Meadows, and other communities. She appreciates the consideration of staff and the Council.

Councilman Kozlowski clarified that hens cannot run free in the yard. He noted the discrepancies in the code noting prohibition, but how chickens can be allowed.

Ottesen stated Zoning Codes and the Code of Ordinances would be corrected if passed.

Councilman Solberg noted this action would codify what is already being done in Palatine.

Ottesen noted conditions A-S. Due process is necessary for both sides to protect everyone's rights. Ottesen stated it is unlawful for a dog to be running at large in the Village. Any dog off owner's property must be on a leash held by the owner.

Ottesen clarified voting this down tonight will prohibit chickens in Palatine. A yes vote clarifies minimum criteria for anyone wanting chickens and will have to come before the Council for a Special Use as a Unique Use. Staff did not consider a cap on the number of licenses. It would be something to amend if this item passes.

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

2. As Submitted -

Nothing was submitted.

C. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 8:11 PM

BRAD HELMS, CHAIRMAN

1. Consider a Resolution Granting a Time Extension for Ordinance #O-16-22 for the Previously Approved Drive-Through Popeyes Restaurant at 1142 E. Dundee Road - **Adopted by Voice Vote** (Council District: Four)

Community Development Director Mike Jacobs presented Popeye's restaurant request for an extension of the Special Use to August 22, 2023, for time to obtain a building permit and building materials for the proposed restaurant. All conditions of the Special Use and Variation remain in effect. Staff recommends approval.

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

2. Consider an Ordinance Amending Section 18-81 of the Code of Ordinances to Amend the Existing No Parking Restriction on Rohlwing Road between Carpenter Drive and Mill Valley Road - **Motion Carried by Voice Vote** (Council District: Six)

Due to changes in District 15 school hours, Public Works Director Matt Barry presented District 15's request to restrict parking on North Rohlwing from 8AM - 9:30AM and 3:30PM and 5PM on school days to accommodate parent drop off and pick up. The Police Department and the Traffic Engineering Committee observed the area and recommend the proposed change.

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

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

Village Manager Reid Ottesen recommended changes to Chapter 3 to ensure the Alcoholic Beverage licensing process is efficient and effective. He introduced Officer Michael Dibble as the officer who will be assigned to this area:

- transition the Alcoholic Beverage Server Seller (ABSS) permit online into Energov
- conduct a background check (via fingerprinting) on owners, servers, and sellers of liquor establishments every three (3) years, in conjunction with their BASSET and ABSS renewal, except for B-1 (Grocery store), B-2 (General Merchandise store) and B-3 (Drug Store) liquor establishments, exempted based on being part of a large corporation.

Staff recommends approval. Gaming licenses will be addressed in the future.

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

4. As Submitted -

Nothing was submitted.

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 8:15 PM

DOUG MYSLINSKI, CHAIRMAN

1. Consider a Motion Authorizing the Village Manager to Execute a Contract for Architectural and Engineering Services for the Remodeling of Fire Stations 82 and 85 - **Approved by Voice Vote**

Public Works Director Matt Barry reported as part of the 2022 Capital Improvement Program, American Rescue Plan Act (ARPA) funding was appropriated to begin the process to design an addition and remodel Fire Station 82 and Fire Station 85.

The administrative functions are proposed to relocate to Station 82, requiring

a single-story addition to accommodate the new offices, vacate the administrative offices in Station 85 and repurpose into workout and training spaces to support the remaining staff.

Architects, Incorporated of Oak Brook, Illinois, was selected based upon their ability to comprehensively address the project scope. Schematic design is the first phase and recommended for approval at \$57,000, plus reimbursables up to \$200. Staff recommends approval.

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

2. As Submitted -

Nothing was submitted.

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 8:17 PM

SCOTT LAMERAND, CHAIRMAN

1. Consider a Motion Authorizing the Village Manager to Execute an Agreement for Lead and Galvanized Steel Water Service Line Replacement Design Engineering Services - **Approved by Voice Vote**

Public works Director Matt Barry reported in 2022, the Village adopted a voluntary lead service line replacement program, which is considered one of the most inviting programs in the region as it covers the majority cost of those who voluntarily replace their lead service line. Fewer than ten of over 600 eligible have applied. The replacements to date have been funded by a grant the Village received from the Northwest Water Commission. The State is offering grant resources up to \$4M per community through their revolving loan program for municipalities who choose to accelerate the replacement of lead service lines ahead of their mandatory replacement deadline (replacements to start in 2027). We can be more competitive and be better positioned for a state grant by preparing a design now. A qualification-based selection process was followed to select Robinson Engineering for this project which will be fully funded by the Northwest Water Commission Grant, using only 20% of the available grant. Staff recommends approval.

In response to Councilman Kozlowski, Barry explained the survey of residents to identify lead supply lines.

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

2. As Submitted -

Nothing was submitted.

F. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 8:20 PM

TIM MILLAR, CHAIRMAN

1. As Submitted -

Nothing was submitted.

VII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 8:20 PM

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

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

VIII. CONSENT AGENDA

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

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

1. Consider a Motion to Approve 2023 Warrant #4 - **Approved**

2. Consider an Ordinance Granting Site Plan Approval for the Proposed Redevelopment of the Property at 1400 & 1520 E. Dundee Road - **Approved** (Council District: Five)

Ordinance #O-12-23

3. Consider Resolutions of Support for the Filing of a 7C Cook County Tax Classification for the Benefit of the Properties Located at 1400 & 1520 E. Dundee Road - **Adopted by Roll Call** (Council District: Five)

Resolution #R-3-23

Resolution #R-4-23

4. Consider an Ordinance Establishing a Downtown TIF District Facade and Interior Improvement Grant Program - **Approved** (Council District: Six)

Ordinance #O-13-23

5. Consider a Resolution Granting a Time Extension for Ordinance #O-16-22 for the Previously Approved Drive-Through Popeyes Restaurant at 1142 E. Dundee Road - **Adopted by Roll Call** (Council District: Four)

Resolution #R-5-23

6. Consider an Ordinance Amending Section 18-81 of the Code of Ordinances to Amend the Existing No Parking Restriction on Rohlwing Road between Carpenter Drive and Mill Valley Road - **Approved** (Council District: Six)

Ordinance #O-14-23

7. Consider an Ordinance Amending Chapter 3 Alcoholic Beverage of the Code of Ordinances of the Village of Palatine - **Approved**

Ordinance #O-15-23

8. Consider a Motion Authorizing the Village Manager to Execute a Contract for Architectural and Engineering Services for the Remodeling of Fire Stations 82 and 85 - **Approved**

9. Consider a Motion Authorizing the Village Manger to Execute an Agreement for Lead and Galvanized Steel Water Service Line Replacement Design Engineering Services - **Approved**

10. Consider a Motion to Accept Perpetual Storm Sewer Easements at 168 East Old Bridge Road and 174 East Old Bridge Road - **Approved** (Council District: Three)

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

Resolution #R-6-23

IX. REPORTS OF STANDING COMMITTEE – Time: 8:21 PM

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time:
 8:21 PM

GREG SOLBERG, CHAIRMAN

1. Consider an Ordinance Amending Chapter 5 Animals of the Code of Ordinances of the Village of Palatine - **Motion Carried by Roll Call**

Mayor Schwantz clarified that this motion includes language changes made in committee.

RESULT:	MOTION CARRIED BY ROLL CALL [4 TO 1]
MOVER:	Greg Solberg, District 4 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg
NAYS:	Kozlowski
ABSENT:	Helms

2. As Submitted -

No Report

B. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 8:22 PM

TIM MILLAR, CHAIRMAN

1. As Submitted -

No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 8:22 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted -

No Report

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 8:22 PM

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted -

No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 8:22 PM*SCOTT LAMERAND, CHAIRMAN*

1. As Submitted -

No Report

F. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 8:22 PM*BRAD HELMS, CHAIRMAN*

1. As Submitted -

No Report

X. REPORTS OF THE VILLAGE OFFICERS – Time: 8:22 PM**A. VILLAGE MANAGER – Time: 8:22 PM**

1. As Submitted -

No Report

B. VILLAGE CLERK – Time: 8:22 PM

1. As Submitted -

No Report

C. VILLAGE ATTORNEY – Time: 8:22 PM

1. As Submitted -

No Report

XI. CLOSED SESSION AS REQUIRED – Time: 8:22 PM

No Closed Session requested.

XII. RECOGNITION OF AUDIENCE – Time: 8:22 PM

No one came forward.

XIII.ADJOURNMENT – Time: 8:22 PM

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

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

Submitted by:

Margaret R. Duer
Village Clerk

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

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

BACKGROUND:

The Subject Property includes the Salt Creek Rural Park District building and park. It consists of multiple lots and a section of the Olive Street right-of-way. The Petitioner is proposing to demolish the existing structure and construct a new building, which encroaches into the minimum required rear yard setback and a new parking lot, with a portion located in the required front yard. Therefore, the Petitioner is requesting:

- **Special Use to permit a rear yard setback to be 16 feet from the rear lot line, instead of the minimum required 40 feet;**
- **Variation to permit a portion of the parking lot and canopy in the required front yard;**
- **Vacation of a portion (approximately 127 feet) of the Olive Street right-of-way, directly west of Williams Avenue and surrounded by the Subject Property; and**
- **Plat of Consolidation of the existing lots and vacated E. Olive Street into one lot.**

KEY ISSUES:

- The Subject Property is 2.2 acres and is zoned R-2 Single Family Residential, with public parks and uses being permitted. The site plan includes a new 8,532 square foot building, activity field, parking lot, existing playground, and an athletic field. The existing uses (administrative offices, preschool, day camps, general programs and rental facilities) would all continue on the property.
- The existing building is non-conforming, with a front yard setback of approximately 15 feet (30 feet is required). The rear yard setback requires relief for 16 feet, instead of the minimum required 40 feet. The rear yard abuts the rear yards of the commercial building along S. Consumers Avenue and aligns with the rear portion of Soccer City.
- The proposed lot and building coverage meet code. A variation for a parking lot is required as parking lots are not permitted obstructions in the required front yard.

Required	Lot Coverage* (Max 45%)	Building Coverage* (Max 35%)	Front Yard Setback (Min 30')	Rear Yard Setback (Min 40')
Proposed	32.7%	7.9%	31.5'	16.7'

** This includes vacated Olive Street (8,439 square feet)*

- The plans originally included a canopy encroaching into the required front yard; however, the plans were revised to remove the encroachment. Per the requested relief, a canopy could be constructed in the front yard, if reviewed and approved by the Director of Planning and Zoning to allow some flexibility with the final canopy design.
- The proposed parking lot, drop off lane, and parking spaces are in the right of

way and would be managed through a license agreement with Village. A section of the Olive Street right-of-way would be vacated and ultimately consolidated into one lot. The vacation requires both utility consent and an easement on the northern 33 feet.

- In preparation for the redevelopment of the Rose Park building, the Park District held informational neighborhood meetings to discuss the proposed plans in the fall of 2022. In response to the questions at the Public Hearing, the Petitioner's engineer submitted a response memo articulating how the proposed site was designed to meet the minimum required MWRD 100-foot separation from any adjacent wells and also contains emergency run-off area to prevent contamination to the well. Staff contacted the residents and shared this information after the Plan Commission meeting.

ALTERNATIVES:

1. Approve the Vacation of a portion of the Olive Street Right-of-Way, Plat of Consolidation, Special Use and Variations to permit a new Salt Creek Park District Facility.
2. Do not approve the Vacation of a portion of the Olive Street Right-of-Way, Plat of Consolidation, Special Use and Variations to permit a new Salt Creek Park District Facility.

RECOMMENDATION:

Public Hearing:	Plan Commission meeting - February 21, 2023
Residents testifying:	Two property owners directly the south - concerns about runoff affecting their well through the parking lot construction and underground volume control; parking lot safety, directly adjacent door to their residence.
Vote:	The Plan Commission voted unanimously to recommend approval of the request and Staff concurs.

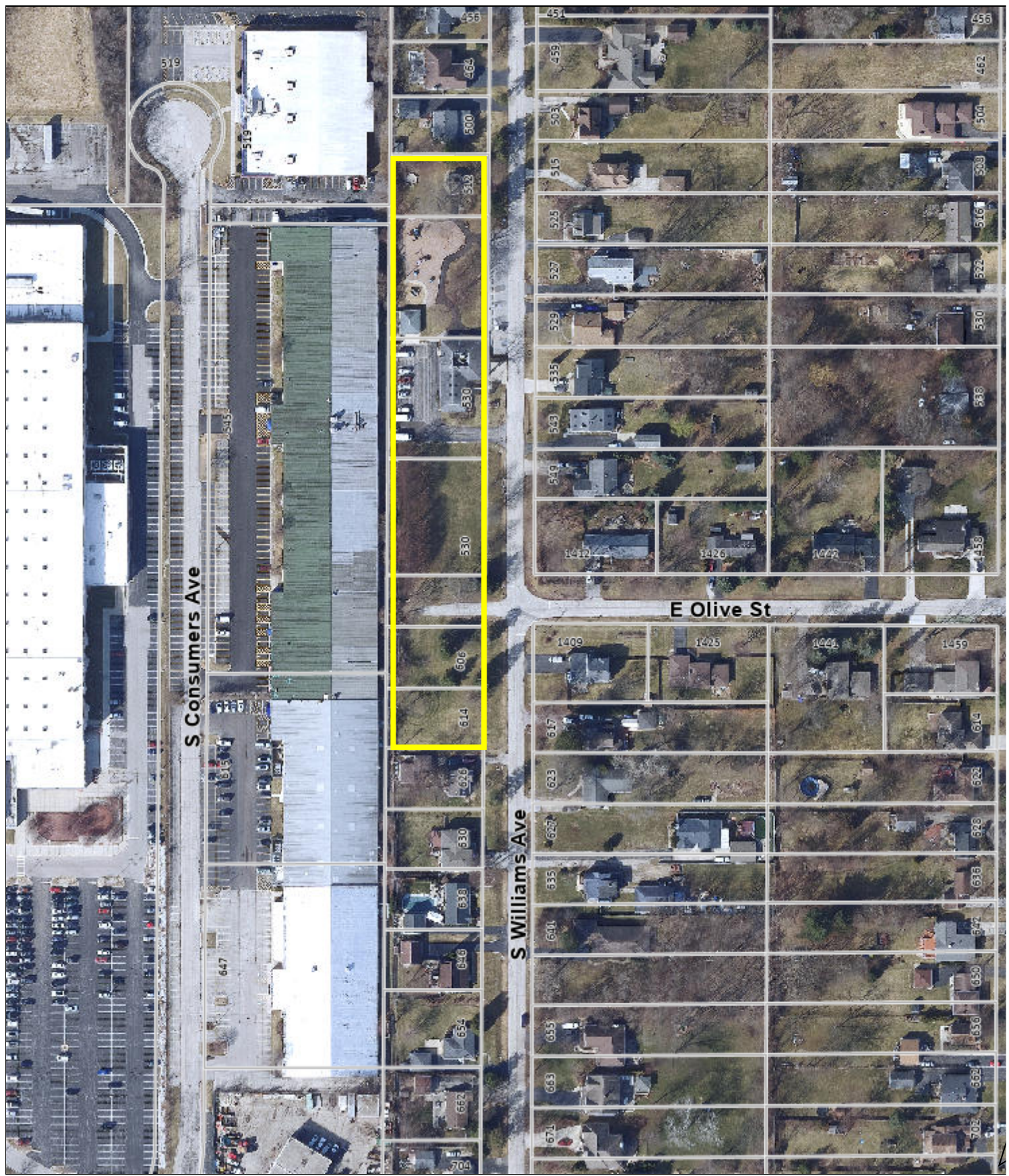
ACTION REQUIRED:

A motion to approve the Vacation of a portion of the Olive Street Right-of-Way, Plat of Consolidation, Special Use and Variations to permit a new Salt Creek Park District Facility at 530 S. Williams Avenue.

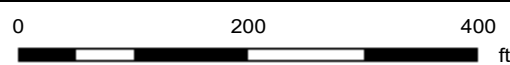
ATTACHMENTS:

- Aerial Map
- ORD VAC E Olive Street (portion)
- EXHIBIT - Plat of Vacation
- RES - Plat of Consolidation 530 S Williams Ave
- EXHIBIT - Plat of Consolidation
- ORD SU VAR 530 S Williams Ave
- EXHIBIT - Site Plan
- Salt Creek Rural Park District - PlanCommission_Response_022823
- DRAFT license agreement - SCPD

- Plan Comission materials - 2-21-23
- Draft PC Minutes 2-21-23



Attachment: Aerial Map (530 S Williams Ave. - SU-VAC-CON-VAR Salt Creek Park District)



Print Date: 2/10/2023

Notes

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

ORDINANCE NO. _____

**AN ORDINANCE VACATING THE APPROXIMATELY ONE HUNDRED AND
TWENTY-SEVEN FEET
OF THE E. OLIVE STREET RIGHT-OF-WAY**

WHEREAS, the Mayor and Village Council of the Village of Palatine have determined that the public interest will be subserved by vacating the adjoining E. Olive Street right-of-way, in conjunction with the Plat of Consolidation of 530 S. Williams Avenue and the surrounding lots, also owned by Salt Creek Rural Park District, as part of an expanded parking lot and new Park District building, subject to the terms and conditions contained herein.

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 authority, that:

SECTION 1: The one hundred and twenty-seven feet (127 feet) of the E. Olive Avenue right-of-way, in conjunction with the consolidation of 530 S. Williams Avenue legally described as follows:

THAT PART OF OLIVE STREET LYING SOUTH OF AND ADJOINING LOT 48 AND LYING NORTH OF AND ADJOINING LOT 49 AND LYING WEST OF AND ADJOINING THE WEST RIGHT-OF-WAY LINE OF WILLIAMS AVENUE ALL IN ROBERT BARTLETT'S ARLINGTON CREST ESTATES SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 24 AND THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 5, 1939 AS DOCUMENT NO. 12378407 IN COOK COUNTY, ILLINOIS.

and the same is hereby vacated in accordance with the Plat of Vacation, attached hereto as Exhibit "A" and made a part hereof. The Plat of Vacation shall be

ORDINANCE NO.

Page 2 of 2

submitted on Mylar and shall be subject to the following condition:

1. Plat of Vacation shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer. Letters from all Utilities accepting the vacation of the north 33 feet of the ROW shall be required

SECTION 2: That upon passage of this ordinance, a copy hereof be filed with the Recorder of Deed of Cook County, Illinois, in accordance with the statutes in such case made and provided.

SECTION 3: That all ordinances or parts of ordinances in conflict with this ordinance be and the same are hereby repealed.

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

PASSED: This _____ day of _____, 2023

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

APPROVED by me this _____ day of _____, 2023

Mayor of the Village of Palatine

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

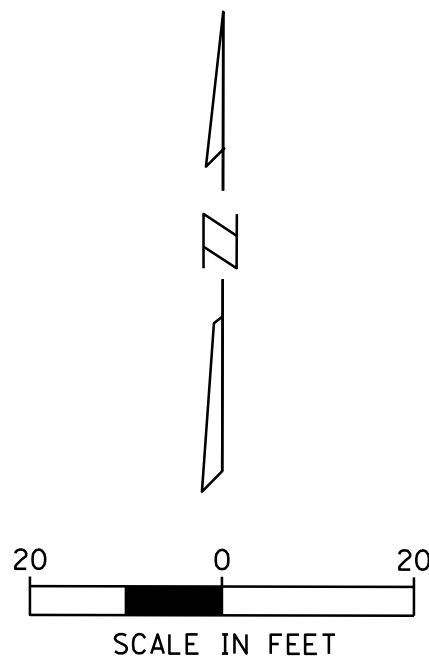
Village Clerk

Attachment: ORD VAC E Olive Street (portion) (530 S Williams Ave. - SU-VAC-CON-VAR Salt Creek Park District)

LEGEND

- IRON PIPE FOUND (IPF)
- MEASURED
- RECORD
- PROPERTY LINE
- R.O.W. LINE
- FORMER R.O.W. LINE
- 1/4 SECTION LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- ABANDONED/EXTENSION LINE

PLAT OF VACATION



PUBLIC UTILITIES EASEMENT PROVISIONS (P.U.E.)

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF PALATINE, ILLINOIS AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF PALATINE, INCLUDING, BUT NOT LIMITED TO, AMERITECH, NORTHERN ILLINOIS GAS COMPANY AND THEIR SUCCESSORS AND ASSIGNS, OVER ALL OF THE AREAS MARKED "PUBLIC UTILITIES EASEMENTS" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNA TELEVISION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, UPON, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE GRANTORS PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

THE RIGHT IS ALSO GRANTED TO REMOVE ANY OBSTRUCTIONS ON THE EASEMENT THAT INTERFERES WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GRASS, GRASS-CRETE, LOW BUSHES OR SHRUBS AND OTHER LANDSCAPING MATERIALS THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR SEWERS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF PALATINE.

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS
APPROVED AND ACCEPTED BY THE VILLAGE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALATINE, ILLINOIS, AT A MEETING HELD
THIS _____ DAY OF _____, 20 _____ A.D.
BY: _____
VILLAGE MAYOR
ATTEST: _____
VILLAGE CLERK

PLAN COMMISSION CERTIFICATE

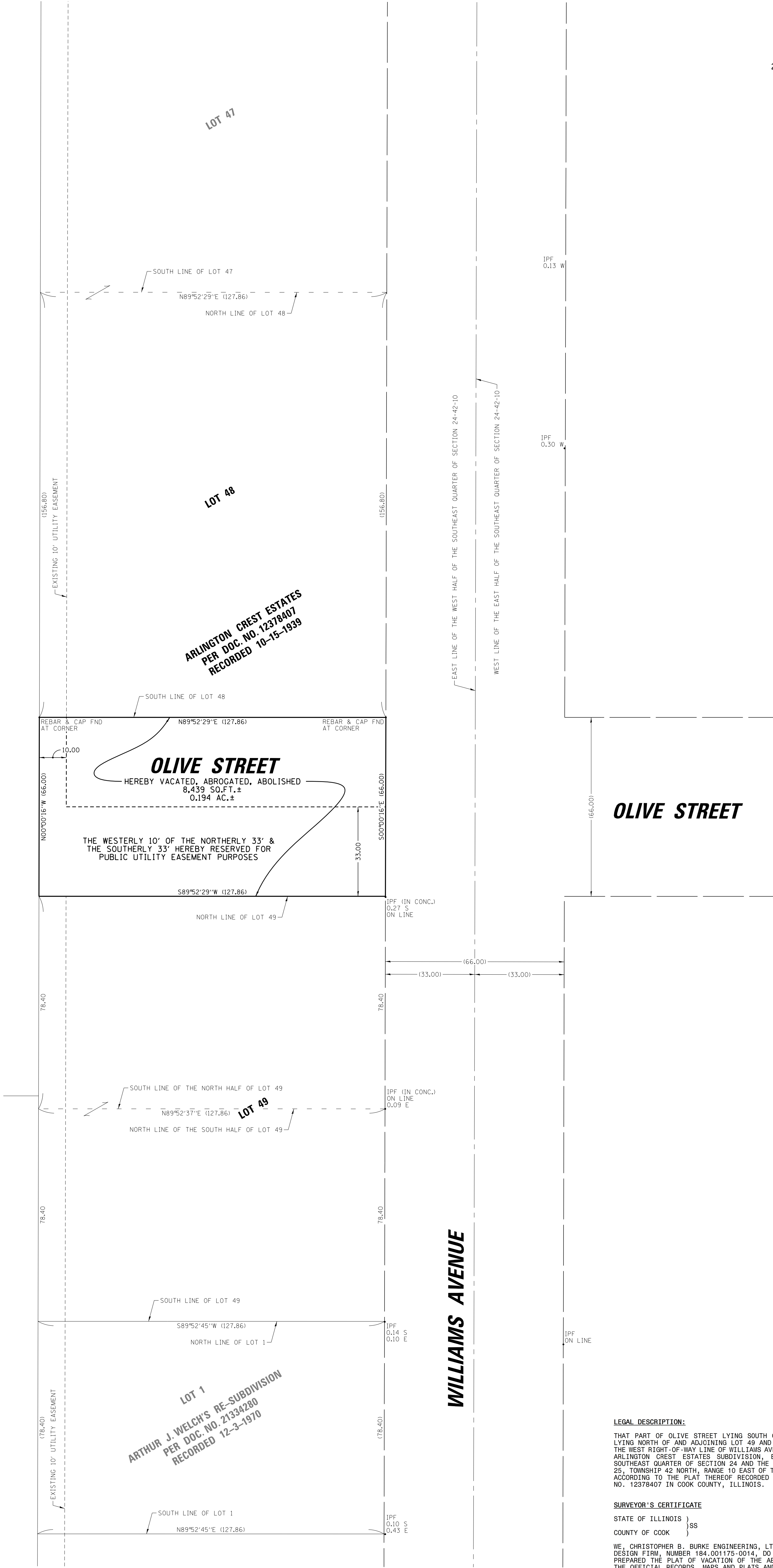
STATE OF ILLINOIS }
COUNTY OF COOK } SS
APPROVED THIS _____ DAY OF _____, 20 _____ A.D.
VILLAGE OF PALATINE ZONING BOARD OF APPEALS/PLAN COMMISSION.
CHAIRMAN: _____
SECRETARY: _____

GENERAL NOTES:

- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISIONS ARE SHOWN HEREON. REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS.
- COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
- NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
- CONTRACTOR/DEVELOPER SHALL NOTIFY J.U.L.I.E. AT 1-800-892-0123 AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.

SURVEYOR NOTES:

- BEARINGS AND DISTANCES SHOWN HEREON ARE ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) "GRID".
- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
- PROPERTY IS SUBJECT TO: RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS, AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.
- THIS SURVEY IS BASED ON FIELD WORK PERFORMED ON 06-17-2022.



LEGAL DESCRIPTION:

THAT PART OF OLIVE STREET LYING SOUTH OF AND ADJOINING LOT 48 AND LYING NORTH OF AND ADJOINING LOT 49 AND LYING WEST OF AND ADJOINING THE WEST RIGHT-OF-WAY LINE OF WILLIAMS AVENUE ALL IN ROBERT BARTLETT'S ARLINGTON CREST ESTATES SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 24 AND THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 5, 1939 AS DOCUMENT NO. 12378407 IN COOK COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS
WE, CHRISTOPHER B. BURKE ENGINEERING, LTD., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184.001175-0014, DO HEREBY CERTIFY THAT WE HAVE PREPARED THE PLAT OF VACATION OF THE ABOVE DESCRIBED PROPERTY FROM THE OFFICIAL RECORDS, MAPS AND PLATS AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF THE PROPERTY TO BE VACATED.
GIVEN UNDER MY HAND AND SEAL
THIS _____ DAY OF _____, 20 _____ A.D.

KENNETH J. BASMUSSEN, P.L.S.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3240
MY LICENSE EXPIRES 11/30/2024

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 West Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

PLAT OF VACATION
IN
VILLAGE OF PALATINE, ILLINOIS
PREPARED FOR
VILLAGE OF PALATINE

CALC.	KJR	PROJECT NO.
DWN.	AJK	170527.00005
CHKD.	JRM	SHEET 1 OF 1
SCALE:	1"=20'	DRAWING NO.
DATE:	01-20-2023	VAC0527.05A

RESOLUTION NO. _____

**A RESOLUTION APPROVING A PLAT OF CONSOLIDATION
FOR 530 S. WILLIAMS AVENUE**

WHEREAS, the Palatine Subdivision Ordinance provides qualifications governing final approval of a Subdivision Plat in Article IV FINAL PLAT for the Consolidation of 6 existing lots, including Vacated E. Olive Street – known as Robert Bartlett’s Arlington Crest Estates Subdivision and

WHEREAS, 530 S. Williams Avenue has complied with all the provisions of the Village’s Subdivision Ordinance and submitted a Plat of Consolidation for Village review.

NOW THEREFORE, BE IT RESOLVED by the Mayor and the Village Council of the Village of Palatine, that the Mayor and the Village Clerk be and are hereby directed and authorized to execute a Plat of Subdivision (Plat of Consolidation) pursuant to the Palatine Subdivision Ordinance and subject to the following condition:

1. The development shall substantially conform to the Plat of Consolidation by Christopher B. Burke Engineering LTD. dated 1/20/2023, except as such plans may be revised to conform to Village Codes and Ordinances.
2. Recording fees in the amount of \$300 shall be submitted.

DATED: This _____ day of _____, 2023

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

APPROVED by me this _____ day of _____, 2023

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____ day of _____, 2023

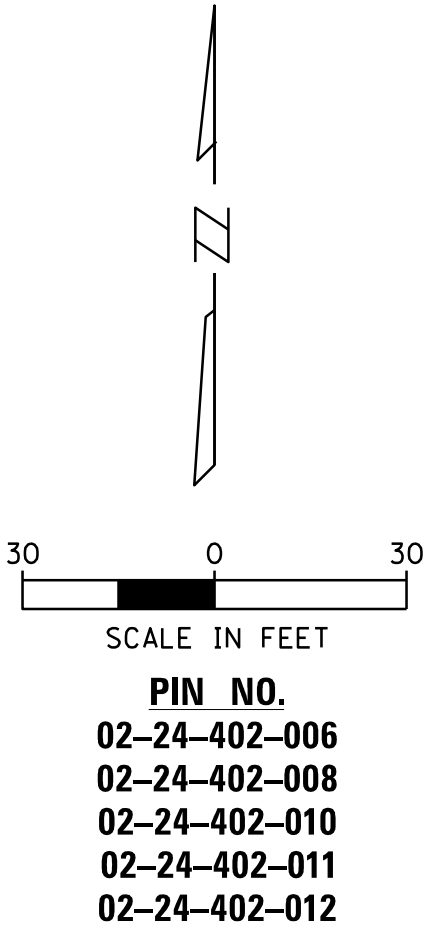
Village Clerk

LEGEND

- REBAR & CAP SET
- IRON PIPE FOUND (IPF)
- MEASURED
- RECORD
- PROPERTY LINE
- R.O.W. LINE
- FORMER R.O.W. LINE
- 1/4 SECTION LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- ABANDONED/EXTENSION LINE

SALT CREEK PARK DISTRICT'S ROSE PARK
PLAT OF CONSOLIDATION

OF
THE SOUTH HALF OF LOT 45, ALL OF LOTS 46, 47, 48, 49 AND THAT PART OF VACATED OLIVE STREET LYING SOUTH OF AND ADJOINING SAID LOT 48 AND LYING NORTH OF AND ADJOINING SAID LOT 49 IN ROBERT BARTLETT'S ARLINGTON CREST ESTATES SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 24 AND THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 5, 1939 AS DOCUMENT NO. 12378407 IN COOK COUNTY, ILLINOIS.



OWNER'S SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS
THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:

THAT HE/SHE IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON A PROPOSED PLAT OF CONSOLIDATION SUBMITTED TO THE VILLAGE OF PALATINE FOR APPROVAL, WHICH LEGAL DESCRIPTION IS ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN:

AND
TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICTS IN WHICH EACH TRACT, PARCEL, LOT OF BLOCK OF THE PROPOSED SUBDIVISION LIES IS/ARE:

COMMUNITY CONSOLIDATED SCHOOL DISTRICT 15
PALATINE TOWNSHIP HIGH SCHOOL 211
HARPER COMMUNITY COLLEGE DISTRICT 512

SALT CREEK PARK DISTRICT
OWNER
530 S. WILLIAMS STREET
PALATINE, ILLINOIS 60074

TITLE

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS
THIS IS TO CERTIFY THAT THERE ARE NO UNPAID SPECIAL ASSESSMENTS OR OTHER LIENS ON THE ABOVE DESCRIBED PROPERTY.

VILLAGE CLERK
DATE

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS
APPROVED AND ACCEPTED BY THE VILLAGE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALATINE, ILLINOIS, AT A MEETING HELD

THIS _____ DAY OF _____, 20 _____ A.D.
BY: _____
VILLAGE MAYOR

ATTEST: _____
VILLAGE CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS
APPROVED THIS _____ DAY OF _____, 20 _____ A.D.
VILLAGE OF PALATINE ZONING BOARD OF APPEALS/PLAN COMMISSION.

CHAIRMAN: _____

SECRETARY: _____

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS
THIS IS TO CERTIFY THAT THE SALT CREEK PARK DISTRICT IS/ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED ON PLAT OF CONSOLIDATION AND THAT THEY HAVE CAUSED THE SAME TO BE PLATTED AS INDICATED HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

THIS _____ DAY OF _____, 20 _____ A.D.
BY: _____

TITLE: _____

ATTEST: _____

TITLE: _____

OWNER'S NOTARY

STATE OF ILLINOIS }
COUNTY OF COOK } SS
THIS IS TO CERTIFY THAT I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, 20 _____ A.D.
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

GENERAL NOTES:

- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISIONS ARE SHOWN HEREON. REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS.
- COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
- NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
- CONTRACTOR/DEVELOPER SHALL NOTIFY J.U.L.T.E. AT 1-800-892-0123 AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.

