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 3, 2025

Regular Meeting **7:00 PM**

I. ROLL CALL

II. PLEDGE TO THE FLAG

III. APPROVAL OF MINUTES

1. Consider a Motion Approving the Amended Minutes of the December 9, 2024 Special Village Council Meeting

2. Village Council Special Meeting - January 13, 2025

3. Village Council & Committee of the Whole - Regular Meeting - January 13, 2025

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

BRAD HELMS, CHAIRMAN

1. Consider a Motion to Approve the Palatine Sister Cities to Utilize the Village Train Station Parking Lot (B) for the 2025 Summer Farmers' Market and 2025-2026 Winter Farmers' Market (Council District: Six)

2. Consider a Motion to Approve the Temporary Closure of Streets for the St. Patrick's Day Parade on Saturday, March 15, 2025 (Council District: Six)

3. As Submitted

B. POLICE POLICY & CODE SERVICES COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. Consider Ordinances Approving the Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential and Granting a Variation for Lot Coverage for the Property Located at 518 N. Brockway Street (Council District: Six)

2. Consider an Ordinance Granting a Special Use for a Restaurant, With a Drive-Through, at 1572 N. Rand Road (Council District: Four)

3. Consider an Ordinance Granting a Special Use for a Daycare (Montessori School) at 660 N. Hicks Road (Council District: Six)

4. As Submitted

C. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

JOE FALKENBERG, CHAIRMAN

1. Consider a Motion Authorizing the Village Manager to Purchase a Replacement Backhoe Loader

2. Consider a Motion Authorizing the Village Manager to Purchase a Replacement Street Sweeper

3. As Submitted

D. BUSINESS FINANCE & BUDGET COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted

E. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted

VII. RECONVENE THE VILLAGE COUNCIL MEETING

VIII.CONSENT AGENDA

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

1. Consider a Motion to Approve Warrant 2025 #3

2. Consider a Motion to Approve the Palatine Sister Cities to Utilize the Village Train Station Parking Lot (B) for the 2025 Summer Farmers' Market and 2025-2026 Winter Farmers' Market (Council District: Six)

3. Consider a Motion to Approve the Temporary Closure of Streets for the St. Patrick's Day Parade on Saturday, March 15, 2025 (Council District: Six)

4. Consider Ordinances Approving the Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential and Granting a Variation for Lot Coverage for the Property Located at 518 N. Brockway Street (Council District: Six)

5. Consider an Ordinance Granting a Special Use for a Restaurant, With a Drive-Through, at 1572 N. Rand Road (Council District: Four)

6. Consider an Ordinance Granting a Special Use for a Daycare (Montessori School) at 660 N. Hicks Road (Council District: Six)

7. Consider a Motion Authorizing the Village Manager to Purchase a Replacement Backhoe Loader

8. Consider a Motion Authorizing the Village Manager to Purchase a Replacement Street Sweeper

9. Consider an Ordinance Amending Chapter 6 - Article I Building Codes and Amendments of the Palatine Code of Ordinances

10. Consider an Ordinance Amending Chapter 10 - Article III Property Maintenance Codes and Amendments, Article IV Rental Property Rules and Regulations, and Article VII Notice of Violation Procedures, Penalties, Appeals and Conflict of Ordinances of the Palatine Code of Ordinances

11. Consider a Resolution Granting a Release of the Public Improvements Security Deposit for Pancorvo Subdivision (Council District: One)

12. Consider a Resolution Regarding the Review of Closed Session Minutes

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted

B. BUSINESS FINANCE & BUDGET COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

JOE FALKENBERG, CHAIRMAN

1. As Submitted

F. POLICE POLICY & CODE SERVICES COMMITTEE

SCOTT LAMERAND, 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

Consider a Motion Approving the Amended Minutes of the December 9, 2024 Special Village Council Meeting

BACKGROUND:
On December 9, 2024, the Village Council had a special meeting. Unfortunately, the approved minutes recorded Councilman Helms as arriving at 6:35 PM and Councilman Kozlowski as present, which was inaccurate. Helms was present and not late and Councilman Kozlowski was not present at roll call.

KEY ISSUES:
It is necessary to formally amend the approved minutes from the December 9, 2024 Special Meeting to reflect the attendance record of Councilmen Helms and Kozlowski.

ALTERNATIVES:
1. Approve the Motion to Amend the December 9, 2024 Special Village Council Minutes.
2. Do not approve the Motion to Amend the December 9, 2024 Special Village Council Minutes.

RECOMMENDATION:
Staff recommends approval of the motion to amend the December 9, 2024 Special Village Council Minutes.

ACTION REQUIRED:
A motion to approve amending the December 9, 2024 Special Village Council Minutes.

ATTACHMENTS:

- 2024-12-09 Amended Special Minutes

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AMENDED MINUTES AS OF FEBRUARY 3, 2025

VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

DECEMBER 9, 2024

Village Hall - Council Chambers **Special Meeting** **6:00 PM**

I. ROLL CALL – Time: 6:00 PM

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

II. REQUEST FOR CLOSED SESSION

1. Consider a Motion Requesting a Closed Session Pursuant to 5 ILCS 120/2 (c) (1) and (21) **- Approved by Voice Vote**

   Village Manager Reid Ottesen requested a Closed Session for the purpose of discussing terms of employment and concurrence on closed session minutes.

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

III. ADJOURNMENT – Time: 6:48 PM

- Motion Carried by Voice Vote

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

SUBMITTED BY:

Margaret R. Duer
Village Clerk

Attachment: 2024-12-09 Amended Special Minutes (Approval of Amended Special Minutes 12.09.24)

Consider a Motion Requesting a Closed Session Pursuant to 5 ILCS 120/2 (c) (1) and (21)

BACKGROUND:
The Village Manager is requesting a closed session pursuant to the provision of the Illinois Compiled Statutes 5 ILCS 120/2 (c) (1) and (21).

KEY ISSUES:
This evening a closed session is being requested pursuant to:

> **ILCS 120/2 (c) (1)** - Appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body.
>
> **ILCS120/2 (c) (21)** - Discussion of minutes of meeting lawfully closed under this Act, whether for purposes of approval by the body of the minutes or semiannual review of the minutes as mandated by Section 2.06.

RECOMMENDATION:
Action is at the discretion of the Council.

ACTION REQUIRED:
A motion to request a Closed Session pursuant to 5 ILCS 120/2 (c) (1) and (21).

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

Attachment: 2024-12-09 Amended Special Minutes (Approval of Amended Special Minutes 12.09.24)

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VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

JANUARY 13, 2025

Village Hall - Council Chambers | **Special Meeting** | **6:15 PM**

I. ROLL CALL – Time: 6:15 PM

Attendee Name	Title	Status	Arrived
Jim Schwantz	Mayor	Present	
Tim Millar	District 1 Councilman	Present	
Scott Lamerand	District 2 Councilman	Present	
Doug Myslinski	District 3 Councilman	Present	
Joe Falkenberg	District 4 Councilman	Present	
Kollin Kozlowski	District 5 Councilman	Late	6:17 PM
Brad Helms	District 6 Councilman	Present	

Also Present:
Village Clerk Marg Duer, Deputy Village Manager Hadley Skeffington-Vos, and Village Attorney Rick Veenstra.

II. REQUEST FOR CLOSED SESSION

1. Consider a Motion Requesting a Closed Session Pursuant to 5 ILCS 120/2 (c) (2) and (21) **- Approved by Roll Call**

   Deputy Village Manager Hadley Skeffington-Vos requested a Closed Session Pursuant to 5 ILCS 120/2 (C) (2) Negotiations, and (21) Closed Session Minutes, with no intention to return.

RESULT:	**APPROVED BY ROLL CALL [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

III. ADJOURNMENT – Time: 6:58 PM

Adjourn the Closed Session **- Motion Carried by Voice Vote**

Minutes Acceptance: Minutes of Jan 13, 2025 6:15 PM (APPROVAL OF MINUTES)

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

SUBMITTED BY:

Margaret R. Duer
Village Clerk

Minutes Acceptance: Minutes of Jan 13, 2025 6:15 PM (APPROVAL OF MINUTES)

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VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

JANUARY 13, 2025

Regular Meeting **7:00 PM**

I. ROLL CALL – Time: 7:00 PM

Attendee Name	Title	Status	Arrived
Jim Schwantz	Mayor	Present	
Tim Millar	District 1 Councilman	Present	
Scott Lamerand	District 2 Councilman	Present	
Doug Myslinski	District 3 Councilman	Present	
Joe Falkenberg	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 Rick Veenstra, Director of Community Development Mike Jacobs, Director of Planning & Zoning Ben Vyverberg, Director of Public Works Matt Barry, Police Chief William Nord, Fire Chief Patrick Gratzianna, IT Director Larry Schroth, Director of Finance Andrew Brown, Director of Human Resources Monika Pandya, and Management Analyst Laura Okrzesik.

II. PLEDGE TO THE FLAG

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

III. APPROVAL OF MINUTES

1. Village Council & Committee of the Whole - Regular Meeting - January 6, 2025 - **Accepted**

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

Minutes Acceptance: Minutes of Jan 13, 2025 7:00 PM (APPROVAL OF MINUTES)

IV. MAYOR'S REPORT

1. As Submitted -

Mayor Schwantz announced upcoming events:

Live Christmas trees and wreaths, free of decorations, can be placed at the parkway on your scheduled collection day throughout January.

The Village of Palatine is still offering the Holiday Light Recycling Program until January 31. Residents can drop them off at the Village Services Counter on the first floor of Village Hall.

Village Hall will be closed to the public on Monday, January 20, 2025 in observance of Martin Luther King Jr. Day. There will be no Council meeting then.

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:	Joe Falkenberg, District 4 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

VI. COMMITTEE OF THE WHOLE

A. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. Consider a Motion to Approve the Temporary Closure of Public Streets and Waiver of Fees All Related to the Jaycees' Proposed 2025 Hometown Fest **- Approved by Voice Vote** (Council District: Six)

Deputy Village Manager Hadley Skeffington-Vos presented the Jaycees' request for Hometown Fest 2025 for July 2-6, with a temporary street closure for the carnival, parade route on July 6, activities and fireworks on July 3rd, and with a waiver of fees for Village services, permits, and licenses.

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

Minutes Acceptance: Minutes of Jan 13, 2025 7:00 PM (APPROVAL OF MINUTES)

2. As Submitted -

Nothing was submitted.

B. POLICE POLICY & CODE SERVICES COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. 235 W. Northwest Highway (Council District: Six)

The motion was to approve A. and B.

Planning & Zoning Director Ben Vyverberg presented the petitioner's request to open Millennium Cigar and Liquor Store to sell tobacco products and liquor to include a walk-in tobacco humidor and a walk-in alcohol cooler with security cameras to monitor inside and outside. Products include cigars, cigarettes, tobacco, e-cigarettes, smoke paraphernalia, alcoholic spirits, wine, beer, nonalcoholic drinks and packaged snacks. Hours of operation and signage Codes were defined by the Village.

Vyverberg stated that CBD/hemp/THC products are prohibited from sale and security measures would be required as determined by the Police Department as conditions of the proposed Ordinance. There were two objections received. The Planning & Zoning Commission voted unanimously to approve the Special Use and staff recommends action at the Village Council's discretion.

Councilman Helms confirmed that age requirements for both tobacco and alcohol are 21 years of age.

Iba Swaiss, owner of the wine and spirits store located across the street, at 146 W. Northwest Highway, sent a letter and expressed his objection in person to the proposed business.

Vyverberg presented Jaimin Parekh and Ujaval Darji's request to increase the Class B Liquor Licenses by one for Millennium Cigar & Liquor Store. Permitted hours for a Class B Liquor License are Sunday - Saturday 6 AM - Midnight. This action would increase Class B Liquor Licenses by one for a total of 17. Action is at the discretion of the Committee.

RESULT:	**ADOPTED BY ROLL CALL [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

Minutes Acceptance: Minutes of Jan 13, 2025 7:00 PM (APPROVAL OF MINUTES)

A. Consider an Ordinance Granting a Special Use to Permit a Package Liquor and Tobacco Store at 235 W. Northwest Highway **- Approved** (Council District: Six)

B. Consider an Ordinance Increasing the Number of Class B (Package Liquor) Liquor Licenses by One for Millennium Cigar & Liquor at 235 W. Northwest Highway **- Approved** (Council District: Six)

2. As Submitted **-**

Nothing was submitted.

C. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

JOE FALKENBERG,CHAIRMAN

1. Consider a Motion to Approve and Authorize the Mayor to Execute a Local Public Agency Agreement for Participation in the Illinois Department of Transportation's Illinois Route 53 Improvement from Algonquin Road to Salt Creek and Rand Road to Lake Cook Road (Contract 62N91) **- Approved by Voice Vote**

Public Works Director Matt Barry recommended authorizing the Mayor to execute a Local Public Agency Agreement for Participation in the IDOT Improvement Project on Route 53 from Algonquin Road to Salt Creek and Rand Road to Lake Cook Road with cost sharing of $18,055 from the Village for emergency vehicle preemption ramps.

Barry also described the agreement to complete the existing pedestrian gap along Rand Road for the installation of the 10' wide off-road shared use path from the west Frontage Road to the east Frontage Road of IL-53, along the south side of Rand. The other involved jurisdictions include the Village of Arlington Heights and Palatine Township, and will complete similar agreements.

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

2. Consider a Motion to Approve and Authorize the Mayor to Execute a Letter of Understanding for Maintenance of Certain Improvements **- Approved by Voice Vote** (Council District: One)

Minutes Acceptance: Minutes of Jan 13, 2025 7:00 PM (APPROVAL OF MINUTES)

Public Works Director Matt Barry recommended authorizing the Mayor to execute a letter of understanding for maintenance of certain improvements, including drainage improvement, guardrail replacement, roadway widening, resurfacing and completing the sidewalk gap on the south side of the roadway along Dundee Road, resulting in a continuous sidewalk/shared-use path from Smith Street to Quentin Road upon completion. The State will be responsible for all improvement costs. Upon completion, the Village of Palatine will maintain the portions not maintained by the State.

Councilman Myslinski noted a real benefit to completing the shared-use walking bike path and Barry assured Councilmen that there will be no adverse impact on the Creek or surrounding areas as well as down-stream from this work.

Myslinski and Barry agreed that residents should be notified of the impact of the improvements to be made.

Councilman Millar complimented the project and hopes we continue to support Cook County expanding the work on Quentin to improve access to the Forest Preserve.

Barry confirmed that staff continues to work with Cook County on this through the County's "Invest in Cook" program.

RESULT:	**APPROVED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Tim Millar, District 1 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

3. As Submitted **-**

   Nothing was submitted.

D. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted **-**

   Nothing was submitted.

E. BUSINESS FINANCE & BUDGET COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted **-**

   Nothing was submitted.

