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 5, 2024

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 - January 15, 2024

IV. MAYOR'S REPORT

1. As Submitted

V. RECESS TO THE COMMITTEE OF THE WHOLE

VI. COMMITTEE OF THE WHOLE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. Consider a Motion Approving a Waiver of the Village of Palatine's Sound Amplification Ordinance for the St. Pat's Post Parade Event on March 16, 2024 at Tap House Grill, 56 W. Wilson Street (Council District: Six)

2. As Submitted

B. POLICE POLICY & CODE SERVICES COMMITTEE

TIM MILLAR, CHAIRMAN

1. Consider an Ordinance Granting Special Uses to Permit Home Additions to Encroach into the Required Front and Side Yard Setbacks at 224 W. Kenilworth Avenue (Council District: Two)

2. Consider an Ordinance Granting a Special Use to Permit a Medical Office (Massage Therapy/Chiropractic Clinic) at 2001 N. Rand Road (Council District: Three)

3. Consider an Ordinance Granting a Special Use for a Preschool/Day Care Facility at 1377 N. Rand Road (Council District: Four)

4. As Submitted

C. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. Consider an Ordinance Amending Chapter 6, Building Codes and Regulations of the Village of Palatine Code of Ordinances Regarding the International Energy Code

2. As Submitted

D. BUSINESS FINANCE & BUDGET COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted

E. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

GREG SOLBERG, 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 2024 Warrant #3

2. Consider a Motion Approving a Waiver of the Village of Palatine's Sound Amplification Ordinance for the St. Pat's Post Parade Event on March 16, 2024 at Tap House Grill, 56 W. Wilson Street (Council District: Six)

3. Consider an Ordinance Granting Special Uses to Permit Home Additions to Encroach into the Required Front and Side Yard Setbacks at 224 W. Kenilworth Avenue (Council District: Two)

4. Consider an Ordinance Granting a Special Use to Permit a Medical Office (Massage Therapy/Chiropractic Clinic) at 2001 N. Rand Road (Council District: Three)

5. Consider an Ordinance Granting a Special Use for a Preschool/Day Care Facility at 1377 N. Rand Road (Council District: Four)

6. Consider an Ordinance Amending Chapter 6, Building Codes and Regulations of the Village of Palatine Code of Ordinances Regarding the International Energy Code

7. Consider a Resolution Concluding the Required One-Year Maintenance Period for the Autumn Road Subdivision and Releasing the Remaining Autumn Lane Security Deposit Security (Council District: One)

8. Consider a Resolution Granting a Security Deposit Reduction, Commencement of the 1-Year Maintenance Period, and Release of the Planned Development Security Deposit for LPC Subdivision (Council District: Two)

9. Consider a Resolution Granting a Security Deposit Reduction and Commencement of the Required One-Year Maintenance Period for Pancorvo Subdivision (Council District: One)

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted

B. BUSINESS FINANCE & BUDGET COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

GREG SOLBERG, CHAIRMAN

1. As Submitted

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted

F. POLICE POLICY & CODE SERVICES COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted

X. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted

B. VILLAGE CLERK

1. As Submitted

C. VILLAGE ATTORNEY

1. As Submitted

XI. CLOSED SESSION AS REQUIRED

XII. RECOGNITION OF AUDIENCE

XIII. ADJOURNMENT

VILLAGE OF PALATINE

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

MINUTES

JANUARY 15, 2024

Regular Meeting **7:00 PM**

Minutes Acceptance: Minutes of Jan 15, 2024 7:00 PM (APPROVAL OF MINUTES)

I. ROLL CALL – Time: 7:00 PM

Attendee Name	Title	Status	Arrived
Jim Schwantz	Mayor	Present	
Tim Millar	District 1 Councilman	Absent	
Scott Lamerand	District 2 Councilman	Absent	
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, Deputy Village Manager Hadley Skeffington-Vos, Village Attorney Patrick Brankin, Director of Community Development Mike Jacobs, Director of Planning & Zoning Ben Vyverberg, Director of Public Works Matt Barry, Police Chief Dave Daigle, Fire Chief Patrick Gratzianna, IT Director Larry Schroth, Director of Finance Paul Mehring, and Director of Human Resources Pam Jackson

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

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

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

1. Village Council & Committee of the Whole - Regular Meeting - January 8, 2024 - **Accepted**

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Myslinski, Solberg, Kozlowski, Helms
ABSENT:	Millar, Lamerand

IV. MAYOR'S REPORT

1. As Submitted **-**

Mayor Schwantz announced upcoming events:

Sunday, January 21: 8 AM - 12 PM
Knights of Columbus Pancake Breakfast Fundraiser
Benefitting St. Theresa's LIFT High School Youth Ministry
St. Theresa's Lower Dolan Center

Saturday, January 20:
Palatine Winter Market, is cancelled due to weather.
Katich will have orders for pick up.

Saturday, January 20: PAFA
Watch Party Fundraiser during the NFC and AFC Divisional Playoffs at the American Legion Post 690, must be 21 and over.

V. RECESS TO THE COMMITTEE OF THE WHOLE

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

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

VI. COMMITTEE OF THE WHOLE

A. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:01 PM

TIM MILLAR, CHAIRMAN

In the absence of Chairman Millar and Vice Chairman Lamerand, Mayor Schwantz asked for concurrence of the Council to name Councilman Myslinski to serve as Chairman for this evening. Council concurred.

1. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Car Wash Facility at 101 W. Northwest Highway **- Motion Carried by Voice Vote** (Council District: Six)

   Planning & Zoning Director Ben Vyverberg recommended approval of Mac's Convenience Stores LLC's request for a transfer of the existing Special Use to permit the continued operation of a car wash facility at this location (currently Rainstorm Car Wash).

Minutes Acceptance: Minutes of Jan 15, 2024 7:00 PM (APPROVAL OF MINUTES)

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

2. Consider an Ordinance Granting Variations to Permit a Residential Driveway to Exceed the Applicable Driveway Width Regulations at 721 E. Mill Valley Road **- Motion Failed by Roll Call** (Council District: Six)

Planning & Zoning Director Ben Vyverberg presented the petitioner's request for Variations for a driveway extension, which after its construction, exceeds the width approved through the issued building permit: 32 feet wide (maximum permitted 30 feet and 25 feet wide within 5 feet of the property line).

After the driveway expansion permit was issued, the pre-pour inspections failed due to the layout/size of the driveway not complying with the approved plans. Despite the failed inspection, the driveway was constructed and now requires zoning relief to remain as built. The Village received an e-mail from the contractor acknowledging the failed inspection and that the driveway was constructed anyway. As built, the total driveway width is 32 feet and 30 feet, within 5 feet of the property line, both of which require variations.

The maximum driveway width was determined during the inspections, after the permit's expiration and citation for not completing the permit process and inspections. Had the driveway expansion provided the approved 5’ setback, no relief would be required. The removal of the brick pavers along the west side of the driveway would eliminate the need for relief from the maximum driveway width limitations.

Staff did not identify any unique circumstance associated with the petition, or the subject property, to warrant the requested relief. Although Planning and Zoning Commission voted to approve, staff recommended denial of the requested variations as there is no unique circumstance warranting the needed width.

Councilman Myslinski noted that this contractor frequently works in Palatine and asked if the removal of the bricks would help to bring this into compliance.

Mayor Schwantz confirmed that the contractor did not comply with Village requirements, the pre-pour inspection, and he went ahead and poured the driveway in opposition to Village requirements.

Councilman Helms stated the driveway should be reconstructed to Village standards at no cost to the homeowner.

Minutes Acceptance: Minutes of Jan 15, 2024 7:00 PM (APPROVAL OF MINUTES)

Vyverberg stated there is no inherent need for the width. The contractor was the primary contact with the Village.

Jodi Hill, 721 E. Mill Valley Road, stated she was not aware that the permit from two years ago was never closed out. Covid played into the construction. Jodi continually asked contractors to correct forming.

Vyverberg confirmed that the 5-foot setback was approved, but not adhered to.

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

3. As Submitted **-**

   Nothing was submitted.

B. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:19 PM

DOUG MYSLINSKI, CHAIRMAN

1. Consider a Motion Authorizing the Village Manager to Accept a Proposal for Architectural and Engineering Services for the Combined Service Facility **- Approved by Voice Vote** (Council District: Two)

   Public Works Director Matt Barry reported In 2021, an expansion of space was determined necessary at the Combined Service Facility on Illinois Avenue.

   The Park District-owned 2-acre parcel at 150 West Michigan Avenue was identified as a location for a new support facility where Wold performed a preliminary study for a garage structure that can provide for the most cost-efficient proposed structure north of Michigan Avenue. The designing, planning and budget preparation of this work are expected to be completed by April 2024. Staff recommends approval.

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

2. As Submitted **-**

   Nothing was submitted.

Minutes Acceptance: Minutes of Jan 15, 2024 7:00 PM (APPROVAL OF MINUTES)

C. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 7:21 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. Motion to Authorize the Village Manager to Enter Into an Agreement with Conference Technologies for Updating the Police Training Room Audio / Visual System **- Approved by Voice Vote**

   IT Director Larry Schroth reported three proposals for updated A-V systems for Police Training Room were obtained. Conference Technologies (CTI) submitted the lowest compliant price utilizing Interlocal Purchasing System (TIPS) for cooperative pricing for the Village of Palatine. The cost shortfalls for this project are being made up by re-allocations of CY23 operating budget savings from the Police Department. Staff recommends approval.

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

2. Consider a Motion to Approve the Temporary Closure of Streets for the St. Patrick's Day Parade and a Waiver of the Village's Sound Amplification Ordinance for a St. Paddy's Party at 180 N. Smith Street on Saturday, March 9, 2024 **- Approved by Voice Vote** (Council District: Six)

   Deputy Village Manager Hadley Skeffington-Vos presented Durty Nellies and Vicarious Multimedia's revised proposal to host a St. Pat's Day Parade on March 16. The organizers are to reimburse the Village for any Police/Fire/Public Works services for the event. The Village Manager shall have the authority to cancel the parade in the event of inclement weather. A post-parade event in their parking lot is proposed to include a tent and live music as in past years.

   Village Attorney recommended removing this item from the Consent Agenda to Standing Committee due to a change in the published agenda.

RESULT:	**APPROVED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Greg Solberg, District 4 Councilman
AYES:	Schwantz, Myslinski, Solberg, Kozlowski, Helms
ABSENT:	Millar, Lamerand

3. As Submitted **-**

   Nothing was submitted.

Minutes Acceptance: Minutes of Jan 15, 2024 7:00 PM (APPROVAL OF MINUTES)

D. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:23 PM

BRAD HELMS, CHAIRMAN

1. As Submitted **-**

Nothing was submitted.

E. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:23 PM

SCOTT LAMERAND, CHAIRMAN

1. As Submitted **-**

Nothing was submitted.

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:24 PM

GREG SOLBERG, CHAIRMAN

1. As Submitted **-**

Nothing was submitted.

VII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 7:24 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:	Myslinski, Solberg, Kozlowski, Helms
ABSENT:	Millar, Lamerand

Remove Item 4 from the Consent Agenda **- Motion Carried by Voice Vote**

At the request of Village Attorney Brankin, due to the change from the published date of March 9 to March 16, Councilman Helms moved to remove Item 4 from the Consent Agenda and place it on the Administration, Technology & Community Health Standing Committee Agenda.

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

Minutes Acceptance: Minutes of Jan 15, 2024 7:00 PM (APPROVAL OF MINUTES)

VIII.CONSENT AGENDA

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

Motion was to approve Consent Agenda Items 1-3 with waiver of first reading. Item #4 was removed from the Consent Agenda to the Administration, Technology & Community Health Standing Committee.

RESULT:	**ADOPTED BY ROLL CALL [UNANIMOUS]**
MOVER:	Greg Solberg, District 4 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Myslinski, Solberg, Kozlowski, Helms
ABSENT:	Millar, Lamerand

1. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Car Wash Facility at 101 W. Northwest Highway **- Approved** (Council District: Six)

   Ordinance #O-6-24

2. Consider a Motion Authorizing the Village Manager to Accept a Proposal for Architectural and Engineering Services for the Combined Service Facility **- Approved** (Council District: Two)

3. Motion to Authorize the Village Manager to Enter Into an Agreement with Conference Technologies for Updating the Police Training Room Audio / Visual System **- Approved**

4. This item was moved to REPORTS OF STANDING COMMITTEE - ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE.

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 7:25 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. Durty Nellie's St. Patrick's Day Parade 2024 **- Motion Carried by Roll Call**

   Chairman Kozlowski presented the request for Durty Nellies' St. Patrick's Day Parade on March 16, 2024 and recommended approval.

Minutes Acceptance: Minutes of Jan 15, 2024 7:00 PM (APPROVAL OF MINUTES)

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

2. As Submitted **-**

   No Report

B. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:26 PM

SCOTT LAMERAND, CHAIRMAN

1. As Submitted **-**

   No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:26 PM

BRAD HELMS, CHAIRMAN

1. As Submitted **-**

   No Report

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:26 PM

GREG SOLBERG, CHAIRMAN

1. As Submitted **-**

   No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:26 PM

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted **-**

   No Report

F. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:26 PM

TIM MILLAR, CHAIRMAN

1. Consider an Ordinance Granting Variations to Permit a Residential Driveway to Exceed the Applicable Driveway Width Regulations at 721 E. Mill Valley Road **- Motion Failed by Roll Call** (Council District: Six)

   This Item was heard earlier in the Police Policy & Code Services Committee. Failed in Committee.

Minutes Acceptance: Minutes of Jan 15, 2024 7:00 PM (APPROVAL OF MINUTES)

Jodi & Todd Hill, petitioner, again asked if they could remove 13 inches from the concrete side of the driveway.

Planning & Zoning Director Ben Vyverberg stated 30' is maximum width, requiring the removal of 2 feet.

In response to Mayor Schwantz, Attorney Brankin clarified if this fails tonight, the petitioners could work with staff to meet Code.

Director of Community Development Mike Jacobs stated the permit is still open and the drive would have to be cut to meet Code.

Councilman Helms wants to ensure that the contractor is held responsible. Jacobs said it is between the contractor and the homeowner and that the contractor has been in adjudication. Staff will work with the contractor to correct the work. The Hills confirmed that the permit is still open, they recently extended it.

In response to Councilman Kozlowski, Jacobs stated there is no drainage impact.

RESULT:	**MOTION FAILED BY ROLL CALL [2 TO 3]**
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Brad Helms, District 6 Councilman
AYES:	Kozlowski, Helms
NAYS:	Schwantz, Myslinski, Solberg
ABSENT:	Millar, Lamerand

2. As Submitted -

No Report

X. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted -

No Report

B. VILLAGE CLERK

1. As Submitted -

No Report

Minutes Acceptance: Minutes of Jan 15, 2024 7:00 PM (APPROVAL OF MINUTES)

C. VILLAGE ATTORNEY

1. As Submitted -

   No Report

XI. CLOSED SESSION AS REQUIRED

No Closed Session requested.

XII. RECOGNITION OF AUDIENCE

No one came forward.

XIII.ADJOURNMENT – Time: 7:41 PM

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

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

Submitted by:

Margaret R. Duer
Village Clerk

Minutes Acceptance: Minutes of Jan 15, 2024 7:00 PM (APPROVAL OF MINUTES)

Consider a Motion Approving a Waiver of the Village of Palatine's Sound Amplification Ordinance for the St. Pat's Post Parade Event on March 16, 2024 at Tap House Grill, 56 W. Wilson Street

BACKGROUND:
Tap House Grill is proposing to host a St. Pat's Post Parade event on Saturday, March 16, 2024. The event will be held in a portion of the Tap House Grill parking lot Saturday from 10 AM - 11 PM. There will be live music and DJ and Irish-themed food and beer.

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 8 AM and reopen on Monday, March 18, at 9 AM.
- The proposed event will only be Saturday, whereas in the past years it was both Friday and Saturday. The sound amplification would end at 11:00 p.m. Saturday night.

ALTERNATIVES:
1. Approve a waiver of the Sound Amplification Ordinance for the St. Pat's Party at Tap House Grill on Saturday, March 16, 2024.
2. Do not approve a waiver of the Sound Amplification Ordinance for the St. Pat's Party at Tap House Grill on Saturday March 16, 2024.

RECOMMENDATION:
Staff recommends action at the discretion of the Village Council.

ACTION REQUIRED:
Action is at the discretion of the Village Council.

ATTACHMENTS:

- Tap House St. Pat's Celebration

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 pats post parade event

Exact Address of Event
56 w wilson street

Type of Event (Check all applicable)

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

Date(s) of Event	Hours of Event	Total Hours (Step-up - Tear down)
march 16 2024	10am to 8pm	60 hours - monday pick up

Phone number/website for publication	Estimated attendance	Last years actual attendance
312-307-5511	500	500 ALL DAY

Describe the event's community and/or cultural benefit

annual st patricks parade post party, with food, music, beer

SPONSORING ORGANIZATION INFORMATION

Name of Sponsoring Organization	Contact person from Sponsoring Organization	
tap house grill	scott ward	
Sponsoring Organization Address	**City**	**Zip**
56 w wilson street	palatine	il
Phone Number	**E-Mail**	**Website**
312-307-5511	scott@fournapkin.com	

ORGANIZER/COORDINATOR INFORMATION

Name of Organizer/Coordinator	E-mail	
scott ward	scott@fournapkin.com	
Organizer/Coordinator Address	**City**	**Zip**
scott@fournapkin.com	palatine	il
Phone Number	**Cell Phone Number**	**Fax Number**
312-307-5511		

EMERGENCY CONTACT INFORMATION

Name of Emergency Contact	E-mail	
scott ward	scott@fournapkin.com	
Emergency Contact Address	**City**	**Zip**
240 regency ct unit C	wauconda	il
Phone Number (24hours)	**Cell Phone Number**	**Fax Number**
312-307-5511		

Attachment: Tap House St. Pat's Celebration (Tap House Grill - St Pat's Post Parade Event 2024)

VILLAGE OF PALATINE
SPECIAL EVENT PERMIT APPLICATION

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

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

EVENT OVERVIEW

Are you providing/serving food at your event that is considered potentially hazardous, being prepared on-site, or being re-packed and sold in bulk? Below are some foods exempt from a permit (not all are listed): -Pre-packaged, non-potentially hazardous foods (i.e. packaged cookies, chips, crackers, bread, etc.) -Non-potentially hazardous, minimally cut, unprocessed fruits or vegetables (ie. apples, bananas, etc.) QUESTIONS ON WHAT QUALIFIES AS EXEMPT? CALL (847) 359-9080.	☑ Yes ☐ No	If yes, how many vendors? _____ Each vendor must submit a Temporary Food Event Permit Application 14 days prior to the event. Applications can be found at: https://permits.palatine.il.us/EnerGov_Prod/SelfService/PalatineIL_Prod#/home Questions? Contact (847) 359-9090. Please see application for full details on what is required.
Are you erecting either: **(1)** tent(s) larger than 20'x40' (or 800 sq. ft.) or **(2)** that accommodates more than 100 people or **(3)** temporary structure(s) (ie, stage) taller than 2' in height or **(4)** that will be equipped with temporary electrical power?	☑ Yes ☐ No	If yes, you must submit a Temporary Structure Permit Application 30 days prior to the event. Applications can be found at: https://permits.palatine.il.us/EnerGov_Prod/SelfService/PalatineIL_Prod#/home Questions? Contact (847) 359-9037. Electric submissions are required. Please see application for full details on what is required.
Are you serving alcoholic beverages at your event?	☑ Yes ☐ No	Alcohol vendors must submit a Special Event Liquor License 60 days prior to the event. You must obtain a Special Event Liquor License for each liquor vendor. Applications can be found at: http://www.palatine.il.us/events/forms/applications.aspx. Questions? Contact (847) 359-9031.
Will the event include a Race/Walk or Parade?	☐ Yes ☑ No	If yes, you must complete, Page 3, Section 1.
Will electronic sound amplification equipment or a public address system be used at the event?	☑ Yes ☐ No	If yes, you must complete, Page 3, Section 2.
Are you utilizing any public parking lots, Village streets or other Village property for your event?	☐ Yes ☑ No	If yes, you must complete, Page 3, Section 3.

ACKNOWLEDGEMENT/SIGNATURE

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

Signature of Organizer

1/26/2024
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.

Attachment: Tap House St. Pat's Celebration (Tap House Grill - St Pat's Post Parade Event 2024)

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 TAP House Grill Post Parade EVENT

SECTION 1: RACE/WALK/PARADE INFORMATION ■ Not Applicable

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

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

SECTION 2: NOISE CONTROL PLAN ☐ Not Applicable

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

Amplified sound will be used from: (am/pm)	Amplified sound will be used to: (am/pm)
10am	8pm

Describe the sound system(s)

house music: 10-11 live mucic - Bucket #6 from 11-2 - TBD from 3-6 DJ 6-8

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

music will be inside the tent, volume managed by Chad and/or Nate

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

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

Public Parking Lot / Property Intended for "Event"

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

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

Attachment: Tap House St. Pat's Celebration (Tap House Grill - St Pat's Post Parade Event 2024)

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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

Name of Event: ST Pat's Post PARADE EVENT

Date(s) of Event: 3/16/24

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

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

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

SIGNATURE

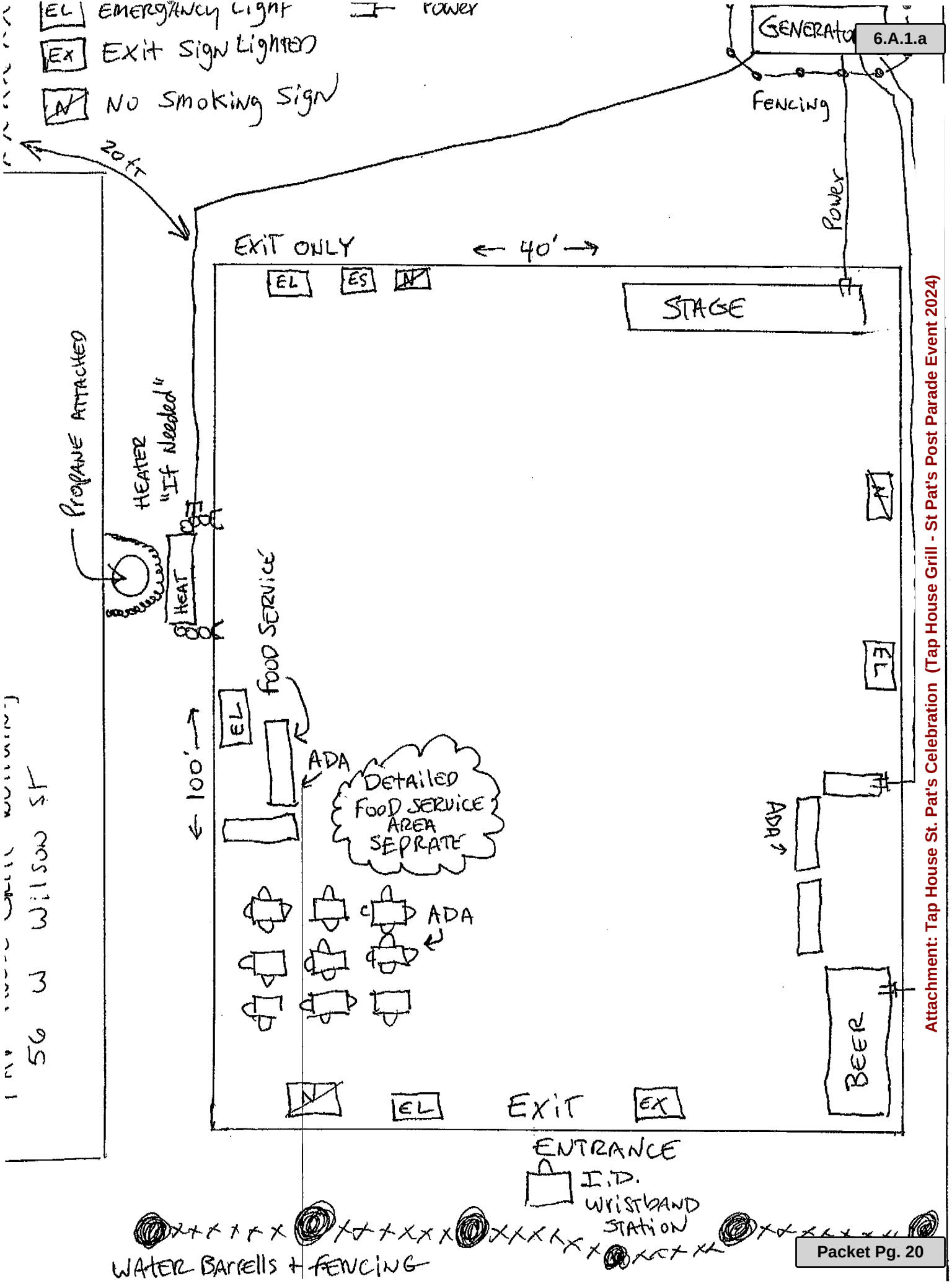
PRINT NAME	TITLE/POSITION	DATE
Scott WARD	OWNER	1/26/24

SECTION 5: INSURANCE REQUIREMENTS

INSURANCE REQUIREMENTS

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

Attachment: Tap House St. Pat's Celebration (Tap House Grill - St Pat's Post Parade Event 2024)



Attachment: Tap House St. Pat's Celebration (Tap House Grill - St Pat's Post Parade Event 2024)

Consider an Ordinance Granting Special Uses to Permit Home Additions to Encroach into the Required Front and Side Yard Setbacks at 224 W. Kenilworth Avenue

BACKGROUND:
The Petitioner is proposing to construct a new front porch and second story addition to the existing home (which includes a first-floor addition and new screened porch) and maintains the existing non-conforming side yard setback. The proposed additions will encroach into the required side yard and front yard setbacks. Therefore, the Petitioner is requesting approval of the following:

1. Special use to permit additions to be set back 7 feet from the interior side lot line, instead of the minimum permitted 10 feet; and

2. Special Use to permit a new front porch to be set back 24 feet from the front lot line, instead of the minimum required 30 feet.

KEY ISSUES:
- The existing residence is non-conforming, as the eastern interior side yard setback is 7.8 feet, rather than the minimum required 10 feet. The proposed additions and screened porch would maintain the existing 7.8-foot side yard setback.
- The new open-style front porch would encroach approximately 6 feet into the required 30-foot front yard setback. The proposed additions would not encroach into the rear yard setback, nor any further into the existing non-conforming side yard setback.
- The Petitioner previously received approval for a second story addition, including the first-floor screened porch, with a similar setback relief in 2022, but the special use expired (#O-51-22). The Petitioner was aware of the expiration deadline but needed additional time to further re-evaluate and revise the home addition plans. The one notable difference with the new plans is that the proposed open-style front porch is to be set back 24 feet, instead of the previously approved 26 feet.

ALTERNATIVES:
1. Approve the Special Uses to permit home additions (second story, including the first-floor screened porch and front porch) to encroach into the required front and side yard setbacks at the Subject Property.
2. Do not approve the Special Uses to permit home additions (second story, including the first-floor screened porch and front porch) to encroach into the required front and side yard setbacks at the Subject Property.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on January 9, 2024.
Residents testifying:	None.
Vote:	The PZC voted unanimously to approve the Special Uses to permit the proposed home additions at the Subject Property, and Staff concurs.

ACTION REQUIRED:
A motion to approve the ordinance granting Special Uses to permit home additions to

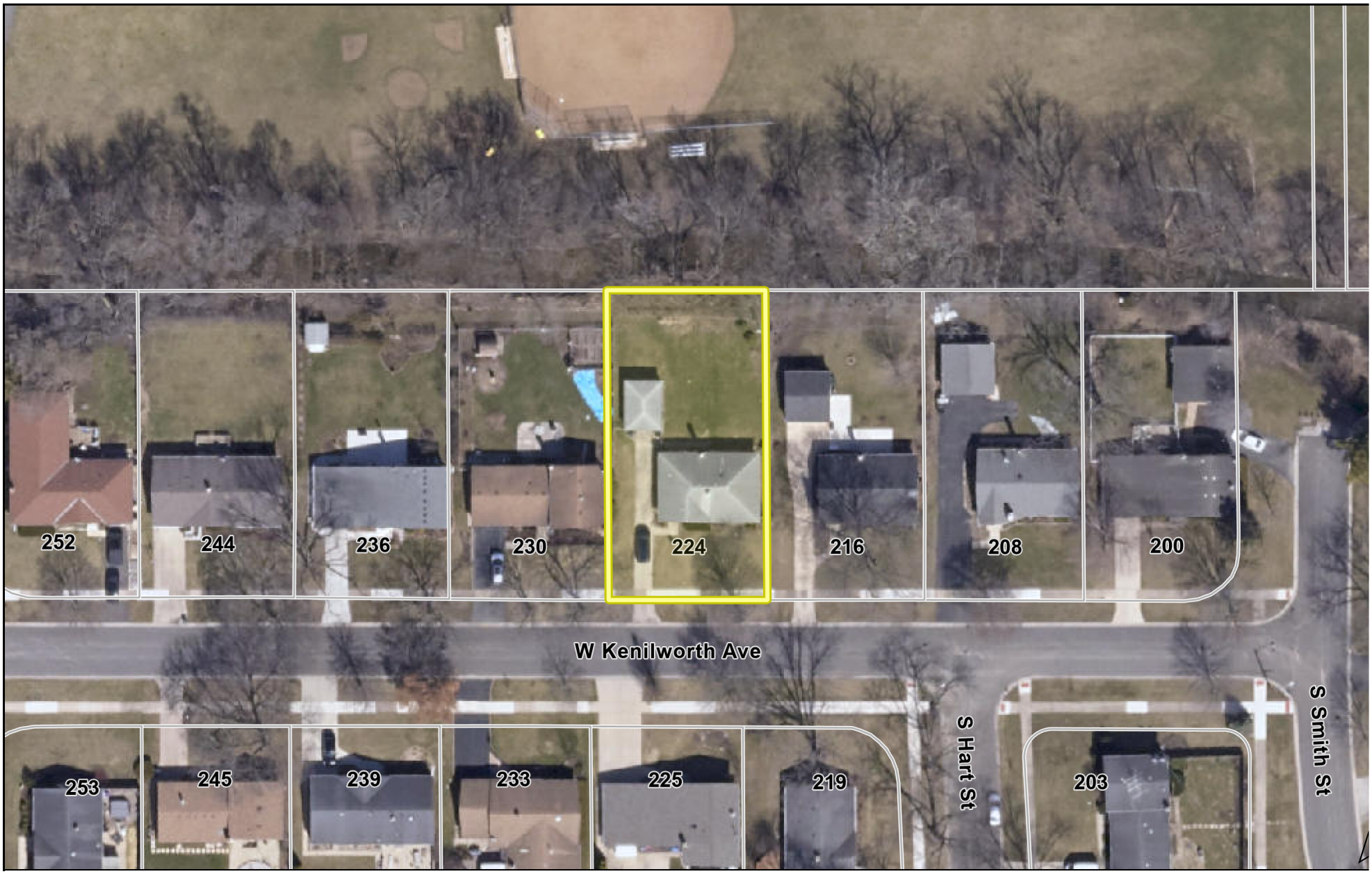
encroach into the required front and side yard setbacks at the subject property.

ATTACHMENTS:

- Aerial Map
- SU ORD 224 W Kenilworth Ave
- EXHIBIT - Site Plan
- EXHIBIT - Elevations
- PZC Materials - January 9, 2024
- DRAFT PZC Minutes - January 9, 2024

GISConsortium

224 W. Kenilworth Avenue



0 100 200 ft

Print Date: 11/29/2023

Notes

Cook County Aerial 2022

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

Attachment: Aerial Map (224 W. Kenilworth Ave - SU Addition Setbacks)

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL USES AT
224 W. KENILWORTH AVENUE

WHEREAS, pursuant to a petition and public hearing on January 9, 2024, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit an addition to be set back 7 feet from the interior side yard property line, instead of the minimum required 10 feet pursuant to Section 10.06 (h) (3) of the Palatine Zoning Ordinance; and a Special Use to permit an open-style front porch addition to be set back 24 feet from the front property line, instead of the minimum required 30 feet pursuant to Section 10.06 (h) (1) of the Palatine Zoning Ordinance on the following legally described property:

LOT 5 IN BLOCK 1 IN R. HOUSTON JR. AND SONS GLEN-TYAN MANOR A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 224 W. Kenilworth Avenue (PIN# 02-22-212-024-0000)

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

SECTION 1: Special Use to permit the addition to be set back 7 feet from the interior side yard property line, instead of the minimum required 10 feet pursuant to Section 10.06 (h) (3) of the Palatine Zoning Ordinance; and a Special Use to permit an open-

Attachment: SU ORD 224 W Kenilworth Ave (224 W. Kenilworth Ave - SU Addition Setbacks)

style front porch addition to be set back 24 feet from the front property line, instead of the minimum required 30 feet pursuant to Section 10.06 (h) (1) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. **The Special Uses shall substantially conform to the site plan, floor plan, and elevation plans submitted by the Petitioner, Brian Gierke, except as such plans may be changed to conform to Village Codes and Ordinances.**

2. **If approved, the Village Engineering Department reserves the right to address any floodplain issues during the building permit review process.**

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

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

PASSED: This _____day of _____, 2024

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

APPROVED by me this _____day of _____, 2024

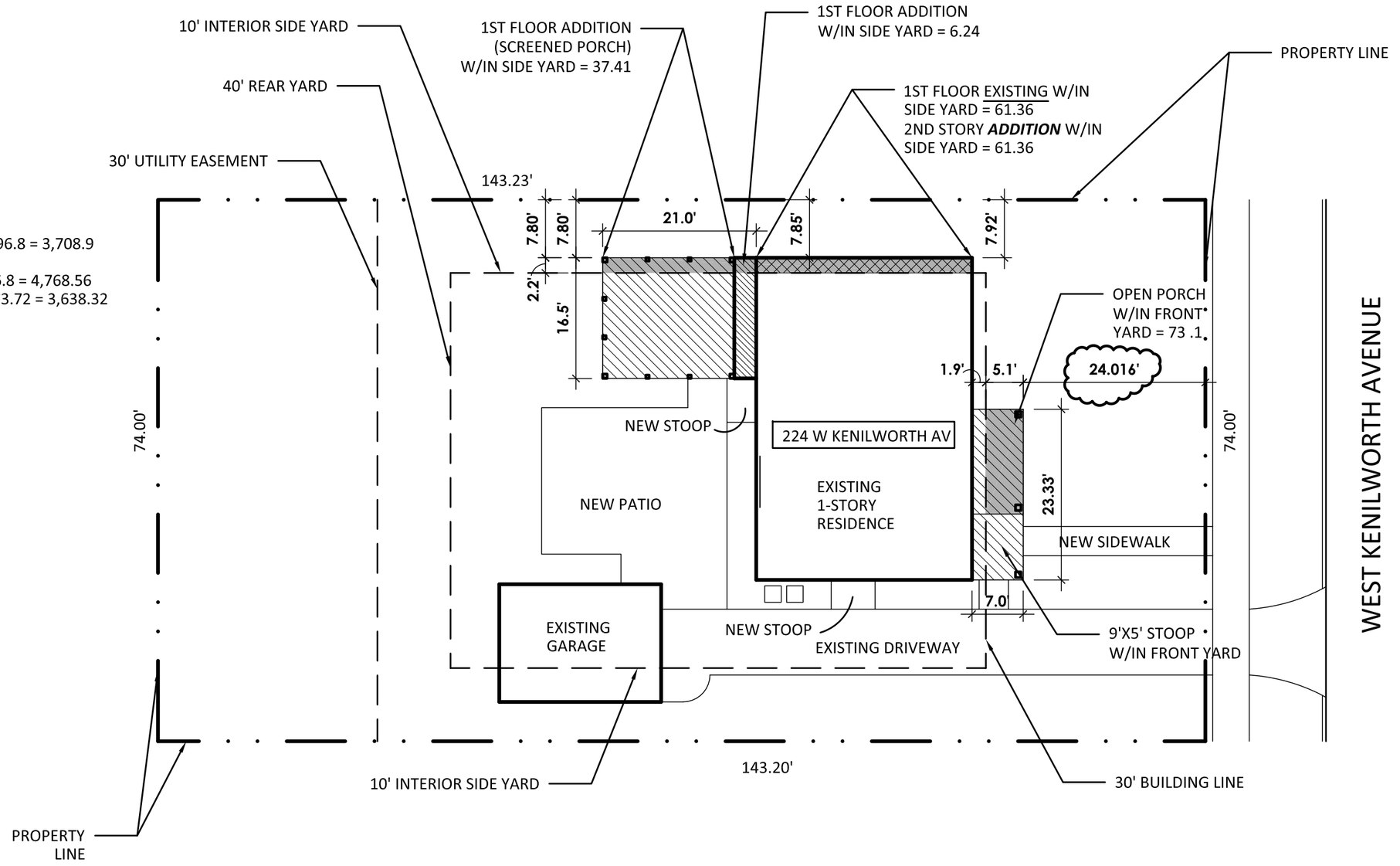
_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this _____day of _____, 2024

_____
Village Clerk

Attachment: SU ORD 224 W Kenilworth Ave (224 W. Kenilworth Ave - SU Addition Setbacks)

ZONING INFORMATION:
ZONING DISTRICT R-2
MAX. BLDG COV'G: 0.35 X 10,596.8 = 3,708.9
PROPOSED: 2,164.6
MAX. LOT COV'G: 0.45 X 10,596.8 = 4,768.56
PROPOSED: 2,164.6+1,473.72 = 3,638.32



1 PROPOSED SITE PLAN
1/16" = 1'-0"

KINGSLEY + GINNODO ARCHITECTS
33 N HICKORY AV, ARLINGTON HTS, IL 60004

A0.1

12.06.23
11.17.23
10.27.23
10.25.23

BRIAN AND CAITLIN GIERKE
224 W. KENILWORTH AVE, PALATINE, IL 60067

Attachment: EXHIBIT - Site Plan (224 W. Kenilworth Ave - SU Addition Setbacks)

1 SOUTH ELEVATION - OPTION 3b
3/16" = 1'-0"

BRIAN AND CAITLIN GIERKE

224 W. KENILWORTH AVE, PALATINE, IL 60067

KINGSLEY + GINNODO ARCHITECTS
33 N HICKORY AV, ARLINGTON HTS, IL 60004

12.06.23
10.25.23
10.12.23

A5.3b

© KINGSLEY + GINNODO ARCHITECTS

1 1/2 1/4

1 WEST ELEVATION - OPTION 2
3/16" = 1'-0"

KINGSLEY + GINNODO ARCHITECTS
33 N HICKORY AV. ARLINGTON HTS. IL 60004

A6.2

10.27.23
10.25.23

BRIAN AND CAITLIN GIERKE
224 W. KENILWORTH AVE, PALATINE, IL 60067

Attachment: EXHIBIT - Elevations (224 W. Kenilworth Ave - SU Addition Setbacks)

1 1/2 1/4

1 NORTH ELEVATION - OPTION 2
3/16" = 1'-0"

KINGSLEY + GINNODO ARCHITECTS
33 N HICKORY AV. ARLINGTON HTS. IL 60004

A7.2

10.27.23
10.25.23

BRIAN AND CAITLIN GIERKE
224 W. KENILWORTH AVE, PALATINE, IL 60067

Attachment: EXHIBIT - Elevations (224 W. Kenilworth Ave - SU Addition Setbacks)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 01/09/24 07:00 PM

STAFF REPORT (ID # 8806)

224 W. Kenilworth Avenue

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Brian Gierke

PLAN NUMBER: SU-000082-2023

BACKGROUND:
The Subject Property is zoned R-2 Single Family and is part of the R. Houston, Jr. & Sons Glen-Tyan Manor subdivision. The Subject Property is approximately 10,580 square feet. The lot currently consists of a single-story home, a one-car detached garage, and a small shed in the rear yard.

The Petitioner previously received approval for similar setback relief in 2022, but the special use has since expired (O-51-22). The Petitioner was aware of the expiration deadline, but had taken time to re-evaluate and revise their home addition plans. The one difference with the new plans is that the proposed front porch is to be set back 24 feet, instead of the previously approved 26 feet.

The Petitioner is proposing to construct a front porch addition and a new second story addition to the existing foundation footprint of the residence. The proposed additions will encroach into the required side yard and front yard setbacks. Therefore, the Petitioner is requesting:

1. **Special use to permit a second story addition to be set back 7 feet from the interior side lot line, instead of the minimum permitted 10 feet; and**

2. **Special Use to permit an addition to be set back 24 feet from the front lot line, instead of the minimum required 30 feet.**

Surrounding Zoning/Uses:

North:	R-2 Single-Family (Stuart R. Paddock Elementary School)
South:	R-2 Single-Family Residential
East:	R-2 Single-Family Residential
West:	R-2 Single-Family Residential

KEY ISSUES:

Attachment: PZC Materials - January 9, 2024 (224 W. Kenilworth Ave - SU Addition Setbacks)

- The existing residence on the subject property is existing non-conforming, as the eastern interior side yard setback is 7.8 feet, rather than the minimum required 10 feet. The proposed additions would maintain the 7.8-foot side yard setback.
- The front porch addition would encroach approximately 6 feet into the required 30-foot front yard setback. The proposed additions would not encroach into the rear yard setback, nor any further into the existing non-conforming side yard setback.
- The peak height, with the proposed 2nd story addition, would be approximately 26.75 feet (36 feet is the maximum height, per Code).
- Both building and lot coverage meet Code.
- The residence directly across the street, 225 W. Kenilworth Ave, was granted a Special Use for both side yard setbacks to be 5 feet, instead of the minimum required 10 feet (O-65-23).
- The subject property backs up to Salt Creek and the surrounding Flood Hazard Area. Therefore, the Village Engineering Department would address any flood plain issues that may arise, during the building permit phase. Nevertheless, the Village Engineer did not identify any specific flood hazard issues that would impact the zoning review for the proposed additions.

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

STAFF RECOMMENDATION:
The Petitioner is proposing to construct a new front porch and a second story addition to the existing residence, which will encroach on the required side and front yard setbacks. The Petitioner had previously applied for, and was granted, Special Uses to proceed with a similar project, but said Special Use permit has since expired. The Petitioner is now requesting the same setback relief for the existing non-conforming side yard for the second story addition, and an additional 2 feet encroachment into the required front yard for the new open-style front porch.

Staff has not identified any negative impacts that the proposed additions would have on the surrounding neighborhood. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the site plan, floor plan, and

Attachment: PZC Materials - January 9, 2024 (224 W. Kenilworth Ave - SU Addition Setbacks)

elevation plans submitted by the Petitioner, Brian Gierke, except as such plans may be changed to conform to the Village Codes and Ordinances.

2. If approved, the Village Engineering Department reserves the right to address any flood plain issues during the building permit review process.

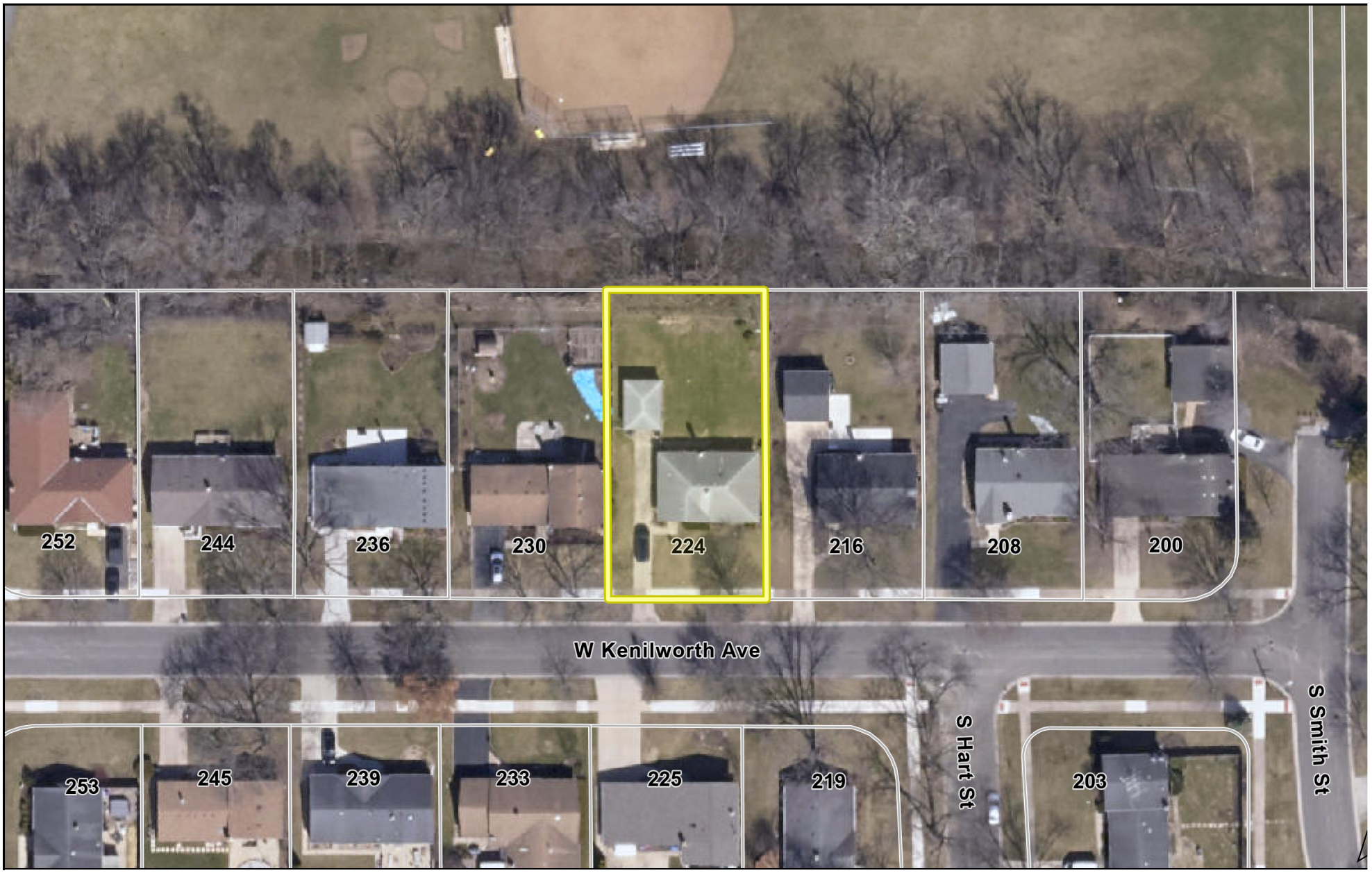
ATTACHMENTS:

- Aerial Map
- Special Use Application
- Plat of Survey
- Site Plan
- Floor Plan
- Elevations
- O-051-22 - Special Use 224 W. Kenilworth Ave (EXPIRED)
- Public Notice

Attachment: PZC Materials - January 9, 2024 (224 W. Kenilworth Ave - SU Addition Setbacks)

GISConsortium

224 W. Kenilworth Avenue



0 100 200 ft

Print Date: 11/29/2023

Notes

Cook County Aerial 2022

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

VILLAGE OF PALATINE

SPECIAL USE APPLICATION

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

Petitioner Name

Brian Gierke

Business Name (if applicable)

Subject Property Address

224 W. Kenilworth Avenue

Please provide a description of your proposed request:

When we first purchased this small ranch home 12 years ago, it was just two of us. Our family has since grown to five and we're out of space. We love the location, our neighborhood, and neighbors and so we'd like to expand our home and make this our forever home. The plans include the addition of a second story, a front porch for curb appeal, and a screen porch in the backyard.

Petitioner Justification

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

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

Special Use to permit a second story addition to be setback 7 feet from the interior side yard lot line, instead of the minimum required 10 feet pursuant to Section 10. 06 (h) (3). The existing structure was originally built at a setback of 7 feet - we're simply looking to add a second story on the existing building line.

Additionally, we're seeking a special use to permit the addition of a covered porch in the front yard to be setback at roughly 25 feet from the front yard lot line, instead of the minimum required 30 feet pursuant to Section 10. 06 (h) (3).

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

The design will not impact public health, safety, or welfare. In fact, the design is intended to be a net positive on the neighbor. We're investing in the neighborhood by giving an older, outdated home new life. It enables us to stay at this property instead of moving, preserving the strong roots and friendships we've developed with many neighbors over the last 12 years.

Attachment: PZC Materials - January 9, 2024 (224 W. Kenilworth Ave - SU Addition Setbacks)

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

The renovation will be additive to the surrounding property values. For the most part, it leverages the existing footprint, except for a minor bump out in the backyard and the addition of a covered porch in the front yard - which adds curb appeal to the property and also promotes neighborly bonding. Additionally, the design has no impact on existing vistas in the area and enhances the appearance of the homes and the streets in the area.

In order to supplement the above standards, the Planning and Zoning Commission may also consider the following:

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

a. Will meet the following aesthetic criteria:

i. Will not destroy existing vistas in the area;

ii. Will enhance the appearance of the homes and the streets in the area; and

iii. Will not detract from the overall appearance of the community; or

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

n/a

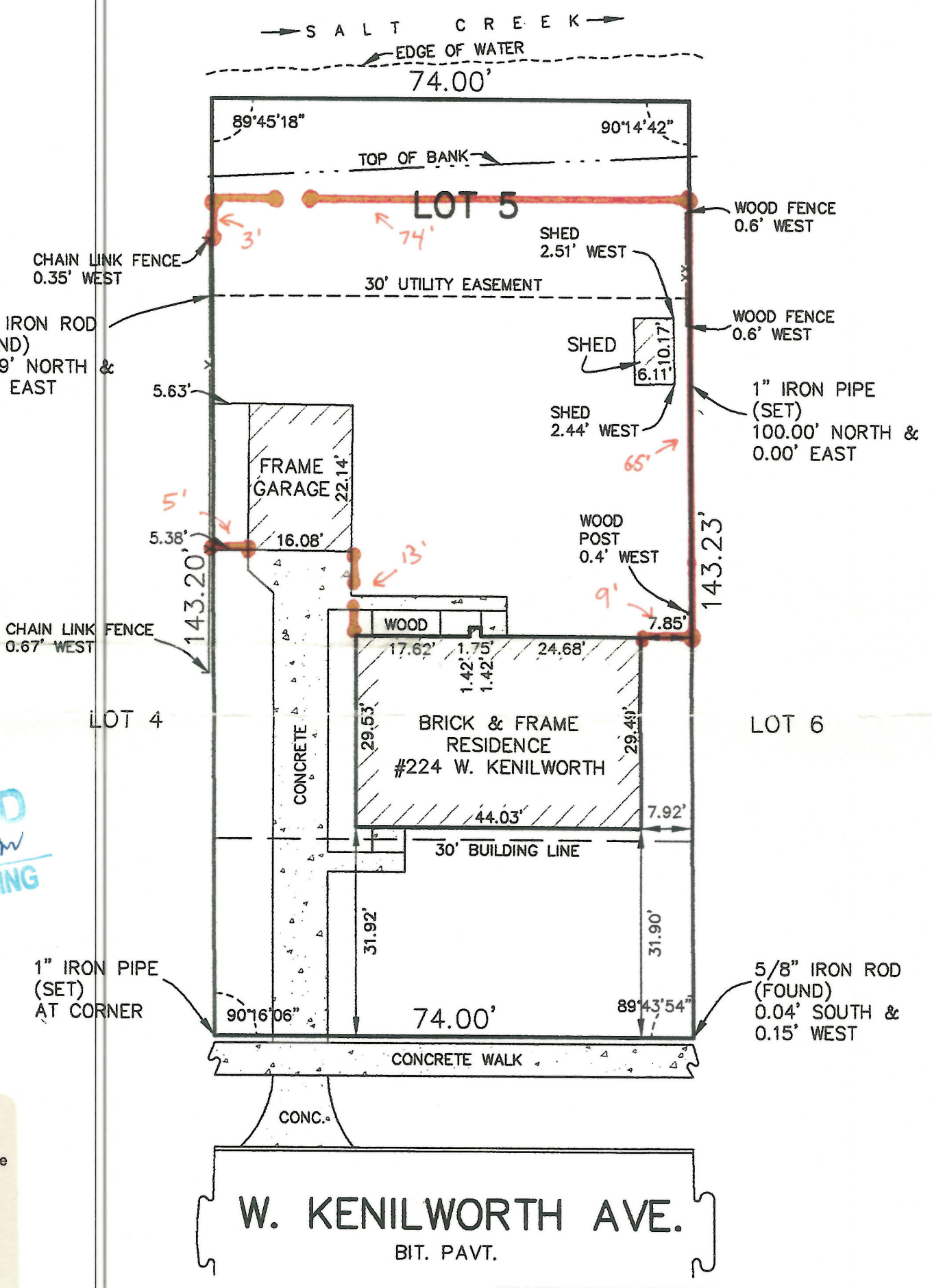
Attachment: PZC Materials - January 9, 2024 (224 W. Kenilworth Ave - SU Addition Setbacks)

Illinois Professional Land Surveying Firm Corporation License No. 184-002845
933 S. Plum Grove Road, Suite 101
Palatine, Illinois 60067
www.murrysurvey.com info@murrysurvey.com Phone: (847)358-5960

PLAT OF SURVEY
OF

LOT 5 IN BLOCK 1 IN R. HOUSTON JR. AND SONS GLEN-TYAN MANOR A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 SECTION 22, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA = 10,598 S.F. / 0.2433 ACRES



APPROVED
PLANNING & ZONING

Call Inspection Scheduling Hot Line
Inspection Scheduling ONLY
(847)776-4745
General Contractors only please
Permit # and address required
24 hr. prior notice
13.711

END AN

ions shown ... parts thereof. Angular
own thus: 90°00'00" indicate degrees, minutes and seconds.

