



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

FEBRUARY 18, 2019

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 11, 2019

IV. MAYOR'S REPORT

1. As Submitted

V. RECESS TO THE COMMITTEE OF THE WHOLE



VI. COMMITTEE OF THE WHOLE

A. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. Consider a Motion Approving the St. Pat's Party, Including Waiver of the Sound Amplification Ordinance, on March 16 & 17, 2019 at Tap House Grill, 56 W. Wilson Street (Council District: Six)
2. Consider a Motion Approving the Spring/Summer 2019 Newsletter Article Topic List
3. As Submitted

B. POLICE POLICY & CODE SERVICES COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. Consider an Ordinance Granting Variations for the Number and Total Square Footage of Wall Signs at 239 E Northwest Highway (Council District: Six)
2. As Submitted

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

TIM MILLAR, CHAIRMAN

1. Spruce Village Development:
 - A. Consider a Minor Amendment to the Spruce Village Planned Development to Allow a Change in Ownership and a Planned Development Time Extension for the Vacant Property Southwest of 1980 N. Rand Road (Council District: Three)
 - B. Consider a Motion Authorizing the Village Manager to Execute the Fourth Amendment to the Previously Approved Purchase Agreement for the Vacant Property Located to the West of 1980 N. Rand Road (Council District: Three)
2. As Submitted

D. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

GREG SOLBERG, CHAIRMAN

1. Consider a Motion to Award a Contract for the Village's 2019 Street Resurfacing Program
2. Consider a Motion Authorizing the Village Manager to Execute a Proposal for Design Engineering Services for Mallard Drive/Eaton Court and West Wood Street Water Main Replacement Design (Council District: Two)
3. Consider a Resolution for Maintenance of Village-Owned Utilities within State Right-of-Way Without a Bond
4. As Submitted

E. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted

F. BUSINESS FINANCE & BUDGET 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 Warrant #4
2. Consider a Motion Approving the Spring/Summer 2019 Newsletter Article Topic List
3. Consider a Minor Amendment to the Spruce Village Planned Development to Allow a Change in Ownership and a Planned Development Time Extension for the Vacant Property Southwest of 1980 N. Rand Road (Council District: Three)
4. Consider a Motion Authorizing the Village Manager to Execute the Fourth Amendment to the Previously Approved Purchase Agreement for the Vacant Property Located to the West of 1980 N. Rand Road (Council District: Three)
5. Consider a Motion to Award a Contract for the Village's 2019 Street Resurfacing Program
6. Consider a Motion Authorizing the Village Manager to Execute a Proposal for Design Engineering Services for Mallard Drive/Eaton Court and West Wood Street Water Main Replacement Design (Council District: Two)
7. Consider a Resolution for Maintenance of Village-Owned Utilities within State Right-of-Way Without a Bond
8. Consider an Ordinance Transferring an Existing Special Use Ordinance for a Service Station and Automobile Laundry (Mobil Gas Station) at 1228 E. Dundee Road (Council District: Four)
9. Consider Motion to Approve the Letter of Credit Release and Commencement of the One-Year Maintenance Period for Stone Garden (Council District: Six)

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

BRAD HELMS, CHAIRMAN

1. As Submitted

B. BUSINESS FINANCE & BUDGET COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. Consider a Motion Approving the St. Pat's Party, Including Waiver of the Sound Amplification Ordinance, on March 16 & 17, 2019 at Tap House Grill, 56 W. Wilson Street (Council District: Six)
2. As Submitted

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

GREG SOLBERG, CHAIRMAN

1. As Submitted

F. POLICE POLICY & CODE SERVICES COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. Consider an Ordinance Granting Variations for the Number and Total Square Footage of Wall Signs at 239 E Northwest Highway (Council District: Six)
2. As Submitted

X. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted

B. VILLAGE CLERK

1. As Submitted

C. VILLAGE ATTORNEY

1. As Submitted

XI. CLOSED SESSION AS REQUIRED

XII. RECOGNITION OF AUDIENCE

XIII. ADJOURNMENT



VILLAGE OF PALATINE
 VILLAGE HALL - COUNCIL CHAMBERS
 200 E. WOOD STREET
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VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

FEBRUARY 11, 2019

Regular Meeting

7:00 PM

I. ROLL CALL – Time: 7:00 PM

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

Also Present:

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

II. PLEDGE TO THE FLAG

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

III. APPROVAL OF MINUTES

- Village Council & Committee of the Whole - Regular Meeting - February 4, 2019
- Accepted

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

IV. MAYOR'S REPORT

- As Submitted -

Mayor Schwantz announced upcoming events:

Minutes Acceptance: Minutes of Feb 11, 2019 7:00 PM (APPROVAL OF MINUTES)

Saturday February 16: 8AM - 12PM

Palatine Winter Farmers' Market

Palatine Train Station

Monday February 18 and Tuesday February 19: 9AM - 4PM

School's Out Fun Days hosted by the Palatine Park District

Falcon Park Recreation Center

Mayor Schwantz expressed sincere condolences to the family of Police Officer Mark Dahlem who died last week after a valiant battle with cancer.

V. RECESS TO THE COMMITTEE OF THE WHOLE – Time: 7:01 PMRecess to Committee of the Whole - **Motion Carried by Voice Vote**

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

VI. COMMITTEE OF THE WHOLE**A. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:02 PM***KOLLIN KOZLOWSKI, CHAIRMAN*

1. Consider a Motion Approving the Temporary Closure of a Portion of Slade Street and Parking Lot K for the Community Bike Ride Event on July 27, 2019 - **Approved by Voice Vote** (Council District: Six)

Deputy Village Manager Mike Jacobs presented Wayne Mikes' proposal to coordinate a Community Bike Ride Event on Saturday, July 27, with the closure of one of the Village Parking Lots. Staff recommends approval of the event and associated street and parking lot closures. Wayne Mikes was present to answer questions.

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

2. Consider a Motion to Approve the 2019 Summer Farmers' Market and 2019-2020 Winter Farmers' Market - **Approved by Voice Vote** (Council District: Six)

Deputy Village Manager Mike Jacobs stated that the request is consistent

with prior years. Staff recommends approval of the requests.

Mayor Schwantz praised the Palatine Farmers' Market.

Bobbie Desprat, President of Palatine Sister Cities and member of the Market Committee, expressed appreciation for the Palatine Police Department, and Public Works Department for extraordinary maintenance of the Market area both inside and out.

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

3. As Submitted -

Nothing was submitted.

B. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:05 PM

SCOTT LAMERAND, CHAIRMAN

1. 809 N. Quentin Road (Council District: One):

Planning & Zoning Director Ben Vyverberg presented a request for a Special Use Amendment to permit an existing restaurant, Los Takitos (d/b/a Taco Shop), to serve alcohol with a Class G (Restaurant - Beer & Wine) Liquor License and the accompanying ordinance to increase the number of Class G Liquor Licenses. Staff recommends approval.

Items A. and B. were approved with a single vote.

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

- A. Consider an Ordinance Approving a Special Use Amendment to include Alcohol Service, in Conjunction with a Liquor License, for Los Takitos (d/b/a Taco Shop) at 809 N. Quentin Road - **Approved** (Council District: One)
- B. Consider an Ordinance Increasing 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 - **Approved** (Council District: One)
2. Consider an Ordinance Granting a Special Use to allow a Physical and Health Services Use (Massage) at 1590 N Rand Road - Unit K - **Motion Carried by Voice Vote** (Council District: Four)

Planning & Zoning Director Ben Vyverberg presented the petitioner's request for a Special Use to operate a massage business adjacent to Home Depot with cross access parking. The ZBA voted unanimously to recommend approval and staff concurs.

RESULT:	MOTION CARRIED BY VOICE VOTE [UNANIMOUS]
MOVER:	Greg Solberg, District 4 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

3. As Submitted -

Nothing was submitted.

C. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:07 PM

GREG SOLBERG, CHAIRMAN

1. Consider a Motion to Award a Contract for the Construction of Water Pressure Zone Revisions Part C Project - **Approved by Voice Vote**

Public Works Director Matt Barry explained the need for construction of water pressure zone revisions and extensions, recommending the low compliant bid from Patnick Construction in the amount of \$1,425,429.

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

2. As Submitted -

Nothing was submitted.

D. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 7:09 PM

BRAD HELMS, CHAIRMAN

1. As Submitted -

Nothing was submitted.

E. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:09 PM

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted -

Nothing was submitted.

F. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:09 PM*TIM MILLAR, CHAIRMAN***1. As Submitted -**

Nothing was submitted.

VII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 7:10 PM**Reconvene the Village Council Meeting - Motion Carried by Voice Vote**

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

VIII. CONSENT AGENDA

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

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

1. Consider a Motion Approving the Temporary Closure of a Portion of Slade Street and Parking Lot K for the Community Bike Ride Event on July 27, 2019 - **Approved** (Council District: Six)
2. Consider a Motion to Approve the 2019 Summer Farmers' Market and 2019-2020 Winter Farmers' Market - **Approved** (Council District: Six)
3. Consider an Ordinance Approving a Special Use Amendment to include Alcohol Service, in Conjunction with a Liquor License, for Los Takitos (d/b/a Taco Shop) at 809 N. Quentin Road - **Approved** (Council District: One)

Ordinance #O-9-19

4. Consider an Ordinance Increasing 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 - **Approved** (Council District: One)

Ordinance #O-10-19

Minutes Acceptance: Minutes of Feb 11, 2019 7:00 PM (APPROVAL OF MINUTES)

5. Consider an Ordinance Granting a Special Use to allow a Physical and Health Services Use (Massage) at 1590 N Rand Road - Unit K - **Approved** (Council District: Four)

Ordinance #O-11-19

6. Consider a Motion to Award a Contract for the Construction of Water Pressure Zone Revisions Part C Project - **Approved**

IX. REPORTS OF STANDING COMMITTEE – Time: 7:10 PM

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted -

No Report

B. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:10 PM

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted -

No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:10 PM

TIM MILLAR, CHAIRMAN

1. As Submitted -

No Report

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:10 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted -

No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:10 PM

GREG SOLBERG, CHAIRMAN

1. As Submitted -

No Report

Minutes Acceptance: Minutes of Feb 11, 2019 7:00 PM (APPROVAL OF MINUTES)

F. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:10 PM*SCOTT LAMERAND, CHAIRMAN*

1. As Submitted -

No Report

X. REPORTS OF THE VILLAGE OFFICERS**A. VILLAGE MANAGER – Time: 7:11 PM**

1. As Submitted -

No Report

B. VILLAGE CLERK – Time: 7:11 PM

1. As Submitted -

No Report

C. VILLAGE ATTORNEY – Time: 7:11 PM

1. As Submitted -

No Report

XI. CLOSED SESSION AS REQUIRED – Time: 7:11 PM

No Closed Session requested.

XII. RECOGNITION OF AUDIENCE

No one came forward.

XIII. ADJOURNMENT – Time: 7:11 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:	Scott Lamerand, District 2 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

SUBMITTED BY:

Margaret R. Duer
Village Clerk

Consider a Motion Approving the St. Pat's Party, Including Waiver of the Sound Amplification Ordinance, on March 16 & 17, 2019 at Tap House Grill, 56 W. Wilson Street

BACKGROUND:

Tap House Grill is proposing to host a St. Pat's Party on March 16 (Saturday) & 17 (Sunday), 2019. The event will be held in a portion of the Tap House Grill parking lot with live music/DJ, and Irish themed food and beer. The proposed hours for the event are Saturday, 9 AM - 10 PM and Sunday, 9 AM - 6 PM.

KEY ISSUES:

The proposed event will consist of a tent (40' x 80') and a small stage area. The tent would be located in the parking lot on the east side of their building. The parking lot would be closed Friday, March 15, at 9AM and reopen on Monday, March 18, at 10 AM.

The approved times for Tap House Grill's past St. Patrick's Day events were as follows:

<u>Date of Event:</u>	<u>Tent Hours:</u>	<u>Sound Waiver Hours:</u>
March 19, 2016	11 AM - 10 PM	1 PM - 5 PM
March 11, 2017	11 AM - 5 PM	Noon - 4PM
March 17, 2018	11 AM - 10 PM	Noon - 8 PM

Proposed 2019 Event:

March 16 (Sat.)	9 AM - 10 PM	9 AM - 10 PM
March 17 (Sun.)	9 AM - 6 PM	9 AM - 6 PM

Staff has concerns with the proposed hours due to the length of the event (2 days) and the associated sound waiver hours. In past years, a sound waiver was only granted for a portion of time in which the tent was used. In addition, the approved hours for sound amplification ranged from mid-day (Noon or 1 PM) until later afternoon (4 PM and 5 PM) or early evening (8 PM). The length of the event (2 days) would be less impactful on the surrounding properties if the permitted hours for the tent and sound waiver were more consistent with past years. Staff suggests the following hours be considered:

	<u>Tent Hours:</u>	<u>Sound Waiver Hours:</u>
March 16 (Sat.)	9 AM - 10 PM	11 AM - 10 PM
March 17 (Sun.)	10 AM - 6 PM	11 AM - 6 PM

ALTERNATIVES:

1. Approve a waiver of the Sound Amplification Ordinance for Tap House Grill on Saturday & Sunday, March 16 & 17, 2019.

2. Do not approve a waiver of the Sound Amplification Ordinance for Tap House Grill on Saturday & Sunday, March 16 & 17, 2019.

RECOMMENDATION:

Staff recommends approval of the tent and sound amplification hours as outlined above.

ACTION REQUIRED:

A motion to approve a waiver of the Sound Amplification Ordinance at Tap House Grill, 56 W. Wilson Street, on Saturday & Sunday, March 16 & 17, 2019.

ATTACHMENTS:

- St. Pat's Party - Tap House

VILLAGE OF PALATINE

SPECIAL EVENT PERMIT APPLICATION

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

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

GENERAL EVENT INFORMATION

Name of Event

Tap House Grill St. Pat's Party

Exact Address of Event

56 W. Wilson St. Palatine IL 60067

Type of Event (Check all applicable)

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

Date(s) of Event

3/16/19 & 3/17/19

Hours of Event

3/16 = 9am - 10pm | 3/17 = 9am - 6pm

Total Hours (Set-Up - Tear Down)

72 hrs

Phone number/website for publication

847-934-3000

www.taphousegrills.com

Estimated attendance

500

Last years actual attendance

500

Describe the event's community and/or cultural benefit

Saturday - hosting a post-parade Party! Live music, food, drinks & fun for ALL!

Sunday - St. Pat's day - Always celebrated heavily in the community. offering live music, Irish themed food. Always a Blast!

SPONSORING ORGANIZATION INFORMATION

Name of Sponsoring Organization

Tap House Grill Palatine

Contact person from Sponsoring Organization

Ben Smego

Sponsoring Organization Address

56 W. Wilson St.

City

Palatine

Zip

60067

Phone Number

847-934-4107

E-Mail

Ben@taphousegrills.com

Website

www.taphousegrills.com

ORGANIZER/COORDINATOR INFORMATION

Name of Organizer/Coordinator

Ben Smego

E-mail

Ben@taphousegrills.com

Organizer/Coordinator Address

58 W. Wilson St.

City

Palatine

Zip

60067

Phone Number

847-934-4107

Cell Phone Number

630-347-1150

Fax Number

847-934-4127

EMERGENCY CONTACT INFORMATION

Name of Emergency Contact

Nate Pauley

E-mail

Nate@taphousegrills.com

Emergency Contact Address

56 W. Wilson St.

City

Palatine

Zip

60067

Phone Number (24hours)

312-307-5511

Cell Phone Number

630-465-3213

Fax Number

847-934-4127

VILLAGE OF PALATINE SPECIAL EVENT PERMIT APPLICATION

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

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

EVENT OVERVIEW

Are you providing/serving food at your event that is considered potentially hazardous, being prepared on-site, or being re-packed and sold in bulk?

☒ Yes ☐ No

Below are some foods exempt from a permit (not all are listed):
-Pre-packaged, non-potentially hazardous foods (i.e. packaged cookies, chips, crackers, bread, etc.)
-Non-potentially hazardous, minimally cut, unprocessed fruits or vegetables (i.e. apples, bananas, etc.)

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

If yes, how many vendors? 1 - Tap House Grill

Each vendor must submit a Temporary Food Event Permit Application 14 days prior to the event. Applications can be found at:
<http://www.palatine.il.us/events/forms/applications.aspx>.
Questions? Contact (847) 359-9090. Please see application for full details on what is required.

Are you erecting either: (1) tent(s) larger than 20'x40' (or 800 sq. ft.) or (2) that accommodates more than 100 people or (3) temporary structure(s) (i.e. stage) taller than 2' in height or (4) that will be equipped with temporary electrical power?

☒ Yes ☐ No

If yes, you must submit a Temporary Structure Permit Application 30 days prior to the event. Applications can be found at:
<http://www.palatine.il.us/events/forms/applications.aspx>.
Questions? Contact (847) 359-9037. Electric submissions are NOT accepted. Please see application for full details on what is required.

Are you serving alcoholic beverages at your event?

☒ Yes ☐ No

Alcohol vendors must submit a Special Event Liquor License 60 days prior to the event. You must obtain a Special Event Liquor License for each liquor vendor. Applications can be found at:
<http://www.palatine.il.us/events/forms/applications.aspx>.
Questions? Contact (847) 359-9031.

Will the event include a Race/Walk or Parade?

☐ Yes ☒ No

If yes, you must complete, Page 3, Section 1.

Will electronic sound amplification equipment or a public address system be used at the event?

☒ Yes ☐ No

If yes, you must complete, Page 3, Section 2.

Are you utilizing any public parking lots, Village streets or other Village property for your event?

☒ Yes ☐ No

If yes, you must complete, Page 3, Section 3.

ACKNOWLEDGEMENT/SIGNATURE

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

Signature of Organizer

Date

Application must include the following documentation

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

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

APPLICATIONS WITH MISSING INFORMATION WILL NOT BE PROCESSED.

VILLAGE OF PALATINE SPECIAL EVENT PERMIT APPLICATION

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

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

Name of Event

Tap House Grill St. Pat's Party

SECTION 1: RACE/WALK, PARADE INFORMATION

☐ Not Applicable

Starting Location

Ending Location

Approximate Number of Attendees (runners/marchers)

Approximate Number of Vehicles (cars/floats)

Location of Assemble (Registration)

Location of Personal Vehicle Parking

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

SECTION 2: NOISE CONTROL PLAN

☐ Not Applicable

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

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

3/16/19 9am - 10pm

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

3/17/19 9am - 6pm

Describe the sound system(s)

Either live music or DS music sound will be controlled by control panel of the amplification system.

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

Amplification System Control Panel - can control with ease.
Can turn up or down sound with control knob

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

SECTION 3: PARKING LOT/PROPERTY USAGE/CLOSURE INFORMATION

☐ Not Applicable

Public Parking Lot / Property Intended for "Event"

Lot Number or Location

Date of Closure

Time of Closure

Date to Reopen

Time of Reopen

56 W. Wilson St

3/15/19

9am

3/18

10am

→ this is tap house grill Lot & parking lot

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

VILLAGE OF PALATINE SPECIAL EVENT PERMIT APPLICATION

THIS FORM MUST BE COMPLETED IN FULL AND SUBMITTED 60 DAYS PRIOR TO THE EVENT
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INSTRUCTIONS: PLEASE TYPE OR PRINT CLEARLY. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.

SECTION 4: INDEMNITY/HOLD HARMLESS AGREEMENT

Name of Sponsoring Organization

Tap House Grill Palatine

Name of Event

St. Pat's Party

Date(s) of Event

3/16/19 & 3/17/19

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

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

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



SIGNATURE

Ben Smago

PRINT NAME

Licensing

TITLE/POSITION

2/6/19

DATE

SECTION 5: INSURANCE REQUIREMENTS

INSURANCE REQUIREMENTS

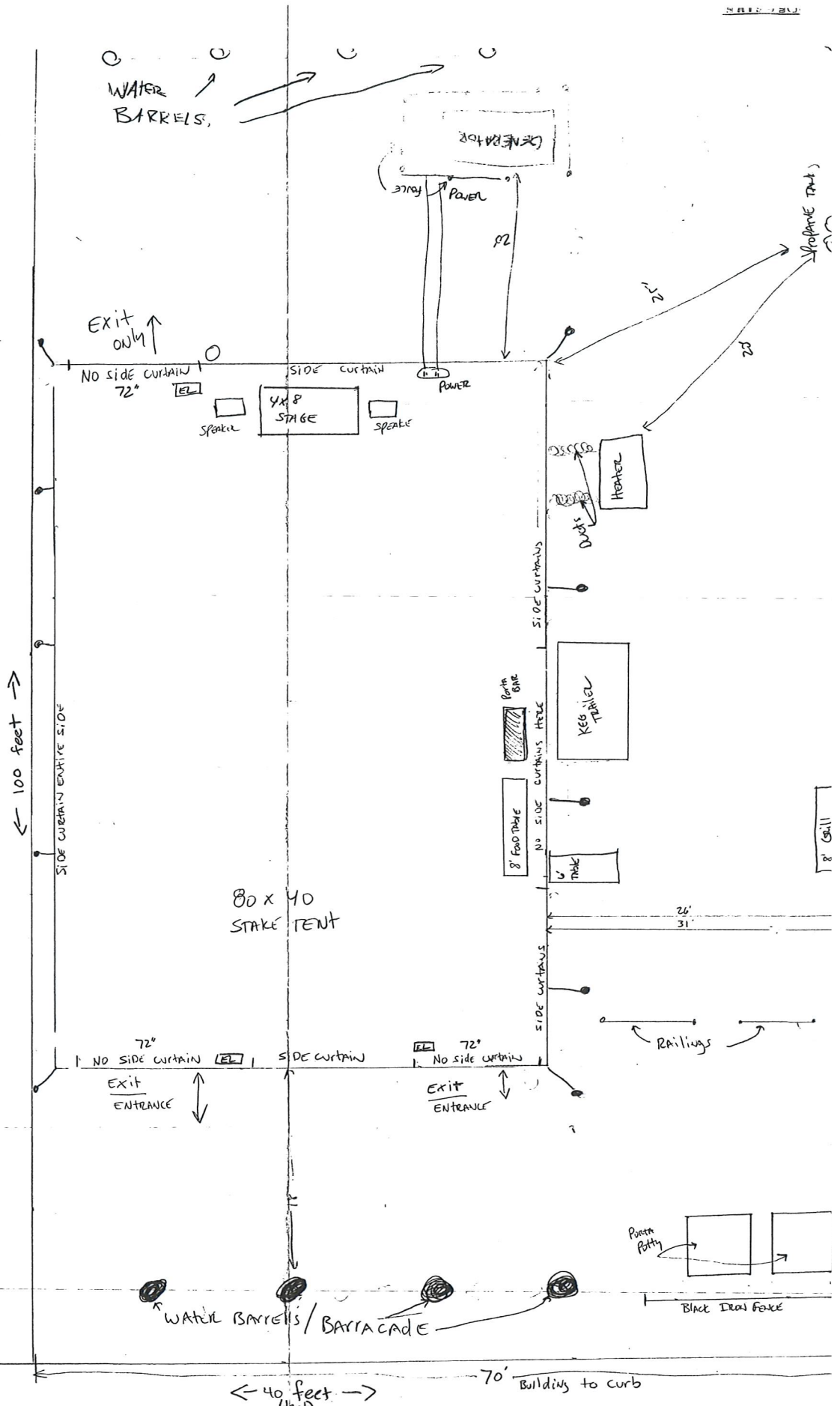
Sponsoring Organization will be required to provide an original Certificate of Insurance evidencing the following insurance minimums:

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

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

MENU
 Double Cheese burger
 Ruben RYE
 Pretzels
 Chips

TAP HOUSE Grill
 56 W Wilson



Attachment: St. Pat's Party - Tap House (Tap House Grill - St Pat's Party 2019)



CERTIFICATE OF LIABILITY INSURANCE

6.A.1.a

DATE (MM/DD/YYYY)
2/1/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER BILL ASIMAKOPOULOS (07841) 241 BURLINGTON CLARENDON HILLS, IL 60514-0000	CONTACT NAME: BILL ASIMAKOPOULOS	
	PHONE (A/C, No, Ext): 630-887-7788 FAX (A/C, No): 630-887-7888	
	E-MAIL ADDRESS: BILL.POULOS@COUNTRYFINANCIAL.COM	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: COUNTRY Mutual Insurance Company	20990
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

INSURED 4388100
TAP HOUSE GRILL PALATINE LLC
56 W WILSON
PALATINE, IL 60067

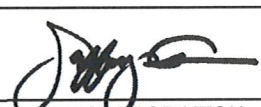
COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY ☐ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ BUSINESSOWNERS GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC	☒		AM9242873	6/1/2018	6/1/2019	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 50,000 PERSONAL & ADV INJURY \$ 5,000 GENERAL AGGREGATE \$ 1,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☒ SCHEDULED AUTOS ☒ HIRED AUTOS ☒ NON-OWNED AUTOS	☒		AV9243497	6/1/2018	6/1/2019	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000	☒		AU9242687	6/1/2018	6/1/2019	EACH OCCURRENCE \$ 3,000,000 AGGREGATE \$ 3,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	☐ Y ☒ N	N/A	AW9242883	6/1/2018	6/1/2019	☒ WC STATU-TORY LIMITS ☐ OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
	LIQUOR LIABILITY			AM9242873	6/1/2018	6/1/2019	Each Person BI Limit \$ 0 AGGREGATE \$ 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

JOB NAME:
EVENT: ST PATS DAY PARTY HELD AT TAP HOUSE GRILL PALATINE PARKING LOT
DATE: MARCH 16TH & 17TH, 2019
(CONTINUED)

CERTIFICATE HOLDER VILLAGE OF PALATINE 200 E WOOD ST PALATINE, IL 60067	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
---	---

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AGENCY CUSTOMER ID: _____

LOC #: _____



ADDITIONAL REMARKS SCHEDULE

Page 1 of 1

AGENCY		NAMED INSURED	
POLICY NUMBER AM9242873		TAP HOUSE GRILL PALATINE LLC 56 W WILSON PALATINE, IL 60067	
CARRIER COUNTRY Mutual Insurance Company	NAIC CODE 20990	EFFECTIVE DATE: 2/1/2019	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: ACORD 25 **FORM TITLE:** CERTIFICATE OF LIABILITY INSURANCE

POLICY INFORMATION:

Each Person Property Damage Limit and Loss Of Means of Support or Loss of Society Limit are included in Liquor Liability Coverage and subject to Illinois Statute

ADDITIONAL INSURED(S):

THE VILLAGE OF PALATINE, THEIR EMPLOYEES, AGENTS, AND OFFICIALS

WORKERS COMPENSATION EXCLUSIONS:

PROPRIETOR, PARTNER(S), EXECUTIVE OFFICER(S), MEMBERS(S) IS/ARE EXCLUDED ON WORKERS COMPENSATION BY ENDORSEMENT.

Attachment: St. Pat's Party - Tap House (Tap House Grill - St Pat's Party 2019)

Consider a Motion Approving the Spring/Summer 2019 Newsletter Article Topic List

BACKGROUND:

With the Village publishing two newsletters this year, summer and fall, Staff is proposing that the spring/summer topics listed below be included in the upcoming newsletter (to be delivered to residents in late April):

Administration

Street Fest
New Businesses
Special Events
Election

Public Works

Hydrant Flushing
Hometown Pride Awards
50/50 Sidewalk & 50/50 Tree Program
2018 Water Quality Report

Finance

Vehicle Stickers

Police

Safety Articles

Community Services

Curbside Yard Waste Collection

Fire

Life Jacket Loaner Program
Safety Articles

Engineering

Infrastructure Improvements

ALTERNATIVES:

1. Approve the proposed article topics.
2. Do not approve the proposed article topics.

RECOMMENDATION:

Action is at the discretion of the Committee.

ACTION REQUIRED:

Action is at the discretion of the Committee.

Consider an Ordinance Granting Variations for the Number and Total Square Footage of Wall Signs at 239 E Northwest Highway

BACKGROUND:

The Petitioner is proposing to purchase the existing Ace Hardware and update the signage to both rebrand the store and include additional attached signs. Therefore, the Petitioner is requesting:

- 1) Variation to allow five (5) attached signs, instead of maximum allowed one sign; and**
- 2) Variation to allow gross surface area of five (5) attached signs to be 637 square feet instead of the allowed 180 square feet.**

KEY ISSUES:

- The Subject Property is zoned B-2 General Business District and contains the existing Palatine Plaza shopping center.
- The Subject Tenant Space is the Ace Hardware location. The Petitioner is proposing to acquire the store and is requesting zoning relief for new attached signage. The tenant space has approximately 120 linear feet of store frontage. Per Ordinance #O-177-97, Palatine Plaza shopping center is allowed 1.5 square feet of signage per linear foot of store frontage. This would allow a maximum 180 square-foot attached signage.
- The Village Council has previously approved attached signage zoning variations for larger tenant spaces within Palatine Plaza. This included granting Dominick's a 360 square foot sign in 1985 and permitting Hobby Lobby to have five attached signs (one is permitted by Code) in 1999.
- The Petitioner is proposing to reuse the existing Ace Hardware framing and install a new, comparably sized, "Ace Hardware" sign of approximately 252 square feet. The sign would also include the name of the specific Ace store ("Mutual") and would also include "& Rental". Currently, the Petitioner is planning to only add "Mutual Ace Hardware" with the intention on adding "& Rental" in the future, when the rental component is established at this location.
- This tenant space is setback approximately 360 feet from Northwest Highway, which presents a visibility concern for attached signage. The curvature and alignment of Northwest Highway, in conjunction with the depth of the setback, can impact the recognition of attached signage at this shopping center.
- In order to better assess the actual square footage of the proposed signage, the following table divides the signs separately into 5 signs. This includes one ownership sign ("Mutual Ace Hardware & Rental") and 4 store available product signs. The total square footage of sign relief is 637 square footage, which reflects the Code requirement of the maximum dimensions of the sign frame and width.

The taller Ace portion of the sign increases the required square footage relief and also includes approximately 40% of non-sign space, as indicated:

	Dimensions	Square footage
4 store available product Signs	4 X 7	112
Ace Sign	6.25 X 84	525
Total		637
Calculated area without actual signage included	3 x 69	-207
Actual Signage square footage		430

ALTERNATIVES:

1. Approve the Variations to allow 5 attached signs and the total square footage to be 637 square feet.
2. Do not approve the Variations to allow 5 attached signs and the total square footage to be 637 square feet.

RECOMMENDATION:

Public Hearing: ZBA meeting - February 12, 2019
 Residents testifying: None
 Vote: The ZBA voted to recommend approval of the request 3-1 (with one abstention). Staff is supportive of the total number of signs and the overall square footage of relief requested. Nevertheless, Staff recommends Action at the Village Council's discretion, with the proposed "Stihl" sign on the main facade.

ACTION REQUIRED:

A motion to approve the ordinance granting Variations to allow 5 attached signs and the total square footage to be 637 square feet.

ATTACHMENTS:

- Aerial map - 239 E. Northwest Highway
- ORD VAR 239 E Northwest Highway
- EXHIBIT - Proposed Sign Elevation
- Existing Sign Elevation
- Application
- Past Signs at Palatine Plaza
- Plat of Survey

- Public Notice
- Draft ZBA Minutes



ORDINANCE NO. _____

**AN ORDINANCE GRANTING VARIATIONS
239 E. NORTHWEST HIGHWAY**

WHEREAS, pursuant to a petition and public hearing on February 12, 2019, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Variation to allow five (5) attached signs instead of the allowed one (1) pursuant to Section 8.03 (d)(2)(a) of the Palatine Zoning Ordinance and a Variation to allow gross surface area of five (5) attached signs to be 637 square feet instead of the allowed 180 square feet pursuant to Ordinance O-177-97, on the following legally described property:

PARCEL 1: Lots 1 & 2 in Scher's Subdivision, being a subdivision of part of the Northwest quarter of Section 14, Township 42 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded August 1, 1958, as Document #17277738 and as corrected by Certificate of Correction recorded August 28, 1958, as Document #17302943, in Cook County, Illinois; EXCEPT that part conveyed to the Department of Public Works and Buildings of the State of Illinois by Deed dated January 17, 1962, recorded August 20, 1962, as Document Number 18567814 described as follows: A segment or parcel of land, being that part of Lot 2 in Scher's Subdivision, being a subdivision of part of the Northwest Quarter of Section 14, Township 42 North, Range 10, East of the Third Principal Meridian, bounded and described as follows: Commencing at a point on the Southerly line of Northwest Highway as widened (also known as State Bond Issue Route 19) a distance of 871.49 feet Southeasterly of the intersection of the Southerly line of said Northwest Highway and center line of Benton Street, said point of commencement being also the most Northerly corner of said Lot 2 in Scher's Subdivision as aforesaid; thence Southeasterly along the Southerly line of the Northwest Highway, being also the Northeasterly line of said Lot 2 a distance of 481.55 feet to a point

Attachment: ORD VAR 239 E Northwest Highway (239 E Northwest Hwy - VAR for Signage)

of curvature, being also the point of beginning of said segment or parcel of land; thence continuing Southeasterly along the Northeasterly line of said Lot 2, being also the Southerly line of Northwest Highway and being a curved line concave to the Southwest, having a radius of 955.00 feet and tangent to said last described course, a distance of 275.63 feet to a point; thence Northwesterly in a straight line (being thereof the chord of said segment or parcel of land), a distance of 275 feet to the point of beginning.

ALSO EXCEPT that part conveyed to Amoco Oil Company, a Maryland Corporation, by Deed dated March 16, 1979, recorded December 26, 1979, as Document #25293781 described as follows: That part of Lot 1 lying Southeasterly of a line drawn perpendicular to the Southwesterly line of said Lot 1, which intersects the Northeasterly curved line thereof at a point 150 feet arc measured Northwesterly of the Southeasterly corner of said Lot 1, in Scher's Subdivision, being a subdivision of part of the Northwest Quarter of Section 14, Township 42 North, Range 10, East of the Third Principal Meridian in Cook County, Illinois.

commonly known as 239 E Northwest Highway (02-14-101-009-0000)

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

SECTION 1: A Variation to allow five (5) attached signs instead of the allowed one (1) pursuant to Section 8.03 (d)(2)(a) of the Palatine Zoning Ordinance and a Variation to allow gross surface area of five (5) attached signs to be 637 square feet instead of the allowed 180 square feet pursuant to Ordinance O-177-97, is hereby granted, subject to the following condition:

1. The Variations shall substantially conform to the sign elevation plan submitted by the Petitioner on 02-06-19 except to conform to Village Codes and Ordinances.

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

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

PASSED: This _____ day of _____, 2019

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

APPROVED by me this _____ day of _____, 2019

Mayor of the Village of Palatine

ATTESTED and **FILED** in the office of the Village Clerk this
_____ day of _____, 2019

Village Clerk

Attachment: ORD VAR 239 E Northwest Highway (239 E Northwest Hwy - VAR for Signage)

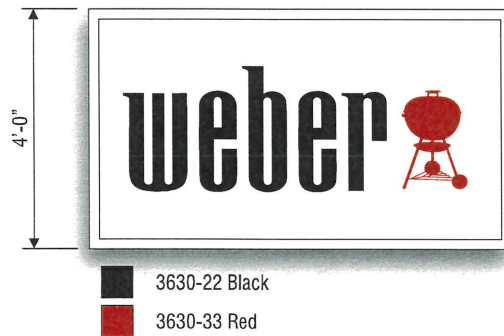
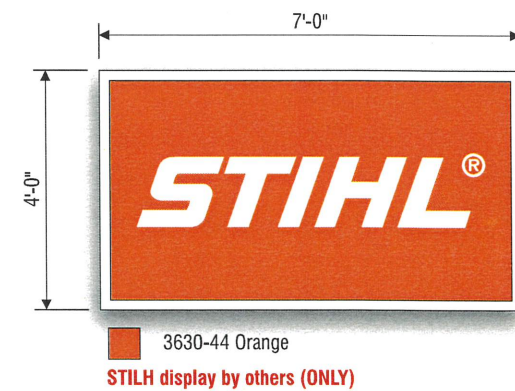
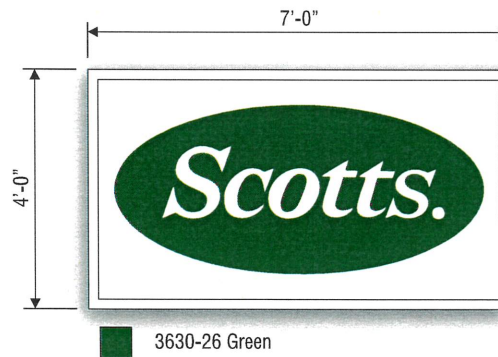
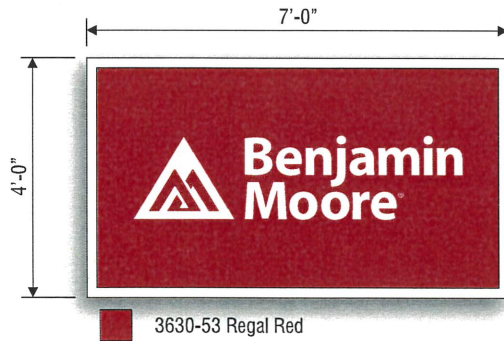


Scale: $\frac{3}{32}'' = 1' - 0''$

RECEIVED

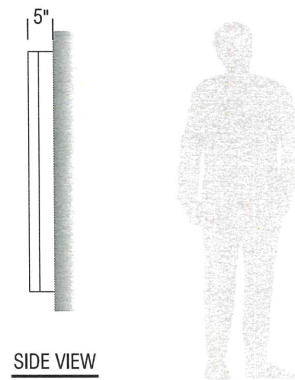
By Lyn Bremanis at 11:05 am

06, 2019



A NEW INTERNALLY ILLUMINATED S/F DISPLAYS SCALE: 1/2" = 1'-0"
 QUANTITY: 1, MANUFACTURE AND SHIP

5" deep extruded aluminum cabinets w/ 2" retainer painted white.
 Overlay #7328 white acrylic with 1st surface translucent vinyl.
 Internally illuminated with White LED's.



2930 West 9th Avenue - Denver, Colorado 80204 - 303.629.6121 - www.gordonsign.com



Gordon Sign Meets UL
 Safety Requirements

IMPORTANT ELECTRICAL NOTE:
 UL 2161 COMPLIANT PER NEC AND
 MANUFACTURING RECOMMENDATIONS.
 ALL ELECTRICAL PRIMARY CIRCUITS
 MUST BE DEDICATED ISOLATED CIRCUITS

Voltage:

File Name: **Ace (Palatine) 17993-01**

Revisions: **01-1/16/19** changed design

Account Rep.: Deb Ramirez

Date: 1/15/19

Drawn by: *Benzie*

Client:

ACE Hardware
 239 E. NW Highway Palatine, IL 60067

Client Approval: _____ Landlord Approval: _____

Gordon Sign will endeavor to closely match colors, including PMS colors where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used.

Sheet 1 of 2

© This design is the exclusive property of Gordon Sign and cannot be reproduced either in whole or in part without their consent.



Existing Sign Elevation



Attachment: Existing Sign Elevation (239 E Northwest Hwy - VAR for Signage)

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

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

<i>date received</i>

Background Information	PETITIONER(S) Kyle Sheahen		Business Name (if applicable) Mutual Ace Hardware		
	Subject Property Address 239 E Northwest Hwy, Palatine, IL 60067				
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)		
	Address		City/State/Zip Code		
	Telephone	Fax	Email		
	Relationship to Petitioner (contractor, architect, etc.)				
	TYPE OF APPLICATION (check one) ☐ Special Use ☐ Special Use Amendment ☒ Variation				
	Existing Zoning District		Existing Land Use		Proposed Land Use
	Generally describe your request: Requesting the ability to put a larger retail sign up on the exterior of the building. Reasons why for the request: the building is set back from the road and difficult to see; the frontage is extremely tall and a wide open space; the Stihl sign is required by the manufacture; we intend to reuse and refurbish the existing sign due to the high cost of replacement; due to the current business failing the main purpose of this sign will allow the community to know of new ownership and the high quality of brands that are sold at this location; the hardware industry is experiencing large declines in foot traffic in brick and morder stores, it is important the public knows the quality brands we carry as they drive by.				



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 building is on a bend in the road reducing the visibility. The biggest asset to this business is the traffic on Northwest highway.

Without the increased visibility of my business name and Best Brands on the building I fear we will not be successful.

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

The current reputation of the business is very poor and we must let the public know we are under new ownership.

This store is currently in liquidation and will close down if I do not take it over. This shopping center is also struggling with high vacancy.

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

The site is massive over 14 acres. Looking at the scale of the building it does not change the character of the shopping center.

The signage will have a similar frontage space as the rest of the tenants so it will not look out of place.

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

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

Palatine Plaza - Previous Sign Relief Elevations

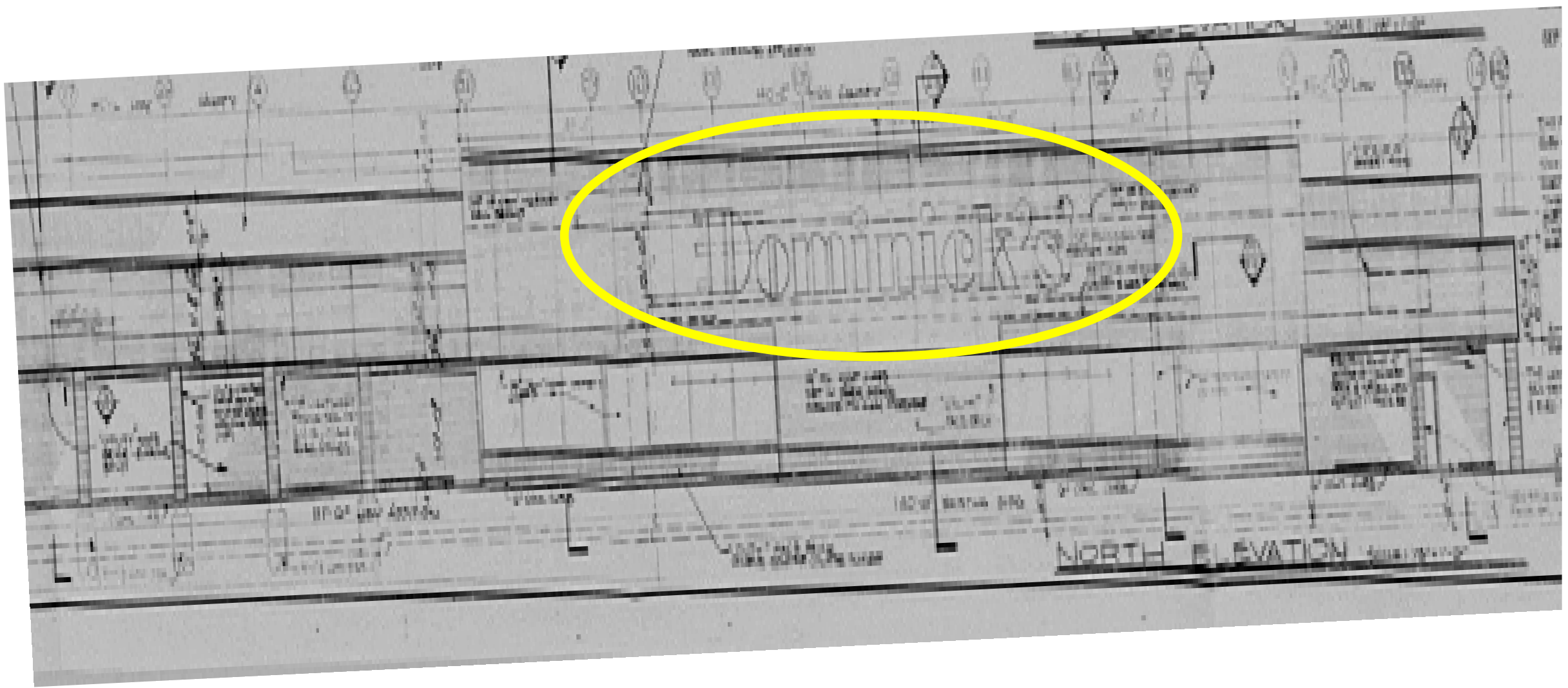
Hobby Lobby was granted a sign variation for 5 signs



Image from Google Maps

Attachment: Past Signs at Palatine Plaza (239 E Northwest Hwy - VAR for Signage)

Dominick's was granted a sign variation for a 360 square attached sign



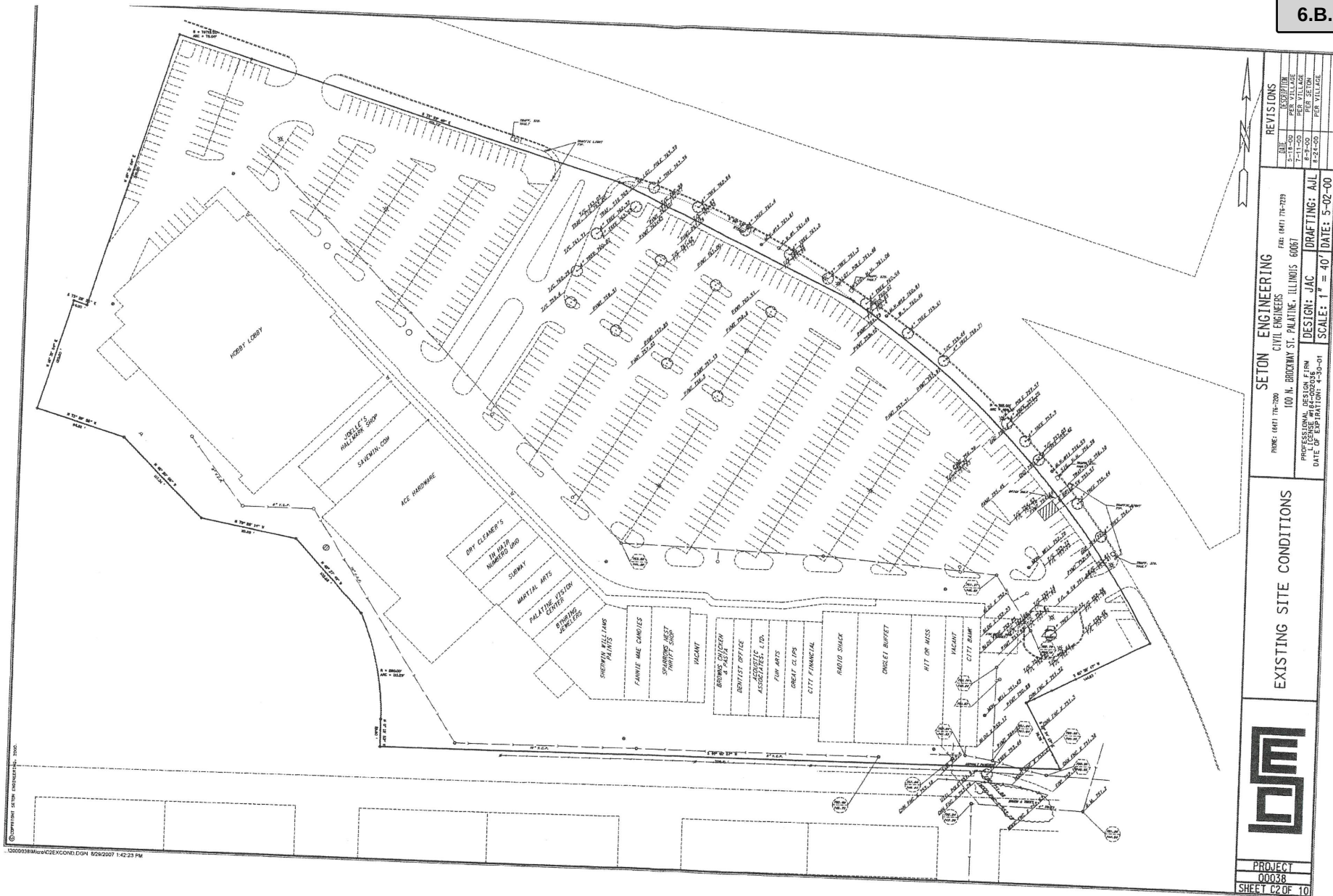
Attachment: Past Signs at Palatine Plaza (239 E Northwest Hwy - VAR for Signage)

239 E. Northwest Highway – Other Locations with similar signage (Submitted by Petitioner)

6.B.1.f



Attachment: Past Signs at Palatine Plaza (239 E Northwest Hwy - VAR for Signage)



PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, February 12, 2019 at 7:00 P.M. in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Variation to allow five (5) attached signs instead of the allowed one (1) pursuant to Section 8.03 (b)(2)(a) of the Palatine Zoning Ordinance.
Variation to allow gross surface area of five (5) attached signs to be 637 square feet instead of the allowed 180 square feet pursuant to Ordinance O-177-97.
 The property is commonly known as 239 E. Northwest Highway (02-14-101-009-0000).
 The Petitioners are requesting to replace the existing Ace Hardware sign with a new one and adding four additional signs.
 The above petition has been filed by Kyle Sheahan, Mutual Ace Hardware and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 19-05
VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
DATED: This 28th day of January, 2019
 Published in Daily Herald January 28, 2019 (4517264)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

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

I further certify that the DAILY HERALD is a newspaper as defined "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 28-JAN-19 in said 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

Danula Baltz
 Authorized Agent

Control # 4517264

Attachment: Public Notice (239 E Northwest Hwy - VAR for Signage)

2. 239 E Northwest Highway

Ms. Wood recused herself.