Minutes Acceptance: Minutes of Jan 13, 2025 7:00 PM (APPROVAL OF MINUTES)

F. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted -

   Nothing was submitted.

VII. RECONVENE THE VILLAGE COUNCIL MEETING

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

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

VIII.CONSENT AGENDA

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

RESULT:	**ADOPTED BY ROLL CALL [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Joe Falkenberg, District 4 Councilman
AYES:	Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

1. Consider a Motion to Approve the Temporary Closure of Public Streets and Waiver of Fees All Related to the Jaycees' Proposed 2025 Hometown Fest **- Approved** (Council District: Six)

2. Consider an Ordinance Granting a Special Use to Permit a Package Liquor and Tobacco Store at 235 W. Northwest Highway **- Approved** (Council District: Six)

   Ordinance #O-2-25

3. Consider an Ordinance Increasing the Number of Class B (Package Liquor) Liquor Licenses by One for Millennium Cigar & Liquor at 235 W. Northwest Highway **- Approved** (Council District: Six)

   Ordinance #O-3-25

4. Consider a Motion to Approve and Authorize the Mayor to Execute a Local Public Agency Agreement for Participation in the Illinois Department of Transportation's Illinois Route 53 Improvement from Algonquin Road to Salt Creek and Rand Road to Lake Cook Road (Contract 62N91) **- Approved**

Minutes Acceptance: Minutes of Jan 13, 2025 7:00 PM (APPROVAL OF MINUTES)

5. Consider a Motion to Approve and Authorize the Mayor to Execute a Letter of Understanding for Maintenance of Certain Improvements **- Approved** (Council District: One)

6. Consider a Resolution Granting a Security Deposit Release for LPC Subdivision Pursuant to the Village of Palatine Municipal Code, Appendix B, Subdivisions, Section 9.02 **- Adopted by Roll Call** (Council District: Two)

   Resolution #R-1-25

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted **-**

   No Report

B. BUSINESS FINANCE & BUDGET COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted **-**

   No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted **-**

   No Report

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted **-**

   No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

JOE FALKENBERG,CHAIRMAN

1. As Submitted **-**

   No Report

Minutes Acceptance: Minutes of Jan 13, 2025 7:00 PM (APPROVAL OF MINUTES)

F. POLICE POLICY & CODE SERVICES COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted -

No Report

X. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted -

No Report

B. VILLAGE CLERK

1. As Submitted -

No Report

C. VILLAGE ATTORNEY

1. As Submitted -

No Report

XI. CLOSED SESSION AS REQUIRED

No Closed Session requested.

XII. RECOGNITION OF AUDIENCE

No one came forward.

XIII.ADJOURNMENT – Time: 7:17 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:	Joe Falkenberg, District 4 Councilman
AYES:	Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

SUBMITTED BY:

Margaret R. Duer
Village Clerk

Minutes Acceptance: Minutes of Jan 13, 2025 7:00 PM (APPROVAL OF MINUTES)

Consider a Motion to Approve the Palatine Sister Cities to Utilize the Village Train Station Parking Lot (B) for the 2025 Summer Farmers' Market and 2025-2026 Winter Farmers' Market

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

KEY ISSUES:

- The Palatine Farmers' Market Committee requests approval for the 2025 Summer Market dates every Saturday (May 3 - October 25) from 7 AM to 1 PM in the Palatine Train Station Parking Lot (B). The Market's layout will be consistent with last year's. The Market includes over 30 vendors with increased organic products, a wider variety of local products, and a knife sharpener. The four green boxes, on the map, represent proposed additional vendors for 2025.
- The Farmers' Market requests approval of the following 2025-2026 Winter Walk-Up Market dates: November 1 and 15, December 6 and 20 of 2025 and January 3 and 17, February 7 and 21, March 7 and 21, April 4 and 18 of 2026. The Winter Market, held from 9 AM to noon, will be located in Parking Lot B.
- The Farmers' Market is also seeking approval to place three (real estate size) signs and three flag signs at key intersections on Saturdays between 6 AM and 2 PM.
- To ensure that the Village collects all Sales and Food and Beverage Tax, vendors will be provided with all applicable State and Village forms for remittance. Village staff will periodically check to confirm payments are being made.

ALTERNATIVES:

1. Approve the use of the Village Train Station Parking Lot (B) for the proposed 2025 Summer Farmers' Market and 2025-2026 Winter Market dates.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends approval.

ACTION REQUIRED:
Motion to approve the use of the Village Train Station Parking Lot (B) for the proposed 2025 Summer Farmers' Market and 2025-2026 Winter Market dates.

ATTACHMENTS:

- Farmers Market
- 2025/2026 Farmers Market Maps



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

January 20, 2025

Village Manager, Council and Staff:

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

- **Summer Market:** every Saturday, May 3rd through October 25th, 2025 from 7 AM to 1 PM, in the Train Station Parking Lot (B). We appreciate the current signage and ask that owners of cars parked in the Market area at 4:30 AM Saturday morning be contacted to vacate or be towed. The Police, under Commander Brandwein, have been excellent in ensuring that parked vehicles are removed from the Market area.

- The Summer Market area includes the 4 handicapped spaces on the northwest end of the lot and again we request those handicapped spaces. With over 30 vendors, increased organic products, a wider variety of exceptional local products, and a skilled knife sharpener we fill the 4 handicapped spaces and request additional highlighted parking spaces on the southwest side of the green island (Map attached) to add more diverse vendors.

Specific 2025 Summer dates are: May 3, 10,17,24,31, June 7, 14, 21, 28, July 5, 12, 19, 26, August 2, 9, 16, 23, 30, September 6, 13, 20, 27, October 4, 11, 18, 25.

- **Winter Farmers' Market:** Based on the success of the Winter 1st & 3rd Saturday Markets, the Farmers' Market Committee requests approval of the 2025-26 Winter Walk-Up Market from 9 AM to 12 PM. Since implementing the outdoor Winter Market, Harvard employee Rigo has assisted in safely limiting vehicle traffic for pedestrian customer safety.

Specific 2025-26 Dates: November 1 and 15, December 6 and 20 of 2025, and January 3 and 17, February 7 and 21, March 7 and 21, April 4 and 18 for 2026 located in Parking Lot B. Hours: 9 a.m. to noon. (Map attached)

Attachment: Farmers Market (2025 Farmers' Market and 2025-2026 Winter Market)

· Publicity: The Farmers' Market seeks approval to place 3 (real estate size) signs and 3 flag signs at key intersections on Saturdays from 6 a.m. to 2 p.m.

Sincerely,

Marg Duer

Marg Duer and the Market Committee
Pierre Jabeneau, Shar Jaegers, Zoe Lange, Nghi Pappas, Jim Parker, Maureen & Jeff Pasqualucci, Med Yaghmour

Attachment: Farmers Market (2025 Farmers' Market and 2025-2026 Winter Market)

Proposed 2025 Map



2024 Summer Market Map – Revised 1-18-2024

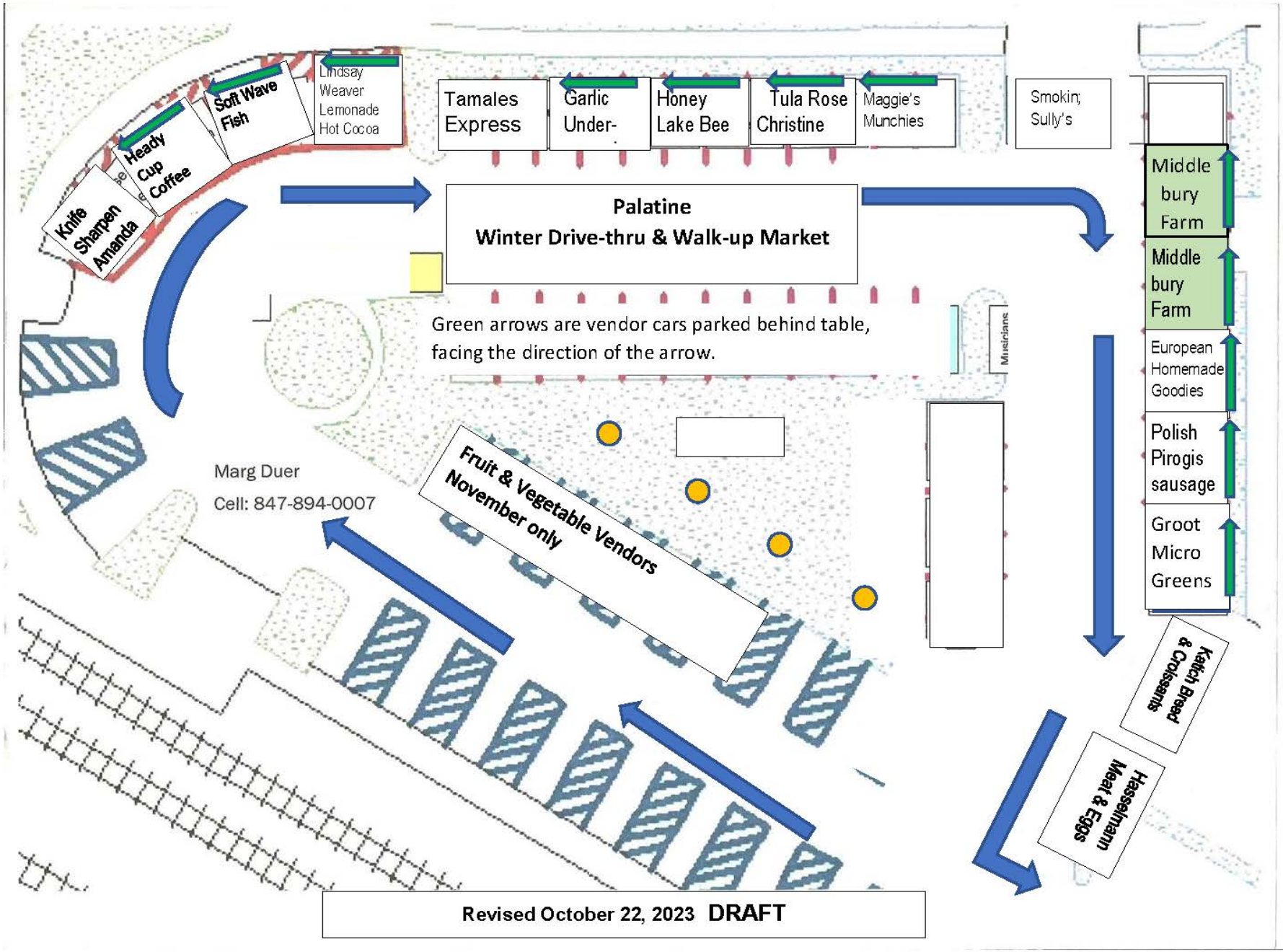
Attachment: 2025/2026 Farmers Market Maps (2025 Farmers' Market and 2025-2026 Winter Market)

Former Years' Map



2023 Market Map – Revised 5-19-2023

Attachment: 2025/2026 Farmers Market Maps (2025 Farmers' Market and 2025-2026 Winter Market)



Attachment: 2025/2026 Farmers Market Maps (2025 Farmers' Market and 2025-2026 Winter Market)

Consider a Motion to Approve the Temporary Closure of Streets for the St. Patrick's Day Parade on Saturday, March 15, 2025

BACKGROUND:
The Petitioners, Durty Nellies and Vicarious Multimedia, wish to hold their annual St. Patrick's Day Parade event on Saturday, March 15, 2025. Parade setup would begin at 6 AM and the parade would kick off at 11 AM.

KEY ISSUES:
- The event organizers wish to hold a St. Patrick's Day parade between Village Hall and Durty Nellies and are seeking approval for the temporary closure of streets for staging as well as for the parade route.
- Staging for the parade would occur along Oak Street (in the school driveway and the St. Paul United Church parking lot). The proposed route is west on Wood Street (from Village Hall), then north on Smith Street ending at Colfax Street. This is consistent with the route used in past years.

- *The event organizers are in the process of seeking approval from both the St. Paul United Church of Christ and School District 15 (Sanborn School) to utilize their properties for staging.*

- *A draft list of conditions has been prepared, which includes the requirement for Durty Nellies and Vicarious Multimedia to reimburse the Village for any Police/Fire/Public Works services for the event. Additionally, the Village Manager shall have the authority to cancel the parade in the event of inclement weather.*
- Durty Nellies (located at 180 N. Smith Street) will not host a post-parade event in their parking lot this year. Therefore, they do not need a waiver of the Village's Sound Amplification Ordinance. There will be no Irish Market this year.

ALTERNATIVES:
1. Approve the temporary closure of streets for the St. Patrick's Day Parade.
2. Refer back to Staff with comments.

RECOMMENDATION:
Action is at the discretion of the Committee.

ACTION REQUIRED:
Motion to approve the temporary closure of streets for the 'St. Patrick's Day Parade' on Saturday, March 15, 2025.

ATTACHMENTS:

- Durty Nellies St. Patricks Day Parade

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
Durty St. Pat's Parade

Exact Address of Event
Wood Street between Oak and Smith streets and ends at 180 N. Smith Street (Durty Nellie's)

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)
Saturday, March 15, 2025	Steps off11am, ends noon-ish	6am-2pm

Phone number/website for publication	Estimated attendance	Last years actual attendance
847-358-9150 I DurtyStPats.com	1,500	1,500

Describe the event's community and/or cultural benefit

This event brings the community together to celebrate St. Patrick's Day and has been a staple ev

SPONSORING ORGANIZATION INFORMATION

Name of Sponsoring Organization	Contact person from Sponsoring Organization	
Durty Nellie's	[redacted]	
Sponsoring Organization Address	**City**	**Zip**
180 N. Smith Street	Palatine	60067
Phone Number	**E-Mail**	**Website**
[redacted]	[redacted]	DurtyStPats.com

ORGANIZER/COORDINATOR INFORMATION

Name of Organizer/Coordinator	E-mail	
Melanie Santostefano	[redacted]	
Organizer/Coordinator Address	**City**	**Zip**
180 N. Smith Street	Palatine	60067
Phone Number	**Cell Phone Number**	**Fax Number**
[redacted]	[redacted]	[redacted]

EMERGENCY CONTACT INFORMATION

Name of Emergency Contact	E-mail	
[redacted]	[redacted]	
Emergency Contact Address	**City**	**Zip**
[redacted]	[redacted]	[redacted]
Phone Number (24hours)	**Cell Phone Number**	**Fax Number**
[redacted]	[redacted]	[redacted]

Attachment: Durty Nellies St. Patricks Day Parade (Durty Nellie's St. Patrick's Day Parade 2025)

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) 359-9090.**	☐ Yes ☑ No	If yes, how many vendors? _____ **Each vendor must submit a Temporary Food Event Permit Application 14 days prior to the event. Applications can be found at: https://permits.palatine.il.us/EnerGov_Prod/SelfService/PalatineILProd#/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/PalatineILProd#/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.