N 90°00'00" E indicates measure dimensi...
/ (N 90°00'00" E) indicates record dimens...
d] / [N 90°00'00" E d] indicates deed dime...

s shown hereon, if any, per local or assum... shown otherwise.

e your points before using same and repor... ces immediately.

egal description with deed or title policy an... ancy immediately. Building lines and easen... hereon are as shown on the recorded subdivision plat ... dicated.

Number: 11-1180
y Made For: Mark Knulty

FINISHED SIDE OF FENCE SHALL FACE OUT

STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

I, Barbara C. Murry, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the above described property, and that the ab... plat is a correct representation of said survey and that this professional s... conforms to the current Illinois minimum standards for a boundary surve...

Date of completion of field work: September 22, 2011

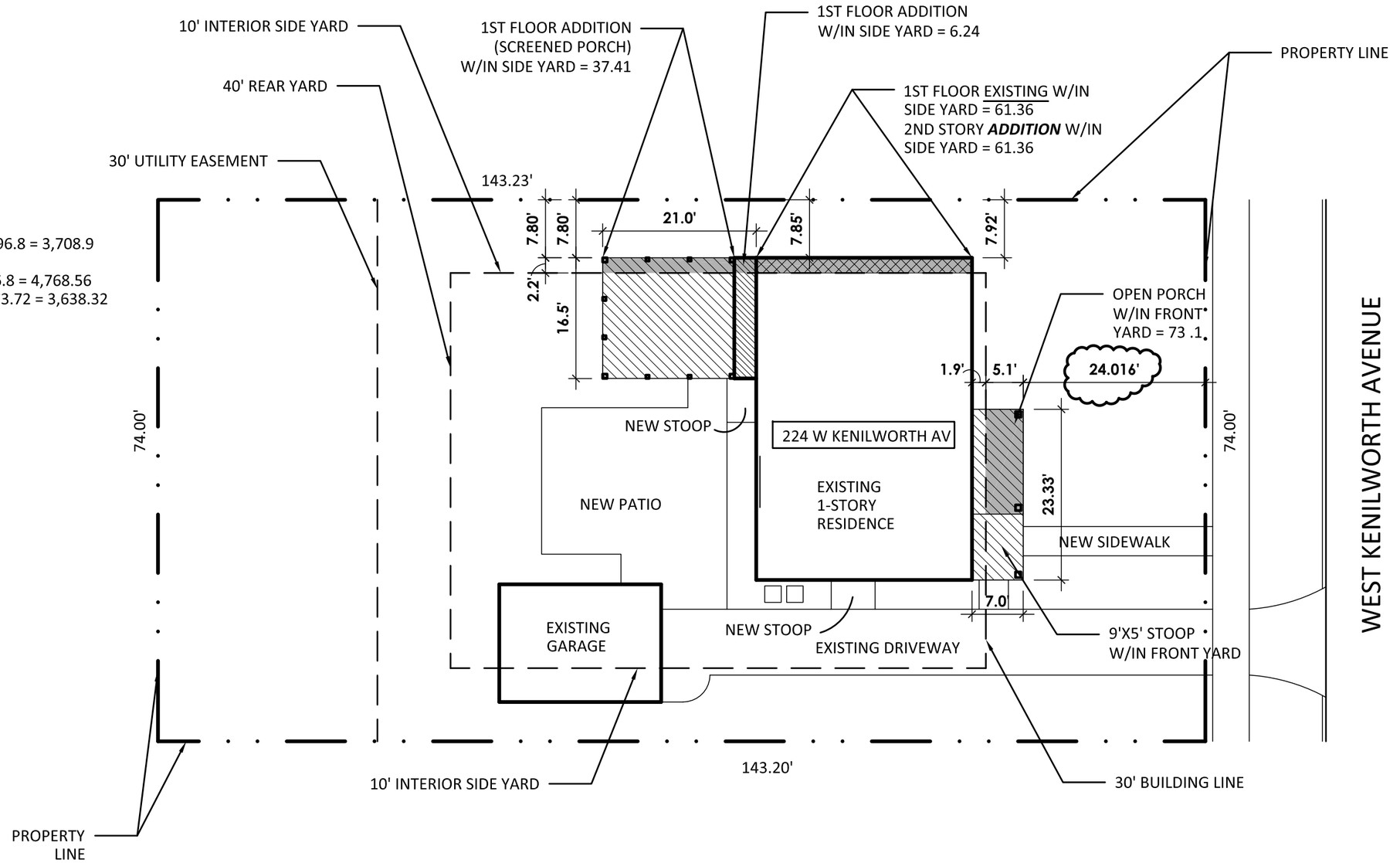
Palatine, Illinois: September 23, 2011

Illinois Professional Land Surveyor - Barbara C. Murry 03-003529
License Renewal date: November 30, 2012

Project Number: 11-1180
Field Book: 49L-62
Drawing File: 11118000.DWG

Attachment: PZC Materials - January 9, 2024 (224 W. Kenilworth Ave - SU Addition Setbacks)

ZONING INFORMATION:
ZONING DISTRICT R-2
MAX. BLDG COV'G: 0.35 X 10,596.8 = 3,708.9
PROPOSED: 2,164.6
MAX. LOT COV'G: 0.45 X 10,596.8 = 4,768.56
PROPOSED: 2,164.6+1,473.72 = 3,638.32



1 PROPOSED SITE PLAN
1/16" = 1'-0"

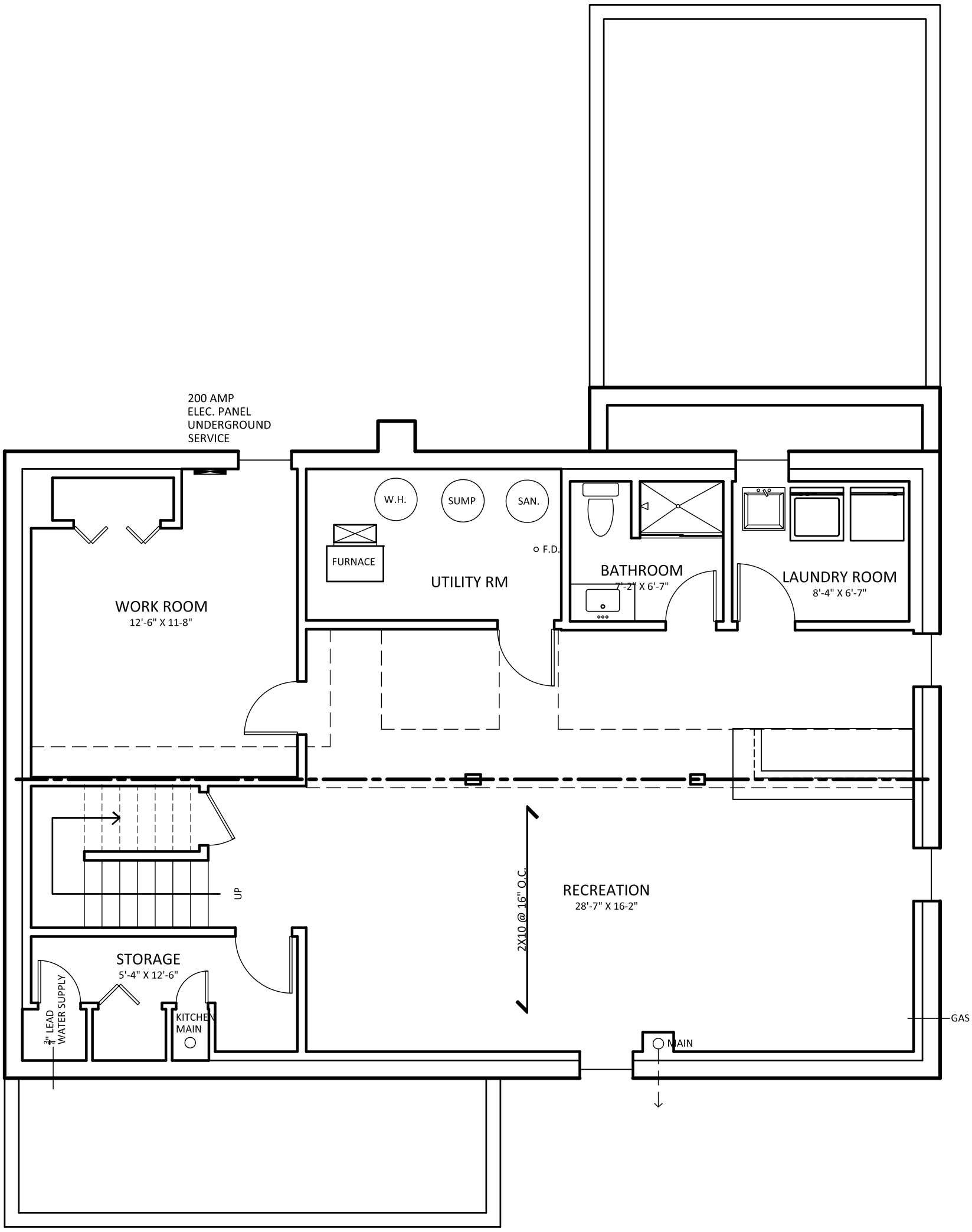
KINGSLEY + GINNODO ARCHITECTS
33 N HICKORY AV, ARLINGTON HTS, IL 60004

A0.1

12.06.23
11.17.23
10.27.23
10.25.23

BRIAN AND CAITLIN GIERKE
224 W. KENILWORTH AVE, PALATINE, IL 60067

Attachment: PZC Materials - January 9, 2024 (224 W. Kenilworth Ave - SU Addition Setbacks)



1 BASEMENT PLAN - OPTION 2
3/16" = 1'-0"

BRIAN AND CAITLIN GIERKE

224 W. KENILWORTH AVE, PALATINE, IL 60067

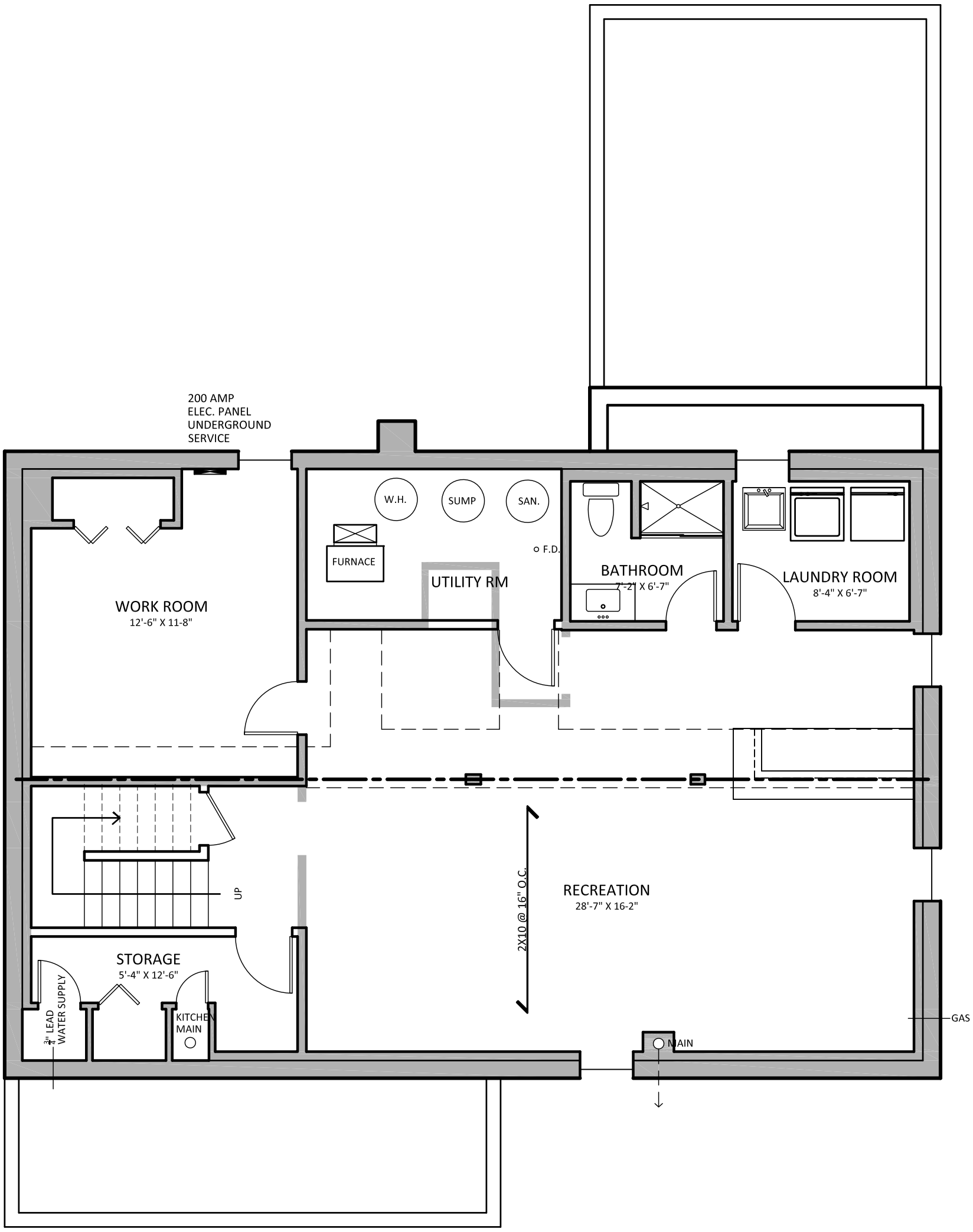
KINGSLEY + GINNODO ARCHITECTS
33 N HICKORY AV, ARLINGTON HTS, IL 60004

10.27.23
10.25.23
10.12.23

A1.2

© KINGSLEY + GINNODO ARCHITECTS

Attachment: PZC Materials - January 9, 2024 (224 W. Kenilworth Ave - SU Addition Setbacks)



1 BASEMENT PLAN - OPTION 2
3/16" = 1'-0"

BRIAN AND CAITLIN GIERKE
224 W. KENILWORTH AVE, PALATINE, IL 60067

KINGSLEY + GINNODO ARCHITECTS
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10.27.23
10.25.23
10.12.23

A1.2

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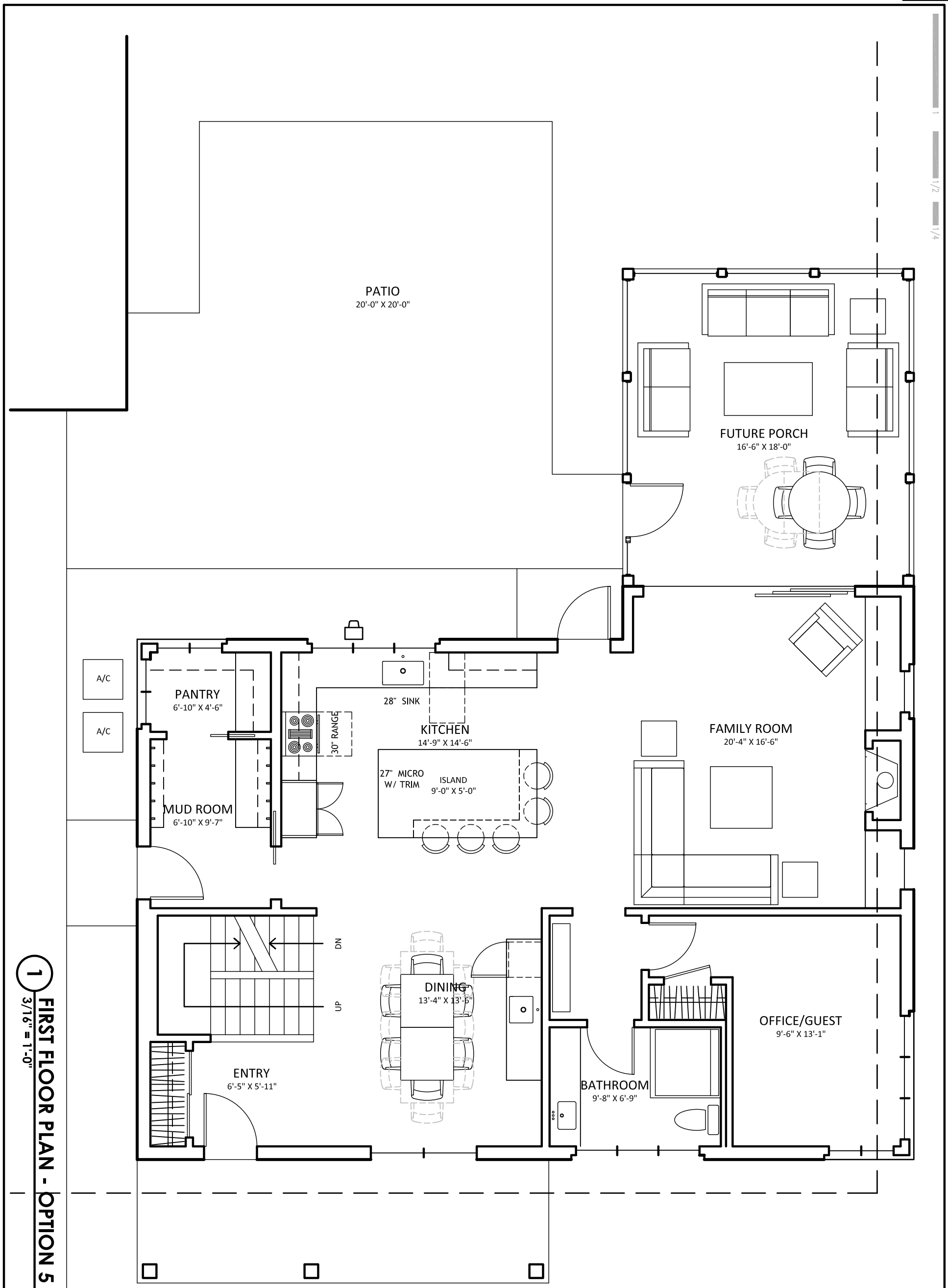
Attachment: PZC Materials - January 9, 2024 (224 W. Kenilworth Ave - SU Addition Setbacks)



1 FIRST FLOOR PLAN - OPTION 5
3/16" = 1'-0"

BRIAN AND CAITLIN GIERKE

224 W. KENILWORTH AVE, PALATINE, IL 60067

KINGSLEY + GINNODO ARCHITECTS
33 N HICKORY AV, ARLINGTON HTS, IL 60004

10.27.23
10.25.23
10.12.23

A2.5

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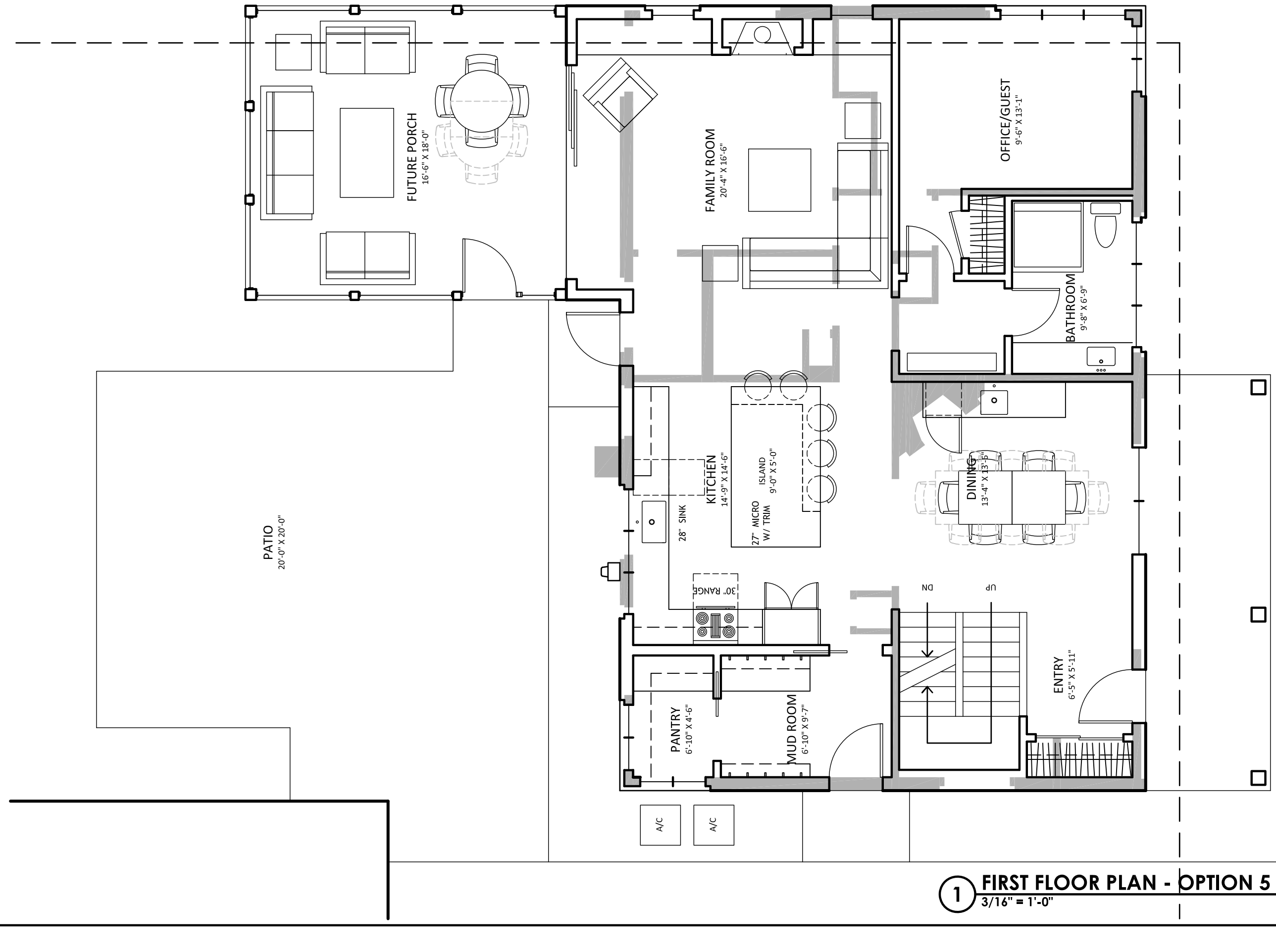
Attachment: PZC Materials - January 9, 2024 (224 W. Kenilworth Ave - SU Addition Setbacks)

1 1/2 1/4



1 **FIRST FLOOR PLAN - OPTION 5**
3/16" = 1'-0"

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A2.5

10.27.23
10.25.23
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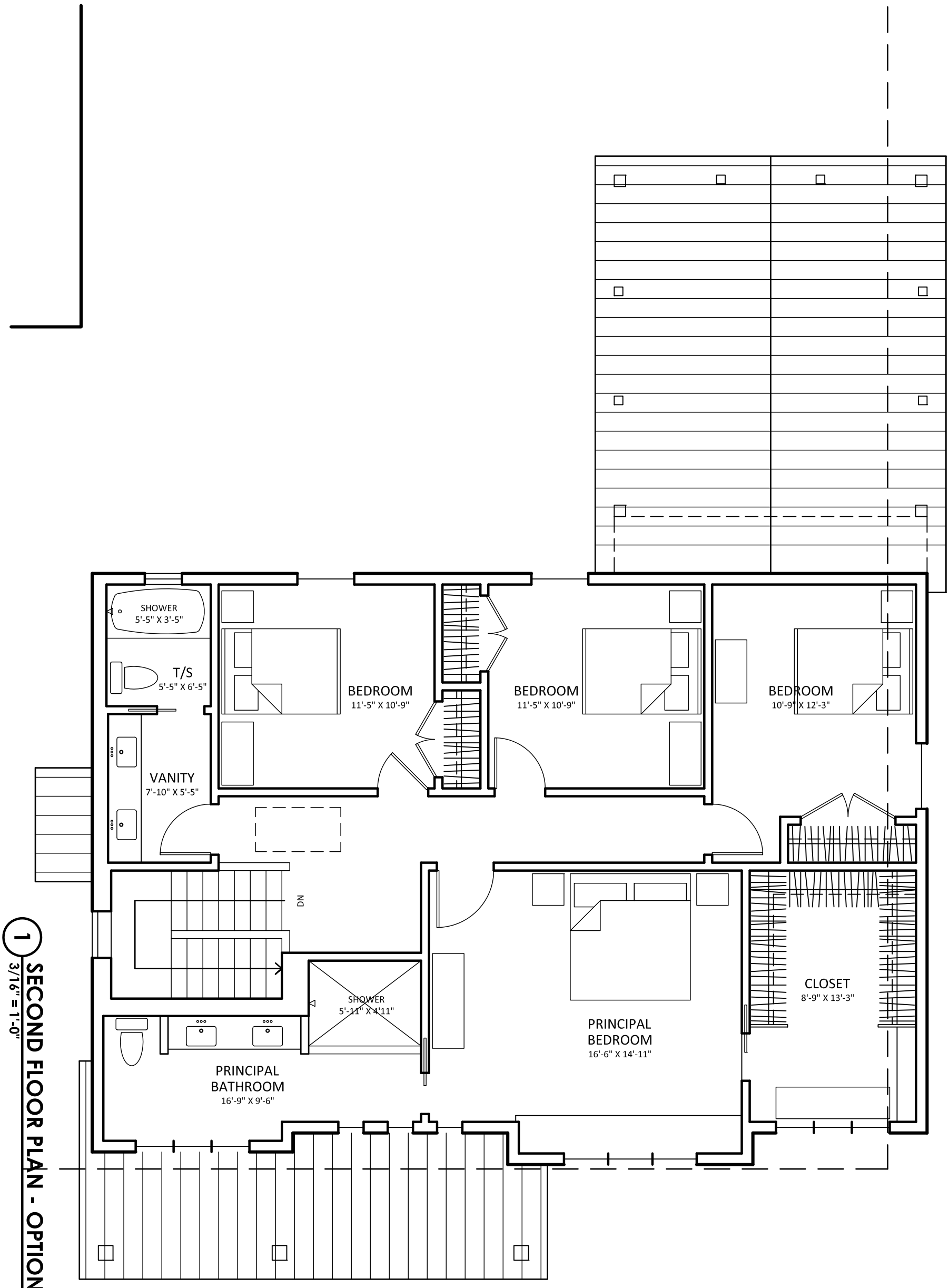

1 SECOND FLOOR PLAN - OPTION 3
3/16" = 1'-0"

BRIAN AND CAITLIN GIERKE

224 W. KENILWORTH AVE, PALATINE, IL 60067

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10.27.23
10.25.23
10.12.23

A3.3

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1 SOUTH ELEVATION - OPTION 3b
3/16" = 1'-0"

BRIAN AND CAITLIN GIERKE

224 W. KENILWORTH AVE, PALATINE, IL 60067

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12.06.23
10.25.23
10.12.23

A5.3b

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1 1/2 1/4

1 WEST ELEVATION - OPTION 2
3/16" = 1'-0"

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A6.2

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10.25.23

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1 1/2 1/4

1 NORTH ELEVATION - OPTION 2
3/16" = 1'-0"

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A7.2

10.27.23
10.25.23

BRIAN AND CAITLIN GIERKE
224 W. KENILWORTH AVE, PALATINE, IL 60067

Attachment: PZC Materials - January 9, 2024 (224 W. Kenilworth Ave - SU Addition Setbacks)

Attachment: PZC Materials - January 9, 2024 (224 W. Kenilworth Ave - SU Addition Setbacks)

ORDINANCE NO. O-51-22

AN ORDINANCE GRANTING A SPECIAL USE TO PERMIT A FENCE IN THE SIDE YARD ABUTTING A STREET AT 224 W. KENILWORTH AVE

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On June 6, 2022

ORDINANCE NO. O-51-22

AN ORDINANCE GRANTING A SPECIAL USE TO PERMIT A FENCE IN THE SIDE YARD ABUTTING A STREET AT 224 W. KENILWORTH AVENUE

WHEREAS, pursuant to a petition and public hearing on May 10, 2022, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings, relative to a request for a Special Use to permit a second story addition to be setback 7 feet from the interior side yard lot line, instead of the minimum required 10 feet pursuant to Section 10.06 (h) (3); and to permit a home addition to be setback 26 feet from the front yard lot line, instead of the minimum required 30 feet pursuant to Section 10.05 (h) (1) of the Village of Palatine Zoning Ordinance, on the following legally described property:

LOT 5 IN BLOCK 1 IN R. HOUSTON JR. AND SONS GLEN-TYAN MANOR A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

commonly known as 224 W. Kenilworth Avenue (02-22-212-024-0000).

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

SECTION 1: Special Use to permit a second story addition to be setback 7 feet from the interior side yard lot line, instead of the minimum required 10 feet pursuant

Attachment: PZC Materials - January 9, 2024 (224 W. Kenilworth Ave - SU Addition Setbacks)

to Section 10.06 (h) (3); and to permit a home addition to be setback 26 feet from the front yard lot line, instead of the minimum required 30 feet pursuant to Section 10.05 (h) (1) of the Village of Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. The Special Use shall substantially conform to the site plan and elevation plan submitted by the Petitioner's agent, Mark Swanson, except as said plans may be changed to conform to the Village Code of Ordinances.
2. Grad elevations, around the structure, shall be submitted in a matter acceptable to the Village Engineer.

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

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

PASSED: This 6 day of JUNE, 2022

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

APPROVED by me this 6 day of JUNE, 2022

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 6 day of JUNE, 2022

Village Clerk Deputy

Attachment: PZC Materials - January 9, 2024 (224 W. Kenilworth Ave - SU Addition Setbacks)

CONSTRUCTION NOTES

1.0 GENERAL DATA

1.1 All work shall be performed in accordance with all applicable local, state and national codes and ordinances and all authorities having jurisdiction.

The Village of Palatine and Inspections Divisions has adopted the following Codes and Amendments:

Abbreviation	Code
IRC	International Residential Code, 2015 Edition
IBC	International Building Code, 2015 Edition
IMC	International Mechanical Code, 2015 Edition
IFGC	International Fuel Gas Code, 2015 Edition
IECC	International Energy Conservation Code, 2018 Edition
IEBC	International Existing Building Code, 2015 Edition
ISPSC	International Swimming Pool and Spa Code, 2015 Edition
NEC	National Electrical Code, 2017 Edition
IPC	Illinois Plumbing Code, 2014 Edition
IAC	Illinois Accessibility Code, Latest Edition
PCO	Palatine Code of Ordinances
NFPA	Life Safety Code, NFPA 101, 2000 Edition
IFC	International Fire Code, 2015 Edition
FDA	US Food and Drug Administration Food Code, 2017 Edition

All references to the "International Existing Building Code" shall mean "International Building Code". All references to the words "ICC Electrical Code" shall mean "National Electrical Code". All references to the "International Plumbing Code" shall mean "State of Illinois Plumbing Code 2014".

1.2 All partition dimensions on plan are to face of stud interior and face of sheathing exterior. Non bearing partitions are to be laid out so that stock components will fit exactly within indicated dimensions. Finished dimensions at critical areas such as closets, bathtubs, etc. must be held.

1.3 The contractor shall verify all dimensions and/or discrepancies in the work and notify the architect prior to any construction or be responsible for same.

1.4 Plumbing schematic drawings, HVAC drawings, sewer mains, electrical outlets, switches, light locations and routing all plumbing, mechanical, and electrical work is to be coordinated between the trades affected by the work as part of their installation layout. No plumbing, electrical or mechanical information shall be scaled from the drawings.

1.5 On site verification of all dimensions shall be the responsibility of each sub-contractor.

1.6 All work shall be performed in a workmanlike manner.

1.7 Each contractor shall include labor, materials, tools, equipment, etc. for the complete construction of the work indicated and specified by the drawings and specifications.

1.8 Materials specified shall be used. Substitutions must be approved by the owner prior to any installation.

1.9 Each sub-contractor shall amend and make good at his own cost, any defects or other faults in his workmanship and/or material.

1.10 Each contractor or subcontractor shall clean up debris inside and outside the building site, on a daily basis which has been affected by his work.

1.11 Dumpster's: Construction debris and refuse containment shall be required for all job sites. Containment shall occur on the property that is the subject of the permit, and shall be within a dumpster, structure, or container that can be covered to prevent windblown debris. All such dumpster's, structures, or containers shall be covered at all times when no work is being performed on the property that is the subject of the permit.

6.0 CARPENTRY

6.1 Stress grade lumber shall conform to the "National Design Specifications for Stress Grade Lumber and its Fastenings" NLMA, Latest Edition with a fiber stress in bending (Fb) of 1,150 psi repetitive with E = 1,400,000, Hem-Fir #2 or equal.

6.2 ALL POSTS & HEADERS SHALL TRANSFER THERE IMPOSED LOADS TO FOUNDATION OR APPROVED STEEL OR HEADERS.

6.3 Tub Draft stop. Provide drywall or draft stop material floor to ceiling behind all tubs on outside walls.

6.4 All walls to have 2" solid firestopping and all electrical and plumbing through floors are to have space sealed off with approved fiberglass batt insulation. Firestop all furring, partitions and stud walls at both floor and ceiling of each floor level and at the juncture of roof rafters and wall.

6.5 All closets shall have standard shelf with wood rod. All closets marked linen and/or pantry shall have 5 shelves.

6.6 Jambs to all closets and doorway openings shall have casing selected by owner.

6.0 CARPENTRY CONT.

6.7 Header schedule for bearing walls unless otherwise noted on plans shall be the following:
Spans less than 4' (2) 2 X 12's
Spans 4' - 8' (2) 2 X 12's
Spans 8' + as noted or (2) 1.75 X 11 7/8" LVL's

6.8 Microlam headers shall be used in lieu of flitched beams where shown on the plans.

6.9 All headers greater than 6'-3" shall be supported by double 2 X 4 or 2x 6 cripples unless otherwise noted.

6.10 All headers greater than 10'-3" shall be supported by triple 2 X 4 or 2x 6 cripples unless otherwise noted.

6.12 Rafter/Ceiling Joist Bridging
Rafters and ceiling joists shall be supported laterally by solid blocking, diagonal bridging (wood or metal) at intervals not exceeding 8 feet where finished ceiling is applied.

7.0 MOISTURE CONTROL

~~7.1 All concealed flashing shall be a minimum of 26 gauge sheet metal. Provide ice and water shield as needed at eaves and valleys.~~

~~7.2 All exterior perimeter caulking shall be water and weathertight. Elastic caulking shall be non-staining polysulphide, acrylic, butyl or silicone.~~

7.4 Insulation shall be as follows:
A. Provide R15 wall insulation with vapor barrier to room side. (existing to remain where no drywall is removed)

~~7.5 Provide aluminum drip caps over all door and window heads and horizontal trim including.~~

7.6 All water piping shall be insulated in areas where it is subject to freezing such as outside walls and unheated attic spaces.

7.7 All exposed hot-water piping over 1/2" shall be insulated.

8.0 DOORS AND WINDOWS

~~8.1 New Exterior doors shall be solid core in standard wood frame. Manufacturer shall provide all hardware including locks, wood sill, and metal threshold and weather-stripping.~~

8.2 All interior doors to remain, match new doors to existing.

~~8.3 Provide tempered glass in all patio doors, entry sidelights and any other areas where required by code.~~

8.4 Provide safety glazing at all required locations including all tubs and shower areas. (see code 1 & 2 Family Dwelling 308 & 303.7 for min. requirements)

8.5 Egress Window Requirements
Every sleeping room shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside to a full clear opening without the use of separate tools or special knowledge. Where windows are provided as a means of egress or rescue they shall have a sill height of not more than 44 inches above the floor. The net clear opening dimension required by this section shall be obtained by the normal operation of the window from the inside. All egress or rescue windows from sleeping rooms must have a minimum net clear opening of 5.7 square feet. The minimum net clear opening height dimension shall be 24 inches. The minimum net clear opening width dimension shall be 20 inches. EXCEPTION: Grade floor window may have a minimum net clear opening of five (5) square feet.

9.0 FINISHES

9.1 Install U.S. Gypsum or equal 1/2" tapered wall-board with metal corner beads. Machine tape all joints. Wall-board shall be attached according to manufacturers' instructions. Patch all nail heads and leave surface free from pits, waves, and buckles. Use 5/8" firecode wall-board where required for fire rating and provide 1/2" dura rock wall-board at all wet areas including walls and ceilings.

~~9.2 Provide 5/8" firecode wall-board on all garage ceilings and common walls.~~

9.3 Ceramic tile for walls and bases shall be glazed ceramic tile. Tile application shall be by organic mastic adhesive for walls. Grout shall be latex portland cement. Caulk around tubs with suitable caulking.

9.4 Painting:
A. Interior walls shall receive Three coats of latex paint, primer & two finish eggshell or satin finish.
B. Provide semi-gloss latex enamel for windows and trim if paint package.
C. Provide one coat stain with two coats clear polyurethane satin finish if stain package.
~~D. All exterior trim shall receive two coats of heavy-body solid color stain or two coats of exterior grade latex paint. (May be factory applied)~~

15.0 MECHANICAL SYSTEMS

~~15.1 Kitchen exhaust shall be ducted to the exterior with suitable cap and backdraft damper installed as per UL manufactures requirements.~~

15.4 Bathroom exhaust fan shall be sized in accordance with the schedule and ducted to the exterior with suitable cap and backdraft damper.

15.4.1 Bath Exhaust
Provide mechanical ventilation for bathroom area. The minimum ventilation rate shall be 50 CFM for intermittent or 20 CFM for continuous ventilation. Pipe material shall be metallic or ridged metal flexible duct, PVC or sheet metal. Pipe must be mechanically anchored and trapped. Vent directly to the outside by an approved method.

~~15.7 Class "B" vents shall have minimum 1" clearance to combustibles and be fire stopped at floors.~~

~~15.8 All supply ducts in unheated spaces shall be sheet metal with 3/4" thick fiberglass insulation or approved equal.~~

15.9 Doors in rooms where there is no return air provided shall be undercut 1" to allow for air circulation.

~~15.10 Clothes Dryer Vent~~
~~Dryer vent systems shall be independent of all other systems and shall convey the products of combustion and moisture to the outdoors. Vents shall not be connected with sheet-metal screws or other fastening means which extend into the vent. Exhaust vents shall be equipped with a back-draft damper. All concealed vents shall be constructed of minimum 0.016 inch thick rigid metal ducts with joints running in the direction of air flow. The maximum length of a 4 inch diameter exhaust vent shall not exceed 25 feet from the dryer location to wall or roof termination, and shall terminate with a full opening exhaust hood. A reduction in maximum length of 2.5 feet for each 45 degree bend and 5 feet for each 90 degree bend shall apply. For installations where this length limitation is exceeded, the maximum vent diameter shall be 5 inches.~~

15.11 All systems shall conform to all applicable local, state and national codes.

15.11.1 All plumbing is to be installed per current Illinois State Plumbing Code and Local amendments to International Plumbing Code.

15.16 Interior suspended waste piping shall be schedule 40 PVC DWV with solvent welded joints.

~~15.18 Provide gray box with sill faucets and one standpipe for clothes washer and 2" drain.~~

15.19 Provide 12"h air chamber at every fixture and a 24"h chamber at top of risers.

15.20 Provide plated fixture supplies and stops for every fixture connection. (Plating to match fixture if exposed or chrome if concealed)

15.21 Provide clean-outs in each soil line and for each change of direction greater than 45 degrees and at top of each stack.

15.22 All water pipes to fixtures shall be valved.

15.23 Water closets to be maximum 1.6 gallon/flush and sinks and showers, etc. shall have 1-gallon/minute flow control.

15.24 The plumbing contractor shall include all necessary labor, materials, and equipment required for a complete and operational system.

15.25 Plumbing Stack Walls: The stack plumbing walls shall consist of not less than 2x6 framing members or 5 ½ nominal width

15.29 Plumbing Pipe Protection From Freezing
Water, soil and waste pipes shall not be installed outside of a building, in attics or crawl spaces, concealed in outside walls, or in any other place subjected to freezing temperature unless adequate provision is made to protect such pipes from freezing by insulation and heat.

16.0 ELECTRICAL SYSTEMS

16 Electrical Code
All electrical is to be installed per 2017 National Electrical Code (N.E.C.) and Local requirements.

16.1 The electrical contractor shall include all necessary labor, materials, and equipment for the installation of a complete and operational system.

16.2 The electrical contractor shall install all work in accordance with all applicable national, local, and state codes and ordinances.

16.3 The electrical contractor shall provide copper wire throughout, no. 14 AWG minimum. Low voltage signal system shall be a minimum 2 conductor no. 18 in conduit where required by local code.

16.6 The electrical contractor shall provide GFI outlets in all bathrooms, kitchens, garages, and at exterior applications or as required by governing codes.

16.7 Closet Light Fixtures: Provide flush recessed fixture with solid lens or a ceiling mounted fluorescent fixture with lens cover in all closet areas unless there is 12 inches horizontal clearance from edge of shelving in the closet area. Fixtures used within the 12" clearance must maintain minimum 6 inches clearance from shelf edge.

16.8 Smoke / CO2 detectors shall be 110 or 9 volt and shall be wired so that the activation of one alarm will activate all alarms within residence. Smoke detectors shall be UL approved and shall be present on all floors and located within 15' of all bedrooms and in all bedrooms.

HOME ADDITION/ REMODEL FOR:
Mr. & Mrs. Gierke

224 W. Kenilworth.
Palatine, IL. 60067

GENERAL CONTRACTOR:
VANDE LOGT CONSTRUCTION CO.

226 Biltmore Drive, N. Barrington. IL. 60010
Ph: 847 382-4900 Fax: 847 382-4906

PLAN INDEX

ARCHITECTURAL / STRUCTURAL	MECHANICAL
A-1 COVER SHEET & GENERAL NOTES	ME-1 ELECTRICAL MECH. PLUMBING RISER DIAGRAM
A-2 BASEMENT CONSTRUCTION PLAN, WALL SECTION, CROSS SECTION	
A-3 CABINET PLANS & ELEVATIONS	

JOB SITE LOCATION

N

Section 890.TABLE N Water Supply Fixture Units (WSFU)

Fixture	Total Units	Total Load	Occupancy	Type of Supply Control	Load Values in Water (Supply Fixture Units) Cold	Hot	Total
Water Closet	5	15	Public/Private	Flush Tank	3		3
Lavatory	6	6	Private	Faucet	0.75	0.75	1
Bathtub	1	2	Private	Faucet	1.5	1.5	2
Shower Stall	4	8	Private	Mixing Valve	1	1	2
Kitchen Sink	2	4	Private	Faucet	1.5	1.5	2
Laundry Trays (1 to 3)	1	3	Private	Faucet	2	2	3
Dishwashing Machine	2	2	Private	Automatic		1	1
Laundry Machine (8 lb)	1	2	Private	Automatic	1.5	1.5	2
Home Total	22	42					

Existing Water Service Size 1-1/2"
Required Service Size 1-1/4"

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NO.	DESCRIPTION	DATE
1	Concept Plan	[illegible]
2	Concept Plan Revisions	[illegible]
3	PERMIT PLANS	

SHEET TITLE: Cover Page Specifications

PROJECT DESCRIPTION: Brian & Kate Gierke, 224 W. Kenilworth, Palatine, IL 60067

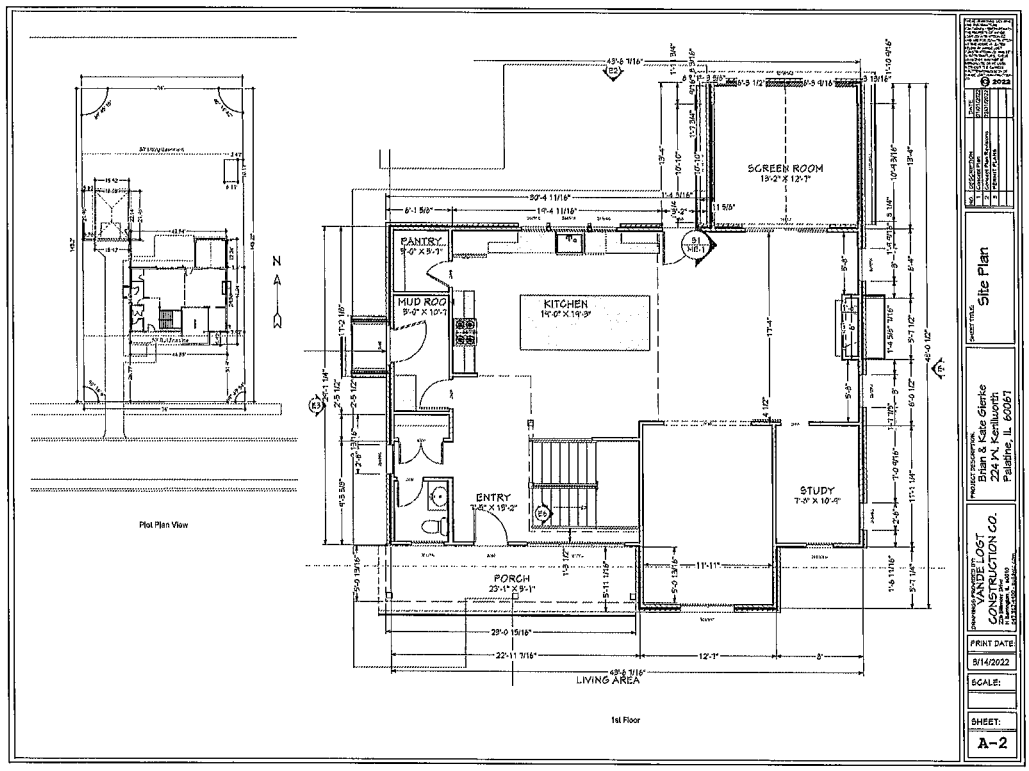
DRAWINGS PROVIDED BY: VANDE LOGT CONSTRUCTION CO.