Mr. McGinn read into record the public notice that was published in the Daily Herald on January 28, 2019 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Sworn in petitioner: Mr. Kyle Sheahen president Mutual Ace Hardware 3156 Cuba Rd Long Grove, IL

Mr. Sheahen stated they are a family owned company that has been in business since 1917 based out of Highland Park and are looking to reopen this location that is going through liquidation. He explained their location on Northwest Hwy has biggest benefit because of the traffic on Northwest Hwy. Mr. Sheahen stated they are looking for the variance to get better exposure explaining they want the community to know it is under new ownership and being restocked. He explained the brand signs represent about 30% of total sales. Mr. Sheahen stated brick and mortar is tough and exposure on Northwest Hwy is important. He spoke to the sign calculations referring to the sign detail slide.

Mr. McGinn asked about the brand signs and the location of the Stihl sign.

Mr. Sheahen explained the Stihl sign is on top because they require a predominant space for their logo to become a licensed Stihl dealer. He stated all new Ace Hardware opening up are required to have the sign referring to the slide showing other locations signs.

Mr. McGinn asked if the signs have a direct impact on sales.

Mr. Sheahen answered yes explaining it is an exposure to traffic to show those brands are there and give improvement to sales.

Mr. Bremanis gave brief summary of request stating the shopping plaza is zone B-2. She stated the tenant space has approximately 120 linear feet of store frontage. She spoke to the ordinance passed in 1997 that allows the plaza to allow 1.5 square feet per linear feet rather than the typical 1 square foot per 1 linear foot. Ms. Bremanis spoke to the other tenant spaces that have been allowed relief including Dominicks and Hobby Lobby referring to the slides of previous elevations. She pointed out currently the Petitioner would like to add the "Mutual" and the "& Rental" will be added in the future.

Mr. Sheahen stated they will use the existing sign structure for ace hardware. He

pointed out that it is faded and falling apart so the lenses will be replaced to look brand new but they are using the existing framing.

Mr. Bremanis spoke to the way the Village calculates signage. She stated Community Services have reviewed and have no issues. She referred to the slide to show the standards for a Variation.

Mr. Larson asked why the Stihl sign can't be down at the pedestrian level. Mr. Sheahen explained the sign can be moved down but he would prefer it to be higher because the exposure to traffic is important. He spoke to the Highland Park location being a higher volume store due to being on a high traffic road and how they have brand signs represented. He pointed out the store is going out of business due to lack of volume. Mr. Sheahen stated sales are terrible and the Stihl brand has never been sold there and wants to highlight that this store is carrying the Stihl brand.

Mr. McGinn clarified Stihl is not sold in the current store. Mr. Sheahen answered no it's new to the location.

Ms. Roth-Wurster clarified the sign can be at a different level. Mr. Sheahen answered yes.

Mr. McGinn asked about the relevance about "Mutual". Mr. Sheahen explained the current owner has lost credibility in the community with the shelves being bare for months so it is important the Mutual is represented. He pointed out it is a strong brand on the North Shore being a fifth generation business that has been around since 1917. Mr. Sheahen stated it is important that customers know there is a change in owners.

STAFF RECOMMENDATION:

The Petitioner is acquiring the existing Ace hardware store and updating the signage to both rebrand Ace hardware to Mutual Ace Hardware and would like to add & Rental in the future. Additionally, the proposed sign includes one store product available sign ("Stihl") on the main facade. In addition, there are 3 proposed store product available signs that would be added along the lower walls at the pedestrian level, below the facade.

Staff understands the request for the Mutual Ace Hardware sign as the store ownership is changing. Also, this tenant space is setback 360 feet from Northwest Highway, which presents a visibility concern for attached signage. The curvature and alignment of Northwest Highway, in conjunction with the depth of the setback presents a unique challenge for attached signage. Finally, the Village has previously approved variations for both the size and number of attached signs and the actual sign square footage is comparable to that relief.

The addition of the store product available signage at the pedestrian level is understandable as, unlike other tenants in the plaza, Ace does not have the full window storefronts that many business use for permitted additional signage.

Therefore, Staff does not believe that this would affect the essential character of the locality. However the addition of the Stihl sign on the upper façade is not a typical relief request that has been made.

Therefore, Staff recommends action at the discretion of the proposed signs at the proposed locations. However, if the all four store product available signs were to be relocated to the pedestrian level Staff would recommend approval, subject to the following condition:

1. The Variations shall substantially conform to the sign elevation plan submitted by the Petitioner on 02-06-19 except to conform to Village Codes and Ordinances.

Mr. McGinn asked Mr. Sheahen if he understands staff comments about the location of the Stihl sign and how it will impact their recommendation.

Mr. Sheahen stated he understands their recommendation but restated he feels it is important to be up there. He stated it is such a big part of the business and the exposure is very important. Mr. Sheahen stated if it comes down to denial he will accept what the Village wants and will adjust but pointed out it will have an economic impact on the business. He stated he doesn't want it to be rejected and has a drawing of plans with all signs below.

Mr. McGinn clarified the location of Stihl sign is critical to the success of the business.

Mr. Sheahen answered yes.

Mr. Bremanis asked if the board would give the petitioner an idea of where they stand to allow him the chance to change his request.

Mr. Dittrich stated he is ok with request, Ms. Roth-Wurster stated she is against stating she understands rebranding and thinks temporary signage would be okay but the permanent signage seems to be a little hokey. Mr. Larson stated he is unsure.

Discussion on location and symmetry of signage.

Mr. McGinn asked for the slide of the other stores.

Mr. McGinn stated he is okay with the requested location.

Discussion on ability to have 2 motions.

Mr. Bremanis referred to slide of signage with all brand signs low.

Mr. Sheahen stated if his request is not approved he is willing to accept and adjust. He stated it is important to get the business going. He stated if he has to change he will but thinks it will have an economic impact on the business.

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

Mr. Dittrich made a motion to approve subject staff's conditions; seconded by Mr. Larson.

DELIBERATIONS:

Mr. Dittrich pointed out the board all seems to be in agreement that the extra signage itself is permissible being a new ownership. He stated he himself went there a few months ago and it was disappointing. He stated if Stihl is more important because it is something they never had he would be willing to allow it pointing out the other locations look more contemporary. Mr. Dittrich pointed out the unique circumstance is due to the distance to Northwest Hwy and the curvature. He stated he is more of a fan of symmetry.

Mr. McGinn pointed out the current Ace was unable to succeed so this is a way to improve the return. He pointed out the lack of windows at the store level justifies the need for these additional signs so he is favor of the motion.

Mr. McGinn summarized that this request has met the standards and was approved by a vote of 3-1-1. This item will go to Village Council on February 18, 2019.

RESULT:	RECOMMENDED TO APPROVE [3 TO 1]
MOVER:	James Dittrich, Commissioner
SECONDER:	Brent Larson, Commissioner
AYES:	Larson, McGinn, Dittrich
NAYS:	Roth-Wurster
ABSENT:	Luszczak, Cavanaugh, Pirog
RECUSED:	Wood

Consider a Minor Amendment to the Spruce Village Planned Development to Allow a Change in Ownership and a Planned Development Time Extension for the Vacant Property Southwest of 1980 N. Rand Road

BACKGROUND:

The Village Council approved the Spruce Village Planned Development (ORD #O-21-16) in March 2016 to allow a 44-unit supportive housing apartment development. Since the initial Planned Development approval, the Village Council also authorized HODC (Home Ownership Development Corporation) as a service provider to the original developer, with a condition requiring additional Village Council review if the original ownership and development team (UP Development) were to change. HODC has now acquired the project and will serve as the lead developer and owner of Spruce Village. Therefore, the Petitioners are requesting the following:

A minor planned development amendment allow a transfer of the Spruce Village project ownership from UP Development to HODC and a Planned Development time extension until April 15, 2021.

KEY ISSUES:

- The Village Council approved an amendment to the Planned Development in October 2016 to substitute HODC (in place of the Kenneth Young Center), as the service provider for Spruce Village. UP Development has now transferred all of the ownership interest in the project to HODC, who will maintain the previously approved architectural and engineering plans for Spruce Village and pursuant to the Planned Development requirements.
- In addition to assuming the Spruce Village project, HODC owns and operates multiple other similar projects in other surrounding communities. Prior to the inclusion as a service provider in 2016, Staff reviewed their background and recommended their participation, as part of the previous Planned Development Amendment. In 2018, HODC and Spruce Village were successful in securing all of the necessary IHDA (Illinois Housing Development Authority) funding to complete this project.
- The Spruce Village Planned Development included conditions regarding increasing the building setback from the northern property line and extending a sidewalk from Spruce Village to connect to the Rand Road sidewalk. The site plan was amended to reflect a fifteen foot setback from the northern property line (ten feet was originally proposed) and the engineering plan was amended to include the required sidewalk.
- In relocating the building five feet south, the parking lot now has a line of parking spaces to the south that are 18 feet long instead of the required 19 feet. Nevertheless, there is a curb line at the end of the parking, which also allows for an overhang. The total number of parking spaces remains the same at 45. Also, as a component of the Planned Development, the developer must submit leasehold parking restrictions and a parking management plan as a component

of the building permit review.

- During the Village Council review of the Planned Development, the developer and their architectural team committed to revising the northern elevation to include additional architectural elements and also to disrupt the roof line. To accomplish this, the revised plans include adding two bay elements with gable roofs and added color contrast through gray green and white fiber cement panels, above the reddish brown brick base.
- Also, a memorandum of understanding between HODC, Spruce Village LP, and Spruce Village LLC, and any other identified agency, which outlines operational responsibilities must be submitted in a manner acceptable to the Village Attorney, prior to the issuance of a Certificate of Occupancy for this development.
- HODC submitted a revised organizational chart in order to reflect their transition from service provider to developer and owner of Spruce Village. The Petitioner has submitted for initial building permit review, pending the revised Village Council review of these changes. The developer anticipates 14-months of construction, with an anticipated completion of September 2020. Staff is recommended extending the Planned Development through April 15, 2021.

ALTERNATIVES:

1. Approve the Minor Amendment to Planned Development Ordinance #O-21-16.
2. Do not approve the Minor Amendment to Planned Development Ordinance #O-21-16.

RECOMMENDATION:

Staff recommends approval of the Minor Amendment to the Spruce Village Planned Development Ordinance #O-21-16.

ACTION REQUIRED:

A motion to approve the Minor Amendment to Planned Development Ordinance #O-21-16 for the vacant property southwest of 1980 N. Rand Road.

ATTACHMENTS:

- Spruce Village - Aerial Map
- ORD Minor Amendment - Spruce Village
- HODC NARRATIVE - Spruce Village PUD Amendment 2
- ARCHITECTURAL narrative - Spruce Village north elevation revision - 20190204
- EXHIBIT - Revised north elevation - 16-309 Spruce Village
- EXHIBIT - 16-309 Spruce Village_Site Plan 020519
- EXHIBIT - Site Development Plan - with required sidewalk extension 1-21-19
- EXHIBIT - Spruce Village organizational chart
- EXHIBIT - Exterior view from parking lot_20190205

- ORD #O-21-16 - Spruce Village Planned Development
- ORD #O-111-16 Minor Amendment 2016- Spruce Village (HODC as service provider)

Spruce Village – aerial map



Attachment: Spruce Village - Aerial Map (Spruce Village - Minor PD Amendment)

ORDINANCE NO. _____

AN ORDINANCE GRANTING A MINOR AMENDMENT AND PLANNED DEVELOPMENT TIME EXTENSION TO THE SPRUCE VILLAGE PLANNED DEVELOPMENT ORDINANCE #O-21-16, AS AMENDED, FOR THE VACANT PROPERTY SOUTHWEST OF THE EXISTING COMMERCIAL BUILDING AT 1980 N. RAND ROAD- SPRUCE VILLAGE

WHEREAS, Planned Development Ordinance #O-111-16 amended Planed Development Ordinance #O-21-16 to revised the organizational chart to include Housing Opportunity Development Corporation (HODC) function as the Service Coordinator for Spruce Village; and

WHEREAS, the Petitioner is now requesting to have the HODC, function as the Developer and Owner of the Spruce Village project; and

WHEREAS, Planned Development Ordinance # O-21-16 required a Memorandum of Understanding between Spruce Village LLC, Up Development LLC, the Kenneth Young Center, Alexian Brothers, and any other identified agency, which outlines operational responsibilities, shall be executed and submitted in a manner acceptable to the Village Attorney. HODC shall be substituted for UP Development, and Alexian Brothers, as reflected in the attached revised organization charts for Spruce Village; and

WHEREAS, HODC anticipates commencing construction in summer 2019 and is therefore requesting for an extension to the Planned Development through April 15, 2021.

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

SECTION 1: That Spruce Village Planned Development shall be transferred to HODC and extended, subject to the following conditions:

- 1) All other conditions and requirements of Ordinance #O-21-16, as amended, shall remain in full force and effect.
- 2) The Planned development is hereby extended until April 15, 2021.
- 3) The architectural plans shall include the attached updates to the proposed elevations.

Attachment: ORD Minor Amendment - Spruce Village (Spruce Village - Minor PD Amendment)

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

PASSED: This _____ day of _____, 2019

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

APPROVED by me this _____ day of _____, 2019

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____ day of _____, 2019

Village Clerk

Attachment: ORD Minor Amendment - Spruce Village (Spruce Village - Minor PD Amendment)



**HOUSING
OPPORTUNITY
DEVELOPMENT
CORPORATION**

2001 Waukegan Rd, PO Box 480 ♦ Techny, Illinois 60082
(847) 564-2900 ♦ (847) 564-2992 fax ♦ hodc@hodc.org ♦ www.hodc.org

February 6, 2019

Village of Palatine
200 E. Wood Street
Palatine, IL 60067

RE: Spruce Village
Amendments to Planned Development

Dear Village Trustees and Staff:

This purpose of this letter is to request minor amendments to the previously approved Planned Development ordinance for the Spruce Village development. We have updated the plans per the Village's requests and have submitted a building permit application. The updated site plan and organizational chart are attached along with north and south color elevations which reflect the following items.

As requested as part of the PD, the entire building has been moved five feet south, away from the northern property line. In addition the entire building has also been moved approximately five feet to the west to allow a sidewalk for egress from the east stairwell without interfering with the bio-swale landscaping feature.

For the parking area, the majority of the parking spaces are at the required 19' deep but we request that the southern-most row facing the vacant detention area be allowed at 18' deep. The parking lot has been reworked so that it does not encroach into the 10' utility easement to the west even with the building shifted.

Regarding the request to improve the north façade view, we have added two bay elements with gable roofs to the roofline that reflect those on the south elevation and that are in keeping with the Contemporary Prairie aesthetic of this design. These elements also interrupt the long low roofline on the north elevation. The bays feature gray-green and white fiber cement panels above a reddish brown brick base. This design is consistent with that on the south elevation and incorporates the same materials and color scheme of banded reds and greens shown in the color rendering. There are also three chimneys and two offset areas of cast stone and fiber cement panels at either end to add further visual interest as shown on the attached color elevation.

For the water detention basin to the south, our civil engineer has worked with the village engineer to make improvements to the existing storm water infrastructure. These would prevent encroachment through re-grading the overflow spillway and changing the size of the storm water restrictor that controls the flow of water out of the detention basin.

Attachment: HODC NARRATIVE - Spruce Village PUD Amendment 2 (Spruce Village - Minor PD Amendment)



EQUAL HOUSING
OPPORTUNITY

The updated engineering plan attached shows the added sidewalk from the Spruce Village property extended east out to Rand Road.

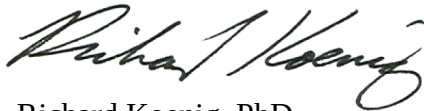
The final number of residential units is 44 with 45 parking spaces as reflected on the final plans.

To confirm ownership changes requested, UP Development has transferred all their interest in the project to HODC and will no longer be involved. Kenneth Young Center will also have no ownership but may provide supportive services to some individual residents. Spruce Village LLC is still the active managing partner but is now controlled by HODC. The property owner will be Spruce Village LP which is controlled by Spruce Village LLC. HODC has the capacity to complete this project and will be solely responsible for developing, owning and managing the property within our current portfolio. An updated organization chart is attached.

Please note that all funding to develop the project has been approved by the Illinois Housing Development Authority (IHDA). We are currently working with IHDA to close on the financing so that we can purchase the permits to start construction. The closing process takes time and we anticipate that closing will not occur before summer 2019. Therefore, in addition to revising the Purchase Agreement to allow HODC's involvement, we would like to request a time extension to acquire the property through July 31, 2019. Construction will then take approximately 14 months so construction completion should occur by September 1, 2020 with tenants moving in shortly after completion.

Thank you for your assistance. Please contact me if you have any questions or need additional information.

Sincerely,



Richard Koenig, PhD
Executive Director

C O R D O G A N , C L A R K & A S S O C I A T E S

A r c h i t e c t s ■ E n g i n e e r s

February 5, 2019

Palatine Village Council
Village of Palatine
200 E. Wood St.
Palatine, IL 60067

RE: Spruce Village Back Elevation Narrative

Dear Council Members:

We have added two bay elements with gable roofs that reflect those on the south elevation and that are in keeping with the Contemporary Prairie aesthetic of this design while also responding to the Village Council's request to interrupt the long low roofline on the back elevation. The bays feature gray green and white fiber cement panels above a reddish brown brick base. This design vocabulary is consistent with that on the south elevation, and incorporates the same materials and color scheme shown in the submitted rendering.

Sincerely,



Laura Novick
Cordogan, Clark & Associates

Attachment: ARCHITECTURAL narrative - Spruce Village north elevation revision - 20190204 (Spruce Village - Minor PD Amendment)



1 NORTH ELEVATION -
1/8" = 1'-0"

ISSUED FOR PERMIT

REVISIONS:

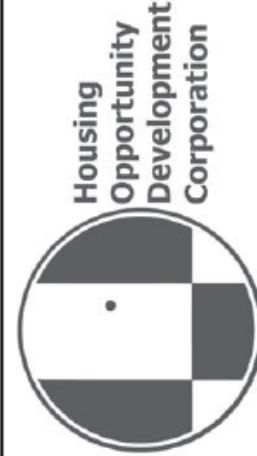
EXT

JOB NUMBER
16309
DATE
01.22.2019

NORTH ELEVATION

SPRUCE VILLAGE
SITE PLAN

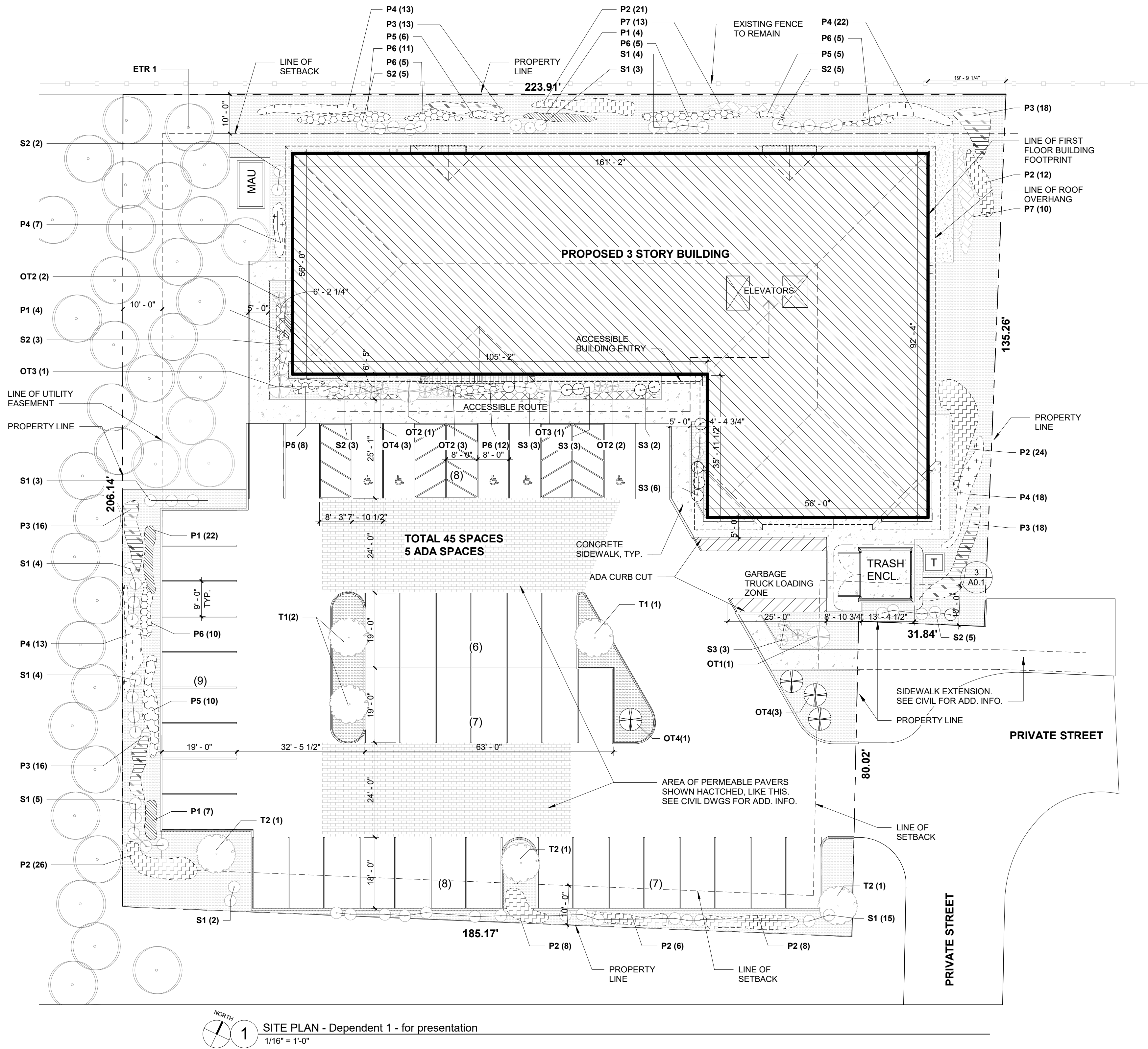
498 E. SPRUCE DR. PALATINE, ILLINOIS



•CORDOGAN, CLARK & ASSOCIATES, INC. •
: ARCHITECTS • ENGINEERS :
www.cordoganclark.com

Aurora
216 North Lincoln Avenue
Aurora, Illinois 60009
Tel: 630.896.4978
Fax: 630.896.4979

Chicago
216 North Lincoln Avenue
Chicago, Illinois 60610
Tel: 312.643.7300
Fax: 312.643.7371



ISSUED FOR PERMIT

REVISIONS:

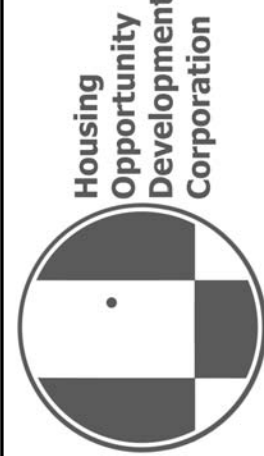
SITE

JOB NUMBER 16309
DATE 01.22.2019

ARCHITECTURAL SITE PLAN

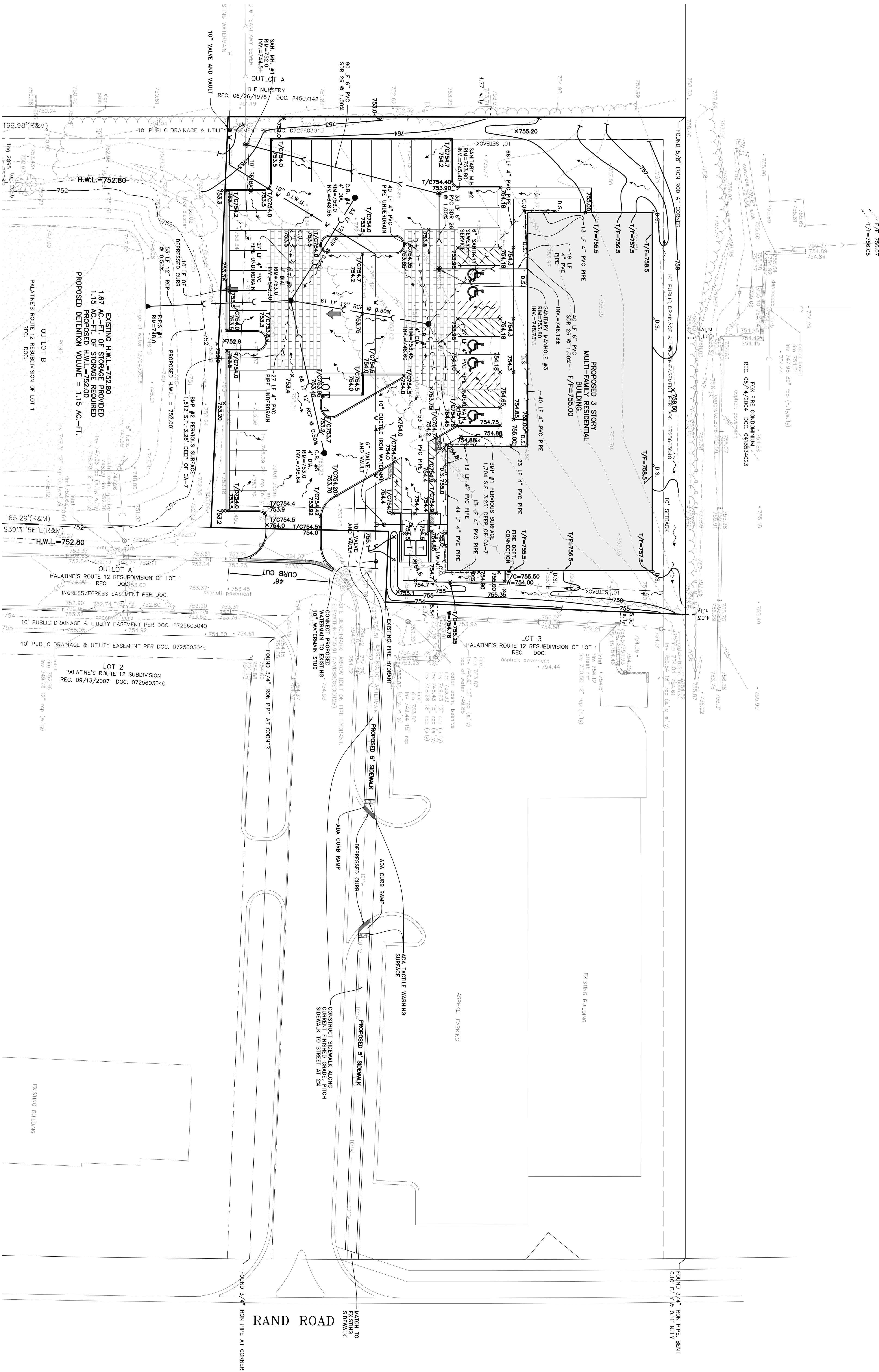
SPRUCE VILLAGE

498 E. SPRUCE DR. PALATINE, ILLINOIS



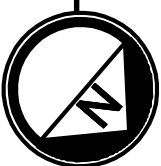
• CORDOGAN, CLARK & ASSOCIATES, INC. •
• ARCHITECTS • ENGINEERS
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Fax 630.966.4978
Chicago, Illinois 60601
Tel 312.543.7201
Fax 312.543.7202



SITE DEVELOPMENT PLAN
- SIDEWALK EXTENTION

1. TOPOGRAPHY PREPARED BY IG CONSULTING INC., 300 MARGUARDT DRIVE, WHEELING, ILLINOIS, (847) 215-1133 JOB# 15348
2. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATION. ARCHITECT PLANS PREPARED BY CORDOGAN CLARK & ASSOCIATES, INC.



SPRUCE VILLAGE
LOT 4 PALATINE'S ROUTE 12 RESUBDIVISION OF LOT 1
PALATINE, ILLINOIS

COPYRIGHT AS DATED © IG CONSULTING, INC.
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IG CONSULTING, INC.
INFRACON & GEOCON

CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
300 MARGUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 • FAX (847) 215-1177

SITE DEVELOPMENT PLAN
- SIDEWALK EXTENTION

DESIGN: J.K.
SCALE: 1"=20'

DRAFTING: S.R.M.
DATE: 10/24/18

REVISIONS

DATE	DESCRIPTION	DRAWN BY
01/21/19	VILLAGE SUBMITTAL	D.D.D.

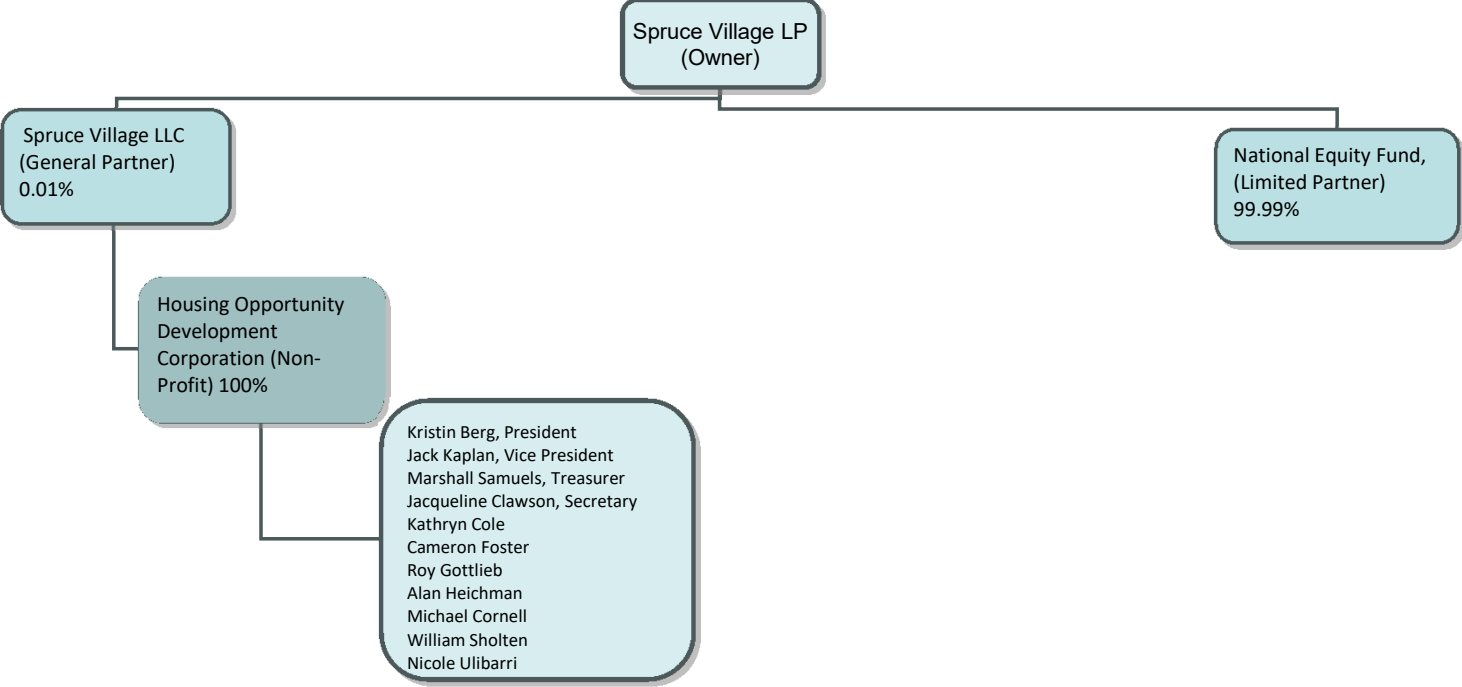
Organizational Chart



Project Name: Spruce Village

- Instructions:
- 1. Complete the org chart including ALL entities within the proposed single purpose entity Owner, adding and deleting boxes as needed. See example below and change as needed.
 - 2. Indicate proposed ownership percentages for ALL entities in the chart.
 - 3. LLCs must indicate ALL members and identify the managing member.
Corporations must indicate ALL shareholders.
Non-profit organizations must indicate ALL board members
 - 4. Use the Notes section to provide any additional information not adequately captured here.

NOTE: ALL ENTITIES APPEARING ON THE ORGANIZATIONAL CHART MUST ALSO SUBMIT SPONSOR DEVELOPMENT EXPERIENCE CERTIFICATION FORMS.



Notes:



ORDINANCE NO. 0-21-16

**AN ORDINANCE GRANTING PRELIMINARY AND FINAL PLANNED DEVELOPMENT
APPROVAL VACANT PROPERTY TO THE SOUTHWEST OF THE EXISTING
COMMERCIAL BUILDING AT 1980 N. RAND ROAD – SPRUCE VILLAGE**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on March 7, 2016**

ORDINANCE NO. 0-21-16

**AN ORDINANCE GRANTING
PRELIMINARY AND FINAL PLANNED DEVELOPMENT APPROVAL
VACANT PROPERTY TO THE SOUTHWEST OF THE EXISTING COMMERCIAL
BUILDING AT 1980 N. RAND ROAD – SPRUCE VILLAGE**

WHEREAS, upon petition of owners of said property a public hearing was held by the Plan Commission of the Village of Palatine on February 17, 2016 and in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission, having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for Preliminary and Final Planned Development to permit a 44 unit apartment development, on the following legally described property:

Lot 4 in Palatine's Route 12 Resubdivision of Lot 1, being a resubdivision of Lot 1 in Palatine's Route 12 Resubdivision, being a subdivision in the Southeast quarter of Section 2, Township 42 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded October 16, 2012 as Document No. 1229029093.

commonly known as the vacant property to the southwest of the existing commercial building at 1980 N. Rand Road

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

SECTION 1: That Preliminary and Final Planned Development to permit a 44 unit apartment development, is hereby granted, subject to the following condition(s):

Attachment: ORD #O-21-16 - Spruce Village Planned Development (Spruce Village - Minor PD Amendment)

1. The development shall substantially conform to the Engineering Plans prepared by IG Consulting Inc. dated 12/19/15 last revised 1/20/16, to the Architectural and Landscape Plans prepared by Cordogan Clark & Associates, Inc. dated and last revised 1/20/16, and to the operations plan submitted by the applicant attached hereto except as such plans may be changed to conform to the following conditions and Village Codes and Ordinances. The Final Architectural, Landscaping, and Engineering Plans shall also include a 15-foot building setback from the northwest property line.
2. A letter of credit in the amount of \$100,000 shall be submitted.
3. An engineer's estimate of the project costs shall be submitted and shall include all improvements proposed excepting the structure.
4. A letter of credit in the amount of 110% of the engineer's estimated cost of project improvements shall be submitted.
5. Review fees in the amount of 3.5% of the engineer's estimated costs of improvements shall be submitted.
6. The Engineering Plans shall be revised to include a sidewalk to be installed connecting the proposed development to Rand Road. The location of the sidewalk shall be acceptable to the Village Manager.
7. The residential building shall participate in the Village of Palatine's Crime Free Multi-Housing Program.
8. Any change in ownership or change in use for this development, as outlined in the Operations' Plan and Spruce Village LLC organizational chart and narrative, outside of the joint venture between UP Development or the Kenneth Young Center, shall be subject to Village Council review and approval. This review shall include the parking management plan and the tenant parking restrictions. Any proposed change ownership or change in use, which affects either the parking management plan or tenant parking restrictions, shall require either a revised parking management plan, which could include a provision to install additional parking for the entire development, or additional conditions recommended by the Village Manager to address the parking for the overall development.
9. Any change in the ownership or operating entities shall require Village Council review and approval.
10. The Memorandum of Understanding between Spruce Village LLC, Up Development LLC, the Kenneth Young Center, Alexian Brothers, and any other identified agency, which outlines operational responsibilities, shall be executed and submitted in a manner acceptable to the Village Attorney prior

to the issuance of a Certificate of Occupancy.

11. A final landscape and screening plan shall be provided with the location, number and species of all proposed plantings in a manner acceptable to the Director of Planning and Zoning.
12. A parking management plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and shall include tenant parking restrictions sufficient enough to manage the overall parking for this development.
13. A final parking analysis related to the proposed amount of handicap spaces shall be further reviewed and provided to the Village for comment and review.
14. The Petitioner shall be required to enter into the Declarations of Easements, Covenants, and Restrictions for the Palatine's Route 12 Subdivision and Resubdivision to address the shared private drive and detention basin.

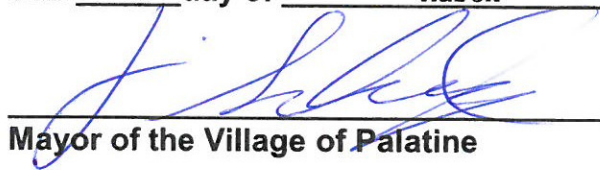
SECTION 2: That a copy of the public notice be attached hereto and form a part of this ordinance.

SECTION 3: This ordinance shall be in full force and effect upon passage and approval as provided by law.

PASSED: This 7th day of March, 2016

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

APPROVED by me this 7th day of March, 2016



Mayor of the Village of Palatine

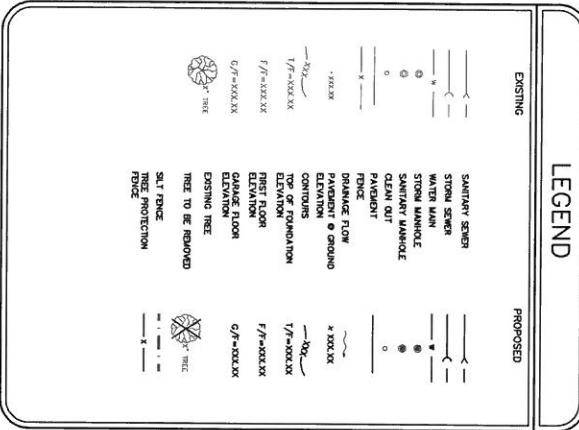
ATTESTED and FILED in the office of the Village Clerk

this 7th day of March, 2016



Village Clerk

SPRUCE VILLAGE LOT 4 PALATINE'S ROUTE 12 RESUBDIVISION OF LOT 1 SPRUCE DRIVE & RAND ROAD PALATINE, ILLINOIS 2016



NOTE:
EXISTING WATER, SANITARY SEWER AND STORM SEWER INFORMATION IS BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR MUST VERIFY LOCATIONS, DEPTHS, MATERIALS AND POTENTIAL CONFLICTS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.

COOK COUNTY, SECTIONS 2, TOWNSHIP 42 N, RANGE 10 E

INDEX

1 - COVER SHEET
2 - EXISTING CONDITIONS
3 - GEOMETRIC PLAN
4 - SITE DEVELOPMENT PLAN
5 - PROJECT NOTES & SPECIFICATIONS
6 - CONSTRUCTION STANDARDS

SITE BENCHMARK:
MARK ARROW ON BONNET BOLT OF FIRE HYDRANT LOCATED 16'± SOUTH OF THE SOUTHEASTERLY CORNER OF SUBJECT PROPERTY.
ELEVATION = 755.91 (NAD83 GEOID12B)

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND ALL AMENDMENTS THEREOF AS ADOPTED BY THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT). THIS PERMIT IS ONLY FOR THE STORMWATER MANAGEMENT/PUBLIC IMPROVEMENTS AND DOES NOT INCLUDE THE CONSTRUCTION OF THE PUD.
STORM SEWER, SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL CONFORM TO THE ILLINOIS LATEST ISSUE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND ALL AMENDMENTS THEREOF AS ADOPTED BY THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT). THIS PERMIT IS ONLY FOR THE STORMWATER MANAGEMENT/PUBLIC IMPROVEMENTS AND DOES NOT INCLUDE THE CONSTRUCTION OF THE PUD.

THE CONTRACTOR MUST CALL J.U.I.E. FOR THE LOCATION AND STAKING OF EXISTING UNDERGROUND UTILITIES (GAS, ELECTRIC, TELEPHONE, ETC.) AT 1-800-892-0123 48 HOURS PRIOR TO CONSTRUCTION.

ENGINEER: KEVIN C. LEWIS DATE: _____
ILLINOIS REGISTRATION NO. 062-055388 EXPIRATION DATE: 11-30-2017
THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE, SEAL, AND EXPIRATION DATE OF THE SEAL OF THE ENGINEER.