Melanie Santosteafno Digitally signed by Melanie Santosteafno
Date: 2025.01.22 08:52:12 -06'00'

Signature of Organizer

January 21, 2025

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: Durty Nellies St. Patricks Day Parade (Durty Nellie's St. Patrick's Day Parade 2025)

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
Durty St. Pat's Parade

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

Starting Location	Ending Location
Wood and Oak streets	180 N. Smith Street (at Wood Street)
Approximate Number of Attendees (runners/marchers)	**Approximate Number of Vehicles (cars/floats)**
250	30
Location of Assemble (Registration)	**Location of Personal Vehicle Parking**
South of Oak Street and on Wood Street	Park District and First United UCC Church lots

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)

Describe the sound system(s)

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

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
Park District Aquatic Center Parking Lot	3/15/25	9am	3/15/25	1pm
District 15 Sanborn School Circle Drive	3/15/25	9am	3/15/25	Noon
St. Paul UCC Parking Lot	3/15/25	9am	3/15/25	1pm

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: Durty Nellies St. Patricks Day Parade (Durty Nellie's St. Patrick's Day Parade 2025)

VILLAGE OF PALATINE
SPECIAL EVENT PERMIT APPLICATION

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

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

SECTION 4: INDEMNITY/HOLD HARMLESS AGREEMENT

Name of Sponsoring Organization
Durty Nellie's

Name of Event
Durty St. Pat's Parade

Date(s) of Event
Saturday, March 15, 2025

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 .

James Dolezal Digitally signed by James Dolezal
Date: 2025.01.22 08:51:40 -06'00'

SIGNATURE

James Dolezal	Owner/Durty Nellie's	1/21/2025
PRINT NAME	TITLE/POSITION	DATE

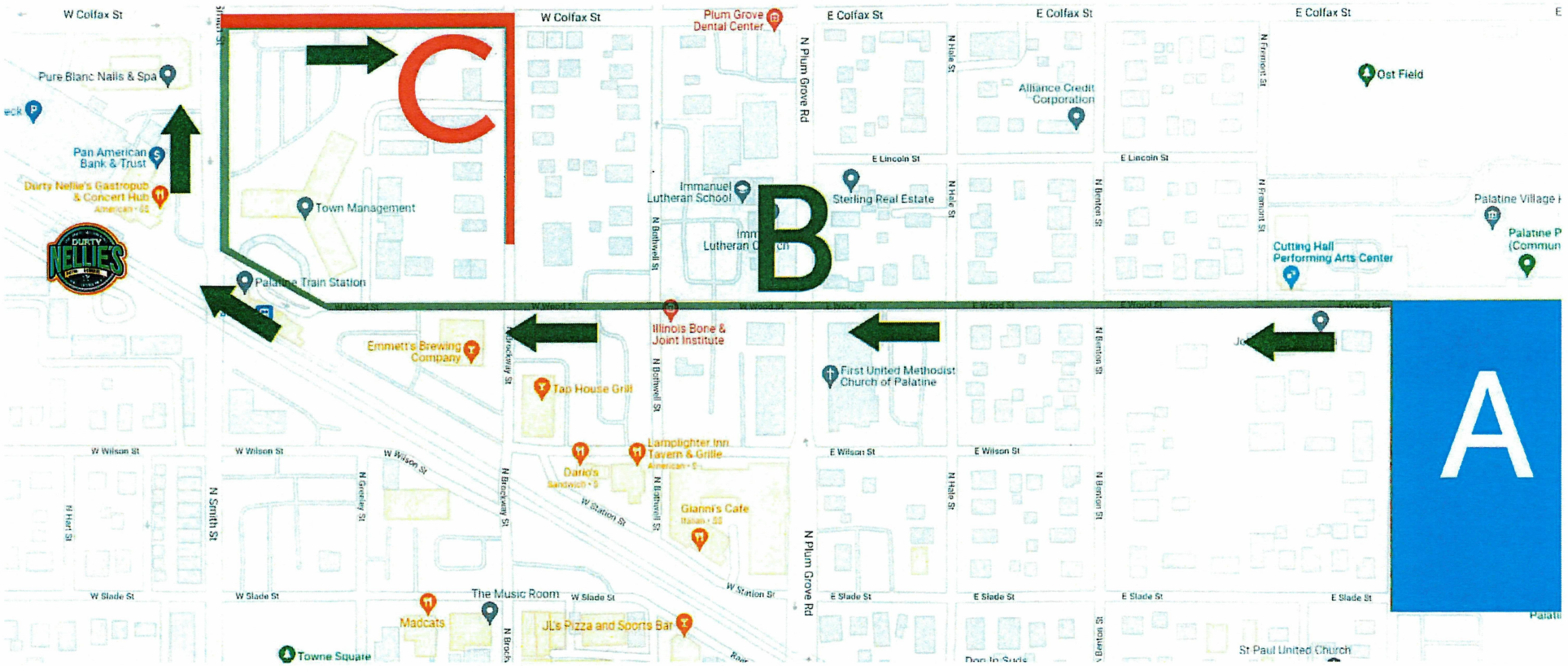
SECTION 5: INSURANCE REQUIREMENTS

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: Durty Nellies St. Patricks Day Parade (Durty Nellie's St. Patrick's Day Parade 2025)

ST. PATRICKS DAY PARADE ROUTE



A = Staging Area
B = Parade Route
C = Dispersement Area

Parade will begin at Oak and Wood streets and proceed west to Smith Street. Then disperse north and east on Colfax Street.

Please exit safely in nearby low traffic areas!

Consider Ordinances Approving the Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential and Granting a Variation for Lot Coverage for the Property Located at 518 N. Brockway Street

BACKGROUND:
The Subject Property, zoned R-1 Single-Family Residential and containing approximately 7,767 square feet, currently consists of a single-family home and a detached 2-car garage in the rear yard. The existing lot coverage is approximately 47%, which exceeds the underlying maximum R-1 lot coverage of 35% and is legally non-conforming.

The Petitioner is proposing to rezone the Subject Property to R-2 Single-Family residential. In addition to the requested rezoning, the proposed plans include removing and replacing the existing asphalt and pavers at the rear of the home. The Petitioner also intends to construct a patio using permeable pavers to enhance the property's drainage features, but which will increase the overall lot coverage. Therefore, the Petitioner is requesting approval of the following:

Rezoning from the R-1 Single-Family Residential District to the R-2 Single-Family Residential District.

Variation to permit lot coverage to be 52%, instead of the maximum permitted 45%.

KEY ISSUES:

- The existing lot was platted in 1926 and annexed into the Village in 1972. The lot is substandard and does not comply with the underlying R-1 minimum requirements for lot size, front yard setback, and lot coverage. The rezoning would more closely align with the R-2 District's property characteristics and requirements and mirror the zoning classifications of the residential properties to the west and south. The 3 lots directly to the south were rezoned to R-2 in 1994 and were subsequently developed.

	Current	R-1 (Pre-1958 platting)	R-2
Lot Size	7,767 sq. ft.	12,000 sq. ft.	5,400 sq. ft. (Pre-1958)
Lot Width	60 ft.	50.0 ft.	50 ft.
Lot Depth	129.45 ft.	110 ft.	110 ft.
Front Yard Setback	30.3 ft.	40.0 ft.	30 ft.
Side Yard Setback	11.86 & 12.20 ft.	5.0 ft.	5 ft.

Rear Yard Setback	53.62 ft.	50.0 ft.	40 ft.
Lot Coverage	47%	35%	45%
	51.25 % proposed		

- The Petitioner is proposing to remove and replace approximately 960 square feet of asphalt/brick pavers off the rear of the existing residence. The proposed project also includes a patio addition of 323 square feet. The construction of the new patio would establish the total proposed lot coverage at approximately 51.25%.
- Per the submitted application, the property currently experiences drainage issues and the installation of the permeable pavers will assist in addressing this issue. Note: Village Code does not differentiate between pavers or permeable pavers, as there are maintenance requirements for permeable pavers, which would impact their effectiveness.
- Nevertheless, the rezoning to R-2 diminishes the amount of lot coverage relief necessary and reflects the anticipated type of relief for lot coverage improvements to an existing property. The Village Engineer has reviewed the proposal and does not have any stormwater management concerns in the immediate area.
- The rezoning to R-2 would comply with the current minimum lot size requirement for the R-2 district (pre-1958 platting) of 5,400 square feet and represents a typical platted R-2 lot size from both this era and area of the Village.

ALTERNATIVES:

. Approve the Rezoning from R-1 Single-family residential to R-2 Single-family Residential and Variation for Lot Coverage.

2. Do not approve the Rezoning from R-1 Single-family residential to R-2 Single-family residential and Variation for Lot Coverage.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on January 14, 2025.
Residents testifying:	None
Vote:	The PZC voted unanimously to recommend approval of the Rezoning and Variation (Lot Coverage) and Staff concurs.

ACTION REQUIRED:

A motion to approve the Ordinances Rezoning to R-2 (single-family residential) and Granting a Variation for Lot Coverage at 518 N. Brockway Street.

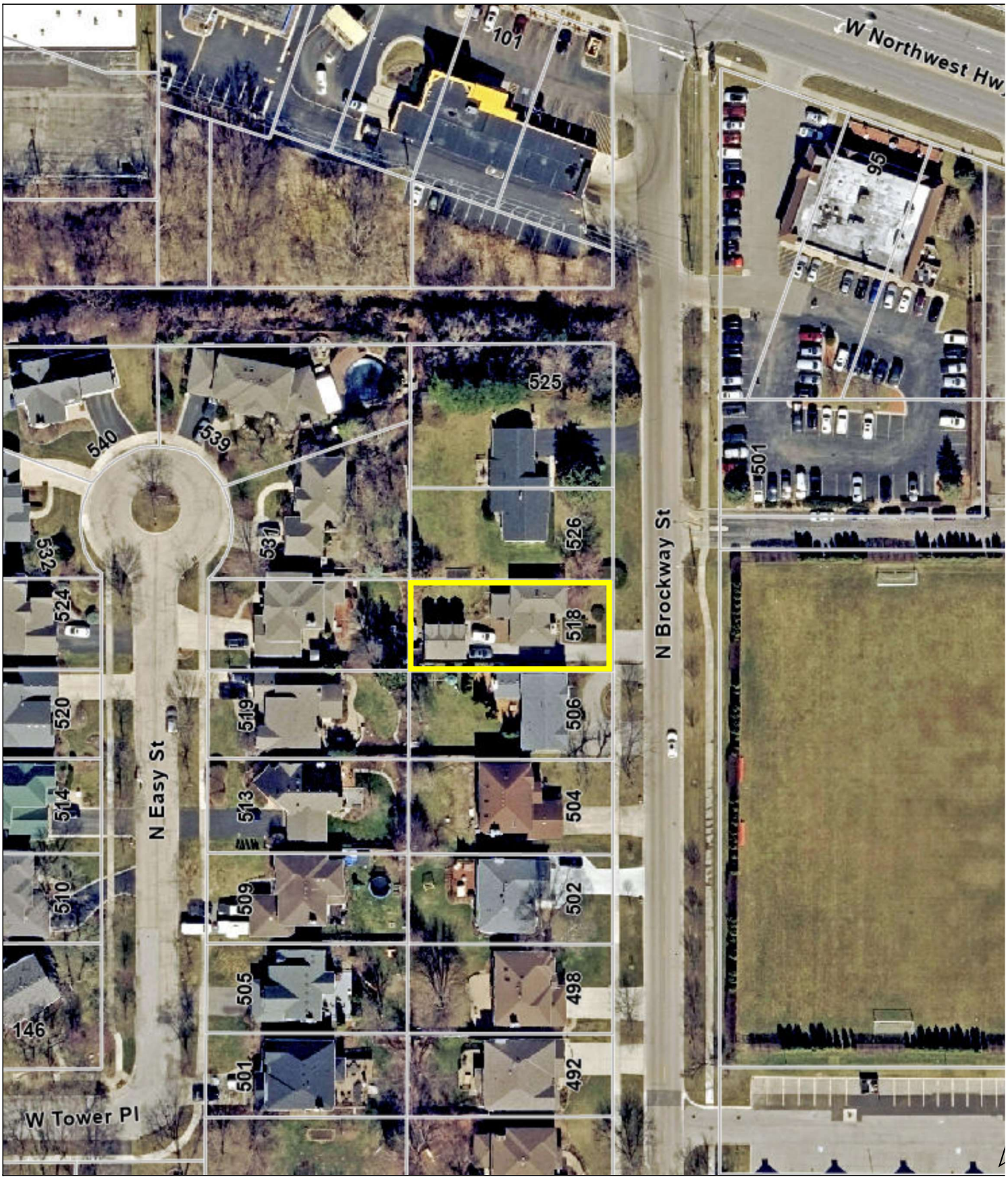
ATTACHMENTS:

- Aerial Map
- ORD Rezoning

- VAR ORD
- EXHIBIT - Site Plan
- Subject and Surrounding Property Zoning Map
- PZC materials - January 14, 2025 meeting
- January 14, 2025 PZC meeting minutes
- Public Notice

GISConsortium

518 N. Brockway Street



0 100 200 ft

Print Date: 1/2/2025

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 (518 N. Brockway Street - Rezoning from R-1 to R-2 and Variation)

ORDINANCE NO. _____

AN ORDINANCE REZONING A CERTAIN PROPERTY FROM R-1 SINGLE-FAMILY RESIDENTIAL TO R-2 SINGLE-FAMILY RESIDENTIAL
518 N. BROCKWAY STREET

WHEREAS, pursuant to a public hearing held on January 14, 2025, before the Planning and Zoning Commission of the Village of Palatine, in accordance with the applicable provision of the Village Code, and they have reported their findings on a proposal for rezoning the following legally described property from R-1 Single-Family Residential to R-2 Single-Family Residential.

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

LOT 3 IN BLOCK 4 IN FRANK E. MERRILL AND COMPANY'S PALATINE HOMESITES, A SUBDIVISION OF PART OF THE NORTHWEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED APRIL 10, 1926 AS DOCUMENT 9235994 IN COOK COUNTY, ILLINOIS

Commonly known as 518 N. Brockway Street (PIN 02-15-207-027-0000)

SECTION 1: That the Zoning Ordinance of the Village of Palatine, as amended, is hereby further amended by classifying the property described above as R-2 Single-Family Residential.

SECTION 2: That the Zoning Map of the Village of Palatine is hereby amended to reflect this change.