PRINT DATE: 3/14/2022

SCALE:

SHEET: A-1

1st Floor



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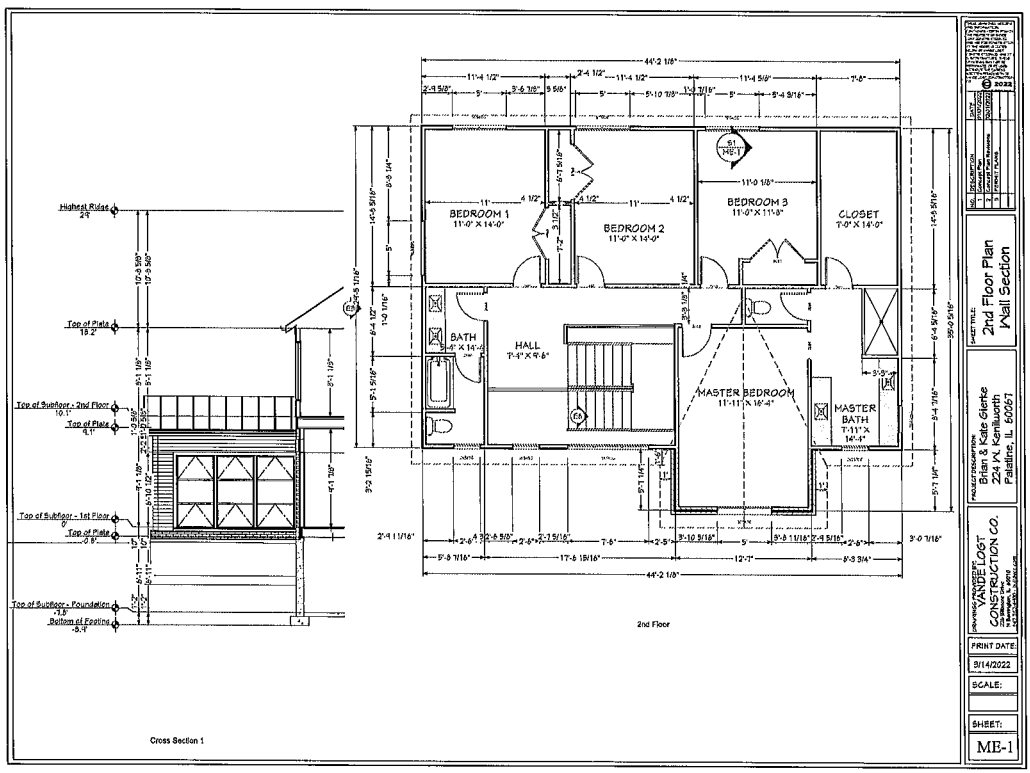

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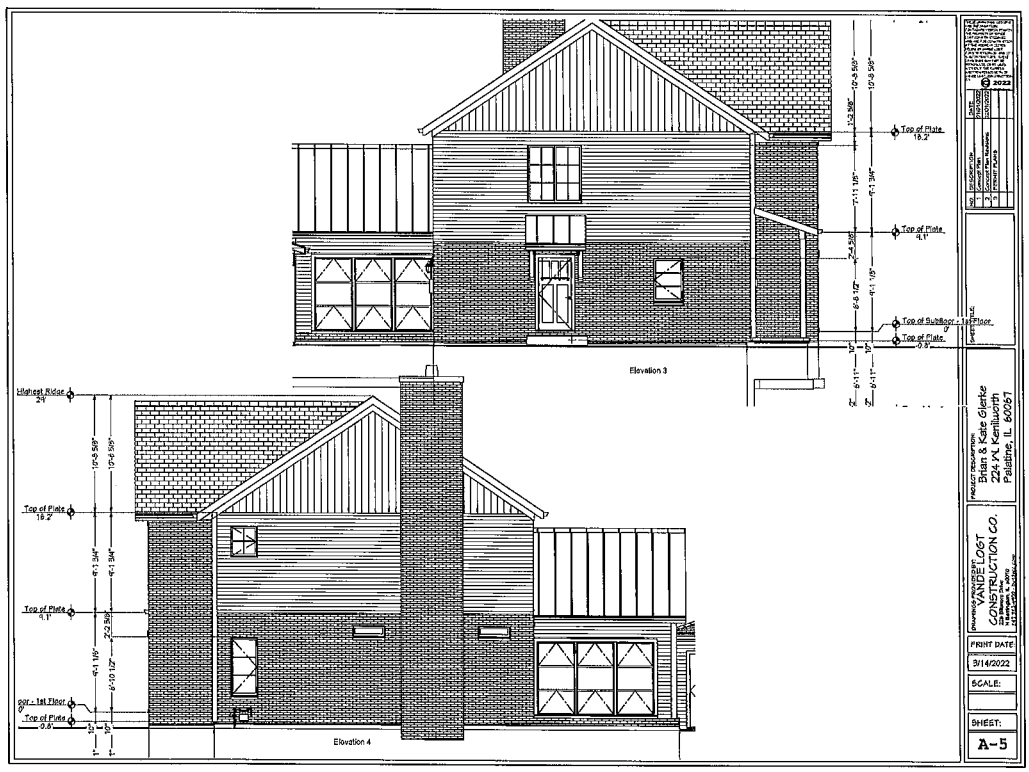

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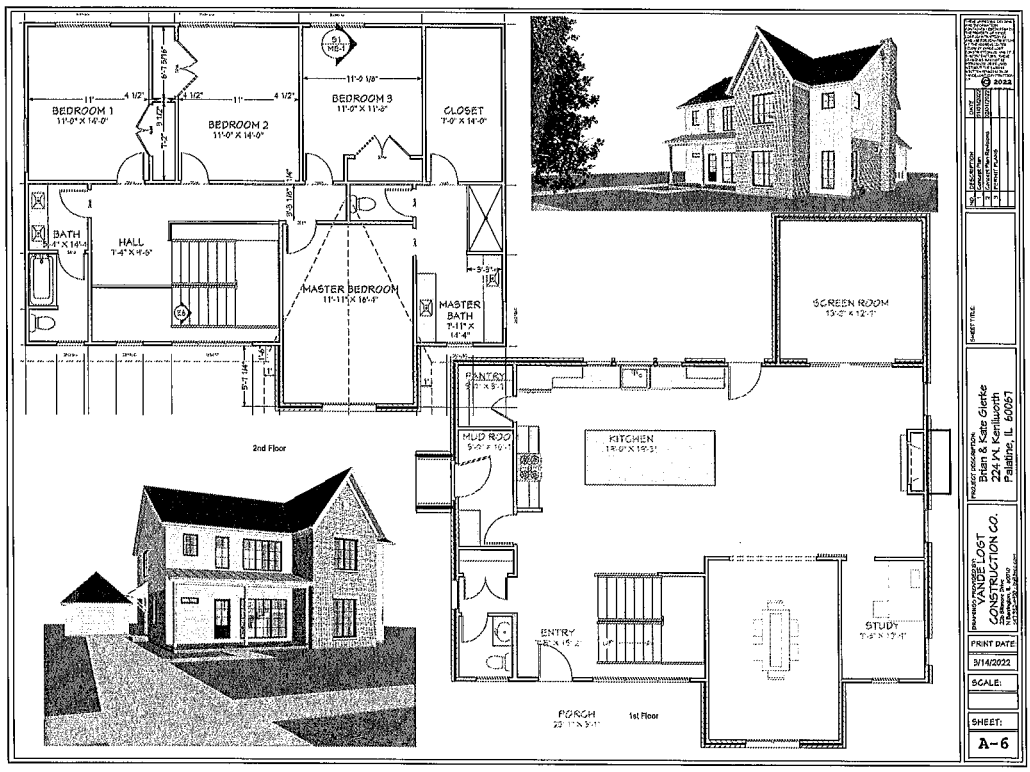

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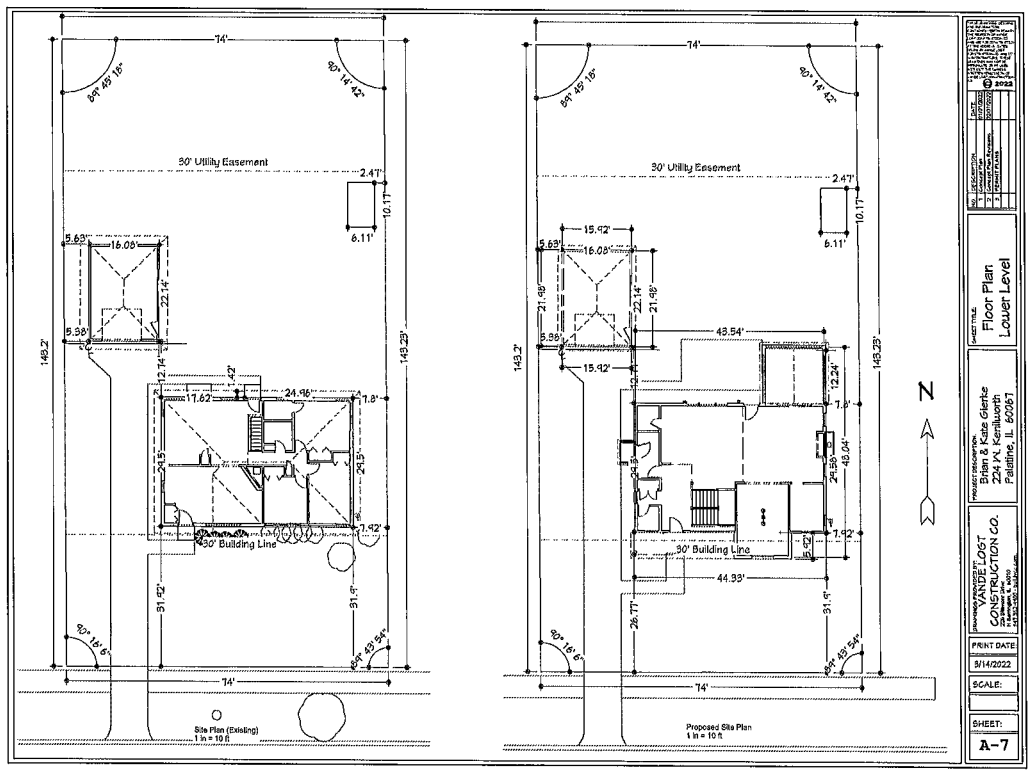

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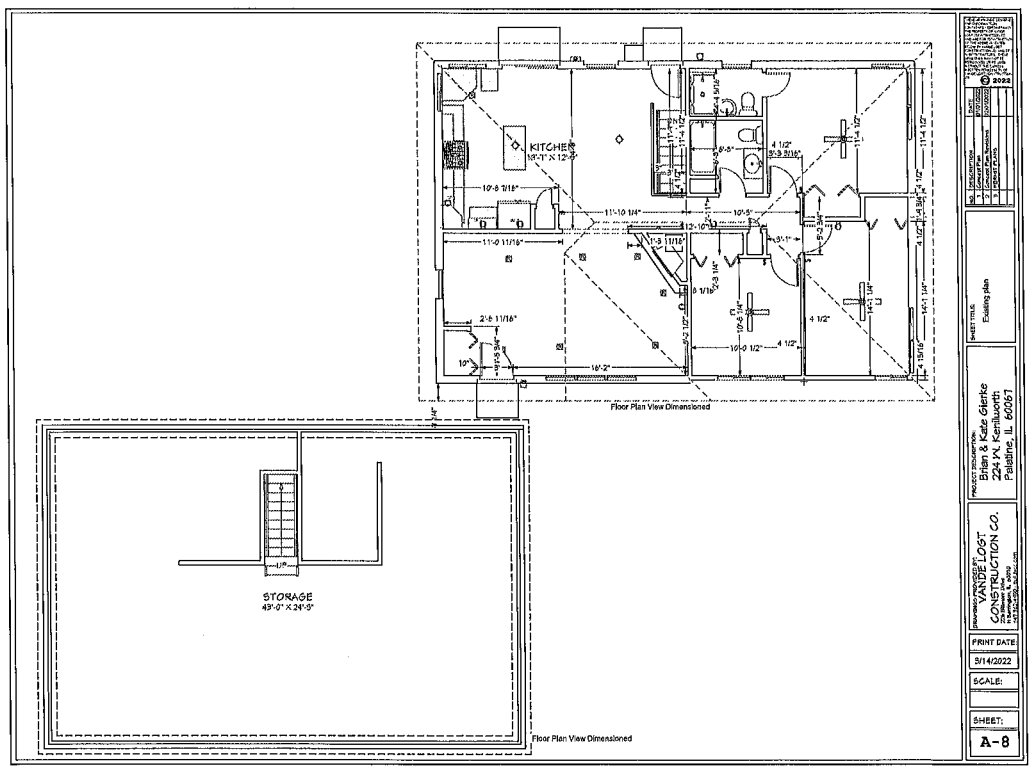

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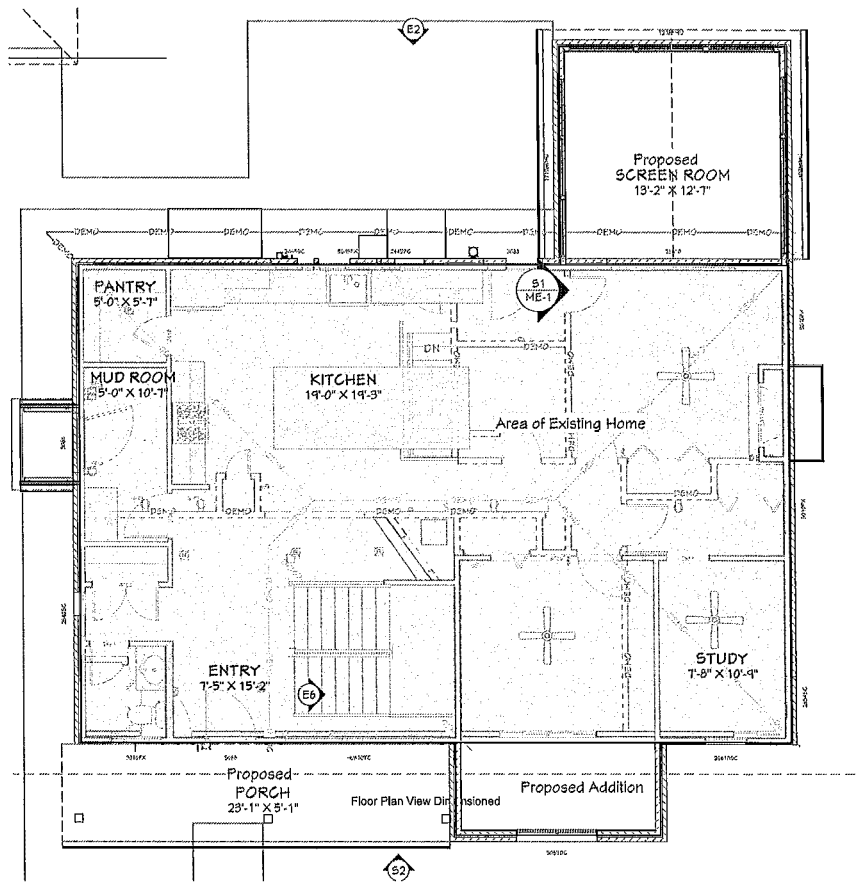

1st Floor

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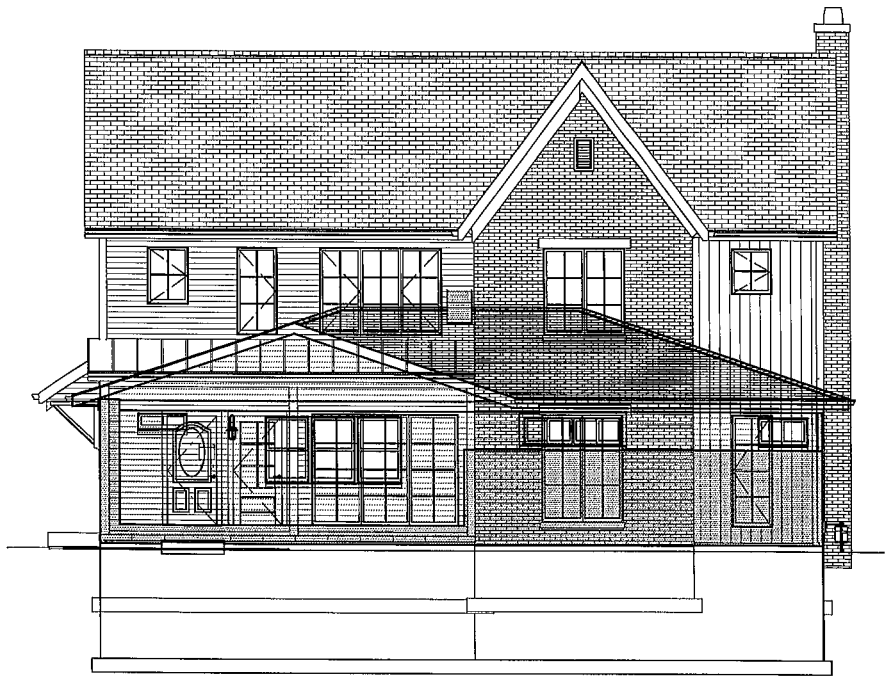

Cross Section 2
Cross Section 1

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PROJECT DESCRIPTION:

SHEET TITLE

NO.	DESCRIPTION	DATE

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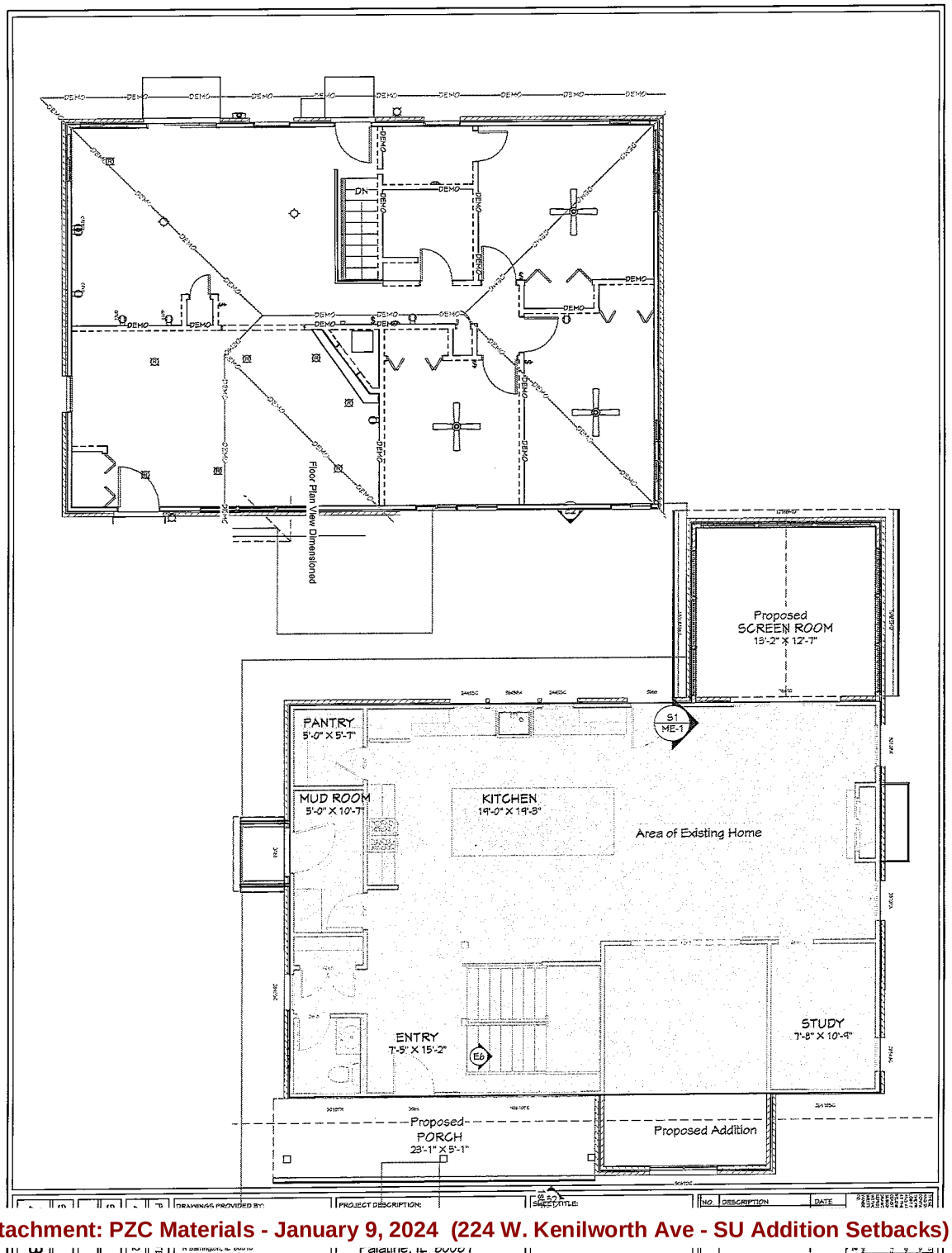
DEMO
DN
Floor Plan View Dimensioned
Proposed
SCREEN ROOM
13'-2" X 12'-7"
PANTRY
5'-0" X 5'-7"
S1
ME-1
MUD ROOM
5'-0" X 10'-7"
KITCHEN
19'-0" X 19'-3"
Area of Existing Home
ENTRY
7'-5" X 15'-2"
E6
STUDY
7'-8" X 10'-9"
Proposed
PORCH
23'-1" X 5'-1"
Proposed Addition
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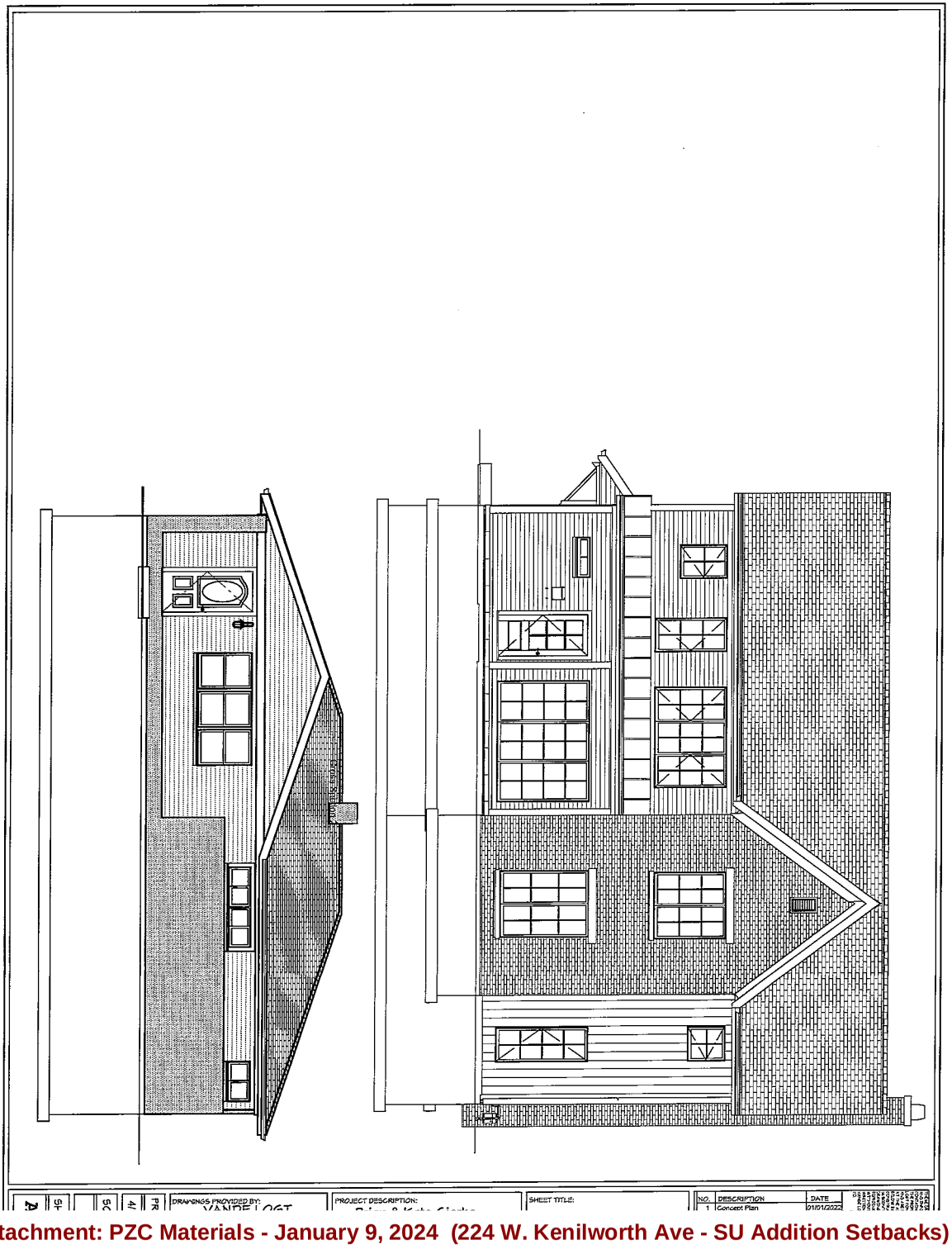
PROJECT DESCRIPTION:
SHEET TITLE:
NO
DESCRIPTION
DATE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Concept Plan
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AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 224 W. KENILWORTH AVE.

(●) ( ) ( ) ( )

County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 21ST day of DECEMBER, A.D. 20 23., and the last publication thereof was made on the 21ST day of DECEMBER, A.D. 20 23.

Your Legal appeared in the following Journal & Topics Newspapers (Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☑ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 21ST day of DECEMBER A.D., 20 23.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 21ST day of DECEMBER A.D., 20 23.

My commission expires the 15TH day of JULY A.D., 20 25.

Attachment: PZC Materials - January 9, 2024 (224 W. Kenilworth Ave - SU Addition Setbacks)

2. 224 W. Kenilworth Avenue

SU-000082-2023 - 224 W. Kenilworth Ave

Notice was published in the Journal & Topics on December 21st, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Special Use Application
2. Proof of Ownership
3. Plat of Survey
4. Site Plan
5. Floor Plan
6. Elevations
7. O-051-22 - Special Use 224 W. Kenilworth Expired
8. Public Notice

Ms. Bremanis provided a brief overview and states that the property is Zoned R-2 and the petitioner is proposing to construct a front porch addition and a new second story addition utilizing the current foundation footprint. The proposed additions will encroach into the required side yard and front yard setbacks. The petitioner is requesting a special use for a second story addition to be set back 7 feet from the interior side lot line in contrast to the standard 10 feet. Additionally, a request has been made for the front lot line setback to be 24 feet instead of the typical 30 feet for the entire addition.

Sworn in petitioner: Brian Gierke - owner of 224 W. Kenilworth Ave.
Mr. Gierke states he purchased the home 12 years ago. Over the years, his family has grown, and they are now in need of more space. His proposal includes adding a second-story addition, which would mirror the existing side yard setback. Additionally, he seeks to incorporate a front porch to enhance outdoor living space and add architectural appeal to the structure. Mr. Gierke emphasizes the desire to breathe new life into the outdated home while preserving the roots and friendships they have established in the community.

Commissioner Cavanaugh asks if he has discussed the project with any of the neighbors.
Mr. Gierke states he has discussed and there have been no issues, only positive feedback.

Chairman Wood refers to the original approved special use request and asks for clarification to the recent changes.
Mr. Gierke states the original architectural design was extensive and involved the construction of an entirely new structure while still utilizing the existing footprint. The recent changes reflect an adjustment to optimize usable space. The initial plan involved dismantling existing walls and constructing an entirely new building.

Attachment: DRAFT PZC Minutes - January 9, 2024 (224 W. Kenilworth Ave - SU Addition Setbacks)

The new proposal reflects ideal useable space within the existing footprint.

Commissioner Friedman states the original structure was not compliant to the side setbacks. He asks if adding an extension to the rear of the property could align with setback conditions and bring the property into compliance.
Mr. Gierke states the architect advised against it based on the building requirements.

Commissioner Friedman notes a difference between the design being presented at the current meeting and the one initially approved.
Mr. Gierke confirms that the costs originally came in too high. They sought another design firm's assistance to optimize the use of the existing home and significantly reduce costs.

Commissioner Cavanaugh inquires about the duration of the approval if granted.
Ms. Bremanis states that the petitioner has one year to get a building permit issued.

Ms. Bremanis provides additional details, stating that the maximum height complies with codes, and the lot coverage is within the specified limits. She notes the property's proximity to Salt Creek and the surrounding flood hazard area. Ms. Bremanis assures that any potential issues related to this, if needed, would be addressed by the engineering department during the permit review process.

STAFF RECOMMENDATION:
The Petitioner is proposing to construct a new front porch and a second story addition to the existing residence, which will encroach on the required side and front yard setbacks. The Petitioner had previously applied for, and was granted, Special Uses to proceed with a similar project, but said Special Use permit has since expired. The Petitioner is now requesting the same setback relief for the existing non-conforming side yard for the second story addition, and an additional 2-foot encroachment into the required front yard for the new open-style front porch.

Staff has not identified any negative impacts that the proposed additions would have on the surrounding neighborhood. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the site plan, floor plan, and elevation plans submitted by the Petitioner, Brian Gierke, except as such plans may be changed to conform to the Village Codes and Ordinances.

2. If approved, the Village Engineering Department reserves the right to address any flood plain issues during the building permit review process.

Attachment: DRAFT PZC Minutes - January 9, 2024 (224 W. Kenilworth Ave - SU Addition Setbacks)

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

DISCUSSION:

Commissioner Cavanaugh expresses that the request aligns with standards and is consistent with the neighborhood. He acknowledges concerns about front porch encroachment but recognizes that it's driven by flood hazard considerations from Salt Creek in the backyard.

Chairman Wood concurs, stating that the request meets the standards and wouldn't cause harm to surrounding property values. She highlights that requests for open porches that infringe on setbacks but complete a structure typically receive positive and favorable responses.

Commissioner Roth-Wurster states the request meets the standards and improvements to the property are always welcome.

Commissioner Cavanaugh made a motion to approve subject staff's conditions; seconded by Commissioner Noonan.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on February 5th, 2024.

RESULT:	**RECOMMEND TO APPROVE [UNANIMOUS]**
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Patrick Noonan, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Cavanaugh, Schubert
ABSENT:	Kolososki, Fedota

Attachment: DRAFT PZC Minutes - January 9, 2024 (224 W. Kenilworth Ave - SU Addition Setbacks)

Consider an Ordinance Granting a Special Use to Permit a Medical Office (Massage Therapy/Chiropractic Clinic) at 2001 N. Rand Road

BACKGROUND:
The Petitioner is proposing to open a new massage therapy/chiropractic clinic, Body In Gear Wellness, at the Subject Property. Therefore, the Petitioner is requesting approval of the following:

> **Special Use to permit a medical office (massage therapy/chiropractic clinic) at the Subject Property.**

KEY ISSUES:
- The subject tenant space within the shopping center was most recently occupied by Rand Chiropractic Center. Therefore, the Petitioner does not plan to make any alterations to the existing floor plan.
- The business provides both massage therapy and structured exercise instruction to treat existing pain patterns for its clients. The business plan includes the future potential for chiropractic services, which would be included in their requested special use approval.
- Per the submitted business plan, the hours of operation would be by appointment only during the following times: Monday 12 PM - 9 PM, Thursday 4 PM - 9 PM, Friday 8 AM - 3 PM, Saturday 3 PM - 8 PM, and Sunday 8 AM - 3 PM.
- The parking requirement for the property does not increase with the proposed use.

ALTERNATIVES:
1. Approve the Special Use to permit a medical office (massage therapy/chiropractic clinic) at the Subject Property.
2. Do not approve the Special Use to permit a medical office (massage therapy/chiropractic clinic) at the Subject Property.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on January 9, 2024.
Residents testifying:	None.
Vote:	The PZC voted unanimously to approve the Special Use to permit a medical office (massage therapy/chiropractic clinic) at the Subject Property and Staff concurs.

ACTION REQUIRED:
A motion to approve the ordinance granting a Special Use to permit a medical office (massage therapy/chiropractic clinic) at the Subject Property.

ATTACHMENTS:
- Aerial Map
- SU ORD 2001 N Rand Rd
- EXHIBIT - Business Plan
- Body In Gear Info

- EXHIBIT - Floor Plan
- PZC Materials - January 9, 2024
- DRAFT PZC Minutes - January 9, 2024

GISConsortium | 2001 N. Rand Road Unit E

0 300 600 ft

Print Date: 12/8/2023

Notes

Cook County Aerial 2022

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

Attachment: Aerial Map (2001 N. Rand Road - SU Medical Office (Massage Therapy/Chiropractor)))

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL USE AT
2001 N. RAND ROAD

WHEREAS, pursuant to a petition and public hearing on January 9, 2024, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit a medical office (massage therapy/chiropractor clinic) at the Subject Property pursuant to Section 11.03 (d) (22) of the Palatine Zoning Ordinance on the following legally described property:

THE PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST AND WEST QUARTER LINE OF SAID SECTION WITH THE CENTERLINE OF RAND ROAD, SAID INTERSECTION BEING 1514.39 FEET WEST OF THE EAST LINE OF SAID SECTION, AS MEASURED ON SAID EAST AND WEST QUARTER LINE; THENCE SOUTHEAST ALONG THE CENTERLINE OF SAID RAND ROAD, SAID CENTERLINE FORMING AN ANGLE OF 47 DEGREES 00 MINUTES 30 SECONDS AS MEASURED FROM EAST TO SOUTHEAST WITH THE EAST AND WEST QUARTER LINE OF SAID SECTION, A DISTANCE OF 38.40 FEET TO AN ANGLE POINT IN THE CENTER LINE OF SAID RAND ROAD; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF RAND ROAD, SAID CENTERLINE FORMING AN ANGLE OF 04 DEGREES 24 MINUTES 30 SECONDS TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE FOR A DISTANCE OF 216.57 FEET; THENCE NORTHEAST ON A LINE THAT FORMS AN ANGLE OF 94 DEGREES 24 MINUTES 30 SECONDS TO THE LEFT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 656.10 FEET TO A POINT ON A LINE THAT IS 871.20 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION; THENCE SOUTH ALONG SAID DESCRIBED PARALLEL LINE 288.61 FEET TO A POINT OF A PLACE OF BEGINNING; THENCE SOUTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 61 DEGREES 29 MINUTES 45 SECONDS TO THE LEFT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 482.55 FEET TO THE CENTERLINE OF RAND ROAD; THENCE SOUTHEASTERLY ALONG SAID

CENTER LINE OF RAND ROAD, 70.25 FEET TO THE SOUTH LINE OF THE NORTH 10 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE EAST ALONG SAID LAST DESCRIBED LINE 380.58 FEET TO SAID LINE 871.20 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION; THENCE NORTH ALONG SAID LAST DESCRIBED PARALLEL LINE 288.61 FEET TO

Attachment: SU ORD 2001 N Rand Rd (2001 N. Rand Road - SU Medical Office (Massage Therapy/Chiropractor))

THE PLACE OF BEGINNING, EXCEPT THAT PART THEREOF TAKEN FOR RAND ROAD, IN COOK COUNTY, ILLINOIS.

Commonly known as 2001 N. Rand Road (PIN# 02-02-203-008-0000)

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

SECTION 1: Special Use to permit a medical office (massage therapy/chiropractor clinic) at the Subject Property pursuant to Section 11.03 (d) (22) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. **The Special Use shall substantially conform to the floor plan and business plan submitted by the Petitioner, Zach Mayfield, Body In Gear LLC, except as such plans may be changed to conform to Village Codes and Ordinances.**

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

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

PASSED: This _____day of _____, 2024

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

APPROVED by me this _____day of _____, 2024

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this _____day of _____, 2024

_____
Village Clerk

Attachment: SU ORD 2001 N Rand Rd (2001 N. Rand Road - SU Medical Office (Massage Therapy/Chiropractor))

Body in Gear Wellness

Identity - Body in Gear wellness provides unique treatment solution for specific pain and conditions respectively (chiropractic, massage, PT)	**Problem -** Prospective patients are looking for unique all encompassing care that will completely alleviate pain and conditions and not just a cookie cutter experience that has them feeling unfulfilled.
Our Solution - Discovering the root cause of patient's pain condition, deconstructing that pain and movement pattern causing pain and creating custom treatment plan to eliminate condition	**Target Market -** Our target audience is an individual that has chronic pain and disfunction and that has also tried multiple modalities to no avail.
Competition - The wellness industry is a pretty large and emcompassing one. Being that we are a multidiscplinary clinic, there aren't many business like Body in Gear Wellness. Main competition in the national sector is The Joint, Hand in Stone, Elements, esc.	**Revenue Stream** - Body in Gear Wellness will sell services directly to consumer via any payment and/or insurance bill.
Marketing - Body in Gear Wellness will communicate with customers via email newsletters, targeted Facebook and Google ads, social media and in small town events (fairs, markets, trade shows, etc.)	**Expenses** - Expenses include: Marketing efforts, Space rental, Supplies (sheets, oil, etc), supplement and item inventory
Team and Key Roles - Body in Gear Wellness is owned and operated by Zach Mayfield MT. His team of massage therapists consist of himself, Darius Manny and Luke Kobler. Chiropractic care team is yet to be determined but Body in Gear Wellness has plans to implement chiropractors for this role	**Milestones** - As business grows, Body in Gear Wellness will start to expand more into different territories and open locations in select towns. We plan to employee multiple practitioners in different modalities and make a complete practice.

Attachment: EXHIBIT - Business Plan (2001 N. Rand Road - SU Medical Office (Massage

At this current point in time, Body in Gear Wellness sees 50+ patients per month. We offer medical soft tissue manipulation, trigger point therapy, deep tissue massage, myofascial release, cupping and passive stretching.

Hours of Operation Monday through Sunday, by appointment only.

Attachment: EXHIBIT - Business Plan (2001 N. Rand Road - SU Medical Office (Massage

Business Plan Addendum 1/2/24
Hours of Operation

Alex Bradshaw

From: Zach Mayfield <bodyingear@gmail.com>
Sent: Tuesday, January 2, 2024 9:15 AM
To: Alex Bradshaw
Subject: Re: SU-000083-2023 - 2001 N Rand Rd

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

Yes open M 12-9, TH 4-9, FR 8-3, SAT 3-8, SUN 8-3

On Tue, Jan 2, 2024 at 9:02 AM Alex Bradshaw <ABradshaw@palatine.il.us> wrote:

> Hi Zach –
>
> I hope you had a good Holiday. I wanted to touch base as a reminder that the scheduled public hearing for your case is next Tuesday evening (1/9) at 7 PM.
>
> There was also one additional question that had come up as we are preparing for the public hearing. Can you please provide the anticipated hours of operation? I understand that the business will be open by appointment only Monday – Sunday, but will there be a time frame each day that appointments may be scheduled? (e.g. 8 AM – 7 PM)
>
> Thank you,
>
> **Alex Bradshaw** | Planner
>
> Planning & Zoning Department
>
> 200 E. Wood Street | Palatine, IL 60067
>
> T: 847-359-9056 | abradshaw@palatine.il.us

From: Zach Mayfield <bodyingear@gmail.com>
Sent: Tuesday, December 19, 2023 11:09 AM
To: Annette Schwab <ASchwab@palatine.il.us>

Attachment: EXHIBIT - Business Plan (2001 N. Rand Road - SU Medical Office (Massage Therapy/Chiropractor)))

BODY IN GEAR
WELLNESS

HOW WE DO IT

ASSESSMENT

Upon your first visit, we will break down our opinion of the main cause of the pain you are experiencing and retest after 4 weeks to see any changes made.

TREATMENT

Our systematic and structured treatment plan will ensure that the chief complaint of pain is worked on and every area of the body is aligned.

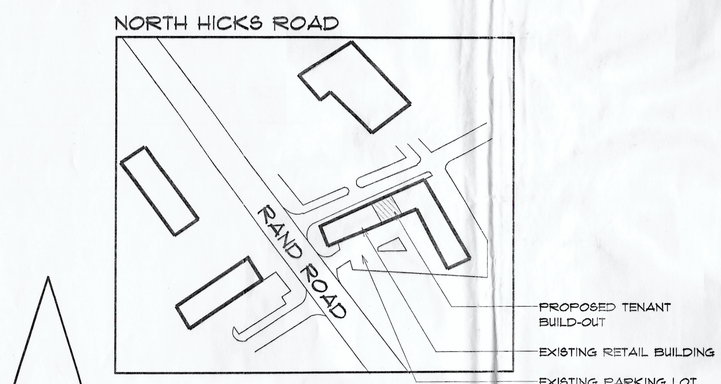
CORRECTIVE EXERCISE

As part of your treatment plan, you will be assigned exercises on site and at home to strengthen posture and reduce the chance of pain forever.

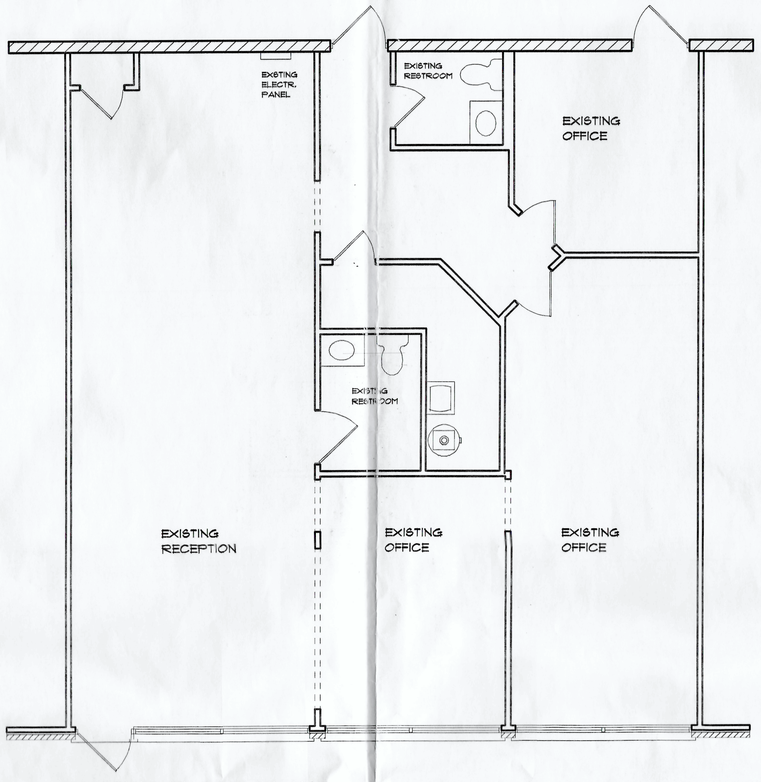
↓ Why are your treatments more expensive than others? −

This is a great question. We cater to individuals that want lasting results and expect a completely customized, yet consistent treatment and plan. This is not a spa massage atmosphere and you are paying for our experience and expertise.

Attachment: Body In Gear Info (2001 N. Rand Road - SU Medical Office (Massage

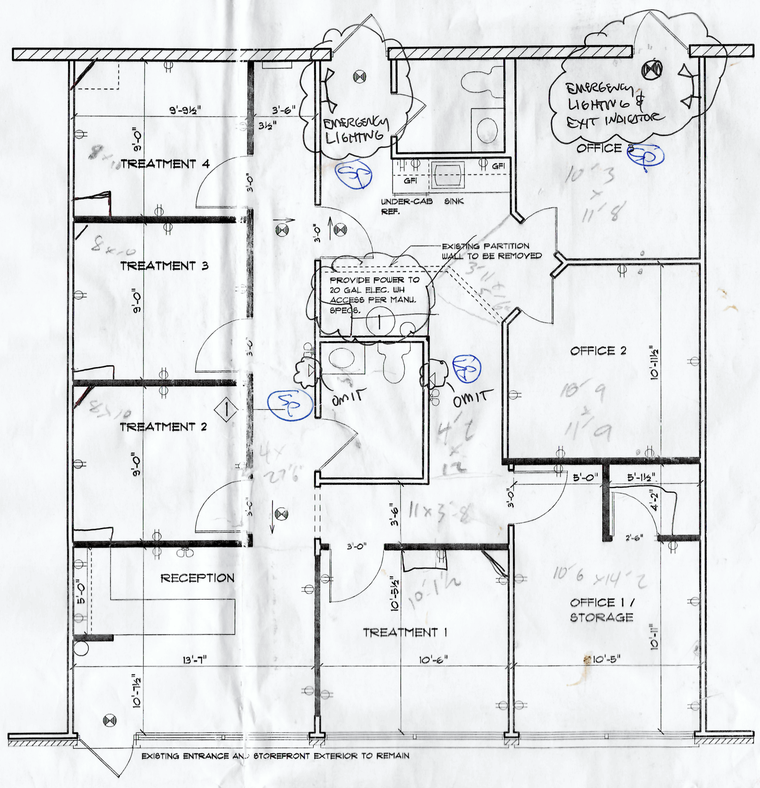


LOCATION DIAGRAM



EXISTING FLOOR PLAN

SCALE 1/4" = 1'-0"



PROPOSED TENANT BUILD-OUT FLOOR PLAN AND POWER PLAN

SCALE 1/4" = 1'-0"

EXISTING EXTERIOR BLOCK WALL TO REMAIN

EXISTING PARTITION WALL TO REMAIN

PROPOSED STEEL STUD CONSTRUCTION @ 16" O.C. 8' HEIGHT NON-BEARING PARTITION TYP.

FLOORING TO BE COMMERCIAL CARPET THROUGHOUT - VERIFY STYLE WITH OWNER
VINYL TILE IN BATHROOMS ONLY

PROVIDE KEYS FOR FIRE DEPT. KNOX BOX ACCESS TO ALL AREAS IF DOORS ARE NOT KEYED TO A MASTER SYSTEM.

FIRE SYSTEM VISUAL INDICATOR — OMIT N/A

FIRE EXTINGUISHER PER NFPA 10

EMERGENCY EXIT INDICATOR WITH BATTERY BACKUP

EMERGENCY LIGHTING WITH BATTERY BACKUP

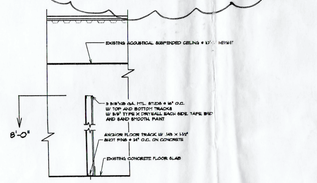
ALL INTERIOR FINISHES SHALL HAVE FLAME SPREAD RATING INDICATED AND SUBMITTED TO FIRE DEPARTMENT BY OWNER.

INSTALL SLEEVES FOR LOW VOLTAGE WIRING SYSTEM PER ORD. NO. 2003-76
LOW VOLTAGE SECTION 725 FIRE ALARM SECTION 760 COMMUNICATION SECTION 800

SIGN CIRCUITS MUST HAVE A GREEN GRounding CONDUCTOR INSTALLED PER UL 48 & 2161

THE MINIMUM SIZE CONDUCTOR FOR COMMERCIAL BRANCH CIRCUIT WIRING MUST BE #12 AWG
INSTALL A GREEN GROUNDING CONDUCTOR IN ALL FLEX

1 — 20 GAL. ELECTRIC WATER HEATER
PROVIDE MANUFACTURER'S CUT SHEETS AND MANUALS
PROVIDE VACUUM RELIEF FOR WATER HEATER AS REQUIRED PER CODE
PROVIDE COMMERCIAL GRADE EXPANSION TANK FOR WATER HEATER PER MANU. SPECS. W/ RPZ



1 TYPICAL WALL DETAIL 1

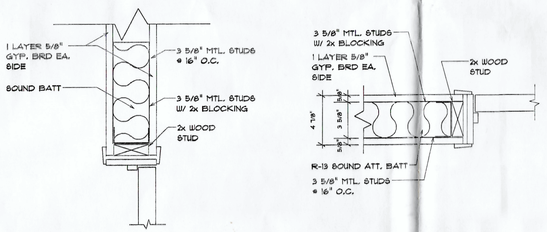
24-HR NOTICE REQUIRED FOR INSPECTIONS
~~HEALTH DEPT 359-9090~~
BLDG DEPT 776-4745
~~ENGINEERING 359-9044~~
FIRE PREV. 359-9029
General Contractors only please
Permit # and address required
24 hr. prior notice
13.888

JOB COPY
THIS PLAN MUST REMAIN ON THE JOB SITE AT ALL TIMES
NO CHANGES ARE PERMITTED WITHOUT WRITTEN APPROVAL
APPROVED 01.17.13
FULL PERMIT

RECEIVED JUL 11 2013 INSPECTION SERVICE

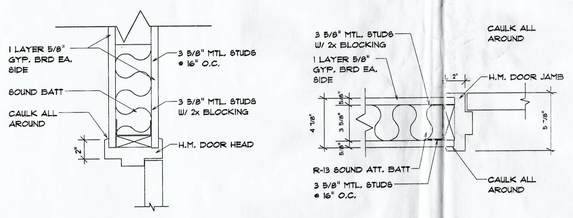
RECEIVED JUL -1 2013

LICENSED ARCHITECT SHAWN T. PURNELL 001-019645 STATE OF ILLINOIS
EXP 11.30.14



WOOD DOOR JAMBS & HEAD DETAILS

SCALE: NTS



HM. DOOR JAMBS & HEAD DETAILS

SCALE: NTS

SPECIFICATIONS

DIVISION 1 GENERAL REQUIREMENTS

1. PRIOR TO THE BID AND START OF ANY WORK THE CONTRACTOR(S) SHALL VERIFY ALL GRADES, LINES, LEVELS, EXISTING CONDITIONS, AND DIMENSIONS INDICATED ON THE DRAWINGS. ANY DISCREPANCY SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY BEFORE COMMENCING WITH ANY WORK.
2. ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF ALL APPLICABLE NATIONAL AND/OR MUNICIPAL BUILDING CODES AND ORDINANCES. THE CONTRACTOR SHALL PROCURE AND PAY FOR ALL REQUIRED PERMITS AND UTILITY SERVICE CHARGES.
3. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE START OF ANY EXCAVATION.
4. SUB CONTRACTORS SHALL LEAVE SITE NEAT & FREE OF DEBRIS AT THE END OF EACH WORK DAY.
5. PLANS AND SPECIFICATIONS: IT IS THE INTENT OF THE PLANS AND SPECIFICATIONS TO PROVIDE FOR A COMPLETE INSTALLATION. EVERYTHING NECESSARY FOR THE COMPLETION AND SUCCESSFUL OPERATION OF THE WORK, WHETHER OR NOT HEREIN DEFINITELY SPECIFIED OR NOTED, SHALL BE FURNISHED AND INSTALLED AS IF SO SPECIFIED OR INDICATED. ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
6. THE DRAWINGS ARE DIAGRAMMATIC ONLY AND NOT INTENDED TO SHOW EXACT LOCATIONS UNLESS DIMENSIONED. DO NOT SCALE DRAWINGS. CONTRACTORS SHALL VERIFY ALL EXISTING FIELD CONDITIONS, DIMENSIONS, AND LENGTHS PRIOR TO THE START OF ANY WORK AND SHALL ADJUST THEIR EQUIPMENT AND RACEWAY LOCATIONS TO AVOID CONFLICTS WITH OTHER CONSTRUCTION OR EQUIPMENT.
7. ALL SUB CONTRACTORS ARE RESPONSIBLE FOR THE COORDINATION OF THEIR WORK WITH ALL OTHER AFFECTED TRADES.
8. NO CONSTRUCTION ADMINISTRATION IS PROVIDED BY THE ARCHITECT.
9. THE ARCHITECT IS NOT RESPONSIBLE FOR THE METHODS OR CONSTRUCTION AND/OR ERRORS AND OMISSION WITHIN THE METHODS OF CONSTRUCTION.
10. STAIRWAYS SHALL COMPLY WITH THE LATEST MUNICIPAL CODE.
11. GENERAL CONTRACTOR SHALL SUPPLY DUMPSTER AND SANITARY FACILITY FOR JOB PERSONNEL AT ALL TIMES.
12. GENERAL CONTRACTOR IS TO MAINTAIN AND CLEAN STREETS IMMEDIATELY THROUGHOUT CONSTRUCTION.
13. TREE PRESERVATION FENCE IS TO BE MAINTAINED PER APPROVED SITE PLAN AT ALL TIMES.
14. DO NOT START WORK IF THE SUB-SURFACES ARE DEFECTIVE. THE COMMENCEMENT OF SUB-CONTRACTOR'S WORK SHALL CONSTITUTE ACCEPTANCE OF SUB-SURFACE.
15. EACH SUB-CONTRACTOR SHALL OBTAIN AND PROVIDE NECESSARY BONDS, PERMITS AND INSPECTIONS AS REQUIRED BY THE MUNICIPALITY, COUNTY, STATE OR OTHER AGENCIES HAVING JURISDICTION.
16. CURRENT INSURANCE CERTIFICATES: GENERAL LIABILITY, WORKMEN'S COMPENSATION, ETC. MUST BE SUBMITTED TO THE BUILDER BEFORE PROCEEDING WITH ANY WORK.
17. LOCAL, STATE, NATIONAL BUILDING CODES HAVING JURISDICTION SHALL TAKE PRECEDENT OVER THESE PLANS AND SPECIFICATIONS IF THERE EXISTS A CONFLICT. THE SUB-CONTRACTOR SHALL NOT CHARGE EXTRAS FOR ITEMS NECESSARY TO MEET CODE REQUIREMENTS FOR HIS WORK EVEN IF THE ITEMS WERE NOT CALLED OUT ON THESE PLANS.
18. ALL WORK SHALL BE PERFORMED IN GOOD WORKMANLIKE MANNER. EACH SUB-CONTRACTOR SHALL WARRANTY THEIR WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF OCCUPANCY, PAYMENT FROM DEFECTS AND WORKMANSHIP AND REPAIR ANY DEFECTS AT THEIR OWN COST.
19. THE APPROVED SET OF PRINTS, ALONG WITH THE COORDINATING PLAN REVISED, MUST BE KEPT ON-SITE DURING THE COURSE OF CONSTRUCTION. THESE ITEMS MUST BE MADE AVAILABLE TO ALL REPRESENTATIVES OF THE BUILDING DEPARTMENT UPON REQUEST.

DIVISION 2 EXISTING CONDITIONS

1. FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING LOCATIONS OF ALL UTILITIES.

DIVISION 5 METALS

1. THE DESIGN, FABRICATION & ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE "AMERICAN INSTITUTE OF STEEL CONSTRUCTION" LATEST EDITION FOR A36 STEEL. STEEL SHALL BE SHOP COATED.
2. REINFORCING BARS SHALL BE ASTM GRADE 40 WITH SPLICES TO BE LAPPED 17" MIN.

DIVISION 6 WOOD, PLASTICS, AND COMPOSITES

1. ALL JOISTS, RAFTERS, STUDS, AND MISC. STRUCTURAL FRAMING SHALL BE KILN DRIED, LUMBER NO.2, 1,300,000 E MINIMUM.
2. ALL WOOD IN CONTACT WITH CONCRETE, CONCRETE BLOCK, OR EARTH SHALL BE WEATHER AND INSECT TREATED.

DIVISION 7 THERMAL AND MOISTURE PROTECTION

1. PROVIDE SHAFTS AND FIRESTOPPING AT ALL PIPE, CONDUIT, DUCT OPENINGS, OR OTHER PENETRATIONS. PROVIDE FIRESTOPPING AT ALL RUNNING PARTITIONS, AND OUTSIDE STUD WALLS AT THE LEVEL OF EACH FLOOR OR CEILING AND AT ROOF; AND ALL PROVIDE ADDITIONAL FIRESTOPPING AS REQUIRED PER LOCAL CODE.
2. ALL FLASHINGS AND SHEET METAL WORK SHALL CONFORM TO THE RECOMMENDATIONS OF THE LATEST SMACNA REFERENCE MANUAL FOR INSTALLATION AND SHAPES.
3. ROOFER SHALL INSTALL BASY TINS UNDER TYVEK WRAP.
4. REFER TO TYVEK MANUAL AND INSTALL AIR BARRIER IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS. PROVIDE AIR BARRIER WRAP AND SILL, HEAD, AND JAMB FLASHING AS MANUFACTURED BY TYVEK.
5. PROVIDE SOUND ATTENUATION BLANKETS AT ALL WASTE LINES IN FLOOR AND WALL CAVITIES. PROVIDE SOFT TOUCH CLOSED CELL FOAM OR DENSE GLASS FIBER SLEEVES, NOMINALLY 3" LONG AND 1/2" THICK, BETWEEN UNINSULATED PIPES AND HANGERS. THERE SHOULD BE NO DIRECT CONTACT BETWEEN THE PLUMBING AND STUDS OR DRYWALL.