SURVEYOR NOTES:

- BEARINGS AND DISTANCES SHOWN HEREON ARE ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) "GRID".
- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
- PROPERTY IS SUBJECT TO: RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS, AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.
- THIS SURVEY IS BASED ON FIELD WORK PERFORMED ON 06-17-2022.

UNSUBDIVIDED

ARLINGTON CREST ESTATES
PER DOC NO. 12378407
RECORDED 10-13-1939

LOT 1
98,658 SQ.FT.±
2.265 AC.±

LOT 47

LOT 48

LOT 49

LOT 1

ARTHUR J. WELCH'S RE-SUBDIVISION
PER DOC NO. 21334280
RECORDED 12-3-1970

WILLIAMS AVENUE

OLIVE STREET

PLAT AUTHORIZATION CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS
SUBMITTED BY & RETURN TO:
SALT CREEK PARK DISTRICT
530 S. WILLIAMS AVENUE
PALATINE, IL 60074

WE, CHRISTOPHER B. BURKE ENGINEERING, LTD., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184.001175-0014, HEREBY DESIGNATE SALT CREEK PARK DISTRICT TO RECORD THIS PLAT OF CONSOLIDATION WITH THE COOK COUNTY RECORDER OF DEEDS OR REGISTRAR OF TITLE. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER SECTION 2 OF THE ILLINOIS PLAT ACT, 765 ILLINOIS COMPILLED STATUTES 205/2.

GIVEN UNDER OUR HAND AND SEAL AT ROSEMONT, ILLINOIS.

THIS _____ DAY OF _____, 20 _____ A.D.

KENNETH J. RASMUSSEN, P.L.S.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3240
MY LICENSE EXPIRES 11/30/2022

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS
WE, CHRISTOPHER B. BURKE ENGINEERING, LTD., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184.001175-0014, DO HEREBY STATE THAT WE HAVE SURVEYED AND CONSOLIDATED THE PROPERTY AS FOLLOWS:

THE SOUTH HALF OF LOT 45, ALL OF LOTS 46, 47, 48, 49 AND THAT PART OF VACATED OLIVE STREET LYING SOUTH OF AND ADJOINING SAID LOT 48 AND LYING NORTH OF AND ADJOINING SAID LOT 49 IN ROBERT BARTLETT'S ARLINGTON CREST ESTATES SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 24 AND THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 5, 1939 AS DOCUMENT NO. 12378407 IN COOK COUNTY, ILLINOIS.

THIS _____ DAY OF _____, 20 _____ A.D.

KENNETH J. RASMUSSEN, P.L.S.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3240
MY LICENSE EXPIRES 11/30/2024

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

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 West Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

PLAT OF CONSOLIDATION
IN
VILLAGE OF PALATINE, ILLINOIS
PREPARED FOR
SALT CREEK PARK DISTRICT

CALC.	KJR	PROJECT NO.
DWN.	AJK	170527.00005
CHKD.	JRM	SHEET 1 OF 1
SCALE:	1"= 30'	DRAWING NO.
DATE:	01-20-2023	CON170527-05A

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A SPECIAL USE AND VARIATION
530 S. WILLIAMS AVENUE**

WHEREAS, pursuant to a petition and public hearing on February 21, 2023, of which public notice was given as required by law, the Plan Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit a rear yard setback to be 16 feet from the rear lot line, instead of the minimum required 40 feet pursuant to Section 10.01 (d) (1) of the Palatine Zoning Ordinance and Variations to permit a parking lot and canopy in the required front yard pursuant to Section 10.06 (c) (12) of the Palatine Zoning Ordinance legally described property:

THE SOUTH HALF OF LOT 45, ALL OF LOTS 46, 47, 48 AND 49 IN ROBERT BARTLETT'S ARLINGTON CREST ESTATES SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 24 AND THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 5, 1939 AS DOCUMENT NO. 12378407 IN COOK COUNTY, ILLINOIS.

Commonly known as 530 S. Williams Avenue (02-24-402-006-0000, 02-24-402-008-0000, 02-24-402-010-0000, 02-24-402-011-0000 & 02-24-402-012-0000).

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

SECTION 1: Special Use to permit a rear yard setback to be 16 feet from the rear lot line, instead of the minimum required 40 feet pursuant to Section 10.01 (d) (1) of the Palatine Zoning Ordinance and Variations to permit a parking lot and canopy in the required front yard pursuant to Section 10.06 (c) (12) of the Palatine Zoning Ordinance,

Attachment: ORD SU VAR 530 S Williams Ave - (530 S Williams Ave. - SU-VAC-CON-VAR Salt Creek Park District)

subject to the following condition(s):

1. The Special Use and Variations shall substantially conform to the site plan dated 1/20/23 and the elevation plans dated 1/18/23 submitted by Williams Architects, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The Final Landscaping shall be revised in a manner acceptable to the Director of Planning and Zoning.
3. A License Agreement, outlining the encroachments into the S. Williams Avenue right-of-way, shall be submitted in a manner acceptable to the Village Engineer and Village Attorney.
4. A construction management plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer, and shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, in conjunction with the building permit application submission.

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

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

PASSED: This _____ day of _____, 2023

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

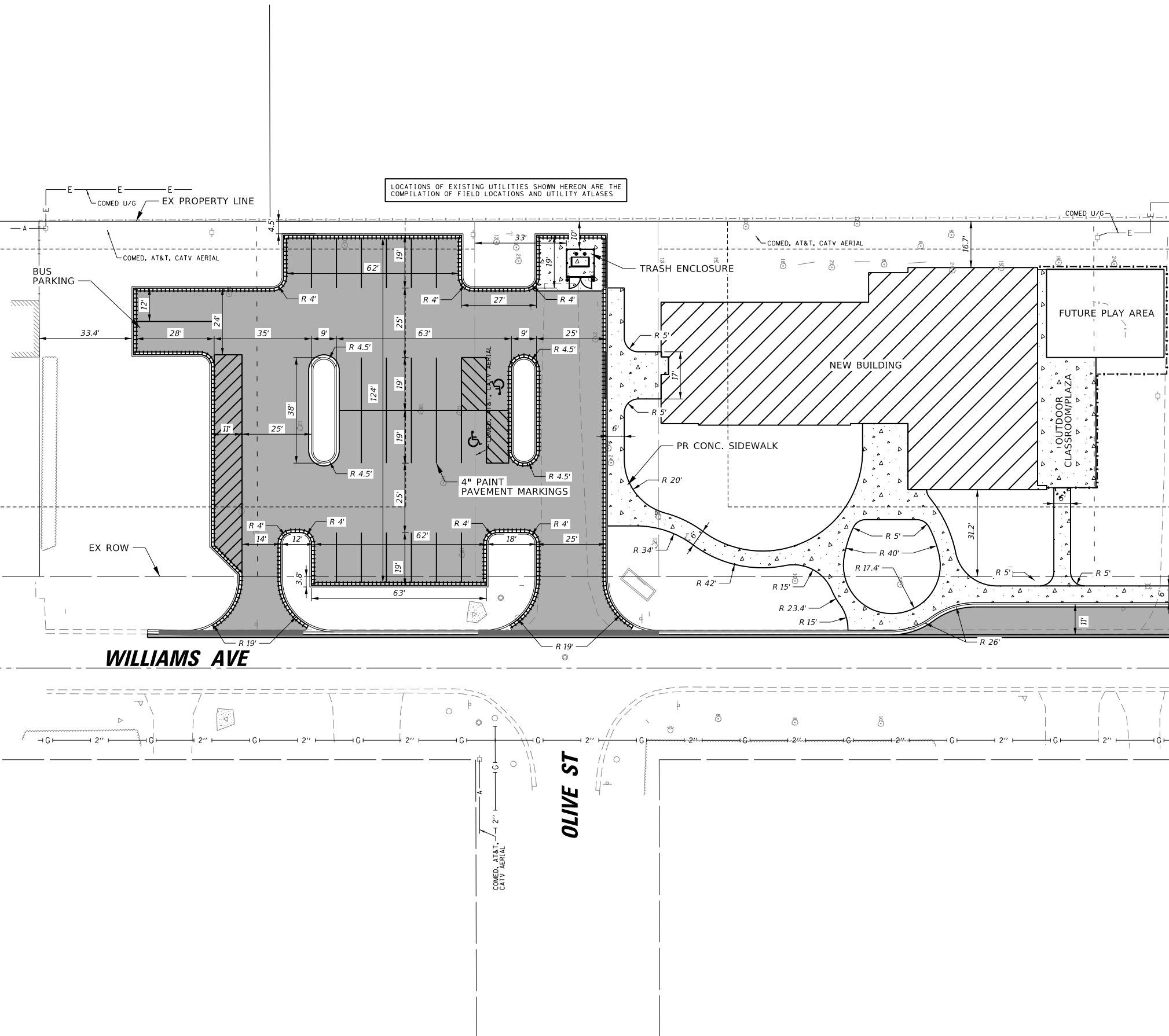
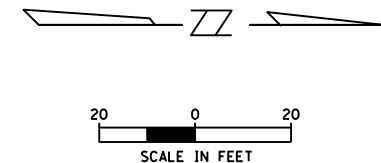
APPROVED by me this _____ day of _____, 2023

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____ day of _____, 2023

Village Clerk



AREA CALCULATIONS

OVERALL LOT
AREA: 98,658.2 SF

NOTE: ONLY IMPERVIOUS AREAS WITHIN
THE SITE HAVE BEEN CALCULATED
(NOT WITHIN THE RIGHT-OF-WAY)

IMPERVIOUS AREAS:

PARKING LOT PAVEMENT
AREA: 15,218.5 SF

BUILDING FOOTPRINT
AREA: 7,784.0 SF

PCC SIDEWALK PAVEMENT
AREA: 6,086.0 SF

NORTH EXTERIOR BUILDING FEATURES
AREA: 1083.2 SF

PCC CURB AND GUTTER
AREA: 1,416.0 SF

DRIVE TURN-A-ROUND PAVEMENT
AREA: 1,054.9 SF

BASKETBALL CONCRETE PAD
AREA: 660.0 SF

TOTAL IMPERVIOUS
AREA: 32,302.6 SF

MATCHLINE (SEE SHEET ---)

LEGEND

- PARKING LOT PAVEMENT
(SEE TYPICAL SECTION
ON SHEET 8)
- PCC SIDEWALK OR DRIVEWAY
PAVEMENT (SEE TYPICAL
SECTION ON SHEET 8)
- ASPHALT PATH PAVEMENT
(SEE TYPICAL SECTION ON SHEET 8)
- DEPRESSED B-6.12
CURB & GUTTER
- PITCH-IN B-6.12
CURB & GUTTER
- PITCH-OUT B-6.12
CURB & GUTTER
- DETECTABLE WARNING PANEL

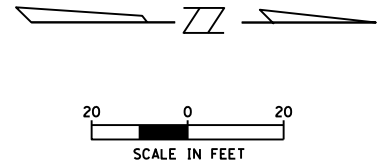
CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 W. Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

CLIENT:  **Salt Creek Rural Park District**
530 S Williams Ave
Palatine, IL 60074

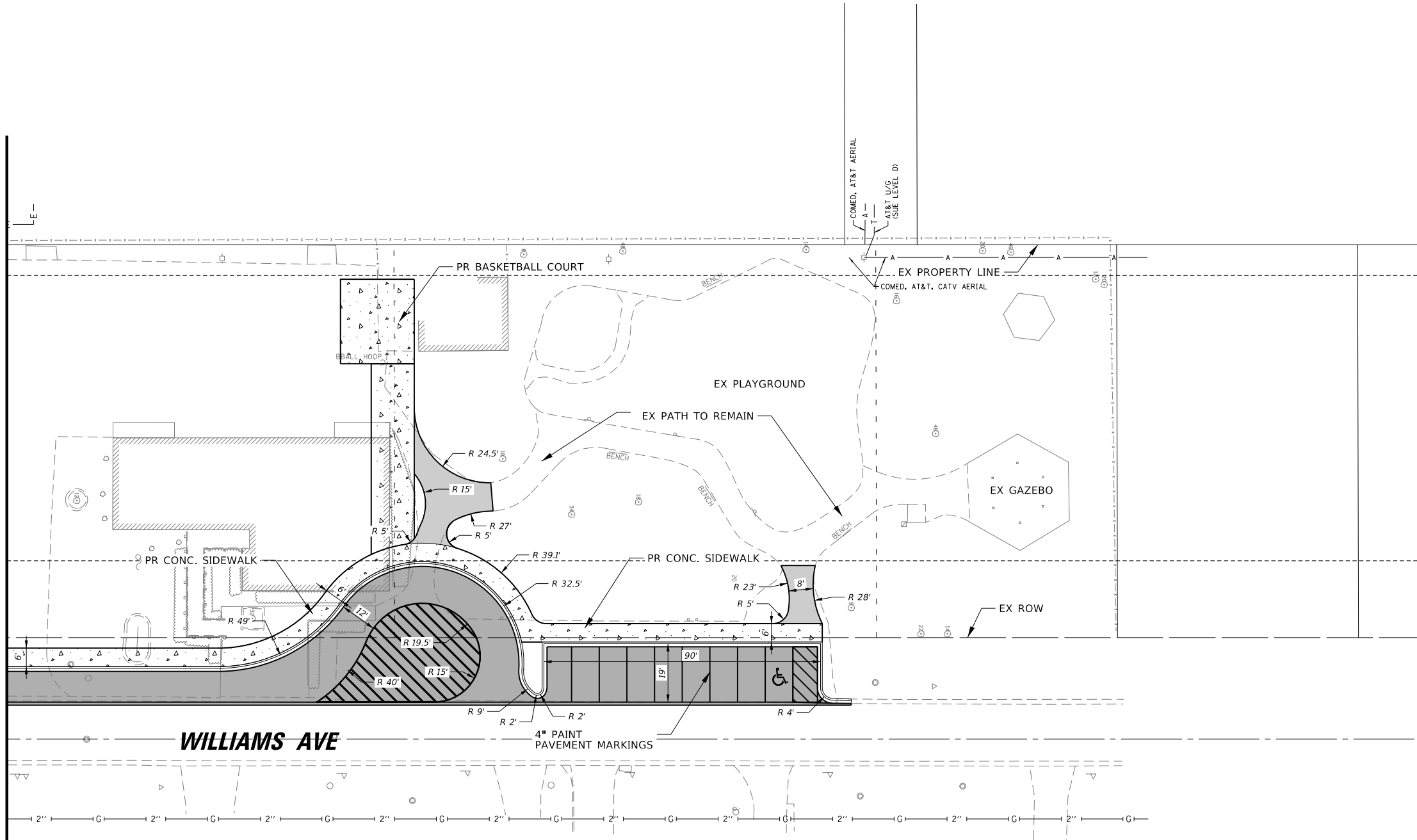
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		DWN.	
		CHKD.	
		SCALE:	40'
		PLOT DATE:	1/20/2023
		CAD USER:	pnajarro
		MODEL:	Default
NO.	DATE	NATURE OF REVISION	
FILE NAME		N:\Palatine\170527.00007\Civil\03_GEOM_170527.00007_01.SHT	

TITLE: **SALT CREEK PARK DISTRICT
GEOMETRY PLANS**

PROJ. NO.
DATE:
SHEET OF
DRAWING NO.



MATCHLINE (SEE SHEET ---)



LOCATIONS OF EXISTING UTILITIES SHOWN HEREON ARE THE
COMPILATION OF FIELD LOCATIONS AND UTILITY ATLASES

LEGEND

- PARKING LOT PAVEMENT
(SEE TYPICAL SECTION
ON SHEET 8)
- PCC SIDEWALK OR DRIVEWAY
PAVEMENT (SEE TYPICAL
SECTION ON SHEET 8)
- ASPHALT PATH PAVEMENT
(SEE TYPICAL SECTION ON SHEET 8)
- DEPRESSED B-6.12
CURB & GUTTER
- PITCH-IN B-6.12
CURB & GUTTER
- PITCH-OUT B-6.12
CURB & GUTTER
- DETECTABLE WARNING PANEL

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 W. Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

CLIENT:

530 S Williams Ave
Palatine, IL 60074

NO.	DATE	NATURE OF REVISION	CHKD.	MODEL	DSGN.	DWN.	CHKD.	SCALE	PLOT DATE	CAD USER
								40'	1/13/2023	pnajarro
										Default
FILE NAME		N:\Palatine\170527.00007\Civil\04_GEOM_170527.00007_02.SHT								

TITLE:		PROJ. NO.
SALT CREEK PARK DISTRICT GEOMETRY PLANS		DATE:
		SHEET OF
		DRAWING NO.

MEMORANDUM

DATE: February 28, 2023

TO: Diane Hilgers, Park District Director
Frank Parisi, Williams Architects

FROM: Ryan Lindeman, CBBEL Project Manager

SUBJECT: Rose Park Community Center Development
Salt Creek Rural Park District
Resident Concern Response Memo

This memo addresses concerns raised at the Village of Palatine Plan Commission Meeting held February 21, 2023. The concerns communicated by the property owners immediately south of the development site area as follows (*concern in italics; response in bold*).

1. *Stormwater site run off concerns regarding impact to existing wells adjacent to the property.*

In accordance with the MWRD Technical Guidance Manual (TGM), volume control facilities must be offset a minimum of 100 feet from any potable water wells. Because the residence located immediately south of Rose Park contains a well, the volume control facility (infiltration trench with underdrain/drywell system) will be situated in the northern portion of the parking lot providing 100+ foot offset from the shared property line.

Additionally, from the borings that were completed for this development, it appears that the seasonally high groundwater level (SHGWL) for the site is approximately 706.7 ft. As shown on the boring log for Boring B-6, the transition from brown clay to grey clay, which typically indicates the long-term location of groundwater, was measured at an elevation of 706.7 ft. The WMO requires at least a 2-ft offset between the SHGWL and the bottom of the volume control facility. Since the bottom of the proposed infiltration trench is 712.5 ft, the proposed design significantly exceeds the required offset. A copy of the geotechnical investigation is provided in Appendix 3 of the Stormwater Management Report prepared for this development.

In the event that the capacity of the volume control system is exceeded, emergency overflow routes are provided along the west and east low points of the proposed parking lot that connect to the existing storm sewer system on Williams Avenue.

2. *Proximity of the parking lot, specifically the bus parking stalls, to the property.*

The majority of the proposed parking lot is offset 61' from the shared property line, with the two bus parking stalls being offset 33' from the shared property line. This area between the back of curb of the parking lot and the shared property line will have sight screening landscaping and/or fencing installed as required by Village Code for off-street parking areas. It should also be noted here, that the bus parking stalls are in-line with the detached garage of the property owner to the south, which should provide additional "sight screening".



CHRISTOPHER B. BURKE ENGINEERING, LTD.

9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520

LICENSE AGREEMENT BETWEEN THE VILLAGE OF PALATINE AND THE SALT
CREEK PARK DISTRICT

This License Agreement ("Agreement") is made as of this day of _____, 2020, by and between **Village Of Palatine**, an Illinois municipal home rule corporation ("Village") and **the Salt Creek Park District (SCPD), 530 S. Williams Drive, Palatine, Illinois** ("Licensee").

The following recitals of fact are a material part of this Agreement.

A. Village is a home rule unit of government in accordance with Article VII, Section 6, of the Constitution of the State of Illinois, 1970;

B. Village is the owner of a certain right of way in the Village of Palatine, County of Cook and State of Illinois, graphically depicted on Exhibit A attached hereto and made a part hereof (the "Right of Way").

C. Licensee is the owner of **530 S. Williams Drive, commonly known as 530 S. Williams Avenue (tax identification #s - 02-24-402-006-0000, 02-24-402-008-0000, 02-24-402-010-0000, 02-24-402-011-0000 & 02-24-402-012-0000) and registered as an Illinois Park District in Palatine, Illinois**, whose park district building, parking lot and recreational fields are directly adjacent to the S. Williams Drive and E. Olive Street right of Way (the portion of which bisects the SCPD parking lot is to be vacated in conjunction with the redevelopment of the Rose Park pre-school and administrative building), and would include parking spaces, a drive aisle, and a new turn-around being constructed in the right of way in conjunction with the proposed new building.

D. Village wishes to grant, and Licensee wishes to receive, a non-exclusive license to access and utilize the parking spaces, a drive aisle and turn-around within Right of Way for the purpose set forth herein, all as more fully set forth below.

E. Said E. Olive Street Right of Way was annexed into the Village in upon its development in 1960, as part of the Robert Crest Arlington Crest Subdivision, with the S. Williams Avenue and E. Olive Street right of ways.

NOW, THEREFORE, in consideration of the foregoing, the mutual agreement of the parties hereto and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Grant of License. Village hereby grants to Licensee, a non-exclusive license to utilize the parking spaces, drive aisle and turn-around to be constructed in the Right of Way in conjunction with the proposed improvements to the subject property and Rose Park. It is expressly understood and agreed by the Licensee that no other temporary or permanent structures shall be allowed to be placed within the Right of Way. Violation of these terms shall be grounds for immediate termination of this Agreement. The Licensee and its park district participants may utilize said parking, drive

aisles and turn around in conjunction with the times permissible to the SCPD. The license approval also extends to any required traffic directional signage required by the Village Engineer, for the drive aisle, turnaround, and parking spaces in the right of way, to be installed at the cost of the licensee.

2. Term of License. The license granted hereunder shall commence on the date hereof and shall terminate (the "Termination Date") upon the earlier of: (a) upon thirty (30) days notice from the Village or (b) upon a breach of the terms hereof. Upon the occurrence of any of the events described in the preceding sentence, this License shall immediately expire and Licensees shall remove any non-permitted improvements and any other items in the Right of Way placed by Licensee, within fourteen (14) days after receipt of written notice from the Village.

3. License Only. This Agreement creates a license only with respect to Paragraphs 1 and 2 hereof and Licensees acknowledges that Licensee does not and shall not claim at any time any interest or estate of any kind or extent whatsoever in the Right of Way by virtue of such licenses or Licensees' use of the Right of Way, pursuant hereto.

4. Return of the Right of Way. At the termination of this Agreement, Licensee shall repair and restore the Right of Way and shall remove any unpermitted improvements; prior to the Licensed activities.

5. Maintenance of pavement overlay in the Right of Way. During the term of this Agreement, Licensee shall maintain the parking spaces, drive aisles, and turnaround in good condition and repair at its sole cost and expense. Licensee shall have sole responsibility for the condition and use of the parking spaces, including snow removal, and compliance with all applicable laws, statutes, ordinances, codes, rules, regulations, orders and decrees. Licensees at its sole cost and expense, shall obtain any required permits in connection therewith.

6. Reservation of Rights by Village. The right to use the Right of Way is expressly reserved by Village, its successors, grantees, invitees, employees, elected officials and assigns. In addition, and not by limitation, but by way of example, Village, its successors, grantees, invitees, employees, elected officials and assigns, reserve the right from time to time to grant additional licenses upon the Right of Way, provided that such licenses do not unreasonably interfere with Licensee's use of the Right of Way pursuant to the terms hereof

7. No Transfer by Licensee. Licensee shall not transfer any of its rights hereunder without the prior written consent of Village. Any such assignment made without the prior written consent of Village shall be null and void and of no further force or effect and shall entitle Village to terminate this Agreement.

8. Indemnity Except for damage caused by Village, Licensee for and on behalf of itself and each of them, all successors, grantees, invitees, family members and assigns, assumes sole and entire responsibility for any and all loss of life, injury to persons or damage to Right of Way that may be sustained directly or indirectly due to the installation of the pavement overlay, condition or presence of the pavement overlay or the activities, operations or use of the Right of Way by Licensee, and each of them, its successors, grantees, invitees, agents, family members and assigns or the general

public. Further, and except for damage caused by Village Licensee, for itself, and each of them, its successors, grantees, invitees, family member's and assigns, and for those claiming by, through or under any of them, hereby releases Village, its members, agents, and employees and elected officials (collectively, the "Indemnitees") from any and all claims or demands for loss, liability, expense, cost or damage (whether to person or Right of Way), including, without limitation, reasonable attorneys' fees and litigation costs incurred by the Indemnitees in connection therewith, that may arise from the installation, condition or presence of pavement overlay in the Right of Way by Licensee, and each of them, its agents, successors, grantees, invitees, family members and assigns, officers, directors, employees, representatives and agents. Except for damage caused by Village or its successors, Licensees hereby agrees to indemnify, defend and hold harmless the Indemnitees from and against any and all liability, loss, claim, demand, lien, damage, penalty, fine, interest, cost and expense (including without limitation, reasonable attorneys' fees and litigation costs) incurred by the Indemnitees for injuries to persons (including, without limitation, loss of life) and for damage, destruction or breach of the pavement overlay which is directly or indirectly due to the activity, work or thing done, permitted or suffered by Licensees on or about the pavement overlay, or for any act or omission of Licensees, or each of them, its agents, successors, grantees, invitees, family members and assigns and any of their officers, directors, employees, representatives and agents. Licensee shall cooperate with Village in the defense of any such claims, demands or action, including, without limitation, the employment, at the sole expense of Licensees, of legal counsel reasonably satisfactory to Village.

9. Insurance. Licensee at its sole cost and expense, shall purchase and keep in full force and effect during the term hereof, Commercial General Public Liability Insurance (including, but not limited to, contractual liability insurance covering, without limitation, Licensees' indemnification obligations hereunder) in an amount not less than Three Million and no /100 Dollars (\$3,000,000.00) on a combined single limit basis per occurrence and provided that same shall not be cancelled without thirty (30) days prior notice to Owner. Licensee, concurrently with execution hereof, or upon Licensee's commencement of use of the Right of Way as permitted hereunder, whichever is earlier, shall deposit with Village, insurance certificates and endorsements evidencing the foregoing coverages, together with satisfactory evidence of payment of the premiums thereon. All such insurance shall name the Village and Indemnitees as additional insureds on the policy. Licensee shall deliver said insurance certificates to Village at 200 East Wood Street, Palatine, Illinois, 60067, or as otherwise directed by Village from time to time.

10. No Liens. Licensee shall not permit any lien to be filed against any portion of the Right of Way or any improvements thereon for any labor or materials in connection with work of any character performed or claimed to have been performed on the Right of Way at the direction or sufferance of Licensee.

In the event any such lien is filed against any portion of the Right of Way, Licensee shall in good faith diligently attempt to remove or cause to be removed such lien within thirty (30) days of written notice from Village, or immediately upon receiving notice of any lien. In the event Licensee does not remove or cause to be removed such lien within sixty (60) days, Village shall have the right, but not the obligation, to cause such lien to be released and Licensee shall pay on demand all of Village's costs in connection therewith, together with interest thereon at the interest rate set forth in

Paragraph 12 hereof, accruing from and after the date of such demand until Village's receipt of full payment thereof.

11. Code Violation. Licensee shall not permit any code violation related to the pavement overlay or Right of Way to be filed against the Right of Way or any improvements. In the event Licensees receive notice of such a code violation, either from the Village or its successors, Licensees shall remove or cause to be removed such violation within the time specified in said code violation notice. In the event Licensee do not remove or cause to be removed such code violation within said time period, Village shall have the right, but not the obligation, to cause such violation removed and Licensee shall pay on demand all of Village's costs in connection therewith, together with interest thereon at the interest rate set forth in Paragraph 12 hereof, accruing from and after the date of such demand until Village's receipt of full payment thereof.

12. Breach by Licensee. If Licensee breach any provision in this Agreement and fails to cure any such breach within ten (10) days after written notice thereof, in addition to any other right or remedy available at law or in equity, Village shall have the right, but not the obligation, to cure any such breach and Licensee agrees to reimburse Village for the cost thereof upon demand, together with interest accruing thereon at an annual rate of interest equal to twelve percent (12%) from and after the date of Village's demand therefore until Village's receipt of full payment therefore.

13. No Warranty; Integration. Village hereby makes and has made no representations, statements, warranties or agreements to Licensee in or in connection with this Agreement or the Right of Way. This Agreement embodies the entire understanding of the parties hereto, and there are no further or other agreements or understanding, written or oral, in effect between the parties relating to the subject matter hereof.

14. Notices. All notices and other communications given pursuant to this Agreement shall be in writing and shall be deemed properly served if delivered in person to the party to whom it is addressed or on the third (3rd) day after deposit in the U.S. mail as registered or certified mail, return receipt requested, postage prepaid or sent by facsimile transmission (followed by a nationally recognized overnight courier), as follows:

If to Village: Village of Palatine
200 East Wood Street
Palatine, Illinois 60067
Attention: Village Manager
Fax: (847) 359 -9094

With copies to: Schain, Banks, Kenny & Schwartz, Ltd.
Three First National Plaza
70 W. Madison St., Suite 5300
Chicago, Illinois 60602 -4252
Attention: Patrick T. Brankin
Fax: (312) 345 -5700

If to Licensee: Salt Creek Rural Park District
530 S. Williams Avenue
Palatine, IL 60074

Attention: Diane Hilgers – Director of
Parks and Recreation

15. Prevailing Party. In the event either party shall use legal counsel to enforce this Agreement, the non - prevailing party shall pay the legal fees of the prevailing party.

16. Assignment. No party shall delegate or assign this Agreement or any rights or duties hereunder (including by the merger or consolidation of a party with any third person) without the prior, written consent of the other. This Agreement shall be binding upon and shall inure to the benefit of the Village and the Licensee and the respective successors and permitted assigns of each upon execution hereof by the Village and the Licensee. Two (2) duly executed duplicate originals of this Agreement shall be provided to each party. This Agreement creates no rights as a third party beneficiary or otherwise in any person not a party.

17. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed to be an original and all of which shall together constitute one and the same instrument.

18. Hold Harmless. Nothing contained in this Agreement shall constitute a waiver by the Village of any right, privilege or defense available to the Village under statutory or common law, including, but not limited to, the Illinois Local Governmental and Governmental Employees Tort Immunity Act, 745 ILCS 10/1-101 et seq., as amended.

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

VILLAGE

VILLAGE OF PALATINE,

an Illinois municipal home rule corporation

By: _____
Jim Schwantz, Mayor

Attest: _____
Village Clerk

LICENSEE:

Salt Creek Rural Park District, an Illinois Registered
Park District

By: _____
Printed Name: _____

By: _____
Printed Name: _____

EXHIBIT 'A' – RIGHT-OF-WAY ENCROACHMENT AREAS AND SITE PLAN:

Attachment: DRAFT license agreement - SCPD (530 S Williams Ave. - SU-VAC-CON-VAR Salt Creek Park District)

VILLAGE OF PALATINE
Plan Commission

SCHEDULED 02/21/23 07:00 PM

CASE STAFF STATEMENT (ID # 8105)

530 S Williams Avenue

CASE NUMBER: SU-000002-2022

PETITIONER: Diane Hilgers (Salt Creek Park District)

LOCATION: 530 S. Williams Avenue

PROPOSAL:

Special Use to permit a rear yard setback to be 16 feet from the rear lot line instead of the minimum required 40 feet;

Variation to permit a parking lot and canopy in the required front yard, and;

Vacation of a portion (approximately 127 feet) of E. Olive Street directly west of S. Williams Avenue and surrounded by the Subject Property; and

Plat of Consolidation to allow for the consolidation of five (5) existing lots and vacated E. Olive Street into one lot.

ZONING AND LAND USE: R-2 Single Family Residential, Institutional Use

SURROUNDING CONDITIONS:

North:	R-2 Single Family Residential
South:	R-2 Single Family Residential
East:	R-2 Single Family Residential
West:	B-2 General Business District

COMPREHENSIVE PLAN: Single Family Residential

Attachment: Plan Commission materials - 2-21-23 (530 S Williams Ave. - SU-VAC-CON-VAR Salt Creek Park District)

BACKGROUND:

The property currently houses the Salt Creek Park District Facility, which includes multiple lots and straddles a section of the Olive Street Right of Way. The Petitioner is proposing to demolish the existing building on site and construct both a new building that encroaches into the required rear yard setback and a parking lot in the required front yard. A section of E. Olive Street would be vacated and then consolidated into one lot. Therefore, the Petitioner is requesting:

- Special Use to permit a rear yard setback to be 16 feet from the rear lot line, instead of the minimum required 40 feet;
- Variation to permit a parking lot and canopy in the required front yard; and,
- Vacation of a portion (approximately 127 feet) of E. Olive Street directly west of S. Williams Avenue and surrounded by the Subject Property; and
- Plat of Consolidation to allow for the consolidation of five (5) existing lots and vacated E. Olive Street into one lot.

ANALYSIS:

- The property is zoned R-2 Single Family Residential. Per code, Institutional uses are permitted.
- The subject property is 96,659 square feet or approximately 2.2 acres. The site plan shows a new 8,532 square foot building, activity field, parking lot, existing playground and athletic field.
- The existing building is currently non-conforming with a front yard setback of approximately 15'. The proposed building requires a special use for a rear yard setback of 16' instead of the required 40'. The proposed lot and building coverage meet code. In addition, a variation for a parking lot is required as parking lots are not permitted obstructions in the required front yard.