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

PASSED: This _____day of _____, 2025

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

APPROVED by me this _____day of _____, 2025

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this
_____day of _____, 2025

_____
Village Clerk

Attachment: ORD Rezoning (518 N. Brockway Street - Rezoning from R-1 to R-2 and Variation)

ORDINANCE NO. _____

AN ORDINANCE GRANTING A VARIATION AT
518 N. BROCKWAY STREET

WHEREAS, pursuant to a petition and public hearing on January 14, 2025, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Variation to allow the lot coverage to be 52%, instead of the maximum allowed 45%, pursuant to Section 10.06 (g) of the Village of Palatine Zoning Ordinance, on the following legally described property:

LOT 3 IN BLOCK 4 IN FRANK E. MERRILL AND COMPANY'S PALATINE HOMESITES, A SUBDIVISION OF PART OF THE NORTHWEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED APRIL 10, 1926 AS DOCUMENT 9235994 IN COOK COUNTY, ILLINOIS

Commonly known as 518 N. Brockway Street (PIN 02-15-207-027-0000)

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

SECTION 1: A Variation to permit the lot coverage to be 52%, instead of the maximum allowed 45%, pursuant to Section 10.06 (g) of the Palatine Zoning Ordinance is hereby granted, subject to the following condition(s):

1. **The Variation shall substantially conform to the site plan submitted by the Contractor, Michael Stephandis, Natural Innovations Landscaping, except as such plans may be changed to conform to the Village's Codes and Ordinances.**

Attachment: VAR ORD (518 N. Brockway Street - Rezoning from R-1 to R-2 and Variation)

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

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

PASSED: This _____day of _____, 2025

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

APPROVED by me this _____day of _____, 2025

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____day of _____, 2025

_____
Village Clerk

Attachment: VAR ORD (518 N. Brockway Street - Rezoning from R-1 to R-2 and Variation)

OF

LOT 3 IN BLOCK 4 IN FRANK E. MERRILL AND COMPANY'S PALATINE HOMESITES, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, EANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED APRIL 10, 1926 AS DOCUMENT 9235994, IN COOK COUNTY, ILLINOIS.

AREA OF SURVEY:

"CONTAINING 7767.7 SQ. FT. OR 0.18 ACRES MORE OR LESS"

CH = CHORD	P.O.C. = POINT OF COMMENCEMENT
CL = CENTERLINE	R = RECORD
D = DEED	RAD = RADIUS
E = EAST	R.O.W. = RIGHT OF WAY
F.I.P. = FOUND IRON PIPE	S = SOUTH
F.I.R. = FOUND IRON ROD	S.I.P.= SET IRON PIPE
FT. = FEET/FOOT	S.I.R.= SET IRON ROD
L = ARC LENGTH	SE = SOUTHEAST
M = MEASURED	SW = SOUTHWEST
N = NORTH	W = WEST
NE = NORTHEAST	

- = CHAIN LINK FENCE
- = WOOD FENCE
- = METAL FENCE
- = VINYL FENCE
- = EASEMENT LINE
- = SETBACK LINE
- = INTERIOR LOT LINE

15' 7.5' 0 15'

BASIS OF BEARING:
WEST LINE OF N. BROCKWAY STREET AS FOUND MONUMENTED AND OCCUPIED PER RECORD SUBDIVISION.
N 00°00'00" E (A)

SOUTH LINE OF GILBERT AVENUE

120.00' (R)

F.I.P 1/2" 0.52' N & ON LINE

F.I.P 1/2" 0.39' W & ON LINE

CENTER OF WOOD FENCE 0.4' S & 1.1' W

CENTER OF WOOD FENCE 0.3' W & ON LINE

LOT 15

LOT 2

LOT 14

LOT 3

LOT 13

BLOCK 4

Gazebo kit: 14'x12'
Concrete piers (x4):
42" deep x 12" diameter

Permeable Paver Patio:
18'9"x 17' = 318.75 SF
(only proposed new lot coverage)

Remove and Replace
Concrete pad with
Permeable Pavers
2'9"x6'2"=17 SF

Remove and Replace:
Asphalt and Brick with
Permeable Pavers (894 SF)
19" deep pereable base material
(CM-11 and CM-16 clear gravel)

Brick area:
No longer exists

N 89°37'57" W (C)
129.48' (R/M)

18'-9"

16'-6"

35'-10"

17'-2"

13'-1"

44'

27'-4"

18'-2"

11'-7"

32'-4"

129.45' (R/M)

N 89°37'57" W (C)

N 00°01'43" W (C)
60.00' (R/M)

N 00°00'00" E (A)
60.00' (R/M)

30.30'

11.65'

20 FT. BUILDING LINE

32.3'

BRICK

4.8'

5.6'

0.4'

9.7'

5.6'

13.1'

13.1'

13.2'

1 1/2 STORY
BRICK & FRAME
BUILDING

CONCRETE

BRICK

15.9'

2.7'

35.84'

38.62'

24.2'

6.1'

12.39'

ASPHALT

DRIVE

W EDGE OF ASPHALT 1.8' E

W EDGE OF ASPHALT 1.1' E

CONCRETE CURB

N. BROCKWAY STREET
(66' R.O.W.)

CONCRETE WALK

ADJACENT ASPHALT 2.0' S

ADJACENT ASPHALT 0.1' S & 1.2' E

ASPHALT

F.I.P 1/2" AT CORNER

CONCRETE

10.71'

24.2'

44' FRAME GARAGE

BUILDING CORNER 3.47' N

GARAGE CORNER 3.49' N & 94.57' W

20.3'

20.2'

24.2'

10 FT. PUBLIC UTILITY & DRAINAGE EASEMENT

0.57'

8.1'

8.0'

8.0'

8.2'

CENTER OF WOOD FENCE 6.8' N & 0.5' W

CENTER OF WOOD FENCE 7.7' N & 0.9' W

CENTER OF WOOD FENCE 0.1' S & 3.0' W

F.I.R 1/2" 0.38' N & 0.51' W

CENTER OF WOOD FENCE 0.5' S & 1.2' W

SHED CORNER 0.55' N & 100.61' W

FRAME SHED

CENTER OF WOOD FENCE 0.4' S & 34.8' E

CENTER OF WOOD FENCE 0.4' S & 43.2' W

N

Scale:
1 Grid Box =2'x2'

STATE OF ILLINOIS }SS
COUNTY OF DUPAGE }

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 22ND DAY OF APRIL, A.D., 2021,
AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317

JAMES LEE MORRISON
2317
PROFESSIONAL
LAND
SURVEYOR
STATE OF
ILLINOIS
LISLE, ILLINOIS

NOTE:
1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.

MEI
BETTER INFRASTRUCTURE
BETTER ENVIRONMENTS
BETTER LIFE!

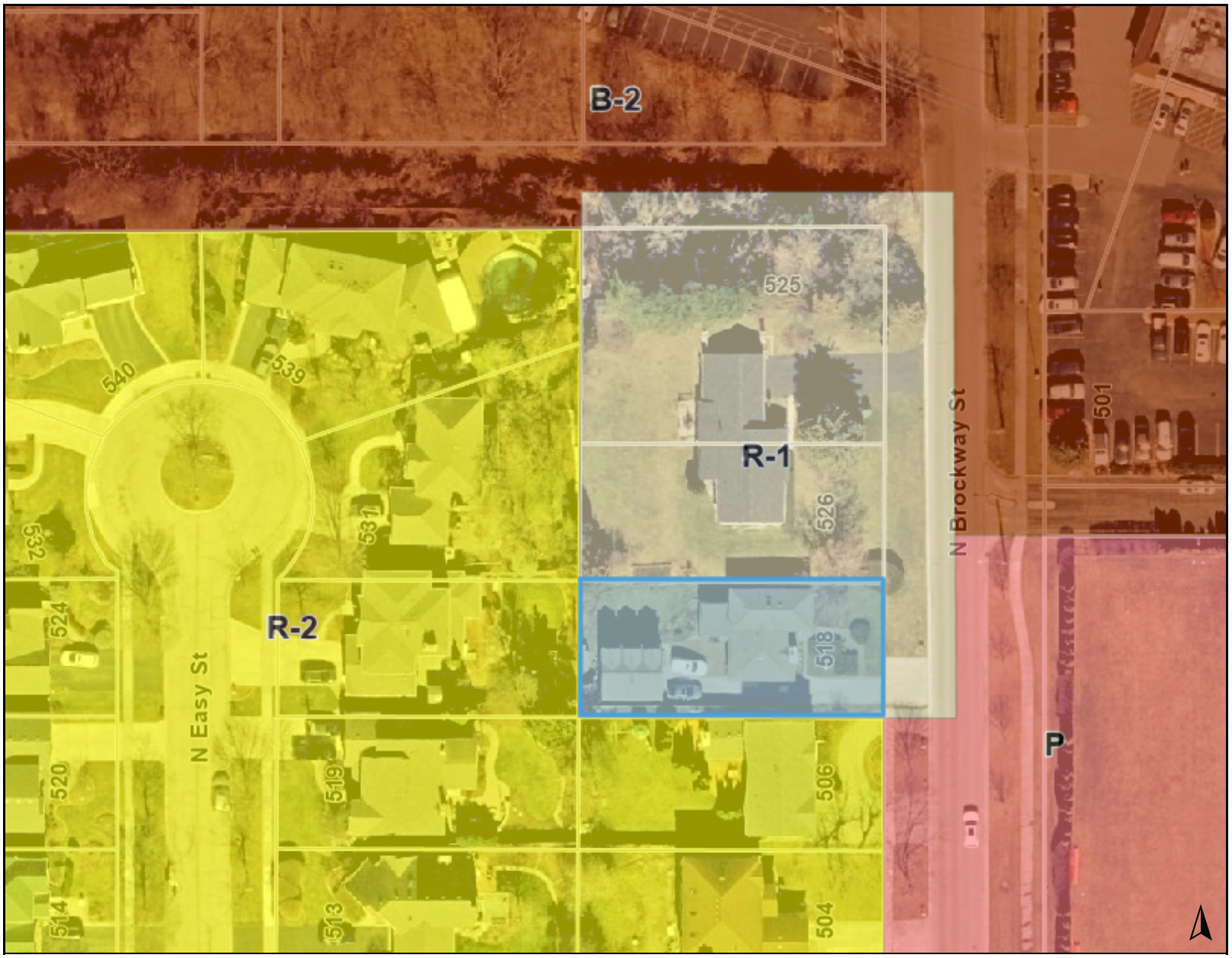
Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774

ADDRESS COMMONLY KNOWN AS 518 N. BROCKWAY STREET
PALATINE, ILLINOIS

CLIENT MAGGIO & TARTAGLIA

Attachment: EXHIBIT - Site Plan (518 N. Brockway Street - Rezoning from R-1 to R-2 and Variation)

GISConsortium | 518 N. Brockway Street & surrounding zoning



Legend

Zoning and Development

Zoning

- P: Planned Unit Development
- R-1: Single Family
- R-2: Single Family
- B-2: General Business

0 100 200 ft

Print Date: 1/10/2025

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: Subject and Surrounding Property Zoning Map (518 N. Brockway Street - Rezoning from R-1

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 01/14/25 07:00 PM

STAFF REPORT (ID # 9527)

518 N Brockway Street

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Graham Pearce

PLAN NUMBER: VAR-000148-2024

BACKGROUND:

The Subject Property is zoned R-1 Single Family and is approximately 7,767 square feet. The lot currently consists of a single-family home, with a 2-car detached garage in the rear yard. The existing lot coverage is approximately 47%, which exceeds the underlying maximum R-1 lot coverage of 35% and is legally non-conforming.

The Petitioner is proposing to rezone the Subject Property to R-2 single-family residential. In addition to the requested rezoning, the proposed plans include removing and replacing the existing asphalt and pavers at the rear of the home. The Petitioner also intends to construct a patio using permeable pavers to enhance the property's drainage features, but will increase the overall lot coverage. Therefore, the Petitioner is requesting the following:

Rezoning from R-1 Single Family Residential District to R-2 Single Family Residential District.

Variation to permit lot coverage to be 52%, instead of the maximum permitted 45%.

Surrounding Zoning/Uses:

North:	R-1 Single-Family Residential
South:	R-2 Single-Family Residential
East:	Planned Development – Quest Academy West Campus
West:	R-2 Single-Family Residential

KEY ISSUES:

- The existing lot was platted in 1926 (Frank E. Merrill and CO.'s Palatine Homesites) and annexed into the Village in 1972. The lot is substandard and does not comply with the underlying R-1 minimum requirements for lot size, front

Attachment: PZC materials - January 14, 2025 meeting (518 N. Brockway Street - Rezoning from R-1 to R-2 and Variation)

yard setback, and lot coverage. The rezoning would more closely align with the property characteristics and requirements. The rezoning would also mirror the zoning classifications of the properties to the west and south. The 3 lots directly to the south were rezoned to R-2 in 1994 and were subsequently developed.

	Current	R-1 (Pre-1958 platting)	R-2
Lot Size	7,767 sq. ft.	12,000 sq. ft.	5,400 sq. ft. (Pre-1958)
Lot Width	60 ft.	50.0 ft.	50 ft.
Lot Depth	129.45 ft.	110 ft.	110 ft.
Front Yard Setback	30.3 ft.	40.0 ft.	30 ft.
Side Yard Setback	11.86 & 12.20 ft.	5.0 ft.	5 ft.
Rear Yard Setback	53.62 ft.	50.0 ft.	40 ft.
Lot Coverage	47% 51.25 % proposed	35%	45%

- The Petitioner is proposing to remove and replace approximately 960 square feet of asphalt/brick pavers off the rear of the existing residence. The proposed project also includes a patio addition of 323 square feet. The construction of the new patio would establish the total proposed lot coverage at approximately 51.25%.
- Per the submitted application, the property currently experiences drainage issues and the installation of the permeable pavers will assist in addressing this issue. Note: Village Code does not differentiation between pavers or permeable pavers, as there are maintenance requirements for permeable pavers, which would impact their effectiveness.

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

Attachment: PZC materials - January 14, 2025 meeting (518 N. Brockway Street - Rezoning from R-1 to R-2 and Variation)

and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The R-2 rezoning request would bring the Subject Property closer into conformance underlying setbacks and bulk standards. As noted, all of the existing substandard qualities of the Subject Property are legal non-conformities. The R-2 zoning would also align with the surrounding R-2 lots. The Petitioner proposes to increase lot coverage while utilizing permeable pavers to mitigate drainage concerns and address existing issues. Nevertheless, the rezoning to R-2 diminishes the amount of lot coverage relief necessary and reflects the anticipated type of relief for lot coverage improvements to an existing property. The Village Engineer has reviewed the proposal and does not have any stormwater management concerns in the immediate area.

The rezoning to R-2 would comply with the current minimum lot size requirement for the R-2 district (pre-1958 platting) of 5,400 square feet and represents a typical platted R-2 lot size from both this era and area of the Village. Given the existing conditions and the absence of stormwater management concerns, Staff recommends approval of the Rezoning and Variation, subject to the following condition:

1. The Variation shall substantially conform to the site plan submitted by the Contractor, Michael Stephandis, Natural Innovations Landscaping, except as such plans may be changed to conform to the Village's Codes and Ordinances.