PRELIMINARY ENGINEERING

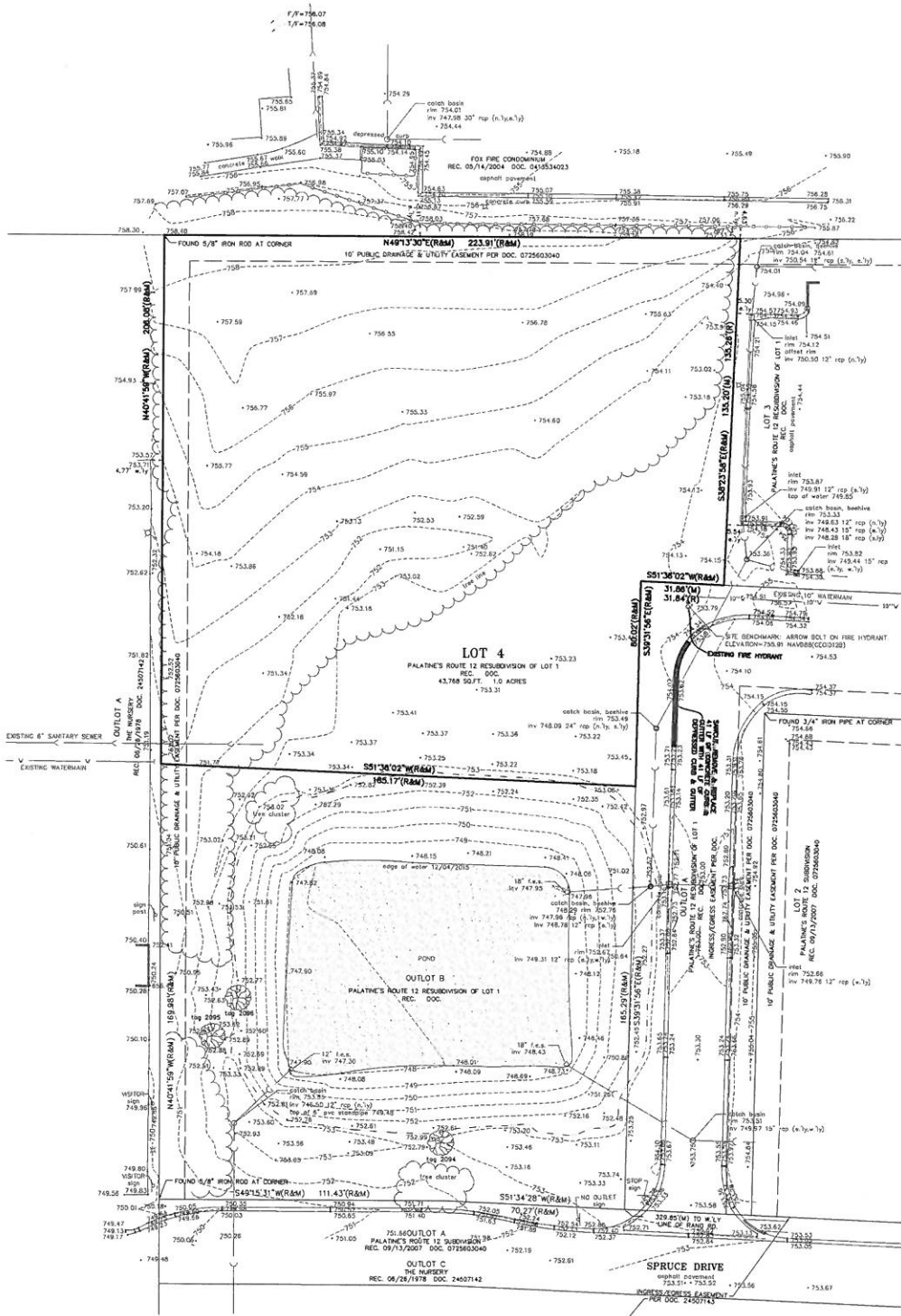
PROJECT No.
15348
1 of 6

SPRUCE VILLAGE
LOT 4 PALATINE'S ROUTE 12 RESUBDIVISION OF LOT 1
PALATINE, ILLINOIS

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ICS CONSULTING, INC.
INFRACON & GEACON
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 WILLOW CREEK DRIVE, WHEELING, ILLINOIS 60090
TEL: (815) 215-1133 FAX: (815) 215-1177
E-MAIL: info@icsconsulting.net
DESIGN: J.K. DRAFTING: S.R.M.
SCALE: 1"=20' DATE: 12/19/15
COVER SHEET

REVISIONS		
DATE	DESCRIPTION	DRAWN BY
01/28/16	VILLAGE REVIEW	S.R.M.
02/09/16	VILLAGE REVIEW	S.R.M.



EXISTING CONDITIONS

- TOPOGRAPHY PREPARED BY IG CONSULTING, INC., 300 MARQUARDT DRIVE, WHEELING, ILLINOIS, (847) 215-1133 JOB# 15348



2 of 6
PROJECT NO.
15348

SPRUCE VILLAGE

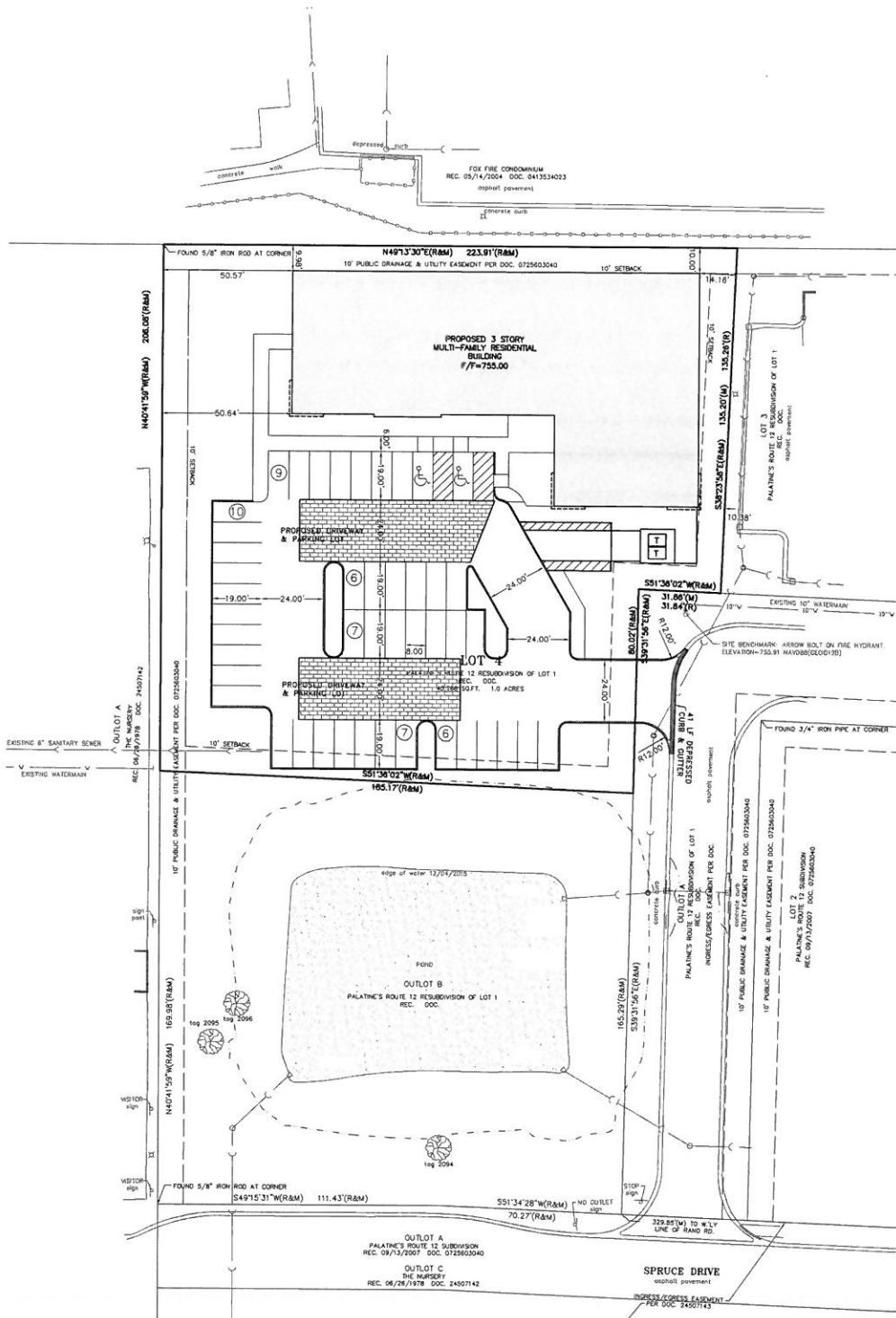
LOT 4 PALATINE'S ROUTE 12 RESUBDIVISION OF LOT 1 PALATINE, ILLINOIS

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INFRACON & GEACON
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
300 MARQUARDT DRIVE, WHEELING, ILLINOIS 60090
PHONE: (847) 215-1133 FAX: (847) 215-1177
EMAIL: ig@igconsulting.net

EXISTING CONDITIONS
SCALE: 1"=20'
DATE: 12/19/15

REVISIONS		
DATE	DESCRIPTION	DRAWN BY
01/20/16	VILLAGE REVIEW	S.R.M.
02/05/16	VILLAGE REVIEW	S.R.M.



GEOMETRIC PLAN

1. TOPOGRAPHY PREPARED BY IG CONSULTING, INC., 300 MARQUARDT DRIVE, WHEELING, ILLINOIS, (847) 215-1133 JOB# 15348
2. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATION. ARCHITECT PLANS PREPARED BY CORDOGAN CLARK & ASSOCIATES, INC.

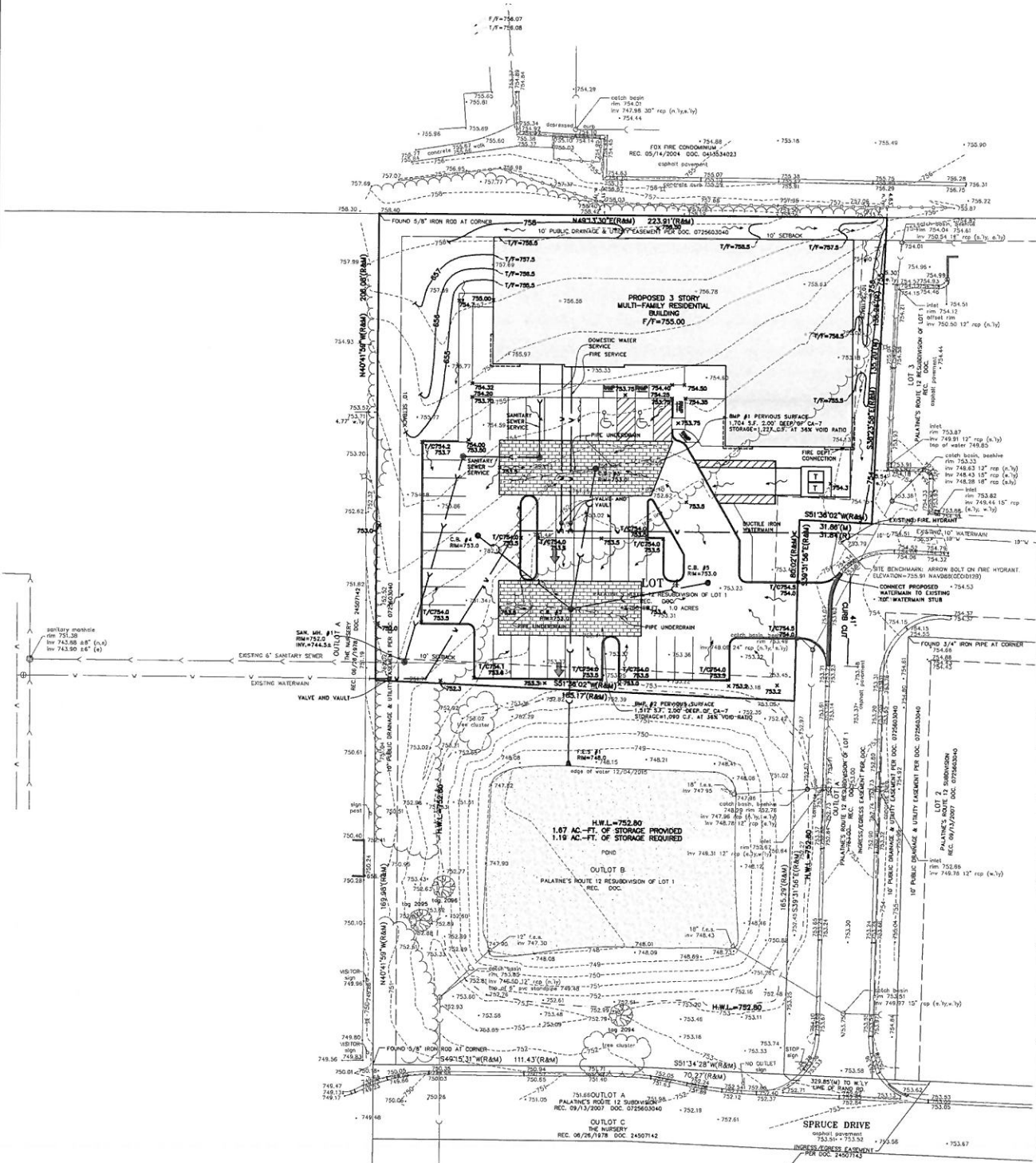
PROJECT No.
15348
3 of 6

SPRUCE VILLAGE LOT 4 PALATINE'S ROUTE 12 RESUBDIVISION OF LOT 1 PALATINE, ILLINOIS

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300 MARQUARDT DRIVE, WHEELING, ILLINOIS 60090 PH. (847) 215-1133 FAX (847) 215-1177
GEOMETRIC PLAN
SCALE: 1"=20'
DATE: 12/19/15

REVISIONS	
DATE	DESCRIPTION
01/20/16	VILLAGE REVIEW
02/09/16	VILLAGE REVIEW



SITE DEVELOPMENT PLAN

1. TOPOGRAPHY PREPARED BY IG CONSULTING, INC., 300 MARQUARDT DRIVE, WHEELING, ILLINOIS, (847) 215-1133 JOB# 15348
2. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATION. ARCHITECT PLANS PREPARED BY CORDOGAN CLARK & ASSOCIATES, INC.

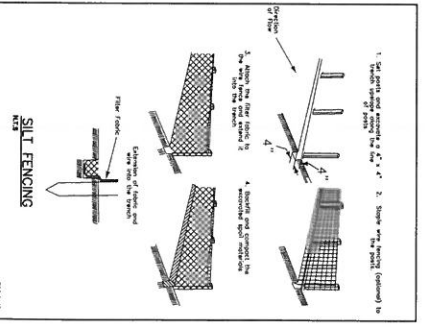
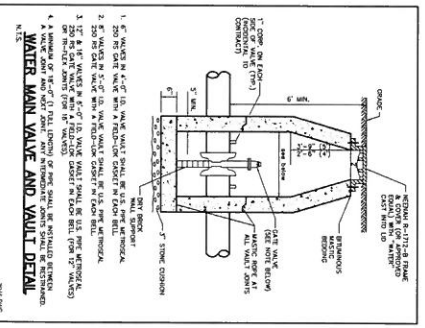
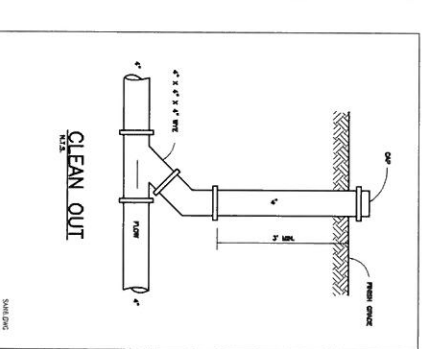
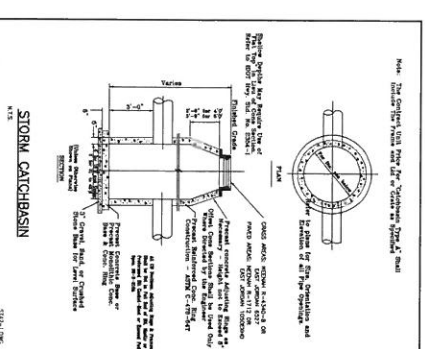
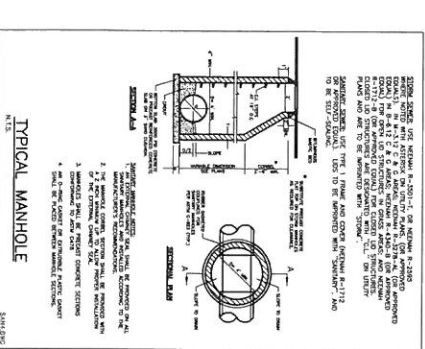
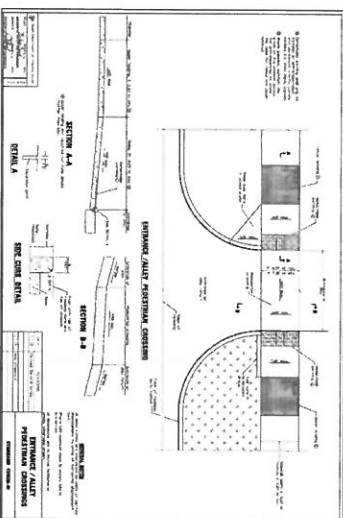
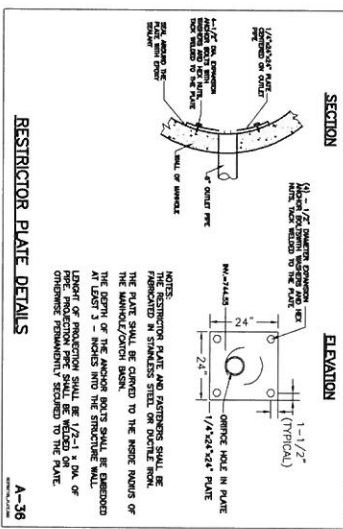
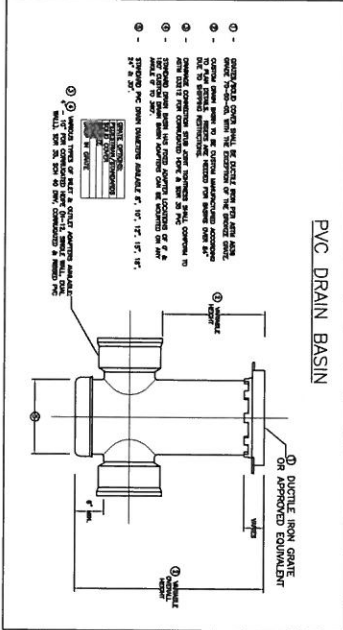
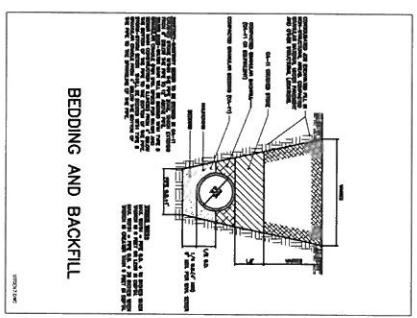
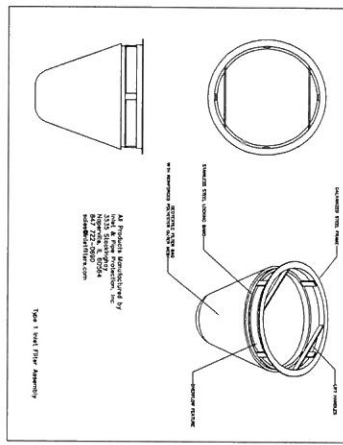
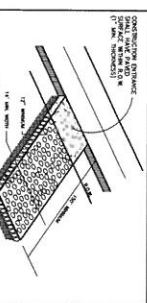
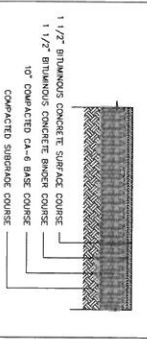
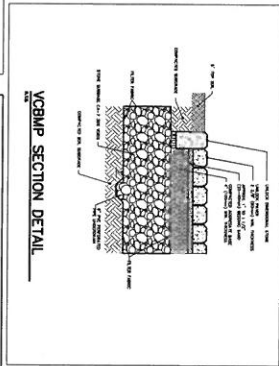
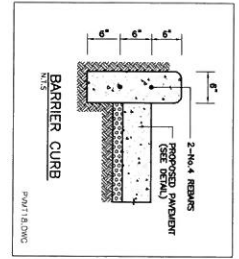
4 of 6
PROJECT No.
15348

SPRUCE VILLAGE
LOT 4 PALATINE'S ROUTE 12 RESUBDIVISION OF LOT 1
PALATINE, ILLINOIS

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IG CONSULTING, INC.
INFRACON & GEOWON
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
300 MARQUARDT DRIVE, WHEELING, ILLINOIS 60090 PH (847) 215-1133 FAX (847) 215-1177
SITE DEVELOPMENT PLAN DESIGN: J.K. SCALE: 1"=20' DATE: 12/19/15
FIRM NO. 184-001350

REVISIONS		
DATE	DESCRIPTION	DRAWN BY
01/29/16	VILLAGE REVIEW	S.R.M.
02/09/16	VILLAGE REVIEW	S.R.M.



SPRUCE VILLAGE
LOT 4 PALATINE'S ROUTE 12 RESUBDIVISION OF LOT 1
PALATINE, ILLINOIS

PROJECT NO. 15348
6 of 6

IC CONSULTING, INC.
INFRACON & GECON
CONSULTING CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
300 WARDWORTH DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 FAX (847) 215-1177

CONSTRUCTION STANDARDS
DESIGN: J.K.
SCALE: N/A
DATE: 12/19/15

REVISIONS		
DATE	DESCRIPTION	DRAWN BY
01/26/16	VILLAGE REVIEW	S.R.M.
02/09/16	VILLAGE REVIEW	S.R.M.

Spruce Village

498 Spruce Drive, Palatine, IL

44 Units – studio and one bedroom apartments with full kitchens and bathrooms
New Construction

“Spruce Village” is a proposed new apartment building for people living with disabilities who are able to live independently yet will thrive with the benefits of permanent affordable and supportive housing.

Property Description

498 Spruce Drive is a 43,860 SF vacant property. Spruce Village will be a 44 unit apartment building featuring a variety of unit sizes as well as community amenities, both indoor and outdoor. The site plan includes 45 total parking spaces. The development will include a community room, laundry facilities, and offices. The building will include an indoor bike storage space as well as tenant storage facilities. The whole building will be monitored by a camera surveillance system and all apartments will have intercom access to the front doors for guests.

This is a good location for suburban supportive housing due to access to community amenities such as drugstore/pharmacy, grocery stores and banks. Many residents will also see this development as an opportunity to move back home and be close to family networks.

Building Description

Spruce Village will incorporate a studio & 1-bedroom apartment mix, providing a range of housing options for individuals or couples. All units will have full kitchens and bathrooms and will be fully furnished. On-site staff will include one live-in residential manager, a property manager, building engineer/janitor and social service case managers who will work with residents on individually tailored service plans. Due to residents work or schooling schedules, case managers are onsite or in the community with flexible hours. Local vendors will be contracted for services such as landscaping, snow and trash removal.

Preliminary rents:

Studio – 11 - \$825

1BR - 33 - \$866

Tenants will pay no more than 30% of their income towards rent, from Social Security Disability Income or employment, ensuring the apartments are affordable. The balance of the rent will be paid by the County or through other subsidies.

Residents

Residents considered for Spruce Village will include adults living with disabilities yet are still capable of independent living and who are earning less than 60% of the Area Median Income. All residents will have full rights of tenancy and maintain annual leases.

Spruce Village

Need

There is an acute shortage of appropriate housing for people with disabilities in the metropolitan Chicago area. More specifically, there are no comparable housing opportunities in Palatine for people with disabilities who desire to live in an integrated community-based setting. An independent third party market analysis conducted by the Goodman Williams Group estimates over 12,000 adults (ages 20 to 64) within the primary market area are living with a disability. The 44 units of supportive housing to be provided by Spruce Village represent only .27% of the estimated number of adults within the primary market area who are living with a disability.

Palatine has been identified as an “Opportunity Area” for development due to the lack of affordable options available for residents earning under \$34,800 (2-person household).

Services

Residents will have the opportunity to improve their quality of life through affordable permanent housing, access to supportive services, and a professional staff that will be on site during days and evenings and on call 24/7. Typical services include case management, vocational training, assistance with healthcare management, community living skills and substance abuse treatment. Services will be provided by Kenneth Young Center, Alexian Center for Mental Health and Volunteers of America.

Access

The demand for these apartments will far exceed the availability. Applicants will be screened by both social service staff as well as property management. Screenings include criminal background checks and assessments for service needs to ensure residents will thrive in independent housing. The property will work in partnership with Palatine’s Crime Free program.



UP Development, LLC

900 West Jackson Blvd., 2W
Chicago, Illinois 60607

T 312.870.4747

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updevelopers.com

Kevin Anderson
Assistant Director of Planning and Zoning
Village of Palatine
200 E. Wood Street
Palatine, Illinois 60067

January 19, 2016

Re: Parking Demands and the Number of Spaces Provided

Dear Mr. Anderson:

I hope this message finds you well. Per your request, we have compiled data collected from our Property Managers a couple of months ago at comparable developments within our portfolio in order to ascertain the traffic conditions at those properties. The following reflects the information that I received from four Property Managers.

Spaulding & Trumbell, a 25-unit property on Chicago's Near West Side, has 25 leaseholders and 87 residents. Kimberly Marshall, the Property Manager for the project, communicated that there are 10 residents and 4 staff people with cars, in total. Ms. Marshall continued that, although there is ample parking at the rear of the buildings, most residents and staff people park on the street in front of the buildings. Ms. Marshall categorized the traffic in and out of the project as minimal. She also remarked that the few guests and contractors that come to the buildings usually park on the street, as the low rate of car ownership amongst residents makes parking quite accessible.

Myers Place, a 40-unit property in Mount Prospect, IL, has 39 residents. Lekesha Hamilton, the Property Manager for Myers Place, supplied information about both the commercial and residential space encompassed by the project. As for residents, there are 12 car owners living in Myers Place. Three staff people in total drive to Myers Place for work, including those working for UPA, LLC and those supplying social services. As for the commercial space, Ms. Hamilton asserted that 15 staff people drive to work and an average of 10 cars come to Myers Place each day to visit the clinic. All in all, Ms. Hamilton characterized the traffic from visitors as minimal.

South Shore Commons, a 60-unit property in Gary, IN, has 76 residents. Danielle Williams-Raines, the Property Manager for this project, provided the following information. Seventeen residents currently have cars registered with the

**UP Development, LLC**

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updevelopers.com

management office. Even so, on a daily basis, only an estimated 5 to 10 cars enter and leave the property, accounting for staff people and visitors as well as residents.

Forty-three people reside in Walnut Commons, a 44-unit property in Muncie, IN. According to information furnished by Tina Black, the Property Manager at the project, no residents own cars. Staff people at UPA, LCC and the social service provider only account for 4 to 5 cars entering and leaving the property on a daily basis. Ms. Black went on to estimate that, on a day-to-day basis, visitors and contractors account for 2 to 4 cars entering and leaving the property. In any given day, Ms. Black stated that less than 10 cars enter and leave the property.

Spruce Village, a 44-unit building to be constructed in Palatine, IL, will serve the same population groups as the above projects. As such, the rates of car ownership should be comparable to those highlighted above. Moreover, Spruce Village will not contain commercial space. In view of the information cited above, the UP Development team feels strongly that the 45 spaces provided in our latest Site Plan will more than accommodate the needs of residents, while placing no additional burden on street parking in the surrounding area.

We anticipate that our residents will avail themselves of all manner of public transit in the area. As our goal is to cultivate independent living, we will supply residents with the knowledge and resources that will allow them to thrive. We have confirmed that Palatine Township offers a dial-a-ride service for elderly and disabled residents. Spruce Village residents will be eligible for this service. Residents will also be eligible for PACE Vanpooling services, which would provide a vehicle for residents commuting to the METRA station (or other collective employment centers) together. Moreover, our development team is exploring options for purchasing a van for use by residents on shared trips. These combined transportation options are strong and we are confident that residents will have plenty of access to all necessary amenities and opportunities for transportation.

I hope this information assists you in your ongoing work. Please feel free to reach out if you find that you need anything in addition to the above.

Regards,

Jessica Berzac
Vice President of Development, UP Development, LLC
900 West Jackson Blvd, Suite 2W
Chicago, IL 60607
Phone: 312-870-4747
jessica@updevelopers.com



SITE PLAN



FEBRUARY 10, 2016



UP Development, LLC

SPRUCE VILLAGE

498 E. SPRUCE DR. PALATINE, ILLINOIS

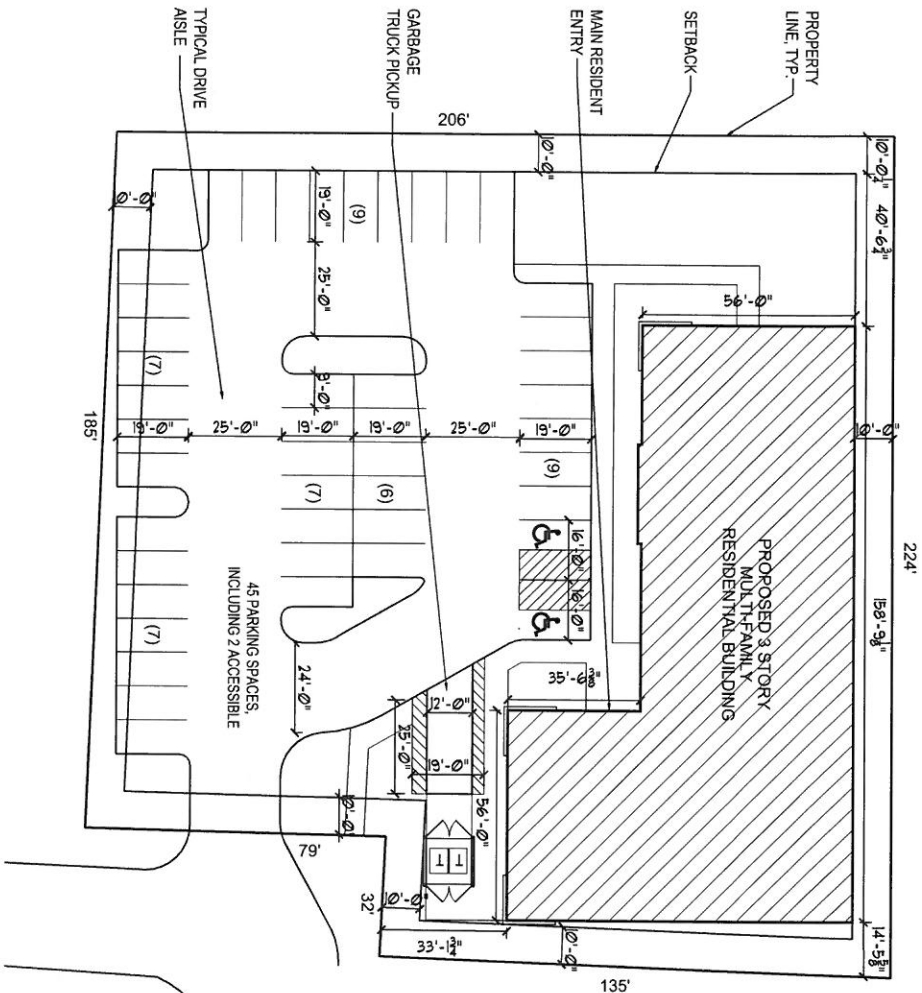
TITLE:

SITE PLAN

CORDOGAN CLARK & ASSOCIATES, INC.
ARCHITECTS • ENGINEERS

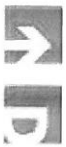
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A1.0



SITE AREA:	43,880 S.F.
BUILDING AREA:	10,965 GSF/FLR = 32,895 GSF
FIRST FLOOR - COMMON & SERVICE SPACE = 4,796 GSF	
2ND FLOOR -	(3) STUDIOS (7) 1 BEDROOMS
3RD FLOOR -	(4) STUDIOS (13) 1 BEDROOMS (4) STUDIOS (13) 1 BEDROOMS
44 TOTAL UNITS	

PRIVATE STREET



UP Development, LLC

SPRUCE VILLAGE

498 E. SPRUCE DR. PALATINE, ILLINOIS

CORDOGAN CLARK & ASSOCIATES, INC.
ARCHITECTS • ENGINEERS

PROJECT INFORMATION :

PROJECT ADDRESS : 498 E. SPRUCE DR.
PALATINE, IL 60074

PROJECT DESCRIPTION : NEW 3-STORY RESIDENTIAL
MULTI-FAMILY DWELLING

SITE ZONING : P PLANNED UNIT
DEVELOPMENT

BUILDING SET BACKS : NORTH: 10' FRONT YARD
EAST: 10' SIDE YARD
SOUTH: 10' REAR YARD
WEST: 10' SIDE YARD

PARKING REQUIREMENTS : REQUIRED: 44 STALLS
PROVIDED: 45 STALLS

LOT COVERAGE : 25%

BUILDING COVERAGE : 75%

LOT SIZE : 43,768 SQ FT

BUILDING FOOTPRINT : 10,870 SQ FT

VICINITY MAP:



498 E. SPRUCE DR., PALATINE, IL



SHEET LIST:

ARCHITECTURAL	
T1.0	COVER SHEET
A1.0	SITE PLAN
A2.0	LANDSCAPE PLAN
A3.1	FIRST FLOOR PLANS
A3.2	SECOND FLOOR PLAN
A3.3	THIRD FLOOR PLAN
A4.0	S ELEVATION
A4.1	W, E N ELEVATIONS
A5.0	WALL SECTIONS
A6.0	UNIT PLANS

CODE REQUIREMENTS: 2009 International Building Code,
International Fuel Gas Code,
International Mechanical Code,
International Fire Code
2011 National Electrical Code
Illinois Plumbing Code - Latest Edition
2015 International Energy Conservation Code

ACTUAL BUILDING AREA: 32,610 SF

ALLOWABLE BUILDING AREA: 12,000 S.F./FLR PER TABLE
503+200% In Add. per sprinkler code NFPA 13 R = 108,000 SF

OCCUPANCY : R-2

CONSTRUCTION TYPE : V-A

BUILDING HEIGHT LIMITATIONS: 4 stories / 50 ft.

BUILDING HEIGHT ACTUAL: 3 stories / 35 ft.

OCCUPANT LOAD : 163

EXIT WIDTH: REQUIRED: 49 inches
PROVIDED: 50 inches

MAXIMUM TRAVEL DISTANCE: 250 LF

FIRE SPRINKLER DESIGN : NFPA 13 R

IHDA SUBMITTAL

COVER_SHEET

SPRUCE VILLAGE

498 E. SPRUCE DR. PALATINE, IL 60074

DATE: 02.10.16
SHEET: T1.0



UP Development, LLC

SPRUCE VILLAGE

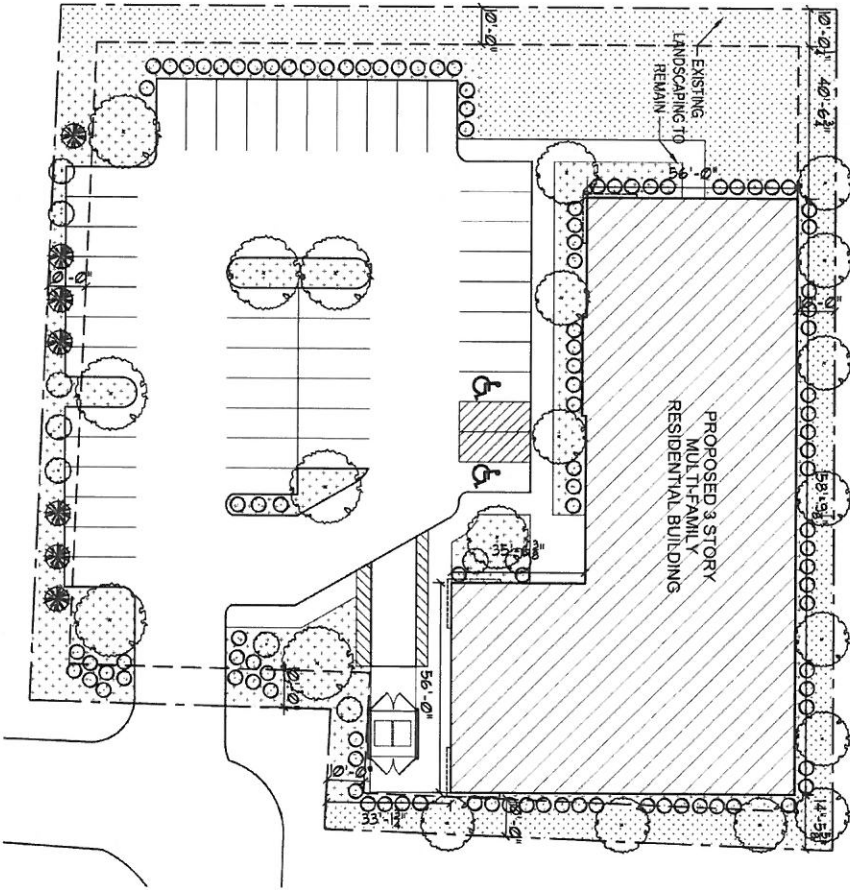
498 E. SPRUCE DR. PALATINE, ILLINOIS

CORDOGAN CLARK & ASSOCIATES, INC.
ARCHITECTS • ENGINEERS

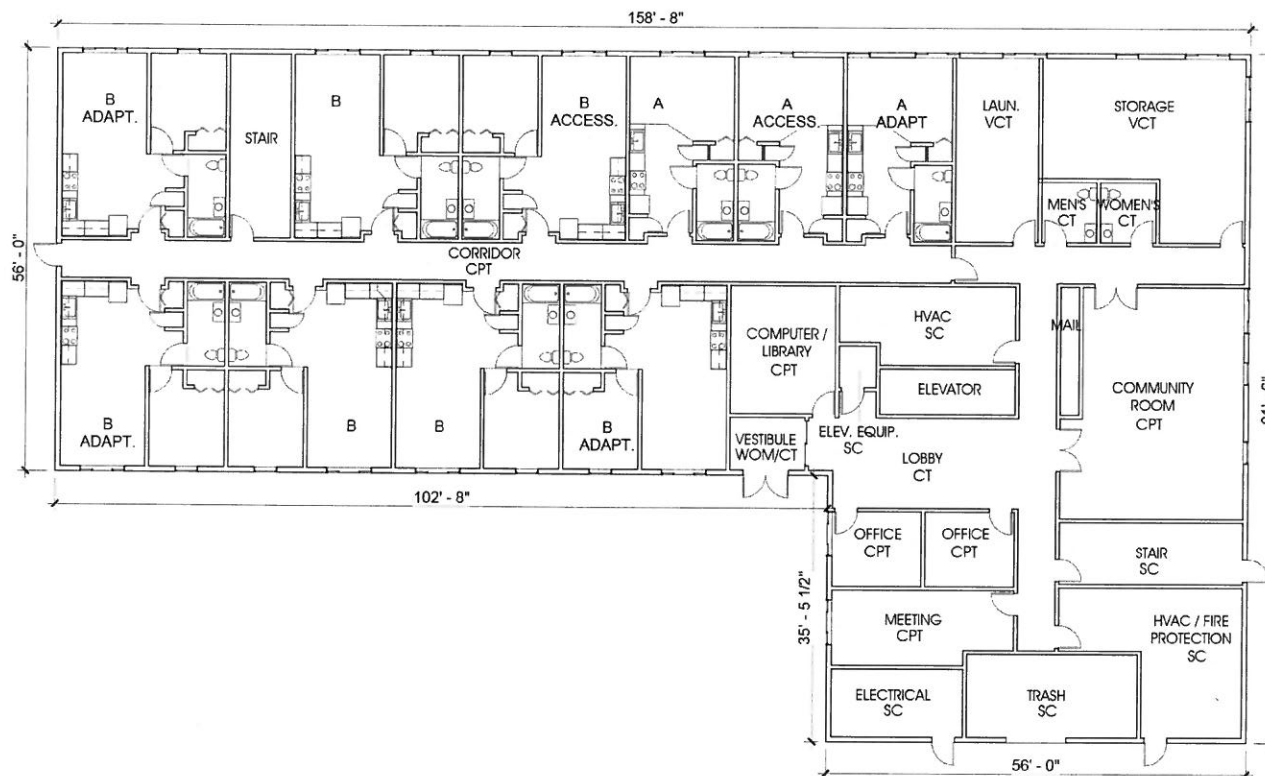
A2.0

0 20' 40' 80'

FEBRUARY 10, 2016



PLANT SCHEDULE	
EXISTING TREES TO REMAIN	SHADE TREES
ORNAMENTAL TREES	DECIDUOUS SHRUBS
EVERGREEN SHRUBS	GRASS SEED & BLANKET
RIVER ROCK	MULCH
GROUNDCOVER	



ROOM FINISH LEGEND	
CPT: CARPET	VCT: VINYL COMP. TILE
CT: CERAMIC FLOOR TILE	WOM: WALK OFF MAT
SC: SEALED CONCRETE	



FEBRUARY 10, 2016



FIRST FLOOR PLAN



UP Development, LLC

SPRUCE VILLAGE

498 E. SPRUCE DR. PALATINE, ILLINOIS

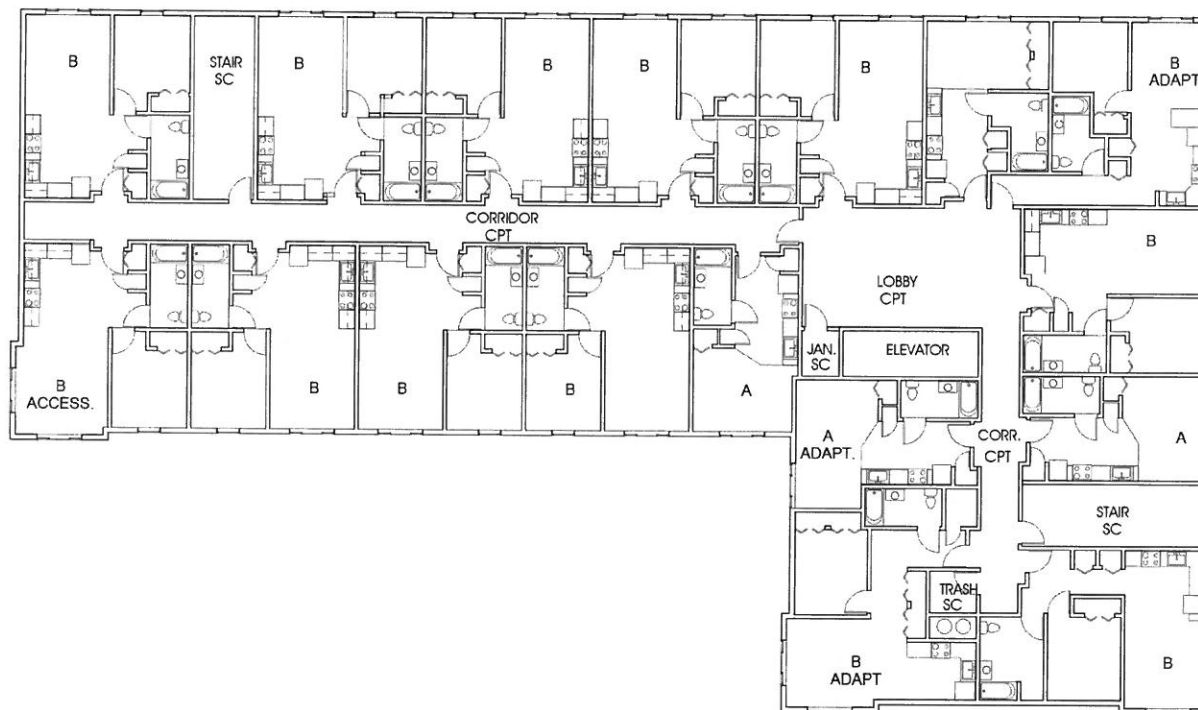
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FIRST FLOOR PLAN

CORDOGAN CLARK & ASSOCIATES, INC.
ARCHITECTS • ENGINEERS

SHEET:

A3.1



ROOM FINISH LEGEND	
CPT: CARPET	VCT: VINYL COMP. TILE
CT: CERAMIC FLOOR TILE	WOM: WALK OFF MAT
SC: SEALED CONCRETE	



FEBRUARY 10, 2016



SECOND FLOOR PLAN



UP Development, LLC

SPRUCE VILLAGE

498 E. SPRUCE DR. PALATINE, ILLINOIS

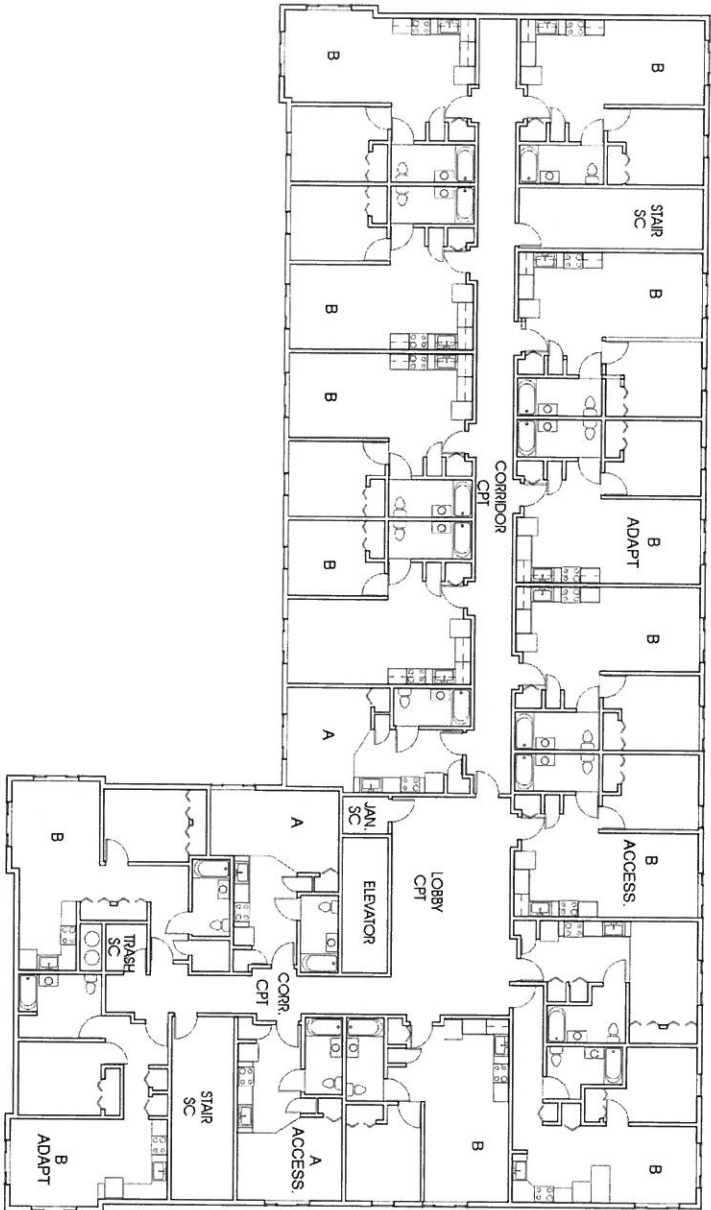
TITLE:

SECOND FLOOR PLAN

CORDOGAN CLARK & ASSOCIATES, INC.
ARCHITECTS • ENGINEERS

SHEET:

A3.2



THIRD FLOOR PLAN

0 10' 20' 40' 60'

ROOM FINISH LEGEND		
CPT: CARPET		VCT: VINYL COMB. TILE
CT: CERAMIC FLOOR TILE		WOM: WALK OFF MAT
SC: SEALED CONCRETE		



UP Development, LLC

SPRUCE VILLAGE

498 E. SPRUCE DR. PALATINE, ILLINOIS

TITLE:

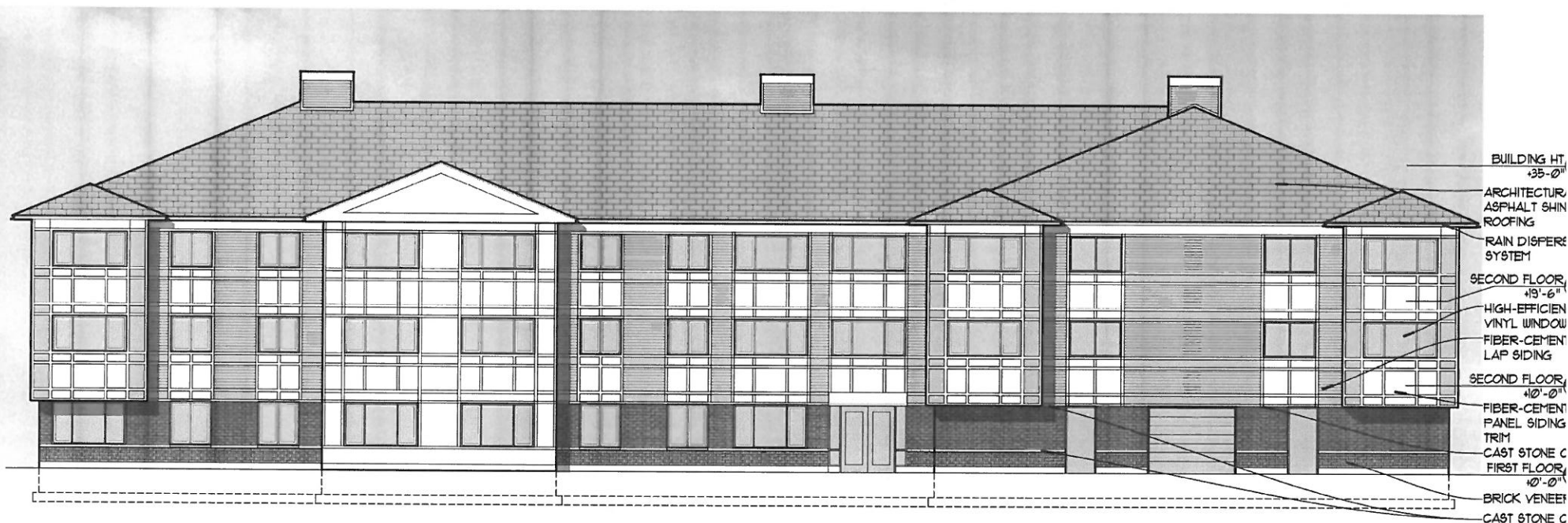
THIRD FLOOR PLAN

CORDOGAN CLARK & ASSOCIATES, INC.
ARCHITECTS - ENGINEERS

SHEET:

A3.3

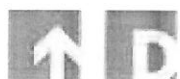
FEBRUARY 10, 2016



SOUTH ELEVATION

0 5' 15'

FEBRUARY 10, 201



UP Development, LLC

SPRUCE VILLAGE

498 E. SPRUCE DR. PALATINE, ILLINOIS

TITLE:

SOUTH ELEVATION

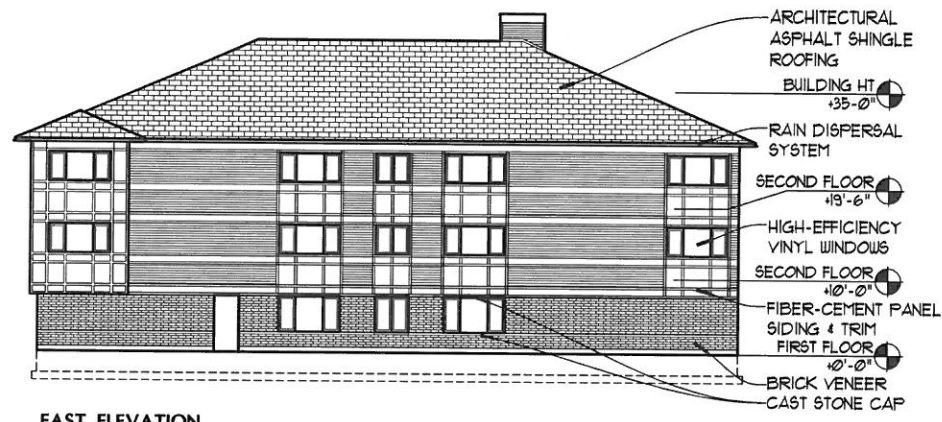
CORDOGAN CLARK & ASSOCIATES, INC.
ARCHITECTS • ENGINEERS

SHEET:

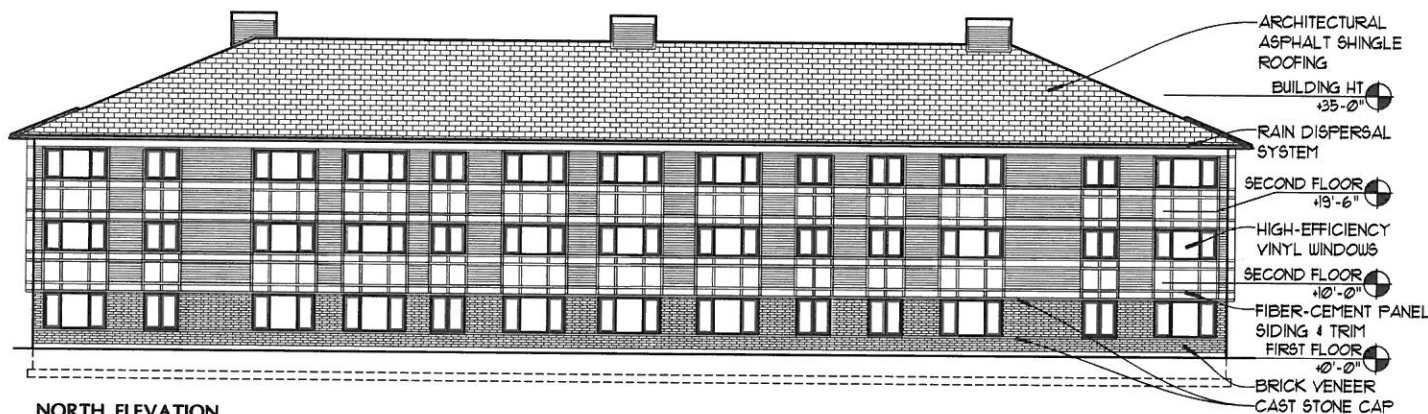
A4.0



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

0 5' 20' 35'

FEBRUARY 10, 2016



UP Development, LLC

SPRUCE VILLAGE

498 E. SPRUCE DR. PALATINE, ILLINOIS

TITLE:
WEST, EAST NORTH ELEVATIONS

CORDOGAN CLARK & ASSOCIATES, INC.
ARCHITECTS • ENGINEERS

SHEET:

A4.1

Attachment: ORD #O-21-16 - Spruce Village Planned Development (Spruce Village - Minor PD

UP Development, LLC

498 E. SPRUCE DR. PALATINE, ILLINOIS

SPRUCE VILLAGE

TITLE:

WALL SECTIONS

SHEET:

A5.0

CORDOGAN CLARK & ASSOCIATES, INC.
ARCHITECTS • ENGINEERS

FEBRUARY 10, 2016

MIDPOINT ROOF
+35'-0"RAIN
DISPERSAL
SYSTEM

TYPICAL ROOF'G

- WOOD TRUSSES @ 16" O.C.
- (1) LAYER 15" ROOF'G
- FELTS ICE & WATER SHIELD FROM EAVE TO 3' INTERIOR
- R-49 BLOWN CELLULOSE INSUL. IN TRUSS SPACE
- ARCH. ASPHALT SHINGLES W/ MATCH RIDGE SHINGLES & CELLULAR RIDGE VENTS
- (1) 5/8" TYPE C GYP. BD. ON 3/8" RC'S @ UNDERSIDE OF TRUSSES

THIRD FLOOR
+20'-0"FIBER-CEMENT
LAP SIDING

TYPICAL EXT. WALL CONSTR.

- 2X6 WD STUDS @ 16" O.C.
- 5/8" GYP. BD. ON INTERIOR
- 1/2" OSB SHEATHING ON EXTERIOR
- R6 SPRAY FOAM INSULATION W/ R10 UNFACED BATT INSULATION IN STUD CAVITIES
- R-5 INSUL. BOARD CONT. ON EXT. OF SHEATH'G
- COMMERCIAL BLDG. WRAP CONT. OVER INSUL. & LAPPED MIN. 5" INTO ALL OPEN'GS
- CLADD'G AS NOTED

FIBER-CEMENT VERT.
SIDING & TRIMSECOND FLOOR
+10'-0"

TYPICAL FLOOR ASSEMBLY

- WD FLOOR TRUSSES @ 18" O.C.
- 5/8" T&G WD SHEATHING
- 3/4" GYPSUM CONC. MIN. 2000 PSI
- (1) 5/8" TYPE C GYP. BD. ON 3/8" RC'S
- 3" S&B'S IN TRUSS SPACE

BRICK VENEER -

- UTILITY BRICK IN 1/3 RUNNING BOND PATTERN
- 1/2" CLEAR AIR SPACE
- MEMBRANE FLASH'G W/ 5. STL DRIP EDGE @ HEAD & SILL OF ALL OPEN'GS & BASE OF WALL
- 1 1/2"x8" MORTAR NET ABOVE ALL FLASH'G

FIRST FLOOR
+0'-0"

TYP. CONCRETE SLAB -

- 5" SOG
- 6/16 WUF
- MIN. 6 MIL. V.B.
- R-10 INSUL. BD. @ SLAB EDGE & UNDER V.B. FOR 4' AROUND ENTIRE PERIMETER
- 4" GRAN. FILL
- R-10 INSUL. BD. ON INT. OF FOUND. WALL TO T/ FOOT'G

TYP. WALL SECTION

MIDPOINT ROOF
+35'-0"TYPICAL
ROOFINGRAIN
DISPERSAL
SYSTEMTHIRD FLOOR
+20'-0"FIBER-CEMENT
VERT. SIDING &
TRIMHIGH-
EFFICIENCY
VINYL
WINDOWSSECOND FLOOR
+10'-0"HIGH-EFFICIENCY
VINYL WINDOWSCAST STONE
CAP

BRICK VENEER

FIRST FLOOR
+0'-0"

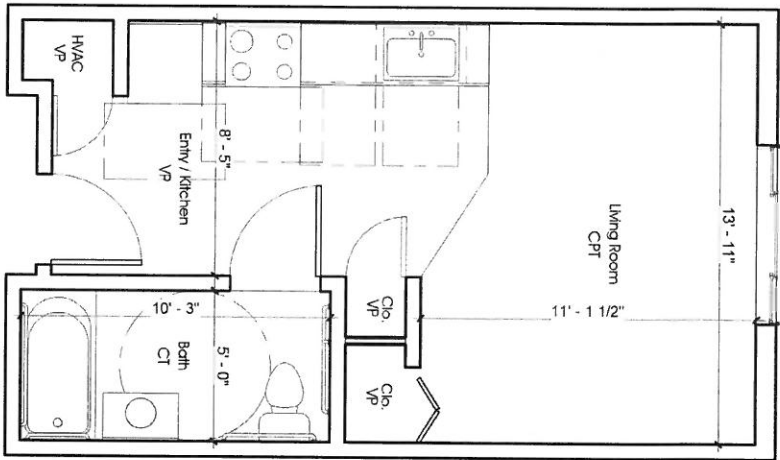
WALL SECTION @ BAY

MIDPOINT ROOF
+35'-0"TYPICAL
ROOFINGRAIN
DISPERSAL
SYSTEMTHIRD FLOOR
+20'-0"FIBER-CEMENT
VERT. SIDING &
TRIMHIGH-
EFFICIENCY
VINYL
WINDOWSSECOND FLOOR
+10'-0"HIGH-EFFICIENCY
VINYL
WINDOWSCAST STONE
CAP

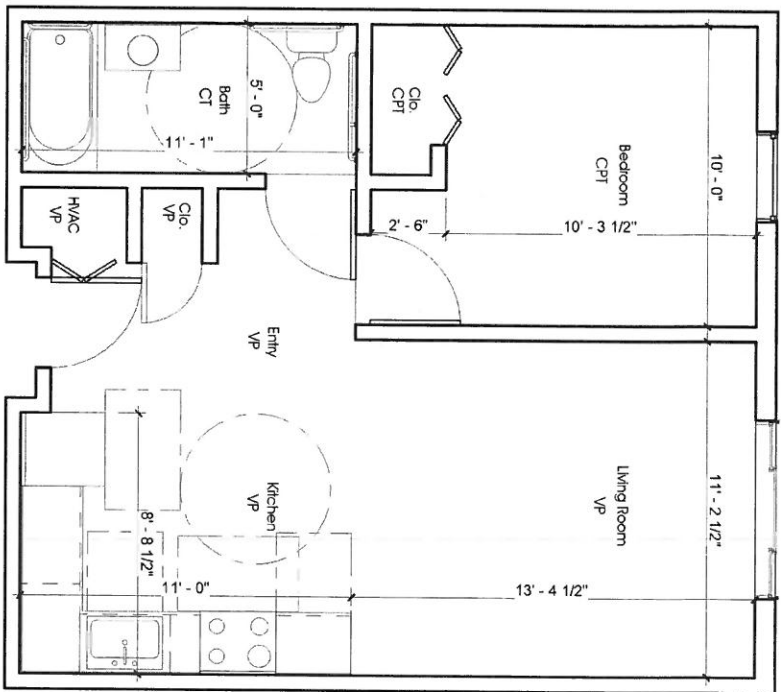
BRICK VENEER

FIRST FLOOR
+0'-0"

TYP. WALL SECTION



TYPE A - STUDIO - 338 S.F.



TYPE B - 1 BEDROOM - 530 S.F.

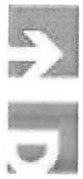
NOTE:

UNITS DRAWN TO SHOW ACCESSIBLE CONDITION,
BLOCKING ONLY IN ADAPTABLE UNITS.

ROOM FINISH LEGEND	
CPT: CARPET	VP: VINYL PLANK FLOORING
CT: CERAMIC FLOOR TILE	



FEBRUARY 10, 2016



UP Development, LLC

SPRUCE VILLAGE

498 E. SPRUCE DR. PALATINE, ILLINOIS

TITLE:

UNIT FLOOR PLANS

SHEET:

A6.0

CORDOGAN CLARK & ASSOCIATES, INC.
ARCHITECTS • ENGINEERS

PUBLIC NOTICE

A public hearing will be held before the Palatine Plan Commission on Wednesday, February 17, 2016, at 8:00 PM, at the Palatine Police Department in the Community Meeting Room, 595 N. Hicks Road, relative to a request for the following:

1. Preliminary and Final Planned Development to permit a 44 unit apartment development;

2. Rezoning from R-1 Single-Family Residential to P Planned Development.

The property is commonly known as the vacant property to the southwest of the existing commercial building at 1980 N. Rond Road.

The above petition has been filed by Jessica Berzak dba Spruce Village LLC and is available for examination in the office of the Village Clerk, 150 W. Wilson Street, FILE #: 15-116

VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATE: This 1st day of February, 2016.
Published in Daily Herald
February 1, 2016 (4431118)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published February 1, 2016 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Laurel Baltz
Authorized Agent

Control # 4431118

Attachment: ORD #O-21-16 - Spruce Village Planned Development (Spruce Village - Minor PD Amendment)

ORDINANCE NO. 0-111-16

**AN ORDINANCE GRANTING A MINOR AMENDMENT AMENDING
PLANNED DEVELOPMENT ORDINANCE #0-21-16 FOR THE VACANT PROPERTY
AT THE SOUTHWEST OF THE EXISTING COMMERCIAL BUILDING AT
1980 N. RAND ROAD – SPRUCE VILLAGE**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on October 3, 2016**

ORDINANCE NO. 0-111-16

AN ORDINANCE GRANTING A MINOR AMENDMENT AMENDING PLANNED DEVELOPMENT ORDINANCE #O-21-16 FOR THE VACANT PROPERTY AT THE SOUTHWEST OF THE EXISTING COMMERCIAL BUILDING AT 1980 N. RAND ROAD- SPRUCE VILLAGE

WHEREAS, Planned Development Ordinance # O-21-16 identified an organizational chart including the Kenneth Young Center as the Service Coordinator for Spruce Village; and

WHEREAS, the Petitioner is now requesting to have the Housing Opportunity Development Corporation act as the Service Coordinator, in place of the Kenneth Young Center;

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

SECTION 1: That the Operations' Plan and Organization Chart referenced in shall be amended to substitute Housing Opportunity Development Center in place of the Kenneth Young Center Ordinance, as Service Coordinator, subject to the final review and acceptance by the Village Manager. All other conditions and requirements of Ordinance #O-21-16 shall remained in effect.

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

PASSED: This 3rd day of October, 2016

AYES: 5 NAYS: 0 ABSENT: 1 PASS: 0

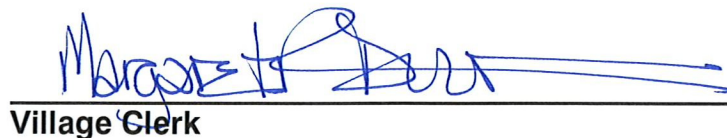
APPROVED by me this 3rd day of October, 2016



Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this 3rd day of October, 2016



Village Clerk

Spruce Village
498 E. Spruce Drive, Palatine

Description of Service Coordination and Referral Sources

Service coordination will be provided by Housing Opportunity Development Corporation. As an experienced affordable housing developer and property manager, HODC has the expertise and contacts to ensure that residents have access to programs and services they need to remain independent. HODC has many years of experience partnering with supportive services agencies throughout the north and northwest suburbs including Thresholds, WINGS, Catholic Charities, CEDA Northwest, Center of Concern, Journeys, Kenneth Young Center, Alexian Brothers, TLS for Veterans, Access Living and others. There is a reciprocal relationship with many of these agencies who refer potential tenants and start serving clients once they move-in.

All tenants will be offered access to supportive services provided by local partner nonprofits. This starts at intake with tenants made aware of programs and services that are available. During tenancy, residents will receive information on supportive services that they can access within the building and throughout the community. HODC staff will hold reference fairs and periodic monthly meetings to promote service availability and help link tenants with relevant providers. There will be a monthly calendar of events to promote activity and involvement. At annual lease renewals, tenants will again be provided with materials about available services.

Once linked with tenants, partner agencies will provide services as needed in order to permit client households to live as independently as possible. Supportive services may consist of the following types of care: case management; vocational and educational assessment, training, counseling, placement, support and follow up; life skills training focused on daily living skills; budgeting and debt reduction; physical and mental health services; family counseling, child care, transportation, advocacy and other supports. The small size of the program allows the flexibility of services to vary in intensity as the needs of individuals change. Clients are assisted in accessing and using other appropriate community based agencies and services to foster full participation in the local community and to promote independence.

As needed, case management services will be provided by qualified social workers to enhance tenants' lives and help them access other services to create a plan to ensure independence. Service plans will include assessing individual tenant needs, making appropriate referrals, and coordinating case management services. Staff will provide crisis intervention to tenants on a short-term basis and work with tenants and their families for whom independent apartment living is no longer appropriate and who need transition to a higher level of care.

In addition to disability-related services, residents will also be given access to services to keep them independent including receiving assistance accessing public benefits, employment training services, and home maintenance workshops. To ensure that residents are receiving any public benefits to which they are entitled, agency staff will conduct individual counseling sessions with each resident shortly after move-in to determine what benefits they are eligible for and how to maximize those benefits. In addition, residents who are interested in working will be eligible for employment counseling and vocation training to build their skills. Interested residents will

receive employment services from professionals specializing in working with individuals with disabilities. Services will include vocational assessments, vocational engagement, job preparation, resume development, job search planning, interview coaching, and support groups. Finally, management staff will work with residents to get them actively involved in the building. This will include teaching tenants daily living skills necessary to maintain their apartments and by creating a residents council. Daily living skill trainings will cover responsibilities under the lease and how to clean and maintain a unit to keep it decent, safe and sanitary. Tenants will learn about green features of their apartments and how to do routine maintenance. Staff will also encourage creation of a resident council with monthly meetings on interesting topics.

Partner agencies will have access to rooms for confidential client meetings on-site. Within the on-site property management office, private office space will be made available for agencies to provide on-site supportive services to residents as needed. There will be a lockable office with a desk, chairs, and filing cabinets. There will be access to a larger meeting room, storage area, accessible bathroom, and kitchen space all monitored by security cameras to ensure resident and staff safety. In addition to these spaces, the first floor will include a community room and two meeting rooms.

The community room is the largest and most flexible of these spaces and will serve as a gathering place for community events as well as a recreational space for residents. The community room will include a full kitchen, a TV/media area, and computer stations for use by residents. The latter will perform an important role in the provision of vocational training and supported employment programming, as well as for residents engaged in educational programs and supports. Services that attract a large number of residents at once or require a larger area, more equipment, or increased personnel will utilize this space as well. The meeting rooms will serve as the primary service spaces, facilitating case management services, mental health services, life skills training, and more onsite activities.



HOUSING OPPORTUNITY DEVELOPMENT CORPORATION Experience

Housing Opportunity Development Corporation (HODC) is a community-based nonprofit developer of affordable housing founded in 1983. HODC's mission is to develop, manage and preserve housing that is affordable to low- and moderate-income households primarily in Chicago's northern suburbs. We serve families, seniors, persons with disabilities, individuals and local workers in north suburban Cook County and Lake and McHenry Counties. HODC is a Community Housing Development Organization (CHDO) as well as a HUD-certified housing counseling agency. Our Board of Directors includes local citizens, real estate professionals, tenants, and community leaders.

To date, HODC has completed 21 affordable housing projects with over 300 units and manages 255 affordable apartments throughout the suburbs. HODC works to achieve our mission through four primary programs: Housing Development, Property Management, Homebuyer Counseling and Community Education.

Housing Development

As a professional affordable housing developer, HODC's ongoing goal is to purchase, develop, and rehabilitate or construct both rental and owner-occupied affordable housing. So far HODC has developed 21 affordable properties with 306 units. We specialize multi-layered financing structures using a variety of public and private financing including low income housing tax credits. HODC develops property on our own and through partnerships with other nonprofit and for-profit organizations. We have properties located throughout Chicagoland of all sizes from single-family homes to small apartment buildings to large multifamily properties. Apartment sizes range from studios to four-bedroom units. Completed developments have targeted families, seniors and supportive housing for those who are homeless or disabled.

Family Housing: Units are only restricted by income. Includes larger bedroom sizes.

DEVELOPMENT	UNITS	STATUS	TYPE	ROLE
4831 Conrad Apts, Skokie	12	Completed 1987	Acquisition, Rehab	Develop, Own, Manage
Martha Drake Apts, Skokie	11	Completed 1994	Acquisition, Rehab	Develop, Own, Manage
743 Brummel Apts, Evanston	13	Completed 1998	Acquisition, Rehab	Develop, Own, Manage
131 Callan Apts, Evanston	4	Completed 2000, Redeveloped 2012	Acquisition, Rehab	Develop, Own, Manage
Evanston Duplexes, Evanston	7	Acquired 2004, Redeveloped 2010	Acquisition, Rehab	Develop, Own, Manage
Hyacinth Place, Highland Park	14	Completed 2009	New Construction	Develop, Manage
Conrad Apts, Skokie	23	Completed 2010	Rehab	Develop, Own, Manage



Deerfield Affordable Housing, Deerfield	2	Completed 2013	Acquisition, Rehab	Develop, Manage
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Senior Housing: Reserved for persons 62 and older. Often include a Service Coordinator to enhance residents' lives.

DEVELOPMENT	UNITS	STATUS	TYPE	ROLE
Sunset Woods, Highland Park	60	Completed 2002	New Construction	Develop, Manage
Morton Grove Senior Housing, Morton Grove	56	Completed 2004	Acquisition, Rehab	Develop, Own, Managed
One Deerfield Place, Deerfield	98	Occupied	Management only	Manage

Supportive Housing: HODC provides the housing and partners with agencies to provide wrap-around services to help residents maintain independence. Several projects were done for other nonprofits or donated to nonprofit agencies.

DEVELOPMENT	UNITS	STATUS	TYPE	ROLE
Claridge Apts, Evanston	48	Completed 2002	Acquisition, Rehab	Develop, Own, Manage
New Foundation House, Skokie	2	Completed 2003	Acquisition, Rehab	Develop
WINGS House, Skokie	4	Completed 2003	Acquisition, Rehab	Develop
Permanent Housing for Homeless Households, Northbrook, Northfield	2	Completed 2006	Acquisition, Rehab	Develop, Own, Manage
Cook County NSP, Streamwood, Hanover Park	2	Completed 2011	Acquisition, Rehab	Develop
McHenry County NSP, Woodstock	6	Completed 2012	New construction	Develop
McHenry County NSP, Woodstock, Fox River Grove	5	Completed 2012	Rehab	Develop
North Suburban Supportive Housing, Skokie	18	Completed 2015	Acquisition, Rehab	Develop, Own, Manage
Prospect Townhomes, Niles	12	Completed 2016	Acquisition	Develop, Own, Manage
Axley Place, Glenview	13	Under construction 2016	New construction	Develop, Own, Manage



Property Management

HODC currently manages 255 units throughout the suburbs including properties in Deerfield, Evanston, Highland Park, Niles, Northbrook, Northfield, Skokie and, soon, Glenview as well as previously in Morton Grove. HODC's property management department provides flexible and efficient property management services for our low income tenants. We manage rental units that HODC owns, units that we developed but have no ownership as well as third-party properties. Developments range in size from 1 house to almost 100 units. HODC accepts rental assistance vouchers (Section 8) and has many units are handicapped accessible. Tenants served include families, seniors, persons with disabilities, individuals, homeless households and local workers.

Housing Counseling

As a HUD-certified housing counseling agency, HODC provides homebuyer counseling to people interesting in purchasing their first home. HODC has counseled over 3000 households and helped over 50 families purchase homes. Homebuyer group workshops cover all aspects of ownership while one-on-one meetings help potential buyers create a plan for purchasing their own home. We partner with local real estate professionals and loan officers to provide consultations for first-time buyers. HODC works with local employers on employer-assisted housing programs that help workers live near their jobs and help employers retain workers. HODC also administers foreclosure assistance programs through the state of Illinois to help owners from losing their homes.

Outreach

HODC staff actively participate in local, regional and statewide coalitions and campaigns that promote expansion of affordable housing options. Partners have included the Alliance to End Homelessness in Suburban Cook County, Metropolitan Planning Commission, Housing Action Illinois, Chicago Rehab Network and Illinois Housing Council. HODC's outreach and education program advocates for affordable housing in the region and provides technical assistance and advice on affordable housing issues to local communities such as the Evanston Inclusionary Zoning Task Force, Glencoe Senior Housing Task Force, Morton Grove Senior Housing Task Force, ULI Technical Assistance Panel for Highwood, and Highland Park Housing Commission. HODC also seeks to build stronger communities through collaborations with municipalities and local employers and by strengthening relationships with neighbors and tenants.

Awards, Honors, Certifications

Housing Opportunity Development Corporation

- Community Housing Development Organization (CHDO)
- HUD-certified Housing Counseling Agency
- Chicago Association of Realtors, (2002) Good Neighbor Award
- Manning Silverman & Co., (2004) Community Service Award

Claridge Apartments, Evanston, IL

- Housing Action Illinois, (2002) Golden Trowel Award



Hyacinth Place Townhomes, Highland Park, IL

- Lake County Stormwater Management Commission, (2008) Development of the Year Award
- Urban Land Institute Terwiller Center for Workforce Housing, (2010) Jack Kemp Workforce Housing Models of Excellence Award
- Chicago Association of Realtors, (2010) Good Neighbor Award

HODC's mission is predicated on creating diverse communities: that making additional, affordable housing available, even in small increments, is significant and a step closer to an inclusive community. We take a holistic approach to development that includes building welcoming communities and creating opportunities for collaboration with municipalities, employers, tenants and neighbors.

Richard Koenig, PhD, Executive Director, 2001 Waukegan Rd, PO Box 480, Techny, IL 60082
847-564-2900, fax 847-564-2992, e-mail rkoenig@hodc.org, www.hodc.org



Consider a Motion Authorizing the Village Manager to Execute the Fourth Amendment to the Previously Approved Purchase Agreement for the Vacant Property Located to the West of 1980 N. Rand Road

BACKGROUND:

The Subject Property, containing approximately 1 acre of vacant land, is located near the northwest corner of the Rand Road & Spruce Drive intersection (west of 1980 N. Rand Road).

KEY ISSUES:

- ✓ The Subject Property is adjacent to the existing Firestone Tire Center, located at 1980 N. Rand Road, and does not have frontage on Rand Road.
- ✓ The Subject Property is located within a TIF District, and as such the Village completed a Notice of Development Opportunity process in 2015. Following the Notice of Development Opportunity, the Council directed Staff to negotiate the sale of the property to Spruce Village, LLC.
- ✓ The initial Purchase Agreement was executed in November, 2015, with amendments to the Purchase Agreement approved in May and October of 2016.
- ✓ Spruce Village, LLC is seeking a fourth amendment to the Purchase Agreement. The proposed amendment would adjust the closing date to no later than July 31, 2019 (the existing closing date is no later than March 7, 2019).

ALTERNATIVES:

1. Authorize the Village Manager to execute the Fourth Amendment to the Purchase Agreement.
2. Do not authorize the Village Manager to execute the Fourth Amendment to the Purchase Agreement.

RECOMMENDATION:

Staff recommends a motion authorizing the Village Manager to execute the Fourth Amendment to the previously approved Purchase Agreement with Spruce Village, LLC.

ATTACHMENTS:

- Spruce Village update 021219
- FOURTH AMENDMENT - SPRUCE VILLAGE SALE 2-12-19
- Spruce Village Purchase Agmt, Amends 1 - 3, & A A Agreement



**HOUSING
OPPORTUNITY
DEVELOPMENT
CORPORATION**

2001 Waukegan Rd, PO Box 480 ♦ Techny, Illinois 60082
(847) 564-2900 ♦ (847) 564-2992 fax ♦ hodc@hodc.org ♦ www.hodc.org

February 12, 2019

Village of Palatine
200 E. Wood Street
Palatine, IL 60067
Attn: Michael W. Jacobs

RE: Spruce Village
Project Update

Dear Village Council:

I am writing to update the status of Spruce Village. We are excited to acquire the site and start construction. Since getting all funding approvals last year, our architect and engineer have worked with our contractor to prepare detailed construction plans. We submitted a permit application to the village last month and received the first round of comments back last week. We are working on updates which should be resubmitted in the next couple weeks. We will need the village to provide a permit-ready letter to close on the financing and to pay for the permits. We are currently awaiting response from village staff about submitting permits to MWRD and IEPA since their review process can take several months.

In order to close on the financing we are working with our funders on legal documents. We have received due diligence closing checklists from IHDA and the tax credit investor and have started submitting documentation for their review. They have requested updates of certain reports which are being prepared. Our attorneys are reviewing the first round of legal documents from IHDA and we have scheduled weekly conference calls with IHDA and the investor to stay on-track to close in the next couple months. Construction should be able to start immediately after closing and will take about 14 months. We hope to notify potential tenants that the waiting list is open during the summer of 2020 with occupancy in the fall of 2020. We hope to see everyone at the ground breaking this spring or the grand opening next year.

Please let me know if there are any questions.

Sincerely,

Richard Koenig, PhD
Executive Director

Attachment: Spruce Village update 021219 (Spruce Village - Purchase Agreement Amend 4)



AMENDMENT NO. 4 TO PURCHASE AGREEMENT

THIS AMENDMENT NO. 4 TO PURCHASE AGREEMENT (the “**Amendment**”) is made on this ____ day of February, 2019, by and between **SPRUCE VILLAGE, LP**, an Illinois limited partnership (the “**Buyer**”), successor in interest by assignment from Spruce Village, LLC, an Illinois limited liability company and the **VILLAGE OF PALATINE**, an Illinois home rule municipal corporation (the “**Seller**”).

The parties entered into that certain Purchase Agreement dated November 6, 2015, as amended (the “**Agreement**”) for the purchase and sale of that certain tract of land situated in Palatine Illinois further described in the Agreement. Buyer and Seller also entered into that certain Temporary Soil Boring License Agreement on December 6, 2018 (“**License**”). The parties now desire to amend the Agreement.

NOW THEREFORE, the parties agree that:

1. Section 7 of the Agreement shall be deleted and replaced with:

“The Closing Date shall occur on a date set by Buyer upon providing ten (10) days’ written notice to Seller, however in no event shall such closing occur later than July 31, 2019, provided Buyer has not terminated this Agreement prior to such date pursuant to a right to terminate by Buyer contained in the Agreement.”

2. **Non-Refundable Earnest Money.** By execution of this Amendment, Buyer and Seller hereby re-confirm and ratify the terms, and conditions contained in the License, including, but not limited to Section 11 of the License. Buyer and Seller understand, acknowledge and agree that, pursuant to the Agreement and the License, Buyer has deposited the Earnest Money in the amount of Ten Thousand and No/100 Dollars (\$10,000.00) and the Supplemental Earnest Money in the amount of Fifteen Thousand and No/100 Dollars (\$15,000.00), as defined in the original agreement, for a total Earnest Money deposit of Twenty Five Thousand and No/100 Dollars (\$25,000.00) (collectively “**Earnest Money**”) into Fidelity National Title Company Strict Joint Order Escrow #999102226. Buyer and Seller understand, acknowledge and agree that the Earnest Money in the total amount of Twenty Five Thousand and No/100 Dollars (\$25,000.00) shall be and hereby is non-refundable to Buyer except in the event of a Seller default, but shall be fully applicable as a credit against the Purchase Price at Closing. This provision shall survive the expiration or termination of the Agreement and the License.
3. Should any conflict arise between this Amendment, the Agreement, or any prior amendments thereto, this Amendment shall govern. All other terms of the Agreement shall remain valid and enforceable against the parties hereto.
4. Capitalized terms herein shall have the meaning ascribed to them in the Agreement.

Signature Page to Amendment No. 4 To Agreement

IN WITNESS WHEREOF, the parties have executed this Amendment as of the date first written above.

BUYER:

**SPRUCE VILLAGE, LP, an Illinois
limited partnership**

By: Spruce Village, LLC, an Illinois
limited liability company, its general
partner

By: Housing Opportunity Development
Corporation, an Illinois not for profit
corporation, its manager

By: _____
Richard Koenig, Executive Director

SELLER:

VILLAGE OF PALATINE, an Illinois
home rule municipal corporation

By: _____
Name: _____
Title: _____

Attachment: FOURTH AMENDMENT - SPRUCE VILLAGE SALE 2-12-19 (Spruce Village - Purchase Agreement Amend 4)

PURCHASE AGREEMENT

THIS PURCHASE AGREEMENT ("Agreement") made this 6th day of November, 2015 ("Contract Date"), by and between **SPRUCE VILLAGE, LLC**, an Illinois limited liability company (hereinafter referred to as "Buyer"), and the **VILLAGE OF PALATINE**, an Illinois home rule municipal corporation (hereinafter referred to as "Seller").

Subject to the terms and conditions of this Agreement, Seller agrees to sell and Buyer agrees to buy a certain tract of land situated in Palatine, Illinois, consisting of approximately 0.94 acres, more or less, legally described in Exhibit "A" attached hereto and made a part hereof, and as depicted on the map in Exhibit "B", attached hereto and made a part hereof, together with all hereditaments and appurtenances pertaining to such tract, and all improvements located thereon (all of which will be hereafter collectively referred to as the "Premises" or "Property").

1. **PURCHASE PRICE/POSSESSION.** The Purchase Price of the Premises is Four Hundred Thousand Dollars (\$400,000.00) (the "Purchase Price") payable by wire transfer of funds at the Closing (as herein defined), at which time Seller shall turn over possession of the Premises to Buyer. The payment of the Purchase Price is subject to all of the conditions contained herein below.

(a) **Earnest Money.** On or before three (3) business days after the Contract Date, Buyer shall deposit Ten Thousand and no/100 Dollars (\$10,000.00), in a joint order escrow account with the Title Company ("Joint Order Escrow"). Said Earnest Money shall be nonrefundable except as provided in this Agreement, but shall be applicable to the Purchase Price at Closing.

2. **SURVEY.** Buyer may order an ALTA Survey of the Premises ("Survey") prepared by a Surveyor and/or engineer licensed to prepare same in the State of Illinois. The Survey may: (i) be certified to Buyer and any lender to Buyer and the title insurer to be in compliance with ALTA minimum standards for land title surveys; (ii) show the boundary lines of the Premises; (iii) spot all improvements to the Premises (including fences); (iv) show all such improvements to be entirely located within the boundary lines of the Premises; (v) show no encroachments; (vi) show the location and course of all visible and recorded easements and rights of way; (vii) show access from the Premises to public rights of way; (viii) show utilities, including water, sanitary sewer, storm sewer, and gas lines to the point of connection with the public system, if such connection exists, or else access to such systems from the Premises; (ix) certify whether or not the Premises, or any portion thereof, lies within a floodplain or is wetlands; and (x) certify the number of acres and portions thereof lying within the boundary lines of the Premises. In the event Buyer obtains a Survey, Buyer shall deliver a copy of the Survey to Seller within three (3) days after Buyer's receipt of the Survey.

3. **TITLE COMMITMENT; TITLE POLICY.** Within fourteen (14) days after the Contract Date, Seller shall order, and as soon thereafter as practicable, but in no event more than thirty (30) days after the Contract Date, furnish to Buyer, a Commitment for a 2006 Owner's ALTA Title Insurance Form B in the amount of the Purchase Price with extended coverage and containing the following endorsements: (i) 3.0 zoning; (ii) survey; (iii) legal description; (iv) access endorsement; (v) contiguity endorsement; and (vi) Owner's Comprehensive ("Commitment") issued by Fidelity National Title Insurance Company ("Title Company") using a Title Company office located in Illinois, setting forth the state of title to the Premises and all exceptions and restrictions of record including deed restrictions, liens and covenants. The cost of the premium for title insurance and extended coverage shall be paid for by Seller and the cost of any endorsements and lender's policy shall be paid for by Buyer. Said Commitment shall indicate that Seller is the owner of the Premises, fully authorized to convey the Premises, and the amount of real estate taxes attributable to the Premises. Simultaneous with delivery of such Commitment, the Title Company shall furnish Buyer with copies of all documents affecting the Premises and reflected in the Commitment. If any exceptions appear in such Commitment or title documents other than the standard printed exceptions (which shall be modified in the Owner's Title Policy as hereafter provided) or in the Survey that are unacceptable to Buyer, then Buyer shall, within thirty (30) business days after Buyer's receipt of the last of such Survey and Commitment and title documents, notify Seller in writing of such fact. Seller may, at Seller's option undertake to commit to eliminate or modify such unacceptable exceptions to the reasonable satisfaction of Buyer. If Seller is unwilling or unable to commit to cure such objections within thirty (30) business days after Seller's receipt of Buyer's objections, Buyer may elect, upon notice to Seller on or before the expiration of the Approval Period to: (i) terminate this Agreement, in which event the Earnest Money shall forthwith be returned to Buyer, together with any and all interest earned thereon; or (ii) accept title subject only to such then unreleased security interests, judgments and tax liens with the further right to deduct from the Purchase Price amounts secured by any such security interests, judgments and tax liens (other than Permitted Exceptions) of a definite or ascertainable amount. Any exceptions not objected to by Buyer shall hereinafter be referred to "Permitted Exceptions". A copy of the "Permitted Exceptions", when available, shall be attached hereto and made a part hereof herein as Exhibit "B". Any and all mortgages, trust deeds, security interests, encumbrances and liens of record affecting the Premises shall be paid off by Seller, at or prior to Closing, and shall be fully released. All defects in title which Seller has agreed to cure shall be cured at or prior to Closing.

4. **ESCROW CLOSING.** This sale shall be closed through an escrow with the Title Company, in accordance with the general provisions of the usual forms of deed and money escrow agreement then in use by the Title Company, with such special provisions inserted in the escrow agreement as may be required to conform with this Agreement. Upon the creation of such an escrow, anything herein to the contrary notwithstanding, payment of Purchase Price and delivery of deed shall be made through the escrow and this Agreement and any and all sums paid to Seller by Buyer prior to Closing shall be deposited in the escrow. Seller shall provide and pay for any undertaking ("GAP Undertaking") to the Title Company necessary for the escrow closing to occur on the Closing Date. The cost of the escrow shall be divided equally between Seller and Buyer.

5. **FEASIBILITY PERIOD.** Buyer shall have the right, during the term of this entire Agreement, to conduct and make such feasibility studies as Buyer deems necessary, including but not limited to offsite utility availability, wetland delineation, marketing studies, endangered species studies, engineering studies, soil analysis, core drilling, land use and zoning studies, mechanical studies, sewer studies, environmental and ecological studies, economic studies and conduct any and all physical inspections of the Premises and an investigation as to the status of title and zoning of the Premises with Buyer having the right to contact and discuss the condition of the Premises with any governmental office, official or agency. Seller shall cooperate with Buyer in allowing Buyer to make such inspections and allow Buyer full access during reasonable business hours to the Premises for the purpose of such inspections. Buyer shall notify Seller no less than one (1) business day in advance of making any such inspections. Buyer shall save, defend, indemnify and hold Seller harmless from any damages, claims and/or mechanics, materialmen or suppliers lien claims arising out of Buyer's entry onto the Property and Buyer shall return the Property to its substantially former condition after completion of any soil borings or investigations, reasonable wear and tear excepted. Additionally, Buyer shall obtain general liability insurance insuring Seller as a primary insured for any damages or claims resulting from Buyer's actions, studies or inspections and Buyer's entry onto the Property pursuant to this Paragraph 6, evidencing general liability insurance of not less than One Million and no/100 Dollars (\$1,000,000.00) per occurrence. Prior to entry onto the Property, Buyer shall deliver a copy of a certificate evidencing the insurance required by this Paragraph 6 to Seller. Copies of any and all such studies relating to the Premises previously conducted by Seller shall be forwarded to Buyer within ten (10) days after the Contract Date. In the event of Buyer's termination of this Agreement pursuant to Paragraph 5, within five (5) days after any such termination upon the written request of Seller, Buyer shall return all studies previously delivered by Seller to Seller and , copies of any and all studies conducted by or on behalf of Buyer under this Paragraph 5, except for any market or financial studies or analyses.

Should Buyer determine in Buyer's sole, exclusive and unfettered judgment on or before thirty (30) days after the Contract Date ("Feasibility Period") that the Premises are not suitable for Buyer's intended use ("Intended Use") for any reason whatsoever, or for no reason at all, at any time prior to the expiration of the Feasibility Period Buyer may, at its sole option, terminate this Agreement by written notice to Seller delivered prior to the expiration of the Feasibility Period, whereupon this Agreement shall become null and void and of no further force or effect and the parties hereto shall have no further obligations to one another, except that the Earnest Money, and any accrued interest thereon, shall be promptly returned to Buyer and the indemnification of Seller by Buyer as contained in this Paragraph 5 shall survive any termination or Closing of this transaction, or Buyer may waive the provisions of this paragraph and this Agreement shall remain in full force and effect. Buyer's failure to notify Seller on or before the expiration date of Buyer's Feasibility Period, as defined herein, shall constitute a waiver of this paragraph.

Buyer may expend material sums of money in reliance on Seller's obligations under this Agreement, in connection with negotiating and executing this Agreement, furnishing the

Earnest Money, conducting the inspections contemplated by this Paragraph 5, completing the reports contemplated by this Agreement and preparing for Closing and that Buyer would not have entered into this Agreement without the availability of the Feasibility Period. Therefore, adequate consideration exists to support Seller's obligations hereunder even before the expiration of the Feasibility Period.

6. ZONING APPROVAL PERIOD AND FINANCING APPROVAL PERIOD.

a. In the event Buyer has not terminated this Agreement pursuant to Paragraph 5, above, Buyer shall have up to and including March 30, 2016 (the "Approval Period") in which to obtain any necessary zoning or other governmental approvals needed, in Buyer's judgment, to permit Buyer's Intended Use of the Premises as a multi-family residential development for special needs individuals ("Intended Use"). During the Approval Period, Buyer may cause the Premises to be rezoned from its present zoning classification to such appropriate zoning classifications, or associated zoning approvals, as Buyer may require, in its sole discretion, so as to allow development and use of the Premises in accordance with its Intended Use. If, in addition to said zoning approvals or otherwise in order to permit Buyer's Intended Use of the Premises or a modification to a planned unit development is necessary, a variance is required or if any other land use modification procedure (including but not limited to any necessary Army Corps of Engineers permit for wetlands or any Illinois Department of Transportation or other applicable governmental agency curb cut and driveway permit(s), access permit(s) or stoplight permit(s) as Buyer may require in its sole discretion so as to allow development and use of the Premises in accordance with its Intended Use) (any and all such procedures, including rezoning and platting, are hereinafter collectively referred to as "Land Use Modifications"), shall be required. It shall be a condition precedent to Buyer's obligation to close, which condition may be waived by Buyer at its sole option, that Buyer, at its own cost and expense, obtain such Land Use Modifications and all necessary documents and agreements in connection therewith. Buyer shall diligently pursue said Land Use Modifications and any and all costs and expenses incurred in connection with such Land Use Modifications shall be borne by Buyer. Seller shall cooperate fully with Buyer and shall execute all documents required by Buyer in connection therewith in compliance with all applicable governmental laws, ordinances and regulations.