Required	Lot Coverage* (Max 45%)	Building Coverage* (Max 35%)	Front Yard Setback (Min 30')	Rear Yard Setback (Min 40')
Proposed	32.7%	7.9%	31.5'	16.7'

* This includes the proposed vacated Olive Street (8,439 square feet)

- The subject property is directly adjacent to a rear of building on a commercial property, Soccer City. The 24-foot rear yard encroachment should not have a negative impact on the commercial property as the encroachment aligns with the rear portion of both buildings (Soccer City and proposed Salt Creek Park District Facility).
- The Petitioner originally showed a canopy the encroached into the required front yard, however, the plans have been revised and no longer encroaches into the required front yard. Per the requested relief, a canopy could be constructed in front yard if reviewed and approved by the Director of Planning and Zoning.
- The proposed parking lot, drop off lane, and parking spaces are located in the right of way, therefore a license agreement with Village of Palatine is required. The Village Engineer reviewed the plans and has not identified any issues.
- The uses on the subject properties will include administrative offices, preschool, day camps, general programs as well as rental facilities for both indoor gatherings and outdoor youth sports. The existing site currently has all of these activities. The Park District did hold an informational meeting for the neighborhood on the proposed plans in the F.

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

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

RECOMMENDATIONS:

The subject properties currently house the Salt Creek Park District Facility. The

Case Staff Statement (ID # 8105)
Meeting of February 21, 2023

Petitioner is proposing to demolish the existing building and construct a new building and parking lot. The existing building currently encroaches in the required front yard and the proposed will encroach into the rear yard. The Petitioner is adding landscaping behind the building to buffer the rear yard encroachment thus should not have a negative effect to neighboring property.

The proposed parking lot encroaches into the required front yard and approximately 3 feet into the right of way. The right of way encroachment, which also include some existing conditions (drop-off lane and parking spaces), were reviewed by the Village Engineer with no objections. The right of way between the proposed parking lot and E. Olive Street curb is approximately 17 feet therefore should not change the essential character of the neighborhood. If the final canopy design encroaches into the required front yard a review and approval by the Director of Planning and Zoning is required.

The Plat of Vacation and Plat of Consolidation have been reviewed by the Village Engineer. The proposed plat of vacation will require sign off from the utility companies and is a condition of approval.

Therefore, Staff recommends approval of the Special Use and Variations along with the Olive Street Right of Way Vacation and Plat of Consolidation, subject to the following conditions:

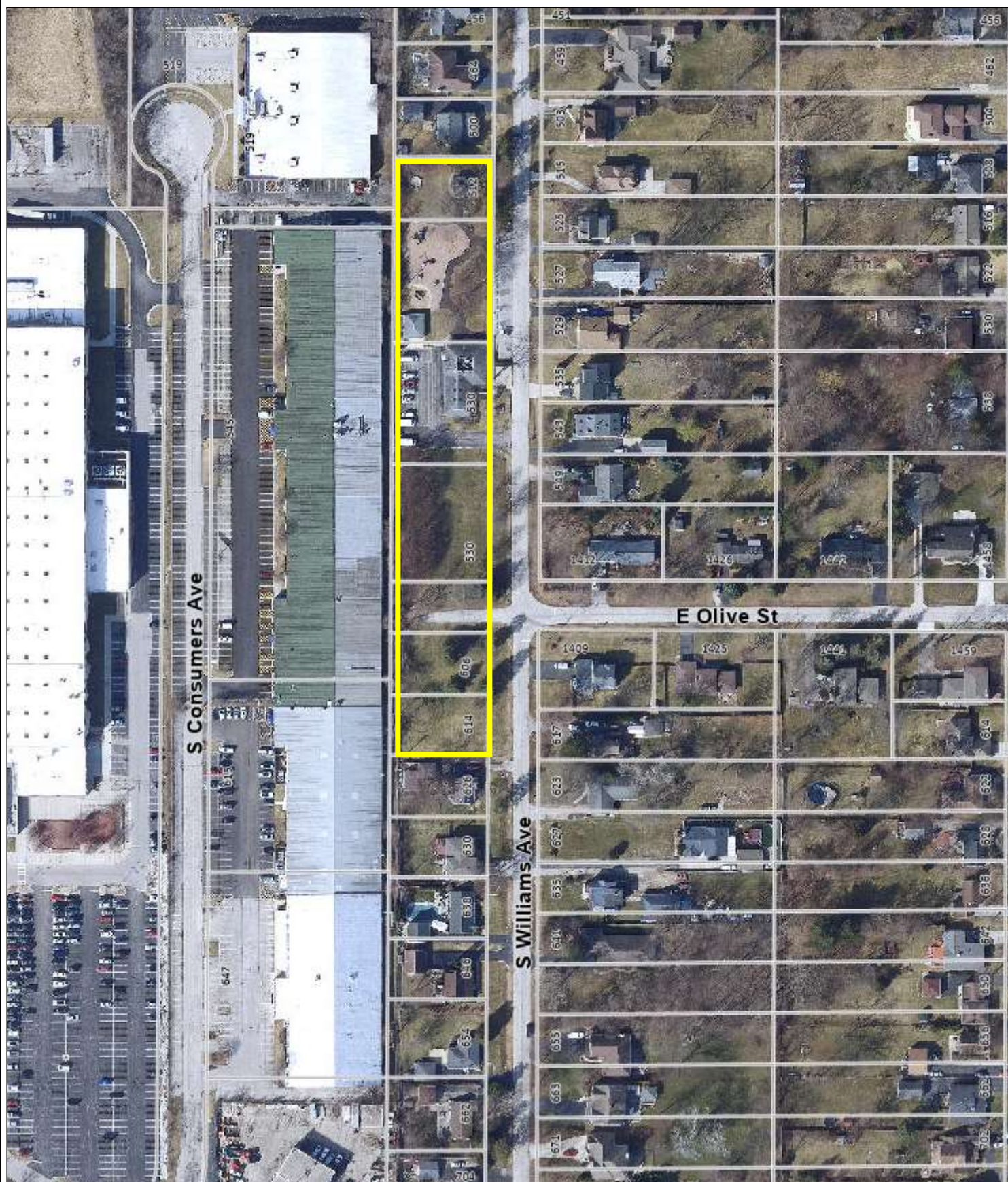
1. The Special Use and Variations shall substantially conform to the site plan dated 1/20/23 and the elevation plans dated 1/18/23 submitted by Williams Architects, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The Plat of Vacation shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer. Letters from all Utilities accepting the vacation of the north 33 feet of the ROW shall be required
3. The Plat of Consolidation shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer.
4. The Final Landscaping shall be revised in a manner acceptable to the Director of Planning and Zoning.
5. Recording fees in the amount of \$300 shall be submitted.
6. A License Agreement outlining the encroachments into the S. Williams Avenue right of way shall be submitted in a manner acceptable to the Village Engineer and Village Attorney.
7. A construction management plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer, and shall outline

Case Staff Statement (ID # 8105)
Meeting of February 21, 2023

the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, in conjunction with the building permit application submission.

ATTACHMENTS:

- Aerial Map
- Application
- Plat of Survey
- Site Plan
- Plat of Vacation
- Plat of Consolidation
- Landscape Plan
- Floor Plan
- Elevations
- Elevation Renderings
- Business Plan
- Public Notice



Attachment: Plan Commission materials - 2-21-23 (530 S Williams Ave. - SU-VAC-CON-VAR Salt Creek Park District)

0 200 400
ft

Print Date: 2/10/2023

Notes



SPECIAL USE & VARIATION APPLICATION

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

Office Use Only	Project Planner	Zoning Case #
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date	Village Council Date

date received

Background Information	PETITIONER(S)		Business Name (if applicable)	
	Diane Hilgers - Salt Creek Rural Park District			
	Subject Property Address 530 S. Williams Avenue, Palatine, IL 60074			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Frank Parisi - Williams Architects			
	Address		City/State/Zip Code	
	500 Park Boulevard Suite 800, Itasca, IL 60143			
	Telephone (630) 344-1035	Fax (630) 221-1220	Email fparisi@williams-architects.com	
	Relationship to Petitioner (contractor, architect, etc.) Architect			
	TYPE OF APPLICATION (check one)			
☐ Special Use ☐ Special Use Amendment ☒ Variation				
Existing Zoning District R-2		Existing Land Use R-2	Proposed Land Use Residential	
Generally describe your request: The Salt Creek Rural Park District is requesting a rear set back variance of 15'-0" for the reconstruction of the Rose Park Administrative Building.				

Attachment: Plan Commission materials - 2-21-23 (530 S Williams Ave. - SU-VAC-CON-VAR Salt Creek Park District)



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 existing Rose Park Administration Building is located within the property. The proposed new location for the Rose Park Administration building will provide additional park space for the public and ease of vehicular traffic. See attached site plan for details.

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

The use of the proposed Rose Park Administration Building will be designed to all current codes to protect the safety and welfare of the public.

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

The proposed Rose Park Administration building and park improvements provide valuable amenities to the community and will increase property values.

4. With respect to live entertainment uses, the use shall not:
- a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
 - b. Impose undue health, sanitation or safety burdens on the village
 - c. Create excessive demands on the Village of Palatine Police Department
 - d. Be of a nature otherwise prohibited by law or village ordinance
5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance



VARIATION

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

The existing site dimensions and proportions limit the use of the site and building.

2. That the plight of the owner is due to unique circumstances
- N/A

3. That the variation, if granted, will not alter the essential character of the locality
- The variation, if granted, will be an improvement to the site.

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

The proposed variation for the rear set back is requested due to the particular shape of the property. The proposed variation is not detrimental to public welfare or surrounding properties. The adjacent commercial property to the west will not be effected because the building does not have public access or views to the rear exterior side of the building. The proposed design of the Rose Administration Building is sensitive to the surrounding buildings and will not block light and air to adjacent properties.

Page 5 of 9

LEGEND

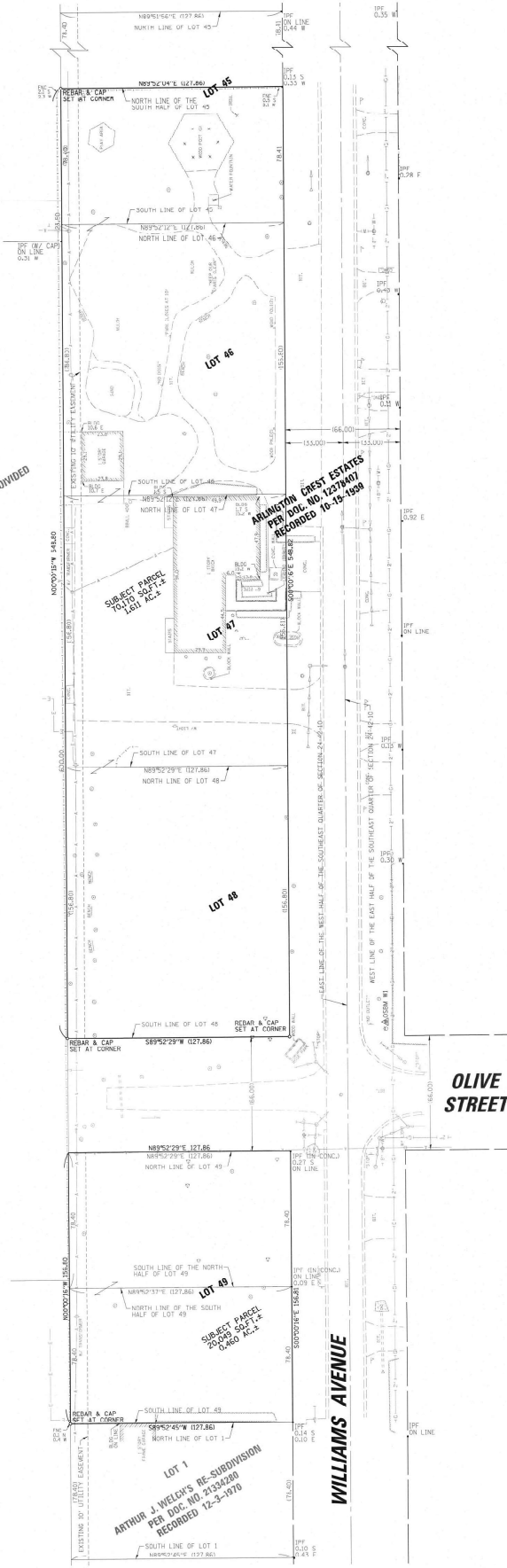
- REBAR & CAP SET
- IRON PIPE FOUND (IPF)
- MEASURED
- RECORD
- ILLINOIS BENCHMARK
- SDN
- FLARED END SECTION
- PIPE CULVERT
- CATCH BASIN
- FIRE HYDRANT WITH WATER VAULT
- MANHOLE
- HANDHOLE OR PEDESTAL
- FLAG POLE
- POWER POLE
- MAIL BOX
- BUSH
- RETENTION TRIF
- CONDENSING TREE
- EDGE OF PAVEMENT
- VEGETATION LINE
- BUILDING EDGE
- FENCE LINE
- AERIAL WIRES
- STORM CSEER
- WATER MAIN
- SANITARY SEWER
- TRIPPOSP
- ELECTRIC LINE
- GAS LINE
- PROPERTY LINE
- RAIL LINE
- VEGETATION LINE
- BUILDING SETBACK LINE
- EASEMENT (E)
- ADJACENT/EXTENSION LINE

PLAT OF SURVEY

THE SOUTH HALF OF LOT 45, ALL OF LOTS 46, 47, 48 AND 49 IN ROBERT BARTLETT'S ARLINGTON CREST ESTATES SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 24 AND THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 2, 1939 AS DOCUMENT NO. 12378407 IN COOK COUNTY, ILLINOIS

SCALE IN FEET
PIN NO.
02-24-402-006
02-24-402-008
02-24-402-010
02-24-402-011
02-24-402-012

UNSUBDIVIDED



GENERAL NOTES:

- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISIONS ARE SHOWN HEREON. REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS.
- COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
- NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
- CONTRACTOR/DEVELOPER SHALL NOTIFY J.U.L. I.E. AT 1-800-892-0123 AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.

SURVEYOR NOTES:

- REPARTER AND DISTANCES SHOWN HEREON ARE ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) "GRID".
- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
- PROPERTY IS SUBJECT TO: RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS, AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.
- THIS SURVEY IS BASED ON FIELD WORK PERFORMED ON 09-10-2022 THRU 09-22-2022 & 10-14-2022.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)

WE, CHRISTOPHER B. BURKE ENGINEERING, LTD., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184.001173-0514, DO HEREBY STATE THAT WE HAVE PREPARED THE PLAT OF SURVEY DISTRICTED HEREON. THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF THIS SURVEY.
THIS 10 DAY OF 10, 2023.
CHRISTOPHER B. BURKE, PROFESSIONAL LAND SURVEYOR NO. 35-362, MY LICENSE EXPIRES 11/30/2024.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS PROFESSIONAL STANDARDS FOR A BOUNDARY SURVEY.



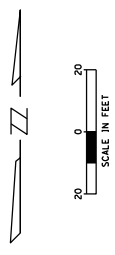
CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 West Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

PLAT OF SURVEY
IN
VILLAGE OF PALATINE, ILLINOIS
PREPARED FOR
SALT CREEK PARK DISTRICT

CALC.	KJR	PROJECT NO.
DRAW.	AJK	170527.00005
CHKD.	JRM	SHEET 1 OF 1
SCALE:		
DATE:		

Packet Pg. 49

Attachment: Plan Commission materials - 2-21-23 (530 S Williams Ave. - SU-VAC-CON-VAR Salt Creek Park District)



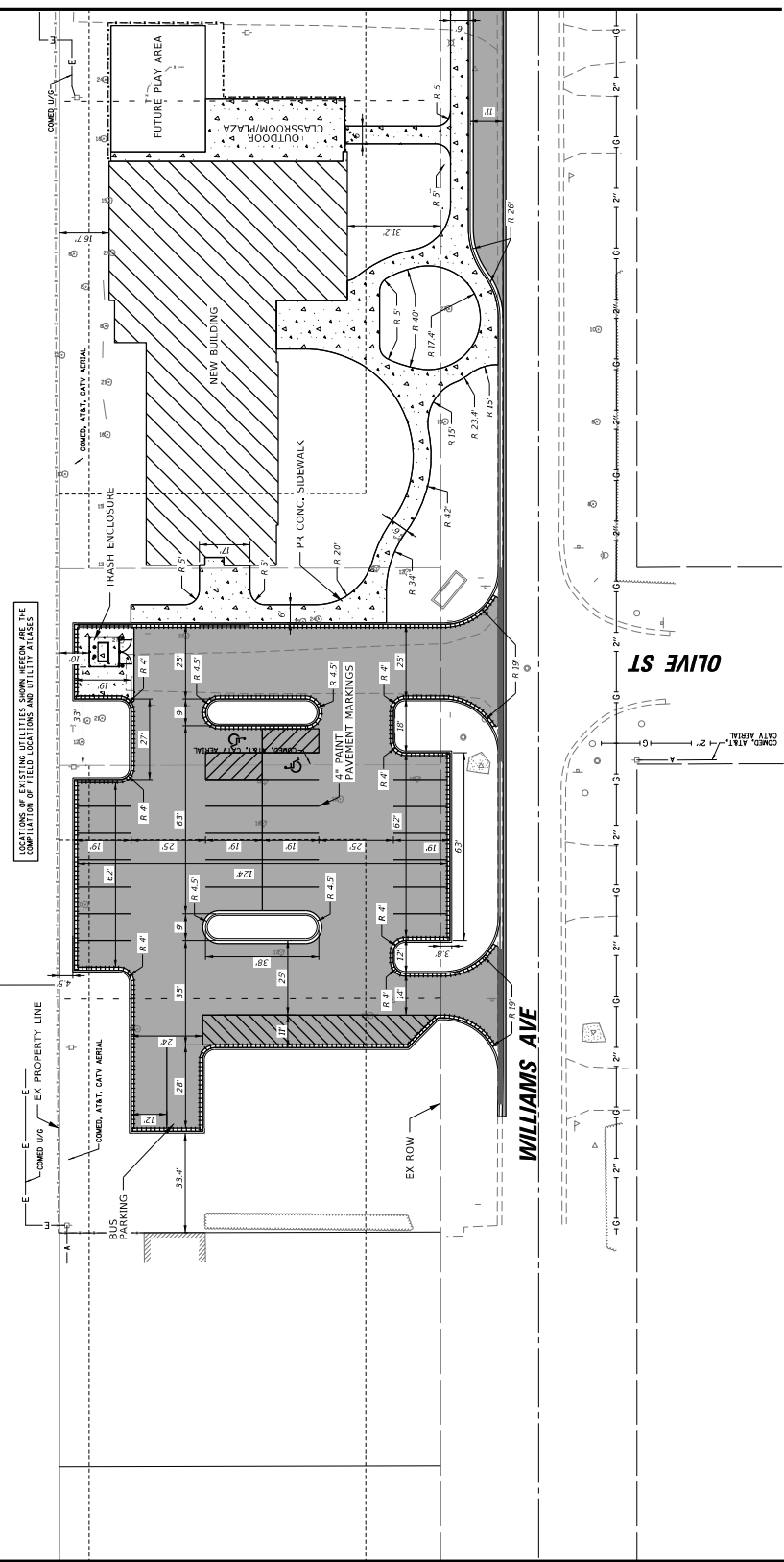
AREA CALCULATIONS

OVERALL LOT AREA: 60,602.2 SF
NOTE: ONLY IMPERVIOUS AREAS WITHIN THE SITE HAVE BEEN CALCULATED (NOT WITHIN THE RIGHT-OF-WAY)

IMPERVIOUS AREAS:

PARKING LOT PAVEMENT	AREA: 12,183.3 SF
DRIVEWAY PAVEMENT	AREA: 7,784.0 SF
PCC SIDEWALK PAVEMENT	AREA: 6,086.0 SF
NORTH EXTERIOR BUILDING FEATURES	AREA: 1083.2 SF
ACCESS DRIVE AND GUTTER	AREA: 1,054.9 SF
DRIVE TYPICAL ROUND PAVEMENT	AREA: 1,054.9 SF
BASKETBALL CONCRETE PAD	AREA: 660.0 SF
TOTAL IMPERVIOUS AREA:	32,362.6 SF

MATCHLINE (SEE SHEET--)



LEGEND

	PARKING LOT PAVEMENT (SEE TYPICAL SECTION ON SHEET 8)
	PCC SIDEWALK OR DRIVEWAY PAVEMENT (SEE TYPICAL SECTION ON SHEET 8)
	ASPHALT PATH PAVEMENT (SEE TYPICAL SECTION ON SHEET 8)
	DEPRESSED B-6.12 CURB & GUTTER
	PITCH-IN B-6.12 CURB & GUTTER
	PITCH-OUT B-6.12 CURB & GUTTER
	DETECTABLE WARNING PANEL

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 W. Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

CLIENT:
SALT CREEK RURAL PARK DISTRICT
530 S Williams Ave
Palatine, IL 60074

PROJ. NO.	10927.0000
DATE	1/20/2023
SHEET	OF 10
DRAWING NO.	

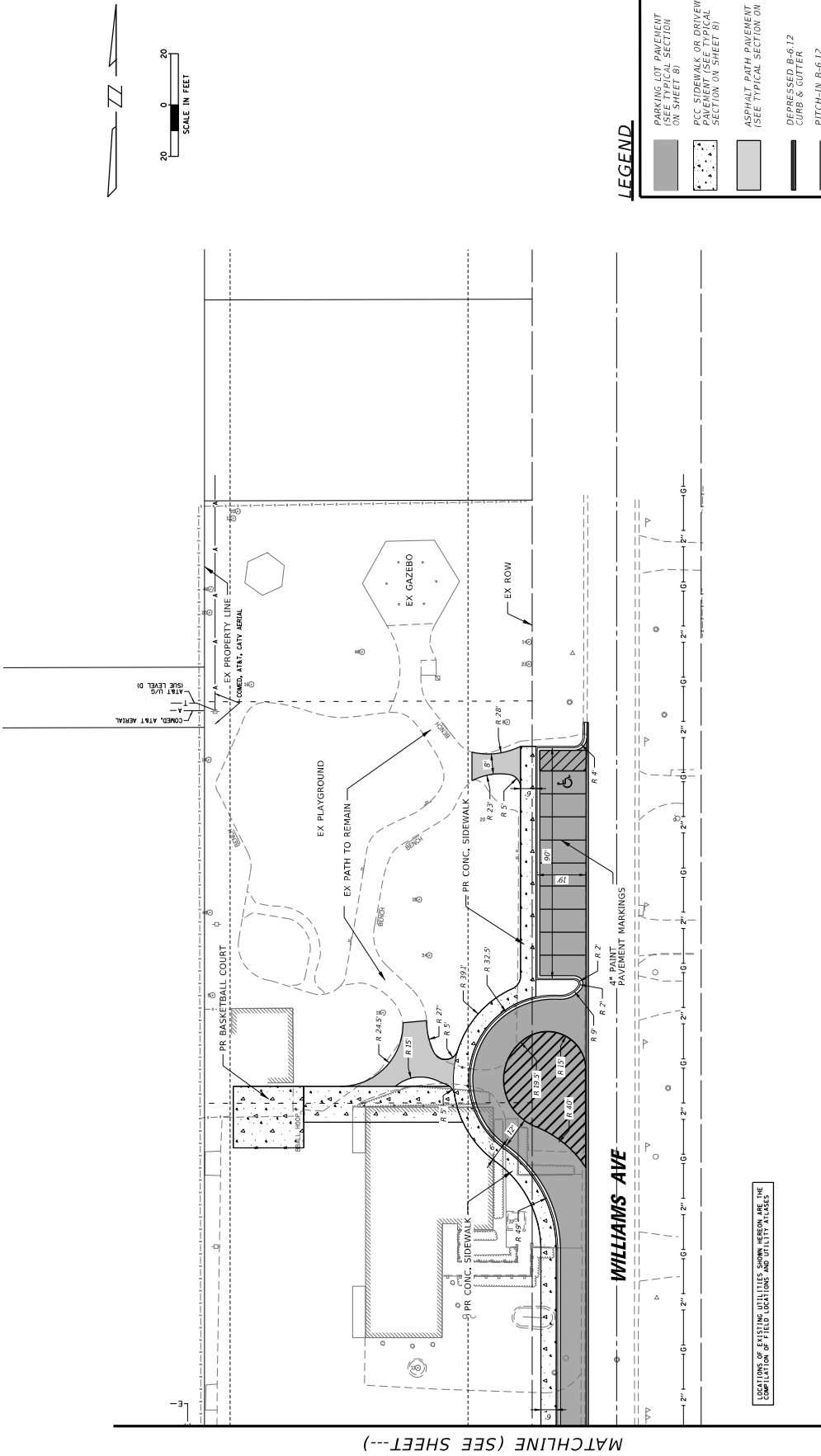
NO.	DATE	NATURE OF REVISION	CHKD.	MODEL
1				

DISCU.	CHKD.	DATE	BY

FILE NAME	IN:\P\10927.0000\CHAS\03_CDR\10927.0000.03.SHT
-----------	--

SALT CREEK PARK DISTRICT
GEOMETRY PLANS

Packet F



LEGEND

PARKING LOT PAVEMENT
(SEE TYPICAL SECTION
ON SHEET B)

PCC SIDEWALK OR DRIVEWAY
PAVEMENT (SEE TYPICAL
SECTION ON SHEET B)

ASPHALT PATH PAVEMENT
(SEE TYPICAL SECTION ON SHEET B)

DEPRESSED B-6.12
CURB & GUTTER

PITCH-IN B-6.12
CURB & GUTTER

PITCH-OUT B-6.12
CURB & GUTTER

DETECTABLE WARNING PANEL

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 W. Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

Salt Creek Rural Park District

530 S Williams Ave
Palatine, IL 60074

PROJ. NO.	DATE	SHEET	OF
DRAWING NO.			

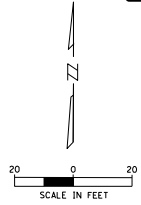
DISC.	CHG.	DATE	BY
PROJECT DATE			
CADD USER			
PROJECT NO.			
FILE NAME			

TITLE: **SALT CREEK PARK DISTRICT GEOMETRY PLANS**

Packet F

LEGEND	
00.00	IRON PIPE FOUND (IPF)
(00.00)	MEASURED
---	RECORD
---	PROPERTY LINE
---	R.O.W. LINE
---	FORMER R.O.W. LINE
---	1/4 SECTION LINE
---	BUILDING SETBACK LINE
---	EASEMENT LINE
---	ABANDONED/EXTENSION LINE

PLAT OF VACATION



PUBLIC UTILITIES EASEMENT PROVISIONS (P.U.E.)

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF PALATINE, ILLINOIS AND TO OTHER PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF PALATINE, INCLUDING, BUT NOT LIMITED TO, AMERITECH, NORTHERN ILLINOIS GAS COMPANY AND THEIR SUCCESSORS AND ASSIGNS, OVER ALL OF THE AREAS MARKED "PUBLIC UTILITIES EASEMENTS" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNA TELEVISION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, PUMPSTATIONS, APPURTENANCES AND OTHER APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, UPON, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE GRANTORS PROPERTY FOR NECESSARY REVENUE AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

THE RIGHT IS ALSO GRANTED TO REMOVE ANY OBSTRUCTIONS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GRASS, GRASS-CRETE, LOW BUSHES OR SHRUBS AND OTHER LANDSCAPING MATERIALS THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR SEWERS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF PALATINE.

VILLAGE COUNCIL CERTIFICATE

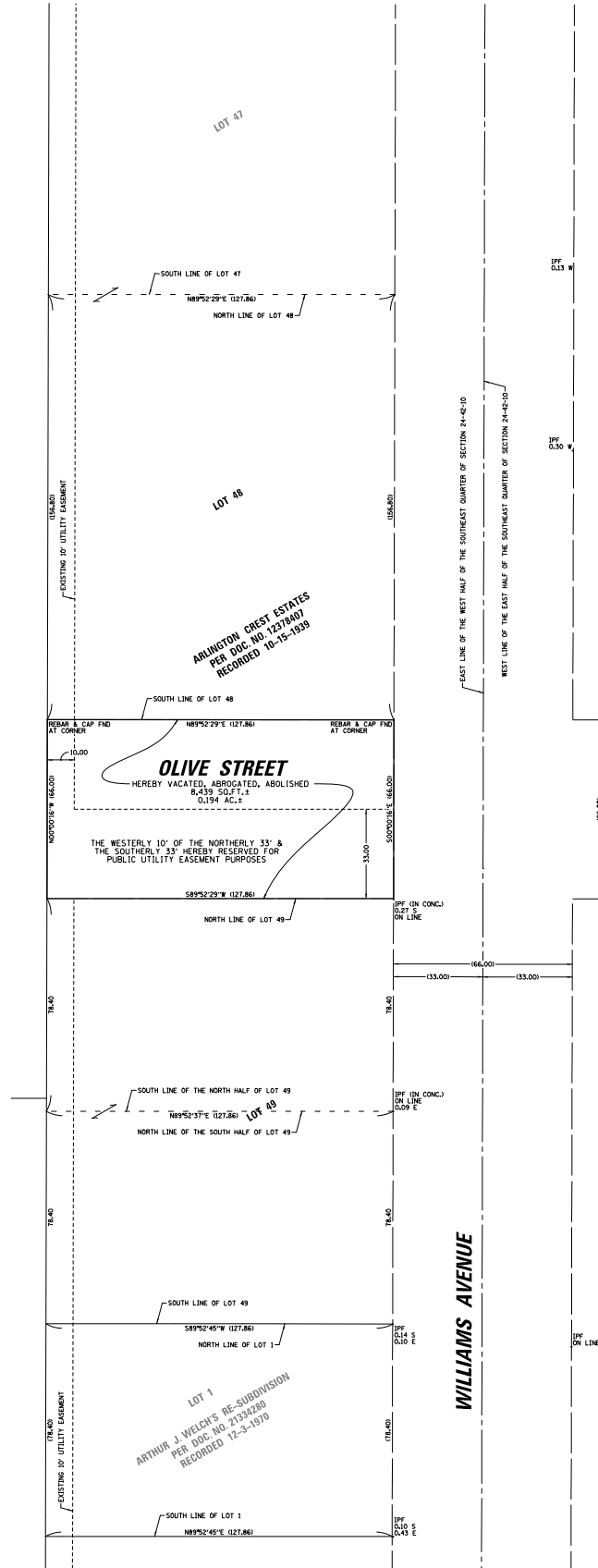
STATE OF ILLINOIS }
COUNTY OF COOK }
APPROVED AND ACCEPTED BY THE VILLAGE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALATINE, ILLINOIS, AT A MEETING HELD
THIS _____ DAY OF _____, 20____ A.D.
BY: _____ VILLAGE MAYOR
ATTEST: _____ VILLAGE CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK }
APPROVED THIS _____ DAY OF _____, 20____ A.D.
VILLAGE OF PALATINE ZONING BOARD OF APPEALS/PLAN COMMISSION
CHAIRMAN: _____
SECRETARY: _____

GENERAL NOTES:

- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
 - ONLY "HOLE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISIONS ARE SHOWN HEREON. REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS.
 - COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
 - NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
 - CONTRACTOR/DEVELOPER SHALL NOTIFY J.U.L.I.E. AT 1-800-892-0123 AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
- SURVEYOR'S NOTES:**
- BEARINGS AND DISTANCES SHOWN HEREON ARE ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) "GRID".
 - THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
 - PROPERTY IS SUBJECT TO: RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS, AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.
 - THIS SURVEY IS BASED ON FIELD WORK PERFORMED ON 06-17-2022.



LEGAL DESCRIPTION:

THAT PART OF OLIVE STREET LYING SOUTH OF AND ADJOINING LOT 48 AND LYING NORTH OF AND ADJOINING LOT 49 AND LYING WEST OF AND ADJOINING THE WEST RIGHT-OF-WAY LINE OF WILLIAMS AVENUE ALL IN ROBERT BARTLETT'S ARLINGTON CREST ESTATES SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 24 AND THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 5, 1939 AS DOCUMENT NO. 13278407 IN COOK COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK }
WE, CHRISTOPHER B. BURKE ENGINEERING, LTD., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001173-0014, DO HEREBY CERTIFY THAT WE HAVE PREPARED THE PLAT OF VACATION OF THE ABOVE DESCRIBED PROPERTY FROM THE OFFICIAL RECORDS, MAPS AND PLATS AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF THE PROPERTY TO BE VACATED.
GIVEN UNDER MY HAND AND SEAL
THIS _____ DAY OF _____, 20____ A.D.