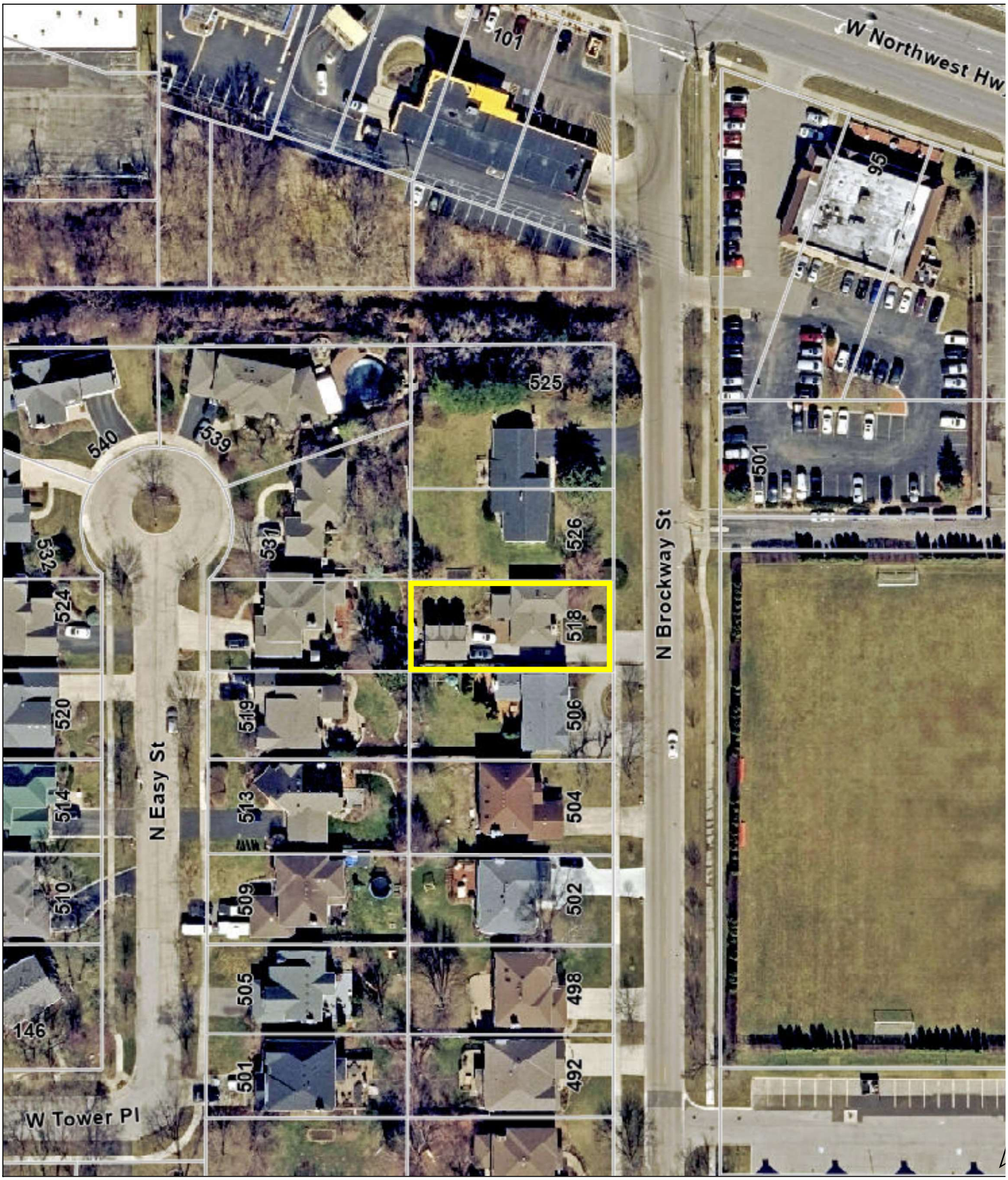
ATTACHMENTS:

- Aerial Map
- Application
- Plat of Survey
- Site Plan
- Public Notice

Attachment: PZC materials - January 14, 2025 meeting (518 N. Brockway Street - Rezoning from R-1 to R-2 and Variation)

GISConsortium

518 N. Brockway Street



0 100 200 ft

Print Date: 1/2/2025

Notes

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Attachment: PZC materials - January 14, 2025 meeting (518 N. Brockway Street - Rezoning from R-1 to R-2 and Variation)

VILLAGE OF PALATINE

REZONING

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

Office Use Only		
	Project Planner	Zoning Case #
	Filing Fee	Notification Deadline

Date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): Graham Pearce

2. Authorized Agent of Petitioner (if different):

   Name: _____

   Address: _____

   Telephone No._____ Business No. _____

   Relationship to Petitioner: _____

3. Property Interest of Petitioner(s): Owner
   Owner, Lessee, Contract Purchaser, etc.

4. Address of the property for which this application is being filed:
   518 N Brockway St., Palatine, IL 60067

5. This petition is for: (check one)
   X Rezoning of currently incorporated property (within Village limits)
   _____ Rezoning of currently unincorporated property, in conjunction with annexation

6. All existing land use(s) on the property are: Single family residential

7. The proposed use(s) on the property, if this petition is approved is (are): Single family residential (no change to property use)

8. Current zoning of property: R-1 Size of the Property: 0.17 acres (7,468.8 square feet)

9. Proposed new zoning classification: R-2

Attachment: PZC materials - January 14, 2025 meeting (518 N. Brockway Street - Rezoning from R-1 to R-2 and Variation)

PETITIONER JUSTIFICATION:

The Petitioner is required to present specific evidence, not opinions, to justify the proposed rezoning. Please respond to the following questions, attaching a separate sheet if necessary:

10. Describe why the subject property cannot be reasonably developed in accordance with the existing zoning classification.

Existing zoning of R-1 is not appropriate for this lot due to its size and existing structures. R-2 zoning would be more in line with the surrounding properties and bring its existing structures into (or closer to) compliance with zoning standards, such as lot size, lot coverage, and setback requirements. Rezoning to R-2 would allow for a more sensible application for lot coverage variation that can be analyzed on its merits using the same standards as surrounding residential lots.

11. Is the proposed zoning classification similar to or harmonious with the existing zoning of surrounding properties? Explain.

Yes. Surrounding residential properties to the south and west are zoned R-1. The only other lot zoned R-1 in the area is the property directly to the north (525/526 N Brockway.) Rezoning my property from R-1 to R-2 would bring it into closer alignment with the rest of the neighborhood.

12. Does the proposed zoning classification conflict with the Village's Comprehensive Plan? Explain.

No, this proposed rezoning does not conflict with the Village Comprehensive Plan as it would not change the land use in any way. The property will continue to be single-family residential. In fact, this rezoning aligns with the Comprehensive Plan, as it will help facilitate my application for a variance which is needed for improvements to the property, improvements which have the primary goal of better rainwater management and drainage on the property and maintaining the quality of the property by preventing water intrusion.

13. Will any of the uses permitted under the proposed zoning classification have an injurious effect on the value and/or the use and enjoyment of surrounding properties?

No. As above, this proposed rezoning will not change the use of the property in any way, and would continue to be single-family residential.

Attachment: PZC materials - January 14, 2025 meeting (518 N. Brockway Street - Rezoning from R-1 to R-2 and Variation)

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

Signature: Graham Pearce Date: 12/18/2024

Attachment: PZC materials - January 14, 2025 meeting (518 N. Brockway Street - Rezoning from R-1 to R-2 and Variation)

VILLAGE OF PALATINE

VARIATION APPLICATION

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

Petitioner Name

Graham Pierce

Business Name (if applicable)

Subject Property Address

518 N. Brockway Street

Please provide a description of your proposed request:

Remove and replace existing asphalt and brick driveway from back of house to garage (960 SF), remove tree stump and all plant material behind sunroom (dispose of all debris); Install permeable paver driveway (960 SF): excavate to a depth of 18"-20" remove soil and replace with permeable compacted gravel (CM-11) and chip (CM-16). Install Unilock Eco Prioria 'River' Pavers with concrete edging. Install permeable paver patio behind sunroom (approx 19'x17'= 323 SF); Install permeable granite chip in all paver joints. Install Gazebo Piers and super-structure, cut pavers around gazebo posts.

Petitioner Justification

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

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

The permeable pavers are the only way to address the water issues that are occurring on the property. If these pavers are not installed the basement will continue to take in water and cause further damage to the home and property. Installing a permeable surface along the entire back of the home is the only way to address this issue and protect the integrity of

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

Currently, the asphalt, impervious brick driveway, and landscaping behind the home direct the water towards the basement window wells. Water is entering the dwelling through the window wells. The direction of drainage on the property, size of the lot, and location of the driveway relative to the lot line to do not allow for any alternative solution to the drainage

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

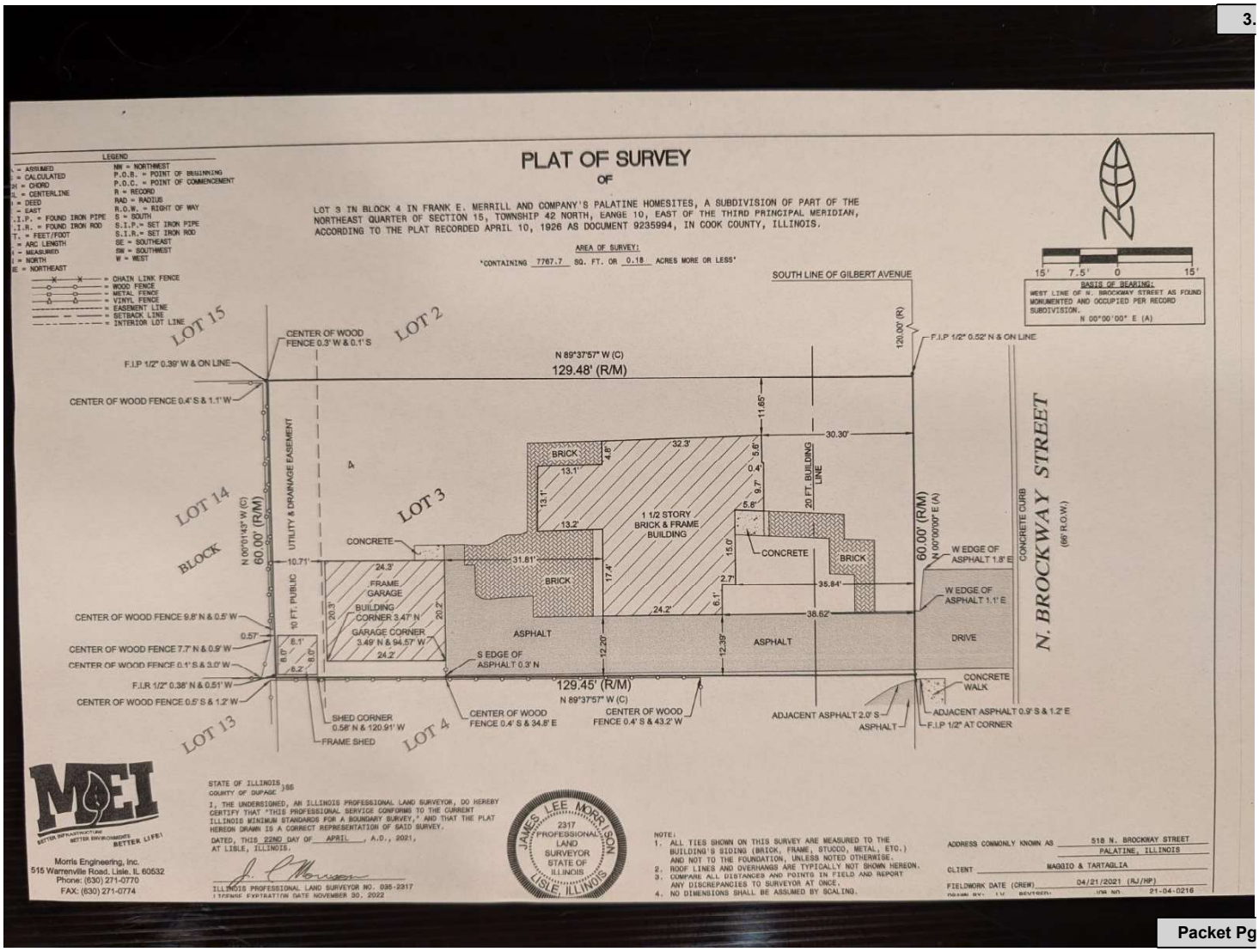
The variation will not alter the essential character of the property. The pavers will improve both the aesthetic and the drainage on the lot.