If at any time prior to the expiration of the Approval Period, Buyer determines that it shall not be able to obtain such final Land Use Modifications as it deems, in its sole, exclusive and unfettered discretion, to be necessary for its Intended Use of the Premises, this Agreement may, at Buyer's sole election, be terminated by written notice to Seller given prior to the expiration of the Approval Period, which shall have the effect of rendering this Agreement null and void, whereupon the Earnest Money, together with interest thereon, if any, shall be returned to Buyer, and this Agreement shall be null and void.

b. In the event Buyer has not terminated this Agreement pursuant to Paragraph 6(a), above, within thirty (30) days after the earlier to occur of the following: (i) Buyer obtaining approval of its Land Use Modifications; or (ii) expiration of the Approval Period,

Buyer shall deposit Fifteen Thousand and no/100 Dollars (\$15,000.00) ("Supplemental Earnest Money") in the form of cash or wire transfer of funds in the Joint Order Escrow account where the Earnest Money was deposited. This Supplemental Earnest Money shall be separate from, and in addition to, the Earnest Money. Said Supplemental Earnest Money shall be nonrefundable as of June 30, 2016, but shall be applicable to the Purchase Price at Closing.

c. Buyer shall have up to and including September 30, 2016 (the "Financing Approval Period") to obtain commitments for financing in amounts and pursuant to terms acceptable to Buyer in its sole discretion. If at any time prior to the expiration of the Financing Approval Period, Buyer determines that it shall not be able to obtain such financing commitments as it deems, in its sole, exclusive and unfettered discretion, necessary for its purposes, this Agreement may, at Buyer's sole election, be terminated by written notice to Seller given prior to the expiration of the Financing Approval Period, which shall have the effect of rendering this Agreement null and void, whereupon the Earnest Money, together with interest thereon, if any, shall be returned to Buyer, the Supplemental Earnest Money shall be immediately paid to Seller and this Agreement shall be null and void, except for the indemnification provision contained in Paragraph 5 which shall survive any termination.

7. **CLOSING DATE.** The Closing Date shall occur at the office of the Title Company located nearest the Property in Illinois and a time and date set by Buyer upon at least ten (10) business days written notice to Seller, but in no event shall the Closing occur later than December 31, 2016, provided that Buyer has not terminated this Agreement pursuant to a right to do so contained herein, and provided that all other covenants and conditions herein contained on the part of Seller have been complied with. .

8. **DOCUMENTS TO BE DELIVERED BY SELLER.** Unless otherwise expressly provided herein, within fifteen (15) days after the Contract Date ("Due Diligence Document Delivery Date"), Seller shall deliver to Buyer, at the following address: 900 West Jackson Boulevard, Suite 2W, Chicago, IL 60607, Attention: Jessica H. Berzac, to the extent not previously delivered, true, accurate and correct copies of the following documents (collectively "Due Diligence Documents") with respect to the Premises. In the event all of the Due Diligence Documents are not delivered to Buyer on or before the Due Diligence Documents Delivery Date, the Feasibility Period shall be extended by one (1) day for each day after the Due Diligence Documents Date that the last of the Due Diligence Documents are delivered to Buyer:

- (a) All licenses, permits, authorizations, and approvals, if any, required by law and issued by all governmental authorities having jurisdiction over the Premises and in the possession of Seller.
- (b) All leases, farm leases, service and executory contracts, if any, affecting the Premises.
- (c) All existing liens and encumbrances.

(d) Any and all title documents in the possession of Seller, including but not limited to any existing title policy, later title commitment, surveys, topographic surveys and studies and documents affecting title, whether or not said documents are specified in any such policy or commitment.

(e) Any and all studies of the Premises previously conducted by or in possession of Seller as referred to in Paragraph 5.

9. **REPRESENTATIONS, WARRANTIES AND COVENANTS.**

(A) To induce Buyer to execute, deliver and perform this Agreement and without regard to any independent investigations made by Buyer, Seller represents, warrants and covenants to Buyer that as of the date hereof and the Closing Date:

(a) Except as disclosed to Buyer by Seller in writing, there are no leases, tenancies, or other rights of occupancy, possession or use for any portion of the Premises. At the Closing, there shall be no leases, tenancies, farm leases or other rights of occupancy, possession or use for the Premises. All leases, tenancies and farm leases shall be terminated with proper notice given in accordance with all governmental regulations, statutes and ordinances.

(b) Seller is not a party to any written agreement with any person, firm, corporation, or other entity that has any right or option to acquire the Premises or any portion thereof.

(c) There are and shall be no judicial proceedings of any type which have been instituted or which are pending or threatened against the Premises.

(d) There is not pending, nor has Seller received a written of a contemplated condemnation of the Premises or any part thereof.

(e) There are and shall be no liens or claims against Seller applicable to the Premises for federal withholding taxes or estate taxes, or any other taxes or charges whatsoever except ad valorem general real estate taxes.

(f) Seller's execution of and performance under this Agreement shall not constitute a breach of any agreement, understanding, order, judgment or decree, written or oral, to which Seller is a party and to which any part of the Premises may be bound.

(g) There are and will be no recorded or unrecorded mechanics' or materialmen's liens or claims for such liens affecting the Premises, and as of the Closing Date.

(h) Pending the Closing, Seller agrees that Seller will not transfer the Premises except as herein expressly contemplated or create any easements, liens, mortgages, or other encumbrances with respect to the Premises, except with Buyer's prior written consent.

(i) That Seller is the owner in fee simple absolute of the title to the Premises, with full power and authority to enter into and consummate this transaction.

(j) To the best of Seller's actual knowledge, without any investigation or inquiry on the part of Seller, Seller is not aware of any Hazardous Materials that are present in, on, or under the Premises, the removal of which would be required by law if uncovered, or of any footings, vaults or other material concrete structures or deposits buried on the Premises.

The continued validity in all material respects of all representations, covenants and warranties set forth in this Agreement shall be a condition precedent to the performance of Buyer's obligations hereunder. Seller shall notify Buyer promptly if Seller becomes aware of any transaction or occurrence prior to Closing Date which would make any of the representations or warranties of Seller contained in this Paragraph 9 untrue in any material respect. All representations and warranties set forth in this Agreement shall be continuing and shall be true and correct on and as of the Closing Date with the same force and effect as if made at that time, and Seller shall deliver an affidavit or certificate at Closing making all representations, covenants and warranties as of the Closing Date.

(B) **Representations and Warranties of Buyer.** Buyer represents and warrants that, as of the Contract Date and as of the Closing Date, Buyer has the legal power, right and authority to enter into this Agreement, to consummate the transactions contemplated hereby, and to execute and deliver all documents and instruments to be delivered by Buyer hereunder. Buyer's execution of and performance under this Agreement shall not constitute a breach of any agreement, understanding, order, judgment or decree, written or oral, to which Buyer is a party and to which any part of the Premises may be bound.

10. **CONDITION OF PREMISES.** (a) From the Contract Date until the Closing Date, Seller shall, at its cost and expense, keep the Premises in good order, free from waste and neglect, in accordance with past practice and all acts required with respect to any portion of the Premises will be made in order to correct any violations of which Seller shall receive written notice from any governmental body having jurisdiction over the Premises in order to allow Seller to deliver the Premises to Buyer in the same condition as exists on the date hereof.

(b) As-Is, Where-Is Transaction.

(A) BUYER IS FULLY AWARE OF, UNDERSTANDS AND ACKNOWLEDGES THE PHYSICAL CONDITION OF THE PROPERTY AND EXCEPT AS SET FORTH IN THIS AGREEMENT (1) SELLER AND ITS REPRESENTATIVES AND/OR AGENTS HAVE NOT MADE AND ARE NOT NOW MAKING, SPECIFICALLY DISCLAIM ALL WARRANTIES, REPRESENTATIONS OR GUARANTIES OF ANY KIND OR CHARACTER, EXPRESSED OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, WITH RESPECT TO THE PROPERTY, PERSONAL PROPERTY, IF ANY, AND THE SIZE, LOCATION, AGE, USE DESIGN, QUALITY, DESCRIPTION, SUITABILITY, STRUCTURAL INTEGRITY, OPERATION OR ENVIRONMENTAL OR PHYSICAL CONDITION OF THE PROPERTY, OR ANY PORTION THEREOF, AND THE PRESENCE OF HAZARDOUS MATERIALS IN OR ON, UNDER OR IN THE VICINITY OF THE PROPERTY, AND THE MERCHANTABILITY OF THE PROPERTY OR FITNESS OF THE PROPERTY FOR ANY PARTICULAR PURPOSE, (2) SELLER MAKES NO WARRANTY, EITHER EXPRESS, IMPLIED OR BY OPERATION OF LAW, THAT THE PROPERTY IS FIT FOR ANY PARTICULAR PURPOSE, (3) BUYER HAS NOT RELIED UPON AND WILL NOT RELY UPON, EITHER DIRECTLY OR INDIRECTLY, ANY REPRESENTATION OR WARRANTY OF SELLER OR ITS REPRESENTATIVES OR ANY OF THEIR RESPECTIVE AGENTS AND ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. BUYER WILL CONDUCT SUCH INSPECTIONS AND INVESTIGATIONS OF THE PROPERTY AS BUYER DEEMS NECESSARY, INCLUDING THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, AND SHALL RELY UPON SAME. UPON EXECUTION OF THIS CONTRACT, BUYER ASSUMED THE RISK THAT ADVERSE MATTERS, INCLUDING ADVERSE PHYSICAL AND ENVIRONMENTAL CONDITIONS WHICH MAY NOT HAVE BEEN REVEALED BY BUYER'S INSPECTIONS AND INVESTIGATIONS, (4) UPON EXECUTION OF THIS AGREEMENT, SELLER SHALL CONTRACT TO BUYER, AND BUYER SHALL ACCEPT THE PROPERTY "AS-IS", "WHERE-IS", "WITH ALL FAULTS". THERE ARE NO ORAL AGREEMENTS, WARRANTIES OR REPRESENTATIONS, AND (5) COLLATERAL TO OR AFFECTING THE PROPERTY BY SELLER, ANY AGENT OF SELLER OF THIRD PARTY. THE TERMS OF THIS PARAGRAPH SHALL SURVIVE THE EXPIRATION OR TERMINATION OF THIS CONTRACT.

(B) EXCEPT AS MAY BE OTHERWISE PROVIDED HEREIN, SELLER IS MAKING NO REPRESENTATION OR WARRANTY, EITHER EXPRESS OF IMPLIED, CONCERNING OR REGARDING THE ENVIRONMENTAL CONDITION OF THE PROPERTY AND THE AND THE PRESENCE OF HAZARDOUS MATERIALS IN OR ON, UNDER OR IN THE VICINITY OF THE PROPERTY. SELLER HAS NOT MADE IS NOT NOW MAKING AND

DISCLAIMS ANY AND ALL WARRANTIES, REPRESENTATIONS OR GUARANTIES OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, WITH RESPECT TO ANY ENVIRONMENTAL REPORT AND THE USE OF ANY ENVIRONMENTAL REPORT FOR ANY PARTICULAR PURPOSE. BUYER IS TAKING DELIVERY OF THE PROPERTY WITH ANY AND ALL FAULTS AND CONDITIONS, INCLUDING, BUT NOT LIMITED TO ANY CONDITIONS AS CONTAINED IN OR DISCLOSED IN ANY ENVIRONMENTAL REPORT.

11. **CONDITIONS PRECEDENT.** This Agreement and Buyer's obligation to close are subject to the following conditions precedent Notwithstanding anything to the contrary which may be contained herein, each of the conditions precedent may be waived in writing by Buyer, such conditions being intended for the exclusive protection and benefit of Buyer.

(a) The continued validity representations, warranties and covenants of Seller contained in this Agreement in all material respects.

(b) The delivery of all Closing documents required to be delivered by Seller described in this Agreement.

If any of the conditions precedent to Buyer's obligations set forth in this Agreement are not fulfilled at or within the times set forth herein for the fulfillment thereof (after any applicable cure period), or not otherwise waived in writing by Buyer, Buyer may terminate this Agreement by notice to Seller, in which event all Earnest Money, and any accrued interest thereon, shall be returned to Buyer and thereupon this Agreement shall become null and void.

12. **PRORATIONS.** Ad valorem taxes for the Property are exempt due to the ownership of the Property by the Seller being a governmental body. Therefore, there will be no proration credit for real estate taxes as of the Closing Date. Buyer understands that as of the Closing, the Property will be subject to going back on the real estate tax rolls in Cook County, Illinois for the remainder of the year of Closing and subsequent years. Seller shall pay the amount of any stamp tax imposed by State and County law on the transfer of the title, although the transfer shall be exempt due to the ownership of the Property by the Seller being a governmental body; and Seller shall furnish completed Real Estate Transfer Declarations signed by the Seller or the Seller's agent in the form required pursuant to the Real Estate Transfer Act of the State of Illinois and Cook County, and shall furnish any declaration signed by the Seller or the Seller's agent or meet other requirements as established by any local ordinance with regard to a transfer or transaction tax. Any local transfer or transaction tax shall be paid by the entity so designated in the ordinance, and, if not so designated, then said tax shall be paid by Seller.

13. **DEED/CLOSING MECHANICS - SELLER.** At the Closing of the transaction:

(a) Seller shall deliver to Buyer and execute where necessary the following items, in form and substance satisfactory to Buyer:

(i) A later date letter of Commitment or mark up and Seller's direction to the Title Company to issue a 2006 Owner's ALTA Policy of Title Insurance Form B, as required by Paragraph 3 hereof, in Buyer's favor in the amount of the Purchase Price, insuring Buyer's fee simple title to the Premises, subject only to the Permitted Exceptions.

(ii) A Special Warranty Deed, in a form suitable for recording, conveying good and marketable fee simple title in the Premises to Buyer, subject only to the Permitted Exceptions.

(iii) Possession of the Premises.

(iv) An affidavit or certificate relating to Seller's representations and warranties contemplated in Paragraph 9.

(v) An Affidavit of Title Covering the Premises, in customary form.

(vi) An ALTA Statement.

(vii) such documents as are necessary or appropriate to allow Buyer to comply with Section 1445 of the Internal Revenue Code regarding tax withholding on the sale of U.S. real property by a foreign person or execute and deliver such certificates or affidavits as are appropriate regarding exemption from such requirements.

(viii) a Closing Statement.

(ix) Seller's Affidavit of No Property Manager for the Premises.

(x) such municipal ordinances and authorizations reasonably satisfactory to Buyer and the Title Company evidencing Seller's authority to enter into and consummate this transaction pursuant to this Agreement.

(xi) such other instruments and documents specifically required to be delivered by Seller under the terms of this Agreement whether or not expressly set forth in this Paragraph.

14. **DEED/CLOSING MECHANICS - BUYER.** On or prior to the Closing Date, or as otherwise provided, Buyer shall:

(i) Cause to be delivered to Seller the Earnest Money and the balance of the Purchase Price.

(ii) Execute and deliver a Closing Statement.

(iii) Execute and deliver such corporate, partnership and/or limited liability company resolutions and authorizations reasonably satisfactory to Seller and the Title Company evidencing Buyer's authority to enter into and consummate this transaction pursuant to this Agreement.

(iv) Execute and deliver such other instruments and documents specifically required to be delivered by Buyer under the terms of this Agreement whether or not expressly set forth in this Paragraph.

15. **CONDEMNATION.** If, after the date of this Agreement and prior to the Closing Date, all or any material portion (in the sole judgment of Buyer or its lender) of the Premises is taken by exercise of the power of eminent domain or any proceedings are threatened or instituted to effect such a taking, Seller shall immediately give Buyer written notice of such occurrence, and Buyer may, within fifteen (15) days after receipt of such notice, elect either (a) to terminate this Agreement, in which event the Earnest Money shall be forthwith returned to Buyer, together with any and all interest earned thereon and all obligations of the parties hereunder shall cease and this Agreement shall have no further force and effect, or (b) to close the transaction contemplated hereby as scheduled (except that if the Closing Date is sooner than fifteen (15) days following Buyer's receipt of such notice, Closing shall be delayed until Buyer makes such election), in which event Seller shall assign and/or pay to Buyer at Closing all condemnation awards or other damages collected or claimed with respect to such taking.

16. **DEFAULT.** If (a) Seller is unable to convey title to the Premises in accordance with the condition in this Agreement, (b) there has occurred a material breach of any of Seller's representations, warranties, and/or covenants, or (c) the conditions precedent to Buyer's performance specified herein have not been satisfied nor waived by Buyer, Buyer may, at Buyer's option, terminate this Agreement by written notice forwarded to Seller on or prior to the Closing Date or may elect to enforce, by an action for specific performance of this Agreement, as Buyer's sole, exclusive remedies in lieu of any of remedy at law or in equity, Buyer hereby specifically waiving any and all right to damages against the Seller. The exercise of one or more of said rights or remedies shall not impair Buyer's right to exercise any other right or remedy provided for in this Agreement.

If Buyer fails to consummate this Agreement for any reason (other than Seller's default or a termination of this Agreement by Seller or Buyer pursuant to a right to do so expressly provided for in this Agreement), Seller shall, as Seller's sole remedy, and in lieu of any other remedy, legal or equitable in nature, retain the Earnest Money and any accrued

interest thereon, Seller hereby expressly waiving and releasing any right to seek damages against Buyer.

Neither Seller nor Buyer shall avail itself of any remedy granted to it hereunder based upon an alleged default of the other party hereunder unless and until written notice of the alleged default, in reasonable detail, has been delivered to the defaulting party by the nondefaulting party and the alleged default has not been cured on or before 5:00 p.m., Chicago time, on the fifth (5th) business day following delivery of said notice of default.

17. **REAL ESTATE COMMISSION.** Buyer and Seller represent and warrant to each other that neither Buyer nor Seller has dealt with any broker and that no broker was the procuring cause of the transaction contemplated by this Agreement, and Buyer and Seller each agrees to protect, defend, indemnify and hold harmless the other, their successors and assigns, from and against any and all obligation, cost, expense and liability, including without limitation, all reasonable attorney's fees and court costs, arising out of any claim for brokerage commission, finder's commission or other such compensation as a result of the dealings of Buyer or Seller in connection with such transaction.

18. **MISCELLANEOUS PROVISIONS.**

(a) **Assignment.** Buyer may not assign Buyer's rights in this Agreement without Seller's prior written consent.

(b) **Notices.** All notices required or desired to be given hereunder shall be deemed given if and when delivered personally, or when sent via facsimile, so long as sender follows facsimile transmission or by electronic mail with the immediate mailing of a copy of the notice via U.S. Mail, First Class, or on the next business day after being deposited with a national overnight courier service, or on the third business day after being deposited in the United States certified or registered mail, return receipt requested, postage prepaid, addressed to a party at its address set forth below, or to such other address as the party to receive such notice may have designated to all other parties by notice in accordance herewith:

(i) If to Buyer: Cullen J. Davis
900 West Jackson Boulevard
Suite 2W
Chicago, IL 60607
Telephone: (312) _____

With a copy to: Henry C. Krasnow
Krasnow Saunders Kaplan & Beninati LLP
500 North Dearborn Street
Suite 200
Chicago, Illinois 60654
Telephone: (312) 755-5700

(ii) If to Seller: Village of Palatine
 200 East Wood Street
 Palatine, Illinois 60067
 Attention: Michael Jacobs, AICP
 Deputy Village Manager
 Facsimile: (847) 359-9094

with a copy to: Schain, Banks, Kenny & Schwartz, Ltd.
 Three First National Plaza
 70 West Madison Street
 Suite 5300
 Chicago, Illinois 60602
 Attention: Richard G. Golab
 Facsimile: (312) 345-5701

(c) **Entire Agreement.** This Agreement and Exhibits "A" and "B", which are attached hereto and made a part hereof, constitute the entire agreement between Seller and Buyer, and there are no other covenants, agreements, promises, terms, provisions, conditions, undertakings, or understandings, either oral or written, between them concerning the Premises other than those herein set forth. No subsequent alteration, amendment, change, deletion or addition to this Agreement shall be binding upon Seller or Buyer unless in writing and signed by both Seller and Buyer.

(d) **Headings.** The headings, captions, numbering system, etc., are inserted only as a matter of convenience and may under no circumstances be considered in interpreting the provisions of the Agreement.

(e) **Binding Effect.** All of the provisions of this Agreement are hereby made binding upon the personal representatives, heirs, successors, and assigns of both parties hereto.

(f) **Time of Essence.** Time is of the essence of this Agreement.

(g) **Unenforceable or Inapplicable Provisions.** If any provision hereof is for any reason unenforceable or inapplicable, the other provisions hereof will remain in full force and effect in the same manner as if such unenforceable or inapplicable provision had never been contained herein.

(h) **Counterparts.** This Agreement may be executed in any number of counterparts, each of which will for all purposes be deemed to be an original, and all of which are identical.

(i) **Applicable Law, Place of Performance.** This Agreement shall be construed under and in accordance with the laws of the State of Illinois. All obligations contained in this Agreement are performed in Kane County, State of Illinois.

(j) **Buyer's Waiver of Conditions Precedent.** Buyer may, at Buyer's sole option, waive any of the conditions precedent to Buyer's performance specified in this Agreement by giving written notice to Seller at any time on or before the Closing Date.

(k) **Survival Clause.** The representations, warranties and covenants contained herein shall not merge in the deed or any other document and shall survive the Closing for a period of one (1) year.

(l) **Further Assurances.** The parties each agree to do, execute, acknowledge and deliver all such further acts, instruments and assurances and to take all such further action before or after Closing as shall be necessary or desirable to fully carry out this Agreement and to fully consummate and effect the transactions contemplated hereby.

(m) **Construction.** This Agreement shall not be construed more strictly against one party than against the other merely by virtue of the fact that it may have been prepared primarily by counsel for one of the parties, it being recognized that both Buyer and Seller have contributed substantially and materially to the preparation of this Agreement.

(n) **Attorney's Fees.** In the event of any action or proceeding brought by either party against the other for any matter arising out of or in any way relating to this Agreement or the Premises, the nonprevailing party in such action or proceeding shall pay all costs, expenses and reasonable attorneys' fees incurred by the prevailing party in connection with such action or proceeding.

(o) **Proprietary Capacity.** The Village of Palatine enters into this Agreement solely in its capacity as a land owner. No provision or term in this Agreement shall be interpreted to be an admission, approval, acquiescence, right or permit by or from the Village of Palatine regarding any matter relating to the Village's municipal power and authority except for its authority to fulfill its obligations hereunder. The parties must comply in all respects to the Village's regulatory and permitting ordinances and requirements. Any petition for a zoning change or modification, special use, variation or any other permit or approval process will be subject to the regulatory, zoning and permitting ordinances, requirements, hearings, meetings and the Village of Palatine municipal commission and board approval process.

(p) **Closing Date.** In the event that the Closing Date or any other deadline date described in this Agreement falls on a weekend or a holiday, the Closing Date or other deadline date shall be deemed to be the next business day.

(SIGNATURES APPEAR ON THE FOLLOWING PAGE)

DATED 6th day of November, 2015, which is the date this Agreement has been signed by whichever of Buyer or Seller is the last to sign this Agreement. All references to the "Contract Date" or similar references shall mean this date.

SELLER:

VILLAGE OF PALATINE, an Illinois home rule municipal corporation

By: R. J. Ottesen
Name: Reid T. Ottesen
Its: Village Manager

BUYER:

SPRUCE VILLAGE, LLC, an Illinois limited liability company

By: [Signature]
Name: Cullen Davis
Its: Manager/President

Attachment: Spruce Village Purchase Agmt, Amends 1 - 3, & A Agreement (Spruce Village - Purchase Agreement Amend 4)

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 4 in Palatine's Route 12 Resubdivision of Lot 1

PIN: 02-02-400-089

LEGAL DESCRIPTION TO BE ADDED

Attachment: Spruce Village Purchase Agmt, Amends 1 - 3, & A Agreement (Spruce Village - Purchase Agreement Amend 4)

EXHIBIT “B”

MAP

Attachment: Spruce Village Purchase Agmt, Amends 1 - 3, & A Agreement (Spruce Village - Purchase Agreement Amend 4)

SITE



A RESUBDIVISION OF LOT 1 IN PALATINE'S ROUTE 12 SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRDO PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SCALE: 1" = 30'



SITE DATA

LOT 3 = 41,271 SQ.FT. = 0.9475 AC.
LOT 4 = 43,780 SQ.FT. = 1.0051 AC.
OUTLOT A = 25,719 SQ.FT. = 0.5902 AC.
OUTLOT B = 30,591 SQ.FT. = 0.7029 AC.
TOTAL = 141,342 SQ.FT. = 3.2448 AC.

VILLAGE OF PALATINE
VILLAGE CLERK'S OFFICE
200 E. WOOD STREET
PALATINE, IL 60067

INTECH CONSULTANTS, INC.
ENGINEERS / SURVEYORS
1889 UNIVERSITY LANE, SUITE D URBANA, ILLINOIS 61801
TEL: (830) 964-3058 FAX: (830) 964-3053
E-MAIL: CADINTECHCONSULTANTS.COM
ILLINOIS REGISTRATION No. 184-001040

SHEET No. 1 of 2 JOB No.: 2010-01

REVISED: 1-19-12
REVISED: 12-29-11
PREPARED: 12-22-11

NOTES.

1. IRON PIPES ARE SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
2. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN ALF DENIAL BATTLE TRAPPOD

AMENDMENT NO. 1 TO PURCHASE AGREEMENT

THIS AMENDMENT NO. 1 TO PURCHASE AGREEMENT is made this ___ of May, 2016 by **SPRUCE VILLAGE, LLC**, an Illinois limited liability company (the "**Buyer**") and the **VILLAGE OF PALATINE**, an Illinois home rule municipal corporation (the "**Seller**").

The parties entered into a Purchase Agreement dated November 6, 2015 (the "**Agreement**") for the purchase and sale of land situated in Palatine, Illinois. The parties now desire to amend the Agreement.

The parties agree that:

1. Section 6(a) of the Agreement shall be amended to provide that the Approval Period shall not expire until 11:59pm on October 31, 2016.
2. Section 6(b) of the Agreement shall be amended to provide that if Buyer terminates the Agreement on or before October 31, 2016, the Supplemental Earnest Money shall be returned to Buyer.
3. Section 7 of the Agreement shall be amended to provide that the Closing shall occur on or before January 31, 2017.
4. Capitalized terms used herein shall have the meaning ascribed to them in the Agreement.

SELLER:

Village of Palatine, an Illinois
Home rule municipal corporation

By: R. J. Ottese
Name: Reid T. Ottese
Title: Village Manager

BUYER:

Spruce Village, LLC, an
Illinois limited liability company

By: Cullen J. Davis
Cullen J. Davis, its Manager

AMENDMENT NO. 2 TO PURCHASE AGREEMENT

THIS is AMENDMENT NO. 2 TO PURCHASE AGREEMENT and is made this 25 of October, 2016 by **SPRUCE VILLAGE, LLC**, an Illinois limited liability company (the "Buyer") and the **VILLAGE OF PALATINE**, an Illinois home rule municipal corporation (the "Seller").

The parties entered into a Purchase Agreement dated November 6, 2015 (the "Agreement") for the purchase and sale of certain land in Palatine, Illinois identified on Exhibit A that they have agreed to amend the Agreement as follows:

1. Paragraph 6(b) of the Agreement is amended by deleting the date of June 30, 2016 in the last sentence of paragraph 6(b) of the original Agreement and inserting September 30, 2017 in its stead and deleting all the changes provided for by Paragraph 2 of Amendment No. 1 to the Agreement.
2. Paragraph 6(c) is amended by deleting the date of September 30, 2106 and inserting September 30, 2017 in its stead.
3. Section 7 is amended by deleting the date of December 31, 2016 (previously amended to January 31, 2017 by Amendment No. 1) and inserting October 31, 2017 in its stead.
4. Capitalized terms used herein shall have the meaning ascribed to them in the Agreement.

SELLER:

Village of Palatine, an Illinois
Home rule municipal corporation

By: R. J. Ott
Name: Reid T. Ottesen
Title: Village Manager

BUYER:

Spruce Village, LLC, an
Illinois limited liability company

By: Cullen J. Davis
Cullen J. Davis, its Manager

Exhibit A

[Legal description begins on the following page]

Krasnow Saunders Kaplan & Beninati LLP is a limited liability partnership and a member of World Link for Law – an international network of law firms with 60+ members in 40+ countries worldwide. This message (including any attachments) is confidential and may be privileged. If you have received it by mistake please notify the sender by return e-mail and delete this message from your system.

Attachment: Spruce Village Purchase Agmt, Amends 1 - 3, & A Agreement (Spruce Village - Purchase Agreement Amend 4)

AMENDMENT NO. 3 TO PURCHASE AGREEMENT

THIS AMENDMENT NO. 3 TO PURCHASE AGREEMENT (the "Amendment") is made on this 8 day of May, 2017, by and between **SPRUCE VILLAGE, LLC**, (the "Buyer") and the **VILLAGE OF PALATINE**, an Illinois home rule municipal corporation (the "Seller").

The parties entered into that certain Purchase Agreement dated November 6, 2015, as amended (the "Agreement") for the purchase and sale of that certain tract of land situated in Palatine Illinois further described in the Agreement. The parties now desire to amend the Agreement.

NOW THEREFORE, the parties agree that:

1. Section 1 of the Agreement shall be amended as to increase the Purchase Price to \$410,000.00.
2. Sections 5 and 6 of the Agreement shall be deleted in their entirety.
3. Section 7 of the Agreement shall be deleted and replaced with:

"The Closing Date shall occur on a date set by Buyer upon providing ten (10) days' notice to Seller, however in no event shall such closing occur later than March 7, 2019, provided Buyer has not terminated this Agreement prior to such date. If Buyer does terminate this Agreement prior to March 7, 2019 it shall receive a return of the Earnest Money and any Supplemental Earnest Money deposited into escrow. At the Closing, provided Buyer has not terminated this Agreement, the Earnest Money and Supplemental Earnest Money shall be applied towards the Purchase Price."
4. Should any conflict arise between this Amendment, the Agreement, or any prior amendments thereto, this Amendment shall govern. All other terms of the Agreement shall remain valid and enforceable against the parties hereto.
5. Capitalized terms herein shall have the meaning ascribed to them in the Agreement.

[signature page follows]

Signature Page to Amendment No. 3 To Purchase Agreement

IN WITNESS WHEREOF, the parties have executed this Amendment as of the date first written above.

BUYER:

SPRUCE VILLAGE, LLC, an Illinois
limited liability company

By: _____

Cullen A. Davis, its Manger

SELLER:

VILLAGE OF PALATINE, an Illinois
home rule municipal corporation

By: _____

Name: _____

Title: _____

R. J. Ottesen
Raul T. Ottesen
Village Manager

Attachment: Spruce Village Purchase Agmt, Amends 1 - 3, & A Agreement (Spruce Village - Purchase Agreement Amend 4)

ASSIGNMENT AND ASSUMPTION AGREEMENT

THIS ASSIGNMENT AND ASSUMPTION AGREEMENT (the "Agreement") is made on this 15 day of June, 2017 by **SPRUCE VILLAGE, LLC**, an Illinois limited liability company (the "Assignor") and Spruce Village, LP, an Illinois limited partnership (the "Assignee").

Assignor, being the Buyer under that certain Purchase Agreement dated November 6, 2015 (the "Purchase Agreement"), attached hereto as Exhibit A, has certain rights to purchase that certain tract of land situated in Palatine, Illinois consisting of approximately .94 acres, further described in the Purchase Agreement, on which it intended to develop a certain multifamily apartment complex to be known as Spruce Village Apartments (the "Project"). Assignor's sole member, UP Holdings LLC, an Illinois limited liability company, desires to continue its development of the project in its capacity as a "Special Limited Partner" of Assignee, and to cause Assignor to assign its rights under the Purchase Agreement to Assignee, in accordance with the terms herein.

NOW THEREFORE, the parties agree that:

1. Assignor hereby assigns all of its rights, title, and interest under the Purchase Agreement to Assignee;
2. Assignee, hereby accepts the rights, title, and interest assigned to it hereunder and further accepts the obligations of Assignor under the Purchase Agreement;
3. Assignee hereafter shall not assign those rights or obligations contemplated herein to any person or entity without the consent of Assignor.

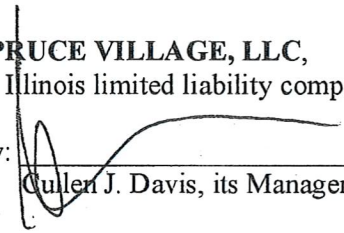
[Signature page follows]

Signature Page to Assignment and Assumption Agreement

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

ASSIGNOR:

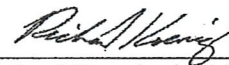
SPRUCE VILLAGE, LLC,
an Illinois limited liability company

By: 
Cullen J. Davis, its Manager

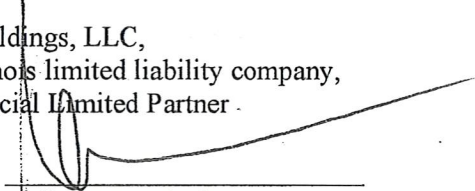
ASSIGNEE:

SPRUCE VILLAGE, LP,
an Illinois limited partnership

By: HODC Spruce Village, LLC
an Illinois limited liability company,
its General Partner

By: 
Richard Koenig, its Manager

By: UP Holdings, LLC,
an Illinois limited liability company,
its Special Limited Partner

By: 
Cullen J. Davis, its Manager

CONSENT: The undersigned, being the Seller under the Purchase Agreement, hereby consents to this Assignment.

Dated: 6/15/17

VILLAGE OF PALATINE, an Illinois
home rule municipal corporation

By: 
Name: Reid T. Ottosen
Title: Village Manager

Attachment: Spruce Village Purchase Agmt, Amends 1 - 3, & A Agreement (Spruce Village - Purchase Agreement Amend 4)

Consider a Motion to Award a Contract for the Village's 2019 Street Resurfacing Program

BACKGROUND:

On a yearly basis, the Village of Palatine undertakes a street resurfacing program designed to upgrade and maintain the Village's stated goal of having all streets at the "good" level as defined by the COE-APWA Micro Paver Program.

Twenty-six sections of street have been identified, resurfacing approximately 23,823 feet or 4.51 miles. In addition, the proposed work includes 28 inlet structures to be replaced, 13,705 square feet of sidewalk replaced for ADA accessible ramps, approximately 27,214 feet of curb/gutter replaced and new gutter installed, along with base course repairs.

KEY ISSUES:

- The street resurfacing program's major funding source is State Motor Fuel Tax (MFT) funds, thus bidding and contract awards must be in accordance with IDOT procedures.
- On Tuesday, February 5, 2019, six bids were received that were properly prepared, with affidavits completed and signatures executed, and therefore found to be compliant.
- The engineer's opinion of probable cost for this project was \$1,905,227.31. The low bid is almost 14% under the amount estimated when the 2019 Budget was adopted.
- Arrow Road Construction Company of Elk Grove Village, Illinois submitted the lowest compliant bid in the amount of \$1,698,456.86.

ALTERNATIVES:

1. Award the contract for the 2019 Street Resurfacing Program to Arrow Road Construction Company.
2. Refer back to Staff with comments.

RECOMMENDATION:

It is recommended that the contract for the 2019 Street Resurfacing Program be awarded to Arrow Road Construction Company of Elk Grove Village, Illinois in the amount of \$1,698,457.

BUDGET IMPACT:

Funds in the amount of \$1,982,395 have been budgeted in the 2019 Capital Improvement Program, thus the low compliant bid will result in a savings of nearly \$283,938. With this savings, Staff will be evaluating the potential for resurfacing an additional street.

ACTION REQUIRED:

Motion to award the contract for the 2019 Street Resurfacing Program to Arrow Road Construction Company of Elk Grove Village, Illinois in the amount of \$1,698,457.

ATTACHMENTS:

- Bid Tabulation
- 2019 Street Resurfacing List

Bidding Summary
2019 Street Resurfacing Program
11:00 AM Tuesday, February 5, 2019

	Bidding Contractors	As Read Bid Amount	As Corrected Bid Amount
1	Arrow Road Construction Company	\$ 1,698,456.86	Correct as Read
2	Geske and Sons, Incorporated	\$ 1,937,792.11	Correct as Read
3	Builders Paving, LLC	\$ 1,975,445.00	Correct as Read
4	Peter Baker & Son Company	\$ 2,054,555.26	Correct as Read
5	J.A. Johnson Paving Company	\$ 2,173,734.26	Correct as Read
6	R.W. Duntelman Company	\$ 2,229,040.26	\$ 2,229,020.26

Attachment: Bid Tabulation (2019 Street Resurfacing Program)

VILLAGE OF PALATINE - DEPARTMENT OF PUBLIC WORKS

TABULATION OF BIDS

FOR

2019 Street Resurfacing Program

DPW - 1911

SECTION NO. 19-00000-00-GM

SHEET 1 OF 2

COMPUTED BY *me*BID
OPENING

DATE: February 5, 2019

TIME: 11:00 AM

PLACE: Community Room A

				Engineer's Estimate	Arrow Road Construction Co. 1445 Qakton Street Elk Grove Village IL 60007	Geske and Sons, Inc. 400 E Terra Cotta Avenue Crystal Lake, IL 60014	Builders Paving, LLC 4413 W. Roosevelt Road, Suite 108 Hillside, IL 60162	Peter Baker & Son Com 1349 Rockland Road PO Box 187 Lake Bluff IL 60044-0187					
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	HOT-MIX ASPHALT SURFACE REMOVAL, 2"	SQ. YD.	68,225	\$2.50	\$170,562.50	\$1.65	\$112,571.25	\$2.05	\$139,861.25	\$3.00	\$204,675.00	\$2.45	\$166,837.50
2	LEVELING BINDER (MACHINE METHOD), N50	TON	2,867	70.35	201,693.45	75.60	216,745.20	76.00	217,892.00	68.00	194,956.00	77.00	221,009.00
3	BITUMINOUS MATERIALS (TACK COAT)	LBS	66,051	0.01	660.51	0.01	660.51	0.01	660.51	0.01	660.51	0.01	660.51
4	HOT-MIX ASPHALT SURFACE COURSE, MIX D, N50	TON	5,731	75.00	429,825.00	73.10	418,936.10	76.00	435,556.00	80.00	458,480.00	77.00	441,007.00
5	CLASS D PATCHES, TYPE III, 6"	SQ. YD.	202	35.00	7,070.00	10.00	2,020.00	27.00	5,454.00	30.00	6,060.00	35.00	7,070.00
6	CLASS D PATCHES, TYPE IV, 6"	SQ. YD.	1,685	30.00	50,550.00	10.00	16,850.00	27.00	45,495.00	30.00	50,550.00	32.00	53,920.00
7	SUBGRADE REMOVAL AND REPLACEMENT	CU. YD.	35	65.00	2,275.00	0.01	0.35	35.00	1,225.00	75.00	2,625.00	25.00	875.00
8	THERMOPLASTIC PAVEMENT MARKINGS - LINE 4"	FOOT	150	0.75	112.50	0.91	136.50	1.05	157.50	0.80	120.00	1.00	150.00
9	THERMOPLASTIC PAVEMENT MARKINGS - LINE 6"	FOOT	334	1.25	417.50	2.25	751.50	2.10	701.40	2.00	668.00	2.00	668.00
10	THERMOPLASTIC PAVEMENT MARKINGS - LINE 12"	FOOT	263	2.15	565.45	4.00	1,052.00	5.25	1,380.75	2.50	657.50	5.00	1,315.00
11	THERMOPLASTIC PAVEMENT MARKINGS - LINE 24"	FOOT	411	4.85	1,993.35	7.00	2,877.00	9.45	3,883.95	5.00	2,055.00	9.00	3,699.00
12	STRUCTURES TO BE ADJUSTED	EACH	88	350.00	30,800.00	229.50	20,196.00	300.00	26,400.00	225.00	19,800.00	225.00	19,800.00
13	STRUCTURES TO BE RECONSTRUCTED	EACH	2	1,300.00	2,600.00	1,275.00	2,550.00	1,200.00	2,400.00	1,250.00	2,500.00	1,250.00	2,500.00
14	FRAMES AND LIDS TO BE ADJUSTED	EACH	3	475.00	1,425.00	392.70	1,178.10	450.00	1,350.00	385.00	1,155.00	385.00	1,155.00
15	FRAMES AND LIDS TO BE ADJUSTED, SPECIAL	EACH	36	550.00	19,800.00	469.20	16,891.20	550.00	19,800.00	460.00	16,560.00	460.00	16,560.00
16	FRAMES AND LIDS TO BE REPLACED, TYPE 1	EACH	3	350.00	1,050.00	306.00	918.00	400.00	1,200.00	300.00	900.00	300.00	900.00
17	FRAMES AND GRATES TO BE REPLACED, SPECIAL	EACH	63	450.00	28,350.00	392.70	24,740.10	400.00	25,200.00	385.00	24,255.00	385.00	24,255.00
18	INLETS, TYPE A, WITH FRAME AND GRATE, SPECIAL (15"-30" DEPTH)	EACH	12	1,350.00	16,200.00	1,204.00	14,448.00	1,500.00	18,000.00	1,180.00	14,160.00	1,180.00	14,160.00
19	INLETS, TYPE A, WITH SALVAGED FRAME AND GRATE (15"-30" DEPTH)	EACH	2	1,100.00	2,200.00	877.20	1,754.40	1,200.00	2,400.00	860.00	1,720.00	860.00	1,720.00
20	INLETS, TYPE A, WITH FRAME AND GRATE, SPECIAL (OVER 30" DEPTH)	EACH	6	1,575.00	9,450.00	1,377.00	8,262.00	1,500.00	9,000.00	1,350.00	8,100.00	1,350.00	8,100.00
21	INLETS, TYPE A, WITH TYPE 1 FRAME, OPEN LID (OVER 30" DEPTH)	EACH	1	1,475.00	1,475.00	1,249.50	1,249.50	1,500.00	1,500.00	1,225.00	1,225.00	1,225.00	1,225.00
22	INLETS, TYPE B, WITH FRAME AND GRATE, SPECIAL (15"-30" DEPTH)	EACH	1	1,700.00	1,700.00	2,111.40	2,111.40	1,600.00	1,600.00	2,070.00	2,070.00	2,070.00	2,070.00
23	CATCH BASINS, TYPE A, 48" DIAMETER, WITH FRAME AND GRATE, SPECIAL	EACH	5	4,500.00	22,500.00	2,723.40	13,617.00	3,000.00	15,000.00	2,670.00	13,350.00	2,670.00	13,350.00
24	CATCH BASINS, TYPE C, WITH FRAME AND GRATE, SPECIAL	EACH	1	1,600.00	1,600.00	1,621.80	1,621.80	1,700.00	1,700.00	1,590.00	1,590.00	1,590.00	1,590.00
25	STORM SEWER REPLACEMENT, 8" POYLVINYL CHLORIDE	FOOT	10	50.00	500.00	45.90	459.00	500.00	5,000.00	45.00	450.00	45.00	450.00
26	COMBINATION CONCRETE CURB AND GUTTER REMOVAL AND REPLACEMENT	FOOT	20,829	18.25	380,129.25	18.35	382,212.15	18.75	390,543.75	19.00	395,751.00	22.00	458,238.00
27	TYPE B GUTTER, SPECIAL	FOOT	1,102	18.50	20,387.00	18.90	20,827.80	23.00	25,346.00	21.00	23,142.00	25.00	27,550.00
28	INTEGRAL CURB REMOVAL	FOOT	5,283	4.25	22,452.75	2.55	13,471.65	4.00	21,132.00	2.50	13,207.50	4.00	21,132.00
29	COMBINATION CONCRETE CURB AND GUTTER TYPE B6.12	FOOT	5,283	17.85	94,301.55	16.30	86,112.90	16.00	84,528.00	19.50	103,018.50	20.00	105,660.00
30	P.C.C. BASE COURSE REPAACEMENT, 7"	SQ. YD.	304	45.00	13,680.00	12.25	3,724.00	43.00	13,072.00	18.50	5,624.00	45.00	13,680.00
31	TIE-BARS, EPOXY-COATED, NO. 6 X 18"	EACH	1,773	5.25	9,308.25	6.65	11,790.45	1.00	1,773.00	8.00	14,184.00	3.00	5,319.00
32	SIDEWALK REMOVAL, SPECIAL	SQ. FT.	220	3.00	660.00	3.05	671.00	1.25	275.00	3.00	660.00	3.00	660.00
33	PORTLAND CEMENT CONCRETE SIDEWALK REMOVAL AND REPLACEMENT	SQ. FT.	13,705	6.25	85,562.50	6.10	83,600.50	6.70	91,823.50	6.50	89,082.50	6.50	89,082.50
34	DETECTABLE WARNINGS	SQ. FT.	1,282	21.00	26,922.00	21.40	27,434.80	25.00	32,050.00	23.00	29,486.00	32.00	41,024.00
35	REMOVE AND REINSTALL BRICK PAVER	SQ. FT.	140	75.00	10,500.00	8.15	1,141.00	20.00	2,800.00	16.00	2,240.00	26.50	3,710.00
36	HOT-MIX ASPHALT DRIVEWAY PAVEMENT REMOVAL AND REPLACEMENT	SQ. YD.	855	40.00	34,200.00	52.00	44,460.00	26.50	22,657.50	58.00	49,590.00	46.00	39,420.00
37	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT REMOVAL AND REPLACEMENT	SQ. YD.	1,690	56.00	94,640.00	52.00	87,880.00	65.00	109,850.00	54.00	91,260.00	58.00	97,820.00
38	ADDITIONAL TOPSOIL AND SEED	FOOT	1,154	2.50	2,885.00	2.05	2,365.70	1.00	1,154.00	3.00	3,462.00	2.50	2,885.00
39	ADDITIONAL TOPSOIL AND SOD	SQ. YD.	2,360	15.50	36,580.00	8.15	19,234.00	2.00	4,720.00	11.00	25,960.00	10.50	24,795.00
40	MAILBOX RELOCATION	EACH	17	150.00	2,550.00	102.00	1,734.00	250.00	4,250.00	200.00	3,400.00	350.00	5,950.00
41	TRAFFIC CONTROL AND PROTECTION	L. SUM	1	65,000.00	65,000.00	29,200.00	29,200.00	149,000.00	149,000.00	96,035.49	96,035.49	112,145.00	112,145.00
AS READ						\$1,698,456.86		\$1,937,792.11		\$1,975,445.00		\$2,051,145.00	
TOTALS				\$1,905,227.31									
AS CORRECTED													
PROPOSAL GUARANTEE						5% BID BOND		5% BID BOND		5% BID BOND		5% BID BOND	
COMMENTS													