DIVISION 9 FINISHES

1. ALL BATHTUB DECKS AND INTERIOR WALLS 6'-0" HIGHER LOCATIONS SHALL BE DUROCK OR EQUAL.
2. PROVIDE CONCRETE BACKER BOARD AT ALL AREAS TO RECEIVE TILE FINISH AND INSTALL GREEN BOARD AT MASTER TUB SURROUND WALLS FOR PAINT.
3. ALL CERAMIC AND QUARRY TILE TO BE INSTALLED IN THINSET OVER CONCRETE BACKER BOARD.
4. ALL GYPSUM BOARD SURFACES AND PAINTED WOODWORK TO RECEIVE ONE (1) PRIME AND TWO (2) FINISH OIL BASE/LATEX PAINT COATS. ALL INTERIOR WOOD TRIM TO BE BACK PRIMED. DOORS TO BE PAINTED (SEALED). ALL EX SIDES. VERIFY FINISH WITH OWNER. PAINT FINISHES: WALLS - EGGSHELL; CEILING - FLAT; DOORS & TRIM - PEARL. MATERIALS: PRATT AND LAMBERT OR APPROVED EQUAL. VERIFY FINISHES IN FIELD WITH OWNER. STAINED WOODWORK TO RECEIVE ONE (1) COAT STAIN AND TWO (2) COATS VARNISH WITH STEEL WOOLINS BETWEEN COATS.
6. ALL COLORS, FINISHES, AND MATERIAL SELECTIONS TO BE MADE AND APPROVED BY OWNER.
7. ALL INTERIOR WALL FINISH TO BE 1/2" GYPSUM BOARD.

NOTE: THE FOLLOWING CODES SHALL BE IN EFFECT WITH VILLAGE OF PALATINE AMENDMENTS

International Building Code, 2009 Edition (with amendments)

International Mechanical Code, 2009 Edition (with amendments).
International Fuel Gas Code, 2009 Edition (with amendments).
International Energy Conservation Code, 2012 Edition
State of Illinois Amendments
International Fire Code, 2009 Edition (with amendments).
Life Safety Code, NFPA 101, 2000 Edition
National Electrical Code, 2011 Edition (with amendments).
Illinois Plumbing Code, 2004 (with Amendments).
Illinois Accessibility Code, Latest Edition

BID ISSUE 6-7-2013
REVISED 6-25-2013

TENANT BUILD-OUT EXISTING RETAIL SPACE

2001 NORTH RAND ROAD

SHAWN PURNELL, ARCHITECT
1607 NORTH AVE. ROUND LAKE BEACH ILLINOIS 60073
PHONE: 847.989.2712 FAX: 847.270.1611

1

Attachment: EXHIBIT - Floor Plan (2001 N. Rand Road - SU Medical Office (Massage Therapy/Chiropractor))

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 01/09/24 07:00 PM

STAFF REPORT (ID # 8805)

2001 N. Rand Road Unit E

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Zach Mayfield, Body In Gear LLC

PLAN NUMBER: SU-000083-2023

BACKGROUND:
The Subject Property is zoned P, Planned Development, and was included in the City Limits Harley Davidson Planned Development in 2007 (O-179-07). The Planned Development states that all uses within the shopping center shall conform to the B-2 district regulations. The subject tenant space is located within the Windy City Center shopping plaza, which was initially developed in unincorporated Cook County and annexed into Palatine in 1992. The subject tenant space was previously occupied by Rand Chiropractic Center.

The Petitioner is proposing to open a new physical therapy clinic, Body In Gear Wellness, at the subject property. The business plan indicates they will offer "…unique treatment for specific pain and conditions…". Therefore, the Petitioner is requesting:

1. **Special use to permit a medical office (physical therapy clinic) at the subject property.**

Surrounding Zoning/Uses:

North:	Planned Development (City Limits Harley Davidson)
South:	Planned Development (Volkswagen of Palatine)
East:	Planned Development (Multi-Family Residential - Rand Grove Village)
West:	Planned Development (Firestone Complete Auto Care)

KEY ISSUES:

- As the subject tenant space with the shopping center was most recently occupied by Rand Chiropractic Center. Therefore, the Petitioner does not plan to make any alterations to the existing floor plan.
- There would be 3 therapists working for the business, all of which are licensed in the State of Illinois. The Petitioner has worked as part of other establishments, but has not

Attachment: PZC Materials - January 9, 2024 (2001 N. Rand Road - SU Medical Office (Massage Therapy/Chiropractor)))

operated his own business.

- Body In Gear provides unique treatment for specific pain and conditions. Treatments are to include soft tissue manipulation, trigger point therapy, deep tissue massage, myofascial release, cupping, and passive stretching.
- Per the submitted business plan, the hours of operation would be by appointment only during the following times: Monday 12 PM - 9 PM, Thursday 4 PM - 9 PM, Friday 8 AM - 3 PM, Saturday 3 PM - 8 PM, and Sunday 8 AM - 3 PM.
- The submitted business plan indicates that the wellness business expects 50+ clients per month.
- The parking requirement for the property does not increase for the proposed use.

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

STAFF RECOMMENDATION:
The Petitioner is proposing to open a new physical therapy clinic at the subject property. The Petitioner is a licensed therapist and is taking over a tenant space that was previously occupied by a similar medical office use. Ultimately, the proposed use should not cause injury to the value of the other properties in the surrounding neighborhood. Therefore, Staff recommends approval of the Special Use subject to the following condition:

1. The Special Use shall substantially conform to the Floor Plan and Business Plan submitted by the Petitioner, Zach Mayfield, Body In Gear LLC, except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

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

Attachment: PZC Materials - January 9, 2024 (2001 N. Rand Road - SU Medical Office (Massage Therapy/Chiropractor)))

GISConsortium | 2001 N. Rand Road Unit E

0 300 600 ft

Print Date: 12/8/2023

Notes

Cook County Aerial 2022

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

Attachment: PZC Materials - January 9, 2024 (2001 N. Rand Road - SU Medical Office (Massage

VILLAGE OF PALATINE

SPECIAL USE APPLICATION

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

Petitioner Name

Zach Mayfield

Business Name (if applicable)

Body in Gear

Subject Property Address

2001 N. Rand Road Unit E

Please provide a description of your proposed request:

This business license deems the necessity of a massage therapy and wellness clinic that provides therapy to the greater Palatine and surrounding areas within 15 miles. No floor plan changes are necessary for 2001 rand rd Unit E.

Petitioner Justification

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

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

Individuals with chronic pain find necessity in our treatments to help treat their pain. Our location also has handicap door access as well as handicap equipment access (table that lowers to 19in).

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

This space is designed with the patient's health and welfare in mind. There is also no dissemination of health records as everything is stored on a safe portal for protection.

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

As Body in Gear is a for profit business with a substantial number of clients and patients that also is responsible financially for the space, nearby properties would not be affected by our dwelling.

In order to supplement the above standards, the Planning and Zoning Commission may also consider the following:

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

Attachment: PZC Materials - January 9, 2024 (2001 N. Rand Road - SU Medical Office (Massage Therapy/Chiropractor)))

a. Will meet the following aesthetic criteria:

i. Will not destroy existing vistas in the area;

ii. Will enhance the appearance of the homes and the streets in the area; and

iii. Will not detract from the overall appearance of the community; or

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

N/A

Attachment: PZC Materials - January 9, 2024 (2001 N. Rand Road - SU Medical Office (Massage Therapy/Chiropractor)))

ALTA/ACSM Land Title Survey

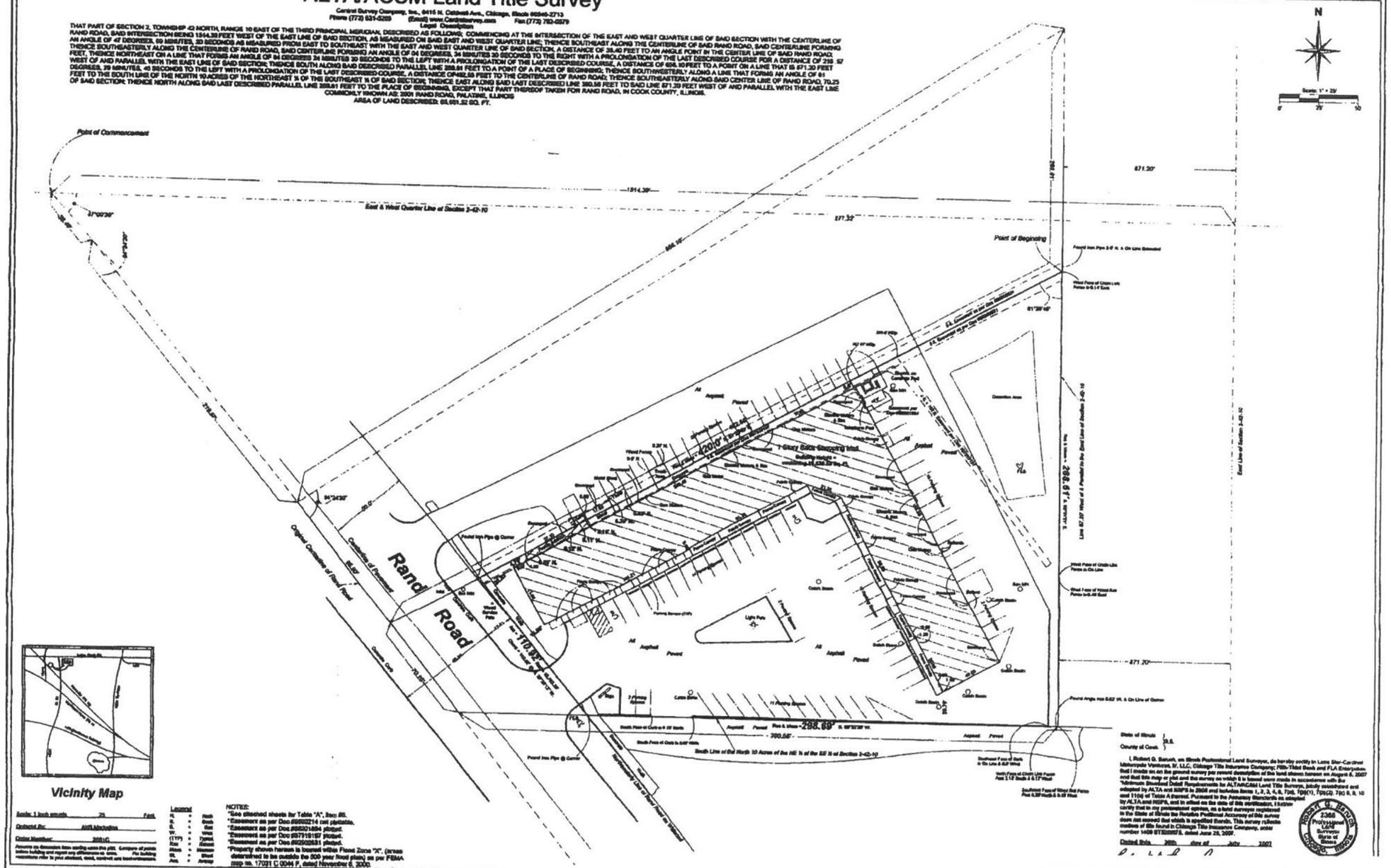
Central Survey Company, Inc., 6415 N. Caldwell Ave., Chicago, Illinois 60646-3713
Phone (773) 631-5200 (Email) www.Centralsurvey.com Fax (773) 792-0579

Legal Description

THAT PART OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; COMMENCING AT THE INTERSECTION OF THE EAST AND WEST QUARTER LINE OF SAID SECTION WITH THE CENTERLINE OF RAND ROAD, SAID INTERSECTION BEING 1914.39 FEET WEST OF THE EAST LINE OF SAID SECTION, AS MEASURED ON SAID EAST AND WEST QUARTER LINE; THENCE SOUTHEAST ALONG THE CENTERLINE OF SAID RAND ROAD, SAID CENTERLINE FORMING AN ANGLE OF 47 DEGREES, 09 MINUTES, 30 SECONDS AS MEASURED FROM EAST TO SOUTHEAST WITH THE EAST AND WEST QUARTER LINE OF SAID SECTION, A DISTANCE OF 39.40 FEET TO AN ANGLE POINT IN THE CENTER LINE OF SAID RAND ROAD; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF RAND ROAD, SAID CENTERLINE FORMING AN ANGLE OF 04 DEGREES, 34 MINUTES 30 SECONDS TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE FOR A DISTANCE OF 218.57 FEET, THENCE NORTHEAST ON A LINE THAT FORMS AN ANGLE OF 94 DEGREES 34 MINUTES 30 SECONDS TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 60.00 FEET TO A POINT ON A LINE THAT IS 871.20 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION; THENCE SOUTH ALONG SAID DESCRIBED PARALLEL LINE 298.69 FEET TO A POINT OF A PLACE OF BEGINNING; THENCE SOUTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 91 DEGREES, 29 MINUTES, 45 SECONDS TO THE LEFT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 482.58 FEET TO THE CENTERLINE OF RAND ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF RAND ROAD, 70.25 FEET TO THE SOUTH LINE OF THE NORTH 10 ACRES OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION; THENCE EAST ALONG SAID LAST DESCRIBED LINE 380.58 FEET TO SAID LINE 871.20 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION; THENCE NORTH ALONG SAID LAST DESCRIBED PARALLEL LINE 298.81 FEET TO THE PLACE OF BEGINNING, EXCEPT THAT PART THEREOF TAKEN FOR RAND ROAD, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2001 RAND ROAD, PALATINE, ILLINOIS

AREA OF LAND DESCRIBED: 68,661.52 SQ. FT.

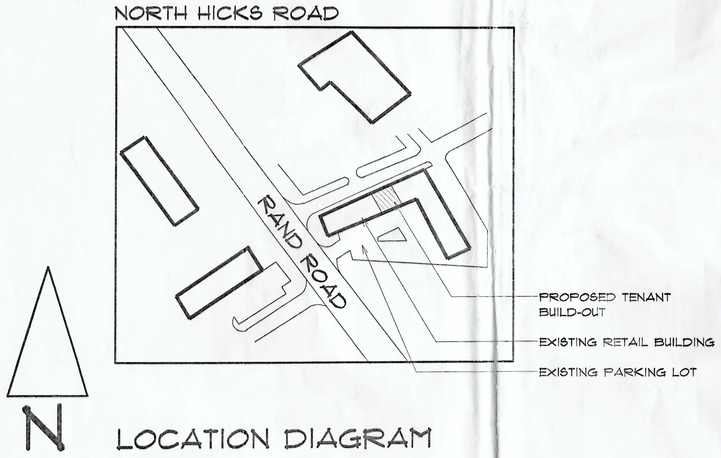


PETITIONER'S EXHIBIT

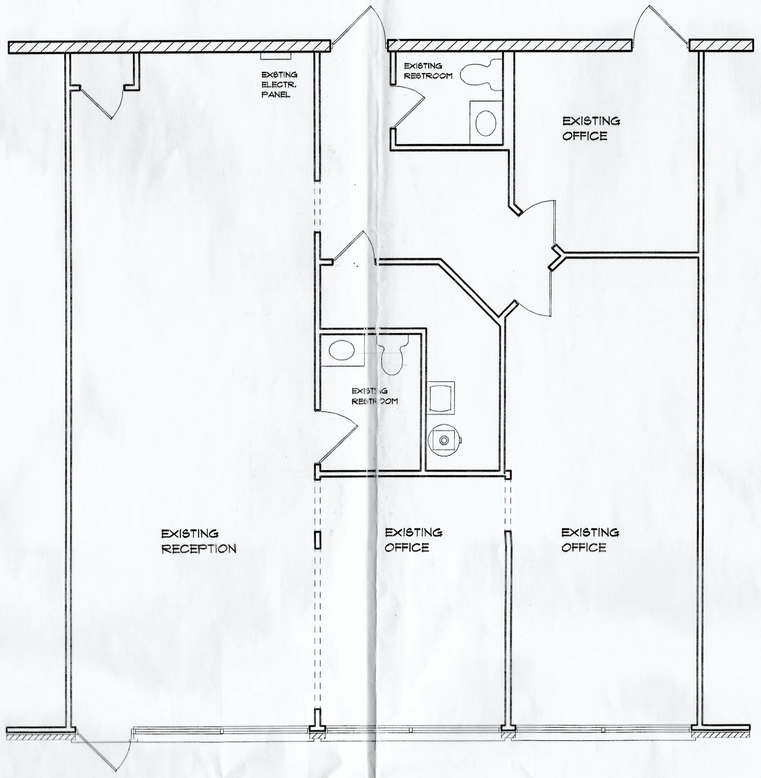
4

Attachment: PZC Materials - January 9, 2024 (2001 N. Rand Road - SU Medical Office (Massage Therapy/Chiropractor)))

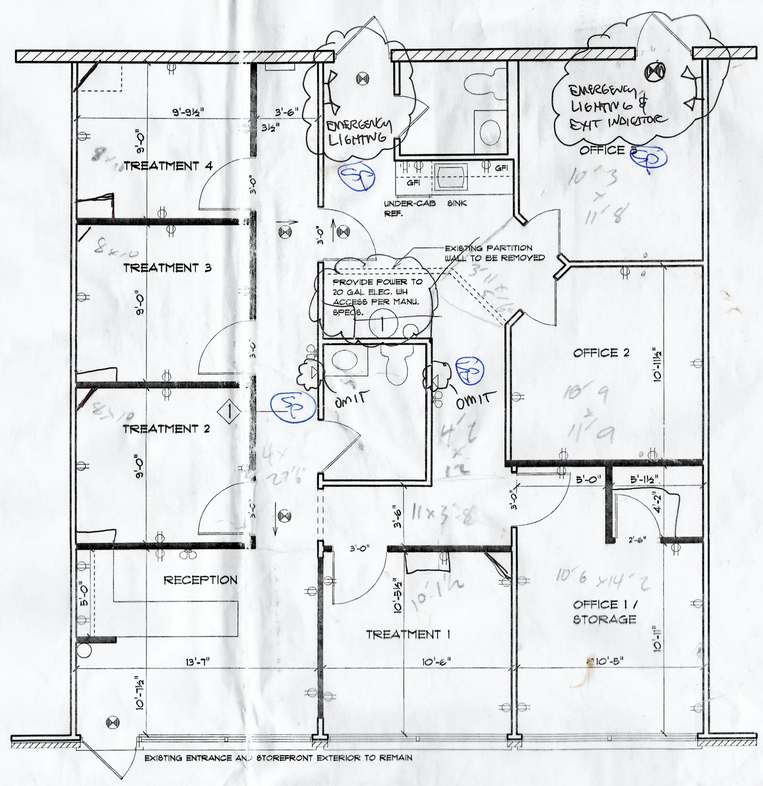
BID ISSUE
6-7-2013
REVISED
6-25-2013



LOCATION DIAGRAM



EXISTING FLOOR PLAN
SCALE 1/4" = 1'-0"



PROPOSED TENANT BUILD-OUT FLOOR PLAN AND POWER PLAN
SCALE 1/4" = 1'-0"

EXISTING EXTERIOR BLOCK WALL TO REMAIN

EXISTING PARTITION WALL TO REMAIN

PROPOSED STEEL STUD CONSTRUCTION @ 16" O.C.
8' HEIGHT NON-BEARING PARTITION TYP.

FLOORING TO BE COMMERCIAL CARPET THROUGHOUT - VERIFY STYLE WITH OWNER
VINYL TILE IN BATHROOMS ONLY

PROVIDE KEYS FOR FIRE DEPT. KNOX BOX ACCESS TO ALL AREAS IF DOORS ARE NOT KEYED TO A MASTER SYSTEM.

FIRE SYSTEM VISUAL INDICATOR

FIRE EXTINGUISHER PER NFPA 10

OMIT N/A

EMERGENCY EXIT INDICATOR WITH BATTERY BACKUP

EMERGENCY LIGHTING WITH BATTERY BACKUP

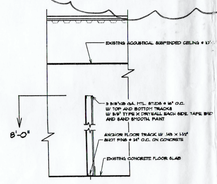
ALL INTERIOR FINISHES SHALL HAVE FLAME SPREAD RATING INDICATED AND SUBMITTED TO FIRE DEPARTMENT BY OWNER.

INSTALL SLEEVES FOR LOW VOLTAGE LIGHTING SYSTEM PER ORD. NO. 2003-76
LOW VOLTAGE SECTION 725 FIRE ALARM SECTION 760 COMMUNICATION SECTION 800

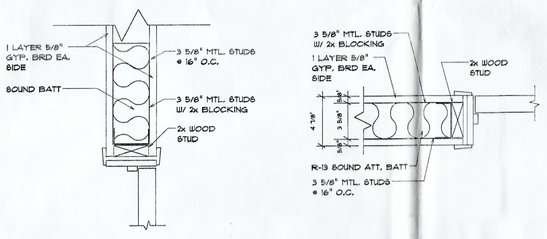
SIGN CIRCUITS MUST HAVE A GREEN GROUNDING CONDUCTOR INSTALLED PER UL 48 & 2161

THE MINIMUM SIZE CONDUCTOR FOR COMMERCIAL BRANCH CIRCUIT WIRING MUST BE #12 AWG
INSTALL A GREEN GROUNDING CONDUCTOR IN ALL FLEX

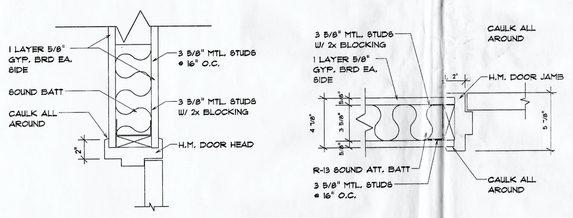
1 20 GAL. ELECTRIC WATER HEATER
PROVIDE MANUFACTURER'S CUT SHEETS
AND MANUALS
PROVIE VACUUM RELIEF FOR WATER HEATER AS REQUIRED PER CODE
PROVIDE COMMERCIAL GRADE EXPANSION TANK FOR WATER HEATER PER MANU. SPECIFICATIONS



1 TYPICAL WALL DETAIL 1



WOOD DOOR JAMBS & HEAD DETAILS
SCALE: NTS



HM. DOOR JAMBS & HEAD DETAILS
SCALE: NTS

SPECIFICATIONS

DIVISION 1 GENERAL REQUIREMENTS

1. PRIOR TO THE BID AND START OF ANY WORK THE CONTRACTOR(S) SHALL VERIFY ALL GRADES, LINES, LEVELS, EXISTING CONDITIONS AND DIMENSIONS INDICATED ON THE DRAWINGS. ANY DISCREPANCY SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY BEFORE COMMENCING WITH ANY WORK.
2. ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF ALL APPLICABLE NATIONAL AND/OR MUNICIPAL BUILDING CODES AND ORDINANCES. THE CONTRACTOR SHALL PROCURE AND PAY FOR ALL REQUIRED PERMITS AND UTILITY SERVICE CHARGES.
3. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE START OF ANY EXCAVATION.
4. SUB CONTRACTORS SHALL LEAVE SITE NEAT & FREE OF DEBRIS AT THE END OF EACH WORK DAY.
5. PLANS AND SPECIFICATIONS: IT IS THE INTENT OF THE PLANS AND SPECIFICATIONS TO PROVIDE FOR A COMPLETE INSTALLATION, EVERY ITEM NECESSARY FOR THE COMPLETION AND SUCCESSFUL OPERATION OF THE WORK, WHETHER OR NOT HEREIN DEFINITELY SPECIFIED OR INDICATED, SHALL BE FURNISHED AND INSTALLED AS IF SO SPECIFIED OR INDICATED. ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
6. THE DRAWINGS ARE DIAGRAMMATIC ONLY AND NOT INTENDED TO SHOW EXACT LOCATIONS UNLESS DIMENSIONED. DO NOT SCALE DRAWINGS. CONTRACTORS SHALL VERIFY ALL EXISTING FIELD CONDITIONS, DIMENSIONS, AND LENGTHS PRIOR TO THE START OF ANY WORK AND SHALL ADJUST THEIR EQUIPMENT AND RACEWAY LOCATIONS TO AVOID CONFLICTS WITH OTHER CONSTRUCTION OR EQUIPMENT.
7. ALL SUB CONTRACTORS ARE RESPONSIBLE FOR THE COORDINATION OF THEIR WORK WITH ALL OTHER AFFECTED TRADES.
8. NO CONSTRUCTION ADMINISTRATION IS PROVIDED BY THE ARCHITECT.
9. THE ARCHITECT IS NOT RESPONSIBLE FOR THE METHODS OF CONSTRUCTION AND/OR ERROR AND OMISSION WITHIN THE METHODS OF CONSTRUCTION.
10. SURVEYS SHALL COMPLY WITH THE LATEST MUNICIPAL CODE.
11. GENERAL CONTRACTOR SHALL SUPPLY DUMPSTER AND SANITARY FACILITY FOR JOB PERSONNEL AT ALL TIMES.
12. GENERAL CONTRACTOR IS TO MAINTAIN AND CLEAN STREETS IMMEDIATELY THROUGHOUT CONSTRUCTION.
13. TREE PRESERVATION FENCE IS TO BE MAINTAINED PER APPROVED SITE PLAN AT ALL TIMES.
14. DO NOT START WORK IF THE SUB-SURFACES ARE DEFECTIVE. THE COMMENCEMENT OF SUB-CONTRACTOR'S WORK SHALL CONSTITUTE ACCEPTANCE OF SUB-SURFACE.
15. EACH SUB-CONTRACTOR SHALL OBTAIN AND PROVIDE NECESSARY BONDS, PERMITS AND INSPECTIONS AS REQUIRED BY THE MUNICIPALITY, COUNTY, STATE OR OTHER AGENCIES HAVING JURISDICTION.
16. CURRENT INSURANCE CERTIFICATES RE. GENERAL LIABILITY, WORKMEN'S COMPENSATION, ETC. "ACORD" SHALL BE SUBMITTED TO THE BUILDER BEFORE PROCEEDING WITH ANY WORK.
17. LOCAL STATE, NATIONAL BUILDING CODES HAVING JURISDICTION SHALL TAKE PRECEDENT OVER THESE PLANS AND SPECIFICATIONS IF THERE EXISTS A CONFLICT. THE SUB-CONTRACTOR SHALL NOT CHARGE EXTRAS FOR ITEMS NECESSARY TO MEET CODE REQUIREMENTS FOR HIS WORK EVEN IF THE ITEMS HEREIN NOT CALLED OUT ON THESE PLANS.
18. ALL WORK SHALL BE PERFORMED IN GOOD WORKMANLIKE MANNER. EACH SUB-CONTRACTOR SHALL WARRANTY THEIR WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF OCCUPANCY PERMIT FROM DEFECTS AND WORKMANSHIP AND REPAIR ANY DEFECTS AT THEIR OWN COST.
19. THE APPROVED SET OF PRINTS, ALONG WITH THE COORDINATING PLAN REVISED, MUST BE KEPT ON-SITE DURING THE COURSE OF CONSTRUCTION. THESE ITEMS MUST BE MADE AVAILABLE TO ALL REPRESENTATIVES OF THE BUILDING DEPARTMENT UPON REQUEST.

DIVISION 2 EXISTING CONDITIONS

1. FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING LOCATIONS OF ALL UTILITIES.

DIVISION 5 METALS

1. THE DESIGN, FABRICATION + ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE "AMERICAN INSTITUTE OF STEEL CONSTRUCTION" LATEST EDITION FOR A36 STEEL. STEEL SHALL BE SHOP COATED.
2. REINFORCING BARS SHALL BE ASTM GRADE 40 WITH SPLICES TO BE LAPPED 12" MIN.

DIVISION 6 WOOD, PLASTICS, AND COMPOSITES

1. ALL JOISTS, RAFTERS, STUDS, AND MISC. STRUCTURAL FRAMING SHALL BE KILN DRIED, LUMBER NO.2, 1,300,000 E PWPSM.
2. ALL WOOD IN CONTACT WITH CONCRETE, CONCRETE BLOCK, OR EARTH SHALL BE WEATHER AND INSECT TREATED.

DIVISION 7 THERMAL AND MOISTURE PROTECTION

1. PROVIDE SHAFTS AND FIRESTOPPING AT ALL PIPE, CONDUIT, DUCT OPENINGS, OR OTHER PENETRATIONS. PROVIDE FIRESTOPPING AT ALL RUNNING PARTITIONS, AND OUTSIDE STUD WALLS AT THE LEVEL OF EACH FLOOR OR CEILING AND AT SOFFIT AREAS. PROVIDE ADDITIONAL FIRESTOPPING AS REQUIRED PER LOCAL CODE.
2. ALL FLASHINGS AND SHEET METAL WORK SHALL CONFORM TO THE RECOMMENDATIONS OF THE LATEST SMACNA REFERENCE MANUAL FOR INSTALLATION AND SHAPES.
3. ROOFER SHALL INSTALL BASF TIN UNDER TYVEK BRAP.
4. REFER TO TYVEK MANUAL AND INSTALL AIR BARRIER IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS. PROVIDE AIR BARRIER WRAP AND SILL, HEAD, AND JAMB FLASHING AS MANUFACTURED BY TYVEK.
5. PROVIDE SOUND ATTENUATION BLANKETS AT ALL WASTE LINES IN FLOOR AND WALL CAVITIES. PROVIDE SOFT CLOSED CELL FOAM OR DENSE GLASS FIBER SLEEVES, NOMINALLY 3" LONG AND 1/2" THICK BETWEEN UNINSULATED PIPES AND HANGERS. THERE SHOULD BE NO DIRECT CONTACT BETWEEN THE PLUMBING AND STUDS OR DRYWALL.

DIVISION 9 FINISHES

1. ALL BATHTUB DECKS AND INTERIOR WALLS @ SHOWER LOCATIONS SHALL BE DUROCK OR EQUAL.
2. PROVIDE CONCRETE BACKER BOARD AT ALL AREAS TO RECEIVE TILE FINISH AND INSTALL GREEN BOARD AT "MASTER TUB SURROUND WALLS FOR PAINT.
3. ALL CERAMIC AND QUARRY TILE TO BE INSTALLED IN THINSET OVER CONCRETE BACKER BOARD.
4. ALL GYPSUM BOARD SURFACES AND PAINTED WOODWORK TO RECEIVE ONE (1) PRIME AND TWO (2) FINISH OIL BASE/LATEX PAINT COATS. ALL INTERIOR WOOD TRIM TO BE BACK PRIMED. DOORS TO BE PAINTED (SEALED). ALL BY OWNER. VERIFY FINISH WITH OWNER. PAINT FINISHES: WALLS - EGGSHELL; CEILING - FLAT; DOORS & TRIM - PEARL. MATERIALS, PRATT AND LAMBERT OR APPROVED EQUAL. VERIFY FINISHES IN FIELD WITH OWNER. STAINED WOODWORK TO RECEIVE ONE (1) COAT STAIN AND TWO (2) COATS VARNISH WITH STEEL WOOLINS BETWEEN COATS.
6. ALL COLORS, FINISHES, AND MATERIAL SELECTIONS TO BE MADE AND APPROVED BY OWNER.
7. ALL INTERIOR WALL FINISH TO BE 1/2" GYPSUM BOARD.

NOTE: THE FOLLOWING CODES SHALL BE IN EFFECT WITH VILLAGE OF PALATINE AMENDMENTS

International Building Code, 2009 Edition (with amendments)

International Mechanical Code, 2009 Edition (with amendments).
International Fuel Gas Code, 2009 Edition (with amendents).
International Energy Conservation Code, 2012 Edition
State of Illinois Amendments
International Fire Code, 2009 Edition (with amendments).
Life Safety Code, NFPA 101, 2000 Edition
National Electrical Code, 2011 Edition (with amendments).
Illinois Plumbing Code, 2004 (with Amendments).
Illinois Accessibility Code, Latest Edition

24-HR NOTICE REQUIRED FOR INSPECTIONS
~~HEALTH DEPT 359-9090~~
BLDG DEPT 776-4745
~~ENGINEERING 359-9044~~
FIRE PREV. 359-9029
General Contractors only please
Permit # and address required
24 hr. prior notice
13.888

JOB COPY
THIS PLAN MUST REMAIN ON THE JOB SITE AT ALL TIMES
NO CHANGES ARE PERMITTED WITHOUT WRITTEN APPROVAL
APPROVED 01.17.13 VM
FULL PERMIT

RECEIVED
JUL 11 2013
INSPECTION SERVICE

RECEIVED
JUL - 1 2013

LICENSED ARCHITECT
SHAWN T. PURNELL
001-019645
STATE OF ILLINOIS
6/11.30.14

TENANT BUILD-OUT EXISTING RETAIL SPACE
2001 NORTH RAND ROAD
PALATINE, ILLINOIS

SHAWN PURNELL, ARCHITECT
1607 NORTH AVE. ROUND LAKE BEACH ILLINOIS 60073
PHONE: 847.989.2712 FAX: 847.270.1611

1

Attachment: PZC Materials - January 9, 2024 (2001 N. Rand Road - SU Medical Office (Massage Therapy/Chiropractor))

Body in Gear Wellness

Identity - Body in Gear wellness provides unique treatment solution for specific pain and conditions respectively (chiropractic, massage, PT)

Problem - Prospective patients are looking for unique all encompassing care that will completely alleviate pain and conditions and not just a cookie cutter experience that has them feeling unfulfilled.

Our Solution - Discovering the root cause of patient's pain condition, deconstructing that pain and movement pattern causing pain and creating custom treatment plan to eliminate condition

Target Market - Our target audience is an individual that has chronic pain and disfunction and that has also tried multiple modalities to no avail.

Competition - The wellness industry is a pretty large and emcompassing one. Being that we are a multidiscplinary clinic, there aren't many business like Body in Gear Wellness. Main competition in the national sector is The Joint, Hand in Stone, Elements, esc.

Revenue Stream - Body in Gear Wellness will sell services directly to consumer via any payment and/or insurance bill.

Marketing - Body in Gear Wellness will communicate with customers via email newsletters, targeted Facebook and Google ads, social media and in small town events (fairs, markets, trade shows, etc.)

Expenses - Expenses include: Marketing efforts, Space rental, Supplies (sheets, oil, etc), supplement and item inventory

Team and Key Roles - Body in Gear Wellness is owned and operated by Zach Mayfield MT. His team of massage therapists consist of himself, Darius Manny and Luke Kobler. Chiropractic care team is yet to be determined but Body in Gear Wellness has plans to implement chiropractors for this role

Milestones - As business grows, Body in Gear Wellness will start to expand more into different territories and open locations in select towns. We plan to employee multiple practitioners in different modalities and make a complete practice.

Attachment: PZC Materials - January 9, 2024 (2001 N. Rand Road - SU Medical Office (Massage

At this current point in time, Body in Gear Wellness sees 50+ patients per month. We offer medical soft tissue manipulation, trigger point therapy, deep tissue massage, myofascial release, cupping and passive stretching.

Hours of Operation Monday through Sunday, by appointment only.

Attachment: PZC Materials - January 9, 2024 (2001 N. Rand Road - SU Medical Office (Massage

Business Plan Addendum 1/2/24
Hours of Operation

Alex Bradshaw

From: Zach Mayfield <bodyingear@gmail.com>
Sent: Tuesday, January 2, 2024 9:15 AM
To: Alex Bradshaw
Subject: Re: SU-000083-2023 - 2001 N Rand Rd

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

Yes open M 12-9, TH 4-9, FR 8-3, SAT 3-8, SUN 8-3

On Tue, Jan 2, 2024 at 9:02 AM Alex Bradshaw <ABradshaw@palatine.il.us> wrote:

> Hi Zach –
>
> I hope you had a good Holiday. I wanted to touch base as a reminder that the scheduled public hearing for your case is next Tuesday evening (1/9) at 7 PM.
>
> There was also one additional question that had come up as we are preparing for the public hearing. Can you please provide the anticipated hours of operation? I understand that the business will be open by appointment only Monday – Sunday, but will there be a time frame each day that appointments may be scheduled? (e.g. 8 AM – 7 PM)
>
> Thank you,
>
> **Alex Bradshaw** | Planner
>
> Planning & Zoning Department
>
> 200 E. Wood Street | Palatine, IL 60067
>
> T: 847-359-9056 | abradshaw@palatine.il.us

From: Zach Mayfield <bodyingear@gmail.com>
Sent: Tuesday, December 19, 2023 11:09 AM
To: Annette Schwab <ASchwab@palatine.il.us>

Attachment: PZC Materials - January 9, 2024 (2001 N. Rand Road - SU Medical Office (Massage Therapy/Chiropractor)))

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 2001 N. RAND RD.

(●) ( ) ( ) ( )

County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 21ST day of DECEMBER, A.D. 20 23., and the last publication thereof was made on the 21ST day of DECEMBER, A.D. 20 23.

Your Legal appeared in the following Journal & Topics Newspapers (Des Plaines Journal, Inc.)

- [ ] Des Plaines Journal
- [ ] Elk Grove Village Journal
- [ ] Mt. Prospect Journal
- [ ] Niles Journal
- [ ] Park Ridge-Golf Mill Journal
- [ ] Prospect Heights Journal
- [ ] Rosemont Journal
- [ ] Arlington Heights Topics
- [ ] Buffalo Grove Topics
- [x] Palatine Topics
- [ ] Rolling Meadows Topics
- [ ] Wheeling Topics
- [ ] Suburban Journal
- [ ] Northwest Journal
- [ ] Glenview Journal

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 21ST day of DECEMBER A.D., 20 23.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 21ST day of DECEMBER A.D., 20 23.

My commission expires the 15TH day of JULY A.D., 20 25.

Attachment: PZC Materials - January 9, 2024 (2001 N. Rand Road - SU Medical Office (Massage Therapy/Chiropractor)))

3. 2001 N. Rand Road Unit E

SU-000083-2023 - 2001 N. Rand Road

Notice was published in the Journal & Topics on December 21st, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Ms. Bremanis provided a brief overview and states the property is zoned P - Planned Development. The Planned Development states that all uses within the shopping center shall conform to the B-2 District regulations. The petitioner is proposing to open a new massage and physical therapy business at the subject property. The business plan indicates unique treatment for specific pain and conditions.

Sworn in petitioner: Owner - Zach Mayfield, Body in Gear LLC, 450 Osage St., Wauconda, IL

Mr. Mayfield presents his request for a special use permit to establish a medical massage office focusing on treating overall pain conditions. He emphasizes the beneficial nature of the services, addressing a need in the community.

Chairman Wood seeks additional details, querying about the anticipated number of employees, business hours, and parking requirements.
Mr. Mayfield indicates a staff of three, including himself, business hours from 8 am to 9 pm with varying times each day, and a maximum need for 20 parking spots.

Commissioner Cavanaugh clarifies that turnover throughout the day would actually cut that count to a maximum of 6-8 spots which Mr. Mayfield agrees with.

Commissioner Schubert inquires if they would also have parking in the rear for employees.
Mr. Mayfield states that the lease allows 4 spots for employee parking in the back lot.

Commissioner Bettenhausen asks about the presence of a receptionist.
Mr. Mayfield confirms that there would be a receptionist.

Attachment: DRAFT PZC Minutes - January 9, 2024 (2001 N. Rand Road - SU Medical Office (Massage Therapy/Chiropractor)))

Commissioner Friedman seeks clarification on interior construction needs, and Mr. Mayfield states that the existing space meets business requirements and won't require any additional construction.

STAFF RECOMMENDATION:

The Petitioner is proposing to open a new physical therapy clinic at the subject property. The Petitioner is a licensed therapist and is taking over a tenant space that was previously occupied by a similar medical office use. Ultimately, the proposed use should not cause injury to the value of the other properties in the surrounding neighborhood. Therefore, Staff recommends approval of the Special Use subject to the following condition:

1. The Special Use shall substantially conform to the Floor Plan and Business Plan submitted by the Petitioner, Zach Mayfield, Body in Gear LLC, except as such plans may be changed to conform to Village Codes and Ordinances.

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

DISCUSSION:

Commissioner Noonan states the request is clear and does not foresee any issues.

Commissioner Roth-Wurster agrees and is in favor of the request.

Commissioner Cavanaugh states that the request meets the standards, new business offering at this location is a welcome request.

Commissioner Noonan Made a motion to approve subject staff's conditions; seconded by Commissioner Roth-Wurster.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on February 5th, 2024.

RESULT:	**RECOMMEND TO APPROVE [UNANIMOUS]**
MOVER:	Patrick Noonan, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Cavanaugh, Schubert
ABSENT:	Kolososki, Fedota

Attachment: DRAFT PZC Minutes - January 9, 2024 (2001 N. Rand Road - SU Medical Office (Massage Therapy/Chiropractor)))

Consider an Ordinance Granting a Special Use for a Preschool/Day Care Facility at 1377 N. Rand Road

BACKGROUND:
The Park Place Shopping Center is zoned Planned Development and follows the B-1, B-2, and Cook County C-4 zoning uses and standards. The Petitioner is requesting to open a new Preschool/Daycare Facility in the Park Place Shopping Center. The proposed preschool/day care would occupy several tenant spaces totaling approximately 7,700 square feet. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit a day care facility

KEY ISSUES:

- The proposed preschool/daycare facility would accommodate children from infant to school age children. Advance Preschool presently operates several other daycares in the area (Hoffman Estates and Streamwood) and began its operations in 1999. For the Palatine location, there will be a total of 7 classrooms, a screening room, and a centrally located indoor play area.
    - Infant class (ages 6 weeks to 14 months): Maximum 12 kids, 4 Staff
    - Infant/Young Toddler class (ages 15-23 months): Maximum 9 kids, 2 Staff
    - Toddler class (ages 2-3 years old): Maximum 12 kids, 3 Staff
    - Two-year-old class: Maximum 15 kids, 3 Staff
    - Preschool class (ages 3-4 years old): Maximum 20 kids, 2 Staff
    - Kindergarten class (ages 4-5 years old): Maximum 20 kids, 2 Staff
    - Before and After School program for elementary age children: Maximum 20 kids, 2 Staff
- The hours of operation will be:
    - 6:30 AM - 6 PM, with occasional scheduled evening and weekend events.
- The Petitioner has indicated they will comply with all DCFS licensing requirements. All food will be delivered and served by a licensed food service professional.
- The floor plan provides an indoor play area of approximately 1,000 square feet, which provides natural lighting, through the installation of numerous skylights in the tenant space. The playground complies with the DCFS requirements and is an acceptable solution to provide a secure activity area within the shopping center.
- The Petitioner's business plan identifies this location as strategic and fulfills a need for the use, which will assist in preparing children for elementary education, in addition to meeting day care needs.
- The surrounding parking lot currently has 1,124 parking spaces with 765 spaces required by the current tenants, thus leaving an excess of 359 spaces.
- The business plan indicates there will be 6 designated parking spaces with a 15-minute time restriction for drop-off and pick-up and the addition of a cross walk to link the parking area to the front entrance would be reviewed with the building permit application if the proposed Special Use is approved.
- Subsequent to the Plan Commission meeting, the Petitioner further clarified the business plan information about the intended crosswalk, traffic control, and designated pick-up drop-off areas for the daycare. These items were all initial

elements of the Petition, but based upon some of the Commissioner questions at Public Hearing, the Petitioner further explained the proposed plans.

- The property owner is supportive of the proposed preschool/day-care use and does not feel it would interfere with their planned operations for the shopping center moving forward. In addition, they indicated their intent to submit plans for the Center's façade improvements within the next month.

ALTERNATIVES:

1. Approve the Special Use to permit a Preschool/Day Care Facility at the Subject Property.
2. Do not approve the Special Use to permit a Preschool/Day Care Facility at the Subject Property.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on January 9, 2024.
Residents testifying:	1: Resident in support of the proposed use from adjacent neighborhood.
Vote:	The PZC voted 5-2 to approve the Special Use to permit a Day Care Facility at the Subject Property. Staff concurs with this recommendation.

ACTION REQUIRED:

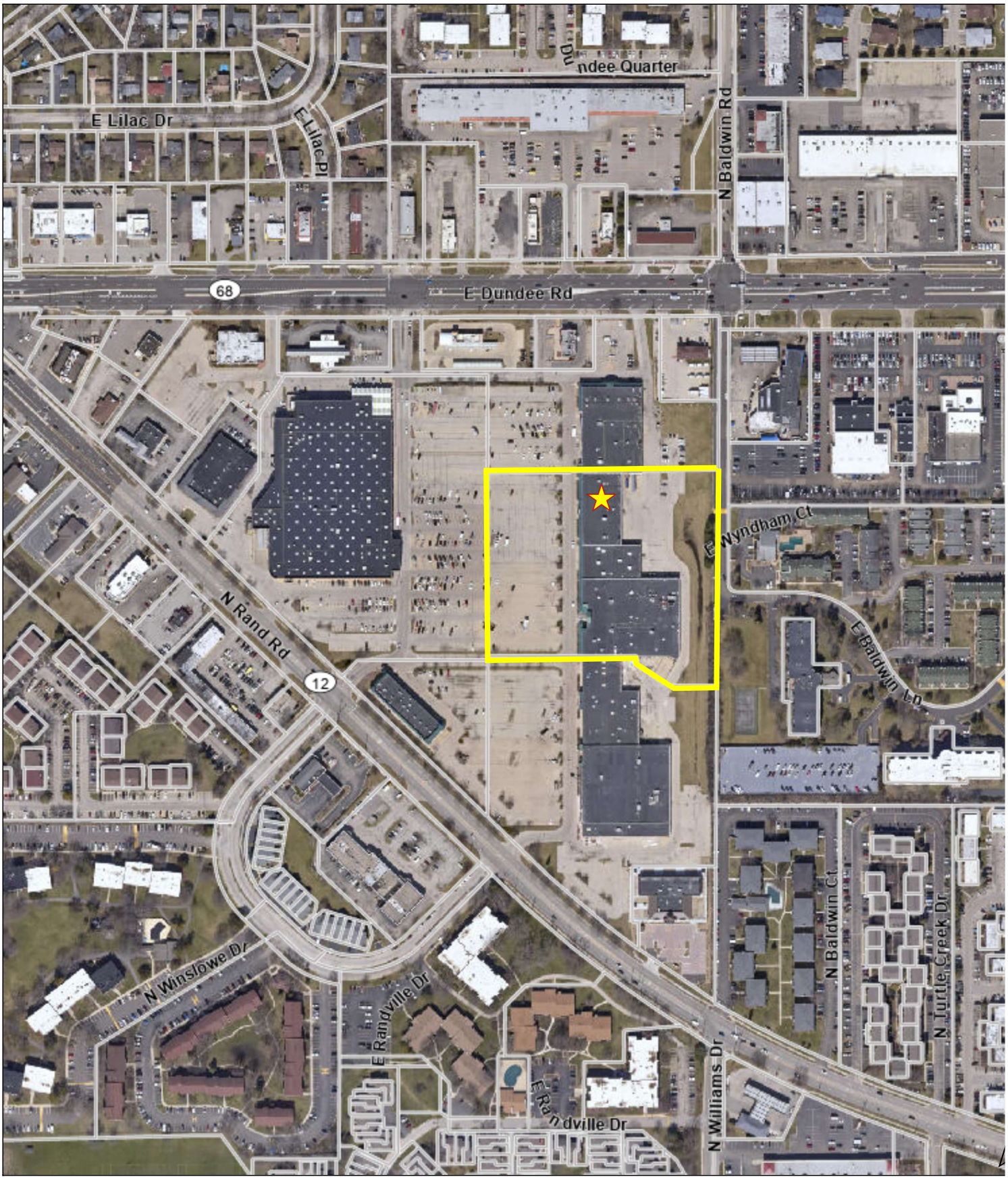
A motion to approve the ordinance granting a Special Use to permit a Day Care Facility at the Subject Property.

ATTACHMENTS:

- Aerial Map
- ORD SU 1377 N Rand Road
- EXHIBIT - Floor Plan
- EXHIBIT - Updated Business Plan
- Letters of Support
- PZC Packet 1-9-24
- PZC Draft Minutes 1-9-24

GISConsortium

1379 N Rand Road



0 450 900 ft

Print Date: 12/14/2023

Notes

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

Attachment: Aerial Map (1377 N Rand Road - SU Daycare)

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE
1377 N. RAND ROAD

WHEREAS, pursuant to a petition and public hearing on January 9, 2024, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit a preschool/day care facility pursuant to Section 11.03 (d) (12) of the Village of Palatine Zoning Ordinance on the following legally described property:

PARK PLACE SHOPPING CENTER

TRACT 1

LOT 1 IN THE RESUBDIVISION OF LOT 2 IN PARK PLACE/WAL-MART SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 29, 2010 AS DOCUMENT NUMBER 1008822049, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT A NORTHEASTERLY CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE SOUTHERLY LINE OF THE DUNDEE ROAD (STATE ROUTE 68) RIGHT-OF-WAY AT THE POINT OF INTERSECTION WITH THE WESTERLY LINE OF THE EAST 150 FEET OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DECREES 04 MINUTES 41 SECONDS EAST, ALONG SAID WESTERLY LINE, BEING ALSO AN EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 220.40 FEET, TO A CORNER OF SAID LOT 1, SAID CORNER ALSO BEING THE SOUTHWESTERLY CORNER OF THE NORTH 290.4 FEET OF SAID EAST 150 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 21 SECONDS EAST, ALONG A COMMON LINE THEREOF, A DISTANCE OF 150.00 FEET, TO A COMMON CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE EASTERLY LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST, ALONG SAID EASTERLY LINE, ALSO BEING THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 178.89 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 364.51 FEET; THENCE SOUTH 00 DECREES 04 MINUTES 41 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 3.80 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, PERPENDIUCLAR TO THE LAST DESCRIBED COURSE, 210.91 FEET, TO THE EASTERLY LINE OF LOT 1 IN PARK PLACE/WAL-MART SUBDIVISION, RECORDED AS DOCUMENT NUMBER 0312103000, SAID LINE BEING A COMMON LINE WITH LOT 1 IN SAID RESUBDIVISION; THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST, ALONG SAID COMMON LINE AND SOUTHERLY EXTENSION, 883.70 FEET, TO A SOUTHWESTERLY LINE OF LOT 1 IN SAID RESUBDIVISION, SAID LINE ALSO BEING THE NORTHEASTERLY LINE OF SAID RAND ROAD (U.S. ROUTE 12) RIGHT-OF-WAY; THENCE SOUTH 46 DEGREES 05 MINUTES 50 SECONDS EAST, ALONG SAID NORTHEASTERLY LINE 178.08 FEET, TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 328.15 FEET, ALONG A CURVE, TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2,554.51 FEET, A CHORD BEARING SOUTH 49 DEGREES 46 MINUTES 38 SECONDS EAST, AND A CHORD DISTANCE OF 327.92 FEET, TO A SOUTHEASTERLY CORNER OF LOT 1 IN SAID RESUBDIVISION, SAID CORNER ALSO BEING THE SOUTHWESTERLY CORNER OF FREMD SUBDIVISION RECORDED AS DOCUMENT

Attachment: ORD SU 1377 N Rand Road (1377 N Rand Road - SU Daycare)

NUMBER 16835555; THENCE NORTH 00 DEGREES 04 MINUTES 41 SECONDS WEST, ALONG A COMMON LINE THEREOF, 206.49 FEET, TO A COMMON CORNER THEREOF; THENCE NORTH 89 DEGREES 55 MINUTES 19 SECONDS EAST, ALONG A COMMON LINE THEREOF, 197.18 FEET, TO A SOUTHEASTERLY CORNER OF LOT 1 IN SAID RESUBDIVION, SAID CORNER ALSO BEING A POINT ON THE EASTERLY LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 04 MINUTES 41 SECONDS WEST, ALONG SAID EASTERLY LINE, 1016.77 FEET, TO THE POINT OF BEGINNING.