KENNETH J. PASQUINUS, P.L.S.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3240
MY LICENSE EXPIRES 11/30/2024

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 West Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

PLAT OF VACATION
IN
VILLAGE OF PALATINE, ILLINOIS
PREPARED FOR
VILLAGE OF PALATINE

CALC.	KJR	PROJECT NO.
OWN.	AJK	170527.00005
CHKD.		
SCALE:	1"	
DATE:	01-20-2023	

SALT CREEK PARK DISTRICT'S ROSE PARK PLAT OF CONSOLIDATION

LEGEND

- REBAR & CAP SET
- IRON PIPE FOUND (IPF)
- MEASURED
- RECORD
- PROPERTY LINE
- R.O.W. LINE
- FORMER R.O.W. LINE
- VACATION LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- ABANDONED/EXTENSION LINE

THE SOUTH HALF OF LOT 45, ALL OF LOTS 46, 47, 48, 49 AND THAT PART OF VACATED OLIVE STREET LYING SOUTH OF AND ADJOINING SAID LOT 48 AND LYING NORTH OF AND ADJOINING SAID LOT 49 IN ROBERT BARTLETT'S ARINGTON CREST ESTATES SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 24 AND THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 1, 1999 AS DOCUMENT NO. 1237407 IN COOK COUNTY, ILLINOIS.

SCALE IN FEET
0 30
PIN NO.
02-24-402-006
02-24-402-008
02-24-402-010
02-24-402-011
02-24-402-012

OWNER'S SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK }
THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:
THAT HE/SHE IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON A PROPOSED PLAT OF CONSOLIDATION SUBMITTED TO THE VILLAGE OF PALATINE FOR APPROVAL, WHICH LEGAL DESCRIPTION IS ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN.
AND
TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICTS IN WHICH SAID TRACT, PARCELS, LOTS OR PORTIONS OF THE FOREGOING SUBDIVISIONS ARE LOCATED ARE:

COMMUNITY CONSOLIDATED SCHOOL DISTRICT 15
PALATINE TOWNSHIP HIGH SCHOOL #1
HARPER COMMUNITY COLLEGE DISTRICT #12
530 S. WILLIAMS STREET
PALATINE, ILLINOIS 60074
SALT CREEK PARK DISTRICT
OWNER
ADDRESS

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK }
THIS IS TO CERTIFY THAT THERE ARE NO UNPAID SPECIAL ASSESSMENTS OR OTHER LIENS ON THE ABOVE DESCRIBED PROPERTY.

VILLAGE CLERK DATE

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK }
APPROVED AND ACCEPTED BY THE VILLAGE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALATINE, ILLINOIS, AT A MEETING HELD

THIS _____ DAY OF _____, 20 ____ A.D.

BY: _____
VILLAGE MAYOR

ATTEST: _____
VILLAGE CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK }
APPROVED THIS _____ DAY OF _____, 20 ____ A.D.

VILLAGE OF PALATINE ZONING BOARD OF APPEALS/PLAN COMMISSION.

CHAIRMAN: _____
SECRETARY: _____

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK }
THIS IS TO CERTIFY THAT THE SALT CREEK PARK DISTRICT IS/ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED ON PLAT OF CONSOLIDATION AND THAT THEY HAVE CAUSED THE SAME TO BE PLATTED AS INDICATED HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

THIS _____ DAY OF _____, 20 ____ A.D.

BY: _____
TITLE: _____

ATTEST: _____
TITLE: _____

OWNER'S NOTARY

STATE OF ILLINOIS }
COUNTY OF COOK }
THIS IS TO CERTIFY THAT I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT THE ABOVE SIGNED AND DELIVERED INSTRUMENT AS THE OWNERS' AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH, GIVEN UNDER MY HAND AND NOTARIAL SEAL.

THIS _____ DAY OF _____, 20 ____ A.D.

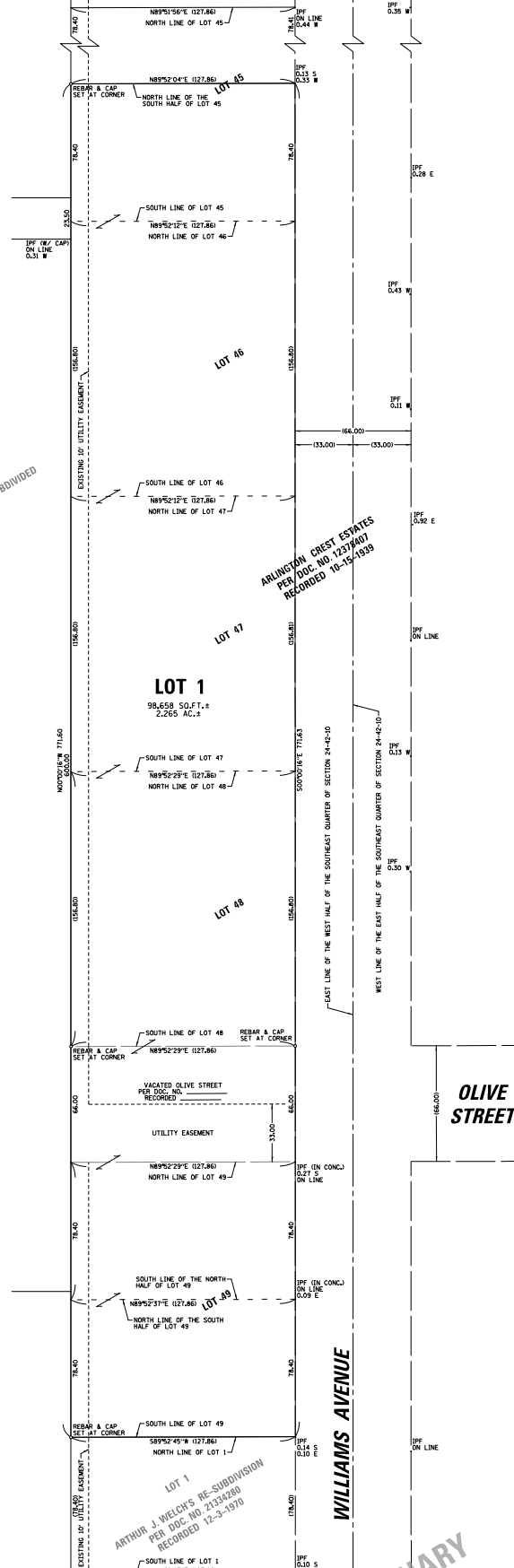
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

GENERAL NOTES:

- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISIONS ARE SHOWN HEREON. REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS.
- COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAN AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
- NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
- CONTRACTOR/DEVELOPER SHALL NOTIFY J.U.L.I.E. AT 1-800-892-0123 AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.

SURVEYOR'S NOTES:

- BEARINGS AND DISTANCES SHOWN HEREON ARE ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) "GRID".
- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
- PROPERTY IS SUBJECT TO: RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS, AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.
- THIS SURVEY IS BASED ON FIELD WORK PERFORMED ON 06-17-2022.



PLAT AUTHORIZATION CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK }
WE, CHRISTOPHER B. BURKE ENGINEERING, LTD., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001175-0014, HEREBY CERTIFY THAT SALT CREEK PARK DISTRICT IS TO RECORD THIS PLAT OF CONSOLIDATION WITH THE COOK COUNTY RECORDER OF DEEDS ON REVISION OF TITLE. THIS REVISION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER SECTION 2 OF THE ILLINOIS PLAT ACT, FOR ILLINOIS COMPLETED STATUTES 50/2.

GIVEN UNDER OUR HAND AND SEAL AT ROSEMONT, ILLINOIS.
THIS _____ DAY OF _____, 20 ____ A.D.

KENNETH J. PASBUSSEN, P.L.S.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3240
MY LICENSE EXPIRES 11/30/2022

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK }
WE, CHRISTOPHER B. BURKE ENGINEERING, LTD., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001175-0014, DO HEREBY STATE THAT WE HAVE SURVEYED AND CONSOLIDATED THE PROPERTY AS FOLLOWS:

THE SOUTH HALF OF LOT 45, ALL OF LOTS 46, 47, 48, 49 AND THAT PART OF VACATED OLIVE STREET LYING SOUTH OF AND ADJOINING SAID LOT 48 AND LYING NORTH OF AND ADJOINING SAID LOT 49 IN ROBERT BARTLETT'S ARINGTON CREST ESTATES SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 24 AND THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 1, 1999 AS DOCUMENT NO. 1237407 IN COOK COUNTY, ILLINOIS.

THIS _____ DAY OF _____, 20 ____ A.D.

KENNETH J. PASBUSSEN, P.L.S.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3240
MY LICENSE EXPIRES 11/30/2022

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

SUBMITTED BY & RETURN TO
SALT CREEK PARK DISTRICT
530 S. WILLIAMS AVENUE
PALATINE, IL 60074

Attachment: Plat of Consolidation (530 S Williams Ave. - Salt Creek Park District)

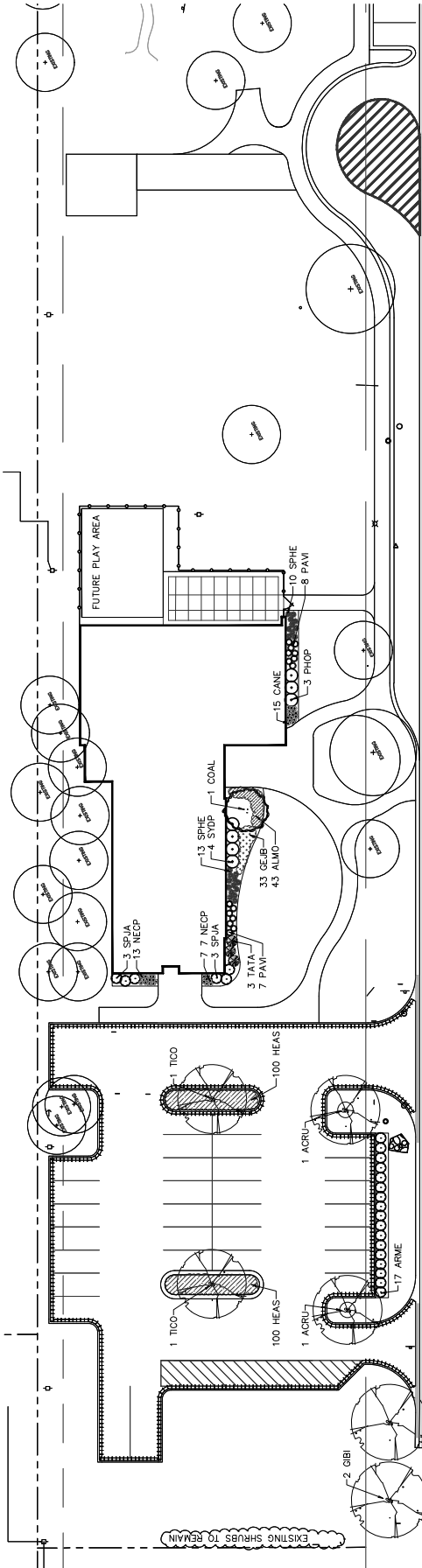
Attachment: Plan Commission materials - 2-21-23 (530 S Williams Ave. - Salt Creek Park District)

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 West Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

PLAT OF CONSOLIDATION
IN
VILLAGE OF PALATINE, ILLINOIS
PREPARED FOR
SALT CREEK PARK DISTRICT

CALC. KJR PROJECT NO. 170527.00005
OWN. AJK
CHKD. 1
SCALE: 1" = 40'
DATE: 01-24-2023

Packet Pg. 53



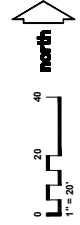
1 LANDSCAPE PLAN

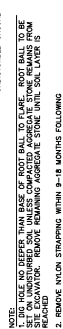
CUMULATIVE PLANT LIST

Code	Quantity	Size	Scientific Name	Common Name
ACRU	2	3" BB	Acer rubrum 'Frank Jr.'	Redpointe® Red Maple
COAL	2	2" BB	Cornus alternifolia	Pagoda Dogwood
COAL	2	2" BB	Cornus alternifolia	Pagoda Dogwood
TUCO	2	3" BB	Tilia cordata	Greenspire Littleleaf Linden
ARME	17	24" BB	Aronia melanocarpa 'Morton'	Iroquois Beauty Chokeberry
PHOP	3	24" BB	Physocarpus opulifolius	Donna May Lily Dye™ Nishkab
SPJA	6	#05 BB	Spirea japonica 'Neon Flash'	Neon Flash Spirea
SPJA	6	#05 BB	Spirea 'Sunkissed'	Neon Flash Spirea
TATA	3	30" BB	Taxus media 'Tetoncui'	Bonemorning Oak Purple Liliac
ALMO	43	#01 (gal)	Achimillea millefolium	Witch Herbs
CANE	15	#01 (gal)	Calamimtha repens ssp. Nepela	Lady's Mantle
GE-IB	33	#01 (gal)	Geranium 'Jonnson's Blue'	Lesser Camell
GE-IB	33	#01 (gal)	Geranium 'Jonnson's Blue'	Jonnson's Blue Serrimun
NECP	200	#01 (gal)	Nepenthes 'Jonnson's Sparkles'	Jonnson's Sparkles Daily
NECP	200	#01 (gal)	Nepenthes 'Jonnson's Sparkles'	Jonnson's Sparkles Daily
PAVI	15	#01 (gal)	Paricium virgatum 'Chayenne Sky'	Chayenne Sky Switch Grass

KENTUCKY BLUEGRASS BLEND (SEED)

LEGEND







1 FLOOR PLAN
Scale: 3/32" = 1'-0"



SALT CREEK RURAL PARK DIST. ROSE PARK IMPROVEMENTS

WILLIAMS
ARCHITECTS
Architecture | Planning | Aquatics | Interiors

500 Park Boulevard, Suite 800
Itasca, IL 60143
Phone 630.221.1212
www.williams-architects.com
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2022-009
2023-01-04



EAST ELEVATION:
MAIN ENTRY



NORTH ELEVATION:
PRESCHOOL & MULTI-PURPOSE ROOM

SALT CREEK RURAL PARK DIST. ROSE PARK IMPROVEMENTS

WILLIAMS
ARCHITECTS
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2022-009
2023-01-05

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Packet P

6.A.1.j

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2022-009
2023-01-05

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ROSE PARK IMPROVEMENTS

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Packet P

SOUTH WEST ELEVATION



SOUTH ELEVATION:
STAFF ENTRY





NORTH EAST PERSPECTIVE:
PRESCHOOL



SOUTH EAST PERSPECTIVE:
ADMINISTRATION

SALT CREEK RURAL PARK DIST. ROSE PARK IMPROVEMENTS

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2022-009
2023-01-05

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Itasca, IL 60143
Phone 630.221.1212
www.williams-architects.com
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Packet P

November 8, 2022

Mr. Ben Vyverberg
Village of Palatine
Department of Planning & Zoning
200 E. Wood Street
Palatine, IL 60067-5339
Email: bvyverberg@palatine.il.us

Re: Business Plan Description
Salt Creek Rural Park District
Rose Park Administration Building
530 S. Williams Avenue
Palatine, IL 60074
WA Project No. 2022-009

Dear Mr. Vyverberg,

Please see below the language for the Business Plan:

2. Brief business plan narrative of the park district activities at this site:

The Rose Park site offers administrative offices for registration, park board meetings, program activities that include Preschool, Day Camps, and General Programs as well as multi-use Rental Facilities for both indoor gatherings and outdoor youth sports.

If you have any questions or comments regarding the variance request, please feel free to reach our office at (630) 221-1212 or my direct line at (630) 344-1035.

Cordially,



Frank Parisi, AIA, NCARB, LEED AP BD+C
Vice President, Managing Principal

Attachments:

1. None

Xc: Dian Hilgers / Salt Creek Rural Park District (SCRPD)
Ryan Lindeman / Christopher B. Burke Engineering Ltd. (CBBEL)
Andreas Symeonides / Williams Architects (WA)
Julia Suriano / WA

g:\2022\2022-009 salt creek pd rose park administration\basic serv\16 code_zoning_plan commis_pud\variance rqsts\2022 11 08 business plan description 2022009.doc

Attachment: Plan Commission materials - 2-21-23 (530 S Williams Ave. - SU-VAC-CON-VAR Salt Creek Park District)

PUBLIC NOTICE
A Public Hearing will be held before the Village of Palatine Plan Commission on Tuesday, February 21, 2023 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit a rear yard setback to be 16 feet from the rear lot line instead of the minimum required 40 feet; and, Variation to permit a parking lot and canopy in the front yard; and, Vacation of a portion (approximately 127 feet) of E. Olive Street directly west of S. Williams Avenue and surrounded by the Subject Property; and, Plat of Consolidation to allow for the consolidation of five (5) existing lots and vacated E. Olive Street into one lot.

The property is commonly known as 530 S. Williams Avenue.

The Petitioner is requesting to demolish the existing Salt Creek Park District building and build a new Salt Creek Park District Facility that is set back 16 feet from the rear property line. In addition, the Petitioner is requesting the vacation of Olive Street west of Williams Avenue and the consolidation of the five (5) lots.

The above petition has been filed by Diane Hilgers (Salt Creek Park District), property owner and is available for examination in the office of the Village Clerk, 200 E. Wood Street. FILE #: SU-000002-2022 VILLAGE OF PALATINE Dennis Dwyer, Chair Palatine Plan Commission DATED: this 6th day of February 2023 Published in Daily Herald February 6, 2023 (4594999)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs

Daily Herald

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

I further certify that the Northwest Suburbs **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That notice of which the annexed printed slip is a true copy, was published 02/06/2023 in said Northwest Suburbs **DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY

Designee of the Publisher and Officer of the Daily Herald

Control # 4594999



Attachment: Plan Commission materials - 2-21-23 (530 S Williams Ave. - SU-VAC-CON-VAR Salt Creek Park District)

III. PUBLIC HEARING

1. 530 S Williams Avenue

File #SU-000002-2022

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on February 6th, 2023 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Application
2. Plat of Survey
3. Site Plan
4. Plat of Vacation
5. Plat of Consolidation
6. Landscape Plan
7. Floor Plan
8. Elevations
9. Elevation Renderings
10. Business Plan
11. Public Notice

**Sworn in Petitioner: Diane Hilgers, Director of Parks & Recreation
Frank Parisi, Williams Architects, Itasca, IL**

Sworn in staff: Lyn Bremanis

Mr. Parisi gives an overview of the project and presents the site plan. He states the plan is to demolish the existing building and build a new administrative building along with program rooms and additional parking. The parking lot plan includes a turn-a-round for the preschool. He states that the existing park would stay as is. Mr. Parisi states they are requesting a setback reduction to 16.7' vs the 40'; allow parking in the front yard and a license agreement to include parking on the north side inclusive of the drop off for the preschool.

He discusses the landscape plan and states that plans would be refined once permits are submitted.

He reviews the architectural plan and states it's a single story building with a preschool function and administrative area. He provides renderings and design features of the proposed building.

Mr. Parisi shows existing conditions of the area and explains that they are requesting the village to grant a vacation of a portion of E. Olive St. to have a continuous property along with a plat of consolidation to unify all of the

properties.

Mr. Friedman questions the site design traffic pattern and asks about the turnaround on Williams Ave. - what is the intended function.

Mr. Parisi explains that the turnaround allows a car to make the turn and there is room for 6-8 cars in the drop off lane. It would be utilized twice a day for drop off and pick up. The turning radius is larger than anticipated for bus pick up and drop off.

Mr. Friedman questions illumination and refers to the village ordinance regarding light spillage beyond property lines. He states that glare is a concern and asks if there is any consideration for building lighting at exist doors and parking lot to ensure low glare.

Mr. Parisi states that there are no lights along the drop off and most lighting is emergency lighting that is required by code. There is one pole for lighting in the open field. Stated they could work with the electrical engineer to provide cut off valance so that glare would be minimized. Parking lot would be to industry standards. Photometric would be submitted to staff.

Chairman Dwyer questions deliveries to building.

Mr. Parisi states there is no loading dock and deliveries would either come through front door or through the service entrance.

Chairman Dwyer asks how trash is handled.

Mr. Parisi points out the Garbage Enclosure on the site plan.

Mr. Friedman asks about the restrooms that are only accessible from the exterior.

Mr. Parisi states that is correct and they are used for camp programs and would be secured when not in use.

Mr. Fedota asks about plans for the demolition and new build. Will it be linear?

Mr. Parisi explains the sequence of construction. Construction area would be fenced and controlled by the construction manager.

Mr. Bettenhausen asks if the parking lot driveway to the south will be an exit only. Mr. Parisi states that it would be.

Mr. Fedota asks further questions regarding the lighting at the front of the building and light spill.

Mr. Parisi doesn't see an issue with light glare or spillage.

Mr. Friedman questions the vacation of Olive St. - does it need approval from the adjacent land owner.

Mr. Parisi states that the commercial property does not use the gate but the park district does use the gate for the camp to access the sports area.

Ms. Bremanis states this is zoned R2 Single Family Residential. Per code, institutional uses are permitted.

She talks about the canopy at the front entrance and a relief has been requested. The village engineer reviewed the plans and has not identified any issues.

Ms. Bremanis states that the Vacation request was reviewed by engineer and all utilities would have to be signed off by the utility companies.

Mr. Parisi talks about MWRD storm water control. Control would happen under the pavement and stored into the sub aggregate of the parking lot. There will be no detention pond and plans would be submitted to the Village Engineer as part of the Plan of Consolidation.

Ms. Bremanis states a landscape plan will be required.

Mr. Friedman asks if there are any challenges with the drainage since there is no curb and gutter and there is an existing ditch.

Mr. Parisi states that the Civil Engineer will show how the water will be shed off the property to the manhole that collect storm water just south of E. Olive St.

Objectors: Bart & Jen Hickman - 626 S Williams Ave

Ms. Hickman states that they have resided at their residence for 10 years and has concerns regarding the proximity of the parking lot adjacent to our home.

States the bus parking is about 33' from their garage structure and is closer than their current neighbor and their new neighbor will be bus storage. Ms. Hickman is concerned about contamination to their well and water runoff contaminating the ground water. She states that she talked with Cook County Health Department and stated they advised that the parking lot application could increase the heavy metals to the water supply and water should be tested for lead. Mr. Hickman states they've had their water tested as certified drinkable and salting the parking lot 30' from the house and the application of the new asphalt parking lot causes concerns regarding well be contamination.

Ms. Hickman also has concerns regarding the property value decreasing due to the new construction. Prior to moving in 10 years ago, they questioned the intent of the current green space adjacent to their property. They inquired what future plans were intended for the space and were told it was meant to be kept as greenspace for the park district and camps. The new construction has their property now surrounded by commercial/institution buildings. She states that they are also concerned about safety as dark parking lots may bring dangerous conditions to their home. She also states that the glare from the parking lot lights would filter into the 2 bedrooms that face the parking lot. Mr. Hickman states that plow trucks, salt, diesel fuel and bus storage are an issue.

Mr. Dwyer states that the institutional uses are permitted uses in the R2 district. The meeting is for variations to the building code. The parking lot is not a variation because it is permissible. Institutional & Churches are permitted in the R2 Zoning. He states that maybe the parking lot can be accommodated to pitch toward their building to ensure runoff is not directed toward their property. Discussion regarding the water drainage.

Ms. Hickman asks if glare or injury to property value can be addressed at this meeting. Chairman Dwyer states that the photo metrics should be approved by the village engineer and should not create an issue. You can talk with the village if there is a problem and have it corrected. He states the issue regarding the dry well is valid.

Mr. Hickman points out that the original plan showed a detention pond which also would have been close to his well. The new proposed plan that was communicated to them today is to provide a dry well under the parking lot which would be covered up by asphalt. He is concerned that the asphalt application that involves oil and tar and that heavy metals would seep down through the water table into the water causing contamination to the water that they shower and brush their teeth with.

Chairman Dwyer questions run off requirements and believes it should be added as a condition.

Mr. Parisi states the storm water volume containment area does comply with MWRD requirements and exceeds the 100' distance from the well. The Park District would not compromise any code issues as it relates to that.

Mr. Fedota asks if the subject property is on well.

Mr. Parisi states that it is on city water.

Chairman Dwyer states it would be an option to change to city water and maybe there could be a price break but it would be a different conversation.

Mr. Bettenhausen questions if buses are parked and stored on site.

Mr. Friedman asks if the buses are stored permanently.

Mr. Parisi clarifies that buses would be stored overnight.

STAFF RECOMMENDATION:

The subject properties currently house the Salt Creek Park District Facility. The Petitioner is proposing to demolish the existing building and construct a new building and parking lot. The existing building currently encroaches in the required front yard and the proposed will encroach into the rear yard. The Petitioner is adding landscaping behind the building to buffer the rear yard encroachment thus should not have a negative effect to neighboring property.

The proposed parking lot encroaches into the required front yard and approximately 3 feet into the right of way. The right of way encroachment, which also include some existing conditions (drop-off lane and parking spaces), were reviewed by the Village Engineer with no objections. The right of way between the proposed parking lot and E. Olive Street curb is approximately 17 feet therefore should not change the essential character of the neighborhood. If the final canopy design encroaches into the required front yard a review and

approval by the Director of Planning and Zoning is required.

The Plat of Vacation and Plat of Consolidation have been reviewed by the Village Engineer. The proposed plat of vacation will require sign off from the utility companies and is a condition of approval.

Therefore, Staff recommends approval of the Special Use and Variations along with the Olive Street Right of Way Vacation and Plat of Consolidation, subject to the following conditions:

1. The Special Use and Variations shall substantially conform to the site plan dated 1/20/23 and the elevation plans dated 1/18/23 submitted by Williams Architects, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The Plat of Vacation shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer. Letters from all Utilities accepting the vacation of the north 33 feet of the ROW shall be required
3. The Plat of Consolidation shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer.
4. The Final Landscaping shall be revised in a manner acceptable to the Director of Planning and Zoning.
5. Recording fees in the amount of \$300 shall be submitted.
6. A License Agreement outlining the encroachments into the S. Williams Avenue right of way shall be submitted in a manner acceptable to the Village Engineer and Village Attorney.
7. A construction management plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer, and shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, in conjunction with the building permit application submission.

Chairman Dwyer adds that a condition should be added for parking lot run off.

Chairman Dwyer, Ms. Bremanis and commissioners discuss the specifics of the condition to be added.

Condition should read:

The storm water run-off design management plan shall be re reviewed and approved by Village Engineer with regard to local regulations.

Chairman Dwyer made a motion to close the public hearing.

DISCUSSION:

Mr. Fedota states that the primary issue set back does not seem to be an issue.

Chairman Dwyer states there has been no communication from the commercial property owner at the back of the property.

Mr. Friedman states the storm water/quality issue is an impact to the property owners well. Adding a shared cost for converting the property to city water would be a neighborly thing to do. It cannot be added as a condition but it may want to

be considered.

Mr. Noonan made a motion to accept case # SU-000002-2022, 2nd by Mr. Fedota, Unanimously approved with (8) conditions as noted.

Chairman Dwyer summarized that this request has met the standards and was unanimously approved by a vote of 5-0 with the (8) Conditions. This item will tentatively go to the Village Council on Monday March 6, 2023

Communications:

Ms. Bremanis states that the 2-lot sub-division on Wilson was approved by Village council.

There will be one item on the scheduled for March 7th meeting - 780 W Dundee Rd for a Final Planned Development..

Chairman Dwyer questions the new numbering system and Ms. Bremanis clarifies that a new program is being utilized to track projects.

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

Consider an Ordinance Granting a Special Use for a Unique Use to Permit a Live Room Escape Adventure Business at 254 N. Northwest Highway

BACKGROUND:

The Petitioner is proposing to open a live room escape adventure business, Panic Escape Room, within a vacant tenant space at 254 N. Northwest Highway. Therefore, the Petitioner is requesting approval of the following:

Special Use for a Unique Use to permit a live room escape adventure.

KEY ISSUES:

- A Special Use for Unique Use to permit a live room escape adventure was granted at the Subject Property in 2016, which subsequently closed in February 2022. The current Petitioner's proposal is to revive the same use at this location.
- Per the submitted business plan, the hours of operation would be Sunday - Thursday 3:30 PM - 10:30 PM, Friday - Saturday 12 PM - 11:30 PM. This is an appointment-based business, all bookings are made online or via telephone.
- There are ten parking spaces provided for the building. A variation was granted in 2016 permitting ten parking spaces, instead of the required 14 parking spaces. As the Petitioner's proposed floor plan does not indicate any expansion or significant change to the tenant space, the parking variation remains valid.
- There is an existing cross access/parking agreement between the Subject Property and the adjacent Starbucks to the south at 234 N. Northwest Highway. The recorded agreement was a previous Special Use condition (#O-60-16) and applies to future successors.
- Per Fire Prevention's review, as the proposed floor plan differs from the previous, the addition of walls, doors, door releases, and fire alarm changes will be addressed as part of a building permit.

ALTERNATIVES:

1. Approve the Special Use for a Unique Use to permit a live room escape adventure.
2. Do not approve the Special Use for a Unique Use to permit a live room escape adventure.

RECOMMENDATION:

Public Hearing: ZBA meeting on February 14, 2023.

Residents testifying: None.

Vote: The ZBA voted unanimously to recommend approval of the Special Use for a Unique Use to permit a live room escape adventure and Staff concurs.

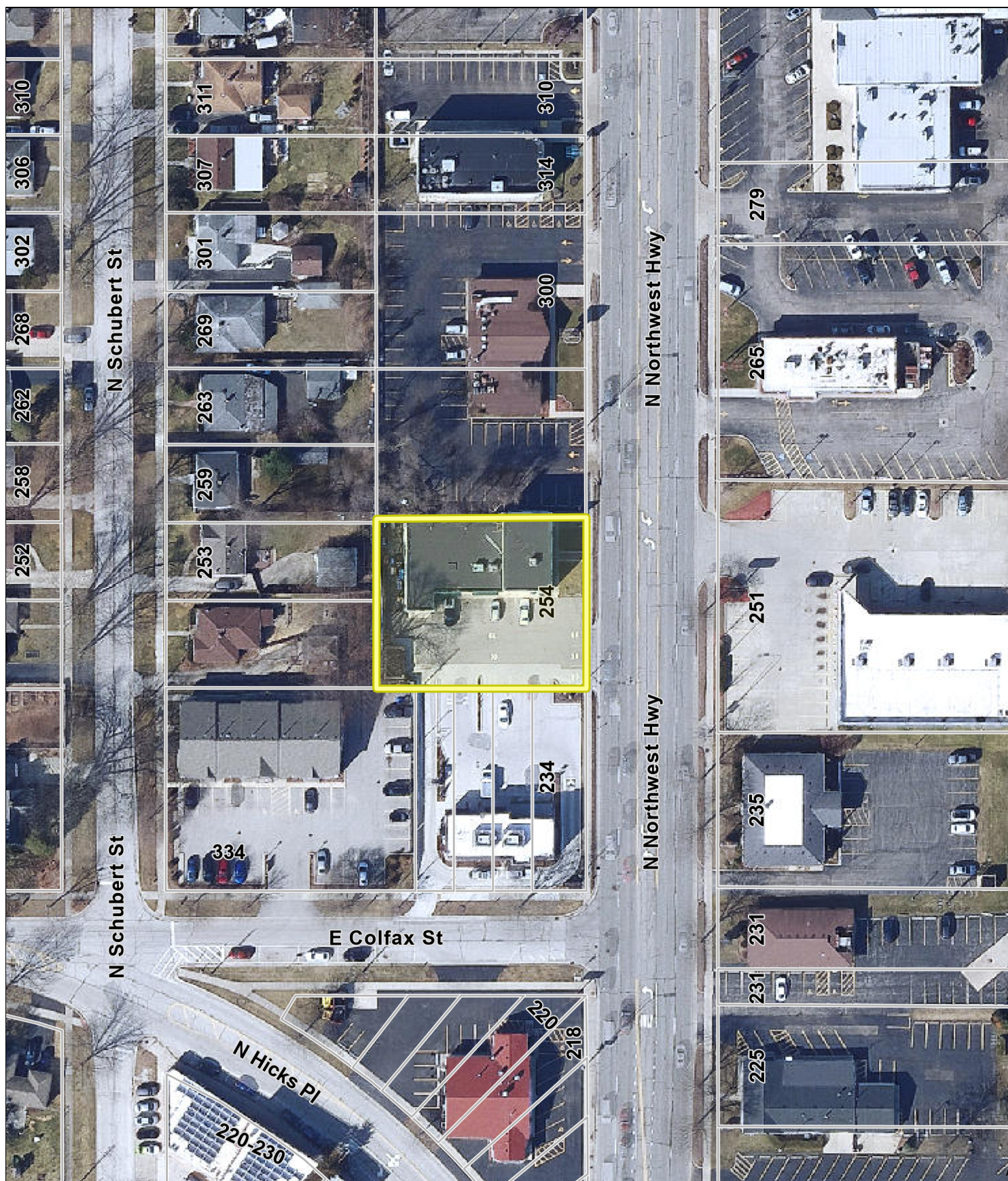
ACTION REQUIRED:

A motion to approve the ordinance granting Special Use for a Unique Use to permit a live room escape adventure business.