Attachment: Bid Tabulation (2019 Street Resurfacing Program)

Attachment: Bid Tabulation (2019 Street Resurfacing Program)

VILLAGE OF PALATINE - DEPARTMENT OF PUBLIC WORKS

TABULATION OF BIDS

FOR

2019 Street Resurfacing Program

DPW - 1911

SHEET 2 OF 2

SECTION NO. 19-00000-00-GM

BID
OPENING

DATE: February 5, 2019

TIME: 11:00 AM

PLACE: Community Room A

				J.A. Johnson Paving Company 1025 E Addison Court Arlington Heights IL 60005		R.W. Dunteman Company 600 S Lombard Road PO Box 1129 Addison IL 60101							
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	HOT-MIX ASPHALT SURFACE REMOVAL, 2"	SQ. YD.	68,225	\$2.40	\$163,740.00	\$3.25	\$221,731.25						
2	LEVELING BINDER (MACHINE METHOD), N50	TON	2,867	84.00	240,828.00	80.00	229,360.00						
3	BITUMINOUS MATERIALS (TACK COAT)	LBS	66,051	0.01	660.51	0.01	660.51						
4	HOT-MIX ASPHALT SURFACE COURSE, MIX D, N50	TON	5,731	78.00	447,018.00	77.00	441,287.00						
5	CLASS D PATCHES, TYPE III, 6"	SQ. YD.	202	50.00	10,100.00	56.00	11,312.00						
6	CLASS D PATCHES, TYPE IV, 6"	SQ. YD.	1,685	50.00	84,250.00	49.50	83,407.50						
7	SUBGRADE REMOVAL AND REPLACEMENT	CU. YD.	35	80.00	2,800.00	125.00	4,375.00						
8	THERMOPLASTIC PAVEMENT MARKINGS - LINE 4"	FOOT	150	0.89	133.50	1.25	187.50						
9	THERMOPLASTIC PAVEMENT MARKINGS - LINE 6"	FOOT	334	2.20	734.80	1.75	584.50						
10	THERMOPLASTIC PAVEMENT MARKINGS - LINE 12"	FOOT	263	3.95	1,038.85	3.50	920.50						
11	THERMOPLASTIC PAVEMENT MARKINGS - LINE 24"	FOOT	411	6.85	2,815.35	7.00	2,877.00						
12	STRUCTURES TO BE ADJUSTED	EACH	88	225.00	19,800.00	300.00	26,400.00						
13	STRUCTURES TO BE RECONSTRUCTED	EACH	2	1,250.00	2,500.00	1,000.00	2,000.00						
14	FRAMES AND LIDS TO BE ADJUSTED	EACH	3	385.00	1,155.00	350.00	1,050.00						
15	FRAMES AND LIDS TO BE ADJUSTED, SPECIAL	EACH	36	460.00	16,560.00	650.00	23,400.00						
16	FRAMES AND LIDS TO BE REPLACED, TYPE 1	EACH	3	300.00	900.00	325.00	975.00						
17	FRAMES AND GRATES TO BE REPLACED, SPECIAL	EACH	63	385.00	24,255.00	400.00	25,200.00						
18	INLETS, TYPE A, WITH FRAME AND GRATE, SPECIAL (15"-30" DEPTH)	EACH	12	1,180.00	14,160.00	1,500.00	18,000.00						
19	INLETS, TYPE A, WITH SALVAGED FRAME AND GRATE (15"-30" DEPTH)	EACH	2	860.00	1,720.00	1,500.00	3,000.00						
20	INLETS, TYPE A, WITH FRAME AND GRATE, SPECIAL (OVER 30" DEPTH)	EACH	6	1,350.00	8,100.00	1,600.00	9,600.00						
21	INLETS, TYPE A, WITH TYPE 1 FRAME, OPEN LID (OVER 30" DEPTH)	EACH	1	1,225.00	1,225.00	1,600.00	1,600.00						
22	INLETS, TYPE B, WITH FRAME AND GRATE, SPECIAL (15"-30" DEPTH)	EACH	1	2,070.00	2,070.00	1,600.00	1,600.00						
23	CATCH BASINS, TYPE A, 48" DIAMETER, WITH FRAME AND GRATE, SPECIAL	EACH	5	2,670.00	13,350.00	4,500.00	22,500.00						
24	CATCH BASINS, TYPE C, WITH FRAME AND GRATE, SPECIAL	EACH	1	1,590.00	1,590.00	1,600.00	1,600.00						
25	STORM SEWER REPLACEMENT, 8" POLYVINYL CHLORIDE	FOOT	10	45.00	450.00	100.00	1,000.00						
26	COMBINATION CONCRETE CURB AND GUTTER REMOVAL AND REPLACEMENT	FOOT	20,829	19.25	400,958.25	22.50	468,652.50						
27	TYPE B GUTTER, SPECIAL	FOOT	1,102	21.00	23,142.00	20.00	22,040.00						
28	INTEGRAL CURB REMOVAL	FOOT	5,283	2.50	13,207.50	5.00	26,415.00						
29	COMBINATION CONCRETE CURB AND GUTTER TYPE B6.12	FOOT	5,283	19.50	103,018.50	24.00	126,792.00						
30	P.C.C. BASE COURSE REPLACEMENT, 7"	SQ. YD.	304	18.50	5,624.00	74.00	22,496.00						
31	TIE-BARS, EPOXY-COATED, NO. 6 X 18"	EACH	1,773	8.50	15,070.50	4.00	7,092.00						
32	SIDEWALK REMOVAL, SPECIAL	SQ. FT.	220	3.00	660.00	2.00	440.00						
33	PORTLAND CEMENT CONCRETE SIDEWALK REMOVAL AND REPLACEMENT	SQ. FT.	13,705	6.50	89,082.50	9.00	123,345.00						
34	DETECTABLE WARNINGS	SQ. FT.	1,282	23.00	29,486.00	28.00	35,896.00						
35	REMOVE AND REINSTALL BRICK PAVER	SQ. FT.	140	10.00	1,400.00	12.50	1,750.00						
36	HOT-MIX ASPHALT DRIVEWAY PAVEMENT REMOVAL AND REPLACEMENT	SQ. YD.	855	49.00	41,895.00	35.00	29,925.00						
37	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT REMOVAL AND REPLACEMENT	SQ. YD.	1,690	54.00	91,260.00	62.00	104,780.00						
38	ADDITIONAL TOPSOIL AND SEED	FOOT	1,154	4.00	4,616.00	3.50	4,039.00						
39	ADDITIONAL TOPSOIL AND SOD	SQ. YD.	2,360	11.00	25,960.00	18.00	42,480.00						
40	MAILBOX RELOCATION	EACH	17	200.00	3,400.00	250.00	4,250.00						
41	TRAFFIC CONTROL AND PROTECTION	L. SUM	1	263,000.00	263,000.00	74,000.00	74,000.00						
AS READ				\$2,173,734.26		\$2,229,040.26							
TOTALS													
AS CORRECTED						2,229,020.26							
PROPOSAL GUARANTEE				5% BID BOND		5% BID BOND							
COMMENTS													

Attachment: Bid Tabulation (2019 Street Resurfacing Program)

2019 STREET RESURFACING - SECTIONS
Revised: 02/18/2019

<u>Street Name</u>	<u>From</u>	<u>To</u>
1 ARROWHEAD DRIVE	MILL VALLEY ROAD	MONTEREY ROAD
2 ARROWHEAD DRIVE	ARROWHEAD DRIVE	CUL-DE-SAC
3 BENTON STREET	WASHINGTON STREET	HELEN ROAD
4 BISSELL DRIVE	Baldwin road	CLARK DRIVE
5 BROCKWAY STREET	COLFAX STREET	WOOD STREET
6 CHURCH DRIVE	ROHLWING ROAD	BABCOCK DRIVE
7 CRESTVIEW DRIVE	RESEDA PARKWAY	CARPENTER DRIVE
8 CRESCENT COURT	CRESCENT AVENUE	CUL-DE-SAC WEST
9 FREMONT STREET	WASHINGTON STREET	DANIELS ROAD
10 GOLDEN GATE LANE	FARMGATE LANE	HEATHERLEA DRIVE
11 HEATHERLEA DRIVE	TIMBERLEA DRIVE	GOLDEN GATE LANE
12 KENILWORTH AVENUE	CEDAR STREET	MAPLE STREET
13 KING GEORGE COURT	SMITH ROAD	KING EDWARD COURT
14 KING GEORGE COURT	KING EDWARD COURT SOUTH	KING EDWARD COURT NORTH
15 KNOX STREET	ASHLAND AVENUE	DELGADO DRIVE
16 MAPLE STREET	KENILWORTH AVENUE	CUL-DE-SAC
17 MIDDLETON AVENUE	WILSON DRIVE	PALATINE ROAD
18 MONTEREY ROAD	STARK DRIVE	ROHLWING ROAD
19 MORRISON AVENUE	NORTHWEST HIGHWAY	COLFAX STREET
20 OAK STREET	MICHIGAN AVENUE	CUL-DE-SAC SOUTH
21 RIDGEWOOD LANE	CUNNINGHAM DRIVE	FARMGATE LANE
22 RUSSET WAY	PLUM GROVE ROAD	HICKS ROAD
23 SANBORN DRIVE	DEAD END NORTH	THURSTON DRIVE
24 STEPHEN DRIVE	NORTHWEST HIGHWAY	COLFAX STREET
25 VALLEY LANE	REVERE LANE	MEDFORD DRIVE
26 WASHINGTON STREET	PLUM GROVE ROAD	OAK STREET

Attachment: 2019 Street Resurfacing List (2019 Street Resurfacing Program)

Consider a Motion Authorizing the Village Manager to Execute a Proposal for Design Engineering Services for Mallard Drive/Eaton Court and West Wood Street Water Main Replacement Design

BACKGROUND:

Annually, the Village has completed a water main replacement to address locations which have experienced high volumes of breaks. As planned with the Master Water System Improvement Program, adopted in 2010, the annual investment has increased from \$250,000 to approaching \$2,000,000. The increase in volume has exceeded in house Staff capacity and thus consulting engineering is recommended.

KEY ISSUES:

- The water mains on West Mallard Drive, from Illinois to Middleton, and on West Wood Street, from Woodwork Lane to Cedar Street, have experienced a high number of breaks. Replacement of these facilities is in the 2019 Capital Improvement Plan.
- The West Eaton Court cul-de-sac will also be designed and bid as an additive alternate.
- The design cost for West Mallard Drive would be \$32,592 and the Wood Street cost would be \$17,342.
- Engineering services are recommended to prepare for the installation of a replacement water main and would include site surveying, Illinois Environmental Protection Agency permitting, development of plans, and preparation of specifications for bidding purposes.

ALTERNATIVES:

1. Authorize the Village Manager to execute the proposal from BLA, Incorporated.
2. Refer back to Staff with comments.

RECOMMENDATION:

It is recommended that the Village Manager be authorized to execute the proposal from BLA Incorporated of Itasca, Illinois for design engineering services for the West Mallard Drive and West Wood Street water main replacement in the amount of \$49,934.

BUDGET IMPACT:

Funds are available in the 2019 Capital Improvement Program to accommodate the proposed services. Water funds are proposed for the design of Mallard and Eaton while the Downtown Tax Increment Financing District is proposed to fund the design of Wood Street.

ACTION REQUIRED:

Motion to authorize the Village Manager to execute the proposal from BLA, Incorporated of Itasca, Illinois for design engineering services for the West Mallard Drive and West

Wood Street water main replacement in the amount of \$49,934.

ATTACHMENTS:

- 2019-01-31 _Mallard-Wood Water Proposal
- Mallard GIS
- Wood GIS



February 1, 2019

SENT VIA EMAIL

Mr. Matt Barry, P.E.
Village of Palatine
148 W. Illinois
Palatine, IL 60067-6816

Re: 2019 Watermain Replacements
Mallard Drive / W. Eaton Ct.
Wood St / Alex St Connection

Dear Mr. Barry:

We at BLA, Inc. (BLA) are pleased to provide you with professional services proposal for the water main replacements on Mallard Drive / Eaton Ct and Wood St / Alex St Connection.

Limits of the work for Mallard Drive are from the intersection of Illinois Ave at Mallard Dr northerly then easterly to intersection of Mallard Dr and Middleton Ave (2,400 lf +/-) with the addition of the dead end main on W. Eaton Ct (330 lf +/-) which will be shown as a bid alternate.

Limits of the work for Wood St are from the intersection of Wood St at Woodwork Ln easterly along Wood St to the intersection of Wood St and Cedar St (950 lf +/-). In addition a connection to loop the water main from Cedar St to the dead end water main at 455 W. Wood St (280 lf +/-) is also included. This connection is proposed between 120 N and 136 N Cedar Street and connects to the water main on the east side of Cedar St.

BLA will commence with the following work scope immediately upon your authorization to proceed.

ENGINEERING SCOPE OF WORK

S.01 – Topographic Survey- Mallard Dr / Eaton Ct

BLA will team with JADE Surveyors. Work will include the survey of the right of way and 10-15' past. Features observed at grade will be collected including:

- sidewalk
- back of curb
- edge of pavement
- centerline of street
- landscaping and trees from back of curb to face of sidewalk
- driveway limits within right of way
- Buffalo boxes of the streets
- manholes of the streets (including invert information)
- existing utilities where visible at grade (communications, electric)

Mr. Matt Barry
 Village of Palatine
 February 1, 2019
 Page 2

These surveys will serve as the base plans for the water main replacement project. There will be no deliverable as part of this task. JADE Surveyors will call JULIE for a design stage locate once this contract is approved and use the atlases for an aid in locating utilities while performing field work.

This work shall be performed for a budget fee of\$9,250.00

E.01 – Water main final plans and permitting-Mallard Dr / Eaton Ct.

Work for this project will include design plans, specifications, estimates of construction cost and permitting. We have budgeted for two submittals, one pre-final and one final for permitting and construction. Meeting time for pre-final review is included in a separate task. This work includes patching only for the watermain trench and no roadway resurfacing or reconstruction. Limits of work are referenced above.

As requested the work on Eaton Court will be shown as a bid alternate in the PS&E documents.

Deliverables:

1. Plans (Cover, general notes, plan only (no profiles), construction details)
2. Specifications – bound specification book for contract administration and use of Palatine front-end documentation
3. Estimates of probable cost at both submittals
4. IEPA Permit for Construction, Schedule A and Schedule B

This work shall be performed for a budget fee of\$22,000.00

E.02 – Meetings-Mallard Dr / Eaton Ct

BLA has budgeted attending two meetings, one for project kick-off and pre-final plan review.

This work shall performed for a budget fee of\$840.00

Z.01 – Project Direct Costs- Mallard Dr / Eaton Ct

Direct costs associated with plan set production and project Vehicle Days have been evaluated for the project. Costs for all exhibits, pre-final, and final plans along with Special Provisions and cost estimates and project Vehicle Days are included. Costs for bid documents to contractors are also included.

This base scope work shall be performed for a budget fee of\$502.00

Total fee Mallard / Eaton scope.....\$32,592.00
--

S.02 – Topographic Survey- Wood St / Alex St Connection

BLA will team with JADE Surveyors. Work will include the survey of the right of way and 10-15' past. Features observed at grade will be collected including:

- sidewalk
- back of curb
- edge of pavement
- centerline of street
- landscaping and trees from back of curb to face of sidewalk
- driveway limits within right of way
- Buffalo boxes of the streets
- manholes of the streets (including invert information)
- existing utilities where visible at grade (communications, electric)

These surveys will serve as the base plans for the water main replacement project. There will be no deliverable as part of this task. BLA will call JULIE for a design stage locate once this contract is approved and use the atlases for an aid in locating utilities while performing field work.

This work shall be performed for a budget fee of\$5,000.00

E.03 – Water main final plans and permitting-Wood St / Alex St Connection

Work for this project will include design plans, specifications, estimates of construction cost and permitting. We have budgeted for two submittals, one pre-final and one final for permitting and construction. Meeting time for pre-final review is included in a separate task. This work includes patching only for the watermain trench and no roadway resurfacing or reconstruction. Limits of work are referenced above.

Deliverables:

1. Plans (Cover, general notes, plan only (no profiles), construction details)
2. Specifications – bound specification book for contract administration and use of Palatine front-end documentation
3. Estimates of probable cost at both submittals
4. IEPA Permit for Construction, Schedule A and Schedule B

This work shall be performed for a budget fee of\$11,000.00

E.04 – Meetings-Wood St / Alex St Connection

BLA has budgeted attending two meetings, one for project kick-off and pre-final plan review.

This work shall performed for a budget fee of\$840.00

Z.02 – Project Direct Costs- Wood St / Alex St Connection

Direct costs associated with plan set production and project Vehicle Days have been evaluated for the project. Costs for all exhibits, pre-final, and final plans along with Special Provisions and cost estimates and project Vehicle Days are included. Costs for bid documents to contractors are also included.

This base scope work shall be performed for a budget fee of\$502.00

Total fee Wood St / Alex St scope\$17,342.00

The following items are not included in the above scope of work:

- Boundary survey of any kind
- Easement preparation or negotiation
- Title or document research
- Roadway work
- Construction Assistance
- Public Hearing
- Permitting other than IEPA for water
- Any other work not specified above.

Any items not specifically included in the above scope of services will be considered extra work to be performed at your direction. Our fees for professional services are listed below.

Principal	\$200.00
Director of Structural Engineering.....	\$170.00
Senior Project Manager.....	\$160.00
Project Manager	\$130.00
Project Engineer.....	\$90.00
Design Engineer.....	\$75.00
Structural Engineer	\$85.00
Senior Resident Engineer.....	\$155.00
Resident Engineer II	\$125.00
Resident Engineer I.....	\$115.00
Construction Engineer II.....	\$85.00
Construction Engineer I	\$75.00
Office Engineer	\$100.00

Mr. Matt Barry
 Village of Palatine
 February 1, 2019
 Page 5

Public Outreach Coordinator	\$70.00
Clerical Assistance.....	\$60.00
Project Surveyor (PLS).....	\$125.00
Vehicle (per day).....	\$48.00

These rates are based on average hourly rates and invoices will be based on actual rates with a multiplier of 2.5 and are subject to change with annual performance appraisals.

In addition to the hourly rates for professional services, expenses for any outside costs such as reproducibles, prints, and delivery charges will be billed to you at cost plus a 15% fee for handling.

Client understands and agrees that on February 1, 2020 and yearly thereafter, the fees and quotes for services to be performed shall be increased by an amount not to exceed 10%.

Please let us know at once if any of the above information is at variance with your instructions. If this correctly reflects your instructions and is acceptable, please sign below and return one copy for our file.

Thank you for requesting BLA, INC. for this work.

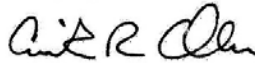
Should you have any questions or require additional information please contact us at (630) 438-6400.

Sincerely,

BLA, INC.



Dan Bruckelmeyer, PE
 President / CEO



Erik Olson, PE
 Project Manager

ACCEPTANCE:
VILLAGE OF PALATINE

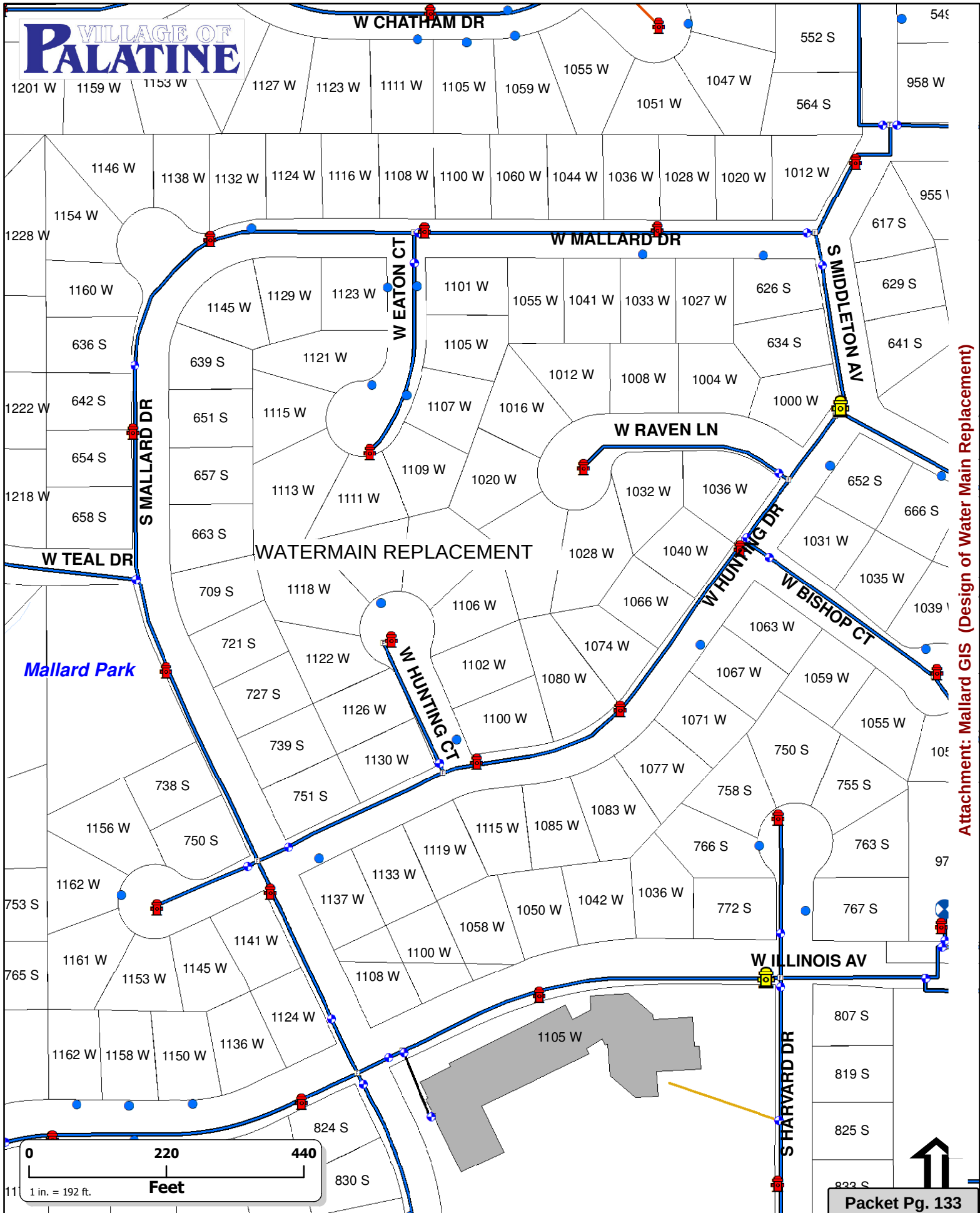
BY: _____

TITLE: _____

DATE: _____

2019 Mallard Dr. Water Main

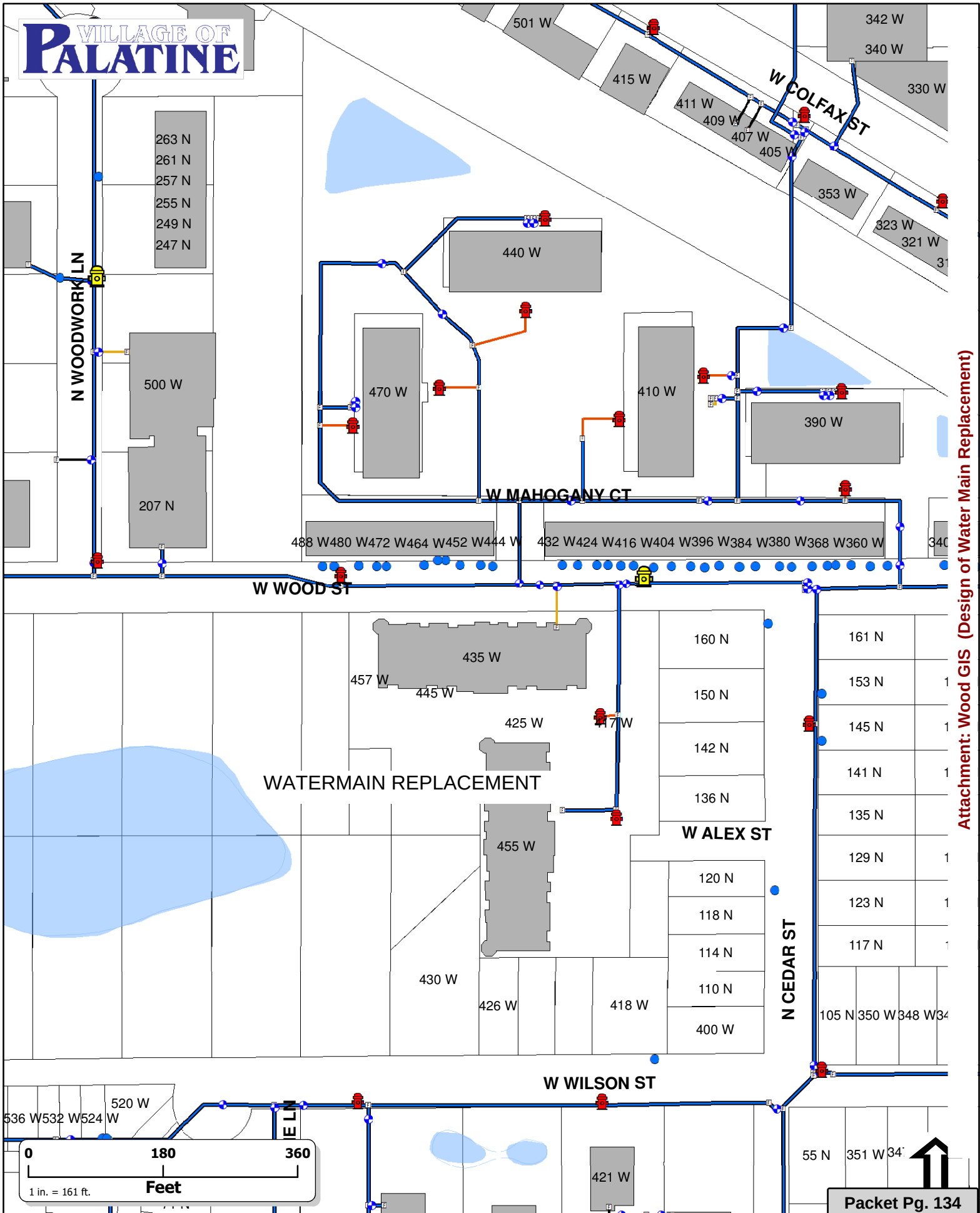
6.D.2.b



Attachment: Mallard GIS (Design of Water Main Replacement)

2019 Wood St. Water Main

6.D.2.c



Consider a Resolution for Maintenance of Village-Owned Utilities within State Right-of-Way Without a Bond

BACKGROUND:

Illinois Compiled Statutes Chapter 605 ILCS 5/4-208 and 5/9-113 require that any person, firm, or corporation desiring to do work in State maintained right-of-way must first obtain a written permit from the Illinois Department of Transportation (IDOT). IDOT requires a surety bond with each permit application to insure that all work is completed in accordance with State specifications and that the right-of-way is properly restored. This includes emergency work on water mains and sewers.

KEY ISSUES:

- For municipalities, a resolution is acceptable in lieu of securing a surety bond for each permit. IDOT allows resolutions to be enacted for periods of two years.
- Enacting a two year resolution will save time and effort, as well as reduce the paperwork associated with an annual resolution.

ALTERNATIVES:

1. Adopt the resolution for a period of two years from March 1, 2019 through February 28, 2021.
2. Refer back to Staff with comments.

RECOMMENDATION:

Staff recommends adoption of the Resolution for Construction on State Highways with IDOT from March 1, 2019 through February 28, 2021.

ACTION REQUIRED:

Motion to adopt the Resolution for Construction on State Highways with IDOT from March 1, 2019 through February 28, 2021.

ATTACHMENTS:

- IDOT Letter and Sample Resolution
- 3Resolution



Illinois Department of Transportation

Office of Highways Project Implementation / Region 1 / District 1
201 West Center Court / Schaumburg, Illinois 60196-1096

PERMITS

Resolution for Construction on State Highway

January 8, 2019

The Honorable James Schwantz
Mayor
Village of Palatine
200 East Wood Street
Palatine, IL 60067

Dear Mayor Schwantz:

Chapter 121 of the Illinois revised statutes requires that any person, firm or corporation desiring to do work on state maintained rights of way must first obtain a written permit from the Illinois department of transportation. This includes any emergency work on broken watermain or sewers.

A surety bond is required with each permit application to insure that all work is completed in accordance with state specifications and that the right of way is properly restored.

For permit work to be performed by employees of a municipality a resolution is acceptable in lieu of the surety bond. This resolution does not relieve contractors hired by the municipality from conforming with the normal bonding requirements nor from obtaining permits.

The resolution should be enacted for a period of two years. This procedure will save time and effort as well as reduce the annual paperwork associated with an annual resolution.

In order to expedite the issuance of permits to your municipality during the next two calendar years the attached sample resolution should be adopted and a signed and certified copy thereof returned to this office. This resolution does not constitute a blanket permit for work in the State system. A separate application must be made in each instance. In the case of an emergency, verbal authority may be given prior to receipt of the written application. After normal working hours or weekends, this authority can be obtained from our Communications Center at (847)705-4612.

OFFICE OF THE MAYOR

JAN 11 2019

VILLAGE OF PALATINE

Attachment: IDOT Letter and Sample Resolution (IDOT Resolution for Village Maintenance in State Right-Of-Way Without a Bond)

January 8, 2019
Page two

We would appreciate the cooperation of your community in withholding the issuance of building permits along State highways until the builder shows evidence of a State highway permit having been obtained. Our permit staff would be willing to answer any questions you may have regarding current policies or practices and to work with your planning commission on any new developments within your municipality.

Do not hesitate to contact Ms. Beverly Hawley, Office Coordinator at (847) 705-4142.

Very truly yours,

Anthony J. Quigley, P.E.
Region One Engineer

By: 
Thomas G. Gallenbach, P.E.
Traffic Permits Engineer

RESOLUTION

Whereas, the _____, hereinafter referred to as MUNICIPALITY, located in the County of _____, State of Illinois, desires to undertake, in the years 20__ and 20__, the location, construction, operation and maintenance of driveways and street returns, watermain, sanitary and storm sewers, street light, traffic signals, sidewalk, landscaping, etc., on State highways, within said MUNICIPALITY, which by law and/or agreement come under the jurisdiction and control of the Department of Transportation of the State of Illinois hereinafter referred to as Department, and,

Whereas, an individual working permit must be obtained from the Department prior to any of the aforesaid installations being constructed either by the MUNICIPALITY or by a private person or firm under contract and supervision of the MUNICIPALITY.

NOW, THEREFORE, be it resolved by the MUNICIPALITY:

FIRST: That MUNICIPALITY hereby pledges its good faith and guarantees that all work shall be performed in accordance with conditions of the permit to be granted by the Department, and to hold State of Illinois harmless during the prosecution of such work, and assume all liability for damages to person or property due to accidents or otherwise by reason of the work which it to be performed under the provision of said permit.

SECOND: That all authorized officials of the MUNICIPALITY are hereby instructed and authorized to sign said working permit on behalf of the MUNICIPALITY.

I, _____, hereby certify the

above to be true copy of the resolution passed by the

MUNICIPALITY. Dated this _____ day

Of _____ A.D. ____

Corporate Seal

By: _____

RESOLUTION NO. _____

A RESOLUTION APPROVING CONSTRUCTION ON STATE HIGHWAYS

WHEREAS, the Village of Palatine, located in the County of Cook, State of Illinois, desires to undertake, in the years of 2019 and 2020, the location, construction, operation and maintenance of driveways and street returns, water mains, sanitary and storm sewers, street lights, traffic signals, sidewalks, landscaping, etc., on State highways, within the Village of Palatine, which by law and/or agreement come under the jurisdiction and control of the Department of Transportation of the State of Illinois, hereinafter referred to as “the Department”; and

WHEREAS, an individual working permit must be obtained from the Department prior to any of the aforesaid installations being constructed either by the Village of Palatine or by a private person or firm under contract and supervision of the Village of Palatine.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Village Council of the Village of Palatine:

SECTION 1: The Village of Palatine hereby pledges its good faith and guarantees that all work shall be performed in accordance with conditions of the permit to be granted by the Department, and to hold the State of Illinois harmless during the prosecution of such work, and assume all liability for damages to person or property due to accidents or otherwise by reason of the work which is to be performed under the provision of said permit.

SECTION 2: That all authorized officials of the Village of Palatine are hereby instructed and authorized to sign said working permit on behalf of the Village of Palatine.

PASSED: This _____ day of _____, 2019

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

APPROVED by me this _____ day of _____, 2019

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____ day of _____, 2019

Village Clerk

Consider a Motion to approve Warrant #4

Village of Palatine Warrant approval

Village Clerk

Mayor

Warrant # 4 having been approved by the Village Council on 02/18/2019 authorizes the Treasurer to deposit funds from the accounts indicated below:

		Check/ACH Disbursements	Electronic (EFT/W-T) Disbursements	Manual Checks	Fund Expense
General Fund	100	226,925.21	9,904.59	4,821.93	241,651.73
State Equitable Sharing Fund	222	100.00	-	-	100.00
Capital Equipment Fund	401	29,075.54	-	-	29,075.54
Capital Improvements Fund	402	13,997.15	-	-	13,997.15
Water Fund	605	625,406.38	801.67	-	626,208.05
Sewer Fund	610	4,118.22	-	-	4,118.22
Refuse Fund	615	82,890.17	276,319.96	-	359,210.13
Parking Fund	620	45,713.87	88.80	-	45,802.67
Health Insurance Fund	701	648,466.27	-	-	648,466.27
Fleet Services Fund	710	39,284.67	167.62	-	39,452.29
Total Report		1,715,977.48	287,282.64	4,821.93	2,008,082.05

ATTACHMENTS:

- Warrant #4



Invoice Due Date Range 01/01/19 - 03/05/19
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
Sub-Department 20-01 Village Managers Office,Administration									
Vendor 2247 - Accurate Document Destruction Inc									
15647179	Recycling Services	Open		01/31/2019	02/28/2019	02/12/2019			229.
Vendor 2247 - Accurate Document Destruction Inc Totals						Invoices	1		\$229.
Vendor 4833 - ACIA PG Auto LLC dba Grossinger Chevrolet Palatine									
CTCS322955	Parts - T-457 & T-458	Open		01/24/2019	02/23/2019	01/28/2019			336.
Vendor 4833 - ACIA PG Auto LLC dba Grossinger Chevrolet Palatine Totals						Invoices	1		\$336.
Vendor 4516 - Advance Auto Parts									
4051900835497	Credit Memo	Open		01/08/2019	03/02/2019	02/05/2019			(77.9
4051903036162	Parts - T-443	Open		01/30/2019	03/02/2019	02/05/2019			57.
4051903136180	Parts - STOCK	Open		01/31/2019	03/02/2019	02/05/2019			27.
Vendor 4516 - Advance Auto Parts Totals						Invoices	3		\$6.
Vendor 3030 - Advanced Automation & Control									
18-2977	North Supply Pump Station PLC Upgrades	Open		12/26/2018	02/11/2019	12/31/2018			13,600.
Vendor 3030 - Advanced Automation & Control Totals						Invoices	1		\$13,600.
Vendor 4746 - Advanced Tree Care									
2849	2019 Parkway Tree Trimming Program	Open		01/21/2019	02/20/2019	01/22/2019			3,424.
Vendor 4746 - Advanced Tree Care Totals						Invoices	1		\$3,424.
Vendor 2213 - Al Piemontes Arlington Hts Ford									
856590	Parts - STOCK	Open		01/30/2019	03/01/2019	02/05/2019			198.
Vendor 2213 - Al Piemontes Arlington Hts Ford Totals						Invoices	1		\$198.
Vendor 2645 - Alexander Equipment Company, Inc									
151074	Parts - E-637	Open		01/04/2019	02/03/2019	02/05/2019			60.
Vendor 2645 - Alexander Equipment Company, Inc Totals						Invoices	1		\$60.
Vendor 2970 - American Planning Association									
349928-1916	APA Member. Category L/E. Bremanis	Open		01/28/2019	03/01/2019	02/12/2019			95.
Vendor 2970 - American Planning Association Totals						Invoices	1		\$95.
Vendor 2271 - Anderson Lock									
7077561	Parking Deck Elevator Lobby Doors-Tower 2 Level 4	Open		11/05/2018	02/14/2019	12/31/2018			7,068.
Vendor 2271 - Anderson Lock Totals						Invoices	1		\$7,068.

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Invoice Due Date Range 01/01/19 - 03/05/19
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 1730 - Andres Medical Billing									
245588	Billing Charges - January	Open		02/01/2019	03/01/2019	02/05/2019			7,158.
Vendor 1730 - Andres Medical Billing Totals							Invoices	1	\$7,158.
Vendor 4837 - Arizona State Board of Technical Registration									
Registr 25782	H Spila Architect Registration	Open		02/12/2019	02/12/2019	02/12/2019			225.
Vendor 4837 - Arizona State Board of Technical Registration Totals							Invoices	1	\$225.
Vendor 1443 - Arlington Power Equipment									
797598	Parts - PT-999	Open		01/09/2019	02/08/2019	02/12/2019			7.
799017	Parts - PT-995	Open		01/22/2019	02/21/2019	02/12/2019			36.
799318	snowblower part	Open		01/23/2019	02/22/2019	01/31/2019			66.
799446	Snowblower	Open		01/24/2019	02/23/2019	01/31/2019			1,611.
799620	Fuel	Open		01/25/2019	02/24/2019	01/28/2019			89.
Vendor 1443 - Arlington Power Equipment Totals							Invoices	5	\$1,812.
Vendor 2540 - Associated Technical Service Ltd									
31015	Leak Detection Services-39 E. Colfax	Open		01/29/2019	02/28/2019	02/11/2019			1,033.
31028	Leak Detection Services-Helen Rd and Benton St	Open		02/01/2019	03/03/2019	02/11/2019			870.
Vendor 2540 - Associated Technical Service Ltd Totals							Invoices	2	\$1,903.
Vendor 4802 - ATLAS BOBCAT, LLC									
BN7504	Credit Memo	Open		01/01/2019	02/04/2019	02/13/2019			(12.7
BN8434	Repairs & Maintenance - STOCK	Open		01/05/2019	02/04/2019	02/13/2019			461.
Vendor 4802 - ATLAS BOBCAT, LLC Totals							Invoices	2	\$448.
Vendor 2744 - Avalon Petroleum Company									
567964	Motor Fuel	Open		01/23/2019	02/22/2019	02/05/2019			11,831.
Vendor 2744 - Avalon Petroleum Company Totals							Invoices	1	\$11,831.
Vendor 3520 - Axon Enterprise, Inc.									
SI-1572377	Taser Cartridges & Battery packs	Open		01/24/2019	02/23/2019	02/11/2019			10,500.
Vendor 3520 - Axon Enterprise, Inc. Totals							Invoices	1	\$10,500.
Vendor 1155 - Best Technology Systems Inc									
BTL-19033	Shooting Range Maintenance/Cleaning	Open		01/22/2019	02/21/2019	01/25/2019			4,665.
Vendor 1155 - Best Technology Systems Inc Totals							Invoices	1	\$4,665.

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Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 1660 - Blue Cross Blue Shield Of Illinois									
96560010009 0119	2019 Health Insurance Premiums	Open		02/05/2019	02/25/2019	02/08/2019			575,342.
		Vendor	1660 - Blue Cross Blue Shield Of Illinois	Totals		Invoices	1		\$575,342.
Vendor 1235 - Bonnell Industries Inc									
0185054-IN	Parts - STOCK	Open		01/28/2019	02/27/2019	02/05/2019			5,475.
0185285-IN	Parts - STOCK	Open		02/01/2019	03/03/2019	02/05/2019			312.
		Vendor	1235 - Bonnell Industries Inc	Totals		Invoices	2		\$5,787.
Vendor 1492 - Bound Tree Medical LLC									
83091880	Suction Kit	Open		01/21/2019	02/20/2019	02/05/2019			98.
		Vendor	1492 - Bound Tree Medical LLC	Totals		Invoices	1		\$98.
Vendor 1771 - Brake Align Parts & Services Inc									
S 46994	Parts - T-289	Open		01/29/2019	02/28/2019	02/05/2019			12.
		Vendor	1771 - Brake Align Parts & Services Inc	Totals		Invoices	1		\$12.
Vendor 1857 - Brian Edward Landscaping Inc									
23550	2019 Snow and Ice Control-Police Headquarters	Open		01/14/2019	02/13/2019	02/05/2019			196.
23551	2019 Snow and Ice Control-Parking Deck and Train Station	Open		01/14/2019	02/13/2019	02/05/2019			1,251.
23552	2019 Snow and Ice Control-Downtown Palatine	Open		01/14/2019	02/13/2019	02/05/2019			5,889.
23553	2019 Snow and Ice Control-Arterial Sidewalks	Open		01/14/2019	02/13/2019	02/05/2019			1,200.
23558	2019 Bridgeview West and Peregrine Lakes Snow and Ice Control	Open		01/24/2019	02/23/2019	02/05/2019			1,800.
23559	2019 Snow and Ice Control-Police Headquarters	Open		01/24/2019	02/23/2019	02/05/2019			487.
23560	2019 Snow and Ice Control-Arterial Sidewalks	Open		01/24/2019	02/23/2019	02/05/2019			2,400.
23561	2019 Snow and Ice Control-Parking Deck and Train Station	Open		01/24/2019	02/23/2019	02/05/2019			3,936.
23562	2019 Snow and Ice Control-Downtown Palatine	Open		01/24/2019	02/23/2019	02/05/2019			14,924.
23568	2019 Bridgeview West and Peregrine Lakes Snow and Ice Control	Open		02/01/2019	03/02/2019	02/05/2019			1,040.
23569	2019 Snow and Ice Control-Police Headquarters	Open		02/01/2019	03/02/2019	02/05/2019			804.
23570	2019 Snow and Ice Control-Arterial Sidewalks	Open		02/01/2019	03/02/2019	02/05/2019			1,200.

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Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 1857 - Brian Edward Landscaping Inc									
23571	2019 Snow and Ice Control- Parking Deck and Train Station	Open		02/01/2019	03/02/2019	02/05/2019			2,886.
23572	2019 Snow and Ice Control- Downtown Palatine	Open		02/01/2019	03/02/2019	02/05/2019			8,216.
Vendor 1857 - Brian Edward Landscaping Inc Totals									Invoices 14 \$46,232.
Vendor 2243 - Bristol Hose & Fitting									
3390695	Parts - STOCK	Open		01/17/2019	02/16/2019	02/05/2019			516.
Vendor 2243 - Bristol Hose & Fitting Totals									Invoices 1 \$516.
Vendor 3082 - Scott M Brod									
PWCDLSB02012019	CDL Reimbursement	Open		02/01/2019	02/15/2019	02/04/2019			60.
PWBRSB020419	Boot Reimbursement	Open		02/04/2019	02/14/2019	02/04/2019			161.
Vendor 3082 - Scott M Brod Totals									Invoices 2 \$221.
Vendor 1230 - Busch Auto Service Center									
I019751	Repair & Maintenance T-443	Open		02/01/2019	03/03/2019	02/05/2019			65.
Vendor 1230 - Busch Auto Service Center Totals									Invoices 1 \$65.
Vendor 3403 - Call One									
2019-00000133	Landline Phone Service	Open		02/15/2019	03/01/2019	02/06/2019			1,423.
Vendor 3403 - Call One Totals									Invoices 1 \$1,423.
Vendor 3725 - Cambridge Computer Services Inc									
71423	Server order and VM Maintenance	Open		01/22/2019	02/21/2019	01/25/2019			32,297.
Vendor 3725 - Cambridge Computer Services Inc Totals									Invoices 1 \$32,297.
Vendor 2650 - Case Lots									
6949	Custodial Supplies-100	Open		01/16/2019	02/15/2019	02/04/2019			785.
6950	Custodial Supplies-100	Open		01/16/2019	02/15/2019	02/04/2019			785.
6951	Custodial Supplies-605	Open		01/16/2019	02/15/2019	02/04/2019			947.
6952	Custodial Supplies-605	Open		01/19/2019	02/18/2019	02/04/2019			987.
6953	Custodial Supplies-100	Open		01/22/2019	02/21/2019	02/04/2019			663.
Vendor 2650 - Case Lots Totals									Invoices 5 \$4,168.
Vendor 2453 - CDS Office Technologies									
INV1211217	Copier Usage	Open		01/28/2019	02/27/2019	01/30/2019			794.
Vendor 2453 - CDS Office Technologies Totals									Invoices 1 \$794.
Vendor 2739 - CDW Computer Centers, Inc									
QLS3600	Ipad cases & shield	Open		12/20/2018	01/19/2019	12/31/2018			138.
QMZ2603	Ipad shoulder straps	Open		12/31/2018	01/30/2019	12/31/2018			38.
Vendor 2739 - CDW Computer Centers, Inc Totals									Invoices 2 \$176.