TRACT 2

THAT PART OF LOT 1 IN THE RESUBDIVISION OF LOT 2 IN PARK PLACE/WAL-MART SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 29, 2010 AS DOCUMENT NUMBER 1008822049, IN COCK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT A NORTHEASTERLY CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE SOUTHERLY LINE OF THE DUNDEE ROAD (STATE ROUTE 68) RIGHT-OF-WAY AT THE POINT OF INTERSECTION WITH THE WESTERLY LINE OF THE EAST 150 FEET OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST, ALONG SAID WESTERLY LINE, BEING ALSO AN EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 220.40 FEET, TO A CORNER OF SAID LOT 1, SAID CORNER ALSO BEING THE SOUTHEASTERLY CORNER OF THE NORTH 290.4 FEET OF SAID EAST 150 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 21 SECONDS EAST, ALONG A COMMON LINE THEREOF, A DISTANCE OF 150.00 FEET, TO A COMMON CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE EASTERLY LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST, ALONG SAID EASTERLY LINE, ALSO BEING THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 178.89 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 364.51 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 3.80 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 210.91 FEET, TO THE EASTERLY LINE OF LOT 1 IN PARK PLACE/WAL-MART SUBDIVISION, RECORDED AS DOCUMENT NUMBER 0312103000, SAID LINE BEING A COMMON LINE WITH LOT 1 IN SAID RESUBDIVISION; THENCE SOUTH 00 DECREES 04 MINUTES 41 SECONDS EAST, ALONG SAID COMMON LINE AND IT'S SOUTHERLY EXTENSION, 883.70 FEET, TO A SOUTHWESTERLY LINE OF LOT 1 IN SAID RESUBDIVISION, SAID LINE ALSO BEING THE NORTHEASTERLY LINE OF SAID RAND ROAD (U.S . ROUTE 12) RIGHT-OF-WAY; THENCE SOUTH 46 DEGREES 05 MINUTES 50 SECONDS EAST, ALONG SAID NORTHEASTERLY LINE,178.08 FEET, TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 328.15 FEET, ALONG A CURVE, TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2,554.51 FEET, A CHORD BEARING SOUTH
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Commonly known as 1377 N. Rand Road, consisting of multiple tenant spaces between 1365-1379 N. Rand Road (02-12-101-051).

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

Attachment: ORD SU 1377 N Rand Road (1377 N Rand Road - SU Daycare)

that:

SECTION 1: Special Use to permit a preschool/day care facility pursuant to Section 11.03 (d) (12) of the Village of Palatine Zoning Ordinance is hereby granted, subject to the following condition(s):

1. **The Special Use shall substantially conform to the Business Plan and Floorplan submitted by the Petitioner, Kimberly Bianchini, Advance Preschool, except as such plans may be changed to conform to Village Codes and Ordinances.**
2. **The Special Use is granted to Advance Preschool to permit their operation at this location. Any future changes in the proposed operator shall require the review and approval of the Village Council.**
3. **Prior to the issuance of any Certificate of Occupancy, the Petitioner shall provide the Village a copy of the appropriate DCFS license for the operation of a daycare at the Subject Property.**

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

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

PASSED: This _____day of _____, 2024

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

APPROVED by me this _____day of _____, 2024

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this _____day of _____, 2024

_____
Village Clerk

Attachment: ORD SU 1377 N Rand Road (1377 N Rand Road - SU Daycare)

PROJECT TYPE

ADVANCE PRESCHOOL

1377 NORTH RAND ROAD
PALATINE, IL 60169

ADVANCED PRESCHOOL

TENANT
847.732.0824

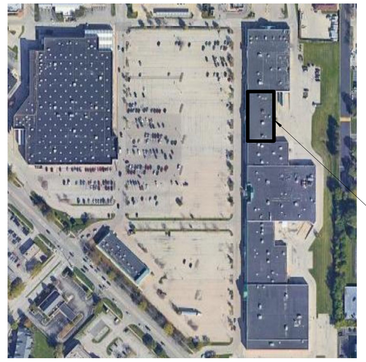
INTERWORK ARCHITECTS INC.
1717 DEERFIELD ROAD, SUITE 320
DEERFIELD, ILLINOIS 60053

ARCHITECT
847.509.4070

GREGG AND ASSOCIATES, INC.
333 PETERSON ROAD SUITE F
LIBERTYVILLE, IL 60048

M/E/P/FP
847.918.1172

LOCATION MAP



AREA OF WORK

KEY MAP — PROJECT NORTH — TRUE NORTH

interwork architects
1717 DEERFIELD ROAD, SUITE 320, DEERFIELD, IL 60015
P: 847 509 4070 | interworkarchitects.com

PROJECT TYPE

ADVANCE PRESCHOOL

1377 NORTH RAND ROAD
PALATINE, IL 60169

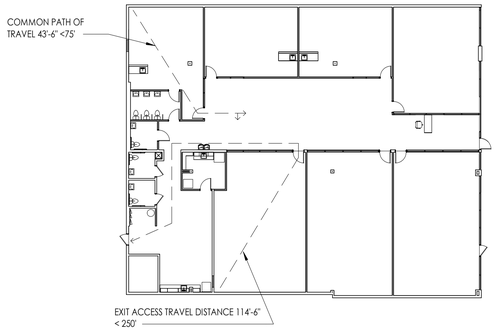
INTERWORK PROJECT CONTACT: NAME PHONE EMAIL@INTERWORKARCHITECTS.COM

EXISTING BUILDING SHELL HAS BEEN EXAMINED UNDER A SEPARATE REVIEW. NO CHANGES ARE REQUIRED TO BUILDING COMMON ELEMENTS INCLUDING TOILET ROOMS, DRINKING FOUNTAINS, SERVICE SINKS, STAIRS, AND ELEVATORS.

GENERAL NOTES

1. ALL WORK IS TO BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LOCAL AND STATE CODES AND ORDINANCES. THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS AND FEES.
2. COORDINATE STORAGE OF MATERIALS AND EQUIPMENT WITH PROPERTY MANAGER. CONTRACTOR IS SOLELY RESPONSIBLE FOR MATERIALS AND EQUIPMENT STORED ON SITE. OWNER ASSUMES NO RESPONSIBILITY FOR STORED MATERIALS AND EQUIPMENT.
3. NO CONTRACTOR SHALL DAMAGE OR WEAKEN THE STRUCTURAL INTEGRITY OF THE BUILDING.
4. DO NOT SCALE DRAWINGS - DIMENSIONS GOVERN.
5. THE WORK INCLUDES THE FURNISHINGS OF ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY FOR AND REASONABLY INCIDENTAL TO THE COMPLETION OF THE WORK AS ILLUSTRATED AND DESCRIBED IN THE PLANS AS PREPARED BY THE ARCHITECT. ALL SUCH WORK IS TO BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
6. ALL CONTRACTORS ARE TO BECOME FAMILIAR WITH SITE CONDITIONS AND BASE BUILDING CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES OR BE RESPONSIBLE FOR THE SAME.
7. SUBCONTRACTORS ARE REQUIRED TO REVIEW THE ENTIRE SET OF CONTRACT DOCUMENTS TO VERIFY AREAS OF WORK OF THEIR TRADE ON SHEETS TRADITIONALLY INDICATING WORK OF OTHER TRADES. THE ARCHITECT IS TO BE NOTIFIED IN WRITING OF THE DISCREPANCY AND WILL COORDINATE DESIGN WORK OF THESE ITEMS. HOWEVER, THE SUBCONTRACTOR IS STILL RESPONSIBLE FOR IDENTIFYING AND INCLUDING THIS WORK IN HIS/HER CONTRACT.
8. GENERAL CONTRACTOR SHALL VERIFY AND ENSURE THAT ALL EXIT EGRESS IS MAINTAINED THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL PERFORM THE WORK IN A MANNER THAT ALLOWS ANY OPERATING FACILITY TO MAINTAIN A 100% LEVEL OF OPERATION AND CLEANLINESS.
9. ALL CONTRACTORS SHALL TAKE OUT ALL NECESSARY INSURANCE TO INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT AND THEIR AGENTS THEREOF FROM ANY DAMAGES RESULTING FROM CONTRACTORS EXECUTION OF WORK. INTERWORK ARCHITECTS, INC. SHALL BE LISTED AS ADDITIONAL INSURED ON ALL CONTRACTOR POLICIES.
10. THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION, METHODS AND MATERIALS.
11. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL ITEMS SO INDICATED. PATCH AND REPAIR ANY DAMAGE TO WALLS, FLOORS, CEILINGS, ETC. INCURRED DURING DEMOLITION AND CONSTRUCTION.
12. CONTRACTOR(S) SHALL ADEQUATELY PROTECT PERSONS AND PROPERTY FROM DAMAGE AND DIRT CAUSED BY THEIR OPERATIONS. EACH CONTRACTOR SHALL CLEAN, REPAIR OR REPLACE SAID PROPERTY PROMPTLY AT NO COST TO OWNER.
13. CONTRACTOR SHALL MAINTAIN ALL PUBLIC AND PRIVATE STREETS, DRIVEWAYS, ADJOINING PROPERTIES AND BUILDING ENTRANCES FREE FROM INTERRUPTION OR DISRUPTION BY CONSTRUCTION OPERATIONS OR MATERIALS. ANY REQUIRED DISRUPTION SHALL BE PREARRANGED WITH ALL NECESSARY AUTHORITIES AND PARTIES. ROADWAYS AND DRIVES SHALL BE CLEANED IMMEDIATELY OF CONSTRUCTION DEBRIS AND RESIDUE. CONTRACTOR(S) SHALL THOROUGHLY CLEAN THE WORK AREAS UPON COMPLETION OF THE WORK.
14. PROVIDE SUBMITTALS FOR ALL EQUIPMENT, FIXTURES AND FABRICATIONS FOR REVIEW. PROVIDE (3) COPIES AND (1) REPRODUCIBLE COPY OF SHOP DRAWINGS. PROVIDE (3) PIECES OF ANY SAMPLE SUBMITTED. WHERE COLOR SELECTIONS ARE REQUIRED, PROVIDE MANUFACTURER'S INFORMATION / SAMPLES FOR SELECTION.

CODE PLAN



PLUMBING FIXTURE *	REQUIRED				PROVIDED			
	M	W	UNI	C	M	W	UNI	C
TOILET	0	0	6		0	0	6	
URINAL	0				0			
LAVATORY	0	0	6		0	0	6	
MOP BASIN				1				1
DRINKING FOUNTAIN				1				2

***PER DCFS LICENSING FOR DAY CARE CENTERS PT 2023.03**

CODE REQUIREMENTS

TENANT SPACE USE GROUP..... E - EDUCATIONAL
CONSTRUCTION TYPE..... TYPE 2B
TENANT AREA..... 7,756 SF PROPOSED
SPRINKLER SYSTEM SYSTEM..... BUILDING IS FULLY EQUIPPED W/ AN APPROVED AUTOMATIC SPRINKLER

MATRIX - OCCUPANCY LOAD (DCFS LICENSING STANDARDS 2023.03 SECTION 407.190)

ROOM NAME	AREA	OCCUPANCY CLASSIFICATION	LOAD FACTOR (SF/CHILD HOW MANY ADULTS PER CHILD)	OCCUPANCY LOAD (NUMBER OF PERSONS INCLUDING ADULTS)	MAX GROUP SIZE (CHILDREN)
INFANT CLASSROOM	527 SF	E2	55 SF/CHILD, 1 ADULT PER 4 CHILDREN	9 CHILDREN, 3 ADULTS	12
INFANT/TODDLER CLASSROOM	505 SF	E2	35 SF/CHILD, 1 ADULT PER 5 CHILDREN	14 CHILDREN 3 ADULTS	15
TODDLER CLASSROOM	504 SF	E2	35 SF/CHILD, 1 ADULT PER 8 CHILDREN	14 CHILDREN 3 ADULTS	15
2 YEAR OLD CLASSROOM	713 SF	E2	35 SF/CHILD, 1 ADULT PER 10 CHILDREN	20 CHILDREN, 2 ADULTS	16
PRESCHOOL CLASSROOM 102	957 SF	E2	35 SF/CHILD, 1 ADULT PER 10 CHILDREN	27 CHILDREN, 3 ADULTS	20
PRESCHOOL CLASSROOM 103	945 SF	E2	35 SF/CHILD, 1 ADULT PER 10 CHILDREN	27 CHILDREN, 3 ADULTS	20
BEFORE/AFTER CLASSROOM	967 SF	E2	20 SF/CHILD 1 ADULT PER 20 CHILDREN	48 CHILDREN, 3 ADULTS	30
GRAND TOTAL:				123 CHILDREN, 17 ADULTS = 140 TOTAL PERSONS	

BUILDING CODES

2015 INTERNATIONAL BUILDING CODE (IBC)
ILLINOIS PLUMBING CODE, LATEST EDITION
2015 INTERNATIONAL MECHANICAL CODE (IMC)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2015 INTERNATIONAL FUEL GAS CODE (IFGC)
2018 INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)
2017 NATIONAL ELECTRICAL CODE (NEC)

FIRE PREVENTION CODES

2015 INTERNATIONAL FIRE CODE (IFC)
LIFE SAFETY CODE, NFPA 101, 2000 EDITION

ACCESSIBILITY CODES

AMERICANS WITH DISABILITIES ACT GUIDELINE
ILLINOIS ACCESSIBILITY CODE, 2018

MEANS OF EGRESS

ALL EXIT DOORS TO SWING IN THE DIRECTION OF EGRESS

ADDTIONAL CODES

2023 LICENSING STANDARDS FOR DAY CARE CENTERS - ILLINOIS DCFS

	PROVIDED	REQUIRED	
EXIT ACCESS TRAVEL DISTANCE.....	114'-6"	< 250 FT	PER IBC 2015 TABLE 1017.2
COMMON PATH OF TRAVEL.....	43'-6"	< 75 FT	PER IBC 2015 1006.2.1
NUMBER OF EXITS	3	> 2	PER IBC 2015 TABLE 1006.2.1
DEAD END CORRIDOR LENGTH.....	N/A	< 50 FT	PER IBC 2015 1020.4

INDEX OF DRAWINGS

ARCHITECTURAL
A-0.1 TITLE
A-0.2 GENERAL NOTES
A-1 DEMOLITION PLAN AND RCP
A-2 CONSTRUCTION PLAN AND RCP
A-3 DOOR SCHEDULES AND PARTITION TYPES
A-4 INTERIOR ELEVATIONS AND FINISH SCHEDULES

MECHANICAL
M-1 MECHANICAL PLAN
M-2 MECHANICAL SPECIFICATIONS AND SCHEDULES

FIRE PROTECTION
FP-1 FIRE PROTECTION PLAN

PLUMBING
P-1 PLUMBING PLAN
P-2 PLUMBING PLAN
P-3 GAS PIPING PLAN

ELECTRICAL
E-1 ELECTRICAL DEMOLITION PLAN
E-2 ELECTRICAL PLAN LIGHTING AND POWER
E-3 ELECTRICAL RISER DIAGRAM, PANEL SCHEDULE, SPECIFICATIONS

CERTIFICATION

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH ALL CODES AND ORDINANCES OF

STATE OF ILLINOIS
RICHARD N. GORDON
001-011976
LICENSED ARCHITECT

RICHARD GORDON
ILLINOIS LICENSE NO. 001-011976
EXPIRES 11-2024

INTERWORK ARCHITECTS INCORPORATED
DESIGN FIRM REGISTRATION #184-002131

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No.	Description	Date
	ISSUED FOR PERMIT	09.29.2023

PROJECT No: **2245.000.000**

SHEET TITLE:

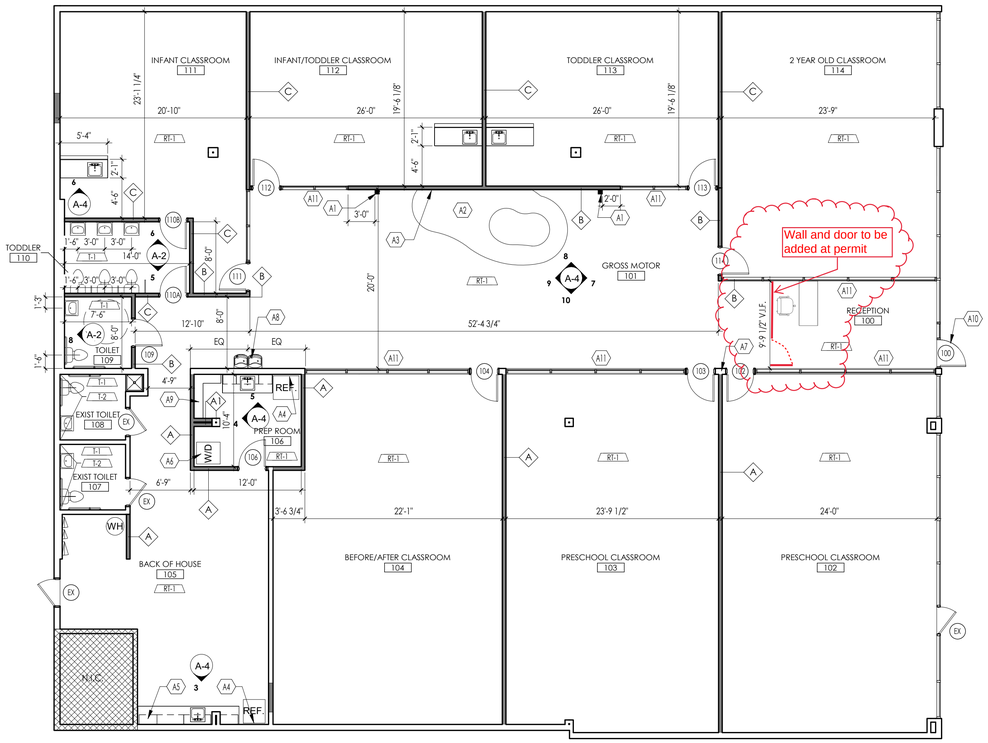
TITLE

SHEET No:

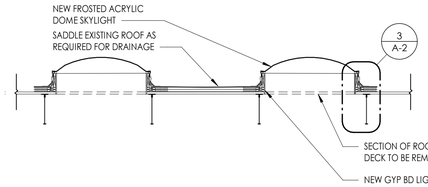
A-0.1

Attachment: EXHIBIT - Floor Plan (1377 N Rand Road - SU Daycare)

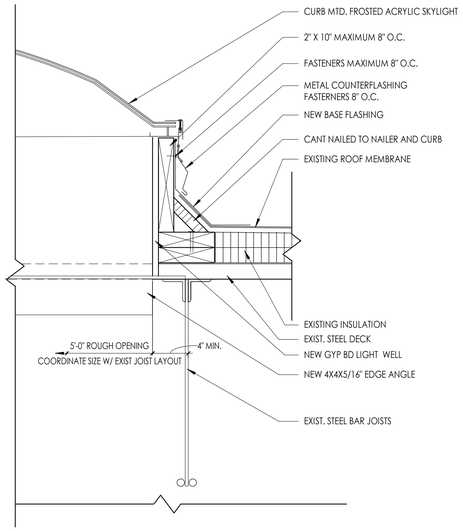
N:\2022\Projects Numbered\2245.101.000 Advanced Preschool\2245.000.000 Advanced Preschool Palatine\B-Current Drawing 9/29/2023 10:22:54 AM
Plotted By: Richard Gordon
Plotted: 24.00x36.00 (Architectural Standard Sheet Size_ARCH_24x36.ctb)



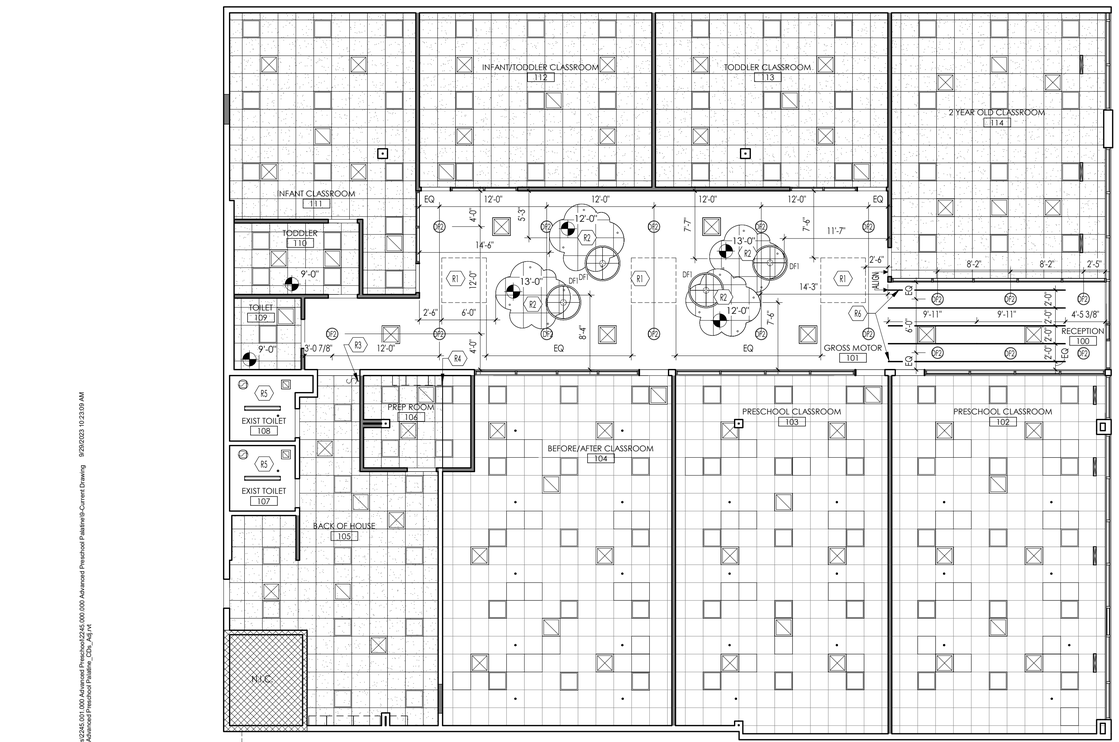
1 CONSTRUCTION PLAN
1/8" = 1'-0"



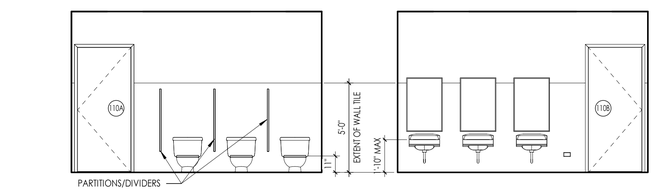
2 SKYLIGHT SECTION
1/4" = 1'-0"



3 SKYLIGHT DETAIL
1 1/2" = 1'-0"

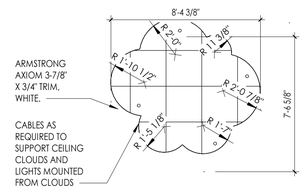


4 REFLECTED CEILING PLAN
1/8" = 1'-0"

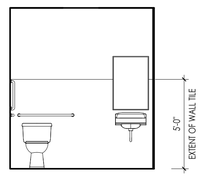


5 TODDLER 112 - NORTH
1/4" = 1'-0"

6 TODDLER 112 - SOUTH
1/4" = 1'-0"



7 TYPICAL CLOUD PLAN
1/4" = 1'-0"



8 TOILET 111 - EAST
1/4" = 1'-0"

GENERAL NOTES-CONSTRUCTION PLAN

1. PREPARE FLOOR LEVEL AND SMOOTH TO RECEIVE NEW FINISHES AS NOTED.
2. FURNITURE AND EQUIPMENT SHOWN FOR COORDINATION ONLY. REFER TO OWNER'S FURNITURE AND EQUIPMENT VENDORS' DRAWINGS FOR ADDITIONAL INFORMATION.
3. FIRE-TREATED WOOD BLOCKING AT ALL WALL MONITOR LOCATIONS.
4. ALL NEW ABOVE-COUNTER OUTLETS ON A COUNTER WITH A SINK OR OTHER WATER SOURCE SHALL BE GFI.
5. UNLESS NOTED OTHERWISE, ALL MEP/FP DEVICES LOCATED NEAR EACH OTHER ON THE WALL SHALL BE VERTICALLY ALIGNED.
6. UNLESS NOTED OTHERWISE, PROVIDE A 1" RADIUS EDGE ON ALL EXPOSED COUNTERTOP CORNERS, BE THEY PLASTIC LAMINATE OR ENGINEERED STONE.

KEYED NOTES - CONSTRUCTION PLAN

A1	FAUX TREE
A2	CUSTOM PLAY MOUND BY FOREVER LAWN. GRASS COLOR TO BE CUSTOM TO MATCH BAFFLES.
A3	THIS WALL TO HAVE MURAL PAINTED AT A LATER DATE. PROVIDE LEVEL 5 FINISH.
A4	NEW REFRIGERATOR, PROVIDE DEDICATED POWER AND WATER LINE.
A5	PROVIDE DEDICATED OUTLET FOR MICROWAVE.
A6	PROVIDE DEDICATED POWER AND WATER LINE FOR WASHER/DRYER.
A7	GYP BD TO BE APPLIED THIS SIDE OF WALL.
A8	ADA COMPLIANT DRINKING FOUNTAIN WITH BOTTLE FILLER. SEE PLUBMING DWGS FOR SPEC. PROVIDE DEDICATED POWER AND WATERLINE/WASTE.
A9	12" DEEP MELAMINE SHELVES WITH ADJUSTABLE STANDARDS.
A10	MODIFY EXISTING STOREFRONT GLAZING AND FRAMING FOR NEW ALUMINUM AND GLASS STOREFRONT DOOR TO MATCH EXISTING.
A11	ALUMINUM FRAMED TEMPERED WINDOWS.

CONSTRUCTION PLAN LEGEND

- WALL / DOOR TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- NEW PARTITION
- PARTITION TYPE, SEE DETAILS.
- NEW OR RELOCATED DOOR & FRAME WITH DOOR TAG
- EXISTING DOOR & FRAME TO REMAIN, CURRENT LOCATION
- CONSTRUCTION PLAN KEYNOTES
- 30"x48" MINIMUM CLEAR FLOOR SPACE
- 5'-0" TURNING RADIUS
- FINISH TAG
- FLOOR FINISH TRANSITION
- FIRE EXTINGUISHER CABINET

GENERAL NOTES-RCP

1. LIGHT FIXTURES AND MECHANICAL ELEMENTS ARE GRAPHICALLY DISPLAYED FOR COORDINATION. SEE ENGINEERING DRAWINGS FOR ALL LIGHT FIXTURE SPECIFICATIONS AND DIMENSIONS.
2. ALL FIRE PROTECTION SHOWN (I.E. SPRINKLER HEADS) ARE SURVEYED EXISTING CONDITIONS. SEE ENGINEERING DRAWINGS FOR NEW MEP COMPONENTS.
3. UNLESS NOTED OTHERWISE, ACOUSTICAL CEILING TILE IS EXISTING TO REMAIN. REPLACE ALL TILES THAT ARE DIRTY/DAMAGED TO MATCH EXISTING.
4. UNLESS NOTED OTHERWISE, SUSPENDED CEILING GRID IS EXISTING TO REMAIN. PATCH AND REPAIR. ALL EXISTING CEILING TILE TO REMAIN AS AFFECTED BY CONSTRUCTION.
5. CEILING HEIGHT IS 12'-0" U.N.O.

KEYED NOTES - REFLECTED CEILING PLAN

R1	5' X 5' SKYLIGHT, LOCATIONS TO BE COORDINATED WITH EXISTING JOISTS.
R2	FLOATING CEILING "CLOUD", EDGE TRIM PIECE TO BE ARMSTRONG AXIOM 3-7/8" X 3/4" TRIM, WHITE.
R3	OPEN AREA LIGHTS OVERRIDE SWITCH
R4	NEW GRID, ALIGN WITH EXISTING GRID
R5	EXISTING GYP BD CEILING TO BE REPAIRED AS NECESSARY AND PAINTED.
R6	12" TALL BAFFLES, MANUF TO BE TURF, COLOR TO BE 12 GRASSHOPPER

REFLECTED CEILING PLAN LEGEND

- 2'x2' LIGHT FIXTURE
- DF1 — OCL REV PENDANT RV1PIEU48MWMWP
- DF2 — EUREKA STELLA 4272DI-16 COLOR: WHITE
- EXISTING GRID AND ACOUSTICAL TILES
- NEW GRID AND ACOUSTICAL TILES TO MATCH EXISTING
- 2'x2' SUPPLY DIFFUSER
- 2'x2' RETURN DIFFUSER
- SPRINKLER HEADS, LOCATIONS TO BE DETERMINED BY SPRINKLER CONTRACTOR. HEAD TO BE CENTERED IN TILE.
- BUILDING STANDARD BATTERY POWERED EXIT SIGN. ARROW INDICATES DIRECTION.
- BUILDING STANDARD WALL MOUNTED EMERGENCY LIGHT WITH BATTERY BACK-UP.
- EXHAUST FAN
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- SWITCH - MOTION SENSOR

LIGHTING REPRESENTATIVE: JERRY DEROUSSE JDEROUSSE@KSALIGHTING.COM

interwork architects
1717 DEERFIELD ROAD, SUITE 320, DEERFIELD, IL 60015
P: 847 509 4070 | interworkarchitects.com

PROJECT TYPE

ADVANCE PRESCHOOL

1377 NORTH RAND ROAD
PALATINE, IL 60169

INTERWORK NAME PHONE
PROJECT CONTACT: EMAIL@INTERWORKARCHITECTS.COM

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No.	Description	Date
	ISSUED FOR PERMIT	09.29.2023

PROJECT No: 2245.000.000

SHEET TITLE:

CONSTRUCTION PLAN AND RCP

SHEET No:

A-2

Attachment: EXHIBIT - Floor Plan (1377 N Rand Road - SU Daycare)

IN:\2022 Projects\Interwork\2245.001.000 Advanced Preschool\2245.000.000 Advanced Preschool Palatine\Current Drawing 9/29/2023 10:23:09 AM
Plotted: 2245.000.000 Advanced Preschool Palatine_Dwg_A1.dwg

Business Overview

Advance Early Learning Center is a new, locally established early learning center located in Palatine Illinois. The facility's mission is to support the community by providing high quality, affordable early education and care. Additionally, Advance Early Learning Center will offer a variety of educational opportunities including infant, toddler, preschool and after-school programs. Advance will provide a loving, safe environment in which a child will feel safe and supported. Advance will foster student's well-being by promoting foundational skills that are necessary for school success. These skills will enable them to have successful cognitive, behavioral, mental and emotional readiness. Advance Early Learning Center's teaching staff will be highly-qualified, early education teachers and support personnel. Training and education will be provided by the facility to ensure that best practices are followed.

Advance Early Learning center will provide seven spacious learning areas, an indoor play area with natural lighting, ample meeting area and appropriate restroom facilities. Advance will have independent entry and exit systems. The facility will also have secure-access codes to ensure that only verified parents and visitors are allowed onsite.

Advance Early Learning Center's curriculum is developed with the latest innovative learning methods and techniques so that each child will receive proper foundational skills taught in a positive manner while providing a fun and enriching learning environment.

Product Offering

The following are the services to be offered:

- Infant class (6 weeks to 14 months) Maximum 12, 4 adults
- Infant/Young Toddler class (15 months to 23 months)Maximum 9, 2 adults
- Toddler class (2 to 3 years old)Maximum 12, 3 adults
- Two year old class. Maximum 15, 3 adults
- Preschool class (3 to 4 years old) Maximum 20, 2 adults
- Kindergarten class (4 to 5 years old)Maximum 20, 2 adults
- Before and After School program for elementary age children.Maximum 20, 2 adults

Customer Focus

In combination with Illinois Action for Children and the office of the Governor, a demographic study was conducted to determine need. Because of this study, Advance Early Learning Center will focus primarily on the surrounding community as the demographic study has identified this area as a "childcare

Attachment: EXHIBIT - Updated Business Plan (1377 N Rand Road - SU Daycare)

desert". A childcare desert is one in which less than 25% of infants and toddlers and less than 50% of preschool age children are served. Advance will partner with local agencies to provide resources to families in need of childcare. Advance will offer a program specifically designed to encourage parents to return to school or work. This program will provide three months of education and childcare, at no cost, while parents are actively searching for either work or school. Following this three month period, Advance will then transition parents who are working or participating in school to full time enrollment. This transition will significantly decrease the amount of families in the Palatine area that are unable to find high quality early education. Additionally, Advance will target nearby businesses so that working parents will have access to affordable education and care. Finally, Advance will target nearby elementary schools to partner with parents in need of before and after school care.

Management Team

Advance Early Learning Centers are family owned and have been in operation for over twenty five years.

Advance provides high quality education and care in both the Hoffman Estates and Streamwood areas, serving over three hundred children daily. Advance has won "Gold" recognition which is the highest quality of care provided in the State of Illinois. Additionally, Advance has partnerships with local community and state agencies to provide services such as therapy, referrals, food, clothing and other family needs. Finally, Advance has won multiple grants that have benefitted the families in our care. Advance has selected long standing Directors, Monae Joyner and Jamie Mejia to lead the team at the Palatine location.

Advance Early Learning Center is an exciting opportunity that provides safe and secure child care to the Palatine area. Through a combination of well-priced services, outstanding customer service, and a well-seasoned management team, Advance Early Learning Center will quickly gain market share and a reputation as a premier child care provider.

Mission

Advance Early Learning Center aims to offer safe and secure education and child care at all times. Advance will ensure that all families receive the services that they need to ensure self sustainability in the future. Advance hopes to partner with the school district to ensure learning outcomes are met and the kindergarten readiness average is increased. The facility will partner with the state to ensure that there is consistency in early education and that only the highest standards are met. Close personal attention to each child is essential to providing a quality experience for all children; therefore, adequate personnel will be hired to ensure each child has the proper supervision while in our care. The communities at Advance Early Learning Center are rooted in the deeply intimate connections made by parents and our staff. In order to

Attachment: EXHIBIT - Updated Business Plan (1377 N Rand Road - SU Daycare)

ensure this, the Advance mission is to support each and every family on their journey to success.

Success Factors

Advance Early Learning Center is primed for success by offering the following competitive advantages:

- Friendly, warm, and safe environment for children.
- Partnerships with support agencies
- Success in grant writing and alternate funding.
- Years of operational experience.
- All teachers are certified, trained, and experienced.
- Menu that is developed with the highest regard for nutritional value.

Services

Advance Early Learning Center offers child care services for ages from 6 weeks infants to 6 years old Hours of operation are from 6:30 A.M. to 6:00 P.M., Monday through Friday.
Advance Early Learning Center will maintain an indoor playground that will support natural lighting.

Our facility will provide breakfast, two snack-times, and lunch. Our facility will utilize catering from Garabaldi's Restaurant, located in Arlington Heights. This has worked effectively within our Hoffman Estate and Streamwood locations. Special menus are planned to ensure high quality, nutritious meals. Menus will b posted monthly for parent review.

Advance will use the ample parking lot to ensure that parents legally park their vehicle and escort their children into the building. Similarly, parents will be required to legally park their vehicle and pick up their child from the assigned classroom. Advance will allot six designated slots with a 15 minute time restriction t ensure efficiency at drop off and pick up. There are peak hours both in AM and PM, however, neither are expected to reach the number of total spaces provided. Advance will ensure that a permanent, painted crosswalk is installed to link the parking area to the front entrance. Because children leave and come at variou times throughout the day, there is never an overbearing need for the full use of
all parking spaces.

Attachment: EXHIBIT - Updated Business Plan (1377 N Rand Road - SU Daycare)

Addendum

In order to address the concerns addressed at the meeting held January 19th to determine the approval of a Special Use Permit, Advance Preschool has taken the following steps to ensure a safe and healthy environment:

Item one: Front door access. In order to ensure a safe entryway and deter unauthorized visitors, Advance has installed a secondary door with a key code entry for security. Please reference the revised blueprints for the location of this door. This second point of entry will separate the main entry door from all areas in which children receive services. This door will serve as an additional safety measure with in the facility.

Item two: Traffic control. At this time, there are 5 stop signs utilized in the passageway which connects Rand Road and Dundee Road. Additionally, there are several speed bumps that prevent high speed travel. Although these safety measures decrease the likelihood of pass-through traffic, Advance will place and additional stop sign directly in front of the front door and parallel to the parking spaces reserved for pick-up and drop-off, if requested by the Village. Additionally, as stated in the original proposal, Advance will redefine the current crosswalk by repainting the existing outline.

As we continue to develop this project, we appreciate all suggestions that will help us to support our students and families effectively.

Thank you,

Kimberly

Attachment: EXHIBIT - Updated Business Plan (1377 N Rand Road - SU Daycare)

SPRINGFIELD OFFICE:
ROOM 121A
STATE CAPITOL BUILDING
SPRINGFIELD, ILLINOIS 62706
PHONE: 217/782-4471

DISTRICT OFFICE:
171 W. WING ST. • SUITE 202
ARLINGTON HEIGHTS, IL 60005
PHONE: 847/749-1880

ILLINOIS STATE SENATE
ANN GILLESPIE
SENATOR • 27TH DISTRICT

December 2, 2022

To Whom it May Concern,

I would like to provide my support for Advance Preschool Inc. and the subsidized early childhood center project located in the Park Place Mall between Palatine and Dundee Road.

Palatine is a diverse community that includes a variety of socio-economic groups – including a pocket community of underserved families living in the Dundee/Rand Road corridor. For Palatine's families to put food on the table and a roof over their heads, quality care, and education is essential for their children.

Demographic studies conducted by Illinois Action for Children indicate that current Palatine-based childcare resources only service 13% of the community's infant population and 43% of its preschool population. The lack of available quality childcare services limits the families' ability to maintain employment and directly places families at financial risk. The inability to work due to lack of quality care creates a ripple effect inside the family and community.

Advance Preschool Inc. has provided quality education, nutrition, and care for over 23 years at its current location in Hoffman Estates. The staff has shown dedication and commitment to serving the community. As we invest in our community and our Early Childhood education system, this facility will expand options for low-income families in our community. So, again, I want to voice my support in favor of this project. If I can provide any additional information or help, please contact my office.

Sincerely,

Ann Gillespie
State Senator (IL-27)
847-749-1880

SOYBEAN INKS

Attachment: Letters of Support (1377 N Rand Road - SU Daycare)

EARLY CHILDHOOD BLOCK GRANT

The Center: Resources for Teaching and Learning

Serving Children Ages 0-5 and their families living within School Districts 15, 23, 25, 26 & 57

Kristen Ford, Project Director

2626 S. Clearbrook Drive, Arlington Heights, IL 60005 / (224) 366-8629 / kford@cntrmail.org

FIND/PI for 0-3 year-olds – (847) 963-1214 / jrivera@ecdec.org ECDEC Preschool for 3-5 year-olds – (847) 963-3450 /nnova@ecdec.org

November 2, 2022

To Whom It May Concern-

There is a tremendous need for quality subsidized child care in the Northeast Palatine quadrant. According to the Action For Children Slot Gap Analysis from 2020, using the CCSD15 boundaries, we are currently serving 15% of the 0-2 year old and 63% of the 3-5 year old children who are at or below 150% of the Federal Poverty Level. Most of these children are being served in home visiting and preschool programs but many parents need full time subsidized child care so that they can provide for their family.

I have worked with Kimberly Bianchini for over 20 years as she has been the Director and Owner of Advance Preschool Inc in Hoffman Estates. Advance offers care for children 6 weeks to 12 years from 6:30 am – 6 pm with before and after school care. I highly recommend supporting Advance in opening a second facility in Northeast Palatine at the Park Place Complex between Rand and Dundee Rds.

Please visit Advance's website to learn more about the high-quality care Advance provides to children and families.
http://advancepreschool.com/

Sincerely-

Kristen Ford

ECDEC/FIND Project Director

Attachment: Letters of Support (1377 N Rand Road - SU Daycare)

Hopeful Beginnings

October 27, 2022

BOARD OF TRUSTEES
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Rev. Gary Cox
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Mike Mulligan
Joanne Bratta
Dr. Henry Dominicis

EXECUTIVE DIRECTOR
Natalie Rodriguez, MPPA

MAIN OFFICE:
· 510 N. Plum Grove Road
Palatine, IL 60067
· Phone (847)870-8181
· Fax (847)870-8325
· www.hopefulbeginning.org

To whom it may concern,

As a 501c3 Executive Director and a member of the larger Palatine community for over 10 years, I would like to provide my support for Advance Preschool Inc's proposed expansion into the Palatine community through their subsidized early childhood center project located in the Park Place Mall between Palatine and Dundee Road.

Palatine is a wonderfully diverse community. In order for Palatine to continue to grow and thrive, it is essential that residents and workers have access to quality, affordable childcare options. While improvements to childcare access have been made for some socio-economic groups, working class families are still underserved and have high barriers to care for their children.

Advance Preschool Inc. has been part of the Hoffman Estates community for over 23 years and has been trusted by families to provide quality education for their children. The staff has shown dedication and commitment to serving the community. Children are provided a supportive environment, a recognized educational plan and quality nutrition. Staff are also empowered to continue their educations and become integral parts of the community. The philosophy Advance holds is to support the whole family. When there are healthy parents there are healthy children.

Demographic studies conducted by Illinois Action for Children indicate that current Palatine based childcare resources only service 13% of the community's infant population and 43% of its preschool population. Current preschool options often lack the flexibility and extended care times that working parents need for stable employment to work due to lack of quality care creates a ripple affect both inside the family unit and the community itself. Limited financial resources increases domestic and community violence. Single parent homes and teen families who cannot find quality, affordable childcare land in a cycle of poverty that perpetuates itself and is difficult to rise above. As studies have shown, adverse childhood experiences can permanently impact a child's development and growth affecting generations.

As an individual and professional, I ask that you consider Advance Preschool's bid to become part of our Palatine community.

Respectfully,

Natalie Rodriguez, MPPA
Executive Director

" Offering in person & telehealth services for all of Illinois."

Attachment: Letters of Support (1377 N Rand Road - SU Daycare)

COMMITTEES
- Appropriations - General Services- Chair
- Elementary Secondary Education Administration Licensing & Charter School- V. Chair
- Elementary & Secondary Education: School Curriculum & Policies- V. Chair
- Public Utilities

SPRINGFIELD OFFICE:
261 S Stratton Building
Springfield, IL 62704
Phone: (217) 782-0347

DISTRICT OFFICE:
1014 E. Schaumburg Rd.
Streamwood, IL 60107
Phone: (630) 372-3340
Fax: (630) 372-3342

ILLINOIS HOUSE OF REPRESENTATIVES
44TH DISTRICT

FRED CRESPO

Letter of Support

As a State Representative, I would like to provide my support for Advance Preschool Inc. and the potential project located in the Park Place Mall. The Palatine area is a rich, diverse community that supports varying socio-economic groups. Due to this factor, quality care and education play a vital role in the community's success.

Based on demographic studies conducted by Illinois Action for Children, the Palatine community serves only 13% of the infant population and 43% of the preschool population. Because of the lack of quality services, parents cannot return to work, placing families at financial risk. The lack of appropriate support impacts families in many other ways, including domestic violence, single-parent homes, and teen moms, just to name a few. Studies have shown that adverse childhood experiences can permanently impact a child's development and growth.

Advance Preschool Inc. has provided quality education and care for over 23 years at its current location in Hoffman Estates. The staff has shown dedication and commitment to serving the community. Children are provided with a supportive environment, a recognized educational plan, and quality nutrition. The philosophy Advance Preschool holds is to support the whole family. When there are healthy parents, there are healthy children.

As we invest in our community and our Early Childhood education system, this facility will expand options for both education and care. Our most precious resource is our children, and Advance Preschool Inc. will ensure that they are provided for in that manner.

Sincerely,

Representative Fred Crespo
Illinois 44th District

SOYBEAN INKS

Attachment: Letters of Support (1377 N Rand Road - SU Daycare)

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 01/09/24 07:00 PM

STAFF REPORT (ID # 8804)

1379 N Rand Road

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Kimberly Bianchini, Advance Preschool

PLAN NUMBER: SU-000079-2023

BACKGROUND:

The Park Place Shopping Center and is zoned Planned Development and follows the B-1, B-2 and Cook County C-4 zoning uses and standards. Additional businesses in this section of the shopping center include Subway, Bright Dental, Goodwill, U-Haul Self Storage, and more. In addition, there are several vacant tenant spots.

The proposed day care would occupy several tenant spaces, which total approximately 7,756 square feet. The associated parking lot currently has 1124 provided parking spaces with 765 spaces required by the current tenants, leaving an excess of 359 spaces.

The Petitioner is requesting to open a new location for a Preschool/Daycare Facility in the Park Place shopping center. Therefore, the Petitioner is requesting a:

1. **Special Use to permit a day care facility.**

Surrounding Conditions:

North:	Planned Development - Commercial
South:	Planned Development - Commercial
East:	Planned Development - Multi-Family Residential
West:	Planned Development - Commercial

KEY ISSUES:

- The proposed preschool/daycare facility would accommodate children from infant to school age children. Advance Preschool presently operates several other daycare uses in the area (Hoffman Estates and Streamwood) and began

Attachment: PZC Packet 1-9-24 (1377 N Rand Road - SU Daycare)

operating in 1999. For the Palatine location, there will be a total of 7 classrooms, a room for screening and an indoor play area.

- Infant class (6 weeks to 14 months): Maximum 12 kids, 4 Staff
- Infant/Young Toddler class (15 months to 23 months): Maximum 9 kids, 2 Staff
- Toddler class (2 to 3 years old): Maximum 12 kids, 3 Staff
- Two-year-old class: Maximum 15 kids, 3 Staff
- Preschool class (3 to 4 years old): Maximum 20 kids, 2 Staff
- Kindergarten class (4 to 5 years old): Maximum 20 kids, 2 Staff
- Before and After School program for elementary age children: Maximum 20 kids, 2 Staff

- The hours of operation will be:
  - 6:30 AM - 6 PM, with occasional scheduled evening and weekend events.
- The Petitioner has indicated they will comply with all DCFS licensing requirements.
- All food will be delivered and served by a licensed food service professional.
- The floor plan indicates an indoor play area at approximately 1,040 square feet and supports natural lighting. The proposed architectural plans indicate that numerous skylights will be added to the existing tenant space to accommodate this. The Petitioner indicates that the proposed indoor playground complies with the DCFS requirements and is an acceptable solution.
- Based upon the Petitioner's business plan, this location is strategic and would fulfill a need for this type of use which would not only meet day care needs, but would also assist in preparing children for elementary education
- The Petitioner has indicated there will be 6 spaces designated parking spaces with a 15-minute time restriction for drop-off and pickup and with the addition of a cross walk to link the parking area to the front entrance. This would be further reviewed during the building permit process, if the proposed Special Use is approved.

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

Attachment: PZC Packet 1-9-24 (1377 N Rand Road - SU Daycare)

have attempted to address the required standards.

STAFF RECOMMENDATION:

The proposed day care would be the Petitioner's 3rd preschool facility and the application and business plan indicate that it would be compatible with the neighboring businesses, and would occupy a currently vacant tenant space. There are also other examples in the area of daycare uses, located with commercial centers, in addition, as there is excess parking, within the shopping center, Staff does not have a concern with the parking for the proposed use. By providing the interior playground area, the proposed use would eliminate any exterior traffic or delivery conflicts, while still providing the necessary activity areas for the children. Therefore, Staff recommends approval of the Special Use subject to the following conditions:

1. The Special Use shall substantially conform to the Business Plan, and Floor Plan submitted by the Petitioner, Kimberly Bianchini, Advance Preschool, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The Special Use is granted to Advance Preschool to permitted their operation at this location. Any future changes in the proposed operator shall require the review and approval of the Village Council.
3. Prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy, the Petitioners shall provide the Department of Planning and Zoning, with a copy of the appropriate current DCFS license for the operation of a daycare at the Subject Property.

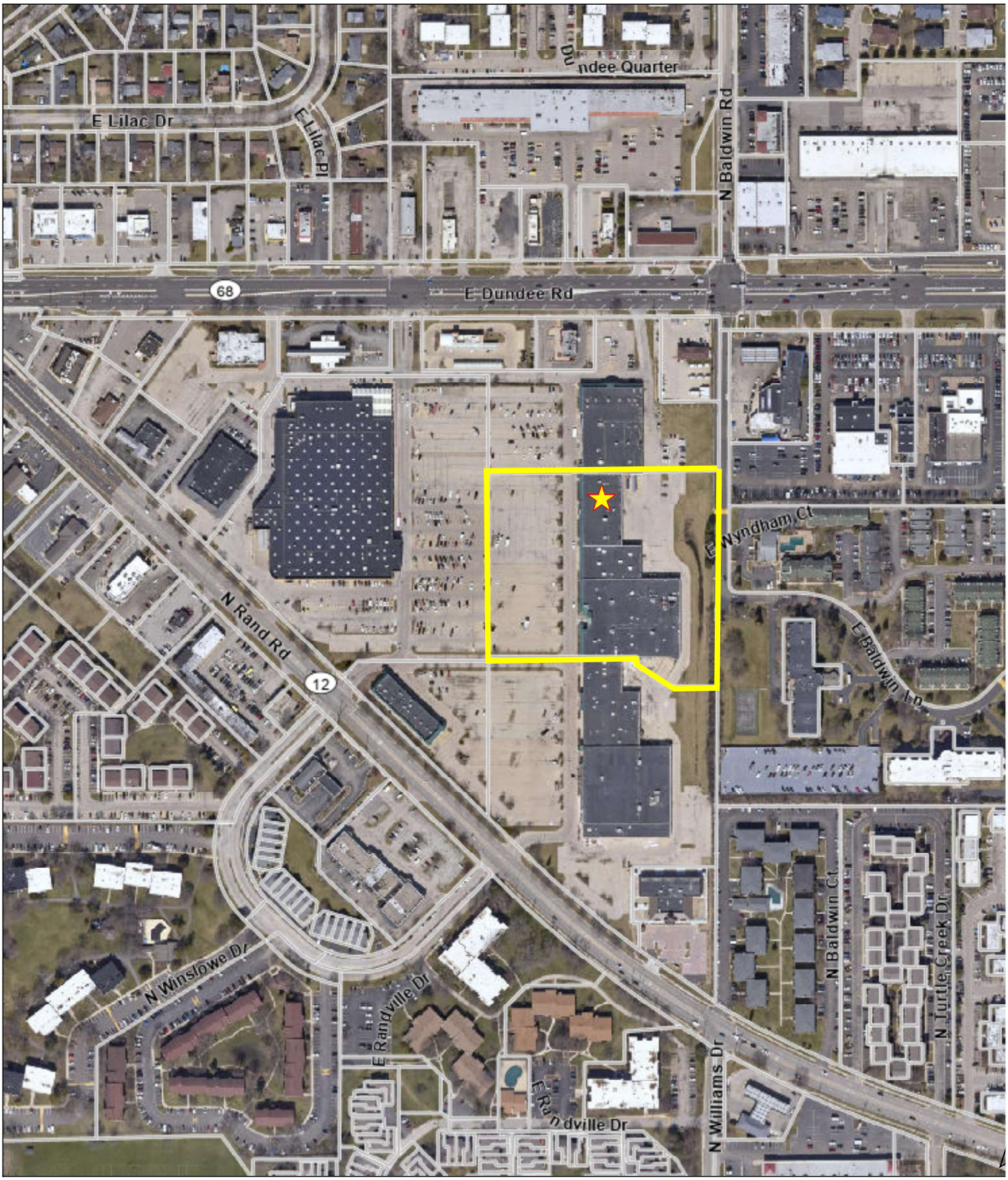
ATTACHMENTS:

- Aerial Map
- Special Use Application
- Plat of Survey
- Floor Plan
- Sample Interior Playground Equipment
- Business Plan
- Public Notice

Attachment: PZC Packet 1-9-24 (1377 N Rand Road - SU Daycare)

GISConsortium

1379 N Rand Road



0 450 900 ft

Print Date: 12/14/2023

Notes

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

Attachment: PZC Packet 1-9-24 (1377 N Rand Road - SU Daycare)

VILLAGE OF PALATINE

SPECIAL USE APPLICATION

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

Petitioner Name

Kimberly Bianchini

Business Name (if applicable)

Advanced Preschool

Subject Property Address

1379 N Rand Road

Please provide a description of your proposed request:

The Lessee would like to implement and Early Childhood Learning Center/ Childcare facility with in the Park Place Mall. After several demographic studies and the creation of an educational collaboration, it has been determined that the City of Palatine, specifically the area surrounding the Park Place Mall, is considered a childcare desert. As defined by the state, a childcare desert is an area in which less than 50% of children ages birth-5 have access to services. In the Palatine area, those figures are even more startling. Based on Illinois Action for Children and the Birth to Five Coalition, Palatine is serving only 13% of the birth to three population and 42% of the 3-5 population. Therefore, Advance Preschool Inc. would like to close that gap by providing high quality early childhood services. Advance Preschool has been providing this model in the Hoffman Estates area for over twenty five years. The Lessee will bring this experience and collaborative model to serve the families and improve access to the entire community.