Attachment: PZC materials - January 14, 2025 meeting (518 N. Brockway Street - Rezoning from R-1 to R-2 and Variation)

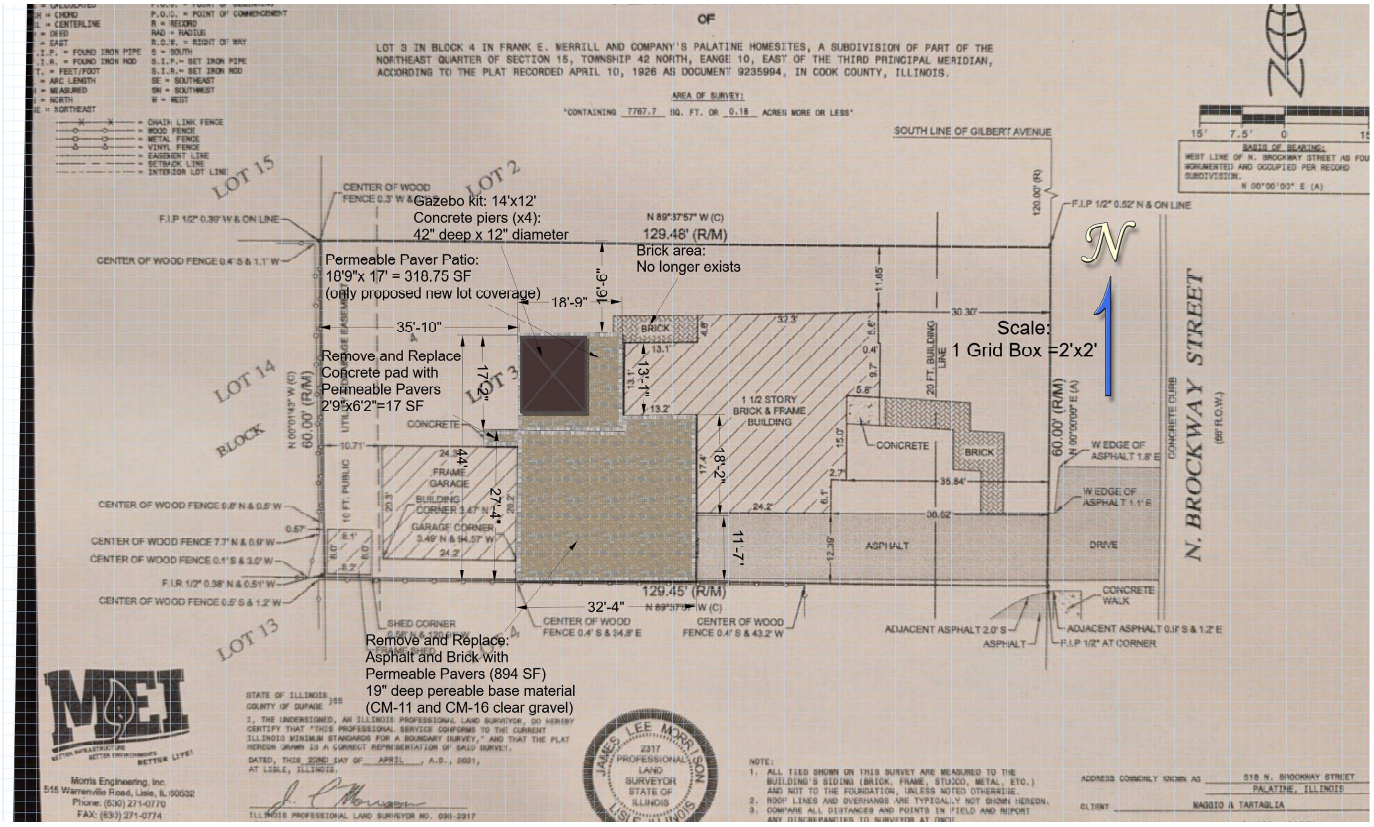
In order to supplement the above standards, the Planning and Zoning Commission may also consider the following:

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

Attachment: PZC materials - January 14, 2025 meeting (518 N. Brockway Street - Rezoning from R-1 to R-2 and Variation)



Attachment: PZC materials - January 14, 2025 meeting (518 N. Brockway Street - Rezoning from R-1 to R-2 and Variation)



Attachment: PZC materials - January 14, 2025 meeting (518 N. Brockway Street - Rezoning from R-1 to R-2 and Variation)

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 518 N. BROCKWAY ST.

(●) ( ) ( ) ( )

County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 25TH day of DECEMBER, A.D. 20 24., and the last publication thereof was made on the 25TH day of DECEMBER, A.D. 20 24.

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

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

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

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.**, has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 25TH day of DECEMBER A.D., 20 24.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 25TH day of DECEMBER A.D., 20 24.

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

Attachment: PZC materials - January 14, 2025 meeting (518 N. Brockway Street - Rezoning from R-1 to R-2 and Variation)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 01/14/25 07:00 PM

STAFF REPORT (ID # 9530)

249 E. Palatine Road

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Bhaskar Malhotra

PLAN NUMBER: SU-000135-2024

BACKGROUND:

The subject property is zoned R-2 Single Family and was part of the Prairie View Addition to Palatine subdivision in 1927. The existing residence was improved as a two-family duplex and detached 2-car garage. As an existing condition, the lot coverage is approximately 69%.

The Petitioner has requested a Special Use and Variation to permit the continued operation of a 2-unit multi-family dwelling at 249 E. Palatine Road. Therefore, the Petitioner is requesting the following:

Special Use to permit a non-conforming multi-family (duplex) dwelling (3-units or less) for which legal documentation indicating that the dwelling conforms to the Zoning Ordinance cannot be provided.

Variation to permit a non-conforming multi-family (duplex) dwelling that has not been in continuous operation since January 1, 1987.

Variation to permit lot coverage to be 80%, instead of the maximum permitted 45%.

SURROUNDING ZONING AND USES:

North: R-2 Single-Family Residential
South: R-2 Single-Family Residential
East: R-2 Single-Family Residential
West: R-3 Multi-Family Residential

KEY ISSUES:

- The subject property is zoned R-2 Single Family Residential. The existing residence was improved and initially occupied as a two-family dwelling, with an associated

Attachment: PZC materials - January 14, 2025 meeting (518 N. Brockway Street - Rezoning from R-1 to R-2 and Variation)

driveway and detached 2-car garage., but has been vacant for a period of time.

- The two properties directly west of the subject property are both zoned R-3 multi-family. Specifically, 241 E. Palatine Road is a similar circumstance to the Subject Property, with a multi-unit home. However, in that case, the property itself was rezoned from R-2 single-family to R-3 multi-family in 1965 (#O-52-65).
- The Petitioner is proposing to renovate the existing residential home, and maintain the two existing units. The basement and first floor would continue to be "Unit 1" and the second floor would be "Unit 2". The proposed renovations include the addition of sprinklers and site improvements, but the underlying two kitchen area are maintained, with modifications therein.
- The proposed floor plan changes include reconfiguring the kitchens for each unit, and constructing a deck with stairs to the second-floor unit off the rear of the home. The additions to the rear of the home would comply with the minimum required 40' rear yard setback, and the existing non-conforming front and side yard setbacks would be unchanged.
- The submitted site plan also indicates that the existing detached garage would be demolished to allow for 4 standard size surface parking spaces in the rear yard of the subject property.
- The existing lot coverage for the subject property is 69%. With the proposed changes to the footprint of the home, and additional parking surface in the rear yard, the lot coverage would ultimately increase to 80%.

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

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

STAFF RECOMMENDATION:

Attachment: PZC materials - January 14, 2025 meeting (518 N. Brockway Street - Rezoning from R-1 to R-2 and Variation)

Attachment: PZC materials - January 14, 2025 meeting (518 N. Brockway Street - Rezoning from R-1 to R-2 and Variation)

The Subject Property was developed and utilized as a duplex within the Village for many years. As part of the 1997 text amendment to allow multi-family uses (up to 3 units), to pursue a special use to allow, the Subject Property was listed and identified as being a duplex and known legally non-conforming use. Additionally, as the home was established and utilized as a duplex, the Code allows for a process to maintain the previously allowed use of the property. Also, the properties directly west are both zoned and utilized for multi-family residential uses.

Although the home has been unoccupied, the proposed renovations are not expanding the underlying density and the required sprinkler system and engineering renovations will improve the existing circumstances. Therefore, Staff recommends approval of the proposed Special Use, subject to the following conditions:

. **The Special Use and Variations shall substantially conform to the architecture plans prepared by Acbo Architects dated 9/11/2024 except as such plans may be changed to conform to the Village's Codes and Ordinances.**

.

. **A final drainage plan shall be submitted in a manner acceptable to the Village Engineer, in conjunction with the build permit application. As a component of the drainage plan, the hard surface parking area will be required to drain to Palatine Road. The existing storm dry well shall be inspected and must be verified to not be connected to the public sanitary sewer. As part of the building permit submission, verification that the water service from the public water main to the home is not lead or galvanized must be completed. If the home is found to have a lead or galvanized water service it shall be required to replace the water service from the public water main up to the water meter.**

.

. **If the home does not currently have overhead sanitary sewer, the sanitary sewer in the building shall be converted to overhead sewer. The Sanitary ejector pump shall be inspected/reconstructed to remove any footing drains from connection to the home's sanitary sewer.**

4. **Any proposed work within Palatine Road ROW, will require an IDOT permit.**

ATTACHMENTS:

- Aerial Map
- Application
- Plat of Survey

- Proposed Renovation Plans
- Existing Conditions
- Public Notice

Attachment: PZC materials - January 14, 2025 meeting (518 N. Brockway Street - Rezoning from R-1 to R-2 and Variation)

III. PUBLIC HEARING

1. 518 N Brockway Street **- Recommend To Approve**

VAR-000148-2024 – 518 N Brockway Street

Notice was published in the Journal & Topics on December 26th, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

- Application
- Proof of Ownership
- Plat of Survey
- Site Plan
- Public Notice
- Subject and Surrounding Property Zoning Map

Staff - Mr. Vyverberg provides background:
The Subject Property is zoned R-1 Single Family and is approximately 7,767 square feet. The lot currently consists of a single-family home, with a 2-car detached garage in the rear yard. The existing lot coverage is approximately 47%, which exceeds the underlying maximum R-1 lot coverage of 35% and is legally non-conforming.

The Petitioner is proposing to rezone the Subject Property to R-2 single-family residential. In addition to the requested rezoning, the proposed plans include removing and replacing the existing asphalt and pavers at the rear of the home. The Petitioner also intends to construct a patio using permeable pavers to enhance the property's drainage features, but will increase the overall lot coverage. Therefore, the Petitioner is requesting the Rezoning from R-1 Single Family Residential District to R-2 Single Family Residential District. Variation to permit lot coverage to be 52%, instead of the maximum permitted 45%.

Sworn in petitioner: Graham Pearce – 518 N Brockway, Palatine
Mr. Pearce explains that he would like to repave part of his driveway and add a patio adjacent to it using permeable pavers. Referring to the site plan, he describes the proposed changes and clarifies that the rezoning request is intended to align his property with the surrounding properties. He notes that his property is currently zoned R1, but its size—7,700 square feet—is significantly smaller than the 20,000-square-foot minimum standard for R1 zoning. Rezoning to R2 would bring the property into alignment with the surrounding neighborhood and address current non-compliance issues, such as the house being out of standard for setback requirements in R1.
Additionally, the lot coverage variance under R2 zoning would be more appropriate for the property's size. He emphasizes that the primary reason for

Attachment: January 14, 2025 PZC meeting minutes (518 N. Brockway Street - Rezoning from R-1 to R-2 and Variation)

this request is to address drainage issues that are causing problems in his basement. By using permeable pavers, he aims to improve the drainage on the property and mitigate these issues effectively.

Michael Stephanidis (238 S Benton St, Palatine), sworn in as the contractor for the paving project, explains the current drainage issues on the property. He describes the existing horseshoe drainage system, noting that the property drains toward the back of the house, where two window wells are located. The driveway is currently an impervious surface that slopes toward the house, exacerbating water issues. Additionally, the property is enclosed by a fence, leaving no alternative route to divert water effectively. He mentions that a sump pump has been used in the window wells as a temporary solution.
Mr. Stephanidis outlines his plan to install permeable pavers, explaining how this method would mitigate the drainage problem. The installation would allow water to seep into the ground instead of flowing toward the house, alleviating the issue. He also highlights that extending the patio would further aid in diverting water away from the house.
He states that he consulted with the village engineer, George, who initially assumed the property was zoned R2. However, the property is zoned R1, which permits only 35% lot coverage. By rezoning to R2, the homeowner would have a more appropriate lot coverage allowance, aligning with the proposed drainage solution. The engineer agreed that the rezoning and the installation of permeable pavers would be beneficial to address the homeowner's issues effectively.
Commissioner Kolososki inquires whether Mr. Stephanidis has experience installing this type of paver system.
Mr. Stephanidis confirms that he has and provides additional details about the installation process, explaining how the permeable pavers will help mitigate the drainage issues by allowing water to filter through the surface and be absorbed into the ground rather than pooling near the house.
Commissioner Kolososki then asks if the village engineering department requested a grading plan for the project.
Mr. Stephanidis replies that no grading plan was requested by engineering.
Commissioner Kolososki further questions whether alternative solutions for addressing the yard's drainage problems were considered.
Mr. Stephanidis explains that addressing the driveway drainage by running a system to the street would be prohibitively expensive. The proposed method, involving permeable pavers and patio extension, is a cost-effective and practical solution that will resolve the drainage issue efficiently.

Commissioner Schubert asks for details about the proposed pergola.
Mr. Stephanidis explains that the pergola is a prefabricated kit, not part of the drainage plan, and is not located on the patio area.
Commissioner Schubert inquires if the pergola will be enclosed.
Mr. Stephanidis confirms that it will not be enclosed.
Commissioner Schubert questions whether runoff from the pergola's roof could lead to drainage issues near the house.

Attachment: January 14, 2025 PZC meeting minutes (518 N. Brockway Street - Rezoning from R-1 to R-2 and Variation)

Mr. Stephanidis responds that the pergola will be installed below grade, with the surrounding pavers forming part of the permeable system to manage water runoff.
Commissioner Schubert asks if the pergola will be a permanent structure.
Mr. Stephanidis confirms that it will be permanent and measures 12x12 feet.
Chairman Wood asks whether the area around the pergola will utilize permeable materials.
Mr. Stephanidis confirms this, noting that the pavers surrounding the pergola will be permeable and that water from the roof will drain into the system.
Chairman Wood asks if the pergola will have concrete piers.
Mr. Stephanidis confirms that it will.
Commissioner Schubert inquires if there will be any raised landscaping along the patio.
Mr. Stephanidis states that no raised landscaping will be added, as they do not want to obstruct water flow. He explains that the water drains naturally from west to east, with a swale between his property and the neighbors'.
Chairman Wood asks if the neighboring property has any drainage issues.
Mr. Stephanidis says he is not aware of any.

Commissioner Friedman asks if the water drainage issues stem from rainfall on the driveway that flows back toward the house.
Mr. Stephanidis confirms that this is the case and reiterates that the proposed permeable paver system is designed to resolve this issue effectively.
Mr. Vyverberg explains that the current R1 zoning designation dates back to when the property was platted in 1966 and annexed into the village in 1972, at which point it was zoned R1. He notes that the lot size is comparable to other properties in the surrounding area.
He states that he is not aware of any other drainage issues in the vicinity and supports the use of permeable pavers as a viable solution for the property's drainage concerns. Furthermore, he believes the request to rezone to R2 is reasonable and appropriate.
Mr. Vyverberg emphasizes that stormwater concerns are not unique to this property and that the village engineer has raised no objections to the proposed plan.
Commissioner Friedman inquires whether there are specific gazebo requirements regarding the separation distance from the residence and whether the proposed placement complies with regulations.
Mr. Vyverberg confirms that the gazebo placement complies with current codes, noting that requirements have been updated, and the structure meets all necessary standards as shown in the plan.

STAFF RECOMMENDATION:

The R-2 rezoning request would bring the Subject Property closer into conformance underlying setbacks and bulk standards. As noted, all of the existing substandard qualities of the Subject Property are legal non-conformities. The R-2 zoning would also align with the surrounding R-2 lots. The Petitioner proposes to increase lot coverage while utilizing permeable pavers to mitigate drainage concerns and address existing issues. Nevertheless, the rezoning to R-

Attachment: January 14, 2025 PZC meeting minutes (518 N. Brockway Street - Rezoning from R-1 to R-2 and Variation)

2 diminishes the amount of lot coverage relief necessary and reflects the anticipated type of relief for lot coverage improvements to an existing property. The Village Engineer has reviewed the proposal and does not have any stormwater management concerns in the immediate area.