ATTACHMENTS:

- Aerial Map

- ORD SU 254 N Northwest Highway
- EXHIBIT - Business Plan
- EXHIBIT - Floor Plan
- Draft ZBA Minutes
- February 14, 2023 ZBA Materials



Attachment: Aerial Map (254 N. Northwest Highway - SU Escape Room)

0 100 200 ft

Print Date: 1/31/2023

Notes

Cook County Aerial 2020

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

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A SPECIAL USE
254 North Northwest Highway**

WHEREAS, upon petition of owners of said property, a public hearing was held by the Zoning Board of Appeals on February 14, 2023 in accordance with the Zoning Ordinance of the Village of Palatine, in such cases made and provided, and said Zoning Board of Appeals having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for a Special Use for a Unique Use to permit a live room escape adventure, pursuant to Section 11.03 (d)(34) of the Palatine Zoning Ordinance, on the following legally described property:

Parcel 1: The South 1 foot of Lot 13 and all of Lots 14 and 16 in Block 1 in Johnson and Webers Palatine Ridge in the East half of the Southwest quarter of Section 14, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: The North half of that part of the alley lying East of the West line of Lot 15 extended South and West of the East line of Lot 15 extended South, all in Block 1 in Johnson and Webers Palatine Ridge in the East half of the Southwest quarter of Section 14, in Township 42 North, Range 10, East of the Third Principal Meridian, as vacated by Ordinance recorded December 22, 1986 as document 86-611149, in Cook County, Illinois.

commonly known as 254 North Northwest Highway.

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:

Attachment: ORD SU 254 N Northwest Highway (254 N. Northwest Highway - SU Escape Room)

ORDINANCE NO.

Page 2 of 2

SECTION 1: Special Use for a Unique Use to permit a live room escape adventure pursuant to Section 11.03 (d)(34) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. The Special Use shall substantially conform to the floor plan and Business Plan submitted by the Petitioner, Ernesto Ayala, except as such plans may be changed to conform to Village Codes and Ordinances.
2. All interior locks for game rooms shall be tied to the fire alarm for automatic release upon activation of fire alarm.
3. The final emergency/exit lighting and fire alarm plan shall be submitted in a manner acceptable to the Fire Marshal.

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

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

PASSED: This _____ day of _____, 2023

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

APPROVED by me this _____ day of _____, 2023

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____ day of _____, 2023

Village Clerk

Attachment: ORD SU 254 N Northwest Highway (254 N. Northwest Highway - SU Escape Room)

Alex Bradshaw

Subject: FW: 254 N. Northwest Hwy - Special Use to permit an Escape Room Business
Attachments: Escapeocity Floor Plan.jpg; PANIC ESCAPE ROOM (1).pdf

From: Ernesto Ayala <ernesto@panicescaperoom.com>
Sent: Tuesday, January 17, 2023 12:54 PM
To: Alex Bradshaw <ABradshaw@palatine.il.us>
Subject: Re: 254 N. Northwest Hwy - Special Use to permit an Escape Room Business

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

Good Afternoon, Alex

Attached is the previous floor plan by previous occupant "Escapeocity" as well as our floor plan for "panic escape room" you will see there are no major changes or construction being done, just a fresh coat of paint and some furniture and new puzzles and riddles to solve.

I also wrote down the information on the business plan in this email as well, I thought I had filled this out on the questioner in the portal but here it is if you still need it.

Please let me know if there is anything else you need from me.

Business Plan

Hours of Operation :

Sunday-Thursday 3:30pm-10:30pm

Friday-Saturday 12 Noon - 11:30pm

Number of employees: 3

Products sold: None

Services provided:

Team building/Escape Room Experiences

This is an appointment-based business, all bookings are made online or via phone call.

All experiences are 1hr long

Participants/Appointments occupancy 2-8 people during one appointment/experience

Attachment: EXHIBIT - Business Plan (254 N. Northwest Highway - SU Escape Room)

Thanks,
Ernesto

Regards,
Ernesto Ayala
Founder/CEO

Panic Escape Room - South Elgin-Hoffman Estates-Addison IL

Direct: 630-489-8871 | Office: 224-268-3947

www.PanicEscapeRoom.com

From: Alex Bradshaw <ABradshaw@palatine.il.us>
Sent: Tuesday, January 17, 2023 11:19 AM
To: Ernesto Ayala <ernesto@panicescaperoom.com>
Subject: 254 N. Northwest Hwy - Special Use to permit an Escape Room Business

Hi Ernesto –

I hope all is well. I was able to review your submittal through our online portal, and it appears that there are a couple things that still need to be submitted prior to moving forward to the internal Staff review. Please include (1) a proposed **floor plan** for the entire space and (2) a **business plan** including hours of operation, number of employees, overview of products/services sold, and any other information pertinent to the operation of the business.

These two additional documents can be submitted through the online CSS portal, or feel free to send them to me and I will get them uploaded to your case.

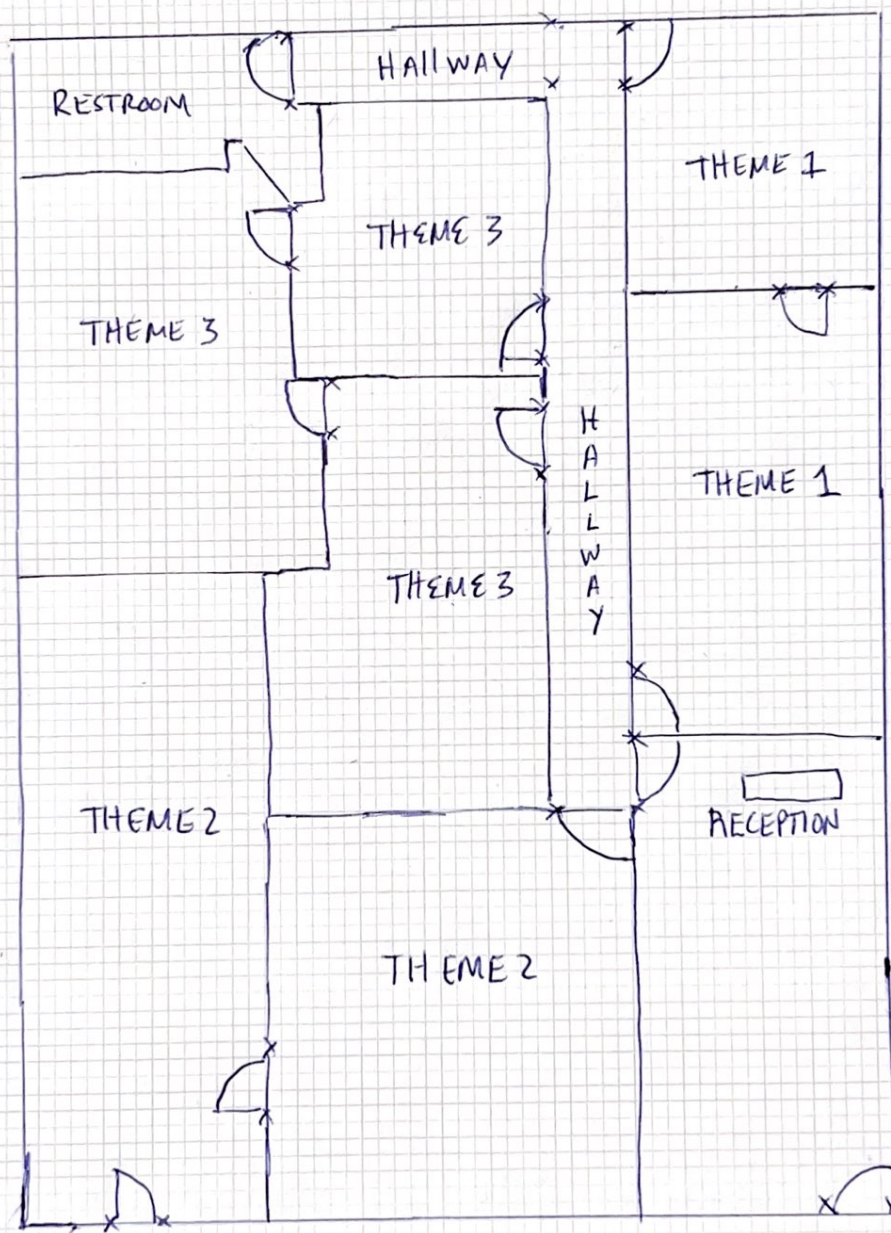
Contact me with questions.

Thank you,

Alex Bradshaw | Planner
 Planning & Zoning Department
 200 E. Wood Street | Palatine, IL 60067
 T: 847-359-9056 | abradshaw@palatine.il.us

Attachment: EXHIBIT - Business Plan (254 N. Northwest Highway - SU Escape Room)

FLOOR PLAN
PANIC ESCAPE ROOM
PALATINE IL



III. PUBLIC HEARING

1. 254 N. Northwest Highway

Notice was published in the Daily Herald on January 30, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use
2. Proof of Ownership
3. Plat of Survey
4. Floor Plan
5. Business Plan
6. Public Notice

Sworn in staff: Mr. Ben Vyverberg and Mr. Alex Bradshaw

Sworn in the petitioner: Mr. Ernesto Ayala 254 N. Northwest Hwy

Mr. Ayala stated they have three locations and are currently looking for Special Use approval at this location. He stated it was the same business for several years but during Covid closed. He explained they opened their first location in 2017 and looking to expand and keep all locations within a 20-25 minute travel. He stated each location has its own themes and puzzles which makes people travel between locations. Mr. Ayala stated they have enthusiasts in the area looking for the location to reopen. He stated they keep the games family friendly and educational and is great for team building. He stated it is a small operation and will be manned by 2 fulltime and 1 part time employees. He stated the hours will be consistent with other locations.

Ms. Wood asked if more than one game go at the same time.

Mr. Ayala answered no explaining the games are staggered and appointment based only to ensure staffing, and parking is not overwhelmed.

Discussion on staggering times.

Ms. Wood asked what maximum capacity for each room is.

Mr. Ayala explained it depends on the size of room, but 2-8 is usual.

Ms. Roth-Wurster asked about themes.

Mr. Ayala stated they have spy thrillers, family friendly, and educational and try to get a mix at each location.

Mr. Bradshaw gave a brief overview stating the subject property is zoned B2 general business with a tenant space of approx. 1600 sqft. He stated a Special Use was granted in 2016 for the same type of business. He stated the petitioner's proposal is to revive the same use at the location. Mr. Bradshaw spoke to the business plan being appointment based and lasting approx. one hour each time slot. He spoke to variation for parking that remains valid and the

cross action parking agreement with Starbucks that was condition for previous Special Use. Mr. Bradshaw stated Fire Prevention reviewed and has indicated any additions to walls, doors, door releases, and fire alarm changes will be reviewed in a building permit. He stated Community Services also reviewed and had no issues.

Ms. Wood asked staff if there are any records with parking problems with the previous tenant.

Mr. Bradshaw answered no, not that staff is aware.

STAFF RECOMMENDATION:

Panic Escape Room would occupy a vacant tenant space in an existing building with one tenant. The previous tenant at this location was also an escape room business, and had built out the space in a way that fits the current Petitioner's needs. Additionally, Staff has no parking concerns as there is an existing parking Variation in place, along with a shared parking and cross access agreement between the Subject Property and the adjacent Starbucks. Ultimately, the proposed use should not cause any injury to the value of the surrounding neighborhood. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the Floor Plan and Business Plan submitted by the Petitioner, Ernesto Ayala, except as such plans may be changed to conform to Village Codes and Ordinances.
2. All interior locks for games rooms shall be tied to the fire alarm for automatic release upon activation of the fire alarm.
3. The final emergency/exit lighting and fire alarm plan shall be submitted in a manner acceptable to the Fire Marshal.

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 it meets the standards being the same type of business as what was there.

Ms. Roth-Wurster agreed with Mr. Cavanaugh stating it is similar business and they have experience.

Ms. Wood stated it is great someone is taking over the business. She stated she was concerned with releases and parking but staff has reviewed. She state she thinks it will compliment Starbucks with the operation hours.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 5-0. This item will tentatively go to Village Council on March 6, 2023.

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

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 02/14/23 07:00 PM

CASE STAFF STATEMENT (ID # 8087)

254 N. Northwest Highway

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Ernesto Ayala

CASE NUMBER: SU-000011-2023

ADDRESS: 254 N. Northwest Highway #100

PROPOSAL:
Special Use for a Unique Use to permit a live room escape adventure.

<u>LOCATION:</u>	254 N. Northwest Hwy District 6 (Helms)	<u>CURRENT ZONING:</u>	B-2 General Business District
-------------------------	--	-------------------------------	----------------------------------

SURROUNDING CONDITIONS:

<u>North:</u>	B-2 General Business (Café Fourteen)
<u>South</u>	B-2 General Business (Starbucks)
<u>East:</u>	B-2 General Business (Autozone)
<u>West:</u>	R-2 Single Family Residential

BACKGROUND:

The Petitioner is proposing to open a live room escape adventure business, Panic Escape Room, within a vacant tenant space at 254 N. Northwest Highway. Therefore, the Petitioner is requesting:

Special Use for a Unique Use to permit a live room escape adventure.

SITE ANALYSIS:

- The Subject Property is zoned B-2 General Business, and the subject tenant space is approximately 1,660 square feet. The building is a combination of 1 and 2 story with a total of approximately 6,000 square feet with 2,700 square feet being warehouse.
- The Petitioner is proposing to operate a live room escape adventure, which locks guests in a room. In order for the guests to escape, they must solve puzzles to discover clues. The clues will eventually lead to a key that allows them to escape.

Case Staff Statement (ID # 8087)
Meeting of February 14, 2023

- A Special Use for Unique Use to permit a “live room escape adventure” was granted at the Subject Property in 2016. The current Petitioner’s proposal is to revive the same use at this location.
- The Petitioner operates other escape room businesses in the greater Chicago area. The name of the existing business is *Panic Escape Room*.
- Per the submitted business plan, the hours of operation would be Sunday - Thursday 3:30 PM - 10:30 PM, Friday - Saturday 12 PM - 11:30 PM. This is an appointment-based business, all bookings are made online or via phone call.
- The submitted floor plan and business plan indicate that there will be 3 “themes”/“experiences”, which are split between several different rooms for the games. Each room would accommodate up to 8 people per each appointment/experience. All experiences are 1 hour long. There is also a reception area at the main entrance, and restroom that is shared with the upstairs offices.
- Per the business plan, there will be 3 total employees working at any given time.
- There are currently 10 parking spaces provided for the building. A Variation was granted in 2016 permitting 10 parking spaces instead of the required 14 parking spaces. As the Petitioner’s proposed floor plan does not indicate any expansion or major change to the existing tenant space, the parking variation will remain valid.
- There is an existing cross access/parking agreement between the Subject Property and the Starbucks to the south at 234 N. Northwest Highway. The agreement was a condition of approval for the Special Use (O-60-16) that was granted to the previous escape room tenant, *Escapeocity*.
- No food or drink will be sold or stored on the property.

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified.
Engineering	N/A
Environmental Health	N/A
Fire Prevention	As the proposed floor plan differs from the last permitted floor plan the addition of walls, doors, door releases and fire alarm changes will be addressed under a building permit.
Public Works	N/A
Police	N/A

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, is so designed, located, and proposed to be operated that the public health,

safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

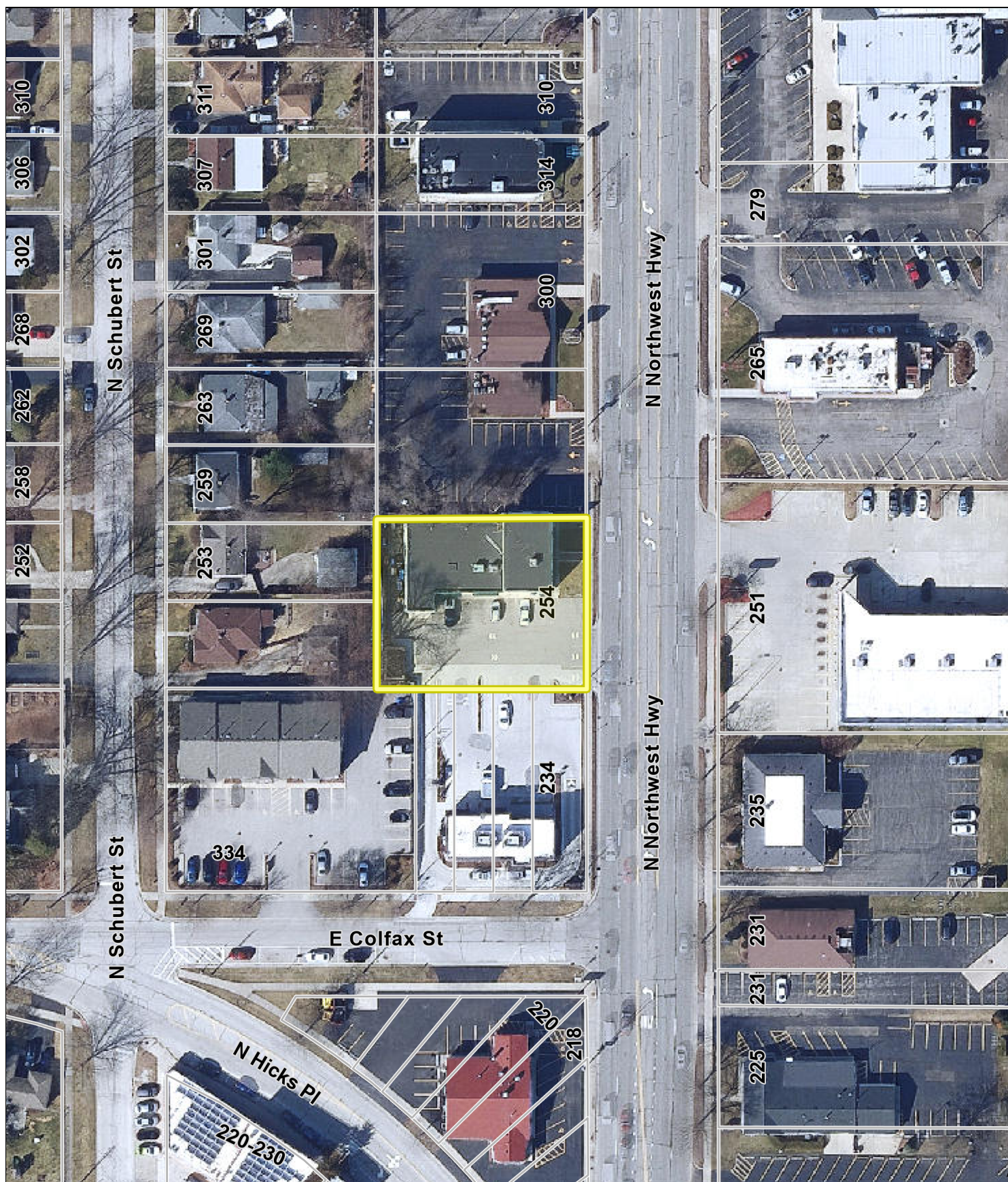
STAFF RECOMMENDATION:

Panic Escape Room would occupy a vacant tenant space in an existing building with one tenant. The previous tenant at this location was also an escape room business, and had built out the space in a way that fits the current Petitioner's needs. Additionally, Staff has no parking concerns as there is an existing parking Variation in place, along with a shared parking and cross access agreement between the Subject Property and the adjacent Starbucks. Ultimately, the proposed use should not cause any injury to the value of the surrounding neighborhood. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the Floor Plan and Business Plan submitted by the Petitioner, Ernesto Ayala, except as such plans may be changed to conform to Village Codes and Ordinances.
2. All interior locks for games rooms shall be tied to the fire alarm for automatic release upon activation of the fire alarm.
3. The final emergency/exit lighting and fire alarm plan shall be submitted in a manner acceptable to the Fire Marshal.

ATTACHMENTS:

- Aerial Map
- Application
- Plat of Survey
- Floor Plan
- Business Plan
- Public Notice



0 100 200
ft

Print Date: 1/31/2023

Notes

Cook County Aerial 2020

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



SPECIAL USE APPLICATION

Department of Planning & Zoning

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

Petitioner Name

Ernesto Ayala

Business Name (if applicable)

Per Games LLC DBA Panic Escape
 Room Games

Subject Property Address

254 N. Northwest Highway

Please provide a description of your proposed request:

Looking for a Special Use Permit to open and operate the same business that was in the same space for 5 years prior. Originally known as "Escapeocity Escape Room" we are looking to reopen same business as "Panic Escape Room Games"

Escape Room Games & Team Building

Petitioner Justification

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

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

Escape rooms can boost skills in communication, project management, problem solving, and dealing with complex challenges. They are also commonly used to strengthen relationships within a team. And excellent alternative for recreation amusement and team building.

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

Escape Rooms are limited in size for participants, and done by appointment only, group sizes can range from 2- 6 at a time and total time limit of 1 hour. We do not serve or offer food or beverage, this experience is solely for the experience and service provided for either team building or entertainment purposes.

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

Escape Rooms are set in standard office spaces, with a theme and objective to solve within the 60 min time period. The experiences are booked online or by phone as appointments only. This is also why this type of business works best in office or medical building due to the size and appointment based business model.

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

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

a. Will meet the following aesthetic criteria:

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

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

N/A

N. = North	Rec. = record
S. = South	Meas. = measured
E. = East	Doc. = Document
W. = West	SQ.FT. = square feet
N.E. = Northeast	R.O.W. = Right of Way
S.E. = Southeast	
S.W. = Southwest	
N.W. = Northwest	



R.E. DECKER
(1933-1999)

R.G. PAVLETIC
P.L.S. 035-3261

Survey

R. E. DECKER, P.C.

LAND SURVEYORS

114 E. COOK AVE., LIBERTYVILLE, ILLINOIS 60048

847-362-0091 FAX 847-362-0119 mail@deckersurvey.com

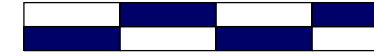
PARCEL 1: The South 1 foot of Lot 13 and all of Lots 14 and 15 in Block 1 in Johnson and Webers Palatine Ridge in the East half of the Southwest Quarter of Section 14, in Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2: The North half of that part of the Alley lying East of the West line of Lot 15 extended South and West of the East line of Lot 15 extended South, all in Block 1 in Johnson and Webers Palatine Ridge in the East half of the Southwest Quarter of Section 14, in Township 42 North, Range 10 East of the Third Principal Meridian, as vacated by Ordinance recorded December 22, 1986 as document 86-611149, in Cook County, Illinois.

Commonly known as: 254 NORTHWEST HIGHWAY, PALATINE, ILLINOIS.



The Meridian is assumed to reflect the record Subdivision or Deed, except when not.



Scale, 1" = 20 ft



Attachment: February 14, 2023 ZBA Materials (254 N. Northwest Highway - SU Escape Room)

Legend

- Proposed Contour
- Existing Contour
- Proposed Elevation
- Existing Elevation
- Existing Deciduous Tree with Trunk Diameter
- Existing Conifer with Trunk Diameter
- Remove Tree
- Wood Utility Pole
- Overhead Utility line
- downspout with splash downspout connected
- Communications
- Electric
- Gas
- Sanitary
- Storm
- Water
- Utility markers and lines shown in corresponding colors
- Underground Utility Marker

STATE OF ILLINOIS }
COUNTY OF LAKE } ss

TO: CHICAGO TITLE INSURANCE COMPANY FILE NO. 40008364 dated 10-31-2013
TO: DAL PROPERTIES MANAGEMENT, INC.
TO: FIRST MERIT BANK, N.A.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1.4.7a and 8 of Table A thereof.

By: _____
Professional Land Surveyor

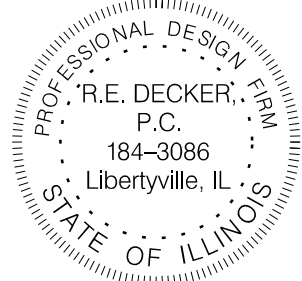
ORDER NO. 13-899

ORDERED BY MICHELL ISEBERG, ATTY.

FIELD WORK COMPLETED: *NOVEMBER 21, 2013*

REVISIONS: December 3, 2013 for Parcel 2

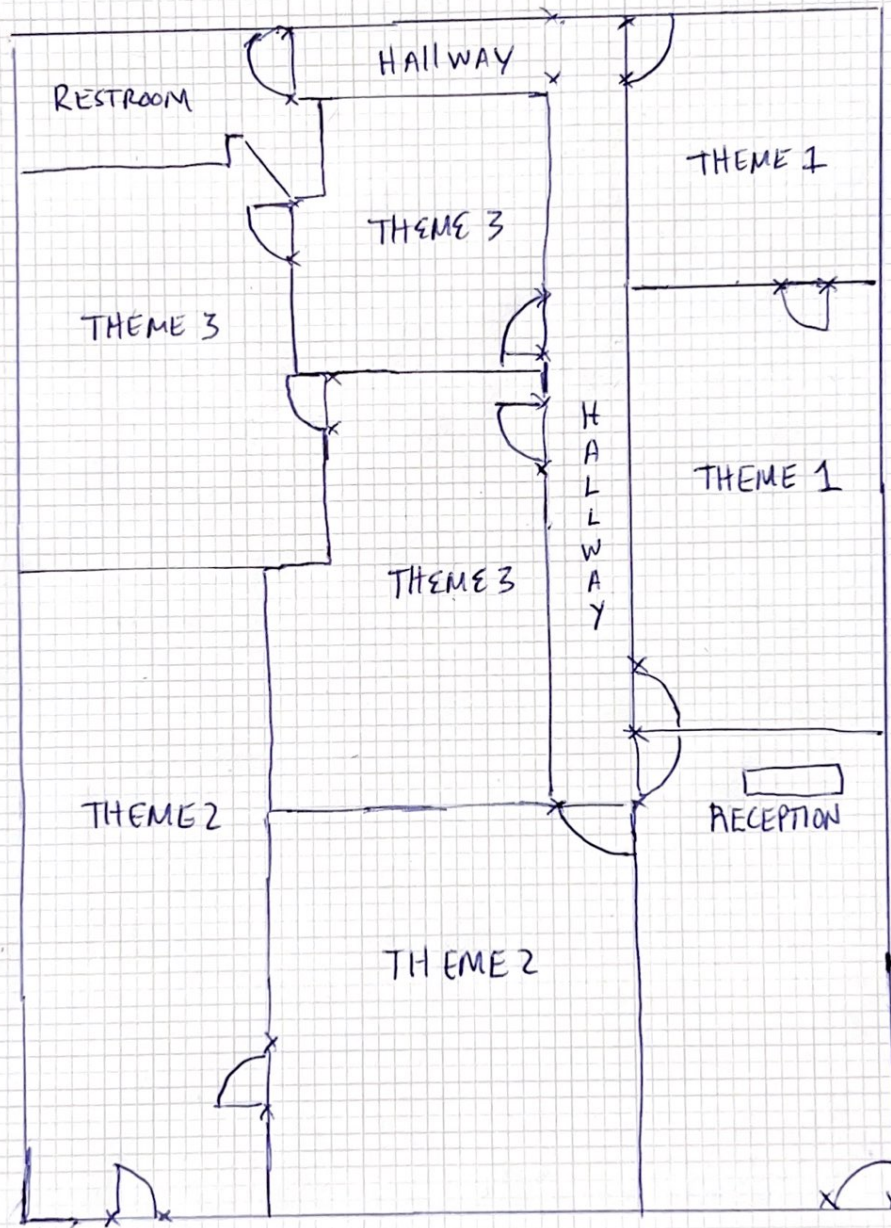
WITHOUT A RAISED SEAL
PLAT IS NOT VALID



This Professional service conforms to the current Illinois minimum standards for a "Boundary Survey."

Compare the Description on this Plat with your Deed and Title; also compare all stakes to this Plat before building by them, and report any differences at once.
Dimensions are shown in feet and decimal parts thereof.

FLOOR PLAN
PANIC ESCAPE ROOM
PALATINE IL



print-graph-paper.com

Alex Bradshaw

Subject: FW: 254 N. Northwest Hwy - Special Use to permit an Escape Room Business
Attachments: Escapeocity Floor Plan.jpg; PANIC ESCAPE ROOM (1).pdf

From: Ernesto Ayala <ernesto@panicescaperoom.com>
Sent: Tuesday, January 17, 2023 12:54 PM
To: Alex Bradshaw <ABradshaw@palatine.il.us>
Subject: Re: 254 N. Northwest Hwy - Special Use to permit an Escape Room Business

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

Good Afternoon, Alex

Attached is the previous floor plan by previous occupant "Escapeocity" as well as our floor plan for "panic escape room" you will see there are no major changes or construction being done, just a fresh coat of paint and some furniture and new puzzles and riddles to solve.

I also wrote down the information on the business plan in this email as well, I thought I had filled this out on the questioner in the portal but here it is if you still need it.

Please let me know if there is anything else you need from me.

Business Plan

Hours of Operation :

Sunday-Thursday 3:30pm-10:30pm

Friday-Saturday 12 Noon - 11:30pm

Number of employees: 3

Products sold: None

Services provided:

Team building/Escape Room Experiences

This is an appointment-based business, all bookings are made online or via phone call.

All experiences are 1hr long

Participants/Appointments occupancy 2-8 people during one appointment/experience

Attachment: February 14, 2023 ZBA Materials (254 N. Northwest Highway - SU Escape Room)

Thanks,
Ernesto

Regards,
Ernesto Ayala
Founder/CEO

Panic Escape Room - South Elgin-Hoffman Estates-Addison IL

Direct: 630-489-8871 | Office: 224-268-3947

www.PanicEscapeRoom.com

From: Alex Bradshaw <ABradshaw@palatine.il.us>
Sent: Tuesday, January 17, 2023 11:19 AM
To: Ernesto Ayala <ernesto@panicescaperoom.com>
Subject: 254 N. Northwest Hwy - Special Use to permit an Escape Room Business

Hi Ernesto –

I hope all is well. I was able to review your submittal through our online portal, and it appears that there are a couple things that still need to be submitted prior to moving forward to the internal Staff review. Please include (1) a proposed **floor plan** for the entire space and (2) a **business plan** including hours of operation, number of employees, overview of products/services sold, and any other information pertinent to the operation of the business.

These two additional documents can be submitted through the online CSS portal, or feel free to send them to me and I will get them uploaded to your case.

Contact me with questions.

Thank you,

Alex Bradshaw | Planner
 Planning & Zoning Department
 200 E. Wood Street | Palatine, IL 60067
 T: 847-359-9056 | abradshaw@palatine.il.us

Attachment: February 14, 2023 ZBA Materials (254 N. Northwest Highway - SU Escape Room)

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

Special Use for a Unique Use to permit a live room escape adventure.

The property is commonly known as 254 N. Northwest Highway #100.

The Petitioner is proposing to open a live room escape adventure business, Panic Escape Room.

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

FILE #: SU-0000011-2023

VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals

DATED: This 30th day of January, 2023
Published in Daily Herald
January 30, 2023 (4594634)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs **Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of: Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Deer Park, Des Plaines, Elk Grove, Franklin Park, Glenview, Hanover Park, Hoffman Estates, Inverness, Melrose Park, Morton Grove, Mt Prospect, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Rolling Meadows, Rosemont, Schaumburg, Schiller Park, South Barrington, Streamwood, Wheeling, Wilmette

County(ies) of Cook

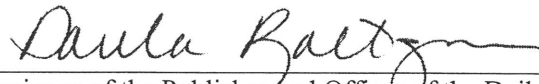
and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is in general circulation throughout said Village(s), County(ies) and State.

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 01/30/2023 in said Northwest Suburbs 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



Designee of the Publisher and Officer of the Daily Herald

Control # 4594634

Attachment: February 14, 2023 ZBA Materials (254 N. Northwest Highway - SU Escape Room)

Consider a Motion to Approve a Waiver of the Village's Sound Amplification Ordinance for a St. Paddy's Party at 180 N. Smith Street on Saturday, March 17, 2023

BACKGROUND:

The Petitioners, Durty Nellies, wish to host a St. Patrick's Day event, in their parking lot, on Friday, March 17, 2023.

KEY ISSUES:

- *Durty Nellies (located at 180 N. Smith Street) previously received approval for a tent event and sound waiver for Saturday, March 11, 2023. They now are requesting approval to leave the tent up for a week and again have live music on Friday, March 17, 2023. The music will occur from Noon to 10:00 PM, with the tent remaining open until Midnight. Therefore, they are requesting a waiver of the Village's Sound Amplification Ordinance from Noon to 10:00 PM on March 17, 2023.*

ALTERNATIVES:

1. Approve a waiver of the Village's Sound Amplification Ordinance for March 17, 2023.
2. Refer back to Staff with comments.

RECOMMENDATION:

Action is at the discretion of the Committee.

ACTION REQUIRED:

Motion to approve a waiver of the Village's Sound Amplification Ordinance for a St. Paddy's Party at 180 N. Smith Street on Saturday, March 17, 2023.

ATTACHMENTS:

- Durty Nellies Letters

Susan Storelli

From: James Dolezal <james@durtynellies.com>
Sent: Saturday, February 25, 2023 3:05 PM
To: Susan Storelli
Subject: Nellies- 3/17/2023

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

Hello Susan,

Just following up with per our conversation with Mike Jacobs.