Petitioner Justification

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

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

A demographic study conducted by Illinois Action for Children and Birth to Five has deemed this area particularly depleted for early education and care. As noted on the study attached, only 13% of infants and 42% of 3-5 year old children are receiving high quality care. Although concerning, this data is limited and may not show the true need as many families in this area are multi-living(more than one family living in a residence), homeless or non-citizens. This study has identified the Park Place Mall as the ideal location to service these families as it is centrally located, close to transportation and linked with other service providers. This is especially important for those who do not have transportation, 38% according to the same study.

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

Attachment: PZC Packet 1-9-24 (1377 N Rand Road - SU Daycare)

This use will not in any way inhibit or interfere with the public health, safety or welfare. Integrating an early learning center into the mall will increase positive consumer traffic. As in Hoffman Estates, our facility as increased business for the surrounding tenants. As we currently serve over 200 children, families are consistently visiting connecting stores and restaurants due to the convenience and proximity. As our traditional business hours are extremely early and limited in high traffic times, we do not interfere with parking or overall congestion of the parking area. Advance has created a parking and drop off plan for review, please see the attached narrative. Additionally, Advance has been recognized by state and federal officials for high quality care. This has brought high profile visitors and events to the community. Finally, this location is ideal due to the collaborative efforts that Advance has already secured. As our program provides wholistic services to the community, we have formed multiple partnerships to provide resources and supports to encourage healthy family structures.

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

This use will not cause injury to property values. Advance Preschool has a history of increasing the frequency and quality of consumers to the campus. Because the model for Palatine will be the same, projections include increased clientele for all tenants.

In order to supplement the above standards, the Planning and Zoning Commission may also consider the following:

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

a. Will meet the following aesthetic criteria:

i. Will not destroy existing vistas in the area;

ii. Will enhance the appearance of the homes and the streets in the area; and

iii. Will not detract from the overall appearance of the community; or

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

N/A

Attachment: PZC Packet 1-9-24 (1377 N Rand Road - SU Daycare)

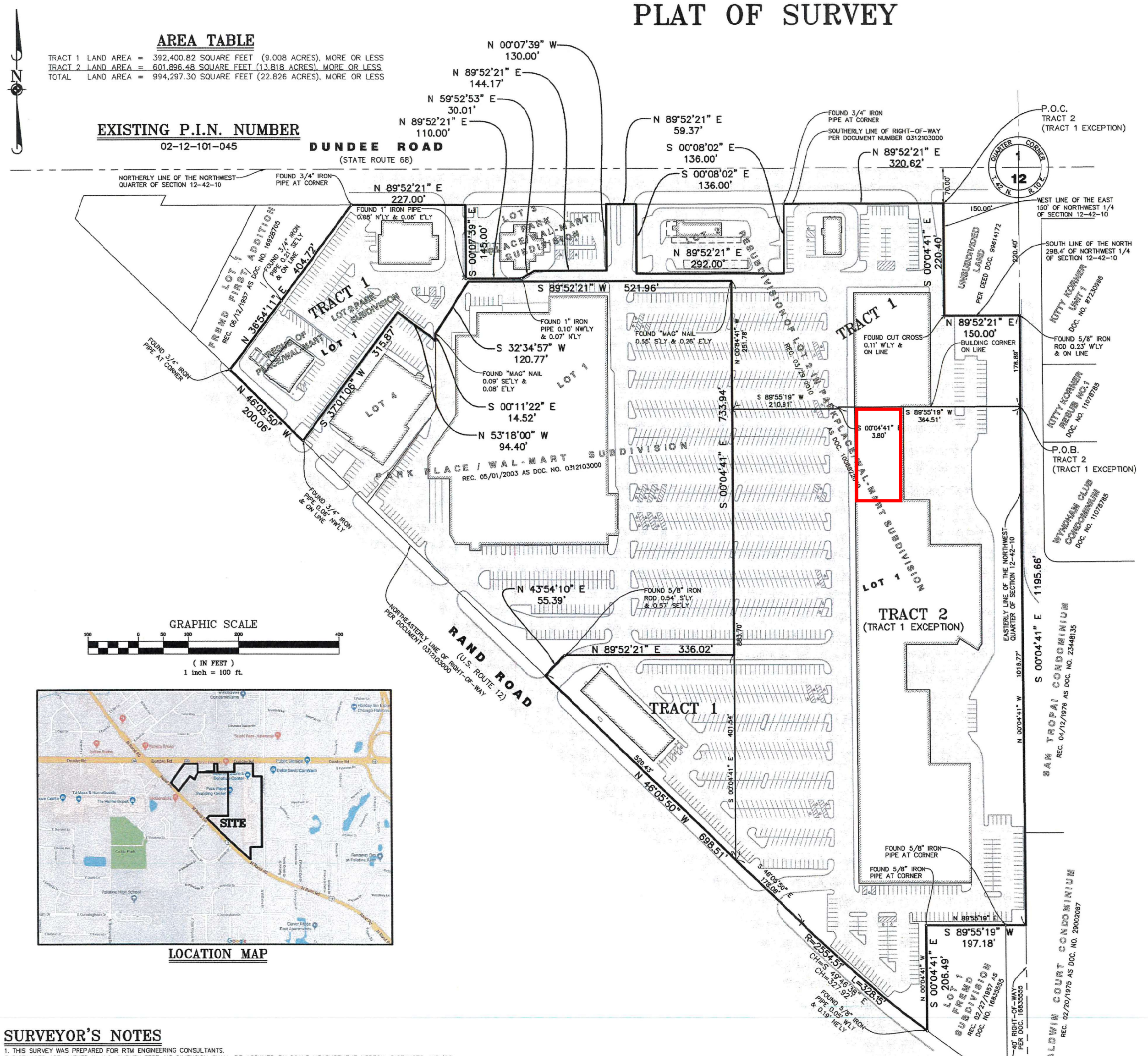
PLAT OF SURVEY

AREA TABLE

TRACT 1 LAND AREA =	392,400.82 SQUARE FEET (9.008 ACRES), MORE OR LESS	
TRACT 2 LAND AREA =	601,896.48 SQUARE FEET (13.818 ACRES), MORE OR LESS	
TOTAL LAND AREA =	994,297.30 SQUARE FEET (22.826 ACRES), MORE OR LESS	

EXISTING P.I.N. NUMBER

02-12-101-045



LOCATION MAP

SURVEYOR'S NOTES

1. THIS SURVEY WAS PREPARED FOR RTM ENGINEERING CONSULTANTS.
2. DISTANCES ARE MARKED IN U.S. SURVEY FEET. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
3. BEARINGS ARE BASED ON FOUND MONUMENTATION AND OCCUPATION LOCATED AND MEASURED USING TRIMBLE'S VIRTUAL REFERENCE SYSTEM AND ROTATED TO THE RECORD BEARINGS OF THE FINAL PLAT OF PARK PLACE/WAL-MART SUBDIVISION RECORDED AS DOCUMENT NUMBER 0312103000.
4. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
5. NO EASEMENTS OR SETBACKS WERE CREATED BY THE RECORDED FINAL PLAT OF SUBDIVISION. A CURRENT TITLE COMMITMENT ALONG WITH COMPLETE COPIES OF THE SUPPORTING TITLE DOCUMENTS, TOGETHER WITH CITY CODES AND REQUIREMENTS, SHOULD BE REVIEWED BY CLIENT FOR EASEMENTS AND PARTICULARS. EASEMENTS SHOWN ON FINAL PLAT, DEDICATED BY PRIOR DOCUMENTS WERE NOT REVIEWED BY THIS SURVEYOR, AND ARE NOT SHOWN HEREON.
6. PER CLIENT'S DIRECTION: BUILDINGS, CURBING, PAVEMENT, AND PAINTED STRIPING DEPICTED IS APPROXIMATE BASED ON STRATEGIC FIELD OBSERVATIONS TOGETHER WITH AVAILABLE RECORDS AND DRAWINGS FROM THE CLIENT, ALONG WITH AERIAL PHOTOGRAPHY AVAILABLE ONLINE. NO OTHER IMPROVEMENTS ARE SHOWN HEREON; MISSING BOUNDARY MONUMENTS WERE NOT REPLACED.

ORIGINAL LEGAL DESCRIPTION

LOT 1 IN THE RESUBDIVISION OF LOT 2 IN PARK PLACE/WAL-MART SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 29, 2010 AS DOCUMENT NUMBER 1008822049, IN COOK COUNTY, ILLINOIS.

NEW LEGAL DESCRIPTIONS

TRACT 1

LOT 1 IN THE RESUBDIVISION OF LOT 2 IN PARK PLACE/WAL-MART SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 29, 2010 AS DOCUMENT NUMBER 1008822049, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT A NORTHEASTERLY CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE SOUTHERLY LINE OF THE DUNDEE ROAD (STATE ROUTE 68) RIGHT-OF-WAY AT THE POINT OF INTERSECTION WITH THE WESTERLY LINE OF THE EAST 150 FEET OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST, ALONG SAID WESTERLY LINE, BEING ALSO AN EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 220.40 FEET, TO A CORNER OF SAID LOT 1, SAID CORNER ALSO BEING THE SOUTHWESTERLY CORNER OF THE NORTH 290.4 FEET OF SAID EAST 150 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 21 SECONDS EAST, ALONG A COMMON LINE THEREOF, A DISTANCE OF 150.00 FEET, TO A COMMON CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE EASTERLY LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST, ALONG SAID EASTERLY LINE, ALSO BEING THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 178.89 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 364.51 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 3.80 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 210.91 FEET, TO THE EASTERLY LINE OF LOT 1 IN PARK PLACE/WAL-MART SUBDIVISION, RECORDED AS DOCUMENT NUMBER 0312103000, SAID LINE BEING A COMMON LINE WITH LOT 1 IN SAID RESUBDIVISION; THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST, ALONG SAID COMMON LINE AND IT'S SOUTHERLY EXTENSION, 883.70 FEET, TO A SOUTHWESTERLY LINE OF LOT 1 IN SAID RESUBDIVISION, SAID LINE ALSO BEING THE NORTHEASTERLY LINE OF SAID RAND ROAD (U.S. ROUTE 12) RIGHT-OF-WAY; THENCE SOUTH 46 DEGREES 05 MINUTES 50 SECONDS EAST, ALONG SAID NORTHEASTERLY LINE, 178.08 FEET, TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 328.15 FEET, ALONG A CURVE, TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2,554.51 FEET, A CHORD BEARING SOUTH 49 DEGREES 46 MINUTES 38 SECONDS EAST, AND A CHORD DISTANCE OF 327.92 FEET, TO A SOUTHEASTERLY CORNER OF LOT 1 IN SAID RESUBDIVISION, SAID CORNER ALSO BEING THE SOUTHWESTERLY CORNER OF FREMD SUBDIVISION RECORDED AS DOCUMENT NUMBER 16835555; THENCE NORTH 00 DEGREES 04 MINUTES 41 SECONDS WEST, ALONG A COMMON LINE THEREOF, 206.49 FEET, TO A COMMON CORNER THEREOF; THENCE NORTH 89 DEGREES 55 MINUTES 19 SECONDS EAST, ALONG A COMMON LINE THEREOF, 197.18 FEET, TO A SOUTHEASTERLY CORNER OF LOT 1 IN SAID RESUBDIVISION, SAID CORNER ALSO BEING A POINT ON THE EASTERLY LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 04 MINUTES 41 SECONDS WEST, ALONG SAID EASTERLY LINE, 1016.77 FEET, TO THE POINT OF BEGINNING.

TRACT 2

THAT PART OF LOT 1 IN THE RESUBDIVISION OF LOT 2 IN PARK PLACE/WAL-MART SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 29, 2010 AS DOCUMENT NUMBER 1008822049, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT A NORTHEASTERLY CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE SOUTHERLY LINE OF THE DUNDEE ROAD (STATE ROUTE 68) RIGHT-OF-WAY AT THE POINT OF INTERSECTION WITH THE WESTERLY LINE OF THE EAST 150 FEET OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST, ALONG SAID WESTERLY LINE, BEING ALSO AN EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 220.40 FEET, TO A CORNER OF SAID LOT 1, SAID CORNER ALSO BEING THE SOUTHWESTERLY CORNER OF THE NORTH 290.4 FEET OF SAID EAST 150 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 21 SECONDS EAST, ALONG A COMMON LINE THEREOF, A DISTANCE OF 150.00 FEET, TO A COMMON CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE EASTERLY LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST, ALONG SAID EASTERLY LINE, ALSO BEING THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 178.89 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 364.51 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 3.80 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 210.91 FEET, TO THE EASTERLY LINE OF LOT 1 IN PARK PLACE/WAL-MART SUBDIVISION, RECORDED AS DOCUMENT NUMBER 0312103000, SAID LINE BEING A COMMON LINE WITH LOT 1 IN SAID RESUBDIVISION; THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST, ALONG SAID COMMON LINE AND IT'S SOUTHERLY EXTENSION, 883.70 FEET, TO A SOUTHWESTERLY LINE OF LOT 1 IN SAID RESUBDIVISION, SAID LINE ALSO BEING THE NORTHEASTERLY LINE OF SAID RAND ROAD (U.S. ROUTE 12) RIGHT-OF-WAY; THENCE SOUTH 46 DEGREES 05 MINUTES 50 SECONDS EAST, ALONG SAID NORTHEASTERLY LINE, 178.08 FEET, TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 328.15 FEET, ALONG A CURVE, TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2,554.51 FEET, A CHORD BEARING SOUTH 49 DEGREES 46 MINUTES 38 SECONDS EAST, AND A CHORD DISTANCE OF 327.92 FEET, TO A SOUTHEASTERLY CORNER OF LOT 1 IN SAID RESUBDIVISION, SAID CORNER ALSO BEING THE SOUTHWESTERLY CORNER OF FREMD SUBDIVISION RECORDED AS DOCUMENT NUMBER 16835555; THENCE NORTH 00 DEGREES 04 MINUTES 41 SECONDS WEST, ALONG A COMMON LINE THEREOF, 206.49 FEET, TO A COMMON CORNER THEREOF; THENCE NORTH 89 DEGREES 55 MINUTES 19 SECONDS EAST, ALONG A COMMON LINE THEREOF, 197.18 FEET, TO A SOUTHEASTERLY CORNER OF LOT 1 IN SAID RESUBDIVISION, SAID CORNER ALSO BEING A POINT ON THE EASTERLY LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 04 MINUTES 41 SECONDS WEST, ALONG SAID EASTERLY LINE, 1016.77 FEET, TO THE POINT OF BEGINNING.

LEGEND

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- = PAINTED STRIPING, CURBING & DRIVE LANES
- = PARKING ISLAND
- = PAVEMENT
- = BUILDING LIMITS

SURVEYOR SIGNATURE AND SEAL

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

DATE SIGNED: DECEMBER 29, 2017

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035.003520
LICENSE EXPIRES NOVEMBER 30, 2018
DESIGN FIRM REGISTRATION NO. 184.005510
LICENSE EXPIRES APRIL 30, 2019
DATE OF FIELD SURVEY: NOVEMBER 28, 2017

MICHAEL S. ULIBARRI 3520 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS MCHENRY, ILLINOIS

DATE	REVISIONS	DRAWN BY	CHECK BY
12/29/17	CORRECTED AREA TABLE TYPO	M.S.U.	M.S.U.

SCALE: 1"=100' DATE: 12/22/17 CHECKED BY: M.S.U. DRAWN BY: K.C.

"WE GET CORNERS OTHER PEOPLE CUT!"
LAND SURVEYING, 3D MAPPING AND CONSTRUCTION STAKING
SIGHT ON SOLUTIONS, INC.
721 RIDGEVIEW DRIVE, MCHENRY, ILLINOIS 60050 www.sightonsolutions.com
PHONE: 847.356.7539 FAX: 815.578.9647 Surveyor's email: mikeu@sightonsolutions.com

PLAT OF SURVEY
PALATINE PARK PLACE
PALATINE, ILLINOIS

SHEET 1 OF 1

SO#

Attachment: PZC Packet 1-9-24 (1377 N Rand Road - SU Daycare)

PROJECT TYPE

ADVANCE PRESCHOOL

1377 NORTH RAND ROAD
PALATINE, IL 60169

ADVANCED PRESCHOOL — **TENANT** 847.732.0824

INTERWORK ARCHITECTS INC.
1717 DEERFIELD ROAD, SUITE 320
DEERFIELD, ILLINOIS 60053
— **ARCHITECT** 847.509.4070

GREGG AND ASSOCIATES, INC.
333 PETERSON ROAD SUITE F
LIBERTYVILLE, IL 60048
— **M/E/P/FP** 847.918.1172

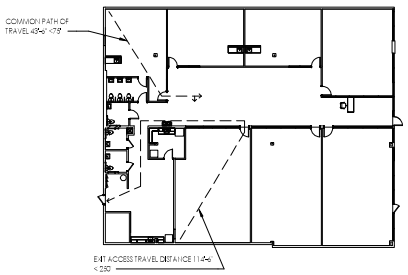
LOCATION MAP

KEY MAP — PROJECT NORTH — TRUE NORTH

GENERAL NOTES

1. ALL WORK IS TO BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LOCAL AND STATE CODES AND ORDINANCES. THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS AND FEES.
2. COORDINATE STORAGE OF MATERIALS AND EQUIPMENT WITH PROPERTY MANAGER. CONTRACTOR IS SOLELY RESPONSIBLE FOR MATERIALS AND EQUIPMENT STORED ON SITE. OWNER ASSUMES NO RESPONSIBILITY FOR STORED MATERIALS AND EQUIPMENT.
3. NO CONTRACTOR SHALL DAMAGE OR WEAKEN THE STRUCTURAL INTEGRITY OF THE BUILDING.
4. DO NOT SCALE DRAWINGS - DIMENSIONS GOVERN.
5. THE WORK INCLUDES THE FURNISHINGS OF ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY FOR AND REASONABLY INCIDENTAL TO THE COMPLETION OF THE WORK AS ILLUSTRATED AND DESCRIBED IN THE PLANS AS PREPARED BY THE ARCHITECT. ALL SUCH WORK IS TO BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
6. ALL CONTRACTORS ARE TO BECOME FAMILIAR WITH SITE CONDITIONS AND BASE BUILDING CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES OR BE RESPONSIBLE FOR THE SAME.
7. SUBCONTRACTORS ARE REQUIRED TO REVIEW THE ENTIRE SET OF CONTRACT DOCUMENTS TO VERIFY AREAS OF WORK OF THEIR TRADE ON SHEETS TRADITIONALLY INDICATING WORK OF OTHER TRADES. THE ARCHITECT IS TO BE NOTIFIED IN WRITING OF THE DISCREPANCY AND WILL COORDINATE DESIGN WORK OF THESE ITEMS. HOWEVER, THE SUBCONTRACTOR IS STILL RESPONSIBLE FOR IDENTIFYING AND INCLUDING THIS WORK IN HIS/HER CONTRACT.
8. GENERAL CONTRACTOR SHALL VERIFY AND ENSURE THAT ALL EXIT EGRESS IS MAINTAINED THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL PERFORM THE WORK IN A MANNER THAT ALLOWS ANY OPERATING FACILITY TO MAINTAIN A 100% LEVEL OF OPERATION AND CLEAN LINESS.
9. ALL CONTRACTORS SHALL TAKE OUT ALL NECESSARY INSURANCE TO INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT AND THEIR AGENTS THEREOF FROM ANY DAMAGES RESULTING FROM CONTRACTORS EXECUTION OF WORK. INTERWORK ARCHITECTS, INC. SHALL BE LISTED AS ADDITIONAL INSURED ON ALL CONTRACTOR POLICIES.
10. THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS AND MATERIALS.
11. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL ITEMS SO INDICATED. PATCH AND REPAIR ANY DAMAGE TO WALLS, FLOORS, CEILINGS, ETC. INCURRED DURING DEMOLITION AND CONSTRUCTION.
12. CONTRACTOR(S) SHALL ADEQUATELY PROTECT PERSONS AND PROPERTY FROM DAMAGE AND DIRT CAUSED BY THEIR OPERATIONS. EACH CONTRACTOR SHALL CLEAN, REPAIR OR REPLACE SAID PROPERTY PROMPTLY AT HIS COST TO OWNER.
13. CONTRACTOR SHALL MAINTAIN ALL PUBLIC AND PRIVATE STREETS, DRIVEWAYS, ADJOINING PROPERTIES AND BUILDING ENTRANCES FREE FROM OBSTRUCTION OR DISRUPTION BY CONSTRUCTION OPERATIONS OR MATERIALS. ANY REQUIRED DISRUPTION SHALL BE PREARRANGED WITH ALL NECESSARY AUTHORITIES AND PARTIES. ROADWAYS AND DRIVES SHALL BE CLEANED IMMEDIATELY OF CONSTRUCTION DEBRIS AND RESIDUE. CONTRACTOR(S) SHALL THOROUGHLY CLEAN THE WORK AREAS UPON COMPLETION OF THE WORK.
14. PROVIDE SUBMITTALS FOR ALL EQUIPMENT, FIXTURES AND FABRICATIONS FOR REVIEW. PROVIDE (3) COPIES AND (1) REPRODUCIBLE COPY OF SHOP DRAWINGS. PROVIDE (8) PIECES OF ANY SAMPLES SUBMITTED. WHERE COLOR SELECTIONS ARE REQUIRED, PROVIDE MANUFACTURER'S INFORMATION / SAMPLES FOR SELECTION.

CODE PLAN



PLUMBING FIXTURE *	REQUIRED				PROVIDED			
	M	W	UNI	C	M	W	UNI	C
TOILET	0	0	6		0	0	6	
URINAL	0				0			
LAVATORY	0	0	6		0	0	6	
MOP BASIN				1				1
DRINKING FOUNTAIN				1				2

*PER DCFS LICENSING FOR DAY CARE CENTERS FY 2023.03

CODE REQUIREMENTS

TENANT SPACE USE GROUP ..... E - EDUCATIONAL
CONSTRUCTION TYPE ..... TYPE 2B
TENANT AREA ..... 7,786 SF PROPOSED
SPRINKLER SYSTEM SYSTEM ..... BUILDING IS FULLY EQUIPPED W/ AN APPROVED AUTOMATIC SPRINKLER

MATRIX - OCCUPANCY LOAD (DCFS LICENSING STANDARDS 2023.03 SECTION 407.190)

ROOM NAME	AREA	OCCUPANCY CLASSIFICATION	LOAD FACTOR (SF/CHILD NOW MANY ADULTS PER CHILD)	OCCUPANCY LOAD (NUMBER OF PERSONS INCLUDING ADULTS)	MAX GROUP SIZE (CHILDREN)
INFANT CLASSROOM	827 SF	E2	55 SF/CHILD, 1 ADULT PER 4 CHILDREN	9 CHILDREN, 3 ADULTS	12
INFANT/TODDLER CLASSROOM	505 SF	E2	55 SF/CHILD, 1 ADULT PER 5 CHILDREN	14 CHILDREN 3 ADULTS	15
TODDLER CLASSROOM	804 SF	E2	55 SF/CHILD, 1 ADULT PER 8 CHILDREN	14 CHILDREN 3 ADULTS	15
2 YEAR OLD CLASSROOM	713 SF	E2	55 SF/CHILD, 1 ADULT PER 10 CHILDREN	20 CHILDREN, 2 ADULTS	16
PRESCHOOL CLASSROOM 102	957 SF	E2	55 SF/CHILD, 1 ADULT PER 10 CHILDREN	27 CHILDREN, 3 ADULTS	20
PRESCHOOL CLASSROOM 103	965 SF	E2	55 SF/CHILD, 1 ADULT PER 10 CHILDREN	27 CHILDREN, 3 ADULTS	20
BEFORE/AFTER CLASSROOM	967 SF	E2	20 SF/CHILD 1 ADULT PER 20 CHILDREN	48 CHILDREN, 3 ADULTS	30
GRAND TOTAL:				123 CHILDREN, 17 ADULTS = 140 TOTAL PERSONS	

BUILDING CODES
2015 INTERNATIONAL BUILDING CODE (IBC)
ILLINOIS PLUMBING CODE, LATEST EDITION
2015 INTERNATIONAL MECHANICAL CODE (IMC)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2015 INTERNATIONAL FUEL GAS CODE (IFGC)
2018 INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)
2017 NATIONAL ELECTRICAL CODE (NEC)

FIRE PREVENTION CODES
2015 INTERNATIONAL FIRE CODE (IFC)
LIFE SAFETY CODE, NFPA 101, 2000 EDITION

ACCESSIBILITY CODES
AMERICANS WITH DISABILITIES ACT GUIDELINE
ILLINOIS ACCESSIBILITY CODE, 2018

MEANS OF EGRESS
ALL EXIT DOORS TO SWING IN THE DIRECTION OF EGRESS

ADDITIONAL CODES
2023 LICENSING STANDARDS FOR DAY CARE CENTERS - ILLINOIS DCFS

	PROVIDED	REQUIRED	
EXIT ACCESS TRAVEL DISTANCE	114'-6"	< 250 FT	PER IBC 2015 TABLE 1017.2
COMMON PATH OF TRAVEL	45'-0"	< 75 FT	PER IBC 2015 1006.2.1
NUMBER OF EXITS	3	> 2	PER IBC 2015 TABLE 1006.2.1
DEAD END CORRIDOR LENGTH	N/A	< 50 FT	PER IBC 2015 1020.4

INDEX OF DRAWINGS

ARCHITECTURAL
A-0.1 TITLE
A-0.2 GENERAL NOTES
A-1 DEMOLITION PLAN AND RCP
A-2 CONSTRUCTION PLAN AND RCP
A-3 DOOR SCHEDULES AND PARTITION TYPES
A-4 INTERIOR ELEVATIONS AND FINISH SCHEDULES

MECHANICAL
M-1 MECHANICAL PLAN
M-2 MECHANICAL SPECIFICATIONS AND SCHEDULES

FIRE PROTECTION
FP-1 FIRE PROTECTION PLAN

PLUMBING
P-1 PLUMBING PLAN
P-2 PLUMBING PLAN
P-3 GAS PIPING PLAN

ELECTRICAL
E-1 ELECTRICAL DEMOLITION PLAN
E-2 ELECTRICAL PLAN LIGHTING AND POWER
E-3 ELECTRICAL RISER DIAGRAM, PANEL SCHEDULE, SPECIFICATIONS

interwork arch
1717 DEERFIELD ROAD, SUITE 320, DEER
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PROJECT TYPE
ADVANCE PRESCHOOL
1377 NORTH RAND ROAD
PALATINE, IL 60169

INTERWORK PROJECT CONTACT: NAME PHONE EMAIL@INTERWORKARCH

EXISTING BUILDING SHELL HAS BEEN EXAMIN
SEPARATE REVIEW / NO CHANGES ARE REQU
BUILDING COMMON ELEMENTS INCLUDE IC
ROOMS, DRINKING FOUNTAINS, SERVICE SI
AND ELEVATORS.

CERTIFICATION

I HEREBY CERTIFY THAT THESE DRAWINGS WERE P
MY DIRECT SUPERVISION AND TO THE BEST OF M
COMPLY WITH ALL CODES AND ORDINANCES O

STATE OF ILLINOIS — RICHARD N. GORDON — 031-011976 — LICENSED ARCHITECT

RICHARD GORDON
ILLINOIS LICENSE NO. 001-011976
EXPIRES 11-2024

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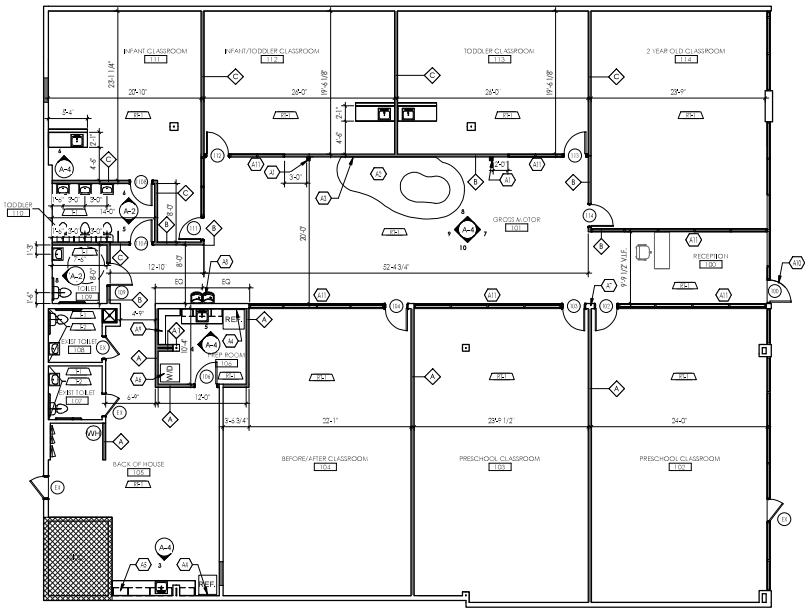
No.	Description
	ISSUED FOR PERMIT

PROJECT No: 2245.000.000

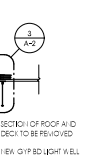
SHEET TITLE:
TITLE

SHEET No:
A-0.1

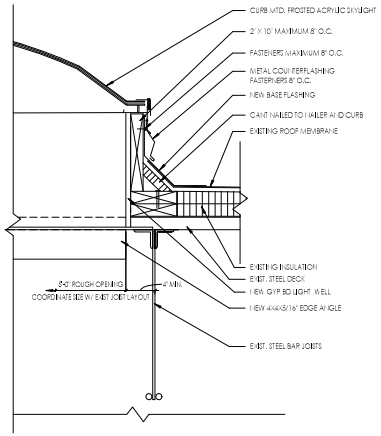
Attachment: PZC Packet 1-9-24 (1377 N Rand Road - SU Daycare)
Attachment: Floor Plan (1379 N Rand Road - SU Daycare)



1 CONSTRUCTION PLAN
1/8" = 1'-0"



2 SKYLIGHT SECTION
1/4" = 1'-0"



3 SKYLIGHT DETAIL
1 1/2" = 1'-0"

GENERAL NOTES-CONSTRUCTION PLAN

1. PREPARE FLOOR LEVEL AND SMOOTH TO RECEIVE NEW FINISHES AS NOTED.
2. FURNITURE AND EQUIPMENT SHOWN FOR COORDINATION ONLY. REFER TO OWNER'S FURNITURE AND EQUIPMENT VENDORS' DRAWINGS FOR ADDITIONAL INFORMATION.
3. FIRE-TREATED WOOD BLOCKING AT ALL WALL MONITOR LOCATIONS.
4. ALL NEW ABOVE-COUNTER OUTLETS ON A COUNTER WITH A SINK OR OTHER WATER SOURCE SHALL BE GFCI.
5. UNLESS NOTED OTHERWISE, ALL MEP/FP DEVICES LOCATED NEAR EACH OTHER ON THE WALL SHALL BE VERTICALLY ALIGNED.
6. UNLESS NOTED OTHERWISE, PROVIDE A 1" RADIUS EDGE ON ALL EXPOSED COUNTERTOP CORNERS, BE THEY PLASTIC LAMINATE OR ENGINEERED STONE.

KEYED NOTES - CONSTRUCTION PLAN

A1	FAUX TREE
A2	CUSTOM PLAY MOUND BY FOREVER LAWN. GRASS COLOR TO BE CUSTOM TO MATCH BAFFLES.
A3	THIS WALL TO HAVE MURAL PAINTED AT A LATER DATE. PROVIDE LEVEL 5 FINISH.
A4	NEW REFRIGERATOR. PROVIDE DEDICATED POWER AND WATER LINE.
A5	PROVIDE DEDICATED OUTLET FOR MICROWAVE.
A6	PROVIDE DEDICATED POWER AND WATER LINE FOR WASHER/DRYER.
A7	GYP BD TO BE APPLIED THIS SIDE OF WALL.
A8	ADA COMPLIANT DRINKING FOUNTAIN WITH BOTTLE FILLER. SEE PLUMBING DWGS FOR SPEC. PROVIDE DEDICATED POWER AND WATERLINE/WASTE.
A9	12" DEEP MELAMINE SHELVES WITH ADJUSTABLE STANDARDS.
A10	MODIFY EXISTING STOREFRONT GLAZING AND FRAMING FOR NEW ALUMINUM AND GLASS STOREFRONT DOOR TO MATCH EXISTING.
A11	ALUMINUM FRAMED TEMPERED WINDOWS.

CONSTRUCTION PLAN LEGEND

- WALL / DOOR TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- NEW PARTITION
- PARTITION TYPE. SEE DETAILS.
- NEW OR RELOCATED DOOR & FRAME WITH DOOR TAG
- EXISTING DOOR & FRAME TO REMAIN, CURRENT LOCATION
- CONSTRUCTION PLAN KEYNOTES
- 30"x48" MINIMUM CLEAR FLOOR SPACE
- 5'-0" TURNING RADIUS
- XX-X FINISH TAG
- MAT-1 / MAT-2 FLOOR FINISH TRANSITION
- FEC FIRE EXTINGUISHER CABINET

GENERAL NOTES-RCP

1. LIGHT FIXTURES AND MECHANICAL ELEMENTS ARE GRAPHICALLY DISPLAYED FOR COORDINATION. SEE ENGINEERING DRAWINGS FOR ALL LIGHT FIXTURE SPECIFICATIONS AND DIMENSIONS.
2. ALL FIRE PROTECTION SHOWN (I.E. SPRINKLER HEADS) ARE SURVEYED EXISTING CONDITION IS. SEE ENGINEERING DRAWINGS FOR NEW MEP COVERAGES.
3. UNLESS NOTED OTHERWISE, ACOUSTICAL CEILING TILES ARE TO REMAIN. REPLACE ALL TILES THAT ARE DIRTY/DAMAGED TO MATCH EXISTING.
4. UNLESS NOTED OTHERWISE, SUSPENDED CEILING GRID IS EXISTING TO REMAIN. PATCH AND REPAIR ALL EXISTING CEILING TILE TO REMAIN AS AFFECTED BY CONSTRUCTION.
5. CEILING HEIGHT IS 12'-0" U.N.O.

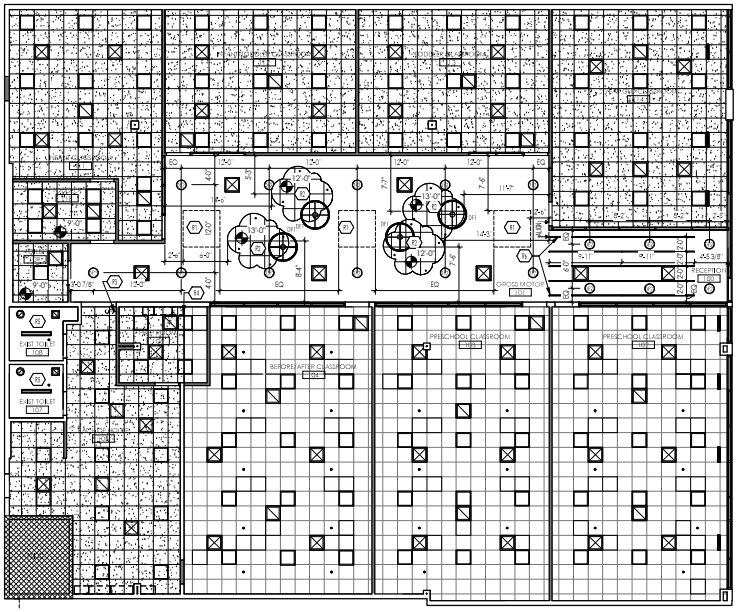
KEYED NOTES - REFLECTED CEILING PLAN

R1	2'X 5' SKYLIGHT. LOCATIONS TO BE COORDINATED WITH EXISTING JOISTS.
R2	FLOATING CEILING 'CLOUD'. EDGE TRIM TO BE TO BE ARMSTRONG AXIOM 24-7/8" X 3/4" TRIM, WHITE.
R3	OPEN AREA LIGHTS OVERRIDE SWITCH
R4	NEW GRID ALIGN WITH EXISTING GRID
R5	EXISTING GYP BD CEILING TO BE REPAIRED, AS NECESSARY AND PAINTED.
R6	12' TALL BAFFLES. MAHLER TO BE TURF, COLOR TO BE 12 GRASSHOPPER

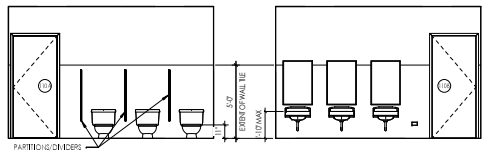
REFLECTED CEILING PLAN LEGEND

- 2'X2' LIGHT FIXTURE
- OCL REV PBI DIA IT RVI PBIL48MA MWP
- EUREKA STELLA 4272DM16 COLOR: WHITE
- EXISTING GRID AND ACOUSTICAL TILES
- NEW GRID AND ACOUSTICAL TILES TO MATCH EXISTING
- 2'X2' SUPPLY DIFFUSER
- 2'X2' RETURN DIFFUSER
- SPRINKLER HEADS. LOCATION IS TO BE DETERMINED BY SPRINKLER CONTRACTOR. HEAD TO BE CENTERED IN TILE.
- BUILDING STANDARD BATTERY POWERED EXIT SIGN. ARROW INDICATES DIRECTION.
- BUILDING STANDARD WALL MOUNTED EMERGENCY LIGHT WITH BATTERY BACK-UP.
- EXHAUST FAN
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- SWITCH + MOTION SENSOR

LIGHTING REPRESENTATIVE: JERRY DEROUSSE JDEROUSSE@HSALIGHTING.COM

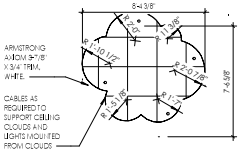


4 REFLECTED CEILING PLAN
1/8" = 1'-0"

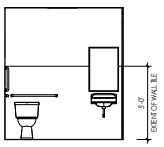


5 TODDLER 112 - NORTH
1/4" = 1'-0"

6 TODDLER 112 - SOUTH
1/4" = 1'-0"



7 TYPICAL CLOUD PLAN
1/4" = 1'-0"



8 TOILET 111 - EAST
1/4" = 1'-0"

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1717 DEERFIELD ROAD, SUITE 320, DEER
P: 847 509 4070 | interworkarchite

PROJECT TYPE

ADVANCE PRESCHOOL

1377 NORTH RAND ROAD
PALATINE, IL 60169

INTERWORK PROJECT CONTACT: NAME PHONE EMAIL@INTERWORKARCH

No.	Description
	ISSUED FOR PERMIT

PROJECT No: 2245.000.000

SHEET TITLE:

CONSTRUCTION PLAN / RCP

SHEET No:

A-2

Attachment: PZC Packet 1-9-24 (1377 N Rand Road - SU Daycare)
Attachment: Floor Plan (1379 N Rand Road - SU Daycare)

Sample Playground Equipment

Attachment: PZC Packet 1-9-24 (1377 N Rand Road - SU Daycare)

Sample Playground Equipment

Attachment: PZC Packet 1-9-24 (1377 N Rand Road - SU Daycare)

Advance Early Learning Center

Business Overview

Advance Early Learning Center is a new, locally established early learning center located in Palatine Illinois. The facility's mission is to support the community by providing high quality, affordable early education and care. Additionally, Advance Early Learning Center will offer a variety of educational opportunities including infant, toddler, preschool and after-school programs. Advance will provide a loving, safe environment in which a child will feel safe and supported. Advance will foster student's well-being by promoting foundational skills that are necessary for school success. These skills will enable them to have successful cognitive, behavioral, mental and emotional readiness. Advance Early Learning Center's teaching staff will be highly-qualified, early education teachers and support personnel. Training and education will be provided by the facility to ensure that best practices are followed.

Advance Early Learning center will provide seven spacious learning areas, an indoor play area with natural lighting, ample meeting area and appropriate restroom facilities. Advance will have independent entry and exit systems. The facility will also have secure-access codes to ensure that only verified parents and visitors are allowed onsite.

Advance Early Learning Center's curriculum is developed with the latest innovative learning methods and techniques so that each child will receive proper foundational skills taught in a positive manner while providing a fun and enriching learning environment.

Product Offering

The following are the services to be offered:

- Infant class (6 weeks to 14 months) Maximum 12, 4 adults
- Infant/Young Toddler class (15 months to 23 months)Maximum 9, 2 adults
- Toddler class (2 to 3 years old)Maximum 12, 3 adults
- Two year old class. Maximum 15, 3 adults
- Preschool class (3 to 4 years old) Maximum 20, 2 adults
- Kindergarten class (4 to 5 years old)Maximum 20, 2 adults
- Before and After School program for elementary age children.Maximum 20, 2 adults

Customer Focus

In combination with Illinois Action for Children and the office of the Governor, a demographic study was conducted to determine need. Because of this study, Advance Early Learning Center will focus primarily on the surrounding community as the demographic study has identified this area as a "childcare

Attachment: PZC Packet 1-9-24 (1377 N Rand Road - SU Daycare)

desert". A childcare desert is one in which less than 25% of infants and toddlers and less than 50% of preschool age children are served. Advance will partner with local agencies to provide resources to families in need of childcare. Advance will offer a program specifically designed to encourage parents to return to school or work. This program will provide three months of education and childcare, at no cost, while parents are actively searching for either work or school. Following this three month period, Advance will then transition parents who are working or participating in school to full time enrollment. This transition will significantly decrease the amount of families in the Palatine area that are unable to fin high quality early education. Additionally, Advance will target nearby businesses so that working parents will have access to affordable education and care. Finally, Advance will target nearby elementary schools to partner with parents in need of before and after school care.

Management Team

Advance Early Learning Centers are family owned and have been in operation for over twenty five years.

Advance provides high quality education and care in both the Hoffman Estates and Streamwood areas, serving over three hundred children daily. Advance has won "Gold" recognition which is the highest quality of care provided in the State of Illinois. Additionally, Advance has partnerships with local community and state agencies to provide services such as therapy, referrals, food, clothing and other family needs. Finally, Advance has won multiple grants that have benefitted the families in our care. Advance has selected long standing Directors, Monae Joyner and Jamie Mejia to lead the team at the Palatine location.

Advance Early Learning Center is an exciting opportunity that provides safe and secure child care to the Palatine area. Through a combination of well-priced services, outstanding customer service, and a well-seasoned management team, Advance Early Learning Center will quickly gain market share and a reputation as a premier child care provider.

Mission

Advance Early Learning Center aims to offer safe and secure education and child care at all times. Advance will ensure that all families receive the services that they need to ensure self sustainability in the future. Advance hopes to partner with the school district to ensure learning outcomes are met and the kindergarten readiness average is increased. The facility will partner with the state to ensure that there is consistency in early education and that only the highest standards are met. Close personal attention to each child is essential to providing a quality experience for all children; therefore, adequate personnel will be hirec to ensure each child has the proper supervision while in our care. The communities at Advance Early Learning Center are rooted in the deeply intimate connections made by parents and our staff. In order to

Attachment: PZC Packet 1-9-24 (1377 N Rand Road - SU Daycare)

ensure this, the Advance mission is to support each and every family on their journey to success.

Success Factors

Advance Early Learning Center is primed for success by offering the following competitive advantages:

- Friendly, warm, and safe environment for children.
- Partnerships with support agencies
- Success in grant writing and alternate funding.
- Years of operational experience.
- All teachers are certified, trained, and experienced.
- Menu that is developed with the highest regard for nutritional value.

Services

Advance Early Learning Center offers child care services for ages from 6 weeks infants to 6 years old Hours of operation are from 6:30 A.M. to 6:00 P.M., Monday through Friday.
Advance Early Learning Center will maintain an indoor playground that will support natural lighting.

Our facility will provide breakfast, two snack-times, and lunch. Our facility will utilize catering from Garabaldi's Restaurant, located in Arlington Heights. This has worked effectively within our Hoffman Estate and Streamwood locations. Special menus are planned to ensure high quality, nutritious meals. Menus will b posted monthly for parent review.

Advance will use the ample parking lot to ensure that parents legally park their vehicle and escort their children into the building. Similarly, parents will be required to legally park their vehicle and pick up their child from the assigned classroom. Advance will allot six designated slots with a 15 minute time restriction t ensure efficiency at drop off and pick up. There are peak hours both in AM and PM, however, neither are expected to reach the number of total spaces provided. Advance will ensure that a permanent, painted crosswalk is installed to link the parking area to the front entrance. Because children leave and come at variou times throughout the day, there is never an overbearing need for the full use of
all parking spaces.

Attachment: PZC Packet 1-9-24 (1377 N Rand Road - SU Daycare)

Attachment: PZC Packet 1-9-24 (1377 N Rand Road - SU Daycare)

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 1379 N. RAND RD.

(●) ( ) ( ) ( )

County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 21ST day of DECEMBER, A.D. 20 23., and the last publication thereof was made on the 21ST day of DECEMBER, A.D. 20 23.

Your Legal appeared in the following Journal & Topics Newspapers (Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☑ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

Mary Alice Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 21ST day of DECEMBER A.D., 20 23.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 21ST day of DECEMBER A.D., 20 23.

My commission expires the 15TH day of JULY A.D., 20 25.

Attachment: PZC Packet 1-9-24 (1377 N Rand Road - SU Daycare)

4. Consider an Ordinance Granting a Special Use for a Day Care Facility at 1379 N Rand Road

SU-000079-2023 - 1379 N. Rand Road

Notice was published in the Journal & Topics on December 21st, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Special Use Application
2. Proof of Ownership
3. Plat of Survey
4. Floor Plan
5. Sample Interior Playground Equipment
6. Business Plan
7. Public Notice

Ms. Bremanis provided a brief overview and states the property is zoned PD - planned development and follows the B-1, B-2 and Cook County C-4 zoning uses and standards. She provides tenant information that are currently in the shopping center. She further states the Petitioner is requesting a special use to permit a day care facility.

Sworn in petitioner: Kimberly Bianchini - 1379 N. Rand Rd - Owner - Advanced Preschool, Inc.
Ms. Bianchini provides comprehensive background information on the request, highlighting its evolution over a three-year period in collaboration with the Illinois State Board of Education and Illinois Action for Children. The initiative supports early childhood education and families transitioning back to work, aiming for self-sustainability through the EDEC program. Ms. Bianchini outlines a direct partnership with the Palatine Opportunities Center and envisions creating an early childhood learning center catering to children from birth to 5 years old. The center aims to offer educational, social, and emotional assessments, providing long-term care to address developmental disparities in children who haven't entered early childhood programs. The proposed program model is state-recognized and accredited, focusing on high-quality care and education. The facility aims to support families within a 2-mile radius, with a particular emphasis on the identified area's need for these services. Ms. Bianchini emphasizes the collaboration with Illinois Action for Children to identify parents progressing toward self-sustainability and provide referrals to the facility for services.

Commissioner Cavanaugh seeks clarification on the facility's capacity, asking if accommodating a maximum of 108 children is accurate and expresses concerns about potential issues with drop-off.
Ms. Bianchini confirms that the number is correct and provides details on the drop-off routine, stating that it typically occurs between 6:30 am and 9 am, with

Attachment: PZC Draft Minutes 1-9-24 (1377 N Rand Road - SU Daycare)

each drop-off taking 5-7 minutes. To address concerns, she references her experience with two other locations, including one in Hoffman Estates situated in a strip mall, where there haven't been difficulties with pick-up or drop-off requirements. Ms. Bianchini further notes the Streamwood location, indicating a successful track record in managing these logistical aspects.

Commissioner Schubert highlights the absence of an outdoor activity area in the petition and inquires about provisions for outdoor activities and how safety would be managed.
Ms. Bianchini responds, mentioning that they have transportation available, capable of accommodating up to 10 children who may be transported to outdoor play areas. She describes the logistics, stating that the van would pull up directly to the door for loading. Additionally, Ms. Bianchini mentions the presence of seven parks and playgrounds in the area. She notes that while there isn't a traditional outdoor space, the indoor play area is designed to mimic outdoor lighting, providing a suitable environment for various activities.

Commissioner Schubert emphasizes safety as his primary concern.
Ms. Bianchini addresses this concern by stating that transportation is carefully monitored, indicating a commitment to ensuring the safety of the children during transportation.

Chairman Wood inquires about the overall capacity for the center.
Ms. Bianchini responds that the capacity is 108.
Chairman Wood seeks clarification on the capacity for the play area, and Ms. Bianchini explains that it would be utilized by one group at a time, with 35-minute sessions in the morning and afternoon.
Chairman Wood further asks if the arrangement meets Department of Children and Family Services (DCFS) standards, to which Ms. Bianchini confirms that it does meet the required standards.

Chairman Wood inquires about after-school transportation to the daycare.
Ms. Bianchini responds that there would be one room designated for before and after-school care, and transportation would be provided by the school district. She specifies that their facility would only be servicing the school in the immediate location, and only one bus would be dropping off any students for after-school care.

Commissioner Bettenhausen inquires about the security system for entry and exit into the facility.
Ms. Bianchini responds that there is a security system in place with two secure entrances requiring a keypad code entry. She elaborates, explaining that parents would need to escort their children into the facility and to their designated classroom. The same procedure would be followed for the pickup process.

Commissioner Schubert asks if there is designated parking for pick up and drop

Attachment: PZC Draft Minutes 1-9-24 (1377 N Rand Road - SU Daycare)

off.
Ms. Bianchini states that there are 6 designated spaces that allow 15-minute parking.

Commissioner Cavanaugh raises a question about the clarity of the crosswalk between the parking lot and the facility.
Ms. Bianchini responds, stating that the landlord will provide a yellow crossway from the parkway to the building to ensure clear markings for the crosswalk.

Commissioner Friedman inquires about staff supervision in the area during peak times, such as crossing guards.
Ms. Bianchini responds that there is no additional staff supervision in that area because a drop-off procedure is already in place.

Commissioner Bettenhausen points out concerns about the current condition of the parking lot, expressing worry that it might pose a danger to parents and children if it's in disrepair.
Ms. Bremanis responds, indicating that the landlord is obligated to provide basic property maintenance. She further mentions that the public is encouraged to report any issues, and in such cases, the village would conduct an inspection to ensure the parking lot is adequately maintained.

Commissioner Ruth-Wurster inquires about the food service.
Ms. Bremanis states that a food permit would be required and the Environmental Health department would oversee the procedures and provide regular inspections to ensure compliance.

Chairman Wood asks how long the Hoffman Estates location has been opened.
Ms. Bianchini responds that the Hoffman Estates location has been open for 25 years. Additionally, she mentions that the Streamwood location was recently taken over. Ms. Bianchini provides additional context about her experience, noting that she has been in the industry for 35 years, and discusses her credentials.

Commissioner Bettenhausen asks about first-aid training for staff
Ms. Bianchini responds, stating that the entire staff is trained in first-aid, emphasizing that the staff is well-trained in this regard.

Commissioner Friedman raises questions about the demographic studies justifying the business plan and references serving 13% birth-3 and 42% 3-5 of the population. He seeks clarification on whether these percentages represent those enrolled or the capacity. Additionally, he asks if the surrounding centers lack capacity.
Ms. Bianchini responds, confirming that the percentages reflect the demographic analysis for eligible children. She clarifies that the study also provided information on income eligibility but emphasizes that the spots are not income-restricted. The

Attachment: PZC Draft Minutes 1-9-24 (1377 N Rand Road - SU Daycare)

service is open to children who are eligible and in need of it, considering both income and capacity factors.

Sworn in Resident: Sarah Neiman - 1243 E. Baldwin Ln
Ms. Neiman expresses her initial opposition due to concerns about bus traffic in the center. However, she indicates that she was misinformed about the intended use and now welcomes the business. Ms. Neiman looks forward to the facility occupying the empty space, as she believes it will deter unwanted individuals.