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Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 2555 - Chicago Parts & Sound									
1-0049195	Parts - STOCK	Open		01/31/2019	03/02/2019	02/07/2019			1,000.
1-0049409	Parts - STOCK	Open		01/31/2019	03/02/2019	02/07/2019			87.
Vendor 2555 - Chicago Parts & Sound Totals							Invoices	2	\$1,088.
Vendor 3050 - Cintas #22									
022732291	Uniform Cleaning	Open		01/25/2019	02/24/2019	01/23/2019			141.
022734970	Uniform Cleaning	Open		02/01/2019	03/03/2019	02/04/2019			141.
Vendor 3050 - Cintas #22 Totals							Invoices	2	\$283.
Vendor 2707 - Ciorba Group Inc									
0024023	Salt Creek Streambank Stabilization Engineering Services	Open		01/20/2019	02/19/2019	12/31/2018			3,761.
Vendor 2707 - Ciorba Group Inc Totals							Invoices	1	\$3,761.
Vendor 4199 - Clark Baird Smith LLP									
10863	2019 Legal Expenses (Jan 2019 - Clark Baird Smith LLP)	Open		01/31/2019	02/19/2019	02/11/2019			3,048.
Vendor 4199 - Clark Baird Smith LLP Totals							Invoices	1	\$3,048.
Vendor 1488 - CNS Tire Supply									
24375	Parts - T-437	Open		01/31/2019	03/02/2019	02/07/2019			82.
24376	Parts - T-449	Open		01/31/2019	03/02/2019	02/07/2019			1,115.
Vendor 1488 - CNS Tire Supply Totals							Invoices	2	\$1,197.
Vendor 2506 - College Of Dupage									
9748	1st Responder Wellness Conference - Emergency Response	Open		02/06/2019	02/18/2019	02/11/2019			75.
Vendor 2506 - College Of Dupage Totals							Invoices	1	\$75.
Vendor 3033 - Comcast Cable									
PW 02-19	Backup Internet Connections	Open		01/02/2019	03/02/2019	02/06/2019			226.
FD 83 2-19	Backup Internet Connections	Open		01/24/2019	02/21/2019	01/30/2019			84.
CC 2-19	Backup Internet Connections	Open		01/25/2019	02/22/2019	01/30/2019			29.
Vendor 3033 - Comcast Cable Totals							Invoices	3	\$340.
Vendor 3810 - Conrad Polygraph Inc									
3253	2019 Services Other - Polygraph (Conrad)	Open		02/01/2019	02/19/2019	02/07/2019			160.
Vendor 3810 - Conrad Polygraph Inc Totals							Invoices	1	\$160.

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Invoice Due Date Range 01/01/19 - 03/05/19
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 3706 - Constellation NewEnergy Inc									
13631632101	Electricity-Heron Drive Well 10 Pump Station	Open		12/17/2018	02/01/2019	12/31/2018			4,485.
Vendor 3706 - Constellation NewEnergy Inc Totals									Invoices 1 \$4,485.
Vendor 2605 - Contech-MSI Co									
149871	Inspection Repair-137 W. Wood St	Open		01/21/2019	02/20/2019	02/13/2019			415.
Vendor 2605 - Contech-MSI Co Totals									Invoices 1 \$415.
Vendor 2981 - Continental Weather Service									
192126	Monthly Weather Forecasting - February 2019	Open		02/01/2019	03/03/2019	02/05/2019			150.
Vendor 2981 - Continental Weather Service Totals									Invoices 1 \$150.
Vendor 2773 - Core & Main LP									
K066359	Meters	Open		01/25/2019	02/24/2019	01/28/2019			1,331.
K070759	Utility System Supplies	Open		01/25/2019	02/24/2019	01/28/2019			532.
K089772	Utility System Supplies	Open		01/30/2019	03/02/2019	02/11/2019			124.
Vendor 2773 - Core & Main LP Totals									Invoices 3 \$1,988.
Vendor 4261 - Cutler Workwear									
118741	Full Swing Cryder Jacket XL-Schumann	Open		01/04/2019	02/03/2019	02/05/2019			121.
118742	Quick Duck Jacket LT-Bosshardt	Open		01/04/2019	02/03/2019	02/05/2019			125.
Vendor 4261 - Cutler Workwear Totals									Invoices 2 \$246.
Vendor 1929 - Delta Sonic Car Wash Systems									
9847265	Car Wash - January	Open		01/25/2019	02/24/2019	02/12/2019			117.
Vendor 1929 - Delta Sonic Car Wash Systems Totals									Invoices 1 \$117.
Vendor 4781 - Document Imaging Services, LLC									
1279	Toner	Open		01/31/2019	03/02/2019	01/30/2019			287.
Vendor 4781 - Document Imaging Services, LLC Totals									Invoices 1 \$287.
Vendor 2114 - EJ USA, Inc									
110190005031	Fire Hydrant Repair Parts	Open		01/25/2019	02/24/2019	01/28/2019			2,670.
Vendor 2114 - EJ USA, Inc Totals									Invoices 1 \$2,670.
Vendor 2922 - ESRI Inc									
93586714	Esri Maintenance	Open		01/28/2019	02/27/2019	01/30/2019			13,900.
Vendor 2922 - ESRI Inc Totals									Invoices 1 \$13,900.

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Invoice Due Date Range 01/01/19 - 03/05/19
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 3699 - Etchingham Law									
December 2018	Legal Services/Village Prosecutor	Open		12/31/2018	02/20/2019	12/31/2018			3,450.
January 2019	Village Prosecutor Legal	Open		01/31/2019	02/20/2019	02/05/2019			3,450.
Vendor 3699 - Etchingham Law Totals							Invoices	2	\$6,900.
Vendor 1953 - FBI-LEEDA									
42380339-19	2019 Membership Dues	Open		01/01/2019	02/01/2019	02/11/2019			50.
Vendor 1953 - FBI-LEEDA Totals							Invoices	1	\$50.
Vendor 2438 - Federal Express									
6-438-48461	Delivery Charges	Open		01/23/2019	02/07/2019	02/01/2019			214.
Vendor 2438 - Federal Express Totals							Invoices	1	\$214.
Vendor 2665 - Fleet Safety Supply									
71815	Parts - STOCK	Open		01/15/2019	02/14/2019	02/05/2019			72.
Vendor 2665 - Fleet Safety Supply Totals							Invoices	1	\$72.
Vendor 1621 - Fox Valley Fire & Safety									
IN00230840	Fire Extinguisher Service	Open		01/08/2019	02/07/2019	02/04/2019			132.
IN00230841	Fire Extinguisher Service	Open		01/08/2019	02/07/2019	02/04/2019			532.
IN00230842	Fire Extinguisher Service	Open		01/08/2019	02/07/2019	02/04/2019			306.
IN00230843	Fire Extinguisher Service	Open		01/08/2019	02/07/2019	02/04/2019			219.
IN00230863	Fire Extinguisher Service	Open		01/08/2019	02/07/2019	02/04/2019			50.
Vendor 1621 - Fox Valley Fire & Safety Totals							Invoices	5	\$1,240.
Vendor 3081 - FullLife Safety Center									
48705	Bib Overalls-Davia and Schmidt	Open		01/22/2019	02/21/2019	01/28/2019			310.
	Sweatshirt-Hoogerhyde								
48708	Bib Overalls-Agner	Open		01/22/2019	02/21/2019	01/24/2019			80.
48710	Tools - STOCK	Open		01/22/2019	02/21/2019	01/28/2019			470.
48707	Bib Overalls-Weiss	Open		01/31/2019	03/02/2019	02/11/2019			99.
Vendor 3081 - FullLife Safety Center Totals							Invoices	4	\$960.
Vendor 3928 - Robert Garcia									
Clothing RG2/11	Clothing - Pants	Open		02/11/2019	02/12/2019	02/12/2019			143.
Vendor 3928 - Robert Garcia Totals							Invoices	1	\$143.
Vendor 3895 - Garland / DBS Inc									
42785228991	Combined Service Facility and Fire Station 85 Roof Replacements	Open		01/31/2019	03/02/2019	12/31/2018			13,497.
Vendor 3895 - Garland / DBS Inc Totals							Invoices	1	\$13,497.

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Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 1250 - Global Emergency Products Inc									
AG67120	Parts - T-412	Open		01/07/2019	02/06/2019	02/12/2019			1,589.
Vendor 1250 - Global Emergency Products Inc Totals							Invoices	1	\$1,589.
Vendor 1234 - Golf Rose Animal Hospital									
244423	Heartworm & Flea/Tick Medicine - K9 "Hondo" (Contreras)	Open		01/14/2019	02/13/2019	02/11/2019			233.
Vendor 1234 - Golf Rose Animal Hospital Totals							Invoices	1	\$233.
Vendor 1233 - Golf Rose Boarding Kennel									
2019-00000124	Stray Boarding Fees (Jan)	Open		02/01/2019	03/01/2019	02/11/2019			158.
Vendor 1233 - Golf Rose Boarding Kennel Totals							Invoices	1	\$158.
Vendor 2060 - Gov Deals									
269-012019	Auction Fees	Open		01/31/2019	03/02/2019	02/01/2019			15.
Vendor 2060 - Gov Deals Totals							Invoices	1	\$15.
Vendor 2281 - Grainger									
9049314629	Equipment Parts-Fan Blade	Open		01/08/2019	02/07/2019	02/04/2019			43.
9055411129	Equipment Parts-Lamps	Open		01/14/2019	02/13/2019	02/04/2019			850.
9068197533	Gasket	Open		01/25/2019	02/24/2019	02/05/2019			6.
9068956789	Voltage Detector and Transformer	Open		01/25/2019	02/24/2019	02/13/2019			55.
9072670285	Electric Unit Heater	Open		01/30/2019	03/01/2019	02/13/2019			556.
9075201807	Pike Pole	Open		02/01/2019	03/03/2019	02/11/2019			302.
Vendor 2281 - Grainger Totals							Invoices	6	\$1,815.
Vendor 4753 - Granicus Llc									
108821	Civic Streaming & Agenda & Minutes Renewal	Open		02/01/2019	03/03/2019	01/30/2019			1,540.
Vendor 4753 - Granicus Llc Totals							Invoices	1	\$1,540.
Vendor 1173 - Graybar Electric Company, Inc.									
9308170621	Countryside CL2 Room-Wiring Devices	Open		01/16/2019	02/15/2019	02/11/2019			179.
Vendor 1173 - Graybar Electric Company, Inc. Totals							Invoices	1	\$179.
Vendor 1916 - Harvard Maintenance Inc									
995850	Village Hall Janitorial Service - January 2019	Open		01/01/2019	01/31/2019	02/04/2019			3,042.
995965	Train Station Janitorial Service - January 2019	Open		01/01/2019	01/31/2019	02/04/2019			7,599.
1002019	Village Hall Janitorial Service - February 2019	Open		02/01/2019	03/02/2019	02/04/2019			3,042.

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 1916 - Harvard Maintenance Inc									
1002129	Train Station Janitorial Service - February 2019	Open		02/01/2019	03/02/2019	02/04/2019			7,599.
Vendor 1916 - Harvard Maintenance Inc Totals								Invoices 4	\$21,283.
Vendor 2917 - Home Depot Credit Services									
5010691	Wire Plier and Wire Stripper	Open		01/08/2019	02/07/2019	02/11/2019			63.
1091968	Station 81 Supplies	Open		01/22/2019	02/21/2019	01/22/2019			89.
1091969	Station 81 Supplies	Open		01/22/2019	02/21/2019	01/22/2019			9.
9021765	Shovel	Open		01/24/2019	02/23/2019	01/28/2019			29.
9130088	Rear Trigger Nozzle	Open		01/24/2019	02/23/2019	01/28/2019			9.
8588923	Quartz Tower Heater	Open		01/25/2019	02/24/2019	02/13/2019			137.
2022298	Ratchet Tie-Down	Open		01/31/2019	03/02/2019	02/04/2019			28.
1092646	Tools	Open		02/01/2019	03/01/2019	02/05/2019			27.
9013019	Station 83 Supplies	Open		02/03/2019	03/02/2019	02/04/2019			60.
Vendor 2917 - Home Depot Credit Services Totals								Invoices 9	\$458.
Vendor 2989 - Huerta Bros									
30659	Snow and Ice Removal-Fawn Lane	Open		01/31/2019	03/02/2019	02/05/2019			1,450.
Vendor 2989 - Huerta Bros Totals								Invoices 1	\$1,450.
Vendor 1604 - Illinois State Police									
January19	background checks	Open		02/01/2019	03/01/2019	02/07/2019			113.
PD19-1570-Jan	Fingerprinting for Liquor Licensing (1570) - Jan	Open		02/01/2019	03/01/2019	02/11/2019			28.
Vendor 1604 - Illinois State Police Totals								Invoices 2	\$141.
Vendor 3493 - Illinois Truck Enforcement Association									
03046	Membership Renewal Dues	Open		02/01/2019	02/18/2019	02/11/2019			100.
Vendor 3493 - Illinois Truck Enforcement Association Totals								Invoices 1	\$100.
Vendor 4521 - Imagetec LP									
550636	Copier Usage	Open		01/22/2019	02/21/2019	01/25/2019			882.
Vendor 4521 - Imagetec LP Totals								Invoices 1	\$882.
Vendor 1725 - Interstate Battery Systems									
903982	Parts - PT-999	Open		01/23/2019	02/22/2019	02/13/2019			183.
Vendor 1725 - Interstate Battery Systems Totals								Invoices 1	\$183.
Vendor 2804 - ISA Membership									
11775-RECCP-2018	ISA Recertification - Powers	Open		01/16/2019	02/15/2019	02/04/2019			120.

Attachment: Warrant #4 (Warrant # 4)



Invoice Due Date Range 01/01/19 - 03/05/19
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 2804 - ISA Membership									
PWMEMAB2019	2019 ISA Membership Renewal - Begale	Open		02/01/2019	03/03/2019	02/04/2019			180.
PWMEMSW2019	2019 ISA Membership Renewal - Wharton	Open		02/01/2019	03/03/2019	02/04/2019			180.
Vendor 2804 - ISA Membership Totals							Invoices	3	\$480.
Vendor 4838 - J & R Lock & Safe Inc DBA Henning Brothers									
0000408763	Dummy Mortise Cylinder	Open		01/16/2019	02/15/2019	02/13/2019			13.
Vendor 4838 - J & R Lock & Safe Inc DBA Henning Brothers Totals							Invoices	1	\$13.
Vendor 2992 - James Messineo									
January 31, 2019	JANUARY 2019 LAW JUDGE	Open		01/31/2019	02/20/2019	01/31/2019			3,412.
Vendor 2992 - James Messineo Totals							Invoices	1	\$3,412.
Vendor 4842 - Jeffery Jauch									
JJ Member reimb	Membership reimb-Residential building Insp-ICC	Open		01/28/2019	02/12/2019	02/12/2019			209.
Vendor 4842 - Jeffery Jauch Totals							Invoices	1	\$209.
Vendor 2609 - Julie, Inc.									
2019-1390-1	JULIE Locates	Open		01/21/2019	02/20/2019	01/23/2019			2,189.
Vendor 2609 - Julie, Inc. Totals							Invoices	1	\$2,189.
Vendor 4790 - Kaman Fluid Power Llc									
B75199-001	Parts - STOCK	Open		01/28/2019	02/27/2019	02/07/2019			49.
Vendor 4790 - Kaman Fluid Power Llc Totals							Invoices	1	\$49.
Vendor 4227 - Sanyokta Kapur									
10455	Training Seminar - Reimb S Kapur Leadership	Open		02/12/2019	02/12/2019	02/12/2019			335.
Vendor 4227 - Sanyokta Kapur Totals							Invoices	1	\$335.
Vendor 3754 - KC's Car Wash Llc									
PWVMKC02022019	Car Wash - January	Open		02/02/2019	03/04/2019	02/05/2019			264.
Vendor 3754 - KC's Car Wash Llc Totals							Invoices	1	\$264.
Vendor 4354 - James E Kernan									
PWBRJK020519	Boot Reimbursement	Open		01/30/2019	02/13/2019	02/04/2019			250.
Vendor 4354 - James E Kernan Totals							Invoices	1	\$250.
Vendor 4611 - KnowBe4, Inc									
INV50412	Phishing testing and training	Open		01/22/2019	02/21/2019	01/25/2019			6,120.
Vendor 4611 - KnowBe4, Inc Totals							Invoices	1	\$6,120.

Attachment: Warrant #4 (Warrant # 4)

Invoice Due Date Range 01/01/19 - 03/05/19
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 2995 - M & B Landscaping									
PD-278	2019 Parking Deck Snow & Ice Control Services	Open		01/26/2019	02/25/2019	02/13/2019			4,875.
PD-279	2019 Parking Deck Snow & Ice Control Services	Open		01/30/2019	03/01/2019	02/13/2019			5,152.
PD-280	2019 Parking Deck Snow & Ice Control Services	Open		01/30/2019	03/01/2019	02/13/2019			3,432.
Vendor 2995 - M & B Landscaping Totals							Invoices	3	\$13,460.
Vendor 4065 - Master Truck & Trailer Llc									
S72949	Parts - T-374	Open		01/21/2019	02/20/2019	02/05/2019			387.
S73038	Parts - T-374	Open		01/22/2019	02/21/2019	02/05/2019			112.
Vendor 4065 - Master Truck & Trailer Llc Totals							Invoices	2	\$500.
Vendor 2173 - Menards Inc									
96827	Wood Stain and Master Oil	Open		01/25/2019	02/24/2019	02/11/2019			17.
Vendor 2173 - Menards Inc Totals							Invoices	1	\$17.
Vendor 2737 - Mes Inc/Global									
IN1306158	Clothing	Open		02/01/2019	03/01/2019	02/12/2019			375.
Vendor 2737 - Mes Inc/Global Totals							Invoices	1	\$375.
Vendor 1866 - Metro Western Cook Credit Service									
75575	credit check	Open		01/31/2019	02/28/2019	02/05/2019			36.
Vendor 1866 - Metro Western Cook Credit Service Totals							Invoices	1	\$36.
Vendor 2999 - Midwest Operating Engineers									
March 2019 Fam	2019 Local 150 Health Insurance Premiums	Open		02/12/2019	02/20/2019	02/12/2019			59,052.
March 2019 S+1	2019 Local 150 Health Insurance Premiums	Open		02/12/2019	02/20/2019	02/12/2019			8,304.
March 2019 Singl	2019 Local 150 Health Insurance Premiums	Open		02/12/2019	02/20/2019	02/12/2019			2,768.
Vendor 2999 - Midwest Operating Engineers Totals							Invoices	3	\$70,124.
Vendor 4489 - Midwest Paving Equipment Inc									
1478	Parts - E-202	Open		01/22/2019	02/21/2019	02/13/2019			490.
Vendor 4489 - Midwest Paving Equipment Inc Totals							Invoices	1	\$490.
Vendor 2421 - Mikes Towing/Auto & Truck Repair									
1063342	Repairs & Safety Lane - T-339 & T-449	Open		01/21/2019	02/20/2019	01/28/2019			72.
Vendor 2421 - Mikes Towing/Auto & Truck Repair Totals							Invoices	1	\$72.

Attachment: Warrant #4 (Warrant # 4)



Invoice Due Date Range 01/01/19 - 03/05/19
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 2085 - Moore Industrial Hardware 496174	Parts - STOCK	Open		01/16/2019	02/15/2019	02/13/2019			173.
Vendor 2085 - Moore Industrial Hardware Totals						Invoices	1		\$173.
Vendor 2772 - Motion Industries IL22-838142	SS Bolts and SS Nut	Open		01/09/2019	02/08/2019	02/05/2019			403.
Vendor 2772 - Motion Industries Totals						Invoices	1		\$403.
Vendor 1405 - MPC Communications & Lighting Inc 19-1019	Parts - T-442	Open		01/21/2019	02/20/2019	01/22/2019			100.
19-1024	Parts - T-431	Open		01/29/2019	02/28/2019	02/12/2019			115.
Vendor 1405 - MPC Communications & Lighting Inc Totals						Invoices	2		\$215.
Vendor 2312 - Myers Tire Supply Chicago 91200126	Parts - STOCK	Open		01/07/2019	02/06/2019	02/05/2019			55.
91200320	Parts - SOCK	Open		01/14/2019	02/13/2019	02/05/2019			40.
Vendor 2312 - Myers Tire Supply Chicago Totals						Invoices	2		\$95.
Vendor 2360 - Napa Of Palatine 4460-213438	Parts - M-999	Open		01/22/2019	02/21/2019	01/28/2019			2.
4460-213719	Parts - T-431	Open		01/24/2019	02/23/2019	02/07/2019			67.
4460-213853	Parts - M-999	Open		01/25/2019	02/24/2019	01/28/2019			66.
4460-215107	Tire Gauge	Open		02/04/2019	03/03/2019	02/12/2019			19.
Vendor 2360 - Napa Of Palatine Totals						Invoices	4		\$156.
Vendor 4212 - National Pen Co, LLC 110594422	Pen Gift Sets - Crime Prevention Unit	Open		02/05/2019	02/18/2019	02/11/2019			236.
Vendor 4212 - National Pen Co, LLC Totals						Invoices	1		\$236.
Vendor 2048 - Neofunds 02-01-19	Village Wide Postage for Postage Meter	Open		02/01/2019	02/04/2019	02/04/2019			2,999.
Vendor 2048 - Neofunds Totals						Invoices	1		\$2,999.
Vendor 2616 - Nicor Gas 93126652572-1/19	Natural Gas-150 W. Wilson Street Clu Building	Open		01/17/2019	03/05/2019	02/08/2019			409.
37917400006-1/19	Natural Gas-914 W. Lukas Avenue Square D Lift Station	Open		01/18/2019	03/05/2019	02/08/2019			30.
Vendor 2616 - Nicor Gas Totals						Invoices	2		\$439.

Attachment: Warrant #4 (Warrant # 4)



Invoice Due Date Range 01/01/19 - 03/05/19
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 4764 - North Suburban Juvenile Association									
2019-00000132	2019 Membership Dues x 4	Open		01/28/2019	02/27/2019	02/11/2019			100.
Vendor 4764 - North Suburban Juvenile Association Totals						Invoices	1		\$100.
Vendor 1414 - Northwest Central 911 System									
1070	portable radio repair	Open		01/23/2019	02/22/2019	02/04/2019			321.
Vendor 1414 - Northwest Central 911 System Totals						Invoices	1		\$321.
Vendor 1413 - Northwest Central Dispatch System									
8722	Member Assessment Fee's (March)	Open		02/01/2019	03/03/2019	02/11/2019			58,278.
Vendor 1413 - Northwest Central Dispatch System Totals						Invoices	1		\$58,278.
Vendor 2224 - Northwest Community Hospital-EMS									
2019-00000121	System Entry- Citrano	Open		01/23/2019	02/22/2019	02/04/2019			75.
FY917	Annual Licenses/Web Support Fee	Open		01/28/2019	02/27/2019	02/07/2019			1,390.
Vendor 2224 - Northwest Community Hospital-EMS Totals						Invoices	2		\$1,465.
Vendor 3002 - Northwest Community Hospital-OEHS									
15436	Hep A Imm	Open		02/04/2019	03/03/2019	02/07/2019			80.
Vendor 3002 - Northwest Community Hospital-OEHS Totals						Invoices	1		\$80.
Vendor 1480 - Northwest Trucks, Inc.									
01P519718	Parts - T-389	Open		01/24/2019	02/23/2019	02/07/2019			306.
Vendor 1480 - Northwest Trucks, Inc. Totals						Invoices	1		\$306.
Vendor 1292 - Northwest Water Commission									
PALQRTLY020119	Quarterly Payment 02/19	Open		02/01/2019	02/28/2019	02/04/2019			587,482.
Vendor 1292 - Northwest Water Commission Totals						Invoices	1		\$587,482.
Vendor 2753 - Office Depot Inc									
10707999	Department Office Supplies & Paper (Jan)	Open		01/31/2019	03/02/2019	02/11/2019			347.
10708059	Office Supplies-Posterboard	Open		01/31/2019	02/28/2019	02/07/2019			1.
Vendor 2753 - Office Depot Inc Totals						Invoices	2		\$349.
Vendor 1214 - On Time Embroidery Inc.									
ES58574	clothing	Open		01/24/2019	02/23/2019	01/28/2019			80.
O58694	clothing	Open		01/24/2019	02/23/2019	01/28/2019			254.
OES58578	clothing	Open		01/24/2019	02/23/2019	01/28/2019			97.
OES58585	clothing	Open		01/24/2019	02/23/2019	01/28/2019			211.
128.40	S/S Poly/Cotton Shirt (3)	Open		02/01/2019	03/01/2019	02/07/2019			128.
ES58820	Clothing	Open		02/01/2019	03/01/2019	02/04/2019			39.

Attachment: Warrant #4 (Warrant # 4)



Invoice Due Date Range 01/01/19 - 03/05/19
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 1214 - On Time Embroidery Inc.									
ES59471	clothing	Open		02/01/2019	03/01/2019	02/04/2019			126.
S58742	clothing	Open		02/01/2019	03/01/2019	02/04/2019			159.
58933	clothing	Open		02/05/2019	03/04/2019	02/05/2019			47.
S59034	clothing	Open		02/05/2019	03/04/2019	02/05/2019			260.
S59046	clothing	Open		02/05/2019	03/04/2019	02/05/2019			24.
Vendor 1214 - On Time Embroidery Inc. Totals							Invoices	11	\$1,429.
Vendor 2572 - Paddock Publications, Inc									
T4515621	PZB - 37 E. Northwest Highway	Open		01/05/2019	02/05/2019	12/31/2018			118.
5746	PW Notice To Bid - 2019 Street Resurfacing DPW-1911	Open		01/31/2019	02/28/2019	02/12/2019			132.
Vendor 2572 - Paddock Publications, Inc Totals							Invoices	2	\$251.
Vendor 1784 - Parent Petroleum									
1243282	Operating Supplies Lubricants & Additives	Open		01/25/2019	02/24/2019	02/07/2019			615.
Vendor 1784 - Parent Petroleum Totals							Invoices	1	\$615.
Vendor 2387 - Park Towne Condominium Association									
January 2019	Parking Agreement - January	Open		02/01/2019	02/19/2019	02/01/2019			1,564.
Vendor 2387 - Park Towne Condominium Association Totals							Invoices	1	\$1,564.
Vendor 4636 - PDC Laboratories Inc									
I9355139	Water Sample Testing	Open		01/31/2019	03/02/2019	02/11/2019			1,876.
Vendor 4636 - PDC Laboratories Inc Totals							Invoices	1	\$1,876.
Vendor 4309 - Pedley Knowles & Company									
376944	Gas Detector & Cradle	Open		01/21/2019	02/20/2019	02/05/2019			597.
377282	Gas Detectors	Open		01/28/2019	02/27/2019	02/05/2019			434.
Vendor 4309 - Pedley Knowles & Company Totals							Invoices	2	\$1,031.
Vendor 2641 - Pinner Electric Inc									
17492	Monthly Traffic Signal Maintenance-January 2019	Open		01/27/2019	02/26/2019	02/13/2019			940.
Vendor 2641 - Pinner Electric Inc Totals							Invoices	1	\$940.
Vendor 1276 - Pirtek O'Hare									
S2855714.001	Parts - E-644	Open		01/09/2019	02/08/2019	02/05/2019			158.
Vendor 1276 - Pirtek O'Hare Totals							Invoices	1	\$158.
Vendor 2167 - Pump's Tire Service, Inc.									
280092674	Parts - E-221	Open		01/04/2019	02/03/2019	02/12/2019			425.
Vendor 2167 - Pump's Tire Service, Inc. Totals							Invoices	1	\$425.

Attachment: Warrant #4 (Warrant # 4)



Invoice Due Date Range 01/01/19 - 03/05/19
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 3119 - Charles L Powers									
PWBRC01312019	Boot Reimbursement	Open		01/31/2019	02/14/2019	02/04/2019			124.
Vendor 3119 - Charles L Powers Totals							Invoices	1	\$124.
Vendor 2135 - Protanic Inc									
56423	Repair & Maintenance - Equipment & Machinery - PD Fuel Pumps	Open		01/31/2019	03/02/2019	02/12/2019			875.
56425	Repair & Maintenance - Equipment & Machinery - PW Fuel Pumps	Open		01/31/2019	03/02/2019	02/12/2019			1,180.
Vendor 2135 - Protanic Inc Totals							Invoices	2	\$2,055.
Vendor 4265 - Qualification Targets Inc									
21900178	Range Shooting Targets	Open		01/22/2019	02/21/2019	01/25/2019			783.
Vendor 4265 - Qualification Targets Inc Totals							Invoices	1	\$783.
Vendor 4836 - Quantum Engineering									
10412	Surloc Covers and Pole Doors	Open		01/11/2019	02/10/2019	02/04/2019			900.
Vendor 4836 - Quantum Engineering Totals							Invoices	1	\$900.
Vendor 4300 - Ray O'Herron Co, Inc									
1903647-IN	Misc Uniform Clothing/Equipment items (Neidhardt)	Open		01/18/2019	02/17/2019	02/11/2019			125.
1904922-IN	Misc Uniform Clothing/Equipment items (Gratz)	Open		01/25/2019	02/24/2019	02/11/2019			122.
1904923-IN	Misc Uniform Clothing/Equipment items (Dawson)	Open		01/25/2019	02/24/2019	02/11/2019			63.
1904924-IN	Misc Uniform Clothing/Equipment items (Mortensen)	Open		01/25/2019	02/24/2019	02/11/2019			116.
1904925-IN	Misc Uniform Clothing/Equipment items (Kazmierczak)	Open		01/25/2019	02/24/2019	02/11/2019			35.
1904926-IN	Misc Uniform Clothing/Equipment items (Meeks)	Open		01/25/2019	02/24/2019	02/11/2019			140.
1904927-IN	Misc Uniform Clothing/Equipment items (Contreras)	Open		01/25/2019	02/24/2019	02/11/2019			108.
1904928-IN	Misc Uniform Clothing/Equipment items (Harris)	Open		01/25/2019	02/24/2019	02/11/2019			50.
1904929-IN	Misc Uniform Clothing/Equipment items (Watson)	Open		01/25/2019	02/24/2019	02/11/2019			187.
1905526-IN	Misc Uniform Clothing/Equipment items (Weidman)	Open		01/29/2019	02/28/2019	02/11/2019			313.
1905536-IN	Misc Uniform Clothing/Equipment items (Bonneville)	Open		01/29/2019	02/28/2019	02/11/2019			346.

Attachment: Warrant #4 (Warrant # 4)

Invoice Due Date Range 01/01/19 - 03/05/19
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 4300 - Ray O'Herron Co, Inc									
1905537-IN	Misc Uniform Clothing/Equipment items (Harris)	Open		01/29/2019	02/28/2019	02/11/2019			267.
1905538-IN	Misc Uniform Clothing/Equipment items (Staudt)	Open		01/29/2019	02/28/2019	02/11/2019			277.
1905539-IN	Misc Uniform Clothing/Equipment items (Bloomfield)	Open		01/29/2019	02/28/2019	02/11/2019			249.
1905540-IN	Misc Uniform Clothing/Equipment items (Lopez)	Open		01/29/2019	02/28/2019	02/11/2019			282.
1905541-IN	Misc Uniform Clothing/Equipment items (Contreras)	Open		01/29/2019	02/28/2019	02/11/2019			142.
1906249-IN	Misc Uniform Clothing/Equipment items (Rusch)	Open		02/01/2019	03/01/2019	02/11/2019			63.
1906250-IN	Misc Uniform Clothing/Equipment items (Harris)	Open		02/01/2019	03/01/2019	02/11/2019			68.
1906251-IN	Misc Uniform Clothing/Equipment items (#240 Wallet)	Open		02/01/2019	03/01/2019	02/11/2019			24.
1906529-IN	Blue Training Taser Guns (10)	Open		02/04/2019	03/03/2019	02/11/2019			547.
Vendor 4300 - Ray O'Herron Co, Inc Totals							Invoices	20	\$3,536.
Vendor 4592 - Rogner's Towing & Recovery									
11163	Repair & Maintenance - T-332	Open		01/28/2019	02/27/2019	02/13/2019			280.
Vendor 4592 - Rogner's Towing & Recovery Totals							Invoices	1	\$280.
Vendor 1375 - Romeoville Fire Academy									
2019-032	Instructor 1	Open		01/24/2019	02/23/2019	02/05/2019			345.
Vendor 1375 - Romeoville Fire Academy Totals							Invoices	1	\$345.
Vendor 1201 - Route 12 Rental Co. Inc.									
89122A	Lift 19' DW/Fees	Open		01/15/2019	02/14/2019	02/13/2019			18.
Vendor 1201 - Route 12 Rental Co. Inc. Totals							Invoices	1	\$18.
Vendor 4019 - Rush Truck Centers									
3013175772	Credit Memo	Open		01/01/2019	02/08/2019	02/07/2019			(53.2)
3013396978	Parts - T-386	Open		01/09/2019	02/08/2019	02/07/2019			1,008.
3013429183	Parts - T-386	Open		01/11/2019	02/10/2019	02/07/2019			53.
Vendor 4019 - Rush Truck Centers Totals							Invoices	3	\$1,008.
Vendor 4168 - Doris K Sadik									
283	Council Chamber Supplies	Open		01/20/2019	02/20/2019	02/01/2019			100.
Vendor 4168 - Doris K Sadik Totals							Invoices	1	\$100.
Vendor 4087 - Service Components Inc.									
92329	Parts - STOCK	Open		08/10/2018	02/01/2019	12/31/2018			7.
92467	Parts - STOCK	Open		08/28/2018	02/01/2019	12/31/2018			28.

Attachment: Warrant #4 (Warrant # 4)



Invoice Due Date Range 01/01/19 - 03/05/19
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 4087 - Service Components Inc. 92945	Parts - STOCK	Open		10/26/2018	02/01/2019	12/31/2018			192.
Vendor 4087 - Service Components Inc. Totals						Invoices	3		\$228.
Vendor 3694 - SHI International Corp B09382437	Laptop Batteries for PD Vehicles	Open		01/16/2019	03/02/2019	01/21/2019			206.
Vendor 3694 - SHI International Corp Totals						Invoices	1		\$206.
Vendor 4262 - SnoDepot 393930	Parts - T-370	Open		01/15/2019	02/14/2019	02/07/2019			889.
Vendor 4262 - SnoDepot Totals						Invoices	1		\$889.
Vendor 4308 - Solid Waste Agency of Northern Cook County 6108	Refuse Service - March	Open		02/01/2019	02/24/2019	01/25/2019			82,890.
Vendor 4308 - Solid Waste Agency of Northern Cook County Totals						Invoices	1		\$82,890.
Vendor 3155 - State Industrial Products 900840283	Ecolution Pro All Purpose Cleaner	Open		01/17/2019	02/16/2019	02/04/2019			320.
Vendor 3155 - State Industrial Products Totals						Invoices	1		\$320.
Vendor 2564 - State Treasurer-II Dept Transprtation 55275	Quarterly Traffic Signal Maintenance 10/18-12/18	Open		02/01/2019	03/03/2019	12/31/2018			7,995.
Vendor 2564 - State Treasurer-II Dept Transprtation Totals						Invoices	1		\$7,995.
Vendor 1776 - Suburban Accents, Inc. 27659	MCAT Display Board	Open		02/04/2019	03/04/2019	02/11/2019			125.
Vendor 1776 - Suburban Accents, Inc. Totals						Invoices	1		\$125.
Vendor 4841 - Suburban Building Officials Conference 2019MembHS	2019 SBOC Membership - H Spila	Open		02/12/2019	02/12/2019	02/12/2019			75.
Vendor 4841 - Suburban Building Officials Conference Totals						Invoices	1		\$75.
Vendor 4706 - Charles P Swanson PWBRC010719	Boot Reimbursement	Open		01/07/2019	02/21/2019	01/03/2019			202.
Vendor 4706 - Charles P Swanson Totals						Invoices	1		\$202.
Vendor 4667 - Tec Tools Inc 01241919335	Software Subscription	Open		01/24/2019	02/23/2019	02/12/2019			748.
Vendor 4667 - Tec Tools Inc Totals						Invoices	1		\$748.

Attachment: Warrant #4 (Warrant # 4)



Invoice Due Date Range 01/01/19 - 03/05/19
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 4676 - Tech Electronics of Illinois, LLC									
190130397	Software Support Agreement	Open		02/02/2019	03/01/2019	02/06/2019			2,990.
		Vendor 4676 - Tech Electronics of Illinois, LLC Totals				Invoices	1		\$2,990.
Vendor 1373 - Temperature Equipment Corp									
5699379-00	Ignition Control Module	Open		01/28/2019	02/27/2019	02/13/2019			330.
		Vendor 1373 - Temperature Equipment Corp Totals				Invoices	1		\$330.
Vendor 4166 - The Horton Group Inc									
37432	Health Insurance Management Consulting - 2019 (Horton-February)	Open		02/04/2019	03/01/2019	02/08/2019			3,000.
		Vendor 4166 - The Horton Group Inc Totals				Invoices	1		\$3,000.
Vendor 1844 - Third Millennium Associates Inc									
23057	UB Bill Processing - January 2019	Open		01/31/2019	02/20/2019	02/01/2019			3,374.
		Vendor 1844 - Third Millennium Associates Inc Totals				Invoices	1		\$3,374.
Vendor 4840 - Tiger Bath Solutions									
B19-000193	Refund B19-000193-250 S Whitehall Dr	Open		02/12/2019	02/12/2019	02/12/2019			271.
		Vendor 4840 - Tiger Bath Solutions Totals				Invoices	1		\$271.
Vendor 2593 - TKB Associates Inc									
13379	LaserFiche Maintenance and Support Renewal	Open		01/31/2019	03/02/2019	02/06/2019			8,390.
		Vendor 2593 - TKB Associates Inc Totals				Invoices	1		\$8,390.
Vendor 4058 - TransUnion Risk and Alternative Data Solutions Inc									
2019-00000123	January19	Open		02/01/2019	03/01/2019	02/05/2019			50.
71751-Jan-19	Online Investigative Search Engine (Jan)	Open		02/01/2019	03/04/2019	02/11/2019			112.
		Vendor 4058 - TransUnion Risk and Alternative Data Solutions Inc Totals				Invoices	2		\$162.
Vendor 2565 - Tredroc Tire Services LLC									
7020021889	Parts - STOCK	Open		01/09/2019	02/08/2019	02/13/2019			1,617.
7020021998	Parts - T-379, T-381	Open		01/14/2019	02/13/2019	02/07/2019			1,770.
		Vendor 2565 - Tredroc Tire Services LLC Totals				Invoices	2		\$3,388.
Vendor 4797 - Ultra Cleaning, Inc.									
1103	Cleaning Services for CSF and Police HQ -January 2019	Open		01/31/2019	03/02/2019	02/04/2019			3,800.
		Vendor 4797 - Ultra Cleaning, Inc. Totals				Invoices	1		\$3,800.

Attachment: Warrant #4 (Warrant # 4)



Invoice Due Date Range 01/01/19 - 03/05/19
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 3157 - UniFirst Corporation									
061 1176448	Shop Rags/Carpets	Open		01/21/2019	02/20/2019	01/23/2019			51.
061 1176590	Shop Rags/Carpets	Open		01/21/2019	02/20/2019	01/23/2019			33.
061 1178144	Shop Rags/Carpets	Open		01/28/2019	02/27/2019	01/23/2019			51.
061 1178275	Shop Rags/Carpets	Open		01/28/2019	02/27/2019	01/23/2019			73.
Vendor 3157 - UniFirst Corporation Totals						Invoices	4		\$210.
Vendor 1243 - Union Pacific Railroad Company									
January 2019	Parking Agreement - January	Open		02/01/2019	02/19/2019	02/01/2019			348.
Vendor 1243 - Union Pacific Railroad Company Totals						Invoices	1		\$348.
Vendor 2501 - United Parcel Service									
0000X6A670049	Shipping	Open		01/26/2019	02/25/2019	01/28/2019			109.
Vendor 2501 - United Parcel Service Totals						Invoices	1		\$109.
Vendor 2276 - USA Blue Book									
798326	Suction Hose and Discharge Hose	Open		01/29/2019	03/01/2019	02/11/2019			556.
Vendor 2276 - USA Blue Book Totals						Invoices	1		\$556.
Vendor 4825 - Verizon Connect NWF Inc									
INVE0188082	Telematics Equipment	Open		12/19/2018	02/12/2019	12/31/2018			604.
Vendor 4825 - Verizon Connect NWF Inc Totals						Invoices	1		\$604.
Vendor 3709 - Verizon Wireless									
9823267104	Cellular In-Vehicle	Open		02/01/2019	02/21/2019	02/06/2019			1,686.
Vendor 3709 - Verizon Wireless Totals						Invoices	1		\$1,686.
Vendor 3020 - Village of Palatine Petty Cash									
2019-00000141	J. Hester - Special Investigations (18-20752)	Open		01/23/2019	02/18/2019	02/13/2019			50.
2019-00000137	G. Guimon - Mag Pouch for Vest Carrier (5.11 Tactical)	Open		01/25/2019	02/18/2019	02/13/2019			26.
2019-00000138	J. Christians - K9 Legal Update & Opinions Subscription	Open		01/30/2019	02/18/2019	02/13/2019			40.
2019-00000142	J. Hester - Special Investigations (18-20752)	Open		01/31/2019	02/18/2019	02/13/2019			50.
2019-00000139	A. Mortensen - IL SOS CDL Permit	Open		02/06/2019	02/18/2019	02/13/2019			51.
2019-00000140	J. Ferraro - IL SOS CDL Permit	Open		02/07/2019	02/18/2019	02/13/2019			50.
2019-00000125	Garcia - NWBOCA Meeting Exp	Open		02/12/2019	02/12/2019	02/12/2019			15.
2019-00000126	Jauch - NWBOCA Meeting Exp	Open		02/12/2019	02/12/2019	02/12/2019			15.
2019-00000127	Erickson - Meeting Exp	Open		02/12/2019	02/12/2019	02/12/2019			40.
2019-00000128	Sadoski - Office Supplies	Open		02/12/2019	02/12/2019	02/12/2019			8.
2019-00000129	Garcia - ALA Webinar	Open		02/12/2019	02/12/2019	02/12/2019			30.
2019-00000130	Kapur - ALA Webinar	Open		02/12/2019	02/12/2019	02/12/2019			30.

Attachment: Warrant #4 (Warrant # 4)



Invoice Due Date Range 01/01/19 - 03/05/19
Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 3020 - Village of Palatine Petty Cash									
2019-00000135	M. Myerson - Subway for Honor Guard Detail	Open		02/12/2019	02/18/2019	02/13/2019			44.
2019-00000136	T. Holtz - Batteries for Taser Laser Simulator (Walgreens)	Open		02/13/2019	02/18/2019	02/13/2019			17.
Vendor 3020 - Village of Palatine Petty Cash Totals							Invoices	14	\$469.
Vendor 4824 - Western First Aid & Safety									
ORD7-000224	Ready Room First Aid Kit Restocking	Open		01/29/2019	02/28/2019	01/23/2019			322.
Vendor 4824 - Western First Aid & Safety Totals							Invoices	1	\$322.
Vendor 1080 - Wheatland Title Guaranty Company									
601973	Kingsbrooke Condo Assoc. Title for Pressure Zone Revisions	Open		12/20/2018	02/13/2019	12/31/2018			594.
602122	Kingsbrooke Condo Assoc. Title for Pressure Zone Revisions	Open		12/26/2018	02/13/2019	12/31/2018			678.
Vendor 1080 - Wheatland Title Guaranty Company Totals							Invoices	2	\$1,272.
Vendor 2698 - Wholesale Direct Inc.									
000237472	Parts - STOCK	Open		01/30/2019	03/01/2019	02/12/2019			217.
Vendor 2698 - Wholesale Direct Inc. Totals							Invoices	1	\$217.
Vendor 2258 - Wickstrom Ford Lincoln Mercury									
674238	Repairs & Maintenance - T-429	Open		01/23/2019	02/22/2019	01/30/2019			1,079.
680424	Repairs & Maintenance - T-429	Open		01/23/2019	02/22/2019	01/30/2019			129.
680931	Repairs & Maintenance - T-434	Open		01/25/2019	02/24/2019	01/30/2019			125.
681635	Repairs & Maintenance - T-445	Open		02/02/2019	03/04/2019	02/12/2019			925.
Vendor 2258 - Wickstrom Ford Lincoln Mercury Totals							Invoices	4	\$2,260.
Vendor 4699 - Eric Zimmerman									
Clothing EZ 2/8	Clothing Allowance - Pants	Open		02/08/2019	02/12/2019	02/12/2019			54.
Vendor 4699 - Eric Zimmerman Totals							Invoices	1	\$54.
Vendor Ruth Brown									
2019-00000120	Ambulance Fee Refund	Open		02/01/2019	02/01/2019	02/01/2019			101.
Vendor Ruth Brown Totals							Invoices	1	\$101.
Vendor Monica Griffin									
2018-00001421	50/50 Sidewalk Replacement Program Reimbursement	Open		07/17/2018	02/04/2019	02/04/2019			499.
Vendor Monica Griffin Totals							Invoices	1	\$499.