Looking to for a sound waiver extension for 3/17/2023

same details as the 3/11/2023

looking to keep the tent up for the week from 3/11/2023 through 3/17/2023, the tent will be used only for the 3/11 and 3/17 but it would be easier to just keep it up instead of breaking down and setting it up again

date 3/17/2023

time 12 pm to 10 pm acoustic Irish music (sound waiver needed)

ty
any questions or if you need more details please let me know and call or email me

cell 847-341-9150

Attachment: Durty Nellies Letters (Durty Nellie's St. Patrick's Day Sound Waiver March 17, 2023)

Susan Storelli

From: James Dolezal <james@durtyneillies.com>
Sent: Tuesday, February 28, 2023 11:08 AM
To: Susan Storelli
Subject: Fwd: Tent in Parking Lot

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

Susan is this email sufficient enough or does the letter have to be more formal

Ty

Get [Outlook for iOS](#)

From: Garnet Pentz <gpentz@hpre.com>
Sent: Tuesday, February 28, 2023 10:58:03 AM
To: James Dolezal <james@durtyneillies.com>
Subject: Tent in Parking Lot

Hi Jim,

Sure, it is fine to have a tent set up in the parking lot from 3/11/23 – 3/18/23.

Thanks.

Garnet

Garnet Pentz

Asset Manager

Hamilton Partners, Inc. | 85 West Algonquin Road – Suite 210 | Arlington Hts., IL 60005
 O – 847-427-9870 | F – 630-931-3233 | www.hamiltonpartners.com

Attachment: Durty Nellies Letters (Durty Nellie's St. Patrick's Day Sound Waiver March 17, 2023)

Consider a Motion Authorizing the Village Manager to Approve Reimbursements to the Palatine Park District for Contractual Grass Mowing Services

BACKGROUND:

Over the years, the Village has identified 61 locations (approximately 52 acres) where regular grass mowing is required. Many of these locations are within residential neighborhoods or along major thoroughfares serving Palatine. The Village worked with the Palatine Park District in 2022 to coordinate a joint-bid for contractual mowing services. The Park District awarded the contract to Gilio Landscape Contractors of Arlington Heights, Illinois, with renewal options for up to two additional one-year periods. The Village Manager was given the ability to approve reimbursements to the Park District for the Village's areas.

KEY ISSUES:

- Gilio Landscape Contractors has agreed to an extension for the 2023 season with a 3% increase in rates.
- The 2022 season was the first year of the contract. This would be the first one-year renewal period.
- In past years, the effort made by Gilio Landscape Contractors was outstanding, in that few, if any, real complaints were received from the public.
- The estimated cost for this program is \$62,129.20 to \$68,710.90.

ALTERNATIVES:

1. Authorize the Village Manager to approve reimbursements to the Palatine Park District for Contractual Grass Mowing Services.
2. Refer back to Staff with comments.

RECOMMENDATION:

Staff recommends authorizing the Village Manager to approve reimbursements to the Palatine Park District for Contractual Grass Mowing Services for the 2023 mowing season.

BUDGET IMPACT:

Funds in the amount needed to accommodate the estimated cost have been appropriated in the Public Works Operating Budget to accommodate these services.

ACTION REQUIRED:

Motion to authorize the Village Manager to approve reimbursements to the Palatine Park District for Contractual Grass Mowing Services for the 2023 mowing season.

ATTACHMENTS:

- Gilio Contract Renewal Letter



February 16, 2023

Gilio Landscape Contractors
3186 N. Kennicott Ave.
Arlington Heights, IL 60004

Re: Mowing Services

Dear Gerald Gilio:

This letter is to inform you that it is the intention of the Palatine Park District to extend our current contract for Mowing Services through 2023. This contract extension is in accordance with the conditions set forth as the Renewal Terms in the bid specification for 2022 Mowing Services and will be for the SECOND Term commencing March 1, 2023 and expiring December 31, 2023.

Your proposal under Alternate A: Optional Renewal Terms for the Second Term is:

Item 1 (Parks)	3% (Three percent)
Item 2 (Schools/Church)	3% (Three percent)
Item 3 (Trails bi-weekly)	3% (Three percent)
Item 4 (Village of Palatine)	3% (Three percent)
Item 5 (VOP one time mow)	0% (zero percent)

2023 Totals:

Item 1 (Parks)	\$54,320.00	X 3% (\$1,629.60)	= \$55,946.60
Item 2 (Schools/Church)	\$40,740.00	X 3% (\$1,222.20)	= \$41,962.20
Item 3 (Trails bi-weekly)	\$10,360.00	X 3% (\$310.00)	= \$10,670.80
Item 4 (Village of Palatine)	\$59,640.00	X 3% (\$1,789.20)	= \$61,429.20
Item 5 (VOP one time mow)	<u>\$ 700.00</u>	X 0% (\$ 0.00)	= <u>\$ 700.00</u>
	\$166,460.00		\$170,711.80

Your base bid proposal in 2022 totaled \$166,460.00. The total for the Second Term will be \$170,711.80 with a per item cost as indicated in Attachment A.

If you have any questions regarding this contract extension, please contact me at 847-705-5131 or by email at jholder@palatineparks.org.

Sincerely,

Jim Holder
Superintendent of Parks and Planning

Consider a Motion to Approve the 2023 Summer Farmers' Market and 2023-2024 Winter Farmers' Market

BACKGROUND:

Since 2001, the Farmers' Market has operated in the Train Station parking lot every Saturday, May through October. In addition to fresh produce and food products, the Market employs ten residents and encourages participation by civic groups and local musicians.

KEY ISSUES:

- The Palatine Farmers' Market requests approval for the 2023 Summer Market dates every Saturday (May 6 - October 28) from 7 AM to 1 PM in the Palatine Train Station Parking Lot (B). The Market's layout will be consistent with last year's. The Market includes over 30 vendors with increased organic products, a wider variety of local products, a knife sharpener, and University of Illinois Master Gardeners for yard and garden solutions.
- The Farmers' Market requests approval of the following 2023-2024 Winter Market dates: November 4 and 18, December 2 and 16 of 2023 and January 6 and 20, February 3 and 17, March 2 and 16, April 6 and 20 of 2024. The Winter Market, held from 10 AM to noon, will include two vendors in Parking Lot B and 10-12 vendors inside the Train Station. Katich Breads will be allowed in the lot to deliver customer pre-orders every Saturday for one hour from 10 -11 AM.
- The Farmers' Market is also seeking approval to place five (real estate size) signs at key intersections on Saturdays between 6 AM and 2 PM.
- To ensure that the Village collects all Sales and Food and Beverage Tax, vendors will be provided with all applicable State and Village forms for remittance.
- The Farmers' Market will follow any applicable Covid-19 or other health guidelines that are in place during the requested 2023 Summer and 2023-2024 Winter Market dates.

ALTERNATIVES:

1. Approve the proposed 2023 Summer Farmers' Market and 2023-2024 Winter Market dates.
2. Refer back to Staff with comments.

RECOMMENDATION:

Staff recommends approval.

ACTION REQUIRED:

Motion to approve the proposed 2023 Summer Farmers' Market and 2023-2024 Winter Market dates.

ATTACHMENTS:

- Farmers Mkt. Request, Maps



Village Manager Reid Ottesen and Village Council
200 East Wood Street
Palatine, IL 60067

February 11, 2023

Village Manager, Council and Staff:

Established in 1991, to attract customers to downtown Palatine, the Palatine Farmers' Market has become a part of the Palatine culture. Since 2001, the Farmers' Market has operated in the Train Station parking lot (B) every Saturday, May through October. In addition to fresh produce and food products, the Market employs 10 local residents and musicians and invites participation by civic groups. Our specific requests for Council approval include:

- **Summer Market:** every Saturday, May 6th through October 28th, 2023 from 7 AM to 1 PM, in the Train Station Parking Lot (B). We appreciate the current signage and ask that owners of cars parked in the Market area at 5 AM be contacted or towed. Since 2001, the Police have been excellent insuring that parked vehicles are removed from the Market area.
- For many years, the Market area included the 4 handicapped spaces on the northwest end of the lot. The Market has grown to over 30 vendors with increased organic products, and a wider variety of exceptional local products, a skilled knife sharpener and U of I Master Gardeners for yard and garden problem-solving thus increasing the need for additional space. (Map attached)

Specific 2023 dates are: May 6, 13, 20, 27, June 3, 10, 17, 24, July 1, 8, 15, 22, 29, August 5, 12, 19, 26, September 2, 9, 16, 23, 30, October 7, 14, 21, 28.

- **Winter Farmers' Market:** Based on the success of the 2021-22 Winter Drive-Thru/Walk-Up Markets on the 1st & 3rd Saturdays each month, the Farmers' Market Committee requests approval of the 2023-2024 Winter Drive-Thru Market from 10 AM to 12 PM. Since conceiving of the Drive-Thru format, to address COVID concerns in 2021, Public Works and Harvard employee Rigo have been instrumental in safely channeling traffic for contact-free drive-thru transactions and walk-up customers. As granted for the past few years, we ask that one vendor, Katich Breads, be allowed in the lot to deliver customer pre-orders every Saturday for one hour from 10-11:00.

Specific 2023-24 Dates: November 4 and 18, December 2 and 16 of 2023, and January 6 and 20, February 3 and 17, March 2 and 16, April 6 and 20, for 2024, located in Parking Lot B. Hours: 10 a.m. to noon. (Map attached)

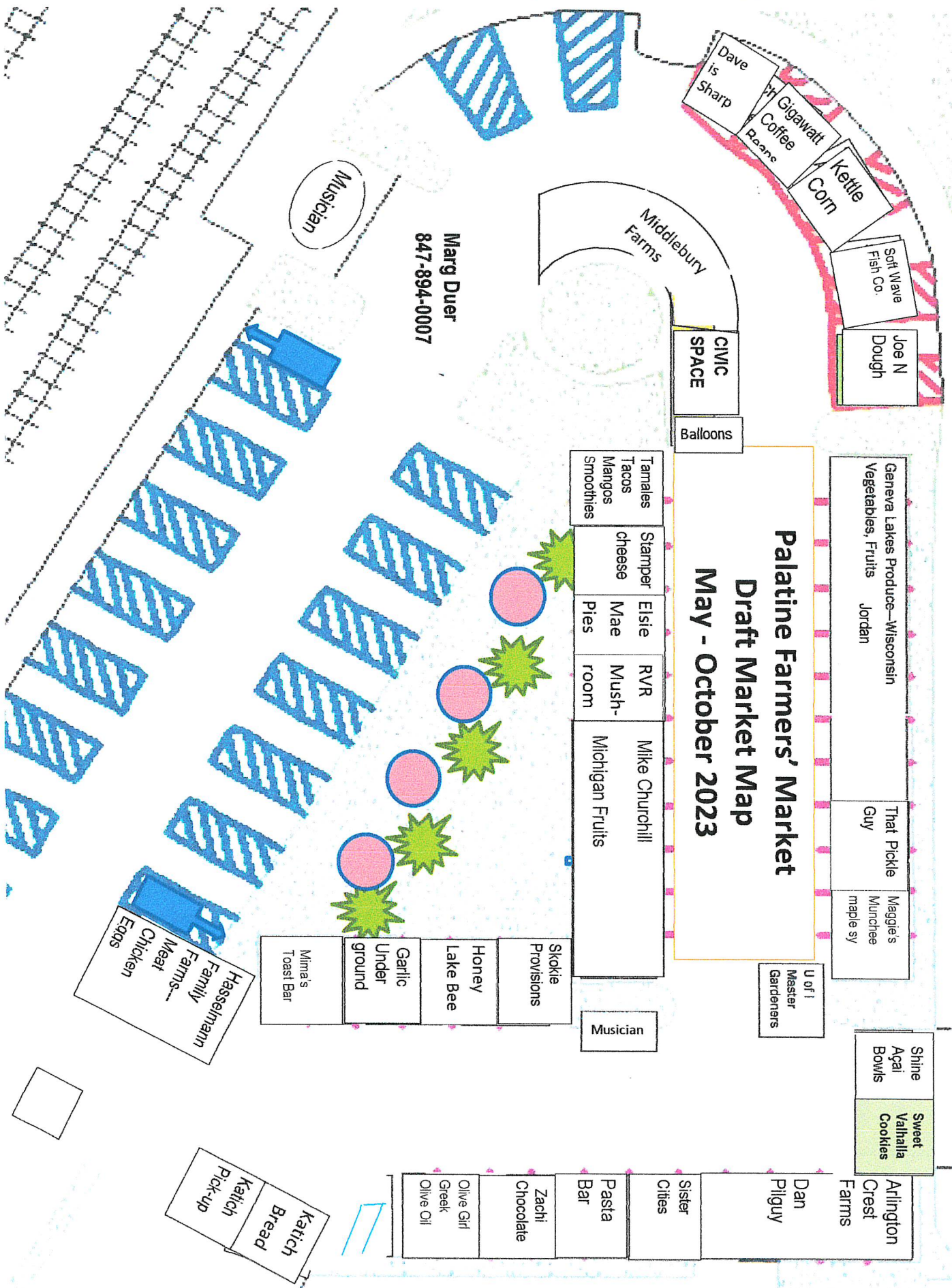
- **Publicity:** The Farmers' Market seeks approval to place 5 (real estate size) signs at key intersections on Saturdays between 6 a.m. and 2 p.m.

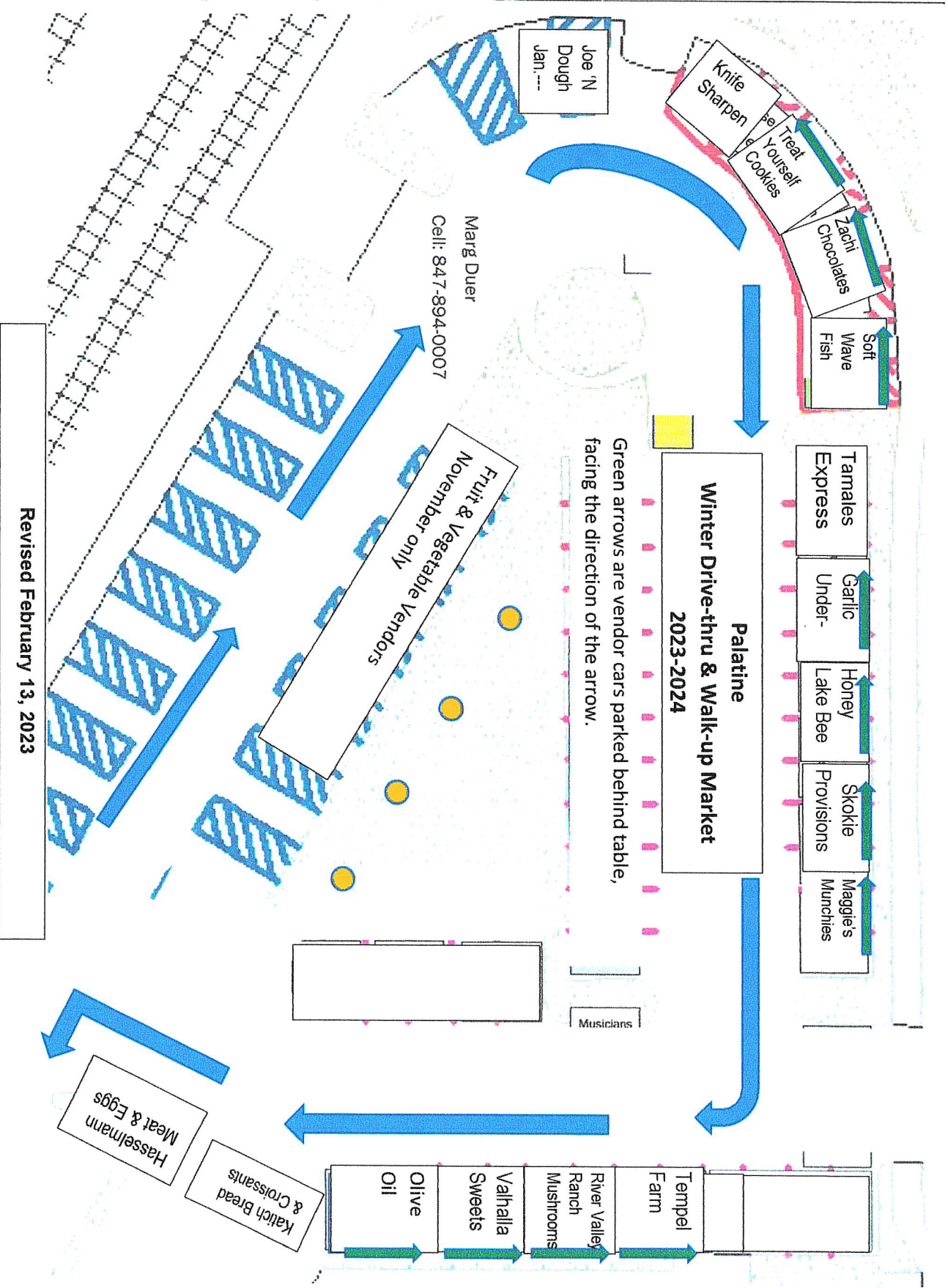
Sincerely,

Marg Duer and the Market Committee

Pierre Jabeneau, Shar Jaegers, Nghi Pappas, Jim Parker, Maureen & Jeff Pasqualucci, Med Yaghmour

Attachment: Farmers Mkt. Request, Maps (2023 Farmers' Market and 2023-2024 Winter Market)





Revised February 13, 2023

Consider a Motion to Extend the Contract for the 2023 Sidewalk Saw Cutting Program

BACKGROUND:

In 2022, the Municipal Partnering Initiative (MPI) solicited bids for sidewalk saw cutting services for 2022. MPI is a group of local municipalities that have coordinated similar projects to benefit from bulk purchasing, the sharing of best practices, and the sharing of workloads. The contract was awarded to Hard Rock Concrete Cutters, Incorporated of Wheeling, Illinois. A renewal option is available for up to three additional one-year periods.

The area targeted for sidewalk improvements in 2023 is roughly from Baldwin Road and Palatine Road south to Northwest Highway and from Hicks Road east to Wilke Road.

KEY ISSUES:

- Hard Rock Concrete has agreed to an extension for 2023 with a 2% increase in unit prices. In 2022, one cut was \$39.75 per sidewalk square. The increase would adjust the price to \$40.55 per sidewalk square.
- 2022 was the first term of the contract. This would be the first renewal for 2023.
- Based upon anticipated maintenance needs in the 2023 maintenance area and the unit cost per sidewalk square which would qualify for cutting (instead of replacement), an estimated \$72,000 in sidewalk cuts are anticipated.
- Work performed by Hard Rock Concrete Cutters during 2022 was satisfactory.

ALTERNATIVES:

1. Extend the contract with Hard Rock Concrete Cutters through 2023 for the Sidewalk Saw Cutting Program.
2. Refer back to Staff with comments.

RECOMMENDATION:

Staff recommends that the contract with Hard Rock Concrete Cutters be extended through 2023 for the Sidewalk Saw Cutting Program in an amount not-to-exceed \$72,000.

BUDGET IMPACT:

Funds have been appropriated in the 2023 Capital Improvement Program to accommodate this work.

ACTION REQUIRED:

Motion to extend the contract with Hard Rock Concrete Cutters, Incorporated of Wheeling, Illinois through 2023 for the Sidewalk Saw Cutting Program in an amount not-to-exceed \$72,000.

ATTACHMENTS:

- Hard Rock Concrete Renewal Letter



Palatine Public Works
148 W. Illinois Ave.
Palatine, IL 60067

To whom it may concern,

Hard Rock has appreciated working with the Village of Palatine. We have worked with the public works department since 2021 assisting with the Village to reduce their trip hazards and decreasing their liability. This work provides safer sidewalks for all who visit Palatine, especially its citizens, one of them being myself. Hard Rock looks forward to continuing this positive working relationship through the 2023 year.

Hard Rock Concrete Cutters Inc. only requests a 2% increase on the per cut unit price of \$39.75 for this year's work on the 2023 Sidewalk Saw Cutting Program. This will bring the unit cost per cut to \$40.55. This increase is less than the inflation rate than we are currently experiencing.

Thank you for this consideration,

A handwritten signature in black ink that reads "Lisa Crilly". The signature is written in a cursive, flowing style.

Lisa Crilly
Vice President
Hard Rock Concrete Cutters, Inc.

Attachment: Hard Rock Concrete Renewal Letter (2023 Sidewalk Saw Cutting Program)

Consider a Motion to Approve 2023 Warrant #5

8.1

Village of Palatine Warrant approval

Village Clerk

Mayor

Warrant # 5 having been approved by the Village Council on 03/06/2023 authorizes the Treasurer to deposit funds from the accounts indicated below:

		Check/ACH Disbursements	Electronic (EFT/W-T) Disbursements	Manual Checks	UB Refunds Processed	Fund Expense
General Fund	100	91,627.32	3,493.00	-	-	95,120.32
State Equitable Sharing Fund	222	6,360.00	-	-	-	6,360.00
Capital Equipment Fund	401	3,207.80	-	-	-	3,207.80
Water Fund	605	8,739.93	-	-	-	8,739.93
Sewer Fund	610	2,490.03	-	-	-	2,490.03
Refuse Fund	615	-	-	-	-	-
Parking Fund	620	12,204.89	-	-	-	12,204.89
Liability Insurance Fund	702	2,598.79	-	-	-	2,598.79
Fleet Services Fund	710	12,108.56	-	-	-	12,108.56
Total Report		139,337.32	3,493.00	-	-	142,830.32

ATTACHMENTS:

- Warrant #5



Warrant #5

8.1.a

Invoice Due Date Range 02/01/23 - 03/21/23
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 4040 - 1st Ayd Corporation									
PSI590067	Parts - STOCK	Open		02/01/2023	03/03/2023	02/28/2023			100.08
Vendor 4040 - 1st Ayd Corporation Totals							Invoices	1	\$100.08
Vendor 1450 - A-Express Towing									
21356	Towing - T-424	Open		02/19/2023	03/21/2023	02/28/2023			297.00
Vendor 1450 - A-Express Towing Totals							Invoices	1	\$297.00
Vendor 1553 - Acme Truck & Brake Supply									
01_310109	Parts - STOCK	Open		02/09/2023	03/11/2023	02/28/2023			43.83
Vendor 1553 - Acme Truck & Brake Supply Totals							Invoices	1	\$43.83
Vendor 4853 - Advance Auto Parts									
2376-1134409	Parts - STOCK	Open		01/17/2023	02/16/2023	02/28/2023			7.21
2376-1134453	Parts - T-409	Open		01/17/2023	02/16/2023	02/28/2023			11.73
2376-1134524	Credit Memo	Open		01/17/2023	02/16/2023	02/28/2023			(7.21)
2376-1135784	Credit Memo	Open		01/23/2023	03/09/2023	02/28/2023			(11.73)
2376-1138119	Parts - G014	Open		02/02/2023	03/04/2023	02/28/2023			11.60
2376-1139192	Parts-Stock	Open		02/07/2023	03/09/2023	02/10/2023			31.31
2376-1139229	Parts - STOCK	Open		02/07/2023	03/09/2023	02/28/2023			90.12
2376-1139608	Parts - STOCK	Open		02/09/2023	03/11/2023	02/28/2023			79.42
2376-1139685	Parts - E-626	Open		02/09/2023	03/11/2023	02/28/2023			25.89
2376-1139949	Parts - STOCK	Open		02/10/2023	03/12/2023	02/28/2023			65.08
2376-1141368	Parts - STOCK	Open		02/17/2023	03/19/2023	02/28/2023			32.37
Vendor 4853 - Advance Auto Parts Totals							Invoices	11	\$335.79
Vendor 1437 - Ahlgrim Family Funeral Services									
2023-00000157	Body Transfer to Funeral Home (23-003441)	Open		02/07/2023	03/07/2023	02/27/2023			575.00
Vendor 1437 - Ahlgrim Family Funeral Services Totals							Invoices	1	\$575.00
Vendor 3060 - Allegra Print & Imaging									
100245	PPD Window Envelopes	Open		02/10/2023	03/10/2023	02/27/2023			695.55
100385	Business Cards	Open		02/20/2023	03/19/2023	02/23/2023			53.41
Vendor 3060 - Allegra Print & Imaging Totals							Invoices	2	\$748.96
Vendor 2491 - Anderson Pest Solutions									
31391042	Pest Control Services February 2023-CSF	Open		02/07/2023	03/08/2023	02/08/2023			85.26
Vendor 2491 - Anderson Pest Solutions Totals							Invoices	1	\$85.26
Vendor 1730 - Andres Medical Billing									
022023PLIL	BILLING CHARGES - JANUARY	Open		01/31/2023	03/12/2023	02/10/2023			6,051.88
Vendor 1730 - Andres Medical Billing Totals							Invoices	1	\$6,051.88



Warrant #5

8.1.a

Invoice Due Date Range 02/01/23 - 03/21/23
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 5021 - Arlington Heights Ford LLC									
83008H	Parts-T-494	Open		02/06/2023	03/08/2023	02/10/2023			19.52
82966H	Parts-T-493	Open		02/07/2023	03/09/2023	02/10/2023			63.13
149525	Repairs & Maintenance - T-465	Open		02/16/2023	03/18/2023	02/28/2023			100.00
84148H	Parts - T-460	Open		02/17/2023	03/19/2023	02/28/2023			8.24
Vendor 5021 - Arlington Heights Ford LLC Totals						Invoices	4		\$190.89
Vendor 1443 - Arlington Power Equipment									
145590	Hard Hat For Joe Brand	Open		02/13/2023	03/15/2023	02/08/2023			124.95
Vendor 1443 - Arlington Power Equipment Totals						Invoices	1		\$124.95
Vendor 4455 - AutoZone Stores LLC									
2567618805	Parts - STOCK	Open		02/17/2023	03/19/2023	02/28/2023			17.58
Vendor 4455 - AutoZone Stores LLC Totals						Invoices	1		\$17.58
Vendor 1235 - Bonnell Industries Inc									
0208932-IN	Parts - STOCK	Open		02/07/2023	03/09/2023	02/28/2023			201.72
0209014-IN	Parts - T-469	Open		02/09/2023	03/10/2023	03/01/2023			100.69
Vendor 1235 - Bonnell Industries Inc Totals						Invoices	2		\$302.41
Vendor 5218 - Casey Automotive									
30541820	Repairs & Maintenance - C-371	Open		02/08/2023	03/10/2023	02/28/2023			193.82
30542053	Repairs & Maintenance - C-367	Open		02/16/2023	03/18/2023	02/28/2023			51.95
30542060	Repairs & Maintenance - C-304	Open		02/16/2023	03/18/2023	02/28/2023			270.40
Vendor 5218 - Casey Automotive Totals						Invoices	3		\$516.17
Vendor 1319 - Casey Equipment Company									
P07388	Parts - E-220	Open		01/13/2023	02/12/2023	02/28/2023			635.75
Vendor 1319 - Casey Equipment Company Totals						Invoices	1		\$635.75
Vendor 5195 - Castle Chevrolet North LLC									
231274	Repairs-T-393	Open		02/07/2023	03/09/2023	02/10/2023			79.90
Vendor 5195 - Castle Chevrolet North LLC Totals						Invoices	1		\$79.90
Vendor 2453 - CDS Office Technologies									
INV1504631	Firewall Maintenance	Open		01/03/2023	02/02/2023	02/16/2023			3,915.00
Vendor 2453 - CDS Office Technologies Totals						Invoices	1		\$3,915.00
Vendor 3050 - Cintas #22									
41446209822	Uniform Cleaning	Open		02/10/2023	03/12/2023	02/14/2023			135.20
4146925516	Uniform Cleaning	Open		02/16/2023	03/18/2023	02/24/2023			156.86

Attachment: Warrant #5 (Warrant 2023 # 5)



Warrant #5

8.1.a

Invoice Due Date Range 02/01/23 - 03/21/23
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
			Vendor	3050 - Cintas #22 Totals		Invoices	2		\$292.06
Vendor 1874 - Civiltech Engineering, Inc.									
52214	Smith Street and Dundee Road Pedestrian Bridge Inspections	Open		02/06/2023	03/08/2023	12/31/2022			260.00
			Vendor	1874 - Civiltech Engineering, Inc. Totals		Invoices	1		\$260.00
Vendor 4694 - CMS Communications Inc									
2300701-IN	Call Recording Software Maint. Agreement	Open		02/03/2023	03/03/2023	02/21/2023			1,210.00
2300756-IN	Phone Replacements and Wall Plates	Open		02/06/2023	03/06/2023	02/21/2023			308.00
			Vendor	4694 - CMS Communications Inc Totals		Invoices	2		\$1,518.00
Vendor 2980 - Commonwealth Edison									
8648014008 1/23	Electricity -135 W. Michigan Ave Heat Meter	Open		01/19/2023	03/21/2023	02/08/2023			605.25
			Vendor	2980 - Commonwealth Edison Totals		Invoices	1		\$605.25
Vendor 2605 - Contech-MSI Co									
188833	Fire Alarm System Heat Detector Repair-148 W. Illinois Ave	Open		02/16/2023	03/18/2023	02/28/2023			2,325.00
			Vendor	2605 - Contech-MSI Co Totals		Invoices	1		\$2,325.00
Vendor 2773 - Core & Main LP									
S379036	Clamps	Open		02/17/2023	03/19/2023	02/28/2023			3,589.04
			Vendor	2773 - Core & Main LP Totals		Invoices	1		\$3,589.04
Vendor 1460 - Critical Reach									
2766	2023 - APBnet Annual Service Fee	Open		01/01/2023	02/01/2023	02/27/2023			825.00
			Vendor	1460 - Critical Reach Totals		Invoices	1		\$825.00
Vendor 1929 - Delta Sonic Car Wash Systems									
INV-0000083	Interior Detail - T-487	Open		01/06/2023	02/05/2023	02/28/2023			135.00
			Vendor	1929 - Delta Sonic Car Wash Systems Totals		Invoices	1		\$135.00
Vendor 2665 - Fleet Safety Supply									
80460	Parts - T-413	Open		02/14/2023	03/16/2023	02/28/2023			555.31
80466	Parts - T-518 & STOCK	Open		02/14/2023	03/16/2023	02/28/2023			173.78
			Vendor	2665 - Fleet Safety Supply Totals		Invoices	2		\$729.09
Vendor 2195 - FMP									
50-4336559	Parts - STOCK	Open		02/06/2023	03/08/2023	02/02/2023			104.70
162-136175	Parts - Stock	Open		02/13/2023	03/15/2023	02/28/2023			60.60

Attachment: Warrant #5 (Warrant 2023 # 5)



Warrant #5

8.1.a

Invoice Due Date Range 02/01/23 - 03/21/23
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
50-4349729	Parts - Stock	Open		02/13/2023	03/15/2023	02/28/2023			287.98
162-136234	Parts - PT-213	Open		02/14/2023	03/16/2023	02/28/2023			134.91
50-4355701	Credit Memo	Open		02/16/2023	03/16/2023	02/28/2023			(48.00)
Vendor 2195 - FMP Totals				Invoices			5		\$540.19
Vendor 1621 - Fox Valley Fire & Safety									
IN00580277	Extinguisher Service	Open		02/10/2023	03/09/2023	02/10/2023			369.10
Vendor 1621 - Fox Valley Fire & Safety Totals				Invoices			1		\$369.10
Vendor 5073 - FulLife Safety LLC									
67832	Black Rubber Insulated Steel Toe Boots - Palmer	Open		02/06/2023	03/08/2023	02/14/2023			239.99
68001	Calibration & Certification T-4 S/N W316892/01-016	Open		02/06/2023	03/08/2023	02/14/2023			77.50
Vendor 5073 - FullLife Safety LLC Totals				Invoices			2		\$317.49
Vendor 1234 - Golf Rose Animal Hospital									
364542	Flea & Tick Preventative for K9 "Jax" (Wagner)	Open		01/06/2023	02/05/2023	02/27/2023			71.00
365886	Medications for K-9 "Hondo" (Contreras)	Open		01/23/2023	02/22/2023	02/27/2023			120.35
Vendor 1234 - Golf Rose Animal Hospital Totals				Invoices			2		\$191.35
Vendor 1173 - Graybar Electric Company, Inc.									
9330744424	LED-8039E345D-A and LED-80245M345-G7-FW	Open		02/08/2023	03/10/2023	02/08/2023			1,482.92
9330818756	Meters-Thermostat Wire	Open		02/13/2023	03/15/2023	02/28/2023			97.98
Vendor 1173 - Graybar Electric Company, Inc. Totals				Invoices			2		\$1,580.90
Vendor 1916 - Harvard Maintenance Inc									
1502853	Village Hall Janitorial Service-February 2023	Open		02/01/2023	03/15/2023	02/28/2023			3,422.88
1502922	Train Station Janitorial Service -February 2023	Open		02/01/2023	03/15/2023	02/28/2023			7,883.98
Vendor 1916 - Harvard Maintenance Inc Totals				Invoices			2		\$11,306.86
Vendor 3116 - Bryan C Haupt									
PWBRMR022223	Boot Reimbursement	Open		02/21/2023	03/03/2023	02/24/2023			111.77
Vendor 3116 - Bryan C Haupt Totals				Invoices			1		\$111.77
Vendor 4993 - Holiday Radiance Lights									
3585	Holiday Lights - 100ct. clear lights & white icicle lights	Open		02/13/2023	03/15/2023	02/17/2023			6,567.50
Vendor 4993 - Holiday Radiance Lights Totals				Invoices			1		\$6,567.50
Vendor 2420 - Hydraulic Services, Inc									