STAFF RECOMMENDATION:

The proposed day care would be the Petitioner's 3rd preschool facility and the application and business plan indicate that it would be compatible with the neighboring businesses, and would occupy a currently vacant tenant space. There are also other examples in the area of daycare uses, located with commercial centers, in addition, as there is excess parking, within the shopping center, Staff does not have a concern with the parking for the proposed use. By providing the interior playground area, the proposed use would eliminate any exterior traffic or delivery conflicts, while still providing the necessary activity areas for the children. Therefore, Staff recommends approval of the Special Use subject to the following conditions:

1. The Special Use shall substantially conform to the Business Plan, and Floor Plan submitted by the Petitioner, Kimberly Bianchini, Advance Preschool, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The Special Use is granted to Advance Preschool to permitted their operation at this location. Any future changes in the proposed operator shall require the review and approval of the Village Council.
3. Prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy, the Petitioners shall provide the Department of Planning and Zoning, with a copy of the appropriate current DCFS license for the operation of a daycare at the Subject Property.

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

DISCUSSION:

Commissioner Bettenhausen expresses support for the proposed use of the space, describing it as an excellent utilization that will provide a necessary service to the community.

Commissioner Schubert acknowledges that it will be a good use of the space but notes concerns about safety issues.

Commissioner Friedman recalls a previous request from District 15 for a school

Attachment: PZC Draft Minutes 1-9-24 (1377 N Rand Road - SU Daycare)

at the other end of the mall. He notes that the center is used as a cut-through for cars to avoid traffic at Rand and Dundee, one of the most dangerous intersections in the state. While the current request is different from the elementary school proposal, he expresses ongoing concerns about safety. Commissioner Friedman hopes that the landlord will address signage and safety, emphasizing that the petitioner is leasing the building, and his concerns extend beyond the four walls to the safety of the children. He specifically notes the lack of outside supervision during drop-off and pick-up.

Chairman Wood expresses confidence in the safety plan, noting that it considers safety and requires family assistance during drop-off and pick-up. She is comfortable with the plan in place and believes that, if necessary, the facility would accommodate personnel to assist with safety concerns. Chairman Wood expresses confidence in the business plan, recognizing it as a needed service, and highlights the extensive experience of the staff. She supports the proposal, stating that the standards have been met.

Commissioner Noonan made a motion to approve subject staff's conditions; seconded by Commissioner Cavanaugh.

Chairman Wood summarized that this request has met the standards and was approved by a vote of 5-2. This item will tentatively go to Village Council on February 5th, 2024.

RESULT:	**RECOMMEND TO APPROVE [5 TO 2]**
MOVER:	Patrick Noonan, Commissioner
SECONDER:	Kevin Cavanaugh, Commissioner
AYES:	Noonan, Roth-Wurster, Wood, Bettenhausen, Cavanaugh
NAYS:	Friedman, Schubert
ABSENT:	Kolososki, Fedota

Attachment: PZC Draft Minutes 1-9-24 (1377 N Rand Road - SU Daycare)

Consider an Ordinance Amending Chapter 6, Building Codes and Regulations of the Village of Palatine Code of Ordinances Regarding the International Energy Code

BACKGROUND:
Staff continually reviews the Village's Code of Ordinances to ensure it remains accurate and relevant. Recently, Staff discovered Chapter 6 Building Codes & Regulations (Section 6-1.1 Minimum Standards) must be revised to reference the appropriate version of the International Energy Conservation Code.

KEY ISSUES:
Section 6-1.1 Minimum Standards of the Village's Code of Ordinances lists the various codes and related amendments that have been adopted by the Village. The State of Illinois adopted the 2021 International Energy Conservation Code, which went into effect on January 1, 2024. The Village must follow the same Code, thus the proposed code amendment to update the Village's corresponding code list from the 2018 International Energy Conservation Code with Illinois Amendments to the 2021 version.

ALTERNATIVES:
1. Approve the text amendment.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends approval of the text amendment.

ACTION REQUIRED:
Motion to approve the ordinance amending Chapter 6 Building Codes and Regulations, Section 6-1.1 Minimum Standards.

ATTACHMENTS:

- ORD. Section 6-1.1 Bldg Codes & Regulations
- Exhibit A - Ch 6 Energy Conservation Code Amendment

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 6
BUILDING CODES AND REGULATIONS OF THE
CODE OF ORDINANCES OF THE VILLAGE OF PALATINE

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

SECTION 1: That the Code of Ordinances, of the Village of Palatine, Illinois, as amended, be and the same is hereby further amended by amending Chapter 6 Building Codes and Regulations, Section 6-1.1 Minimum Standards, which shall be read as indicated on Exhibit "A".

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

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

PASSED: This _____ day of _____, 2024

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

APPROVED by me this _____ of _____, 2024

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____ of _____, 2024

_____
Village Clerk

Attachment: ORD. Section 6-1.1 Bldg Codes & Regulations (Ch 6 Code Amendments - 2021 International Energy Conservation Code)

Attachment: Exhibit A - Ch 6 Energy Conservation Code Amendment (Ch 6 Code Amendments - 2021 International Energy Conservation Code)

EXHIBIT A

Sec. 6-1.1 Minimum standards.

(a) The following list of codes and Palatine amendments are hereby adopted by reference:

(1) International Residential Code, 2015 Edition (with amendments).
- (a) Appendix A, Sizing and Capacities of Gas Piping
- (b) Appendix B, Sizing of Venting Systems Serving Appliances Equipped with draft Hoods
- (c) Appendix C, Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems,
- (d) Appendix E, Manufactured Housing used as Dwellings
- (e) Appendix F, Passive Radon Gas Control Methods
- (f) Appendix H, Patio Covers
- (g) Appendix J, Existing Buildings and Structures
- (h) Appendix K, Sound Transmission
- (i) Appendix M, Home Day Care R-3 Occupancy

(2) International Building Code, 2015 Edition (with amendments).
- (a) Appendix I, Patio covers

(3) International Mechanical Code, 2015 Edition (with amendments).

(4) International Fuel Gas Code, 2015 Edition.

(5) Illinois Title 71: Part 600, Illinois Energy Conservation Code, **2021** ~~**2018**~~ International Energy Conservation Code with Illinois Amendments
(Ord. No. 0-29-13, §1, 4/8/13; Ord. No. 0-21-15, §1, 3/16/15)

(6) National Electrical Code, 2017 Edition (with amendments).

(7) Illinois Plumbing Code, Latest Edition.

(8) Illinois Accessibility Code, Latest Edition.

(9) International Existing Building Code, 2015 Edition

(10) International Swimming Pool and Spa Code, 2015 Edition

Consider a Motion to Approve 2024 Warrant #3

Village of Palatine
Warrant approval

_____
Village Clerk

_____
Mayor

Warrant # 3 having been approved by the Village Council on 02/05/2024 authorizes the Treasurer to deposit funds from the accounts indicated below:

		Check/ACH Disbursements	Electronic (EFT/W-T) Disbursements	Manual Checks	UB Refunds Processed	Fund Expense
General Fund	100	242,954.72	-	-	-	242,954.72
CDBG Fund	210	26,251.31	-	-	-	26,251.31
Downtown TIF Fund	233	8,847.75	-	-	-	8,847.75
CDBG - CV	255	22,276.38	-	-	-	22,276.38
Capital Equipment Fund	401	16,787.49	-	-	-	16,787.49
Capital Improvements Fund	402	66,834.94	-	-	-	66,834.94
Water Fund	605	84,676.92	-	-	-	84,676.92
Sewer Fund	610	63,732.75	-	-	-	63,732.75
Refuse Fund	615	-	-	-	446.99	446.99
Parking Fund	620	15,239.55	-	-	-	15,239.55
Liability Insurance Fund	702	100.00	-	-	-	100.00
Fleet Services Fund	710	29,505.54	-	-	-	29,505.54
Total Report		**577,207.35**	**-**	**-**	**446.99**	**577,654.34**

ATTACHMENTS:

- Warrant #3

VILLAGE OF PALATINE

Warrant #3

Invoice Due Date Range 12/01/23 - 02/21/24
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **5391 - 360 Hazardous Cleanup, LLC**									
1230	Cleaning & Disinfection of Cell & Interrogation Room	Open		01/10/2024	01/25/2024	01/26/2024			175.00
1231	Cleaning & Disinfection of Cell 1	Open		01/10/2024	02/09/2024	01/26/2024			175.00
	Vendor **5391 - 360 Hazardous Cleanup, LLC** Totals					Invoices	2		$350.00
Vendor **4853 - Advance Auto Parts**									
2376-1204562	Credit Memo	Open		12/22/2023	02/18/2024	01/30/2024			(97.67)
2376-1206886	Parts - Stock	Open		01/08/2024	02/07/2024	01/16/2024			251.94
2376-1207351	Parts - PT- 420	Open		01/10/2024	02/09/2024	01/24/2024			155.32
2376-1207786	Parts - Stock	Open		01/12/2024	02/11/2024	01/24/2024			34.68
2376-1209018	Parts - T-413	Open		01/18/2024	02/17/2024	01/24/2024			59.19
2376-1209040	Parts - Stock	Open		01/18/2024	02/17/2024	01/24/2024			17.74
2376-1209146	Parts - Stock	Open		01/18/2024	02/17/2024	01/24/2024			416.06
2376-1209271	Parts - PT-112	Open		01/19/2024	02/18/2024	01/24/2024			6.47
2376-1209405	Parts - STOCK	Open		01/19/2024	02/18/2024	01/30/2024			99.72
	Vendor **4853 - Advance Auto Parts** Totals					Invoices	9		$943.45
Vendor **3030 - Advanced Automation & Control**									
24-4291	Updating Win911 License & Heron PS Analog Input Card Replacement	Open		01/16/2024	02/15/2024	01/18/2024			460.00
	Vendor **3030 - Advanced Automation & Control** Totals					Invoices	1		$460.00
Vendor **3893 - Advanced Weighing Systems Inc**									
34555	Re-Certification of wheel load Truck Scales (5)	Open		01/10/2024	02/09/2024	01/26/2024			250.00
	Vendor **3893 - Advanced Weighing Systems Inc** Totals					Invoices	1		$250.00
Vendor **5350 - Airespring Inc**									
180091077	Telephone Service	Open		01/01/2024	01/31/2024	01/22/2024			1,158.59
	Vendor **5350 - Airespring Inc** Totals					Invoices	1		$1,158.59
Vendor **2496 - Altorfer Industries, Inc**									
P6AC0091233	Parts - E-211	Open		01/09/2024	02/08/2024	01/24/2024			218.11
	Vendor **2496 - Altorfer Industries, Inc** Totals					Invoices	1		$218.11
Vendor **3929 - ARIES Industries, Inc**									
425860	Televising Camera Tractor Gas	Open		11/21/2023	01/01/2024	12/31/2023			62.71
	Vendor **3929 - ARIES Industries, Inc** Totals					Invoices	1		$62.71
Vendor **5021 - Arlington Heights Ford LLC**									
168367	Repairs - T-480	Open		01/12/2024	02/11/2024	01/24/2024			1,270.00

Attachment: Warrant #3 (2024 Warrant # 3)

VILLAGE OF PALATINE

Warrant #3

Invoice Due Date Range 12/01/23 - 02/21/24
Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
126306H	Parts - T-494	Open		01/17/2024	02/16/2024	01/24/2024			125.56
127394H	Parts - STOCK	Open		01/22/2024	02/21/2024	01/30/2024			198.96
		Vendor **5021 - Arlington Heights Ford LLC** Totals				Invoices	3		$1,594.52
Vendor **1443 - Arlington Power Equipment**									
179965	Parts - PT-124	Open		01/04/2024	02/03/2024	01/25/2024			71.12
179967	Parts - PT-124	Open		01/04/2024	02/03/2024	01/25/2024			212.76
180205	Propane - M-999	Open		01/08/2024	02/07/2024	01/25/2024			166.92
181914	Parts - M-996	Open		01/22/2024	02/21/2024	01/30/2024			1.54
		Vendor **1443 - Arlington Power Equipment** Totals				Invoices	4		$452.34
Vendor **5361 - Atlas Copco Compressors LLC**									
1123124307R	CSF Screw Compressor and Vehicle Storage Piston Compressor	Open		12/04/2023	01/15/2024	12/31/2023			740.00
1123126699R	CSF Screw Compressor and Vehicle Storage Piston Compressor	Open		12/12/2023	01/11/2024	12/31/2023			11,356.00
1123132417R	CSF Screw Compressor and Vehicle Storage Piston Compressor	Open		12/28/2023	01/27/2024	12/31/2023			4,600.00
		Vendor **5361 - Atlas Copco Compressors LLC** Totals				Invoices	3		$16,696.00
Vendor **3520 - Axon Enterprise, Inc.**									
INUS220789	Body Camera Uniform Mounts	Open		01/17/2024	02/16/2024	01/26/2024			151.75
		Vendor **3520 - Axon Enterprise, Inc.** Totals				Invoices	1		$151.75
Vendor **1101 - Beverly Materials LLC**									
300675	Wash Stone-WMB Restoration Repair	Open		01/20/2024	02/19/2024	01/18/2024			483.30
		Vendor **1101 - Beverly Materials LLC** Totals				Invoices	1		$483.30
Vendor **1722 - BLA, Inc**									
22995-8	Palatine Road Reconstruction Phase II Engineering Services	Open		11/30/2023	01/15/2024	12/31/2023			44,281.67
23034-9	Palatine Road Reconstruction Phase II Engineering Services	Open		12/31/2023	01/30/2024	12/31/2023			14,018.68
		Vendor **1722 - BLA, Inc** Totals				Invoices	2		$58,300.35
Vendor **1857 - Brian Edward Landscaping Inc**									
25007	2024 Snow and Ice Control-Train Station and Parking Deck	Open		01/08/2024	02/07/2024	01/17/2024			971.50

Attachment: Warrant #3 (2024 Warrant # 3)

VILLAGE OF PALATINE

Warrant #3

Invoice Due Date Range 12/01/23 - 02/21/24
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
25008	2024 Snow and Ice Control-Downtown Areas	Open		01/08/2024	02/07/2024	01/17/2024			1,969.25
25009	2024 Snow and Ice Control-Police HQ	Open		01/08/2024	02/07/2024	01/17/2024			258.25
25010	2024 Bridge View West and Peregrine Lakes Snow and Ice Control	Open		01/08/2024	02/07/2024	01/17/2024			160.00
25011	2024 Bridge View West and Peregrine Lakes Snow and Ice Control	Open		01/11/2024	02/10/2024	01/17/2024			880.00
25012	2024 Snow and Ice Control-Police HQ	Open		01/11/2024	02/10/2024	01/17/2024			258.25
25013	2024 Snow and Ice Control-Train Station and Parking Deck	Open		01/11/2024	02/10/2024	01/17/2024			2,300.25
25014	2024 Snow and Ice Control-Downtown Areas	Open		01/11/2024	02/10/2024	01/17/2024			8,103.25
25015	2024 Bridge View West and Peregrine Lakes Snow and Ice Control	Open		01/16/2024	02/15/2024	01/17/2024			1,120.00
25016	2024 Snow and Ice Control-Police HQ	Open		01/16/2024	02/15/2024	01/17/2024			430.75
25017	2024 Snow and Ice Control-Train Station and Parking Deck	Open		01/16/2024	02/15/2024	01/17/2024			4,034.25
25018	2024 Snow and Ice Control-Downtown Areas	Open		01/16/2024	02/15/2024	01/17/2024			14,584.50
25019	2024 Snow and Ice Control-Arterial Sidewalks	Open		01/16/2024	02/15/2024	01/30/2024			4,435.00
25020	2024 Bridge View West and Peregrine Lakes Snow and Ice Control	Open		01/19/2024	02/18/2024	01/30/2024			520.00
25021	2024 Snow and Ice Control-Police HQ	Open		01/19/2024	02/18/2024	01/30/2024			595.00
25022	2024 Snow and Ice Control-Train Station and Parking Deck	Open		01/19/2024	02/18/2024	01/30/2024			2,071.25
25023	2024 Snow and Ice Control-Downtown Areas	Open		01/19/2024	02/18/2024	01/30/2024			7,732.00
		Vendor **1857 - Brian Edward Landscaping Inc** Totals				Invoices	17		$50,423.50
Vendor **2228 - Bridge Printing & Promotional Products, Inc**									
A19429RB	2024 business license stickers	Open		01/08/2024	02/07/2024	01/10/2024			913.05
		Vendor **2228 - Bridge Printing & Promotional Products, Inc** Totals				Invoices	1		$913.05
Vendor **3082 - Scott M Brod**									

Attachment: Warrant #3 (2024 Warrant # 3)

VILLAGE OF PALATINE

Warrant #3

Invoice Due Date Range 12/01/23 - 02/21/24
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
PWBRSB010624	Boot Reimbursement	Open		01/06/2024	02/06/2024	01/26/2024			108.49
			Vendor **3082 - Scott M Brod** Totals			Invoices	1		$108.49
Vendor **5200 - Busse's Flowers and Gifts Inc**									
002632	Bereavement Arrangement - Micek	Open		01/18/2024	02/17/2024	01/25/2024			90.00
			Vendor **5200 - Busse's Flowers and Gifts Inc** Totals			Invoices	1		$90.00
Vendor **5218 - Casey Automotive**									
30552349	Repairs & Maintenance - C-363	Open		01/16/2024	02/15/2024	01/30/2024			64.95
			Vendor **5218 - Casey Automotive** Totals			Invoices	1		$64.95
Vendor **2453 - CDS Office Technologies**									
INV1580775	Fortigate	Open		12/01/2023	12/31/2023	12/31/2023			4,700.00
			Vendor **2453 - CDS Office Technologies** Totals			Invoices	1		$4,700.00
Vendor **2555 - Chicago Parts & Sound**									
1-0411440	Parts - STOCK & E-115	Open		01/19/2024	02/18/2024	01/30/2024			569.46
			Vendor **2555 - Chicago Parts & Sound** Totals			Invoices	1		$569.46
Vendor **2560 - Childrens Advocacy Center**									
2024-00000047	CDBG - CAC	Open		01/23/2024	01/23/2024	01/23/2024			1,250.00
			Vendor **2560 - Childrens Advocacy Center** Totals			Invoices	1		$1,250.00
Vendor **4343 - Christopher B. Burke Engineering Ltd**									
189334	Smith Street Bike Path Connection Construction Eng DPW-2219	Open		01/15/2024	02/14/2024	12/31/2023			1,890.00
189335	Peppertree Lift Station Abandonment Design Engineering	Open		01/15/2024	02/14/2024	12/31/2023			5,125.00
			Vendor **4343 - Christopher B. Burke Engineering Ltd** Totals			Invoices	2		$7,015.00
Vendor **3050 - Cintas #22**									
4180084675	Uniform Cleaning	Open		01/12/2024	02/11/2024	01/16/2024			22.51
4180084688	CSF Carpets	Open		01/12/2024	02/11/2024	01/16/2024			151.11
4180084700	Shop Rags	Open		01/12/2024	02/11/2024	01/16/2024			17.12
4180084993	Uniform Cleaning	Open		01/12/2024	02/11/2024	01/16/2024			132.51
4180809446	Uniform Cleaning	Open		01/19/2024	02/18/2024	01/25/2024			2.51
4180809487	Shop Rags	Open		01/19/2024	02/18/2024	01/25/2024			17.12
4180809697	Uniform Cleaning	Open		01/19/2024	02/18/2024	01/25/2024			132.51
			Vendor **3050 - Cintas #22** Totals			Invoices	7		$475.39
Vendor **2707 - Ciorba Group Inc**									

Attachment: Warrant #3 (2024 Warrant # 3)

VILLAGE OF PALATINE

Warrant #3

Invoice Due Date Range 12/01/23 - 02/21/24
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
7-28328	Baldwin Road Culvert Replacement Phase II Engineering Services	Open		01/04/2024	02/03/2024	12/31/2023			52,985.34
0029044	Salt Creek Streambank Stabilization Design Engineering Services	Open		01/10/2024	02/09/2024	12/31/2023			4,587.27
0029069	2024 Water Main Replacement Contract 2 Design DPW-2422	Open		01/11/2024	02/10/2024	12/31/2023			4,292.00
		Vendor **2707 - Ciorba Group Inc** Totals				Invoices	3		$61,864.61
Vendor **4568 - CivicPlus**									
287962	Website Subscription	Open		01/01/2024	01/31/2024	01/18/2024			9,479.72
		Vendor **4568 - CivicPlus** Totals				Invoices	1		$9,479.72
Vendor **1874 - Civiltech Engineering, Inc.**									
53480	Dundee & Hicks Improvements Phase I Engineering Services	Open		01/11/2024	02/10/2024	12/31/2023			5,649.59
		Vendor **1874 - Civiltech Engineering, Inc.** Totals				Invoices	1		$5,649.59
Vendor **4694 - CMS Communications Inc**									
2307649-IN	Parking Deck Phone Switch	Open		12/27/2023	01/27/2024	12/31/2023			6,962.00
2400258-IN	Phone System Maintenance (mitel, call recording, brightmetrics)	Open		01/22/2024	01/22/2024	01/22/2024			16,391.00
		Vendor **4694 - CMS Communications Inc** Totals				Invoices	2		$23,353.00
Vendor **2383 - Colfax Welding & Fabricating**									
63961	Parts - M-999	Open		01/12/2024	02/11/2024	01/24/2024			217.00
		Vendor **2383 - Colfax Welding & Fabricating** Totals				Invoices	1		$217.00
Vendor **3033 - Comcast Cable**									
FD83 12-23 A	Backup Internet Connections	Open		12/24/2023	01/21/2024	01/18/2024			84.90
PW 12-23 B	Backup Internet Connections	Open		12/24/2023	01/21/2024	01/18/2024			6.30
CC 12-23 B	Backup Internet Connections	Open		12/25/2023	01/22/2024	01/18/2024			59.70
PW 01-24 A	Backup Internet Connections	Open		01/02/2024	01/30/2024	01/18/2024			333.07
CC 01-24 A	Backup Internet Connections	Open		01/16/2024	02/13/2024	01/22/2024			42.00
		Vendor **3033 - Comcast Cable** Totals				Invoices	5		$525.97
Vendor **2980 - Commonwealth Edison**									
1576144012 01/24	Electricity-Dundee Rd and Park Place Traffic Signal	Open		01/18/2024	02/17/2024	01/26/2024			69.81
4909032037 01/24	Electricity-25 W. Palatine Rd American Data Building	Open		01/18/2024	02/17/2024	01/26/2024			33.63

Attachment: Warrant #3 (2024 Warrant # 3)

VILLAGE OF PALATINE

Warrant #3

Invoice Due Date Range 12/01/23 - 02/21/24
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
8648014008 01/24	Electricity-135 W. Michigan Ave Heat Meter	Open		01/19/2024	02/18/2024	01/26/2024			782.56
			Vendor **2980 - Commonwealth Edison** Totals			Invoices	3		$886.00
Vendor **5162 - Conduent Business Services, LLC**									
1705748	Red Light Camera Vendor Fees (November)	Open		12/20/2023	02/03/2024	12/31/2023			3,480.35
1709446	Red Light Camera Vendor Fees (December)	Open		12/31/2023	02/15/2024	12/31/2023			3,500.95
			Vendor **5162 - Conduent Business Services, LLC** Totals			Invoices	2		$6,981.30
Vendor **2605 - Contech-MSI Co**									
196525	Annual Sprinkler Inspection-148 W. Illinois Ave	Open		12/31/2023	01/30/2024	12/31/2023			1,379.00
196526	Annual Sprinkler Inspection-137 W. Wood Street	Open		12/31/2023	01/30/2024	12/31/2023			712.00
196527	Annual Sprinkler Inspection-Fire Station 84	Open		12/31/2023	01/30/2024	12/31/2023			1,072.00
196528	Annual Sprinkler Inspection-150 W. Wilson St	Open		12/31/2023	01/30/2024	12/31/2023			412.00
196529	Annual Sprinkler Inspection-Fire Station 83	Open		12/31/2023	01/30/2024	12/31/2023			912.00
			Vendor **2605 - Contech-MSI Co** Totals			Invoices	5		$4,487.00
Vendor **5150 - COPS and FIRE Personnel Testing Service**									
108770	2024 Services Other - PD 1 hire (GK) Pre-employment Poly/Psych	Open		01/24/2024	01/29/2024	01/29/2024			675.00
			Vendor **5150 - COPS and FIRE Personnel Testing Service** Totals			Invoices	1		$675.00
Vendor **3840 - Crown Trophy**									
23080-Reissue	Retirement Plaque for B. Baker	Open		12/13/2023	02/05/2024	01/26/2024			144.25
			Vendor **3840 - Crown Trophy** Totals			Invoices	1		$144.25
Vendor **4599 - Cummins Sales and Service**									
J9-76759	Parts - STOCK	Open		01/19/2024	02/18/2024	01/30/2024			342.61
			Vendor **4599 - Cummins Sales and Service** Totals			Invoices	1		$342.61
Vendor **5389 - Deux Frenchies LLC**									
236662	Food for K-9 "Hondo" (Contreras)	Open		01/18/2024	02/05/2024	01/26/2024			82.57
236681	Food for K-9 "Jax" (Wagner)	Open		01/18/2024	02/05/2024	01/26/2024			73.15
			Vendor **5389 - Deux Frenchies LLC** Totals			Invoices	2		$155.72
Vendor **2012 - DLT Solutions LLC**									
5198437A	Autocad Subscription	Open		01/09/2024	02/09/2024	01/18/2024			2,958.80

Attachment: Warrant #3 (2024 Warrant # 3)

VILLAGE OF PALATINE

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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 **2012 - DLT Solutions LLC** Totals			Invoices	1		$2,958.80
Vendor **2922 - ESRI Inc**									
94635616	Esri Maintenance	Open		01/02/2024	02/02/2024	01/18/2024			3,308.44
			Vendor **2922 - ESRI Inc** Totals			Invoices	1		$3,308.44
Vendor **5271 - FamilyForward**									
2024-00000048	CDBG - Family Forward	Open		01/23/2024	01/23/2024	01/23/2024			750.00
			Vendor **5271 - FamilyForward** Totals			Invoices	1		$750.00
Vendor **2195 - FMP**									
50-5029579	Parts - Stock	Open		01/18/2024	02/17/2024	01/25/2024			147.00
60-419770	Parts - Stock	Open		01/18/2024	02/17/2024	01/25/2024			45.44
50-5031637	Parts - STOCK	Open		01/19/2024	02/18/2024	01/30/2024			183.96
			Vendor **2195 - FMP** Totals			Invoices	3		$376.40
Vendor **5073 - FulLife Safety LLC**									
69657	Calibration & Certification T4 S/NW288316/01-010	Open		01/05/2024	02/04/2024	01/18/2024			77.50
69687	Calibration & Cert T4 S/NW316892/01-016 O2 Sensor; Cvetan-Pants	Open		01/16/2024	02/15/2024	01/18/2024			296.60
69733	Henry-Rain Jacket & Rain Pants	Open		01/18/2024	02/17/2024	01/18/2024			70.00
69699	Blue Spandex Mechanic Style Gloves	Open		01/11/2024	02/10/2024	01/10/2024			264.00
69689	Parts - Stock	Open		01/11/2024	02/10/2024	01/25/2024			348.20
69734	Overshoes - M-999	Open		01/18/2024	02/17/2024	01/25/2024			115.00
			Vendor **5073 - FulLife Safety LLC** Totals			Invoices	6		$1,171.30
Vendor **2281 - Grainger**									
9961527745	Winston Tank Heater Thermostat	Open		01/12/2024	02/11/2024	01/17/2024			128.43
9956361050	Leaf Rakes	Open		01/09/2024	02/08/2024	01/10/2024			540.48
9957758221	Rubber Hoses	Open		01/10/2024	02/09/2024	01/10/2024			135.93
9959691230	Rubber Hoses	Open		01/11/2024	02/10/2024	01/10/2024			135.93
			Vendor **2281 - Grainger** Totals			Invoices	4		$940.77
Vendor **4753 - Granicus Llc**									
173664	Civic Streaming & Agenda & Minutes Renewal	Open		12/01/2023	12/31/2023	12/31/2023			1,647.80
175372	Civic Streaming & Agenda & Minutes Renewal	Open		12/01/2023	12/31/2023	12/31/2023			1,647.80
177686	Civic Streaming & Agenda & Minutes Renewal	Open		01/01/2024	01/31/2024	01/22/2024			1,647.80

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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 **4753 - Granicus Llc** Totals			Invoices	3		$4,943.40
Vendor **5145 - Granite Telecommunications, LLC**									
632105536	POTs Lines	Open		01/01/2024	02/01/2024	01/18/2024			331.95
			Vendor **5145 - Granite Telecommunications, LLC** Totals			Invoices	1		$331.95
Vendor **1173 - Graybar Electric Company, Inc.**									
9335453432	LED-8024M345-G7-FW	Open		01/05/2024	02/04/2024	01/30/2024			723.32
			Vendor **1173 - Graybar Electric Company, Inc.** Totals			Invoices	1		$723.32
Vendor **1827 - ICC**									
1001796842	International Code Council books	Open		12/08/2023	01/07/2024	12/31/2023			79.00
1001799091	International Code Council books	Open		12/13/2023	01/12/2024	12/31/2023			315.30
			Vendor **1827 - ICC** Totals			Invoices	2		$394.30
Vendor **4595 - Identity Automation LP**									
INV-07434	Multi-Factor Authentication Plus - Annual Subscription (10)	Open		01/12/2024	02/11/2024	01/26/2024			720.00
			Vendor **4595 - Identity Automation LP** Totals			Invoices	1		$720.00
Vendor **4591 - IL Department of Innovation & Technology**									
T2410764	Custom Bandwidth	Open		12/01/2023	12/31/2023	12/31/2023			428.00
			Vendor **4591 - IL Department of Innovation & Technology** Totals			Invoices	1		$428.00
Vendor **2827 - Illinois Dept Of Agriculture**									
2024-00000036	Annual Truck Scale Recertification x 5	Open		01/10/2024	02/09/2024	01/16/2024			1,000.00
			Vendor **2827 - Illinois Dept Of Agriculture** Totals			Invoices	1		$1,000.00
Vendor **2822 - Illinois Secretary Of State**									
PWVM 2024 C-360	License Plate Renewal C-360	Open		01/01/2024	01/31/2024	01/24/2024			151.00
			Vendor **2822 - Illinois Secretary Of State** Totals			Invoices	1		$151.00
Vendor **1604 - Illinois State Police**									
20231201570	Fingerprinting for Liquor Licensing (1570-Dec)	Open		12/31/2023	02/15/2024	12/31/2023			113.00
20231203601	Fingerprinting for Employment (3601-Dec)	Open		12/31/2023	02/15/2024	12/31/2023			56.50
20231204348	December Fingerprints	Open		01/01/2024	01/31/2024	12/31/2023			56.50
			Vendor **1604 - Illinois State Police** Totals			Invoices	3		$226.00
Vendor **4847 - Impressions in Stone**									

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VILLAGE OF PALATINE

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12742	Engraved Paver Bricks-Grabowski	Open		12/05/2023	01/31/2024	12/31/2023			118.00
			Vendor **4847 - Impressions in Stone** Totals			Invoices	1		$118.00
Vendor **4723 - Industrial Systems Ltd**									
24912	Liquid Deicing Chemicals	Open		01/16/2024	02/15/2024	01/25/2024			4,214.00
			Vendor **4723 - Industrial Systems Ltd** Totals			Invoices	1		$4,214.00
Vendor **4765 - Innovative Products Inc**									
303293 – Reissue	Magnetic Mics	Open		01/01/2024	01/22/2024	01/17/2024			91.49
			Vendor **4765 - Innovative Products Inc** Totals			Invoices	1		$91.49
Vendor **4951 - Interstate Batteries of North Chicago**									
80001946	Parts - PT-180	Open		01/10/2024	02/09/2024	01/24/2024			564.80
80001947	Parts - Stock	Open		01/10/2024	02/09/2024	01/24/2024			482.61
23046191	Parts - Stock	Open		01/16/2024	02/15/2024	01/24/2024			316.96
			Vendor **4951 - Interstate Batteries of North Chicago** Totals			Invoices	3		$1,364.37
Vendor **3117 - Christopher J Jancek**									
PWTRCJ010224	Tool Reimbursement	Open		01/02/2024	02/01/2024	01/25/2024			625.00
			Vendor **3117 - Christopher J Jancek** Totals			Invoices	1		$625.00
Vendor **3869 - John Nelson Architect Inc**									
2024-00000076	Plan Review/ Consultation Services 1/17/24-1/26/24	Open		01/29/2024	01/29/2024	01/29/2024			1,435.00
			Vendor **3869 - John Nelson Architect Inc** Totals			Invoices	1		$1,435.00
Vendor **3631 - Johnson Controls Security Solutions LLC**									
39723698	Alarm Monitoring 137 W. Wood St. - 02/01/24 - 04/30/24	Open		01/13/2024	02/12/2024	01/30/2024			188.30
			Vendor **3631 - Johnson Controls Security Solutions LLC** Totals			Invoices	1		$188.30
Vendor **1635 - Joseph D. Foreman & Company**									
333962	OP Nut for Gate Valve 10" & 12"	Open		01/09/2024	02/08/2024	01/17/2024			357.00
			Vendor **1635 - Joseph D. Foreman & Company** Totals			Invoices	1		$357.00
Vendor **1129 - Journeys The Road Home**									
2023-00001120	CDBG-CV Journeys	Open		12/31/2023	12/31/2023	12/31/2023			22,276.38
2024-00000049	CDBG-Journeys	Open		01/23/2024	01/23/2024	01/23/2024			13,351.31
			Vendor **1129 - Journeys The Road Home** Totals			Invoices	2		$35,627.69
Vendor **4611 - KnowBe4, Inc**									
INV295470	Yearly Subscription	Open		01/31/2024	01/31/2024	01/31/2024			7,776.00
			Vendor **4611 - KnowBe4, Inc** Totals			Invoices	1		$7,776.00

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Vendor **5256 - Max Kotscha**									
PWBRMK012924	Boot Reimbursement	Open		01/29/2024	02/06/2024	01/26/2024			238.69
			Vendor **5256 - Max Kotscha** Totals			Invoices	1		$238.69
Vendor **2290 - Lake Zurich Radiator & A/C Service**									
59087	Parts - E-224	Open		01/18/2024	02/17/2024	01/30/2024			1,880.00
			Vendor **2290 - Lake Zurich Radiator & A/C Service** Totals			Invoices	1		$1,880.00
Vendor **3591 - Leads Online LLC**									
409424	TotalTrack Investigation System Service Package	Open		01/18/2024	02/05/2024	01/26/2024			10,637.00
			Vendor **3591 - Leads Online LLC** Totals			Invoices	1		$10,637.00
Vendor **2995 - M & B Landscaping Co.**									
PD-336	2024 Parking Deck Snow & Ice Control Services	Open		01/16/2024	02/15/2024	01/30/2024			1,744.00
PD-337	2024 Parking Deck Snow & Ice Control Services	Open		01/19/2024	02/18/2024	01/30/2024			3,218.00
			Vendor **2995 - M & B Landscaping Co.** Totals			Invoices	2		$4,962.00
Vendor **5128 - M.J. Taylor Law, LLC**									
MJTAYLOR 1-26-24	Village Prosecution Legal	Open		01/26/2024	02/07/2024	01/29/2024			3,450.00
			Vendor **5128 - M.J. Taylor Law, LLC** Totals			Invoices	1		$3,450.00
Vendor **5385 - Macon County Law Enforcement Training Center**									
23-1230	Law Enforcement Academy - (Schillinger & Murray)	Open		01/10/2024	02/09/2024	12/31/2023			15,220.00
			Vendor **5385 - Macon County Law Enforcement Training Center** Totals			Invoices	1		$15,220.00
Vendor **4957 - MacQueen Equipment, LLC**									
P26368	Parts - Stock	Open		01/15/2024	02/14/2024	01/25/2024			838.16
P26441	Parts - T-492	Open		01/18/2024	02/17/2024	01/25/2024			201.50
			Vendor **4957 - MacQueen Equipment, LLC** Totals			Invoices	2		$1,039.66
Vendor **5066 - Marco Technologies LLC**									
518626296	Copier Maintenance Agreement	Open		12/24/2023	01/23/2024	01/18/2024			1,927.60
520256538	Copier Maintenance Agreement	Open		01/16/2024	02/09/2024	01/22/2024			1,349.65
			Vendor **5066 - Marco Technologies LLC** Totals			Invoices	2		$3,277.25
Vendor **4780 - Marsh USA, Inc**									
399962412231	23-24 Risk Renewal Premiums	Open		01/17/2024	01/24/2024	01/24/2024			100.00
			Vendor **4780 - Marsh USA, Inc** Totals			Invoices	1		$100.00

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Vendor **4065 - Master Truck & Trailer Llc**									
S52256	Parts - T-513/514	Open		01/09/2024	02/08/2024	01/25/2024			760.36
			Vendor **4065 - Master Truck & Trailer Llc** Totals			Invoices	1		$760.36
Vendor **2756 - Mc Master Carr Supply Co.**									
20021413	3/8" Screw/Washer w/ Neoprene Seal, Hex Nut & Screw Grade 5	Open		01/08/2024	02/07/2024	01/10/2024			352.32
			Vendor **2756 - Mc Master Carr Supply Co.** Totals			Invoices	1		$352.32
Vendor **4600 - Meridian IT Inc**									
542120	Reporting and Support Services: Commvault Licenses	Open		01/01/2024	02/01/2024	01/22/2024			641.30
			Vendor **4600 - Meridian IT Inc** Totals			Invoices	1		$641.30
Vendor **2421 - Mikes Towing/Auto & Truck Repair**									
1072453	Safety Lane - T-386	Open		01/19/2024	02/18/2024	01/25/2024			40.00
			Vendor **2421 - Mikes Towing/Auto & Truck Repair** Totals			Invoices	1		$40.00
Vendor **1856 - Monroe Truck Equipment**									
5492770	Parts - T-386	Open		01/10/2024	02/09/2024	01/25/2024			1,239.00
33897	Parts - T-385	Open		01/12/2024	02/11/2024	01/25/2024			324.11
			Vendor **1856 - Monroe Truck Equipment** Totals			Invoices	2		$1,563.11
Vendor **5099 - NAPA Auto Parts**									
421385	Parts - E-601	Open		01/09/2024	02/08/2024	01/24/2024			18.64
421807	Parts - Stock	Open		01/12/2024	02/11/2024	01/24/2024			26.49
422467	Parts - Stock	Open		01/18/2024	02/18/2024	01/24/2024			28.96
422609	Parts - Stock	Open		01/19/2024	02/18/2024	01/24/2024			45.98
422610	Parts - STOCK	Open		01/19/2024	02/18/2024	01/25/2024			246.17
422787	Parts - STOCK	Open		01/22/2024	02/21/2024	01/25/2024			115.50
			Vendor **5099 - NAPA Auto Parts** Totals			Invoices	6		$481.74
Vendor **1708 - National Safety Council**									
519800 2024	National Safety Council Annual Membership	Open		12/01/2023	01/25/2024	01/25/2024			849.00
			Vendor **1708 - National Safety Council** Totals			Invoices	1		$849.00
Vendor **3105 - Daniel V Neyfeldt**									
PWBRDN012624	Boot Reimbursement	Open		01/26/2024	02/06/2024	01/26/2024			250.00
			Vendor **3105 - Daniel V Neyfeldt** Totals			Invoices	1		$250.00
Vendor **1414 - Northwest Central 911 System**									
1568	40 - Portable Radio Batteries	Open		12/20/2023	01/19/2024	01/26/2024			3,600.00

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		Vendor **1414 - Northwest Central 911 System** Totals				Invoices	1		$3,600.00
Vendor **1413 - Northwest Central Dispatch Syst**									
9544	2024 Member Assessment Fee - PD & FD (February)	Open		01/01/2024	01/31/2024	01/26/2024			39,725.34
		Vendor **1413 - Northwest Central Dispatch Syst** Totals				Invoices	1		$39,725.34
Vendor **3002 - Northwest Community Hospital-OEHS**									
32759	December Annual Exams	Open		01/01/2024	01/31/2024	12/31/2023			1,214.00
32820	Physicals/DOT Screening	Open		01/01/2024	01/31/2024	12/31/2023			585.00
		Vendor **3002 - Northwest Community Hospital-OEHS** Totals				Invoices	2		$1,799.00
Vendor **1480 - Northwest Trucks, Inc.**									
X101144748:01	Parts - T-522	Open		01/11/2024	02/10/2024	01/25/2024			286.19
X101144834	Parts - T-522	Open		01/11/2024	02/10/2024	01/25/2024			144.17
		Vendor **1480 - Northwest Trucks, Inc.** Totals				Invoices	2		$430.36
Vendor **1214 - On Time Embroidery Inc.**									
119660	Clothing- Z Heiderman	Open		01/09/2024	02/08/2024	01/09/2024			622.00
119661	Clothing- Z Heiderman	Open		01/09/2024	02/08/2024	01/09/2024			808.00
119769	Clothing	Open		01/17/2024	02/16/2024	01/17/2024			177.00
119418	Clothing	Open		01/22/2024	02/21/2024	01/23/2024			300.00
119505	Clothing	Open		01/22/2024	02/21/2024	01/23/2024			19.00
119576	Clothing	Open		01/22/2024	02/21/2024	01/23/2024			43.00
120144	Clothing	Open		01/22/2024	02/21/2024	01/23/2024			177.00
		Vendor **1214 - On Time Embroidery Inc.** Totals				Invoices	7		$2,146.00
Vendor **2572 - Paddock Publications, Inc**									
277407	Legal Notices 4610496 4610509	Open		01/22/2024	02/19/2024	01/29/2024			372.60
		Vendor **2572 - Paddock Publications, Inc** Totals				Invoices	1		$372.60
Vendor **1583 - Palatine Park District**									
2024-00000046	Sign Refund/1502 W NW Hwy/pfsub3-2023 - Reissue	Open		01/22/2024	01/22/2024	01/22/2024			375.00
		Vendor **1583 - Palatine Park District** Totals				Invoices	1		$375.00
Vendor **2357 - Palatine Township**									
2024-00000052	CDBG - Township	Open		01/23/2024	01/23/2024	01/23/2024			1,150.00
		Vendor **2357 - Palatine Township** Totals				Invoices	1		$1,150.00
Vendor **2376 - Palatine Township Senior Citizens**									
2024-00000051	CDBG - PTSCC	Open		01/23/2024	01/23/2024	01/23/2024			3,750.00
		Vendor **2376 - Palatine Township Senior Citizens** Totals				Invoices	1		$3,750.00
Vendor **1784 - Parent Petroleum**									

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1626132	Lubricants and Additives	Open		01/11/2024	02/10/2024	01/25/2024			5,572.05
			Vendor **1784 - Parent Petroleum** Totals			Invoices	1		$5,572.05
Vendor **1310 - Partners for Our Communities**									
2024-00000050	CDBG - POC	Open		01/23/2024	01/23/2024	01/23/2024			6,000.00
			Vendor **1310 - Partners for Our Communities** Totals			Invoices	1		$6,000.00
Vendor **5301 - Paul Reilly Company Illinois, Inc**									
82000	Village Hall Loading Dock Repair	Open		01/17/2024	02/16/2024	01/29/2024			995.00
			Vendor **5301 - Paul Reilly Company Illinois, Inc** Totals			Invoices	1		$995.00
Vendor **4703 - Peralte-Clark Llc**									
9	Smith and Colfax Drainage Improvements Feasibility Study	Open		01/10/2024	02/09/2024	12/31/2023			8,791.50
			Vendor **4703 - Peralte-Clark Llc** Totals			Invoices	1		$8,791.50
Vendor **2167 - Pomp's Tire Service, Inc.**									
2100009589	Parts - T-501	Open		01/08/2024	02/07/2024	01/25/2024			578.93
			Vendor **2167 - Pomp's Tire Service, Inc.** Totals			Invoices	1		$578.93
Vendor **1944 - Quill LLC**									
36718137	office supplies- general	Open		01/17/2024	02/16/2024	01/29/2024			54.98
			Vendor **1944 - Quill LLC** Totals			Invoices	1		$54.98
Vendor **4545 - Robinson Engineering Ltd**									
24010448	Lead Service Line Replacement Design Engineering	Open		01/26/2024	02/14/2024	12/31/2023			8,000.00
			Vendor **4545 - Robinson Engineering Ltd** Totals			Invoices	1		$8,000.00
Vendor **1201 - Route 12 Rental Co. Inc.**									
137222	Lift Rental-Village Hall Christmas Tree Removal	Open		01/18/2024	02/17/2024	01/30/2024			165.00
			Vendor **1201 - Route 12 Rental Co. Inc.** Totals			Invoices	1		$165.00
Vendor **4019 - Rush Truck Centers**									
3035457906	Parts - Stock	Open		01/04/2024	02/03/2024	01/25/2024			145.50
3035532293	Parts - T-425/T-389	Open		01/04/2024	02/03/2024	01/25/2024			182.49
3035543779	Parts - T-425/Stock	Open		01/04/2024	02/03/2024	01/25/2024			84.80
3035550970	Parts - T-425	Open		01/05/2024	02/04/2024	01/25/2024			137.93
3035582809	Parts - Stock	Open		01/08/2024	02/07/2024	01/25/2024			463.11
3035612670	Credit Memo	Open		01/10/2024	02/09/2024	01/25/2024			(463.11)
3035633365	Parts - T-372	Open		01/10/2024	02/09/2024	01/25/2024			2,049.75
3035704248	Parts - T-450	Open		01/17/2024	02/16/2024	01/25/2024			420.06

Attachment: Warrant #3 (2024 Warrant # 3)

VILLAGE OF PALATINE

Warrant #3

Invoice Due Date Range 12/01/23 - 02/21/24
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
3035765387	Parts - STOCK	Open		01/22/2024	02/21/2024	01/25/2024			137.98
3035770057	Parts - T-451	Open		01/22/2024	02/21/2024	01/25/2024			499.58
3035778946	Parts - T-451	Open		01/22/2024	02/21/2024	01/25/2024			257.44
			Vendor **4019 - Rush Truck Centers** Totals			Invoices	11		$3,915.53
Vendor **4168 - Doris K Sadik**									
Clerk011024	2024 Municipal Clerks Assoc.	Open		01/10/2024	02/10/2024	01/15/2024			96.25
			Vendor **4168 - Doris K Sadik** Totals			Invoices	1		$96.25
Vendor **2673 - Schain Banks Kenny & Schwartz**									
SCHAIN DEC2023	Schain Legal Services	Open		01/10/2024	02/01/2024	12/31/2023			18,998.50
			Vendor **2673 - Schain Banks Kenny & Schwartz** Totals			Invoices	1		$18,998.50
Vendor **3122 - John K Schmidt**									
PWBRJS011724	Boot Reimbursement	Open		01/17/2024	02/06/2024	01/26/2024			134.17
			Vendor **3122 - John K Schmidt** Totals			Invoices	1		$134.17
Vendor **3110 - William E Schumann**									
PWBRBS012424	Boot Reimbursement	Open		01/24/2024	02/01/2024	01/25/2024			250.00
			Vendor **3110 - William E Schumann** Totals			Invoices	1		$250.00
Vendor **1609 - Sherwin-Williams**									
3903-6	Paint Supplies - PW Admin Offices	Open		01/08/2024	02/07/2024	01/17/2024			21.72
			Vendor **1609 - Sherwin-Williams** Totals			Invoices	1		$21.72
Vendor **5268 - Snap-on**									
01112415280	Annual Scanner Software Subscription	Open		01/11/2024	02/10/2024	01/17/2024			1,095.00
			Vendor **5268 - Snap-on** Totals			Invoices	1		$1,095.00
Vendor **1547 - Spring Align**									
125879	Parts - T-510	Open		01/10/2024	02/09/2024	01/25/2024			452.02
			Vendor **1547 - Spring Align** Totals			Invoices	1		$452.02
Vendor **2313 - Standard Equipment Co**									
P47526	Parts - STOCK	Open		01/04/2024	02/03/2024	01/25/2024			691.99
P47573	Parts - E-222	Open		01/08/2024	02/07/2024	01/25/2024			2,079.32
P47574	Parts - E-224	Open		01/08/2024	02/07/2024	01/25/2024			71.38
P47575	Parts - E-222	Open		01/08/2024	02/07/2024	01/25/2024			621.84
			Vendor **2313 - Standard Equipment Co** Totals			Invoices	4		$3,464.53
Vendor **1804 - Staples**									
8072921195	Office Supplies	Open		01/13/2024	02/12/2024	01/23/2024			102.81
			Vendor **1804 - Staples** Totals			Invoices	1		$102.81

Attachment: Warrant #3 (2024 Warrant # 3)

VILLAGE OF PALATINE

Warrant #3

Invoice Due Date Range 12/01/23 - 02/21/24
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **1776 - Suburban Accents, Inc.**									
34318	Repairs & Maintenance - T-531	Open		01/04/2024	02/03/2024	01/25/2024			725.00
34363	Repairs & Maintenance - T-479	Open		01/10/2024	02/09/2024	01/25/2024			75.00
			Vendor **1776 - Suburban Accents, Inc.** Totals			Invoices	2		$800.00
Vendor **4966 - T-Mobile**									
983355792-1223-1	Birchwood Cameras	Open		12/01/2023	12/31/2023	12/31/2023			76.60
			Vendor **4966 - T-Mobile** Totals			Invoices	1		$76.60
Vendor **2545 - Terrace Supply Co**									
0071031511	Oxygen	Open		01/16/2024	02/15/2024	01/17/2024			232.16
			Vendor **2545 - Terrace Supply Co** Totals			Invoices	1		$232.16
Vendor **5272 - The Lakota Group, Inc**									
23002-10	Comprehensive Plan 12/1/23 -12/31/23	Open		01/12/2024	02/11/2024	12/31/2023			4,535.00
			Vendor **5272 - The Lakota Group, Inc** Totals			Invoices	1		$4,535.00
Vendor **1199 - Thompson Elevator Inspection Service Inc**									
24-0100	8 elevator inspections	Open		01/11/2024	02/10/2024	01/10/2024			304.00
24-0170	1 elevator plan review- 303 W Johnson	Open		01/19/2024	02/18/2024	01/29/2024			75.00
			Vendor **1199 - Thompson Elevator Inspection Service Inc** Totals			Invoices	2		$379.00
Vendor **2501 - United Parcel Service**									
00004E3E18024	Shipping Charges	Open		01/13/2024	02/12/2024	01/25/2024			39.11
			Vendor **2501 - United Parcel Service** Totals			Invoices	1		$39.11
Vendor **5281 - USA Blue Book**									
INV00240118	50' Suspended SPST Float Switch	Open		01/08/2024	02/07/2024	01/17/2024			124.05
			Vendor **5281 - USA Blue Book** Totals			Invoices	1		$124.05
Vendor **3156 - Utility Service Co, Inc**									
596397	North Supply 1 East Reservoir Water Tank Maintenance SemiAnnual	Open		01/01/2024	01/31/2024	01/25/2024			12,500.00
596459	Winston Tank Water Tank Maintenance Semi-Annual Fee	Open		01/01/2024	01/31/2024	01/25/2024			12,500.00
596460	North Supply 2 West Reservoir Water Tank Maintenance Semi-Annual	Open		01/01/2024	01/31/2024	01/25/2024			12,500.00

Attachment: Warrant #3 (2024 Warrant # 3)

VILLAGE OF PALATINE

Warrant #3

Invoice Due Date Range 12/01/23 - 02/21/24
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
596508	Countryside Standpipe Water Tank Maintenance Semi-Annual Fee	Open		01/01/2024	01/31/2024	01/25/2024			12,500.00
596576	Countryside Ground Storage Water Tank Maintenance SemiAnnual Fee	Open		01/01/2024	01/31/2024	01/25/2024			12,500.00
			Vendor **3156 - Utility Service Co, Inc** Totals			Invoices	5		$62,500.00
Vendor **3709 - Verizon Wireless**									
9954133236	Cellular Usage	Open		01/12/2024	02/04/2024	12/31/2023			5,250.80
			Vendor **3709 - Verizon Wireless** Totals			Invoices	1		$5,250.80
Vendor **3020 - Village of Palatine Petty Cash**									
2024-00000085	W. Nord - GCCPCA Meeting	Open		01/10/2024	02/05/2024	01/30/2024			40.00
2024-00000086	A. Calanca - GCCPCA Meeting/Luncheon	Open		01/10/2024	02/05/2024	01/30/2024			40.00
2024-00000087	W. Nord - FBINAAA Retrainer	Open		01/18/2024	02/05/2024	01/30/2024			60.00
2024-00000088	M. Seebacher - FBINAA Retrainer	Open		01/18/2024	02/05/2024	01/30/2024			60.00
PWPCBK012324	King - AHR Expo (HVACR) Chicago	Open		01/23/2024	02/06/2024	01/24/2024			67.32
PWPCMG012324	Grzelczyk - AHR EXPO (HVACR) Chicago	Open		01/23/2024	02/06/2024	01/24/2024			43.54
PWPCMH012324	Horwitz - AHR EXPO (HVACR) Chicago	Open		01/23/2024	02/06/2024	01/24/2024			17.92
PWPCMK012324	Kowalczyk - AHR EXPO (HVACR) Chicago	Open		01/23/2024	02/06/2024	01/24/2024			42.04
PWPCSC012324	Cvetan - AHR EXPO (HVACR) Chicago	Open		01/23/2024	02/06/2024	01/24/2024			23.79
PWPCJK012424	Kernan - AHR EXPO (HVACR) Chicago	Open		01/24/2024	02/06/2024	01/24/2024			19.36
PWPCMG012424	Grzelczyk - AHR EXPO (HVACR) Chicago	Open		01/24/2024	02/06/2024	01/24/2024			42.70
PWPCMH012424	Horwitz - AHR EXPO (HVACR) Chicago	Open		01/24/2024	02/06/2024	01/24/2024			17.37
			Vendor **3020 - Village of Palatine Petty Cash** Totals			Invoices	12		$474.04
Vendor **2752 - West Side Tractor Sales**									
W16901	Parts - E-224	Open		01/09/2024	02/08/2024	01/25/2024			15.60
			Vendor **2752 - West Side Tractor Sales** Totals			Invoices	1		$15.60
Vendor **4824 - Western First Aid & Safety**									
ORD4-012568	First Aid Cabinet Supplies	Open		01/09/2024	02/08/2024	01/16/2024			97.88
			Vendor **4824 - Western First Aid & Safety** Totals			Invoices	1		$97.88
Vendor **3185 - Ziebell Water Service Products Inc**									

Attachment: Warrant #3 (2024 Warrant # 3)

VILLAGE OF PALATINE

Warrant #3

Invoice Due Date Range 12/01/23 - 02/21/24
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
264461-000	Ford Repair Sleeves-6x7.5,6x12.5,6x15,6x20,6x7.5x1,6x12x1,8x7.5	Open		01/03/2024	02/02/2024	01/18/2024			5,924.93
	Vendor **3185 - Ziebell Water Service Products Inc** Totals					Invoices	1		$5,924.93
Vendor **Iwona Giandonato**									
2024-00000080	Ticket # P1153-000072 was paid then voided	Open		01/20/2024	02/05/2024	01/29/2024			50.00
	Vendor **Iwona Giandonato** Totals					Invoices	1		$50.00
Vendor **Samuel Hertel**									
2024-00000089	Interview Travel Reimbursement	Open		01/31/2024	02/02/2024	01/31/2024			298.20
	Vendor **Samuel Hertel** Totals					Invoices	1		$298.20
Vendor **Jill Niese**									
2024-00000084	letter of credit reduction Pancorvo Subdivision	Open		01/29/2024	01/29/2024	01/29/2024			6,918.00
	Vendor **Jill Niese** Totals					Invoices	1		$6,918.00
	Grand Totals					Invoices	241		$577,207.35

Attachment: Warrant #3 (2024 Warrant # 3)

Village of Palatine

Payment Batch Register

Bank Account: AP - Accounts Payable ZBA

Batch Date: 01/19/2024

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA						
Check	01/19/2024	264137	Utility Management Refund	CEDA		439.95
	Account Type		Account Number	Transaction Date	Transaction Type	
Check	01/19/2024	264138	Utility Management Refund	PATEL , DIPESH		7.04
	Account Type		Account Number	Transaction Date	Transaction Type	
AP Accounts Payable ZBA Totals:				Transactions: 2		$446.99
	Checks:	2	$446.99			

Attachment: Warrant #3 (2024 Warrant # 3)

Consider a Motion Approving a Waiver of the Village of Palatine's Sound Amplification Ordinance for the St. Pat's Post Parade Event on March 16, 2024 at Tap House Grill, 56 W. Wilson Street

BACKGROUND:
Tap House Grill is proposing to host a St. Pat's Post Parade event on Saturday, March 16, 2024. The event will be held in a portion of the Tap House Grill parking lot Saturday from 10 AM - 11 PM. There will be live music and DJ and Irish-themed food and beer.