The rezoning to R-2 would comply with the current minimum lot size requirement for the R-2 district (pre-1958 platting) of 5,400 square feet and represents a typical platted R-2 lot size from both this era and area of the Village. Given the existing conditions and the absence of stormwater management concerns, Staff recommends approval of the Rezoning and Variation, subject to the following condition:

1. The Variation shall substantially conform to the site plan submitted by the Contractor, Michael Stephanidis, Natural Innovations Landscaping, except as such plans may be changed to conform to the Village's Codes and Ordinances.

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

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

DISCUSSION:

Commissioner Schubert: States that rezoning to R2 makes sense as it aligns better with the lot size. Commends the project as a valuable addition to the property, noting that it will help address water drainage issues without causing problems for neighboring properties.

Chairman Wood agrees, observing that the property is currently zoned differently from neighboring lots, which were platted nearly 100 years ago. Notes that the proposed zoning is a practical solution to address setbacks and drainage concerns, and expresses support for the request.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on February 3rd, 2025.

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

Attachment: January 14, 2025 PZC meeting minutes (518 N. Brockway Street - Rezoning from R-1 to R-2 and Variation)

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 518 N. BROCKWAY ST.

(●) ( ) ( ) ( )

County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 25TH day of DECEMBER, A.D. 20 24., and the last publication thereof was made on the 25TH day of DECEMBER, A.D. 20 24.

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

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

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

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.**, has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 25TH day of DECEMBER A.D., 20 24.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 25TH day of DECEMBER A.D., 20 24.

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

Attachment: Public Notice (518 N. Brockway Street - Rezoning from R-1 to R-2 and Variation)

Consider an Ordinance Granting a Special Use for a Restaurant, With a Drive-Through, at 1572 N. Rand Road

BACKGROUND:

The Subject Property, containing 0.92 acres and zoned B-2 General Business, was annexed into the Village in 1996. The property's current use is a restaurant with a drive-thru and a vacant lot in the rear of the property. The Petitioner is proposing to demolish the existing building and construct a new 7 Brew drive-through only coffee shop. Therefore, the Petitioner is requesting approval of the following:

A Special Use to permit a drive-through restaurant on the Subject Property

KEY ISSUES:

- The proposed plan is to construct a primary building (approximately 510 square feet) and a standalone storage cooler building (approximately 238 square feet). Both buildings meet the minimum required B-2 setbacks.
- The proposed parking lot extends from its current condition encroaching into parcel 2 at the rear. The lot does not meet the required 5-foot side yard setbacks; however, this is an existing condition would not be further extended into the side yard.
- The site plan consists of two drive-through lanes and an escape lane. Lane widths and parking spaces all meet the minimum code requirements. The drive-through lanes provide 24 stacking spaces, while the code requires a minimum of 7 stacking spaces. The existing access drives on Rand Road would be maintained.
- The proposed hours of operation are 10 AM to 10 PM daily, with a total of 5 employees at peak times and an estimated 1,125 customers per day. Per the business plan, the store will be drive-through only. The proposed drive-through is unique, as it is a 2-lane drive-through throughout. Orders will be walked to vehicles on the inside of each lane by staff. As part of the Special Use review, Staff inspected the already open location in Naperville and observed the functionality of the drive-through lanes.
- A new solid fence would be extended along the vacant lot to the rear of the property, to provide additional screening for the adjacent residentially zoned property.
- There is a billboard sign on the Subject Property, which existed at the time of annexation of this area to the Village of Palatine in 1996. Billboards (off-site signage) are prohibited by the Zoning Ordinance. As part of the Special Use review, the underlying property owner has agreed to the billboard’s removal. This will enhance not only the site for the proposed redevelopment but will also continue the removal of off-site signage along the Dundee Road and Rand Road corridors, as redevelopment continues. The existing billboard sign shall be removed by no later than 12/31/2027.
- The proposed restaurant use, carry-out only, follows the 1/300 SF parking requirements. At 510 square feet, the use requires 2 parking spaces. The proposed site plan provides 12 spaces.
- Per Code, the site can have up to 162 square feet of signage. The proposed

drive-through use and coffee shop is consistent with many of the surrounding uses in this area of the Rand Road corridor and the current drive-through restaurant. The proposed site plan meets or exceeds all the Village's minimum zoning requirements. Additionally, there is approximately 90 feet of green space from the adjacent residential lots to the west.

ALTERNATIVES:

1. Approve the Special Use for a new restaurant, with drive-through.
2. Do not approve the Special Use for a new restaurant, with drive-through.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on January 14, 2025.
Residents testifying:	None
Vote:	The PZC voted unanimously to recommend approval of the Special Use to permit a restaurant, with drive-through and Staff concurs.

ACTION REQUIRED:

A motion to approve the Special Use for a drive-through restaurant at 1572 N. Rand Road.

ATTACHMENTS:

- Aerial Map
- ORD Special Use
- EXHIBIT - Site Plan
- EXHIBITS - Floorplan, Elevations, and Business Plan
- PZC materials - Jamuary 14, 2024 meeting
- January 14, 2025 PZC minutes
- Public Notice

GISConsortium

1572 N. Rand Road



Attachment: Aerial Map (1572 N Rand Road - Special Use for a restaurant, with drive-through)

0 200 400 ft

Print Date: 1/3/2025

Notes

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

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE FOR A RESTAURANT, WITH A DRIVE-THROUGH, AT 1572 N. RAND ROAD

WHEREAS, pursuant to a petition and public hearing on January 14, 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 restaurant, with a drive-through, to Who Brew LLC (d/b/a 7 Brew Drive-through coffee), pursuant to Section 11.03 (d) (26) of the Village of Palatine Zoning Ordinance The Special Use is hereby granted on the following legally described property:

Parcel One:

That part of the Northwest ¼ Section 12, Township 42 North, Range 10 East of the 3rd Principal Meridian lying southwesterly of the center line of Rand Road, bounded by a line described as follows: Beginning at a point on the center line of Rand Road, 1107.20 feet southeasterly of the intersection of said center line with the North line of said Northwest ¼; thence southwesterly along a line forming an angle of 89 degrees 25 minutes, as measured from southeast to southwest with the center line of Rand Road, 250.05 feet; thence northwesterly parallel with the center line of Rand Road, 108.0 feet; thence Northeasterly parallel with said line forming an angle of 89 degrees, 25 minutes, with the center line of Rand Road, 250.05 feet to a point on the center line of Rand Road which is 999.20 feet Southeasterly of the intersection of said center line with the North line of said Northwest ¼; thence Southeasterly along the center lune of said road 108.0 feet to the place of beginning, excepting therefrom that part thereof taken or used for public roads, in Cook County, Illinois.

Parcel Two:

That part of the Northwest ¼ Section 12, Township 42 North, Range 10 East of the 3rd Principal Meridian lying Southwesterly of the center line of Rand Road, bounded by a line described, as follows: Beginning at a point on the center line of Rand Road, 1107.20 feet Southeasterly of the intersection of said center line with the North line of said Northwest ¼; thence Southwesterly along a line forming an angle of 89 degrees 25 minutes, as measured from Southwest to Southwest with the center line of Rand Road, 250.05 feet; for a place of beginning; thence continuing Southwesterly along said line, 108.0 feet to a point 358.05 feet Southwesterly of the centerline of Rand Road; thence

Attachment: ORD Special Use (1572 N Rand Road - Special Use for a restaurant, with drive-through)

Northwesterly parallel with the centerline of Rand Road, 175.0 feet; thence Northeasterly parallel with said line forming an angle of 89 degrees 25 minutes with the centerline of Rand Road, 108.0 feet; thence Southeasterly parallel with the centerline of Rand Road, 175.0 feet to the place of beginning Cook County, Illinois.

Commonly known as 1572 N. Rand Road (02-12-100-081-0000 and 02-12-100-082-0000).

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: **The Special Use to permit a restaurant, with a drive-through, pursuant to Section 11.03 (d) (26) 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 plans prepared by Toth & Associates submitted 11/12/2024, floor plan and elevations prepared by Veritas Architecture and Design dated 8/29/2024 and the business plan submitted by the Petitioner, except as such plans may be changed to conform to Village Codes and Ordinances.**

2. **The traffic directional signage plan shall be submitted in a manner acceptable to the Village Engineer.**

3. **The final landscaping and screening plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.**

4. **A MWRD permit shall be required or a permit determination letter stating that a MWRD permit is not required. Cash in Lieu of Detention fee, as outlined in Section 8.08 of Appendix B of the Village Code of Ordinances, will be required if the MWRD does not mandate detention.**

5. **IDOT Permit will be required if any work is within the right-of-way of Rand Road.**

6. **As a condition of the Special Use, the property owner shall effectuate the removal of the existing billboard and associated materials, in the southeast corner of the property, along Rand Road, no later than 12/31/2027 in a manner acceptable to the Village of Palatine. The removal will include both any necessary permitting and site restoration, also in a manner acceptable to the Village of Palatine. Any existing billboard lease rights regarding the billboard shall also not be extended past the 2027 deadline.**

Attachment: ORD Special Use (1572 N Rand Road - Special Use for a restaurant, with drive-through)

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

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

PASSED: This _____day of _____, 2025

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

APPROVED by me this _____day of _____, 2025

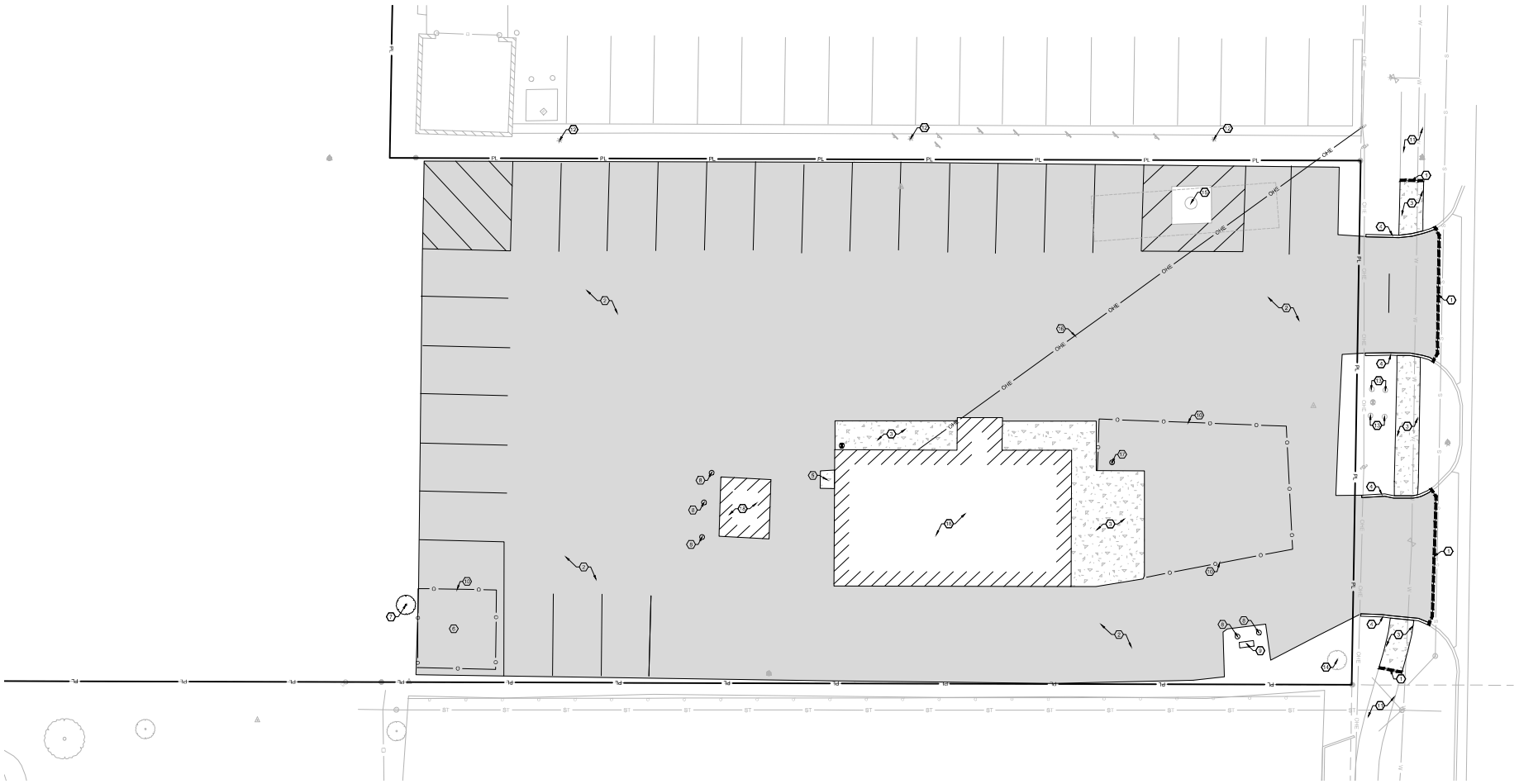
_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____day of _____, 2025

_____
Village Clerk

Attachment: ORD Special Use (1572 N Rand Road - Special Use for a restaurant, with drive-through)



HATCH LEGEND:

- = ASPHALT AREA TO BE REMOVED.
- = CONCRETE AREA TO BE REMOVED.