Attachment: Warrant #5 (Warrant 2023 # 5)



Warrant #5

8.1.a

Invoice Due Date Range 02/01/23 - 03/21/23
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
380069	Stock - T-469	Open		02/09/2023	03/11/2023	02/28/2023			675.26
Vendor 2420 - Hydraulic Services, Inc Totals						Invoices	1		\$675.26
Vendor 1604 - Illinois State Police									
20230101570	Fingerprinting for Liquor licensing (1570) - Jan	Open		02/01/2023	03/18/2023	02/27/2023			141.25
20230104348	Fingerprints	Open		02/14/2023	03/13/2023	02/10/2023			28.25
Vendor 1604 - Illinois State Police Totals						Invoices	2		\$169.50
Vendor 4273 - Illinois Workers' Compensation Commission									
2023-00000158	IWCC Rate Adjustment 07/01/2022-12/31/2022	Open		02/27/2023	03/15/2023	02/27/2023			2,598.79
Vendor 4273 - Illinois Workers' Compensation Commission Totals						Invoices	1		\$2,598.79
Vendor 4723 - Industrial Systems Ltd									
24363	Liquid Deicing Chemicals	Open		02/06/2023	03/08/2023	02/08/2023			4,123.00
Vendor 4723 - Industrial Systems Ltd Totals						Invoices	1		\$4,123.00
Vendor 4951 - Interstate Batteries of North Chicago									
11242898	Parts - Stock	Open		02/07/2023	03/09/2023	02/28/2023			349.56
23040942	Parts - Stock	Open		02/08/2023	03/10/2023	02/28/2023			349.56
832620	Parts - Stock	Open		02/09/2023	03/11/2023	02/28/2023			211.66
Vendor 4951 - Interstate Batteries of North Chicago Totals						Invoices	3		\$910.78
Vendor 4366 - Interstate Power Systems Inc									
R042041458 : 01	Repairs & Maintenance-T- 405	Open		02/07/2023	03/09/2023	02/10/2023			1,601.44
Vendor 4366 - Interstate Power Systems Inc Totals						Invoices	1		\$1,601.44
Vendor 2837 - Intoximeters Inc									
726996	2 - Drygas Canisters for Breathalyzer Machines	Open		02/17/2023	03/17/2023	02/27/2023			341.50
Vendor 2837 - Intoximeters Inc Totals						Invoices	1		\$341.50
Vendor 2992 - James Messineo									
2-23-23 Messineo	Feb 2023 Law Judge	Open		02/22/2023	03/06/2023	02/23/2023			1,912.50
Vendor 2992 - James Messineo Totals						Invoices	1		\$1,912.50
Vendor 4368 - Jerry's Transmission Service Inc									
0040467	Parts - Stock	Open		02/08/2023	03/10/2023	02/28/2023			181.06
Vendor 4368 - Jerry's Transmission Service Inc Totals						Invoices	1		\$181.06
Vendor 2695 - JG Uniforms Inc									
110256	Misc Uniform/Vest Carriers/Equipment Items (Badges)	Open		02/09/2023	03/09/2023	02/14/2023			1,896.00

Attachment: Warrant #5 (Warrant 2023 # 5)



Warrant #5

8.1.a

Invoice Due Date Range 02/01/23 - 03/21/23
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
			Vendor	2695 - JG Uniforms Inc Totals			Invoices	1	\$1,896.00
Vendor	3869 - John Nelson Architect Inc								
JN2/20/23	Plan Review / Consultation Services 2/8/23 - 2/17/23	Open		02/20/2023	02/28/2023	02/28/2023			1,025.00
			Vendor	3869 - John Nelson Architect Inc Totals			Invoices	1	\$1,025.00
Vendor	2075 - Kimball Midwest								
100755351	Parts - STOCK	Open		02/13/2023	03/15/2023	02/02/2023			121.51
			Vendor	2075 - Kimball Midwest Totals			Invoices	1	\$121.51
Vendor	3357 - KONE Inc								
962438594	Service Contract for Elevator Maintenance-2/1/23-4/30/23	Open		02/01/2023	03/03/2023	02/28/2023			5,973.12
			Vendor	3357 - KONE Inc Totals			Invoices	1	\$5,973.12
Vendor	5137 - Lakeshore Recycling Systems, LLC								
V935673	Waste Disposal	Open		02/15/2023	03/17/2023	02/24/2023			527.49
			Vendor	5137 - Lakeshore Recycling Systems, LLC Totals			Invoices	1	\$527.49
Vendor	5277 - Lancaster Parts & Equipment Inc								
44372	Parts - STOCK	Open		01/25/2023	02/24/2023	02/28/2023			490.30
			Vendor	5277 - Lancaster Parts & Equipment Inc Totals			Invoices	1	\$490.30
Vendor	3324 - Language Testing International Inc								
L65536	OPIc Language Testing	Open		02/07/2023	03/09/2023	02/08/2023			63.00
			Vendor	3324 - Language Testing International Inc Totals			Invoices	1	\$63.00
Vendor	2891 - Laser Technology Inc								
188199 RI	3 - Truspeed 100 Laser Radar guns	Open		02/07/2023	03/09/2023	02/27/2023			6,360.00
			Vendor	2891 - Laser Technology Inc Totals			Invoices	1	\$6,360.00
Vendor	2641 - Lyons Electric Company, Inc								
16539	Additional Repairs-Illinois Ave and Plum Grove Road	Open		02/14/2023	03/16/2023	02/08/2023			630.25
			Vendor	2641 - Lyons Electric Company, Inc Totals			Invoices	1	\$630.25
Vendor	5128 - M.J. Taylor Law, LLC								
Feb 2023 Taylor	Palatine Prosecution Feb 2023	Open		02/24/2023	03/06/2023	02/23/2023			3,450.00
			Vendor	5128 - M.J. Taylor Law, LLC Totals			Invoices	1	\$3,450.00
Vendor	2924 - Mag Instrument Inc								
686694	Maglite Battery Replacement	Open		01/23/2023	02/22/2023	02/27/2023			192.50
			Vendor	2924 - Mag Instrument Inc Totals			Invoices	1	\$192.50

Attachment: Warrant #5 (Warrant 2023 # 5)



Warrant #5

8.1.a

Invoice Due Date Range 02/01/23 - 03/21/23
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 5066 - Marco Technologies LLC									
494583370	Copier Maintenance Agreement	Open		02/13/2023	03/09/2023	02/21/2023			2,387.52
494863640	Copier Maintenance Agreement	Open		02/21/2023	03/01/2023	02/24/2023			1,625.31
Vendor 5066 - Marco Technologies LLC Totals							Invoices	2	\$4,012.83
Vendor 2756 - Mc Master Carr Supply Co.									
92393117	Parts - STOCK	Open		02/07/2023	03/09/2023	02/28/2023			117.92
Vendor 2756 - Mc Master Carr Supply Co. Totals							Invoices	1	\$117.92
Vendor 3231 - MFMA									
23-085	2023 Membership Dues - Keats	Open		02/14/2023	03/16/2023	02/14/2023			50.00
Vendor 3231 - MFMA Totals							Invoices	1	\$50.00
Vendor 2421 - Mikes Towing/Auto & Truck Repair									
1070893	Safety Lane - T410 & T459	Open		02/10/2023	03/12/2023	02/28/2023			72.00
Vendor 2421 - Mikes Towing/Auto & Truck Repair Totals							Invoices	1	\$72.00
Vendor 1856 - Monroe Truck Equipment									
23311	Parts - STOCK	Open		02/06/2023	03/08/2023	02/28/2023			67.86
23638	Parts - STOCK	Open		02/13/2023	03/15/2023	02/28/2023			1,872.88
Vendor 1856 - Monroe Truck Equipment Totals							Invoices	2	\$1,940.74
Vendor 2085 - Moore Industrial Hardware									
534532	Parts - Stock	Open		02/08/2023	03/10/2023	02/28/2023			74.78
Vendor 2085 - Moore Industrial Hardware Totals							Invoices	1	\$74.78
Vendor 5118 - Municipal GIS Partners, Inc									
6949	Feb Invoice	Open		03/01/2023	03/01/2023	03/01/2023			18,540.00
Vendor 5118 - Municipal GIS Partners, Inc Totals							Invoices	1	\$18,540.00
Vendor 2312 - Myers Tire Supply Chicago									
31200213	Parts - STOCK	Open		01/05/2023	02/04/2023	02/28/2023			20.71
31200309	Parts - STOCK	Open		01/06/2023	02/05/2023	02/28/2023			240.63
Vendor 2312 - Myers Tire Supply Chicago Totals							Invoices	2	\$261.34
Vendor 5099 - NAPA Auto Parts									
389571	Credit Memo	Open		02/01/2023	03/16/2023	02/28/2023			(49.50)
389615	Parts - G-014	Open		02/02/2023	03/16/2023	02/28/2023			7.27
390082	Parts - STOCK	Open		02/08/2023	03/16/2023	02/28/2023			7.10
390384	Parts - STOCK	Open		02/13/2023	03/16/2023	02/28/2023			16.84
390440	Parts - STOCK	Open		02/13/2023	03/16/2023	02/28/2023			28.65
390499	Parts - M-998 & STOCK	Open		02/14/2023	03/16/2023	02/28/2023			18.78

Attachment: Warrant #5 (Warrant 2023 # 5)



Warrant #5

8.1.a

Invoice Due Date Range 02/01/23 - 03/21/23
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
390585	Parts - M-998	Open		02/15/2023	03/17/2023	02/28/2023			11.06
390647	Credit Memo	Open		02/15/2023	03/16/2023	02/28/2023			(16.89)
390700	Parts - STOCK	Open		02/16/2023	03/18/2023	02/28/2023			3.87
390820	Parts - T-460 & STOCK	Open		02/17/2023	03/19/2023	02/28/2023			22.34
			Vendor	5099 - NAPA Auto Parts Totals			Invoices	10	\$49.52
Vendor 1708 - National Safety Council									
519800-2023	National Safety Council Annual Membership	Open		02/01/2023	03/15/2023	02/21/2023			866.00
			Vendor	1708 - National Safety Council Totals			Invoices	1	\$866.00
Vendor 2616 - Nicor Gas									
70018165616-1/23	Natural Gas-432 W. Haleys Hill Court Dunhaven Woods Lift Station	Open		01/24/2023	03/13/2023	02/10/2023			76.79
83980510966-1/23	Natural Gas-550 N. Smith Street Well 7 Generator	Open		01/24/2023	03/13/2023	02/10/2023			50.59
25623386239-1/23	Natural Gas-1484 N. Oak Street Pepper Tree Lift Station	Open		01/25/2023	03/14/2023	02/10/2023			53.87
46007255576-1/23	Natural Gas-804 W. Panorama Drive Deer Grove Lift Station	Open		01/25/2023	03/14/2023	02/10/2023			58.32
66457600006-1/23	Natural Gas-555 E. Dundee Road Hicks and Dundee Pump Station	Open		01/25/2023	03/14/2023	02/10/2023			340.46
68017400000-1/23	Natural Gas-137 W. Wood Street Train Station	Open		01/25/2023	03/14/2023	02/10/2023			577.88
88271305703-1/23	Natural Gas-1465 E. Evergreen Drive Randville Lift Station	Open		01/26/2023	03/14/2023	02/10/2023			178.27
36756460568-1/23	Natural Gas-884 E. Lilly Lane Rose and Lilly Lift Station	Open		01/27/2023	03/14/2023	02/10/2023			170.78
88097600006-1/23	Natural Gas-2175 N. Coach Road Long Grove Pump Station	Open		01/27/2023	03/14/2023	02/10/2023			393.96
19505219626-1/23	Natural Gas-251 W. Colfax Street Parking Deck	Open		02/02/2023	03/21/2023	02/10/2023			159.16
			Vendor	2616 - Nicor Gas Totals			Invoices	10	\$2,060.08
Vendor 5142 - Linda S Niemiec									
22/526	Commendation Bars	Open		02/01/2023	03/01/2023	02/17/2023			59.00
			Vendor	5142 - Linda S Niemiec Totals			Invoices	1	\$59.00
Vendor 1414 - Northwest Central 911 System									
1479	Radio Repair	Open		02/09/2023	03/08/2023	02/17/2023			67.34

Attachment: Warrant #5 (Warrant 2023 # 5)



Warrant #5

8.1.a

Invoice Due Date Range 02/01/23 - 03/21/23
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 1414 - Northwest Central 911 System Totals						Invoices	1		\$67.34
Vendor 1480 - Northwest Trucks, Inc. X1011045646:01	Parts - T-413	Open		02/17/2023	03/19/2023	02/28/2023			14.86
Vendor 1480 - Northwest Trucks, Inc. Totals						Invoices	1		\$14.86
Vendor 1214 - On Time Embroidery Inc. 109313	Clothing	Open		02/13/2023	03/12/2023	02/10/2023			54.00
109396	Clothing	Open		02/13/2023	03/12/2023	02/10/2023			54.00
109456	Clothing	Open		02/13/2023	03/12/2023	02/10/2023			52.00
Vendor 1214 - On Time Embroidery Inc. Totals						Invoices	3		\$160.00
Vendor 3147 - Reid T Ottesen NWMC-Ottesen	Travel Advance NWMC Springfield	Open		02/21/2023	03/06/2023	02/21/2023			105.00
Vendor 3147 - Reid T Ottesen Totals						Invoices	1		\$105.00
Vendor 2572 - Paddock Publications, Inc 242658	Legal Notice 4594999	Open		02/12/2023	03/10/2023	02/24/2023			82.35
243051	Legal Notice 4595245, 4595583	Open		02/12/2023	03/10/2023	02/24/2023			176.85
Vendor 2572 - Paddock Publications, Inc Totals						Invoices	2		\$259.20
Vendor 2346 - Palatine Township Road District 23.002	January 2023 Snow and Ice Control	Open		02/10/2023	03/12/2023	02/08/2023			9,671.50
Vendor 2346 - Palatine Township Road District Totals						Invoices	1		\$9,671.50
Vendor 4885 - Qubit Networks, LLC 12440	Switch	Open		02/27/2023	02/27/2023	02/27/2023			1,555.69
Vendor 4885 - Qubit Networks, LLC Totals						Invoices	1		\$1,555.69
Vendor 4300 - Ray O'Herron Co, Inc 2250898	Ammunition for Forensic Testing	Open		02/09/2023	03/09/2023	02/27/2023			27.99
Vendor 4300 - Ray O'Herron Co, Inc Totals						Invoices	1		\$27.99
Vendor 4019 - Rush Truck Centers 3031125642	Parts - T-413	Open		01/31/2023	03/02/2023	02/28/2023			732.35
3031170302	Parts - T-426	Open		02/06/2023	03/08/2023	02/13/2023			127.31
3031204984	Parts - T-395	Open		02/07/2023	03/09/2023	02/13/2023			21.12
3031207772	Parts - T-426	Open		02/07/2023	03/09/2023	02/13/2023			73.59
Vendor 4019 - Rush Truck Centers Totals						Invoices	4		\$954.37
Vendor 1377 - Southern Computer Warehouse INV00765398	Plotter Ink	Open		02/10/2023	03/12/2023	02/21/2023			946.08

Attachment: Warrant #5 (Warrant 2023 # 5)



Warrant #5

8.1.a

Invoice Due Date Range 02/01/23 - 03/21/23
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 1377 - Southern Computer Warehouse Totals						Invoices	1		\$946.08
Vendor 1804 - Staples									
8069249292	Office Supplies	Open		02/11/2023	03/10/2023	02/21/2023			45.99
Vendor 1804 - Staples Totals						Invoices	1		\$45.99
Vendor 5082 - State Graphics									
81902	Business Cards/Zimmerman,Schramer ,Nausid,Reinhart	Open		02/16/2023	03/18/2023	02/28/2023			180.00
Vendor 5082 - State Graphics Totals						Invoices	1		\$180.00
Vendor 4966 - T-Mobile									
983355792-0223	Birchwood Cameras	Open		01/23/2023	02/23/2023	02/21/2023			76.60
Vendor 4966 - T-Mobile Totals						Invoices	1		\$76.60
Vendor 1199 - Thompson Elevator Inspection Service Inc									
23-0478	71 elevator code inspections	Open		02/10/2023	03/12/2023	02/15/2023			2,698.00
Vendor 1199 - Thompson Elevator Inspection Service Inc Totals						Invoices	1		\$2,698.00
Vendor 4456 - UEMSI/HTV Inc									
0154869-IN	3/4" x 600' Piranha 3000psi Sewer Hose	Open		02/09/2023	03/11/2023	02/14/2023			1,479.99
Vendor 4456 - UEMSI/HTV Inc Totals						Invoices	1		\$1,479.99
Vendor 5122 - Velan Solutions Velan Solutions, LLC									
583	2023 - Police Peer Support Network System	Open		01/11/2023	02/10/2023	02/27/2023			2,568.00
Vendor 5122 - Velan Solutions Velan Solutions, LLC Totals						Invoices	1		\$2,568.00
Vendor 3709 - Verizon Wireless									
9927630327	Cellular Usage and In-Vehicle	Open		02/12/2023	03/04/2023	02/23/2023			7,496.84
Vendor 3709 - Verizon Wireless Totals						Invoices	1		\$7,496.84
Vendor 3020 - Village of Palatine Petty Cash									
2023-00000154	W. Nord - GCCPCA Monthly Meeting/Luncheon (x2)	Open		02/08/2023	03/06/2023	02/27/2023			40.00
2023-00000155	B. Baker - GCCPCA Monthly Meeting/Luncheon (x2)	Open		02/08/2023	03/06/2023	02/27/2023			40.00
2023-00000156	M. Cohen - February Peer Jury Hearing Expenses	Open		02/01/2023	03/06/2023	02/27/2023			37.00
Vendor 3020 - Village of Palatine Petty Cash Totals						Invoices	3		\$117.00
Vendor 4618 - Vision Marketing Passport System Ltd									
1996	Name/Locker Tags	Open		02/07/2023	03/06/2023	02/17/2023			39.60
Vendor 4618 - Vision Marketing Passport System Ltd Totals						Invoices	1		\$39.60

Attachment: Warrant #5 (Warrant 2023 # 5)



Invoice Due Date Range 02/01/23 - 03/21/23
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 3209 - Warehouse Direct									
5430122-0	Bleach, M-Fold Towels, Kitchen Roll Towels & Toilet Paper	Open		02/07/2023	03/09/2023	02/08/2023			1,174.37
Vendor 3209 - Warehouse Direct Totals						Invoices	1		\$1,174.37
Vendor 1901 - Wurth Usa Inc									
97649505	Parts - M-999 & PT-999	Open		02/13/2023	03/15/2023	02/28/2023			719.00
Vendor 1901 - Wurth Usa Inc Totals						Invoices	1		\$719.00
Vendor 1919 - Zoll Medical Corporation									
3653467	EMS Equipment	Open		01/23/2023	02/22/2023	02/21/2023			1,848.64
Vendor 1919 - Zoll Medical Corporation Totals						Invoices	1		\$1,848.64
Vendor Daniel Stoltz									
2023-00000152	Admin Tow Fee - Ticket T1200-000024 - Charges Stricken w/Leave	Open		02/07/2023	03/06/2023	02/27/2023			500.00
Vendor Daniel Stoltz Totals						Invoices	1		\$500.00
Grand Totals						Invoices	148		\$139,337.32

Attachment: Warrant #5 (Warrant 2023 # 5)



Payment Date Range 02/13/23 - 02/13/23
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 1462 - Allied Benefit Systems, Inc. 0000485973	February 2023 Flex Spending Fees	Paid by EFT #8116		01/25/2023	02/15/2023	02/13/2023		02/13/2023	493.00
Vendor 1462 - Allied Benefit Systems, Inc. Totals						Invoices	1		\$493.00
Grand Totals						Invoices	1		\$493.00

Attachment: Warrant #5 (Warrant 2023 # 5)



Payment Date Range 02/24/23 - 02/24/23
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 2048 - Quadient Finance USA, Inc 2-23-24	Village Wide Postage for Postage Machine	Paid by EFT #8117		02/23/2023	02/24/2023	02/24/2023		02/24/2023	3,000.00
Vendor 2048 - Quadient Finance USA, Inc Totals						Invoices	1		\$3,000.00
Grand Totals						Invoices	1		\$3,000.00

Attachment: Warrant #5 (Warrant 2023 # 5)

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

BACKGROUND:

The Subject Property includes the Salt Creek Rural Park District building and park. It consists of multiple lots and a section of the Olive Street right-of-way. The Petitioner is proposing to demolish the existing structure and construct a new building, which encroaches into the minimum required rear yard setback and a new parking lot, with a portion located in the required front yard. Therefore, the Petitioner is requesting:

- **Special Use to permit a rear yard setback to be 16 feet from the rear lot line, instead of the minimum required 40 feet;**
- **Variation to permit a portion of the parking lot and canopy in the required front yard;**
- **Vacation of a portion (approximately 127 feet) of the Olive Street right-of-way, directly west of Williams Avenue and surrounded by the Subject Property; and**
- **Plat of Consolidation of the existing lots and vacated E. Olive Street into one lot.**

KEY ISSUES:

- The Subject Property is 2.2 acres and is zoned R-2 Single Family Residential, with public parks and uses being permitted. The site plan includes a new 8,532 square foot building, activity field, parking lot, existing playground, and an athletic field. The existing uses (administrative offices, preschool, day camps, general programs and rental facilities) would all continue on the property.
- The existing building is non-conforming, with a front yard setback of approximately 15 feet (30 feet is required). The rear yard setback requires relief for 16 feet, instead of the minimum required 40 feet. The rear yard abuts the rear yards of the commercial building along S. Consumers Avenue and aligns with the rear portion of Soccer City.
- The proposed lot and building coverage meet code. A variation for a parking lot is required as parking lots are not permitted obstructions in the required front yard.

Required	Lot Coverage* (Max 45%)	Building Coverage* (Max 35%)	Front Yard Setback (Min 30')	Rear Yard Setback (Min 40')
Proposed	32.7%	7.9%	31.5'	16.7'

** This includes vacated Olive Street (8,439 square feet)*

- The plans originally included a canopy encroaching into the required front yard; however, the plans were revised to remove the encroachment. Per the requested relief, a canopy could be constructed in the front yard, if reviewed and approved by the Director of Planning and Zoning to allow some flexibility with the final canopy design.
- The proposed parking lot, drop off lane, and parking spaces are in the right of

way and would be managed through a license agreement with Village. A section of the Olive Street right-of-way would be vacated and ultimately consolidated into one lot. The vacation requires both utility consent and an easement on the northern 33 feet.

- In preparation for the redevelopment of the Rose Park building, the Park District held informational neighborhood meetings to discuss the proposed plans in the fall of 2022. In response to the questions at the Public Hearing, the Petitioner's engineer submitted a response memo articulating how the proposed site was designed to meet the minimum required MWRD 100-foot separation from any adjacent wells and also contains emergency run-off area to prevent contamination to the well. Staff contacted the residents and shared this information after the Plan Commission meeting.

ALTERNATIVES:

1. Approve the Vacation of a portion of the Olive Street Right-of-Way, Plat of Consolidation, Special Use and Variations to permit a new Salt Creek Park District Facility.
2. Do not approve the Vacation of a portion of the Olive Street Right-of-Way, Plat of Consolidation, Special Use and Variations to permit a new Salt Creek Park District Facility.

RECOMMENDATION:

Public Hearing:	Plan Commission meeting - February 21, 2023
Residents testifying:	Two property owners directly the south - concerns about runoff affecting their well through the parking lot construction and underground volume control; parking lot safety, directly adjacent door to their residence.
Vote:	The Plan Commission voted unanimously to recommend approval of the request and Staff concurs.

ACTION REQUIRED:

A motion to approve the Vacation of a portion of the Olive Street Right-of-Way, Plat of Consolidation, Special Use and Variations to permit a new Salt Creek Park District Facility at 530 S. Williams Avenue.

Consider an Ordinance Granting a Special Use for a Unique Use to Permit a Live Room Escape Adventure Business at 254 N. Northwest Highway

BACKGROUND:

The Petitioner is proposing to open a live room escape adventure business, Panic Escape Room, within a vacant tenant space at 254 N. Northwest Highway. Therefore, the Petitioner is requesting approval of the following:

Special Use for a Unique Use to permit a live room escape adventure.

KEY ISSUES:

- A Special Use for Unique Use to permit a live room escape adventure was granted at the Subject Property in 2016, which subsequently closed in February 2022. The current Petitioner's proposal is to revive the same use at this location.
- Per the submitted business plan, the hours of operation would be Sunday - Thursday 3:30 PM - 10:30 PM, Friday - Saturday 12 PM - 11:30 PM. This is an appointment-based business, all bookings are made online or via telephone.
- There are ten parking spaces provided for the building. A variation was granted in 2016 permitting ten parking spaces, instead of the required 14 parking spaces. As the Petitioner's proposed floor plan does not indicate any expansion or significant change to the tenant space, the parking variation remains valid.
- There is an existing cross access/parking agreement between the Subject Property and the adjacent Starbucks to the south at 234 N. Northwest Highway. The recorded agreement was a previous Special Use condition (#O-60-16) and applies to future successors.
- Per Fire Prevention's review, as the proposed floor plan differs from the previous, the addition of walls, doors, door releases, and fire alarm changes will be addressed as part of a building permit.

ALTERNATIVES:

1. Approve the Special Use for a Unique Use to permit a live room escape adventure.
2. Do not approve the Special Use for a Unique Use to permit a live room escape adventure.

RECOMMENDATION:

Public Hearing: ZBA meeting on February 14, 2023.

Residents testifying: None.

Vote: The ZBA voted unanimously to recommend approval of the Special Use for a Unique Use to permit a live room escape adventure and Staff concurs.

ACTION REQUIRED:

A motion to approve the ordinance granting Special Use for a Unique Use to permit a live room escape adventure business.

Consider a Motion to Approve a Waiver of the Village's Sound Amplification Ordinance for a St. Paddy's Party at 180 N. Smith Street on Saturday, March 17, 2023

BACKGROUND:

The Petitioners, Durty Nellies, wish to host a St. Patrick's Day event, in their parking lot, on Friday, March 17, 2023.

KEY ISSUES:

- *Durty Nellies (located at 180 N. Smith Street) previously received approval for a tent event and sound waiver for Saturday, March 11, 2023. They now are requesting approval to leave the tent up for a week and again have live music on Friday, March 17, 2023. The music will occur from Noon to 10:00 PM, with the tent remaining open until Midnight. Therefore, they are requesting a waiver of the Village's Sound Amplification Ordinance from Noon to 10:00 PM on March 17, 2023.*

ALTERNATIVES:

1. Approve a waiver of the Village's Sound Amplification Ordinance for March 17, 2023.
2. Refer back to Staff with comments.

RECOMMENDATION:

Action is at the discretion of the Committee.

ACTION REQUIRED:

Motion to approve a waiver of the Village's Sound Amplification Ordinance for a St. Paddy's Party at 180 N. Smith Street on Saturday, March 17, 2023.

Consider a Motion Authorizing the Village Manager to Approve Reimbursements to the Palatine Park District for Contractual Grass Mowing Services

BACKGROUND:

Over the years, the Village has identified 61 locations (approximately 52 acres) where regular grass mowing is required. Many of these locations are within residential neighborhoods or along major thoroughfares serving Palatine. The Village worked with the Palatine Park District in 2022 to coordinate a joint-bid for contractual mowing services. The Park District awarded the contract to Gilio Landscape Contractors of Arlington Heights, Illinois, with renewal options for up to two additional one-year periods. The Village Manager was given the ability to approve reimbursements to the Park District for the Village's areas.

KEY ISSUES:

- Gilio Landscape Contractors has agreed to an extension for the 2023 season with a 3% increase in rates.
- The 2022 season was the first year of the contract. This would be the first one-year renewal period.
- In past years, the effort made by Gilio Landscape Contractors was outstanding, in that few, if any, real complaints were received from the public.
- The estimated cost for this program is \$62,129.20 to \$68,710.90.

ALTERNATIVES:

1. Authorize the Village Manager to approve reimbursements to the Palatine Park District for Contractual Grass Mowing Services.
2. Refer back to Staff with comments.

RECOMMENDATION:

Staff recommends authorizing the Village Manager to approve reimbursements to the Palatine Park District for Contractual Grass Mowing Services for the 2023 mowing season.

BUDGET IMPACT:

Funds in the amount needed to accommodate the estimated cost have been appropriated in the Public Works Operating Budget to accommodate these services.

ACTION REQUIRED:

Motion to authorize the Village Manager to approve reimbursements to the Palatine Park District for Contractual Grass Mowing Services for the 2023 mowing season.

Consider a Motion to Approve the 2023 Summer Farmers' Market and 2023-2024 Winter Farmers' Market

BACKGROUND:

Since 2001, the Farmers' Market has operated in the Train Station parking lot every Saturday, May through October. In addition to fresh produce and food products, the Market employs ten residents and encourages participation by civic groups and local musicians.

KEY ISSUES:

- The Palatine Farmers' Market requests approval for the 2023 Summer Market dates every Saturday (May 6 - October 28) from 7 AM to 1 PM in the Palatine Train Station Parking Lot (B). The Market's layout will be consistent with last year's. The Market includes over 30 vendors with increased organic products, a wider variety of local products, a knife sharpener, and University of Illinois Master Gardeners for yard and garden solutions.
- The Farmers' Market requests approval of the following 2023-2024 Winter Market dates: November 4 and 18, December 2 and 16 of 2023 and January 6 and 20, February 3 and 17, March 2 and 16, April 6 and 20 of 2024. The Winter Market, held from 10 AM to noon, will include two vendors in Parking Lot B and 10-12 vendors inside the Train Station. Katich Breads will be allowed in the lot to deliver customer pre-orders every Saturday for one hour from 10 -11 AM.
- The Farmers' Market is also seeking approval to place five (real estate size) signs at key intersections on Saturdays between 6 AM and 2 PM.
- To ensure that the Village collects all Sales and Food and Beverage Tax, vendors will be provided with all applicable State and Village forms for remittance.
- The Farmers' Market will follow any applicable Covid-19 or other health guidelines that are in place during the requested 2023 Summer and 2023-2024 Winter Market dates.

ALTERNATIVES:

1. Approve the proposed 2023 Summer Farmers' Market and 2023-2024 Winter Market dates.
2. Refer back to Staff with comments.

RECOMMENDATION:

Staff recommends approval.

ACTION REQUIRED:

Motion to approve the proposed 2023 Summer Farmers' Market and 2023-2024 Winter Market dates.

Consider a Motion to Extend the Contract for the 2023 Sidewalk Saw Cutting Program

BACKGROUND:

In 2022, the Municipal Partnering Initiative (MPI) solicited bids for sidewalk saw cutting services for 2022. MPI is a group of local municipalities that have coordinated similar projects to benefit from bulk purchasing, the sharing of best practices, and the sharing of workloads. The contract was awarded to Hard Rock Concrete Cutters, Incorporated of Wheeling, Illinois. A renewal option is available for up to three additional one-year periods.

The area targeted for sidewalk improvements in 2023 is roughly from Baldwin Road and Palatine Road south to Northwest Highway and from Hicks Road east to Wilke Road.

KEY ISSUES:

- Hard Rock Concrete has agreed to an extension for 2023 with a 2% increase in unit prices. In 2022, one cut was \$39.75 per sidewalk square. The increase would adjust the price to \$40.55 per sidewalk square.
- 2022 was the first term of the contract. This would be the first renewal for 2023.
- Based upon anticipated maintenance needs in the 2023 maintenance area and the unit cost per sidewalk square which would qualify for cutting (instead of replacement), an estimated \$72,000 in sidewalk cuts are anticipated.
- Work performed by Hard Rock Concrete Cutters during 2022 was satisfactory.

ALTERNATIVES:

1. Extend the contract with Hard Rock Concrete Cutters through 2023 for the Sidewalk Saw Cutting Program.
2. Refer back to Staff with comments.

RECOMMENDATION:

Staff recommends that the contract with Hard Rock Concrete Cutters be extended through 2023 for the Sidewalk Saw Cutting Program in an amount not-to-exceed \$72,000.

BUDGET IMPACT:

Funds have been appropriated in the 2023 Capital Improvement Program to accommodate this work.

ACTION REQUIRED:

Motion to extend the contract with Hard Rock Concrete Cutters, Incorporated of Wheeling, Illinois through 2023 for the Sidewalk Saw Cutting Program in an amount not-to-exceed \$72,000.