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 8 AM and reopen on Monday, March 18, at 9 AM.
- The proposed event will only be Saturday, whereas in the past years it was both Friday and Saturday. The sound amplification would end at 11:00 p.m. Saturday night.

ALTERNATIVES:
1. Approve a waiver of the Sound Amplification Ordinance for the St. Pat's Party at Tap House Grill on Saturday, March 16, 2024.
2. Do not approve a waiver of the Sound Amplification Ordinance for the St. Pat's Party at Tap House Grill on Saturday March 16, 2024.

RECOMMENDATION:
Staff recommends action at the discretion of the Village Council.

ACTION REQUIRED:
Action is at the discretion of the Village Council.

Consider an Ordinance Granting Special Uses to Permit Home Additions to Encroach into the Required Front and Side Yard Setbacks at 224 W. Kenilworth Avenue

BACKGROUND:
The Petitioner is proposing to construct a new front porch and second story addition to the existing home (which includes a first-floor addition and new screened porch) and maintains the existing non-conforming side yard setback. The proposed additions will encroach into the required side yard and front yard setbacks. Therefore, the Petitioner is requesting approval of the following:

1. Special use to permit additions to be set back 7 feet from the interior side lot line, instead of the minimum permitted 10 feet; and

2. Special Use to permit a new front porch to be set back 24 feet from the front lot line, instead of the minimum required 30 feet.

KEY ISSUES:
- The existing residence is non-conforming, as the eastern interior side yard setback is 7.8 feet, rather than the minimum required 10 feet. The proposed additions and screened porch would maintain the existing 7.8-foot side yard setback.
- The new open-style front porch would encroach approximately 6 feet into the required 30-foot front yard setback. The proposed additions would not encroach into the rear yard setback, nor any further into the existing non-conforming side yard setback.
- The Petitioner previously received approval for a second story addition, including the first-floor screened porch, with a similar setback relief in 2022, but the special use expired (#O-51-22). The Petitioner was aware of the expiration deadline but needed additional time to further re-evaluate and revise the home addition plans. The one notable difference with the new plans is that the proposed open-style front porch is to be set back 24 feet, instead of the previously approved 26 feet.

ALTERNATIVES:
1. Approve the Special Uses to permit home additions (second story, including the first-floor screened porch and front porch) to encroach into the required front and side yard setbacks at the Subject Property.
2. Do not approve the Special Uses to permit home additions (second story, including the first-floor screened porch and front porch) to encroach into the required front and side yard setbacks at the Subject Property.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on January 9, 2024.
Residents testifying:	None.
Vote:	The PZC voted unanimously to approve the Special Uses to permit the proposed home additions at the Subject Property, and Staff concurs.

ACTION REQUIRED:
A motion to approve the ordinance granting Special Uses to permit home additions to

encroach into the required front and side yard setbacks at the subject property.

Consider an Ordinance Granting a Special Use to Permit a Medical Office (Massage Therapy/Chiropractic Clinic) at 2001 N. Rand Road

BACKGROUND:
The Petitioner is proposing to open a new massage therapy/chiropractic clinic, Body In Gear Wellness, at the Subject Property. Therefore, the Petitioner is requesting approval of the following:

> **Special Use to permit a medical office (massage therapy/chiropractic clinic) at the Subject Property.**

KEY ISSUES:
- The subject tenant space within the shopping center was most recently occupied by Rand Chiropractic Center. Therefore, the Petitioner does not plan to make any alterations to the existing floor plan.
- The business provides both massage therapy and structured exercise instruction to treat existing pain patterns for its clients. The business plan includes the future potential for chiropractic services, which would be included in their requested special use approval.
- Per the submitted business plan, the hours of operation would be by appointment only during the following times: Monday 12 PM - 9 PM, Thursday 4 PM - 9 PM, Friday 8 AM - 3 PM, Saturday 3 PM - 8 PM, and Sunday 8 AM - 3 PM.
- The parking requirement for the property does not increase with the proposed use.

ALTERNATIVES:
1. Approve the Special Use to permit a medical office (massage therapy/chiropractic clinic) at the Subject Property.
2. Do not approve the Special Use to permit a medical office (massage therapy/chiropractic clinic) at the Subject Property.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on January 9, 2024.
Residents testifying:	None.
Vote:	The PZC voted unanimously to approve the Special Use to permit a medical office (massage therapy/chiropractic clinic) at the Subject Property and Staff concurs.

ACTION REQUIRED:
A motion to approve the ordinance granting a Special Use to permit a medical office (massage therapy/chiropractic clinic) at the Subject Property.

Consider an Ordinance Granting a Special Use for a Preschool/Day Care Facility at 1377 N. Rand Road

BACKGROUND:
The Park Place Shopping Center is zoned Planned Development and follows the B-1, B-2, and Cook County C-4 zoning uses and standards. The Petitioner is requesting to open a new Preschool/Daycare Facility in the Park Place Shopping Center. The proposed preschool/day care would occupy several tenant spaces totaling approximately 7,700 square feet. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit a day care facility

KEY ISSUES:

- The proposed preschool/daycare facility would accommodate children from infant to school age children. Advance Preschool presently operates several other daycares in the area (Hoffman Estates and Streamwood) and began its operations in 1999. For the Palatine location, there will be a total of 7 classrooms, a screening room, and a centrally located indoor play area.
    - Infant class (ages 6 weeks to 14 months): Maximum 12 kids, 4 Staff
    - Infant/Young Toddler class (ages 15-23 months): Maximum 9 kids, 2 Staff
    - Toddler class (ages 2-3 years old): Maximum 12 kids, 3 Staff
    - Two-year-old class: Maximum 15 kids, 3 Staff
    - Preschool class (ages 3-4 years old): Maximum 20 kids, 2 Staff
    - Kindergarten class (ages 4-5 years old): Maximum 20 kids, 2 Staff
    - Before and After School program for elementary age children: Maximum 20 kids, 2 Staff
- The hours of operation will be:
    - 6:30 AM - 6 PM, with occasional scheduled evening and weekend events.
- The Petitioner has indicated they will comply with all DCFS licensing requirements. All food will be delivered and served by a licensed food service professional.
- The floor plan provides an indoor play area of approximately 1,000 square feet, which provides natural lighting, through the installation of numerous skylights in the tenant space. The playground complies with the DCFS requirements and is an acceptable solution to provide a secure activity area within the shopping center.
- The Petitioner's business plan identifies this location as strategic and fulfills a need for the use, which will assist in preparing children for elementary education, in addition to meeting day care needs.
- The surrounding parking lot currently has 1,124 parking spaces with 765 spaces required by the current tenants, thus leaving an excess of 359 spaces.
- The business plan indicates there will be 6 designated parking spaces with a 15-minute time restriction for drop-off and pick-up and the addition of a cross walk to link the parking area to the front entrance would be reviewed with the building permit application if the proposed Special Use is approved.
- Subsequent to the Plan Commission meeting, the Petitioner further clarified the business plan information about the intended crosswalk, traffic control, and designated pick-up drop-off areas for the daycare. These items were all initial

elements of the Petition, but based upon some of the Commissioner questions at Public Hearing, the Petitioner further explained the proposed plans.

- The property owner is supportive of the proposed preschool/day-care use and does not feel it would interfere with their planned operations for the shopping center moving forward. In addition, they indicated their intent to submit plans for the Center's façade improvements within the next month.

ALTERNATIVES:

1. Approve the Special Use to permit a Preschool/Day Care Facility at the Subject Property.
2. Do not approve the Special Use to permit a Preschool/Day Care Facility at the Subject Property.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on January 9, 2024.
Residents testifying:	1: Resident in support of the proposed use from adjacent neighborhood.
Vote:	The PZC voted 5-2 to approve the Special Use to permit a Day Care Facility at the Subject Property. Staff concurs with this recommendation.

ACTION REQUIRED:

A motion to approve the ordinance granting a Special Use to permit a Day Care Facility at the Subject Property.

Consider an Ordinance Amending Chapter 6, Building Codes and Regulations of the Village of Palatine Code of Ordinances Regarding the International Energy Code

BACKGROUND:
Staff continually reviews the Village's Code of Ordinances to ensure it remains accurate and relevant. Recently, Staff discovered Chapter 6 Building Codes & Regulations (Section 6-1.1 Minimum Standards) must be revised to reference the appropriate version of the International Energy Conservation Code.

KEY ISSUES:
Section 6-1.1 Minimum Standards of the Village's Code of Ordinances lists the various codes and related amendments that have been adopted by the Village. The State of Illinois adopted the 2021 International Energy Conservation Code, which went into effect on January 1, 2024. The Village must follow the same Code, thus the proposed code amendment to update the Village's corresponding code list from the 2018 International Energy Conservation Code with Illinois Amendments to the 2021 version.

ALTERNATIVES:
1. Approve the text amendment.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends approval of the text amendment.

ACTION REQUIRED:
Motion to approve the ordinance amending Chapter 6 Building Codes and Regulations, Section 6-1.1 Minimum Standards.

Consider a Resolution Concluding the Required One-Year Maintenance Period for the Autumn Road Subdivision and Releasing the Remaining Autumn Lane Security Deposit Security

BACKGROUND:
On September 9, 2021, the Village Council accepted a public improvements security deposit in the amount of $56,258.95 to ensure the completion of the public improvements for the Autumn Road Subdivision. The Security Deposit was reduced to its current amount of $5,625.89, with the one-year maintenance period commencing on January 16, 2023. The Developer has completed all the required public improvements, which were inspected and accepted by the Village's Engineer. Therefore, the Petitioner is seeking approval of:

> **Authorization to release the remaining 10% ($5.625.89) of the public improvements' security deposit and conclude the required one-year maintenance period.**

KEY ISSUES:

- The Petitioner has completed the public improvements, as outlined in their Subdivision Improvement Agreement and Final Engineering Plans, for Autumn Road Subdivision. All three homes were sold and are occupied.
- The required one-year maintenance period is complete, without any noted defects. The public improvements' security deposit could be released, with the remaining $5,625.5 (10%) being returned to the developer and the subdivision closed out accordingly.
- As part of the Autumn Road Subdivision, the developer and property owner directly adjacent to the Coolidge Road right-of-way agreed to accept the vacation. The Village will complete the plat of vacation and will present this to the Village Council at an upcoming meeting.

ALTERNATIVES:

1. Authorize the release of the public improvements' security deposit and conclusion of the one-year maintenance period.
2. Do not authorize the release of the public improvements' security deposit and conclusion of the one-year maintenance period.

RECOMMENDATION:
Staff recommends that the public improvements' security deposit is released and that the required one-year maintenance period concludes.

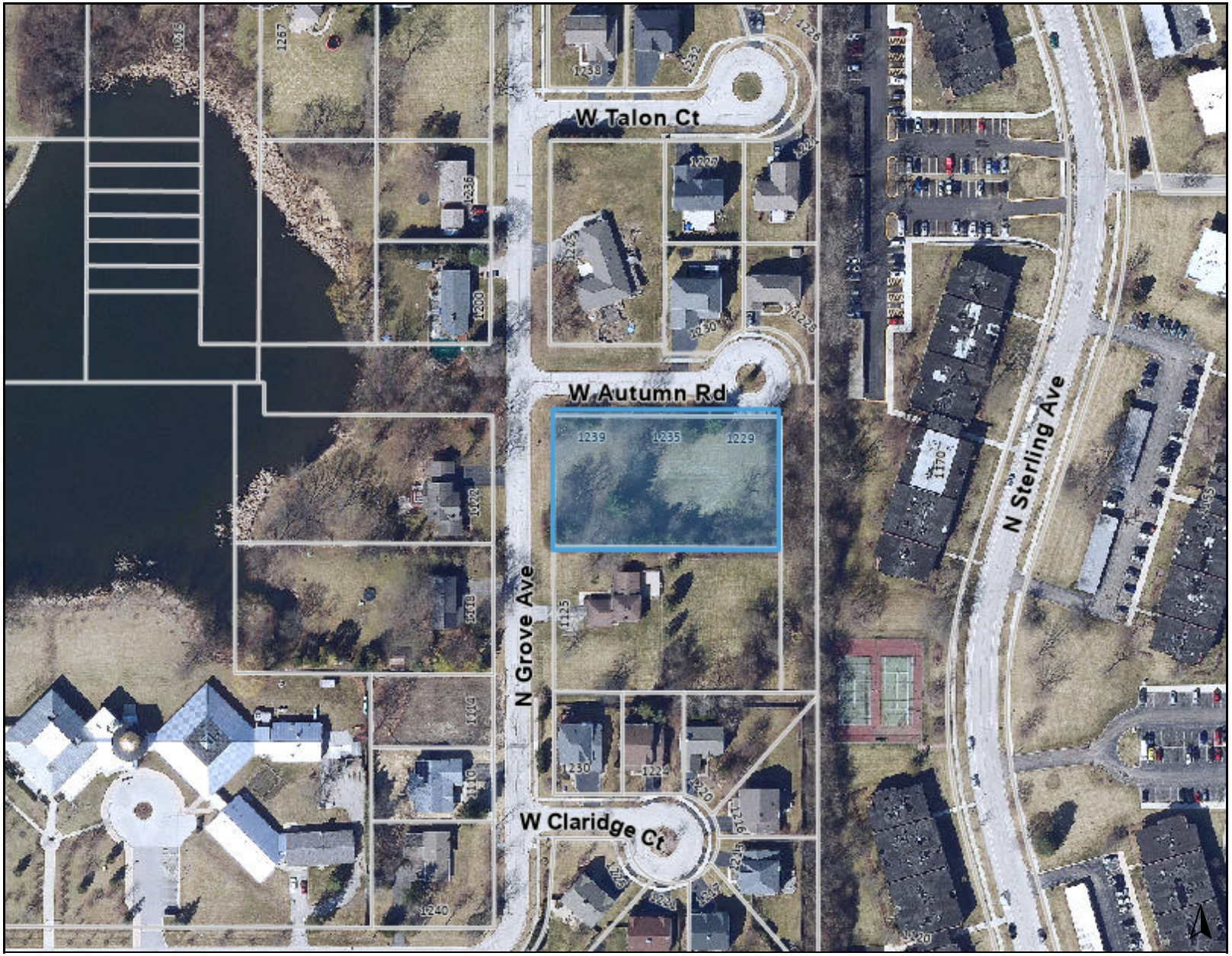
ACTION REQUIRED:
A motion to approve a resolution releasing the Public Improvements' security deposit and concluding the one-year maintenance period for Autumn Road Subdivision at Grove Avenue and Autumn Road.

ATTACHMENTS:

- Aerial Map
- RES - Autumn Road SD release
- Autumn Road Plat of Subdivision

GISConsortium

Autumn Road Subdivision Security Deposit Reduction



Legend

0 300 600 ft

Print Date: 1/10/2023

Notes

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Attachment: Aerial Map (Security Deposit Reduction and Release Autumn Road (CA))

RESOLUTION NO. _____

RESOLUTION AUTHORIZING A SECURITY DEPOSIT REDUCTION AND THE RELEASE OF THE PUBLIC IMPROVEMENTS SECURITY DEPOSIT FOR AUTUMN ROAD SUBDIVISION

WHEREAS, on the 9th day of September 2021, Tom Herzau for good and valuable consideration agreed to install certain public improvements in the Autumn Road Subdivision; and

WHEREAS, pursuant to Section 9.02 of Appendix B of the Palatine Municipal Code, an owner or developer of a subdivision is required to deposit certain security or evidence thereof with the Village of Palatine to guarantee the installation of such public improvements; and

WHEREAS, in the matter of the Autumn Road Subdivision located at 1133 Grove Avenue, in the amount of $56,258.95 was deposited with the Village of Palatine on the 9th day of September, 2021 and reduced down to the one-year maintenance amount of $5,625.89 on January 16, 2023 and

WHEREAS, the developer has made application for a reduction of the letter of credit in the amount of $5,625.89 and the release of the security deposit; and

WHEREAS, an inspector with the Village's Engineering Department has inspected the public improvements and has found these improvements to have been satisfactorily completed, without any noted defects.

Attachment: RES - Autumn Road SD release (Security Deposit Reduction and Release Autumn Road (CA))

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

SECTION 1: Approval pursuant to the Palatine Municipal Code, Appendix B Section 9.02 be and is hereby granted for the public improvements having a value of $5,625.89.

SECTION 2: The subdivision is complete and the security deposit is hereby released.

PASSED: This _____ day of _____, 2024.

AYES:_____ NAYS:_____ABSENT:_____PASS:_____

_____
Mayor

ATTESTED and FILED in the Office of the Village Clerk this _____ day of _____, 2024.

_____
Village Clerk

Attachment: RES - Autumn Road SD release (Security Deposit Reduction and Release Autumn Road (CA))

P.I.N. No. 02-09-306-002-0000

MAIL PLAT TO:

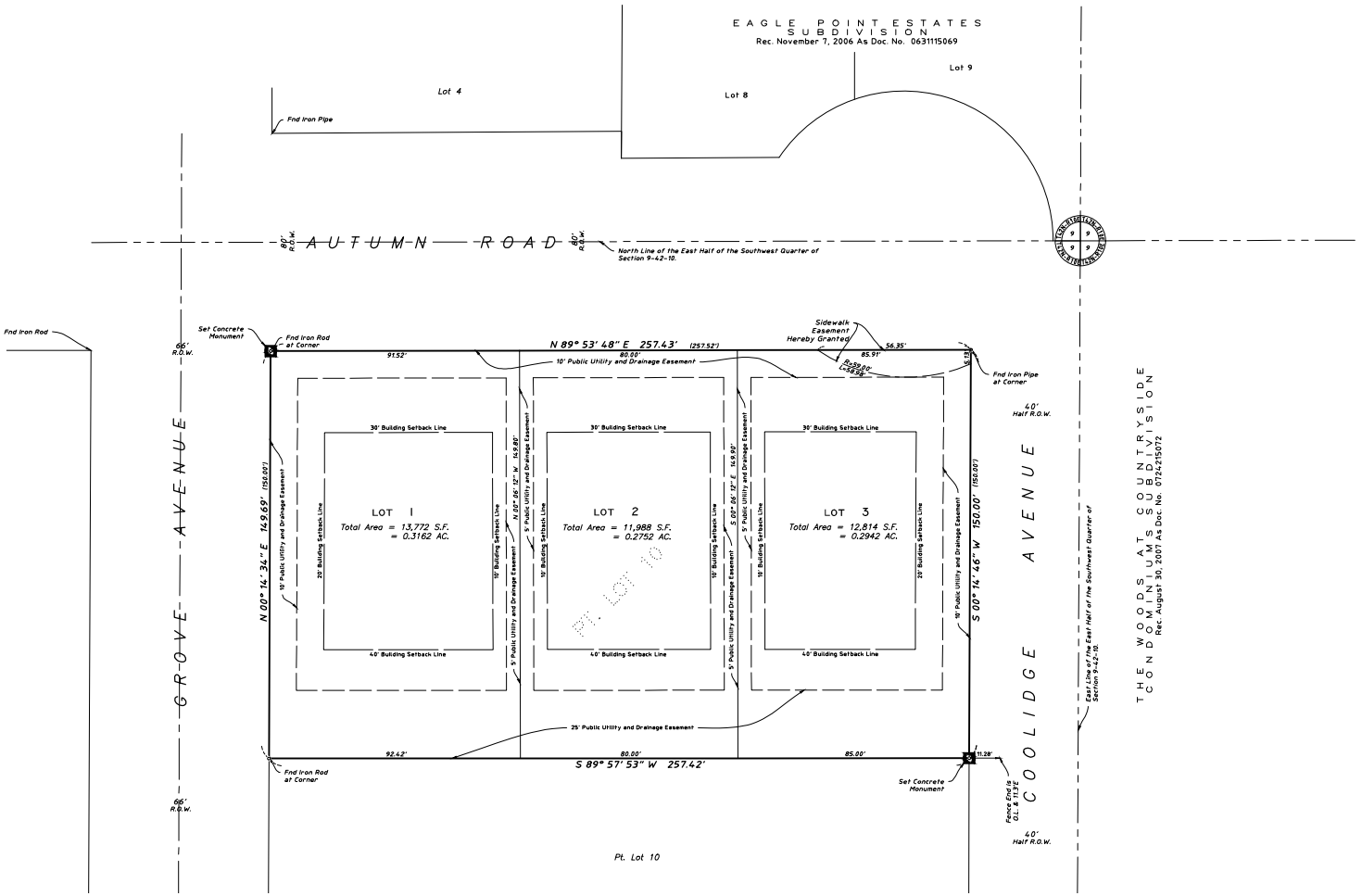
HAEGER ENGINEERING LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173

FINAL PLAT
OF
AUTUMN ROAD SUBDIVISION

BEING A SUBDIVISION IN PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

SHEET 1 OF

20 10 0
SCALE: 1" =



LEGEND

⊙	SET CONCRETE MONUMENT
o	SET 1/2" PIPE UNLESS OTHERWISE NOTED
	SUBDIVISION BOUNDARY LINE
	ROADWAY CENTER LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	UNDERLYING LOT LINES
LOT 1	NEW LOT NO.
	UNDERLYING PARCEL NO.
(400.00')	RECORD DATA

SURVEYOR'S NOTES:

1. THE COMPLETION DATE OF THE FIELD WORK FOR THIS SURVEY IS MARCH 15, 2021.
2. THE BASIS OF BEARING SHOWN HEREON BASED ON NAD 83(2011) ILLINOIS EAST ZONE 1201 STATE PLANE COORDINATES AS REFERENCED FROM KARA COMPANY'S RTK NETWORK.
3. UNLESS OTHERWISE NOTED, 3/4" DIAMETER IRON PIPES WILL BE SET AT ALL LOT CORNERS IN ACCORDANCE TO THE PLAT ACT (765 ILCS 205/0.01 ET SEQ.).
4. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
5. ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

AREA SUMMARY

LOT 1	13,772 S.F.	0.3162 AC.
LOT 2	11,988 S.F.	0.2752 AC.
LOT 3	12,814 S.F.	0.2942 AC.
SUBDIVISION TOTAL	38,574 S.F.	0.8855 Ac.

Originally Prepared: 4/20/21 Project N

No.	Date	Revision
1	06/09/2021	Per Village Comments

HAEGER ENGINEERING
consulting engineers • land
100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003
www.haegerengineering.com

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Plot Date: Jan 07, 2021 - 4:43pm Plotted By: donielv Layout: Plat of Sub Sheet1
File Name: P:\2020\20239\Drawing\Final Survey\20239-Plat of Subdivision.dwg

Attachment: Autumn Road Plat of Subdivision (Security Deposit Reduction and Release Autumn Road

P.I.N. No. 02-09-306-002-0000

MAIL PLAT TO:

HAEGER ENGINEERING LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173

FINAL PLAT
OF
AUTUMN ROAD SUBDIVISION

BEING A SUBDIVISION IN PART OF THE SOUTHWEST QUARTER
OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF
THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

THIS IS TO CERTIFY THAT THOMAS GEORGE HERZAU AND IRENE PAULINE HERZAU, TRUSTEES OF THE THOMAS GEORGE HERZAU 2005 TRUST, U/D/T DATED NOVEMBER 1, 2005, AS TO AN UNDIVIDED FIFTY PERCENT (50%) INTEREST AND IRENE PAULINE HERZAU AND THOMAS GEORGE HERZAU, TRUSTEES OF THE IRENE PAULINE HERZAU 2005 TRUST, U/D/T DATED NOVEMBER 1, 2005, AS TO AN UNDIVIDED FIFTY PERCENT (50%) INTEREST IS HOLDER OF RECORD TITLE OF THE PROPERTY DESCRIBED HEREON AND THAT HE HAS CAUSED SAID PROPERTY TO BE SURVEYED AND RESUBDIVIDED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN. THEY FURTHER CERTIFIES TO THE BEST OF THEIR KNOWLEDGE, THAT THE LAND INCLUDED HEREIN FALLS WITHIN:
GRADE SCHOOL DISTRICT 15,
HIGH SCHOOL DISTRICT 211,
AND JUNIOR COLLEGE DISTRICT 512.

DATED THIS _____ DAY OF _____, A.D., 2021.

BY:_____,_____ (TITLE)

THOMAS GEORGE HERZAU, AS TRUSTEE OF THE THOMAS GEORGE HERZAU 2005 TRUST

BY:_____,_____ (TITLE)

IRENE PAULINE HERZAU, AS TRUSTEE OF THE THOMAS GEORGE HERZAU 2005 TRUST

BY:_____,_____ (TITLE)

THOMAS GEORGE HERZAU, AS TRUSTEE OF THE IRENE PAULINE HERZAU 2005 TRUST

BY:_____,_____ (TITLE)

IRENE PAULINE HERZAU, AS TRUSTEE OF THE IRENE PAULINE HERZAU 2005 TRUST

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID DO HEREBY CERTIFY THAT THOMAS GEORGE HERZAU AND IRENE PAULINE HERZAU, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT THEY SIGNED AND DELIVERED SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID TRUST FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____DAY OF_____ , 2021.

_____
PRINT NAME

_____
NOTARY PUBLIC

COMMISSION EXPIRES:_____ (SEAL)

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

WE HEREBY CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE DIVERSION AND DETENTION OF SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WITHIN THE RIGHTS OF THE SUBDIVIDER AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON ADJACENT LAND OWNERS' PROPERTY IN SUCH CONCENTRATION AS MAY CAUSE DAMAGE BY EROSION OR SEDIMENTATION TO SUCH PROPERTY BECAUSE OF CONSTRUCTION OF THE SUBDIVISION.

BY: _____ DATED: _____
OWNER

BY: _____ DATED: _____
ILLINOIS PROFESSIONAL ENGINEER

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, 2021.

SIGNED: _____
CHAIRMAN

ATTEST: _____
SECRETARY

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

APPROVED BY THE VILLAGE COUNCIL OF PALATINE, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, 2021.

SIGNED: _____
MAYOR

ATTEST: _____
VILLAGE CLERK

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO THE VILLAGE OF PALATINE STANDARDS AND REQUIREMENTS, AND WORKING DRAWINGS AND SPECIFICATIONS FOR IMPROVEMENTS HAVE BEEN PREPARED IN CONFORMANCE WITH THE VILLAGE STANDARDS AND REQUIREMENTS, AND ENGINEERING FEES DUE TO THE VILLAGE OF PALATINE HAS BEEN PAID.

DATED THIS _____ DAY OF _____, A.D., 2021.

SIGNED: _____
VILLAGE ENGINEER

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I DO HEREBY CERTIFY THAT THERE ARE NO DEFERRED SPECIAL ASSESSMENTS OR UNPAID CURRENT ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE ABOVE PLAT.

DATED THIS _____ DAY OF _____, A.D., 2021.

BY: _____
VILLAGE COLLECTOR

PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE) PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF PALATINE, AT&T, NICOR, COMMONWEALTH EDISON COMPANY, COMCAST AND HOLDERS OF FRANCHISES GRANTED BY THE VILLAGE OF PALATINE AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, WITHIN THE AREAS DESIGNATED ON THE PLAT AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" (PUDE) TO CONSTRUCT, INSTALL, LAY, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PUBLIC UTILITY AND DRAINAGE EASEMENT INCLUDING WITHOUT LIMITATION WATER MAINS, STORM SEWER, STORMWATER DRAINAGE, SANITARY SEWERS, FORCE MAINS, GAS MAINS, TELECOMMUNICATION CABLES, ELECTRIC CABLES, CABLE TELEVISION LINES AND ALL NECESSARY FACILITIES APPURTENANT THERETO FOR THE PURPOSE OF SERVING THE SUBDIVISION AND ADJOINING PROPERTIES, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES, AND TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON; TOGETHER WITH THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. ALL INSTALLATIONS SHALL BE UNDERGROUND OR ON THE SURFACE, BUT NOT OVERHEAD. ABOVEGROUND FACILITIES ARE RESTRICTED FROM BEING PLACED ON VILLAGE OF PALATINE PROPERTY OR AT LOCATIONS WHERE AND WHEN THE VILLAGE OF PALATINE HAS JURISDICTION. EACH FACILITY TO BE PLACED UPON AND/OR ON THE GROUND IS SUBJECT TO THE PERMIT REQUIREMENTS OF THE VILLAGE OF PALATINE WHERE AND WHEN THE VILLAGE OF PALATINE HAS JURISDICTION. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES SUCH AS THE INSTALLATION OF SHEDS OR OTHER BUILDINGS. FENCES WHICH DO NOT OBSTRUCT SURFACE WATER DRAINAGE ARE ALLOWABLE IN SAID PUDE BUT WILL NOT BE RESTORED BY GRANTEE IN THE EVENT THEY ARE REMOVED FOR CONSTRUCTION ACCESS. ANY FENCE MUST NOT CONFLICT WITH ANY EXISTING USE OF THE PUDE. SAID PUDE MAY BE USED FOR LANDSCAPING. NO MODIFICATION SHALL BE MADE TO THE EXISTING CONTOURS OR GRADES OR THE EASEMENT SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE OF OVERLAND DRAINAGE AS DESIGNED WITHOUT THE SPECIFIC WRITTEN CONSENT OF THE VILLAGE OF PALATINE.

PLAT PREPARED FOR:

THOMAS HERZAU
3920 WHISPERING TRAILS DR
HOFFMAN ESTATES, IL 60192

SEND NEW TAX BILL TO:

THOMAS HERZAU
3920 WHISPERING TRAILS DR
HOFFMAN ESTATES, IL 60192

THIS PLAT SUBMITTED FOR RECORDING BY:

_____
_____
_____

PROFESSIONAL AUTHORIZATION

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, LEENDERT A KLEINJAN, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 35-3760, DO HEREBY AUTHORIZE AGENT OF THE OWNER, VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, ITS STAFF OR AUTHORIZED AGENT, TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDERS OFFICE IN MY NAME AND IN COMPLIANCE WITH THE ILLINOIS STATUTES CHAPTER 109 PARAGRAPH 2, AS AMENDED.

SCHAUMBURG, ILLINOIS_____

_____
LEENDERT A. KLEINJAN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3760
MY LICENSE EXPIRES NOVEMBER 30, 2022 AND IS RENEWABLE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

THIS IS TO CERTIFY THAT I, LEENDERT A. KLEINJAN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3760, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THE NORTHERLY 150 FEET OF BLOCK 10 IN PERCY WILSON'S FOREST VIEW HIGHLAND, A SUBDIVISION IN THE WEST HALF OF SECTION 9, TOWNHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF RECORDED JULY 23, 1926 AS DOCUMENT 9349772, IN COOK COUNTY, ILLINOIS.

DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

I FURTHER CERTIFY THAT UPON COMPLETION OF CONSTRUCTION BUT NOT LONGER THAN ONE YEAR FROM THE RECORDING OF THIS PLAT, CONCRETE MONUMENTS, AS SHOWN, AND IRON PIPES AT ALL LOT CORNERS AND POINTS OF CHANGE IN ALIGNMENT WILL BE SET, AS REQUIRED BY THE PLAT ACT (765 ILCS 205/0.01 ET SEQ.).

THIS IS TO FURTHER CERTIFY THAT THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, WHICH HAS AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

THIS IS TO FURTHER CERTIFY THAT BASED ON INFORMATION PROVIDED ON THE FLOOD INSURANCE RATE MAP COMMUNITY – PANEL NO. 17031 C0039 J DATED AUGUST 19, 2008 PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COOK COUNTY, ILLINOIS, THE PROPERTY SHOWN AND DESCRIBED HEREON IS LOCATED WITHIN ZONE X, WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

SCHAUMBURG, ILLINOIS _____FOR REVIEW_____

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3760

LEENDERT A. KLEINJAN 035-3760 SCHAUMBURG, ILLINOIS PROFESSIONAL LAND SURVEYOR

EXPIRES 11-30-22

Originally Prepared: 4/20/21 Project N

No.	Date	Revision
1	06/09/2021	Per Village Comments

HAEGER ENGINEERING
consulting engineers • lan
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Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003
www.haegerengineering.com

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Plot Date: Jun 09, 2021 - 4:43pm Plotted By: donielv Layout: Plat of Sub Sheet2
File Name: P:\2020\20239\Drawing\Final Survey\20239-Plat of Subdivision.dwg

Attachment: Autumn Road Plat of Subdivision (Security Deposit Reduction and Release Autumn Road

Consider a Resolution Granting a Security Deposit Reduction, Commencement of the 1-Year Maintenance Period, and Release of the Planned Development Security Deposit for LPC Subdivision

BACKGROUND:
LPC recently completed the redevelopment of the 28-acre property at 975 W. Algonquin Road and recently received a certificate of occupancy for the building. As all the required public improvements are complete and have been inspected and accepted by the Village, the Public Improvement Security Deposit may be reduced down to the remaining 10% and the one-year maintenance period shall commence. After the final certificate of occupancy was issued, the Planned Development Security Deposit should be released. Therefore, the Petitioner is seeking approval of:

> **Authorization to reduce a public improvements' security deposit, commence the required one-year maintenance period, and release the planned development security deposit**

KEY ISSUES:
- The developer has completed the public improvements, as outlined in their Subdivision Improvement Agreement and Final Engineering Plans, for LPC Subdivision. With the issuance of the final certificate of occupancy, the Planned Development letter of credit may be released.
- With the completion of the Public Improvements and acceptance by the Village Engineer, the $149,517.50 letter of credit would be reduced down to the remaining 10%

ALTERNATIVES:
1. Authorize the reduction in the public improvements' security deposit, commencement of the one-year maintenance period, and release of the planned development security deposit.
2. Do not authorize the reduction in the public improvements' security deposit, commencement of the one-year maintenance period, and release of the planned development security deposit.

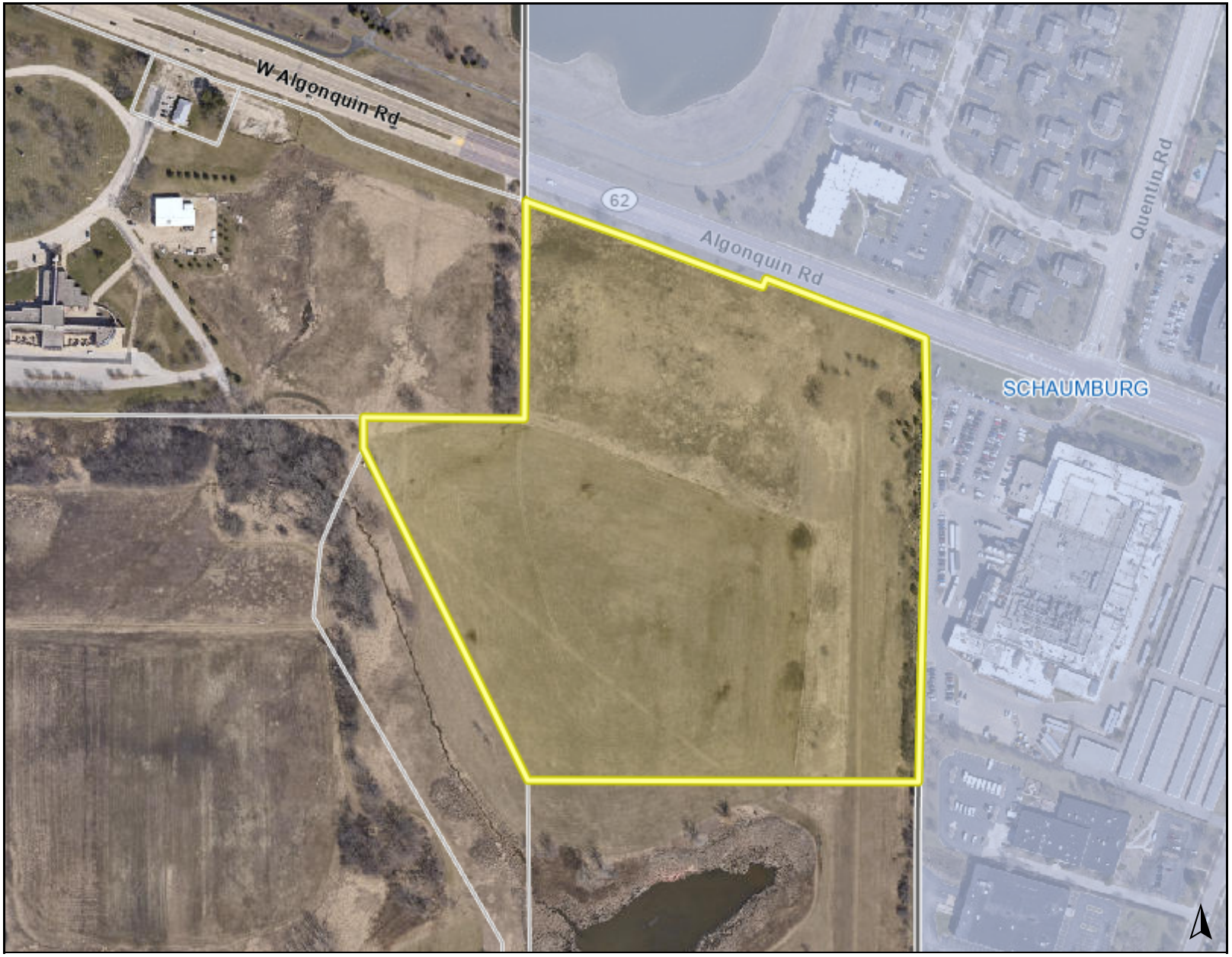
RECOMMENDATION:
Staff recommends that the amount of the public improvements' security deposit be reduced, the one-year maintenance period commenced, and the planned development security deposit released.

ACTION REQUIRED:
A motion to approve a resolution granting a reduction in the Public Improvements' security deposit, the commencement of the one-year maintenance period and the release of the planned development security deposit for LPC Subdivision at 975 W. Algonquin Road.

ATTACHMENTS:

- Aerial Map
- 2024 RES - LC reduce and maintenance

GISConsortium | 975 W. Algonquin Road



Legend

0 500 1000 ft

Print Date: 2/1/2024

Notes

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Attachment: Aerial Map (Security Deposit Reduction and Release - LPC Subdivision (CA))

RESOLUTION NO. _____

RESOLUTION AUTHORIZING A REDUCTION OF A SECURITY DEPOSIT FOR LPC SUBDIVISION, COMMENCEMENT OF THE ONE-YEAR MAINTENANCE PERIOD, AND THE RELEASE OF THE PLANNED DEVELOPMENT SECURITY DEPOSIT, PURSUANT TO THE VILLAGE OF PALATINE MUNICIPAL CODE, APPENDIX B, SUBDIVISIONS, SECTION 9.02 AND APPENDIX A SECTION 13

WHEREAS, on the 15th day of July, 2023, Logistics Property Company, LLC for good and valuable consideration agreed to install certain public improvements in the LPC 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 provide a certain security deposit or evidence thereof with the Village of Palatine to guarantee the installation of such public improvements (#10001650) and a separate planned development security deposit (#10001649); and

WHEREAS, in the matter of the LPC Subdivision, located at 975 W. Algonquin Road, a Public Improvement Security Deposit in the amount of $149,517.50 was deposited with the Village of Palatine in June, 2023 to ensure the completion of the project improvements; and

WHEREAS, LPC, LLC has made application for a reduction of the letter of credit in the amount of $135,925 and to commence the required one-year maintenance period and a release of the $325,000 Planned Development Security Deposit; and

Attachment: 2024 RES - LC reduce and maintenance (Security Deposit Reduction and Release - LPC Subdivision (CA))

WHEREAS, an inspector with the Village's Engineering Department has inspected the public improvements and has found these improvements to have been satisfactorily completed and agrees that the required one-year maintenance period shall commence and a certificate of occupancy was issued for the building .

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 Appendix A Section 13 is hereby granted for the public improvements having a value of $135,925 and the Planned Development security deposit is released.

SECTION 2: The letter of credit is hereby reduced to $13,592.50 for the one-year maintenance amount.

PASSED: This _____ day of_____, 2024.

AYES:_____ NAYS:_____ABSENT:_____PASS:_____

_____
Mayor

ATTESTED and FILED in the Office of the Village Clerk this _____ day of _____, 2024.

_____
Village Clerk

Attachment: 2024 RES - LC reduce and maintenance (Security Deposit Reduction and Release - LPC Subdivision (CA))

Consider a Resolution Granting a Security Deposit Reduction and Commencement of the Required One-Year Maintenance Period for Pancorvo Subdivision

BACKGROUND:
In 2023, the Village Council accepted a public improvements security deposit in the amount of $31,738.30 to ensure the completion of the public improvements for Pancorvo Subdivision. The Developer has now completed the public improvements, which were inspected and accepted by the Village's Engineering Department. Therefore, the Petitioner is seeking approval of:

Authorization to reduce a public improvements' security deposit and commence the required one-year maintenance period

KEY ISSUES:
- The Petitioner has completed a portion of the public improvements, as outlined in their Subdivision Improvement Agreement and Final Engineering Plans, for Pancorvo Subdivision.
- The Petitioner has requested a letter of credit reduction of $6,918. The installed improvements complete the public improvements, with the exception of 3 parkway trees along Crescent Avenue, which will be installed when the weather allows.
- The public improvements security deposit could be reduced and still cover both the costs of the remaining improvements ($2,885.30) and the Village costs associated with the Crescent Avenue improvements and the required one-year maintenance period.

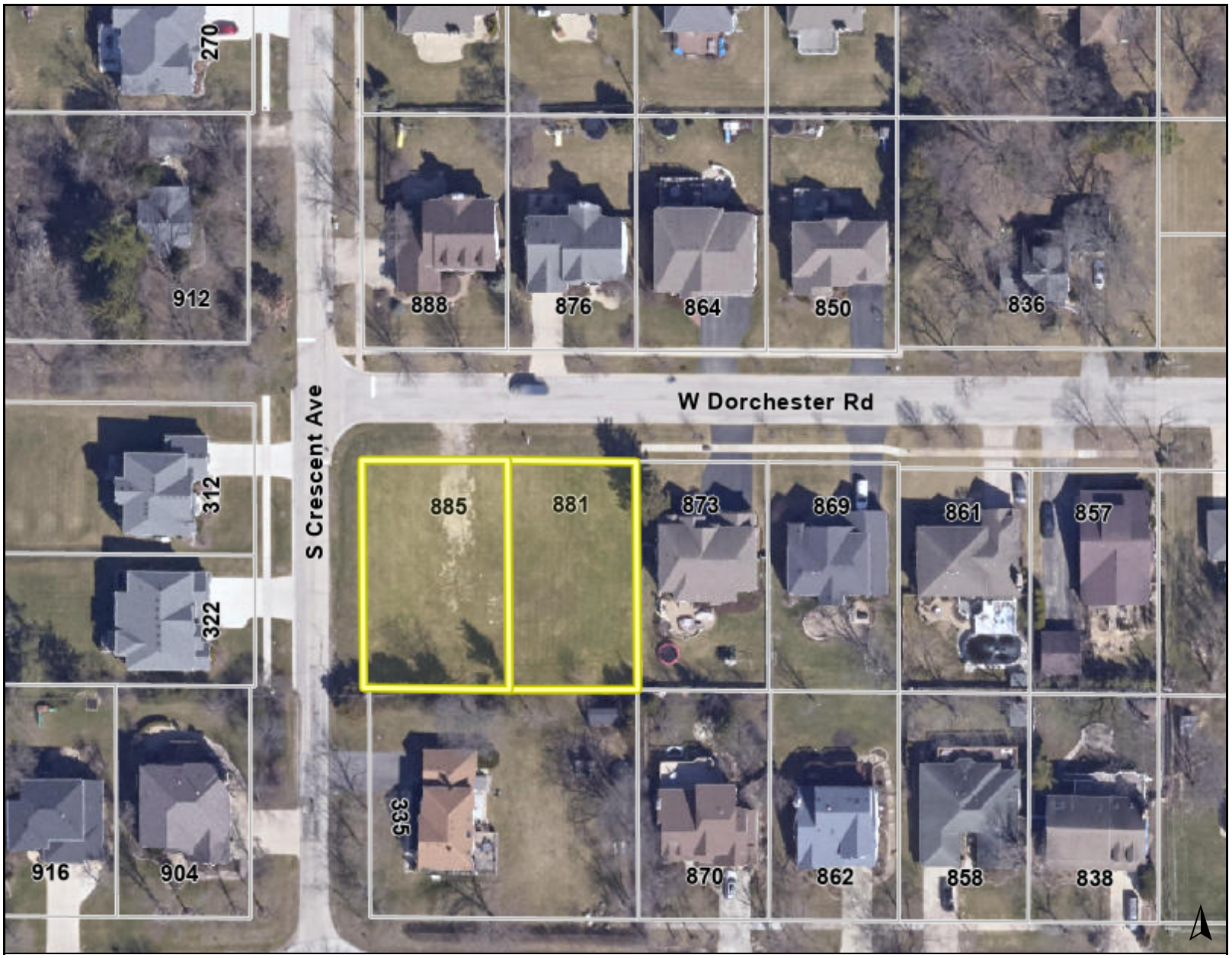
ALTERNATIVES:
1. Authorize the reduction in the public improvements' security deposit.
2. Do not authorize the reduction in the public improvements' security deposit.

RECOMMENDATION:
Staff recommends that the amount of the public improvements' security deposit be reduced.

ACTION REQUIRED:
A motion to approve a resolution granting a reduction in the Public Improvements' security deposit for Pancorvo Subdivision at 885 W. Dorchester Road.

ATTACHMENTS:
- Pancorvo Subdivison Aerial Map
- 2024 RES - LC reduce and maintenance

GISConsortium | Pancorvo Subdivision



Legend

0 150 300 ft

Print Date: 8/9/2023

Notes

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Attachment: Pancorvo Subdivison Aerial Map (Security Deposit Reduction and commence one-year

RESOLUTION NO. _____

RESOLUTION AUTHORIZING A REDUCTION OF A SECURITY DEPOSIT FOR PANCORVO SUBDIVISION AND THE COMMENCEMENT OF THE ONE-YEAR MAINTENANCE PERIOD, PURSUANT TO THE VILLAGE OF PALATINE MUNICIPAL CODE, APPENDIX B, SUBDIVISIONS, SECTION 9.02

WHEREAS, on the 15th day of March, 2023, Jill Niese for good and valuable consideration agreed to install certain public improvements in the Pancorvo 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 provide a certain security deposit or evidence thereof with the Village of Palatine to guarantee the installation of such public improvements; and

WHEREAS, in the matter of the Pancorvo Subdivision, located at the southeast corner of W. Dorchester Road and Crescent Avenue, a Security Deposit in the amount of $31,738.30 was deposited with the Village of Palatine on the 15th day of March, 2023 to ensure the completion of the project improvements; and was previously reduced by $6,480 in August 2023; and

WHEREAS, Jill Niese has made application for a reduction of the letter of credit in the amount of $6,918 and to commence the required one-year maintenance period; and

WHEREAS, an inspector with the Village's Engineering Department has inspected the public improvements and has found these improvements

Attachment: 2024 RES - LC reduce and maintenance (Security Deposit Reduction and commence one-year maintrenance Pancorvo

to have been satisfactorily completed and agrees that the required one-year maintenance period shall commence.

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

SECTION 1: Approval pursuant to the Palatine Municipal Code, Appendix B Section 9.02 be and is hereby granted for the public improvements having a value of $6,918.

SECTION 2: The letter of credit is hereby reduced to $18,340.30, with portions of the remaining funds obligated for Village required roadway and storm sewer improvements to Crescent Avenue and the $2,885.30 required for the one-year maintenance amount.

PASSED: This _____ day of_____, 2024.

AYES:_____ NAYS:_____ABSENT:_____PASS:_____

_____
Mayor

ATTESTED and FILED in the Office of the Village Clerk this _____ day of _____, 2024.

_____
Village Clerk

Attachment: 2024 RES - LC reduce and maintenance (Security Deposit Reduction and commence one-year maintrenance Pancorvo