Attachment: Warrant #4 (Warrant # 4)



Invoice Due Date Range 01/01/19 - 03/05/19
Report By Vendor - Invoice
Summary List

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor Landmark Visibility Solutions INC									
2019-00000122	refund withdrawn/ 968 E Dundee/ 19-03	Open		02/04/2019	02/04/2019	02/04/2019			779.
Vendor Landmark Visibility Solutions INC Totals							Invoices	1	\$779.
Vendor Chinelle Myers									
2019-00000134	Payment applied to a Warning Ticket W0065748	Open		02/12/2019	02/18/2019	02/13/2019			125.
Vendor Chinelle Myers Totals							Invoices	1	\$125.
Sub-Department 20-01 Village Managers Office,Administration Totals							Invoices	291	\$1,715,977.
Grand Totals							Invoices	291	\$1,715,977.

Attachment: Warrant #4 (Warrant # 4)

Payment Date Range 02/08/19 - 02/08/19
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 4466 - JP Morgan Chase Bank Commercial Card									
AWS-012519-1	IL Association of Chiefs of Police	Paid by EFT #1678		01/25/2019	02/08/2019	02/08/2019		02/08/2019	330.00
AWS-012519-2	FBI National Academy	Paid by EFT #1679		01/25/2019	02/08/2019	02/08/2019		02/08/2019	115.00
AWS-012519-3	FBI National Academy	Paid by EFT #1680		01/25/2019	02/08/2019	02/08/2019		02/08/2019	115.00
AWS-012519-4	FBI National Academy	Paid by EFT #1681		01/25/2019	02/08/2019	02/08/2019		02/08/2019	115.00
AWS-012519-5	PayPal - IL Law Enforcement Alarm System	Paid by EFT #1682		01/25/2019	02/08/2019	02/08/2019		02/08/2019	200.00
AWS-012519-6	PayPal - Manuel Martin	Paid by EFT #1683		01/25/2019	02/08/2019	02/08/2019		02/08/2019	200.00
AWS-012519-7	ISCPA (IL Small College Placement Assoc)	Paid by EFT #1684		01/25/2019	02/08/2019	02/08/2019		02/08/2019	189.63
BRV-012519-1	American Planning Association	Paid by EFT #1675		01/25/2019	02/08/2019	02/08/2019		02/08/2019	735.00
FIN-012519-1	Amazon	Paid by EFT #1705		01/25/2019	02/08/2019	02/08/2019		02/08/2019	(7.85)
FIN-012519-2	Amazon	Paid by EFT #1706		01/25/2019	02/08/2019	02/08/2019		02/08/2019	35.99
FIN-012519-3	Amazon	Paid by EFT #1707		01/25/2019	02/08/2019	02/08/2019		02/08/2019	98.11
FIN-012519-4	Amazon	Paid by EFT #1708		01/25/2019	02/08/2019	02/08/2019		02/08/2019	32.00
FIN-012519-5	Amazon	Paid by EFT #1709		01/25/2019	02/08/2019	02/08/2019		02/08/2019	38.50
FIN-012519-6	Amazon	Paid by EFT #1710		01/25/2019	02/08/2019	02/08/2019		02/08/2019	63.00
FIN-012519-7	Amazon	Paid by EFT #1711		01/25/2019	02/08/2019	02/08/2019		02/08/2019	167.62
FIN-012519-8	Amazon	Paid by EFT #1712		01/25/2019	02/08/2019	02/08/2019		02/08/2019	32.00
FIN-012519-9	Groot Industries	Paid by EFT #1713		01/25/2019	02/08/2019	12/31/2018		02/08/2019	276,319.96
HJS-012519-1	Jimmy Johns	Paid by EFT #1676		01/25/2019	02/08/2019	02/08/2019		02/08/2019	86.81
HJS-012519-2	Vinis Pizza Northwest	Paid by EFT #1677		01/25/2019	02/08/2019	02/08/2019		02/08/2019	174.32
ITD-012519-1	Amazon	Paid by EFT #1637		01/25/2019	02/08/2019	02/08/2019		02/08/2019	111.60
ITD-012519-2	Google	Paid by EFT #1638		01/25/2019	02/08/2019	02/08/2019		02/08/2019	50.00
ITD-012519-3	Amazon	Paid by EFT #1642		01/25/2019	02/08/2019	02/08/2019		02/08/2019	575.85
ITD-012519-4	Amazon	Paid by EFT #1639		01/25/2019	02/08/2019	02/08/2019		02/08/2019	126.74
ITD-012519-5	HP Product SVC&RPR	Paid by EFT #1643		01/25/2019	02/08/2019	02/08/2019		02/08/2019	236.50
ITD-012519-6	Amazon	Paid by EFT #1644		01/25/2019	02/08/2019	02/08/2019		02/08/2019	162.79
ITD-012519-7	Amazon	Paid by EFT #1640		01/25/2019	02/08/2019	02/08/2019		02/08/2019	73.73
ITD-012519-8	Amazon	Paid by EFT #1641		01/25/2019	02/08/2019	02/08/2019		02/08/2019	339.90
LAS-012519-1	CDW Govt	Paid by EFT #1654		01/25/2019	02/08/2019	02/08/2019		02/08/2019	104.23
LAS-012519-10	Paypal NDEWaste	Paid by EFT #1664		01/25/2019	02/08/2019	02/08/2019		02/08/2019	83.95
LAS-012519-11	Paypal SSL57	Paid by EFT #1651		01/25/2019	02/08/2019	02/08/2019		02/08/2019	51.00
LAS-012519-12	Paypal EmailBox	Paid by EFT #1665		01/25/2019	02/08/2019	02/08/2019		02/08/2019	3.48
LAS-012519-13	Paypal ExecutivePE	Paid by EFT #1666		01/25/2019	02/08/2019	02/08/2019		02/08/2019	11.01
LAS-012519-14	Paypal ComputerPLU	Paid by EFT #1667		01/25/2019	02/08/2019	02/08/2019		02/08/2019	(69.99)
LAS-012519-15	Paypal PacificRec	Paid by EFT #1668		01/25/2019	02/08/2019	02/08/2019		02/08/2019	69.95
LAS-012519-16	Paypal Zygnerenter	Paid by EFT #1669		01/25/2019	02/08/2019	02/08/2019		02/08/2019	49.99
LAS-012519-17	Paypal TechTitans	Paid by EFT #1670		01/25/2019	02/08/2019	02/08/2019		02/08/2019	69.99
LAS-012519-18	Paypal WEP	Paid by EFT #1671		01/25/2019	02/08/2019	02/08/2019		02/08/2019	119.00
LAS-012519-19	Paypal BlueStar	Paid by EFT #1672		01/25/2019	02/08/2019	02/08/2019		02/08/2019	45.00
LAS-012519-2	CDW Govt	Paid by EFT #1655		01/25/2019	02/08/2019	02/08/2019		02/08/2019	121.92

Attachment: Warrant #4 (Warrant # 4)

Payment Date Range 02/08/19 - 02/08/19
Report By Vendor - Invoice
Summary Listing

LAS-012519-20	Paypal Mishka210	Paid by EFT #1673	01/25/2019	02/08/2019	02/08/2019	02/08/2019	110.00
LAS-012519-21	Lowes	Paid by EFT #1652	01/25/2019	02/08/2019	02/08/2019	02/08/2019	20.93
LAS-012519-22	FS XLDevelopment	Paid by EFT #1653	01/25/2019	02/08/2019	02/08/2019	02/08/2019	49.95
LAS-012519-23	Paypal CableBlders	Paid by EFT #1674	01/25/2019	02/08/2019	02/08/2019	02/08/2019	13.90
LAS-012519-24	CDW Govt	Paid by EFT #1657	01/25/2019	02/08/2019	02/08/2019	02/08/2019	5.08
LAS-012519-3	Paypal ComputerPLU	Paid by EFT #1658	01/25/2019	02/08/2019	02/08/2019	02/08/2019	69.99
LAS-012519-4	Paypal ComputerPLU	Paid by EFT #1659	01/25/2019	02/08/2019	02/08/2019	02/08/2019	69.99
LAS-012519-5	Paypal SpiaggiaFur	Paid by EFT #1660	01/25/2019	02/08/2019	02/08/2019	02/08/2019	50.00
LAS-012519-6	Paypal CentralTech	Paid by EFT #1661	01/25/2019	02/08/2019	02/08/2019	02/08/2019	58.50
LAS-012519-7	CDW Govt	Paid by EFT #1656	01/25/2019	02/08/2019	02/08/2019	02/08/2019	155.53
LAS-012519-8	Paypal Tanksley	Paid by EFT #1662	01/25/2019	02/08/2019	02/08/2019	02/08/2019	55.00
LAS-012519-9	Paypal EmailBox	Paid by EFT #1663	01/25/2019	02/08/2019	02/08/2019	02/08/2019	5.56
MDB-012519-1	Paypal Mcclurg88	Paid by EFT #1689	01/25/2019	02/08/2019	02/08/2019	02/08/2019	25.30
MDB-012519-2	Paypal TimeB4	Paid by EFT #1690	01/25/2019	02/08/2019	02/08/2019	02/08/2019	88.80
MDB-012519-3	Paypal EMW	Paid by EFT #1691	01/25/2019	02/08/2019	02/08/2019	02/08/2019	207.20
MDB-012519-4	Paypal JohnElvin26	Paid by EFT #1692	01/25/2019	02/08/2019	02/08/2019	02/08/2019	100.00
MDB-012519-5	Paypal Akovaliov	Paid by EFT #1693	01/25/2019	02/08/2019	02/08/2019	02/08/2019	24.00
MDB-012519-6	American Public Works	Paid by EFT #1694	01/25/2019	02/08/2019	02/08/2019	02/08/2019	325.00
MDB-012519-7	Paypal Adrianad17	Paid by EFT #1695	01/25/2019	02/08/2019	02/08/2019	02/08/2019	20.00
MDB-012519-8	Mariano's	Paid by EFT #1696	01/25/2019	02/08/2019	02/08/2019	02/08/2019	30.97
MWJ-012519-1	ICSC New York	Paid by EFT #1697	01/25/2019	02/08/2019	02/08/2019	02/08/2019	760.00
MWJ-012519-2	United 0162434260703	Paid by EFT #1698	01/25/2019	02/08/2019	02/08/2019	02/08/2019	594.60
MWJ-012519-3	United 01624342638100	Paid by EFT #1699	01/25/2019	02/08/2019	02/08/2019	02/08/2019	444.60
MWJ-012519-4	United 01629259887183	Paid by EFT #1700	01/25/2019	02/08/2019	02/08/2019	02/08/2019	99.00
MWJ-012519-5	United 01629259887194	Paid by EFT #1701	01/25/2019	02/08/2019	02/08/2019	02/08/2019	79.00
PDM-012519-1	IGFOA	Paid by EFT #1702	01/25/2019	02/08/2019	02/08/2019	02/08/2019	600.00
PDM-012519-2	Crains Chicago	Paid by EFT #1703	01/25/2019	02/08/2019	02/08/2019	02/08/2019	97.95
PDM-012519-3	GFOA	Paid by EFT #1704	01/25/2019	02/08/2019	02/08/2019	02/08/2019	85.00
PJ-012519-1	IL Fire and Police Commissioners Association	Paid by EFT #1650	01/25/2019	02/08/2019	02/08/2019	02/08/2019	375.00
RTO-012519-1	Amzn Mktp US MB5XC8AFO	Paid by EFT #1645	01/25/2019	02/08/2019	02/08/2019	02/08/2019	48.85
RTO-012519-2	Amzn Mktp US MB4DV6L32	Paid by EFT #1646	01/25/2019	02/08/2019	02/08/2019	02/08/2019	16.97
RTO-012519-3	Metra Palatine	Paid by EFT #1647	01/25/2019	02/08/2019	02/08/2019	02/08/2019	69.00
RTO-012519-4	Tap House Palatine	Paid by EFT #1648	01/25/2019	02/08/2019	02/08/2019	02/08/2019	44.25
RTO-012519-5	Dario's Palatine	Paid by EFT #1649	01/25/2019	02/08/2019	02/08/2019	02/08/2019	73.99
SMA-012519-1	PAYPAL *METROFIRECH	Paid by EFT #1685	01/25/2019	02/08/2019	02/08/2019	02/08/2019	40.00
SMA-012519-2	PAYPAL *METROFIRECH	Paid by EFT #1686	01/25/2019	02/08/2019	02/08/2019	02/08/2019	40.00
SMA-012519-3	PAYPAL *METROFIRECH	Paid by EFT #1687	01/25/2019	02/08/2019	02/08/2019	02/08/2019	40.00
SMA-012519-4	TAP HOUSE PALATINE	Paid by EFT #1688	01/25/2019	02/08/2019	02/08/2019	02/08/2019	912.00

Vendor 4466 - JP Morgan Chase Bank Commercial Card Totals

Invoices 77

\$287,282.64

Totals

Invoices 77

\$287,282.64

Grand Totals

Invoices 77

\$287,282.64

Attachment: Warrant #4 (Warrant # 4)



8.1.a

Warrant #4 Manual Reissue #1

Payment Date Range 02/04/19 - 02/04/19
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
Sub-Department 52-38 Public Works,Building/Grounds/Electrical									
Vendor 1674 - Ultimate Plumbing Supply									
346523	Hot Water Heater-Station 82	Paid by Check #249398		11/15/2018	12/15/2018	12/14/2018		02/04/2019	4,821.
Vendor 1674 - Ultimate Plumbing Supply Totals						Invoices	1		\$4,821.
Sub-Department 52-38 Public Works,Building/Grounds/Electrical Totals						Invoices	1		\$4,821.
Grand Totals						Invoices	1		\$4,821.

Attachment: Warrant #4 (Warrant # 4)

Consider a Motion Approving the Spring/Summer 2019 Newsletter Article Topic List

BACKGROUND:

With the Village publishing two newsletters this year, summer and fall, Staff is proposing that the spring/summer topics listed below be included in the upcoming newsletter (to be delivered to residents in late April):

Administration

Street Fest
New Businesses
Special Events
Election

Public Works

Hydrant Flushing
Hometown Pride Awards
50/50 Sidewalk & 50/50 Tree Program
2018 Water Quality Report

Finance

Vehicle Stickers

Police

Safety Articles

Community Services

Curbside Yard Waste Collection

Fire

Life Jacket Loaner Program
Safety Articles

Engineering

Infrastructure Improvements

ALTERNATIVES:

1. Approve the proposed article topics.
2. Do not approve the proposed article topics.

RECOMMENDATION:

Action is at the discretion of the Committee.

ACTION REQUIRED:

Action is at the discretion of the Committee.

Consider a Minor Amendment to the Spruce Village Planned Development to Allow a Change in Ownership and a Planned Development Time Extension for the Vacant Property Southwest of 1980 N. Rand Road

BACKGROUND:

The Village Council approved the Spruce Village Planned Development (ORD #O-21-16) in March 2016 to allow a 44-unit supportive housing apartment development. Since the initial Planned Development approval, the Village Council also authorized HODC (Home Ownership Development Corporation) as a service provider to the original developer, with a condition requiring additional Village Council review if the original ownership and development team (UP Development) were to change. HODC has now acquired the project and will serve as the lead developer and owner of Spruce Village. Therefore, the Petitioners are requesting the following:

A minor planned development amendment allow a transfer of the Spruce Village project ownership from UP Development to HODC and a Planned Development time extension until April 15, 2021.

KEY ISSUES:

- The Village Council approved an amendment to the Planned Development in October 2016 to substitute HODC (in place of the Kenneth Young Center), as the service provider for Spruce Village. UP Development has now transferred all of the ownership interest in the project to HODC, who will maintain the previously approved architectural and engineering plans for Spruce Village and pursuant to the Planned Development requirements.
- In addition to assuming the Spruce Village project, HODC owns and operates multiple other similar projects in other surrounding communities. Prior to the inclusion as a service provider in 2016, Staff reviewed their background and recommended their participation, as part of the previous Planned Development Amendment. In 2018, HODC and Spruce Village were successful in securing all of the necessary IHDA (Illinois Housing Development Authority) funding to complete this project.
- The Spruce Village Planned Development included conditions regarding increasing the building setback from the northern property line and extending a sidewalk from Spruce Village to connect to the Rand Road sidewalk. The site plan was amended to reflect a fifteen foot setback from the northern property line (ten feet was originally proposed) and the engineering plan was amended to include the required sidewalk.
- In relocating the building five feet south, the parking lot now has a line of parking spaces to the south that are 18 feet long instead of the required 19 feet. Nevertheless, there is a curb line at the end of the parking, which also allows for an overhang. The total number of parking spaces remains the same at 45. Also, as a component of the Planned Development, the developer must submit leasehold parking restrictions and a parking management plan as a component

of the building permit review.

- During the Village Council review of the Planned Development, the developer and their architectural team committed to revising the northern elevation to include additional architectural elements and also to disrupt the roof line. To accomplish this, the revised plans include adding two bay elements with gable roofs and added color contrast through gray green and white fiber cement panels, above the reddish brown brick base.
- Also, a memorandum of understanding between HODC, Spruce Village LP, and Spruce Village LLC, and any other identified agency, which outlines operational responsibilities must be submitted in a manner acceptable to the Village Attorney, prior to the issuance of a Certificate of Occupancy for this development.
- HODC submitted a revised organizational chart in order to reflect their transition from service provider to developer and owner of Spruce Village. The Petitioner has submitted for initial building permit review, pending the revised Village Council review of these changes. The developer anticipates 14-months of construction, with an anticipated completion of September 2020. Staff is recommended extending the Planned Development through April 15, 2021.

ALTERNATIVES:

1. Approve the Minor Amendment to Planned Development Ordinance #O-21-16.
2. Do not approve the Minor Amendment to Planned Development Ordinance #O-21-16.

RECOMMENDATION:

Staff recommends approval of the Minor Amendment to the Spruce Village Planned Development Ordinance #O-21-16.

ACTION REQUIRED:

A motion to approve the Minor Amendment to Planned Development Ordinance #O-21-16 for the vacant property southwest of 1980 N. Rand Road.

Consider a Motion Authorizing the Village Manager to Execute the Fourth Amendment to the Previously Approved Purchase Agreement for the Vacant Property Located to the West of 1980 N. Rand Road

BACKGROUND:

The Subject Property, containing approximately 1 acre of vacant land, is located near the northwest corner of the Rand Road & Spruce Drive intersection (west of 1980 N. Rand Road).

KEY ISSUES:

- ✓ The Subject Property is adjacent to the existing Firestone Tire Center, located at 1980 N. Rand Road, and does not have frontage on Rand Road.
- ✓ The Subject Property is located within a TIF District, and as such the Village completed a Notice of Development Opportunity process in 2015. Following the Notice of Development Opportunity, the Council directed Staff to negotiate the sale of the property to Spruce Village, LLC.
- ✓ The initial Purchase Agreement was executed in November, 2015, with amendments to the Purchase Agreement approved in May and October of 2016.
- ✓ Spruce Village, LLC is seeking a fourth amendment to the Purchase Agreement. The proposed amendment would adjust the closing date to no later than July 31, 2019 (the existing closing date is no later than March 7, 2019).

ALTERNATIVES:

1. Authorize the Village Manager to execute the Fourth Amendment to the Purchase Agreement.
2. Do not authorize the Village Manager to execute the Fourth Amendment to the Purchase Agreement.

RECOMMENDATION:

Staff recommends a motion authorizing the Village Manager to execute the Fourth Amendment to the previously approved Purchase Agreement with Spruce Village, LLC.

Consider a Motion to Award a Contract for the Village's 2019 Street Resurfacing Program

BACKGROUND:

On a yearly basis, the Village of Palatine undertakes a street resurfacing program designed to upgrade and maintain the Village's stated goal of having all streets at the "good" level as defined by the COE-APWA Micro Paver Program.

Twenty-six sections of street have been identified, resurfacing approximately 23,823 feet or 4.51 miles. In addition, the proposed work includes 28 inlet structures to be replaced, 13,705 square feet of sidewalk replaced for ADA accessible ramps, approximately 27,214 feet of curb/gutter replaced and new gutter installed, along with base course repairs.

KEY ISSUES:

- The street resurfacing program's major funding source is State Motor Fuel Tax (MFT) funds, thus bidding and contract awards must be in accordance with IDOT procedures.
- On Tuesday, February 5, 2019, six bids were received that were properly prepared, with affidavits completed and signatures executed, and therefore found to be compliant.
- The engineer's opinion of probable cost for this project was \$1,905,227.31. The low bid is almost 14% under the amount estimated when the 2019 Budget was adopted.
- Arrow Road Construction Company of Elk Grove Village, Illinois submitted the lowest compliant bid in the amount of \$1,698,456.86.

ALTERNATIVES:

1. Award the contract for the 2019 Street Resurfacing Program to Arrow Road Construction Company.
2. Refer back to Staff with comments.

RECOMMENDATION:

It is recommended that the contract for the 2019 Street Resurfacing Program be awarded to Arrow Road Construction Company of Elk Grove Village, Illinois in the amount of \$1,698,457.

BUDGET IMPACT:

Funds in the amount of \$1,982,395 have been budgeted in the 2019 Capital Improvement Program, thus the low compliant bid will result in a savings of nearly \$283,938. With this savings, Staff will be evaluating the potential for resurfacing an additional street.

ACTION REQUIRED:

Motion to award the contract for the 2019 Street Resurfacing Program to Arrow Road Construction Company of Elk Grove Village, Illinois in the amount of \$1,698,457.

Consider a Motion Authorizing the Village Manager to Execute a Proposal for Design Engineering Services for Mallard Drive/Eaton Court and West Wood Street Water Main Replacement Design

BACKGROUND:

Annually, the Village has completed a water main replacement to address locations which have experienced high volumes of breaks. As planned with the Master Water System Improvement Program, adopted in 2010, the annual investment has increased from \$250,000 to approaching \$2,000,000. The increase in volume has exceeded in house Staff capacity and thus consulting engineering is recommended.

KEY ISSUES:

- The water mains on West Mallard Drive, from Illinois to Middleton, and on West Wood Street, from Woodwork Lane to Cedar Street, have experienced a high number of breaks. Replacement of these facilities is in the 2019 Capital Improvement Plan.
- The West Eaton Court cul-de-sac will also be designed and bid as an additive alternate.
- The design cost for West Mallard Drive would be \$32,592 and the Wood Street cost would be \$17,342.
- Engineering services are recommended to prepare for the installation of a replacement water main and would include site surveying, Illinois Environmental Protection Agency permitting, development of plans, and preparation of specifications for bidding purposes.

ALTERNATIVES:

1. Authorize the Village Manager to execute the proposal from BLA, Incorporated.
2. Refer back to Staff with comments.

RECOMMENDATION:

It is recommended that the Village Manager be authorized to execute the proposal from BLA Incorporated of Itasca, Illinois for design engineering services for the West Mallard Drive and West Wood Street water main replacement in the amount of \$49,934.

BUDGET IMPACT:

Funds are available in the 2019 Capital Improvement Program to accommodate the proposed services. Water funds are proposed for the design of Mallard and Eaton while the Downtown Tax Increment Financing District is proposed to fund the design of Wood Street.

ACTION REQUIRED:

Motion to authorize the Village Manager to execute the proposal from BLA, Incorporated of Itasca, Illinois for design engineering services for the West Mallard Drive and West

Wood Street water main replacement in the amount of \$49,934.

Consider a Resolution for Maintenance of Village-Owned Utilities within State Right-of-Way Without a Bond

BACKGROUND:

Illinois Compiled Statutes Chapter 605 ILCS 5/4-208 and 5/9-113 require that any person, firm, or corporation desiring to do work in State maintained right-of-way must first obtain a written permit from the Illinois Department of Transportation (IDOT). IDOT requires a surety bond with each permit application to insure that all work is completed in accordance with State specifications and that the right-of-way is properly restored. This includes emergency work on water mains and sewers.

KEY ISSUES:

- For municipalities, a resolution is acceptable in lieu of securing a surety bond for each permit. IDOT allows resolutions to be enacted for periods of two years.
- Enacting a two year resolution will save time and effort, as well as reduce the paperwork associated with an annual resolution.

ALTERNATIVES:

1. Adopt the resolution for a period of two years from March 1, 2019 through February 28, 2021.
2. Refer back to Staff with comments.

RECOMMENDATION:

Staff recommends adoption of the Resolution for Construction on State Highways with IDOT from March 1, 2019 through February 28, 2021.

ACTION REQUIRED:

Motion to adopt the Resolution for Construction on State Highways with IDOT from March 1, 2019 through February 28, 2021.

Consider an Ordinance Transferring an Existing Special Use Ordinance for a Service Station and Automobile Laundry (Mobil Gas Station) at 1228 E. Dundee Road

BACKGROUND:

The Subject Property contains the Mobil gas station and is operating under an existing Special Use. Buchanan Energy (Buck's Inc.) is requesting to transfer the existing Special Use to permit the continued operation of the business at 1228 E. Dundee Road. Therefore, the Petitioner is requesting approval of the following:

Special Use Transfer of Ordinance #O-124-86 to Buchanan Energy (Buck's Inc.) to permit the continued operation of a service station and automobile laundry (Mobil gas station) at 1228 E. Dundee Road.

KEY ISSUES:

- A Special Use for the existing Mobil gas station was approved for the Subject Property in 1986 and transferred to Kevin Gheewala in 2015 (per Ordinance #O-162-15).
- The Petitioner is not requesting any changes to the business operations or floor plan. The gas station will change names from Mobil to Bucky's Mobil.
- Any future changes to the floor plan or business operations will require additional Village review.

ALTERNATIVES:

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

RECOMMENDATION:

Staff recommends approval of the Special Use Transfer to Buchanan Energy (Buck's Inc.) at 1228 E. Dundee Road.

ACTION REQUIRED:

A motion transferring Special Use Ordinance #O-124-86 to Buchanan Energy (Buck's Inc.) for the continued operation of a service station and automobile laundry (Mobil gas station) at 1228 E. Dundee Road.

ATTACHMENTS:

- Aerial 1228 E. Dundee Road
- ORD SU Transfer 1228 E. Dundee Road

- Special Use transfer application
- O-124-86 - SU Ordinance
- O-162-15 - SU Transfer

8.8.a



ORDINANCE NO. _____

**AN ORDINANCE TRANSFERRING SPECIAL USE ORDINANCE #O-124-86
1228 E. DUNDEE ROAD**

WHEREAS, Ordinance #O-124-86 granted a Special Use for the operation of a service station and automobile laundry (Mobil gas station), which was subsequently transferred in 2015 on the property commonly known as 1228 E. Dundee Road; and

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

WHEREAS, since the Village Council did meet on February 18, 2019 to review a request by Buchanan Energy (Buck's Inc.) that the Special Use be transferred to permit the continued operation of a service station and automobile laundry (Mobil gas station), with no substantial changes except a name change (Bucky's Mobil), and it was the recommendation of the Village Council that the transfer of the Special Use to Buchanan Energy (Buck's Inc.) be approved without amendment.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine:

SECTION 1: That the Special Use granted by Ordinance #O-124-86 is hereby transferred to Buchanan Energy (Buck's Inc.) to (Bucky's Mobil).

SECTION 2: All conditions of Special Use Ordinance #O-124-86 shall remain in full force and effect.

DATED: This _____ day of _____, 2019

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

APPROVED by me this _____ day of _____, 2019

Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk
this _____ day of _____, 2019.

Village Clerk

VILLAGE OF PALATINE

SPECIAL USE TRANSFER

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

Required Materials

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

Business Owner(s):

STEVE BUCHANAN

Subject Property Address:

1228 E DUNDEE RD. PALATINE IL 60074

The owner(s) listed above are requesting that Special Use Ordinance # 0-124-86 be transferred from DUNDEE AND BALDWIN GAS AND WASH to individual(s) and/or company listed above. I have read the ordinance(s) and agree to comply with all applicable ordinance(s) and any conditions contained therein. As the new business owner(s), the following changes (if any) are proposed to the business operation and/or floor plan:

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: Special Use transfer application (1228 E. Dundee Road - SU Transfer for Mobil Gas Station (CA))

ORDINANCE NO. 0-124-86

AN ORDINANCE
GRANTING A SPECIAL USE
FOR AN AUTOMOBILE SERVICE STATION,
AUTOMOBILE LAUNDRY, AND
SIGN VARIATIONS
1228 DUNDEE ROAD

WHEREAS, pursuant to a petition and public hearing, held on September 15, 1986; of which public notice was given as required by law, the Planning, Building and Zoning Committee of the Palatine Village Board, in accordance with the Municipal Code of the Village of Palatine, in such case made and provided, has held such public hearing and reported its findings to the President and Board of Trustees of the Village of Palatine on the following legally described property:

The West 170 feet of the East 236 feet of the North 170 feet of the South 240 feet of the East 1/2 of the Southwest 1/4 of Section 1, Township 42 North, Range 10, East of the Third Principal Meridian in Cook County, Illinois.

ALSO:

The East 66 feet of the North 170 feet of the South 240 feet of the East 1/2 of the Southwest 1/4 of Section 1, Township 42 North, Range 10 East of the Third Principal meridian, in Cook County, Illinois,
Commonly known as 1228 Dundee Road (northwest corner of Dundee and Baldwin Roads).

(hereinafter sometimes called the "subject property")

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

SECTION 1: A special use be granted for an automobile service station and automobile laundry pursuant to Section 6.03 of Appendix A, Zoning Ordinance of the Village of Palatine.

SECTION 2: A variation of five (5) square feet be granted to allow a ground sign of 105 square feet instead of the 100 square feet maximum allowed in Section 15-62, Code of Ordinances, Palatine, Illinois.

SECTION 3: A variation of four (4) feet be granted to allow a ground sign to be four (4) feet above grade at the lowest point instead of eight (8) feet minimum allowed in Section 15-64 of the Code of Ordinances, Palatine, Illinois.

SECTION 4: That the petition for special use, a copy of the public notice and the report of the Planning, Building and Zoning Committee be attached hereto and form a part of this ordinance.

SECTION 5: That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED: This 29 day of September, 1986

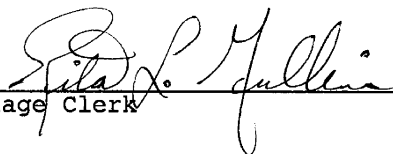
AYES: 6 NAYS: 0 ABSENT: 0 PASS: 0

APPROVED by me this ²⁹29 day of September, 1986



President of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 29
day of September, 1986



Village Clerk

DEPT. OF COMMUNITY DEVELOPMENT
VILLAGE OF PALATINE

Zoning Docket # 8.8.d

Property recorded in Torrens

Filing fee \$

PETITION FOR HEARING

PLEASE CHECK APPLICABLE PROCEEDING:

 X Rezoning X Special Use X Variation

PLEASE PRINT OR TYPE IN INK Planned Development

1. Name of Petitioner(s): Mobil Oil Corporation

Address: 3225 Gallows Rd. Fairfax Virginia 22037
City, State, Zip

Telephone No: 703- 849 - 3504 Business Telephone No:

2. Authorized Agent of petitioner (if different):

Name: Charles Wagner

Address: Box 941006 Schaumburg, IL 60194
City, State, Zip

Telephone No: 351 - 9043

3. Property interest of Petitioner(s) Owner

4. Address of the property for which this application is being filed.
1228 Dundee Road Palatine, Illinois

5. All existing land uses on the property are:
Gasoline facility with convenience foods

6. The proposed use(s) on the property, if this petition is approved (are): Gasoline facility with Mobil Mart and rollover brush car wash in a separate building

7. Current zoning of property in question: C4 in Cook County

8. State the specific action requested. Cite ordinance numbers and distances where applicable. (Examples: Variation from Section 5. Variation to permit a four (4) foot side yard, or zoning change to B-1 Shopping Center District, etc.).

Annexation

Zoning change from R1 to B2

Special Use for gasoline facility, Mobil Mart, and car wash

Identification sign size variation 27.303 Sec. 15.62

Ground sign open space variation 27.304 Sec. 15.63

9. The applicant's signature below indicates that the information contained in this application and on any accompanying documents is true and correct to the best of his (her) knowledge.

8/23/86
Date

Charles Wagner

SUBSCRIBED and SWORN to
before me this 23 day
of 8, 1986.

Howard H. Alcega
Notary Public

X ORDINANCE DESCRIPTION Consider Ordinance Granting Special Use
 RESOLUTION and Variations for 1228 East Dundee Road. (Mobil Oil)
 MOTION DISTRICT: 4 (after annexation)
 PUBLIC HEARING
 DISCUSSION ONLY

BACKGROUND

Petitioner requests special uses for a service station and an automobile laundry for 1228 East Dundee Road as part of annexation and rezoning. "B-2" zoning allows service stations and car washes as special uses. Two sign variations are requested; (1) a variation of five (5) feet to allow a ground sign of 105 square feet instead of 100 square feet maximum allowed in Section 15-62 of the Municipal Code, and (2) a variation of four (4) feet to allow a ground sign to be four (4) feet above grade at the lowest point instead of eight (8) feet minimum allowed in Section 15-64. The referenced sections are not in the Village Zoning Ordinance, but are in Chapter 15 of the Municipal Code which authorizes the Village Board to grant variations from the code.

DISCUSSION The proposed uses on the site are designed for the protection of neighboring property and provides plenty of stacking or queuing area for cars. Neighboring property will not be negatively impacted by the design. The variation in signage is slight. The variations are needed to provide the site with Mobil's standard sign package, which is modern looking signage that blends in with the landscaping. The proposed sign would be permitted in the County without variation, if the petitioner chose to do the redevelopment in the County.

NOTE: THIS ORDINANCE WAS APPROVED UNANIMOUSLY IN
 COMMITTEE ON 9/15/86

ALTERNATIVES

- 1) Approve ordinance.
- 2) Do not approve ordinance.

RECOMMENDATION OR CONCLUSION Staff recommends approval of the special uses and variations. The standards for both actions are met. It will not injure surrounding property values or the public health, safety, and welfare.

BUDGET IMPACT

- 1) Annual Village Property Tax Revenue of \$2,600.
- 2) Annual Village Sales Tax Revenue of \$1,000.

ACTION REQUIRED Motion to recommend approval of ordinance granting special uses and variations to 1228 East Dundee Road.

ORDINANCE NO. 0-162-15

**AN ORDINANCE TRANSFERRING SPECIAL USE ORDINANCE #0-124-86
1228 E. DUNDEE ROAD**

Attachment: O-162-15 - SU Transfer (1228 E. Dundee Road - SU Transfer for Mobil Gas Station (CA))

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on December 14, 2015

ORDINANCE NO. 0-162-15AN ORDINANCE TRANSFERRING SPECIAL USE ORDINANCE #0-124-86
1228 E. DUNDEE ROAD

WHEREAS, Ordinance #0-124-86 granted a Special Use for the operation of an existing Mobil Station, on the property commonly known as 1228 E. Dundee Road; and

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

WHEREAS, since the Village Council did meet on December 14, 2015 to review a request by Kevin Gheewala that the Special Use be transferred to permit the continued operation of an existing Mobil Station, with no substantial changes, and it was the recommendation of the Village Council that the transfer of the Special Use to Kevin Gheewala, be approved without amendment.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine:

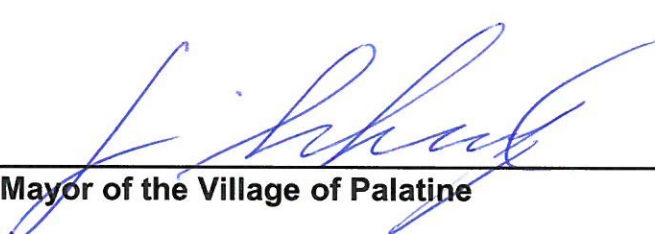
SECTION 1: That the Special Use granted by Ordinance #0-124-86 is hereby transferred to Kevin Gheewala to permit the continued operation of an existing Mobil Station.

SECTION 2: All conditions of Special Use Ordinance #0-124-86 shall remain in full force and effect.

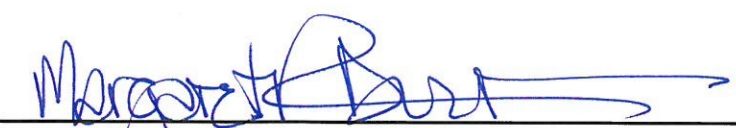
DATED: This 14th day of December, 2015

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

APPROVED by me this 14th day of I December, 2015


 Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk
this 14 day of December, 2015.


 Village Clerk

Consider Motion to Approve the Letter of Credit Release and Commencement of the One-Year Maintenance Period for Stone Garden

BACKGROUND:

In March, 2016, the Village Council accepted two Letters of Credit in the amount of \$122,988 and \$50,000 to ensure completion of the public improvements and planned development for Stone Garden Subdivision. The Public Improvement letter of credit was recently reduced down to \$7,549. The Developer is now requesting the release of the Planned Development Letter of Credit and commencement of the one year maintenance period. Therefore, the Petitioner is seeking approval of the following:

Authorization to release the Planned Development Letter of Credit and commence the one year maintenance period.

ANALYSIS:

- The Petitioner has completed all of the public improvements, as outlined in their Subdivision Improvement Agreement. These items have been inspected and approved by the Department of Engineering.
- The public improvement security was reduced to \$7,549, which will still cover the costs of the one-year maintenance period.
- All of the homes have received the required certificates of occupancy and therefore, the Planned Development Letter of Credit (\$50,000) may be released.

ALTERNATIVES:

1. Authorize the release of the Planned Development Letter of Credit and commencement of the one year maintenance period.
2. Do not authorize the release of the Planned Development Letter of Credit and commencement of the one year maintenance period.

RECOMMENDATION:

Staff recommends the release of the Planned Development Letter of Credit and commencement of the one year maintenance period for Stone Garden Subdivision.

ACTION REQUIRED:

Motion to approve a resolution granting the release of the Planned Development Letter of Credit and commencement of the one-year maintenance period for the development known as Stone Garden Subdivision.

ATTACHMENTS:

- Stone Garden aerial map

- RES - Stone Garden Release and one year maintenance

Stone Garden - Village of Palatine - GIS



RESOLUTION NO. _____

Resolution Authorizing the release of the Planned Development Letter of Credit and commencement of the one year maintenance period for Stone Garden Subdivision Pursuant to the Village of Palatine Municipal Code, Appendix B, Subdivisions, Section 9.02

WHEREAS, on the 29nd day of March, 2016, Brockway North LLC, for good and valuable consideration agreed to install certain Project Improvements at the Stone Garden Subdivision; and

WHEREAS, pursuant to Section 9.02 of Appendix B of the Palatine Municipal Code, an owner or developer of a subdivision is required to deposit certain security or evidence thereof with the Village of Palatine to guarantee the installation of such Project Improvements; and

WHEREAS, in the matter of the development at Newberry Lane Subdivision, a letter of credit - #1387 (Oxford Bank), in the amount of \$50,000 was deposited with the Village of Palatine on the 29nd day of March, 2016 to ensure the completion of the project improvements; and

WHEREAS, Stone Garden Subdivision has received the Final Occupancy approval from the Village of Palatine an application for the release of the Planned Development letter of credit (#1387) in the amount of \$50,000.

WHEREAS, an inspector with the Village's Engineering Department has determined that the improvements were satisfactorily completed and the one year maintenance period may commence. The Public Improvement

Letter of Credit was previously reduced down to \$7,549, which will remain through the one year maintenance period.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Village of Palatine that:

SECTION 1: Approval pursuant to the Palatine Municipal Code, Appendix B Section 9.02 be and is hereby granted for the letter of credit release (#1387) in the amount of \$50,000.

SECTION 1: Preliminary approval pursuant to the Palatine Municipal Code, Appendix B Section 9.02 be and is hereby granted for the one year maintenance period to commence.

SECTION 2: The letter of credit (#1386) having a value of \$7,549 will remain in place during the one year maintenance period.

PASSED: This _____ day of _____, 2019.

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

Mayor

ATTESTED and FILED in the Office of the Village Clerk this _____

day of _____, 2019.

Village Clerk

Consider a Motion Approving the St. Pat's Party, Including Waiver of the Sound Amplification Ordinance, on March 16 & 17, 2019 at Tap House Grill, 56 W. Wilson Street

BACKGROUND:

Tap House Grill is proposing to host a St. Pat's Party on March 16 (Saturday) & 17 (Sunday), 2019. The event will be held in a portion of the Tap House Grill parking lot with live music/DJ, and Irish themed food and beer. The proposed hours for the event are Saturday, 9 AM - 10 PM and Sunday, 9 AM - 6 PM.

KEY ISSUES:

The proposed event will consist of a tent (40' x 80') and a small stage area. The tent would be located in the parking lot on the east side of their building. The parking lot would be closed Friday, March 15, at 9AM and reopen on Monday, March 18, at 10 AM.

The approved times for Tap House Grill's past St. Patrick's Day events were as follows:

<u>Date of Event:</u>	<u>Tent Hours:</u>	<u>Sound Waiver Hours:</u>
March 19, 2016	11 AM - 10 PM	1 PM - 5 PM
March 11, 2017	11 AM - 5 PM	Noon - 4PM
March 17, 2018	11 AM - 10 PM	Noon - 8 PM

Proposed 2019 Event:

March 16 (Sat.)	9 AM - 10 PM	9 AM - 10 PM
March 17 (Sun.)	9 AM - 6 PM	9 AM - 6 PM

Staff has concerns with the proposed hours due to the length of the event (2 days) and the associated sound waiver hours. In past years, a sound waiver was only granted for a portion of time in which the tent was used. In addition, the approved hours for sound amplification ranged from mid-day (Noon or 1 PM) until later afternoon (4 PM and 5 PM) or early evening (8 PM). The length of the event (2 days) would be less impactful on the surrounding properties if the permitted hours for the tent and sound waiver were more consistent with past years. Staff suggests the following hours be considered:

	<u>Tent Hours:</u>	<u>Sound Waiver Hours:</u>
March 16 (Sat.)	9 AM - 10 PM	11 AM - 10 PM
March 17 (Sun.)	10 AM - 6 PM	11 AM - 6 PM

ALTERNATIVES:

1. Approve a waiver of the Sound Amplification Ordinance for Tap House Grill on Saturday & Sunday, March 16 & 17, 2019.

2. Do not approve a waiver of the Sound Amplification Ordinance for Tap House Grill on Saturday & Sunday, March 16 & 17, 2019.

RECOMMENDATION:

Staff recommends approval of the tent and sound amplification hours as outlined above.

ACTION REQUIRED:

A motion to approve a waiver of the Sound Amplification Ordinance at Tap House Grill, 56 W. Wilson Street, on Saturday & Sunday, March 16 & 17, 2019.

Consider an Ordinance Granting Variations for the Number and Total Square Footage of Wall Signs at 239 E Northwest Highway

BACKGROUND:

The Petitioner is proposing to purchase the existing Ace Hardware and update the signage to both rebrand the store and include additional attached signs. Therefore, the Petitioner is requesting:

- 1) Variation to allow five (5) attached signs, instead of maximum allowed one sign; and**
- 2) Variation to allow gross surface area of five (5) attached signs to be 637 square feet instead of the allowed 180 square feet.**

KEY ISSUES:

- The Subject Property is zoned B-2 General Business District and contains the existing Palatine Plaza shopping center.
- The Subject Tenant Space is the Ace Hardware location. The Petitioner is proposing to acquire the store and is requesting zoning relief for new attached signage. The tenant space has approximately 120 linear feet of store frontage. Per Ordinance #O-177-97, Palatine Plaza shopping center is allowed 1.5 square feet of signage per linear foot of store frontage. This would allow a maximum 180 square-foot attached signage.
- The Village Council has previously approved attached signage zoning variations for larger tenant spaces within Palatine Plaza. This included granting Dominick's a 360 square foot sign in 1985 and permitting Hobby Lobby to have five attached signs (one is permitted by Code) in 1999.
- The Petitioner is proposing to reuse the existing Ace Hardware framing and install a new, comparably sized, "Ace Hardware" sign of approximately 252 square feet. The sign would also include the name of the specific Ace store ("Mutual") and would also include "& Rental". Currently, the Petitioner is planning to only add "Mutual Ace Hardware" with the intention on adding "& Rental" in the future, when the rental component is established at this location.
- This tenant space is setback approximately 360 feet from Northwest Highway, which presents a visibility concern for attached signage. The curvature and alignment of Northwest Highway, in conjunction with the depth of the setback, can impact the recognition of attached signage at this shopping center.
- In order to better assess the actual square footage of the proposed signage, the following table divides the signs separately into 5 signs. This includes one ownership sign ("Mutual Ace Hardware & Rental") and 4 store available product signs. The total square footage of sign relief is 637 square footage, which reflects the Code requirement of the maximum dimensions of the sign frame and width.

The taller Ace portion of the sign increases the required square footage relief and also includes approximately 40% of non-sign space, as indicated:

	Dimensions	Square footage
4 store available product Signs	4 X 7	112
Ace Sign	6.25 X 84	525
Total		637
Calculated area without actual signage included	3 x 69	-207
Actual Signage square footage		430

ALTERNATIVES:

1. Approve the Variations to allow 5 attached signs and the total square footage to be 637 square feet.
2. Do not approve the Variations to allow 5 attached signs and the total square footage to be 637 square feet.

RECOMMENDATION:

Public Hearing: ZBA meeting - February 12, 2019
 Residents testifying: None
 Vote: The ZBA voted to recommend approval of the request 3-1 (with one abstention). Staff is supportive of the total number of signs and the overall square footage of relief requested. Nevertheless, Staff recommends Action at the Village Council's discretion, with the proposed "Stihl" sign on the main facade.

ACTION REQUIRED:

A motion to approve the ordinance granting Variations to allow 5 attached signs and the total square footage to be 637 square feet.