Consider an Ordinance Decreasing the Number of Class G (Restaurant - Beer & Wine) Liquor Licenses by One for Los Takitos, LLC (d/b/a Taco Shop) at 809 N. Quentin Road

BACKGROUND:

Owner, Sanaa Yazbek of Los Takitos, Inc. d/b/a (Taco Shop) at 809 N. Quentin Road did not renew their State Liquor License, which expired January 31, 2022. Ms. Yazbek indicated they are no longer serving alcohol and surrendered the Class G (Beer and Wine) Liquor License; all alcohol has been removed from the premise.

KEY ISSUES:

- Decrease Class G (Beer & Wine) Liquor License by one.

ALTERNATIVES:

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

RECOMMENDATION: Action is at the discretion of the Committee.

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

ATTACHMENTS:

- ORD Decrease Class G Liq-Taco Shop

ORDINANCE NO. _____

**AN ORDINANCE DECREASING THE NUMBER OF CLASS G (BEER AND WINE)
LIQUOR LICENSES PURSUANT TO CHAPTER 3, SECTION 3-37 OF THE
VILLAGE OF PALATINE CODE OF ORDINANCES FOR
LOS TAKITOS LLC D/B/A TACO SHOP AT 809 N. QUENTIN ROAD**

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

SECTION 1: That the number of Class G (Beer and Wine) Liquor Licenses
shall be decreased by one for Taco Shop, 809 N. Quentin Road for a total of 7 Class
G Liquor Licenses.

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

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

PASSED this _____ day of _____, 2023

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

APPROVED by me this _____ day of _____, 2023

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____ day of _____, 2023

Village Clerk

Attachment: ORD Decrease Class G Liq-Taco Shop (809 N Quentin (Taco Shop) Decrease Class G Liquor License (CA))

Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Restaurant at 44 W. Palatine Road

BACKGROUND:

The Special Use for a restaurant, with liquor service, was originally approved in March 2022. Adrianna Labbate, Tievoli Pizza Bar is acquiring the business and is therefore requesting approval of the following:

Transfer of Special Use #O-24-22 to permit the continued operation of a restaurant at 44 W. Palatine Road.

KEY ISSUES:

- The Subject Property, zoned B-2 General Business District, and contains the existing Tievoli restaurant. The Special Use was initially approved in March 2022 (Ordinance #O-24-22).
- Although the originally approved special use included liquor service, a liquor license was never issued due to the eligibility status based upon the corporate structure of the applicant. As the eligibility status remains an issue, this special use transfer does not include the liquor service component. If the restaurant owner becomes eligible for a liquor license at a later date, the liquor service component of the special use will be handled administratively by the Village Council.
- Other than the ownership change, the Petitioner is not proposing any other changes to the current operation.
- Any changes to the floor plan or business operations would 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 at 44 W. Palatine Road.

ACTION REQUIRED:

A motion to approve the Special Use Transfer of Ordinance # O-24-22 to Adrianna Labbate, Tievoli Pizza Bar to permit the continued operation of a restaurant at 44 W. Palatine Road.

ATTACHMENTS:

- Aerial Map
- ORD SU Trans 44 W Palatine Road
- EXHIBIT - Business Plan
- Special Use Ordinance #O-24-22
- Application

44 W. Palatine Road

8.9.a



ORDINANCE NO. _____

**AN ORDINANCE TRANSFERRING
SPECIAL USE ORDINANCE #O-24-22, AS AMENDED,
44 W. PALATINE ROAD**

WHEREAS, Ordinance #O-24-22 granted a Special Use for a restaurant, with liquor service, on the property commonly known as 44 W. Palatine Road; and

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

WHEREAS, since the Village Council did meet on March 6, 2023, to review a request by Adrianna Labbate, Tievoli Pizza Bar that the Special Use be transferred to permit the continued operation of a restaurant, excluding the liquor service component, with no substantial changes to its current operation and it was the recommendation of the Village Council that the transfer of the Special Use, excluding the liquor service component, to Adrianna Labbate, Tievoli Pizza Bar be approved; and

WHEREAS, the liquor service component of the initial Special Use approval is not included in this transfer due to eligibility status issues related to the existing and proposed owner.

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-24-22, excluding the liquor service component, is hereby transferred to Adrianna Labbate, Tievoli Pizza Bar, to permit the continued operation of a restaurant.

SECTION 2: All conditions of Special Use Ordinance #O-24-22 shall remain in full force and effect.

DATED: This ____ day of _____, 2023

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

APPROVED by me this ____ day of _____, 2023

Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk

this ____ day of _____, 2023.

Village Clerk

Attachment: ORD SU Trans 44 W Palatine Road (44 W. Palatine Road - Tievoli Pizza - Special Use Transfer (CA))



Tievoli Pizza Bar

Adrianna Labbate, Owner

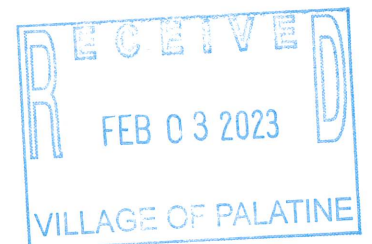


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Executive Summary

My goal is to open and operate **Tievoli Pizza Bar**, a small fast casual restaurant, at 44 W Palatine Rd Palatine, IL. Our pizzeria concept is new but we have been doing business has been around for over 5 years now with 1 locations and 1 pizza truck.

Adrianna Labbate mentored by her husband Giovanni Labbate a master pizzaiolo with numerous awards from competing in competitions around the world as a member of the US Pizza Team. Giovanni is currently a franchisee of Billy Bricks Corporate and manages and operated Billy Bricks on Wheels 2 a wood fired pizza truck.

Business Overview

Legal Name of Business

TPB Palatine LLC

Business Address or Potential Business Address

44 W Palatine Rd Palatine, IL

Current Mailing Address

25604 W Iavanhoe Rd Wauconda, IL

Phone Number

(847) 507-5900

Email

Info@tievolipizzabar.com

Website

www.tievolipizzabar.com

Social Media Names

Facebook, Instagram: @tievolipizzabar

Structure of Business

LLC

Date Business Established

2021

Nature of Business

Fast Casual Pizzeria

Business Hours

Monday-Thursday 3pm-9pm

Friday- 3pm-10pm

Saturday 12pm-10pm

Sunday 12pm-8pm

Employees

4-7

Customers

100 per day

Business Description

Structure

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

Concept

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

Mission Statement

I Love It!

Short & Long-Term Goals

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

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

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

Location

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

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

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

Visuals

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

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

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

Summary

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

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

The Marketplace

Market Segment

The market segment Tievoli Pizza Bar is focusing on families in the Palatine area. Downtown Palatine on any day or night is bustling with activity and features a myriad of dining, shopping and entertainment.

Customers

Tievoli Pizza Bar target market is young adults, urban professionals, & families. When speaking to people in this area, we discovered that a large percentage of people are interested in our business.

Market Trends

Tievoli Pizza Bar is bringing a new style of pizza to Palatine area with its New York and Sicilian Style pizzas which is the market trend across the whole US right now.

In 2020-2021, the average household ordered out 60% more than previously due to covid. We are ready to serve the rising demand for delivery and carryout.

Competition

In the Palatine area there is no fast casual New York style pizzeria, this will give us the edge over the other pizza competition in the immediate and surrounding areas.

Marketplace Summary

Now is the perfect time for us to launch Tievoli Pizza Bar since the new year is coming and we can open before peak season. We've found an area that needs our business and have spoken to people who are excited to become customers.

Marketing

Positioning

Our down-to-earth message will be communicated through the look and feel of our shop, menu, music, lighting, uniforms, and packaging.

Pricing

Tievoli Pizza Bar will be priced competitively to other fast casual restaurants in the city. We'll aim to run our food costs at an average of 28%.

Promotion/Online Promotion

Tievoli Pizza Bar has an engaged following on Instagram and Facebook, as well as a email list in the 100,000's . We currently have a website that generates traffic and lists important details like our menu, contact info, about, philosophy, and location. We will use social media to generate interest and document the process of opening, and update our website with our new menu and location once we open.

Traditional Promotion

We will continue with our customer loyalty program and printed menus. As well, we'll be working with the city to get press attention about our concept and our pizza truck. We'll also encourage our customers to spread the word about us, so will rely on some word of mouth.

Marketing Summary

Much of our marketing has been set up already because of our other locations and pizza truck. While growing the business, we'll be amping up our presence online and in person, aiming for new customers through press, word of mouth, and social media.

Business Operations

The Team

Adrianna Labbate— Owner/Restaurant Manager

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

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

Supplier Relationships

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

Technology

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

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

Insurance

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

Licenses

Tievoli Pizza Bar will start process with these when loan is acquired :

- Business License
- Tax ID number or EIN
- Certificate of Occupancy
- Food Service License
- Liquor License
- Music License
- Sign Permit

Operations Summary

Tievoli Pizza Bar will operate on a day-to-day basis for the first couple of months with an additional 5 staff members. Managing our staff, supplier relationships, customers, inventory and daily tasks will require team effort and hard work.

Our personal experiences have given us qualities that we can draw on to manage and run the business and grow it steadily. We aim to run a tight ship and empower our staff to be the best and deliver the best customer service experience.

With *Reventoion* POS, Ubereats Grubhub, DoorDash & Ezcater for food delivery and pick up, we are confident that we can accept and handle a high volume at peak times.

Revenue Worksheet

Account	Amount	Explanation
# of Days Open per Week	6	Number of days per week business is open
# of Days	360	Assuming that business is closed on Christmas Day
Midweek	249	Days other than weekend and holiday days
Average Sales		
Midweek	\$1,500	Projected midweek sales
Weekend and Holidays	\$3,000	Projected weekend and holiday day Sales
Revenue		
Midweek	\$373,500	# of midweek days (X) average sales for same
Weekend & Holidays	\$345,000	# of busy days (X) average weekend and holiday sales for same
Total Revenue	\$718,500	Yearly sales projection
Average Sales per Day	\$1,973.90	Yearly sales divided by # of days open
Sales Mix %		
Food	80%	Percentage of sales projected in Food sales
Beverage	20%	Percentage of sales projected in Beverage sales
Sales Mix \$		
Food	\$574,800	Total Revenue @ 80%
Beverage	\$143,700	Total Revenue @ 20%

Start-Up Costs

Account	Amount	Explanation
Business Set-Up		
Bank Charges	\$500	To set up account and debit machine
Website Design & Development	\$2000	New
Advertising & Marketing	\$2,500	Pre-Opening
Training Cost	\$2,000	For all staff and management
Inventory	\$10,000	Foodstuffs and other products
POS	\$3,000	Including printers and subscriptions
Legal & Advertising	\$2,500	To review leases and other documents
Office Expense	\$500	To set up bookkeeping
Rent	\$3000	Security Deposit & First Month Rent
Utility Deposits	\$1,000	Gas and Electric
Signage	\$5,000	New Signage
Licensing & Permits	\$5,000	Business & Liquor License
Smallwares	\$5,000	Plates and bowls and cutlery etc.
Construction	\$125,000	for 2000 sq. ft space
Furniture & Fixtures	\$10,000	For seating area
Equipment	\$70,000	To set up kitchen with mix of used and new equipment
Total Expenses	\$247000	To "get" open
Total	\$247,000	Expenses plus allowance for working capital

Business Plan Summary

Tievoli Pizza Bar Business Plan Summary

Thank you for reading. We value your time, and hope that you've learned all about our vision, goals, opportunities, and value.

We can't wait to serve you at Tievoli Pizza Bar Palatine, IL

ORDINANCE NO. O-24-22

**AN ORDINANCE GRANTING A SPECIAL USE
44 W. PALATINE ROAD**

Attachment: Special Use Ordinance #O-24-22 (44 W. Palatine Road - Tievoli Pizza - Special Use Transfer (CA))

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on March 14, 2022**

ORDINANCE NO. O-24-22

**AN ORDINANCE GRANTING A SPECIAL USE
44 W. PALATINE ROAD**

WHEREAS, pursuant to a petition and public hearing on March 8, 2022, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit a restaurant, with a local liquor license, pursuant to Section 11.04 (f) (12) of the Palatine Zoning Ordinance, on the following legally described property:

Lots 1 and 2, except the north 82 feet thereof; the south 28 feet of Lot 3; all of Lots 5 and 6, Lot 7, except that part of said Lot 7, described as:
Beginning at the northeast corner of said Lot 7; thence west along the north line of said Lot 7, a distance of 1.90 feet, thence south 4.05 feet to the northwest corner of a 1 story brick building; thence along the west face of said brick building, a distance of 127.98 feet to the south line of Lot 7, at a point 1.90 feet west of the southeast corner of said Lot 7, all in block 'L' in "Plat of the Town of Palatine", being a subdivision of part of the south east ¼ of section 15, township 42 north, range 10 east of the third principal meridian, in Cook County, Illinois.

Commonly known as 44 W. Palatine Road (02-15-430-022).

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

SECTION 1: Special Use to permit a restaurant, with a local liquor license, pursuant to Section 11.04 (f) (12) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. The Special Use shall substantially conform to the Business Plan and Floor Plan submitted by the Petitioner, except as such plan may be changed to conform to the Village of Palatine's Codes and Ordinances.
2. All employees of Tievoli shall enroll in and utilize the Village's Downtown employee parking program.
3. As necessary, customers should be directed to utilize the surrounding on-street parking along Bothwell Street and Railroad Avenue, and the public parking lot south of Palatine Road (Lot H) for additional parking needs.

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

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

PASSED: This 14 day of March, 2022

AYES: 10 NAYS: 0 ABSENT: 0 PASS: 0

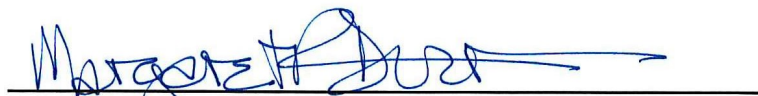
APPROVED by me this 14 day of March, 2022



Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

14 day of March, 2022



Village Clerk



Tievoli Pizza Bar

Giovanni Labbate, Owner

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Executive Summary

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Our pizza are made the same way they make them in Naples Italy; fresh dough, San Marzano tomatoes & fresh mozzarella. Of course we have the shredded mozzarella, pepperoni and Italian sausage everyone loves as well. Our pizzas only take 90 seconds to cook so customers will not have to wait long.

Giovanni Labbate is a chef and master pizzaiolo with numerous awards from competing in competitions around the world as a member of the US Pizza Team. Giovanni is currently the Director of Operations and franchisee of Billy Bricks Corporate. He began his career 33 years ago at the age of 10 in his fathers pizzeria. By the time he was 17 he had made his way to second-in-command. He has opened up numerous successful restaurants on his own and found his home at Billy Bricks 6 years ago.

Business Overview

Legal Name of Business

TPB Palatine LLC

Business Address or Potential Business Address

44 W Palatine Rd Palatine, IL

Current Mailing Address

25604 W Iavanhoe Rd Wauconda, IL

Phone Number

(847) 483-4085

Email

Glabbate76@gmail.com

Website

www.tievolipizzabar.com

Social Media Names

Facebook, Instagram: @tievolipizzabar

Structure of Business

LLC

Date Business Established

2021

Nature of Business

Fast Casual Pizzeria

Business Hours

Monday-Thursday 3pm-9pm

Friday-Saturday 3pm-10pm

Sunday 12pm-8pm

Employees

4-7

Customers

We plan on servicing 100-200 customers per day with majority bring served through delivery and third party apps. We will have seating for 40 people and will also accommodate pickup and carry out orders.

Business Description

Structure

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

Concept

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

Mission Statement

I Love It!

Short & Long-Term Goals

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

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

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

Location

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

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

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

Visuals

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

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

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

Summary

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

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

The Marketplace

Market Segment

The market segment Tievoli Pizza Bar is focusing on families in the Palatine area. Downtown Palatine on any day or night is bustling with activity and features a myriad of dining, shopping and entertainment.

Customers

Tievoli Pizza Bar target market is young adults, urban professionals, & families. When speaking to people in this area, we discovered that a large percentage of people interested in our business.

Market Trends

Tievoli Pizza Bar is bringing a new style of pizza to Palatine area with its New York and Sicilian Style pizzas which is the market trend across the whole US right now.

In 2020-2021, the average household ordered out 60% more than previously due to covid. We are ready to serve the rising demand for delivery and carryout.

Competition

In the La Grange area there is no fast casual Neapolitan pizza, this will give us the edge over the other pizza competition in the immediate area.

Marketplace Summary

Now is the perfect time for us to launch Tievoli Pizza Bar since the new year is coming and we can open before peak season. We've found an area that needs our business and have spoken to people who are excited to become customers.

Marketing

Positioning

Our down-to-earth message will be communicated through the look and feel of our shop, menu, music, lighting, uniforms, and packaging.

Pricing

Tievoli Pizza Bar will be priced competitively to other fast casual restaurants in the city. We'll aim to run our food costs at an average of 28%.

Promotion/Online Promotion

Tievoli Pizza Bar has an engaged following on Instagram and Facebook, as well as a email list in the 100,000's . We currently have a website that generates traffic and lists important details like our menu, contact, about, philosophy, and location. We will use social media to generate interest and document the process of opening, and update our website with our new menu and location once we open.

Traditional Promotion

We will continue with our customer loyalty program and printed menus. As well, we'll be working with the city to get press attention about our concept and our pizza truck. We'll also encourage our customers to spread the word about us, so will rely on some word of mouth.

Marketing Summary

Much of our marketing has been set up already because of our other locations and pizza truck. While growing the business, we'll be amping up our presence online and in person, aiming for new customers through press, word of mouth, and social media.

Business Operations

The Team

Giovanni Labbate— Chef/Owner/Restaurant Manager

Giovanni Labbate is a chef/pizzaiolo, a word pizza champion and master who is currently the owner of Billy Bricks presently and is the first mobile franchisee. He began his career 33 years ago at the age of 10 in his fathers pizzeria. By the time he was 17 he had made his way to second-in-command. He has opened up numerous successful restaurants on his own and found his home at Billy Bricks 9 years ago.

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

Supplier Relationships

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

Technology

Tievoli Pizza Bar will use Revention point of sale to take orders and payments, and run reports. We will use the customer-facing display and the kitchen printers.

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

Insurance

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

Licenses

Tievoli Pizza Bar will start process with these when loan is acquired :

- Business License
- Tax ID number or EIN
- Certificate of Occupancy
- Food Service License
- Liquor License
- Music License
- Sign Permit

Operations Summary

Tievoli Pizza Bar will operate on a day-to-day basis for the first couple of months with an additional 5 staff members. Managing our staff, supplier relationships, customers, inventory and daily tasks will require team effort and hard work.

Our personal experiences have given us qualities that we can draw on to manage and run the business and grow it steadily. We aim to run a tight ship and empower our staff to be the best and deliver the best customer service experience.

With *Square* as a POS, Ubereats Grubhub, DoorDash & Ezcater for food delivery and pick up, we are confident that we can accept and handle a high volume at peak times.

Revenue Worksheet

Account	Amount	Explanation
# of Days Open per Week	7	Number of days per week business is open
# of Days	363	Assuming that business is closed on Christmas Day
Midweek	249	Days other than weekend and holiday days
Average Sales		
Midweek	\$1,500	Projected midweek sales
Weekend and Holidays	\$3,000	Projected weekend and holiday day Sales
Revenue		
Midweek	\$373,500	# of midweek days (X) average sales for same
Weekend & Holidays	\$345,000	# of busy days (X) average weekend and holiday sales for same
Total Revenue	\$718,500	Yearly sales projection
Average Sales per Day	\$1,973.90	Yearly sales divided by # of days open
Sales Mix %		
Food	80%	Percentage of sales projected in Food sales
Beverage	20%	Percentage of sales projected in Beverage sales
Sales Mix \$		
Food	\$574,800	Total Revenue @ 80%
Beverage	\$143,700	Total Revenue @ 20%

Start-Up Costs

Account	Amount	Explanation
Business Set-Up		
Bank Charges	\$500	To set up account and debit machine
Website Design & Development	\$2000	New
Advertising & Marketing	\$2,500	Pre-Opening
Training Cost	\$2,000	For all staff and management
Inventory	\$10,000	Foodstuffs and other products
POS	\$3,000	Including printers and subscriptions
Legal & Advertising	\$2,500	To review leases and other documents
Office Expense	\$500	To set up bookkeeping
Rent	\$3000	Security Deposit & First Month Rent
Utility Deposits	\$1,000	Gas and Electric
Signage	\$5,000	New Signage
Licensing & Permits	\$5,000	Business & Liquor License
Smallwares	\$5,000	Plates and bowls and cutlery etc.
Construction	\$125,000	for 2000 sq. ft space
Furniture & Fixtures	\$10,000	For seating area
Equipment	\$70,000	To set up kitchen with mix of used and new equipment
Total Expenses	\$247000	To "get" open
Total	\$247,000	Expenses plus allowance for working capital

Business Plan Summary

Tievoli Pizza Bar Business Plan Summary

Thank you for reading. We value your time, and hope that you've learned all about our vision, goals, opportunities, and value.

We can't wait to serve you at Tievoli Pizza Bar Palatine, IL!

STARTERS

GARLIC KNOTS (4) \$6

Our homemade dough covered in garlic butter and topped with parmesan & parsley served with a side marinara

MOZZARELLA BITES (6) \$8

Homemade breaded mozzarella served with marinara

BRUSCHETTA \$6

4 grilled bread topped with marinated tomatoes, fresh mozzarella, fresh basil, parmesan, balsamic glaze & EVOO

WINGS (6) \$12

Traditional Style covered in your choice of sauce.
Buffalo - BBQ - Garlic Parmesan - Sweet Chili
12 piece \$15 • 24 piece \$20

BUFFALO CHICKEN DIP \$10

Shredded chicken mixed with cream cheese, cheddar cheese, Buffalo sauce served with pita wedges

TRUFFLE FIRES \$8

Fries tossed with truffle oil, parmesan cheese, herbs & sea salt

SALADS

ALL SERVED WITH FRESH BREAD
ADD CHICKEN \$2

CAESAR \$9

Chopped romaine, Parmesan cheese, homemade croutons & Caesar dressing

CHOP CHICKEN \$10

Chopped romaine, chic peas, pasta, red onions, applewood bacon, tomatoes & honey mustard dressing

PECAN PEAR \$10

Shaved Brussel sprouts, walnuts, dried cherries, red onions, sliced pears, gorgonzola cheese, applewood bacon & Balsamic vinaigrette.

SPINACH \$10

Spinach, red onions, candied pecans, dried cranberries, goat cheese & raspberry vinaigrette

BEET IT \$10

Fresh arugula, beets, red onions, toasted walnuts, goat cheese & citrus vinaigrette

HANDHELDS

BIG PAPA \$10

Hot soppressata, mortadella, salami, provolone cheese, cherry pepper spread, lettuce, red onions, roma tomatoes & balsamic dressing served on Ciabatta bread

SPICY MEATBALL \$9

Homemade meatballs covered in vodka sauce, fresh mozzarella, fresh basil & gardeniera served on French bread

THE PARM PARTY \$12

Breaded chicken breast covered in marinara, basil, mozzarella & Parmesan cheese served on French bread

CHICKEN PESTO \$9

Chicken breast, sun-dried tomatoes, red onions, mozzarella cheese & pesto mayo on Italian flat bread

CHICKEN CAPRESE \$9

Chicken breast, roma tomatoes, fresh mozzarella & Balsamic Vinaigrette served on Italian flat bread

PIZZAS

MAKE IT A SICILIAN +10 (16" ONLY)

CHEESE PIE

Tomato sauce & mozzarella cheese
12" \$10.00 14" \$13.00 16" \$16.00
Additional Topping
12" \$1.25 14" \$1.50 16" \$1.75

THE CLASSIC

Tomato sauce, mozzarella, fresh basil, parmigiano reggiano & evoo
12" \$13.00 14" \$16.00 16" \$20.00

SAUSAGE & PEPPERS

Tomato sauce, Italian sausage, red onions, tri-colored peppers & mozzarella cheese
12" \$12.00 14" \$15.00 16" \$18.00

WHITE PIE

Roasted garlic and oil sauce, whipped ricotta, parmesan & mozzarella cheese
12" \$12.00 14" \$15.00 16" \$18.00

JAMMIN WITH PAPA 🍷

Garlic and evoo sauce, crema di pecorino, bacon jam, peppadew peppers, pepperoni, caramelized red onions, oregano, fresh basil, mozzarella & truffle honey
12" \$12.00 14" \$15.00 16" \$18.00

HELL RAISER

Tomato sauce, soppressata, mozzarella cheese, oregano & Mike's Hot Honey
12" \$12.00 14" \$15.00 16" \$18.00

HARVEST 🍷

Garlic & oil sauce, mozzarella cheese, roasted butternut squash, kale, caramelized red onions, crispy bacon, toasted pumpkin seeds, parmigiano reggiano & pomegranate glaze
12" \$12.00 14" \$15.00 16" \$18.00

SPINACH PIE

Garlic and oil sauce, fresh spinach, roasted garlic, sun-dried tomatoes, whipped ricotta, mozzarella & parmigiano reggiano
12" \$12.00 14" \$15.00 16" \$18.00

BBQ PIZZA

BBQ sauce, roasted chicken breast, red onions, smoked Gouda cheese, mozzarella, cilantro and topped with a pineapple and jalapeño relish
12" \$12.00 14" \$15.00 16" \$18.00

TRUFFLE TROUBLE

Truffle cream sauce, mushrooms, mozzarella, prosciutto, arugula, parmigiano reggiano & truffle oil
12" \$12.00 14" \$15.00 16" \$18.00

HONEY SRIRACHA

Honey Sriracha, roasted chicken, Gouda & mozzarella cheese, applewood bacon & scallions
12" \$12.00 14" \$15.00 16" \$18.00

UPSIDE DOWN SICILIAN

Tomato sauce, mozzarella topped with parmigiano reggiano, oregano & EVOO (16" Sicilian Only) 16" \$22.00

TRIO

Mozzarella cheese topped with pesto, vodka & marinara sauce finished with parmigiano reggiano (16" Sicilian Only) 16" \$23.00

PANZEROTTI

FRIED OR BAKED

CHEESE

Tomato sauce & mozzarella cheese
Additional Topping \$1.25
Regular \$8 Large \$16

San Marzano tomato sauce, capers & mozzarella cheese
Regular \$8 Large \$16

STROMBOLI

Tomato sauce, ham, pepperoni & mozzarella cheese
Regular \$8 Large \$16

POPEYE

San Marzano tomato sauce, Fresh Spinach, Ricotta & mozzarella cheese
Regular \$8 Large \$16

SAUSAGE ROLL

Tomato sauce, Italian sausage, red onions, grilled pepperoni & mozzarella cheese
Regular \$8 Large \$16

PASTAS

ADD CHICKEN OR MEATBALLS \$3

POMODORO \$9

Our fresh cherry tomato sauce with bucatini pasta

BAKED RIGATONI \$13

Rigatoni pasta tossed with our homemade vodka sauce topped with melted mozzarella cheese

GORGONZOLA \$12

Our creamy Gorgonzola cheese sauce with fresh sage & penne pasta

CREAMY PESTO \$12

Penne pasta tossed in our creamy pesto sauce, sun-dried tomatoes & parmesan cheese

LASAGNA ROLL UP \$14

Pasta sheet rolled with ricotta cheese, bolognese sauce topped within melted mozzarella cheese

SOUP OF THE DAY

CUP \$4 BOWL \$6

TOPPINGS

SAUCE

Tomato Sauce • Garlic & Oil, Pesto • Honey Sriracha • BBQ

CHEESE

Mozzarella • Ricotta • Parmesan • Gouda

MEAT

Pepperoni • Italian Sausage • Soppressata* • Chicken • Bacon • Bacon, Jam • Meatball • Ham

VEGETABLES

Spinach • Red Onion • Tri-Colored Peppers • Green Pepper • Black Olive • Garlic • Fresh Basil • Fresh Cilantro • Kale • Jalapeño • Pineapple • Mushroom • Italian Beef • Artichoke

EXTRAS

Mike's Hot Honey • Truffle Honey • Truffle Oil

DESSERTS

NUTELLA TART \$6

Creamy Nutella filled tart with a toasted hazelnut crust

TIRAMISU \$7

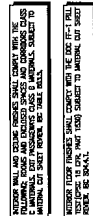
Ladyfingers dipped in our coffee liquor then layered with mascarpone cheese & topped with whipped cream and cocoa powder

LIMONCELLO CAKE \$7

Homemade limoncello white cake with a lemon curd filling and mascarpone cream cheese icing

FRIED DOUGH \$6

Our homemade dough fried then covered in cinnamon sugar with dipping sauce
Cream cheese frosting or Nutella



KITCHEN EQUIPMENT SCHEDULE										
ITEM #	QTY	EQUIPMENT DESCRIPTION	MANUFACTURER	MODEL NO.	APPROXIMATE DIMENSIONS	KITCHEN	PHASE	DATE	APPROX. COST	STATUS
1	1	MIXED SELECT COOKING & ROASTING CABINET	AMAZON	1770V111111	27" x 32.5" x 34.5"	1	1	1	1	1
2	1	MIXED SELECT COOKING & ROASTING CABINET	AMAZON	1770V111111	27" x 32.5" x 34.5"	1	1	1	1	1
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98	1	MIXED SELECT COOKING & ROASTING CABINET	AMAZON	1770V111111	27" x 32.5" x 34.5"	1	1	1	1	1
99	1	MIXED SELECT COOKING & ROASTING CABINET	AMAZON	1770V111111	27" x 32.5" x 34.5"	1	1	1	1	1
100	1	MIXED SELECT COOKING & ROASTING CABINET	AMAZON	1770V111111	27" x 32.5" x 34.5"	1	1	1	1	1

COORDINATE WITH TRADE FOR ALL EXTERIOR EQUIPMENT MODEL, MANUFACTURER AND MODEL, OR BELOW PROVIDED FOR THE REFERENCE ONLY.

TIEVOLI
44 WEST PALATINE ROAD
PALATINE, IL 60067

BASE TEN
ARCHITECTS, INC.
100 County Club Dr.
La Grange, IL 60525

D-1.2

TIEVOLI

1999
TELEPHONE
630/353-1000
FAX
630/353-1000

PUBLIC NOTICE
A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, March 8, 2022 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit a restaurant to operate with a local liquor license.

The property is commonly known as 44 W. Palatine Road (02-15-430-022-0000).

The Petitioner is proposing to open a new restaurant, Tievoli Pizza Bar.

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

FILE #: 22-05
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals

DATED: This 21st day of February, 2022
Published in Daily Herald
February 21, 2022 (4578224)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the Northwest Suburbs DAILY HERALD. That said Northwest Suburbs DAILY HERALD is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of: Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Deer Park, Des Plaines, Elk Grove, Franklin Park, Glenview, Hanover Park, Hoffman Estates, Inverness, Melrose Park, Morton Grove, Mt Prospect, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Rolling Meadows, Rosemont, Schaumburg, Schiller Park, South Barrington, Streamwood, Wheeling, Wilmette

County(ies) of Cook

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

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notice as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a copy, was published 02/21/2022 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Laurel Baitz

Designee of the Publisher and Officer of the Daily Herald

Control # 4578224

Attachment: Special Use Ordinance #O-24-22 (44 W. Palatine Road - Tievoli Pizza - Special Use Transfer (CA))



SPECIAL USE TRANSFER

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

CONTACT INFORMATION WORKSHEET

PETITIONER(S)		Business Name (If applicable)	
Adrianna Labbate		Tievoli Pizza Bar	
Address		City/State/Zip Code	
25604 W Ivanhoe Rd		Wauconda, IL 60084	
Telephone	Fax		
8475075900			
Email			
Info@tievolipizzabar.com			
Subject Property Address			
44 W Palatine Road Palatine, IL 60067			
AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
Address		City/State/Zip Code	
Telephone	Fax		
Email			

Attachment: Application (44 W. Palatine Road - Tievoli Pizza - Special Use Transfer (CA))



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)
- ☐ Proof of Ownership

Business Owner(s):

Adrianna Labbate

Subject Property Address:

44 W Palatine Rd Palatine, IL 60067

The owner(s) listed above are requesting that Special Use Ordinance # O-24-22 be transferred from Giovanni Labbate to individuals(s) and/or company listed above. I have read the ordinance(s) and agree to comply with all applicable ordinance(s) and any conditions contained therein. As the new business owner(s), the following changes (if any) are proposed to the business operation and/or floor plan:

No Changes

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

Attachment: Application (44 W. Palatine Road - Tievoli Pizza - Special Use Transfer (CA))



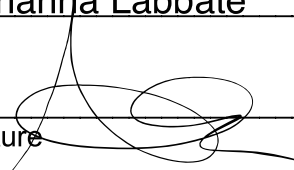
Signature Page

Petitioner's Signature

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

Adrianna Labbate
Name

2/23/23
Date

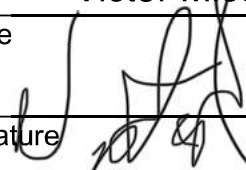

Signature

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

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

Victor Miceli
Name

2/23/23
Date


Signature