KEY NOTES:

1. SAW CUT CLEAN EDGE FOR PAVEMENT REMOVAL. PROTECT EDGE OF PAVEMENT DURING CONSTRUCTION.
2. REMOVE 20,856 S.F. ± OF ASPHALT PAVEMENT.
3. REMOVE 684 S.F. ± OF CONCRETE SIDEWALKS.
4. REMOVE 60 L.F. ± OF CONCRETE CURB.
5. REMOVE 11 S.F. ± OF CONCRETE RAMP.
6. REMOVE TRASH ENCLOSURE, BOLLARD & FOUNDATION.
7. REMOVE TREE.
8. REMOVE BOLLARDS, TYPICAL.
9. REMOVE SIGN POST AND FOUNDATION.
10. REMOVE WOOD FENCE.
11. EXISTING SIDEWALK, DO NOT DISTURB.
12. EXISTING LIGHT POLE WITH CONCRETE BASE, DO NOT DISTURB.
13. EXISTING BOLLARD, TO REMAIN.
14. EXISTING TREE, DO NOT DISTURB.
15. EXISTING BILLBOARD POST AND FOUNDATION, TO REMAIN.
16. OVERHEAD ELECTRIC TO BE RELOCATED BY UTILITY COMPANY.
17. REMOVE SANITARY MANHOLE PER UTILITY COMPANY.
18. REMOVE BUILDING, BUILDING FOUNDATION, UTILITIES ASSOCIATED WITH THE BUILDING AND ANY UNSUITABLE MATERIALS UNDER THE BUILDING STRUCTURE. CONTRACTOR TO REMOVE EXISTING MATERIALS AND REPLACE WITH COMPACTED SUITABLE MATERIALS IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

H. SCALE: 1" = 10'

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1550 E. REPUBLIC ROAD
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www.tothassociates.com
IL# 036200681
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SEVEN BREW

PRELIMINARY
FOR REVIEW
DISCUSSION

ENGINEER OF RECORD
NAME: MATTHEW STEV
LICENSE NO. IL. #PE 0

PROJECT NUMBER:
104 061

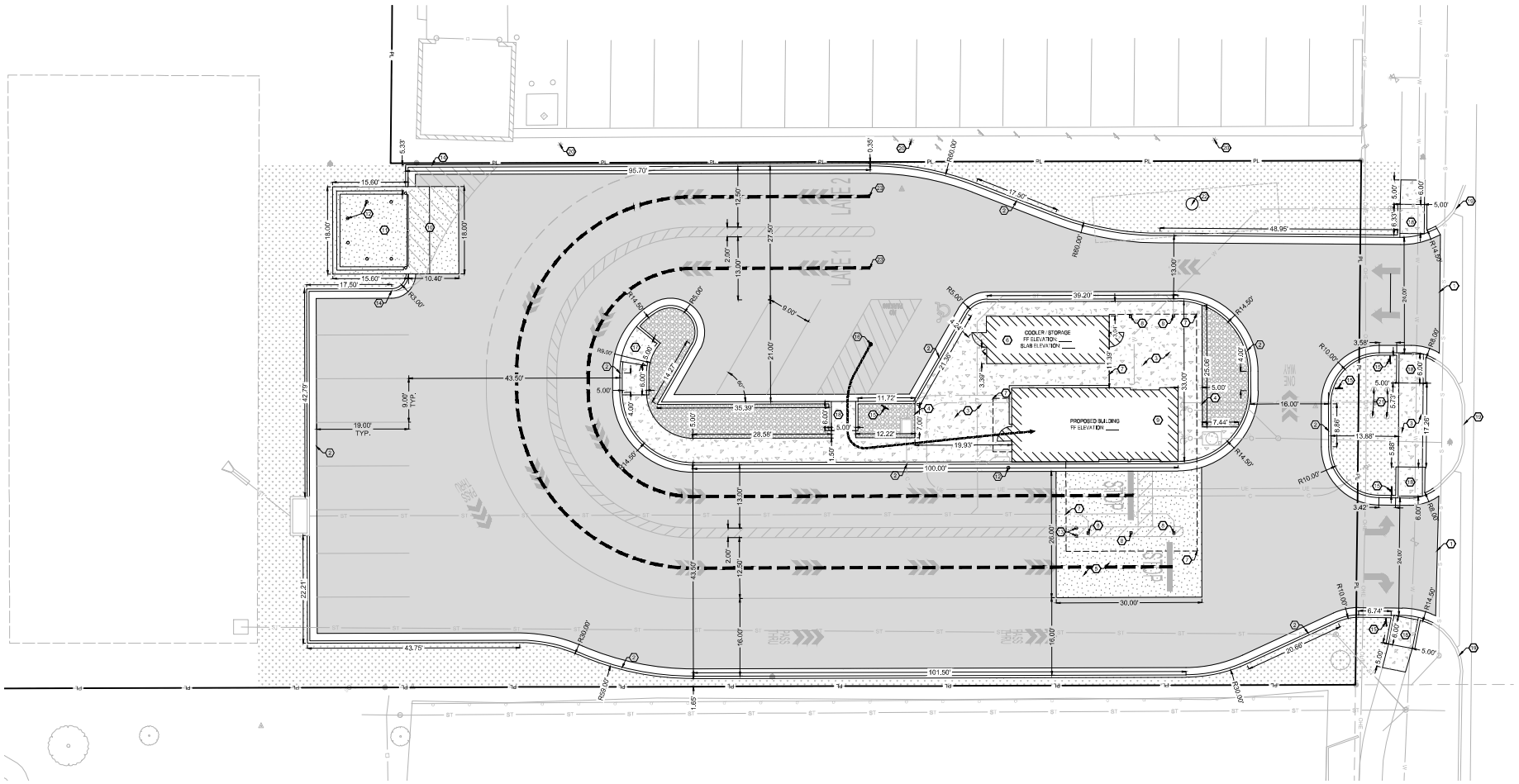
REVISION:

7 BREW COFFEE
PALATINE, IL 03

C1.
DEMOLITION

DATE: DATE

Attachment: EXHIBIT - Site Plan (1572 N Rand Road - Special Use for a restaurant, with drive-through)



HATCH LEGEND:

- = ASPHALT PAVEMENT PER DETAIL 2.06, SHEET C7.1.
- = CONCRETE SIDEWALK PER SIDEWALK DETAIL 2.02, SHEET C7.1.
- = CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAIL 2.03 AND 2.05, SHEET C7.1.
- = TURF GRASS SOD. INSTALL PER SUPPLIER'S INSTALLATION INSTRUCTIONS.
- = LANDSCAPE ROCK. PLACE 6" OF 1" - 2" RIVER ROCK OVER COMMERCIAL GRADE WEED FABRIC.

KEY NOTES:

1. MATCH EXISTING PAVEMENT.
2. CONCRETE CURB & GUTTER PER DETAIL 2.01, SHEET C7.1.
3. SIDEWALK PER DETAIL 2.02, SHEET C7.1.
4. EDGE OF CONCRETE SLAB TO BE THICKENED CONCRETE PER STOOP/WALK EDGE DETAIL 2.04, SHEET C7.1.
5. CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAILS 2.03 & 2.05, SHEET C7.1.
6. REMOTE COOLER LOCATION, COOLER TO BE INSTALLED ON 4" THICK CONCRETE PAD WITH THICKENED EDGE PER STRUCTURAL PLANS.
7. BUILDING CANOPY OUTLINE.
8. CANOPY COLUMNS LOCATIONS, TYPICAL.
9. BUILDING FOUNDATION WALL AND FOOTING PER STRUCTURAL PLANS.
10. CONCRETE PAVEMENT FOR TRASH ENCLOSURE PER CONCRETE PAVEMENT DETAILS 2.03 & 2.05, SHEET C7.1.
11. TRASH ENCLOSURE AND GATE, PER ARCHITECTURAL PLANS.
12. 6" PIPE BOLLARD, TYPICAL PER DETAIL 2.09, SHEET C7.1.
13. 3" PIPE BOLLARD, TYPICAL PER DETAIL 2.09, SHEET C7.1.
14. INSTALL CURB TRANSITION PER DETAIL 2.15, SHEET C7.2.
15. SIGN, SEE SHEET C8.1.
16. ACCESSIBLE PATH FROM PARKING TO BUILDING.
17. TYPE 2 MODIFIED ADA CURB RAMP PER DETAIL 2.12, SHEET C7.2.
18. TYPE 4 ADA CURB RAMP PER DETAIL 2.14, SHEET C7.2.
19. EXISTING CURB AND GUTTER, DO NOT DISTURB.
20. EXISTING LIGHT POLE, TO REMAIN.
21. EXISTING BOLLARDS, TO REMAIN.
22. EXISTING BILLBOARD TO REMAIN.
23. POINT OF SERVICE. 199 FT. = TOTAL QUEUING LENGTH LANE 1. 254 FT. = TOTAL QUEUING LENGTH LANE 2.

PROPOSED USE:

RESTAURANT WITH DRIVE THRU.

ZONING:

ZONING: B-2, GENERAL BUSINESS.

PARKING REQUIREMENTS:

1 SPACE PER EMPLOYEE DURING LARGEST SHIFT = 7 STALLS.
PROVIDED = 12 STALLS, 11 STANDARD AND 1 ADA.

STORMWATER NOTES:

PRE-PROJECT IMPERVIOUS AREA	= 20,040 S.F.
PRE-PROJECT PERVIOUS AREA	= 19,506 S.F.
POST-PROJECT IMPERVIOUS AREA	= 20,188 S.F.
POST-PROJECT PERVIOUS AREA	= 19,358 S.F.

NOTE:
CALCULATIONS PROVIDED FOR IMPERVIOUS SURFACE LIMITS ARE THE PROPERTY LINES.

BUILDING AND LOT DATA:

PROJECT FOOTPRINT	38,546 S.F.	= 0.91 ACRES
PROPOSED BUILDING (1 STORY) - RETAIL =		515 S.F.
REMOTE COOLER		= 247 S.F.
CONSTRUCTION TYPE: V-B		

QUANTITIES

CURB & GUTTER:	997 L.F.
ASPHALT PAVEMENT:	15,566 S.F.
8" CONCRETE PAVEMENT:	1,250 S.F.
4" CONCRETE SIDEWALK:	1,775 S.F.
TURF GRASS SOD:	3,889 S.F.
LANDSCAPING ROCK:	640 S.F.

H. SCALE: 1" = 10'

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ILF 036200681
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SEVEN 7 BREW

PRELIMINARY
FOR REVIEW
DISCUSSION

ENGINEER OF RECORD
NAME: MATTHEW STEV
LICENSE NO.: IL. *PE 0

PROJECT NUMBER:
104.061

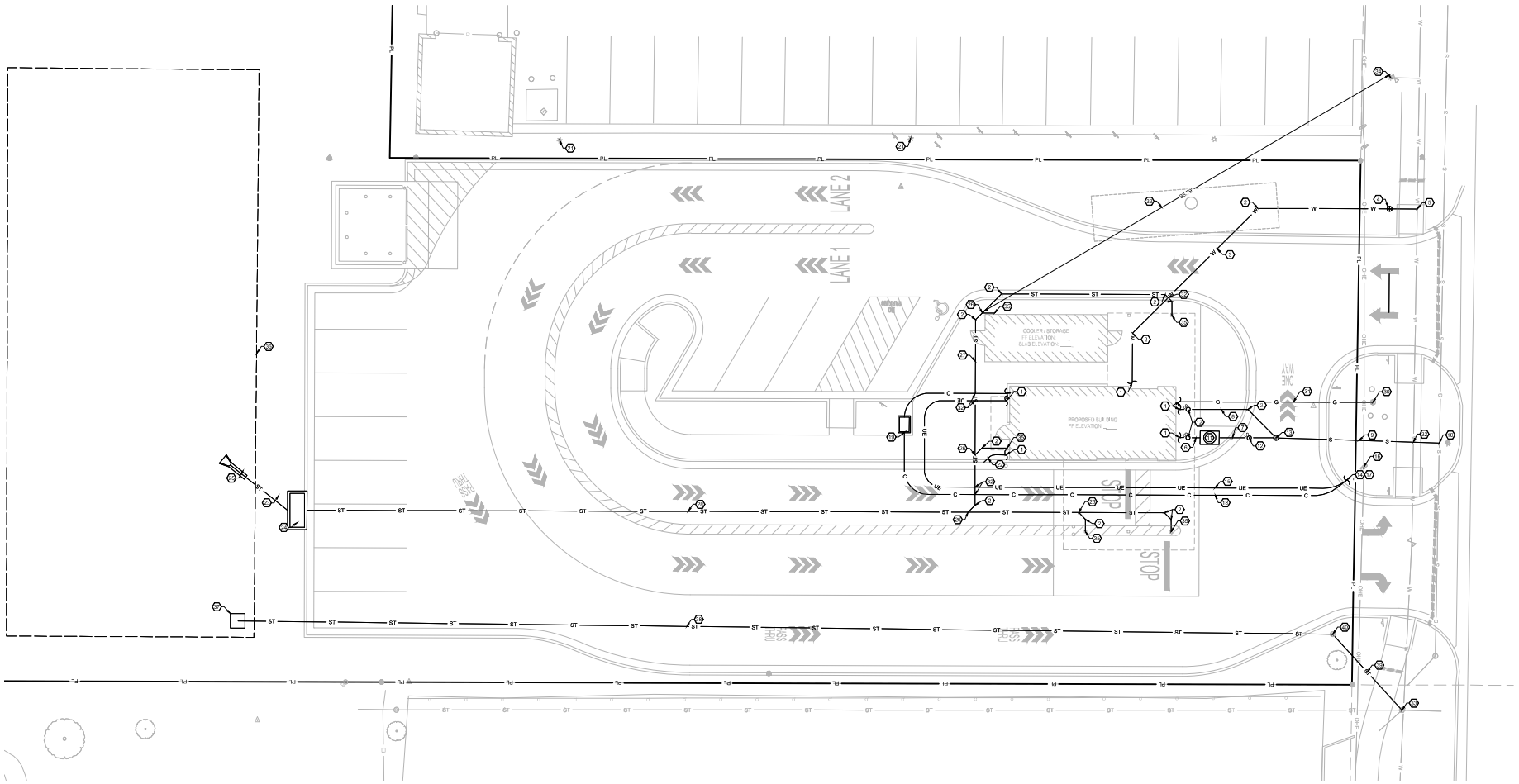
REVISION:

7 BREW COFFEE
PALATINE, IL 03

C2.
SITE PLA

DATE: DATE

Attachment: EXHIBIT - Site Plan (1572 N Rand Road - Special Use for a restaurant, with drive-through)



KEY NOTES:

1. CONTINUATION OF UTILITY TO BUILDING.
2. INSTALL 45° BEND, TYPICAL.
3. INSTALL 80 L.F. ± OF 1" K COPPER PIPE WATER LINE TO BE INSTALLED BY CONTRACTOR FROM WATER METER TO BUILDING PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
4. 1" WATER METER TO BE INSTALLED BY WATER UTILITY PROVIDER, CONTRACTOR TO CONFIRM FINAL WATER METER LOCATION WITH THE WATER UTILITY PROVIDER PRIOR TO INSTALLATION OF WATER SERVICE LINE.
5. CONNECTION OF WATER SERVICE TO BE COORDINATED WITH WATER PROVIDER.
6. INSTALL 5 L.F. ± OF 4" SCH. 40 PVC SANITARY SEWER SERVICE AT A MINIMUM SLOPE OF 1.00% PER PIPE INSTALLATION DETAIL 4.01 SHEET C7.2.
7. INSTALL 10 L.F. ± OF 4" SCH. 40 PVC SANITARY SEWER SERVICE AT A MINIMUM SLOPE OF 1.00% PER PIPE INSTALLATION DETAIL 4.01 SHEET C7.2.
8. INSTALL 25 L.F. ± OF 4" SCH. 40 PVC SANITARY SEWER SERVICE AT A MINIMUM SLOPE OF 1.00% PER PIPE INSTALLATION DETAIL 4.01 SHEET C7.2.
9. INSTALL 40 L.F. ± OF 4" SCH. 40 PVC SANITARY SEWER SERVICE AT A MINIMUM SLOPE OF 1.00% PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
10. CONTRACTOR TO CONNECT 4" SCH. 40 PVC SANITARY SEWER SERVICE LINE TO EXISTING SEWER LATERAL. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF SEWER LINE TO ENSURE NO CONFLICT PRIOR TO CONSTRUCTION. COORDINATE CONNECTION WITH SEWER UTILITY PROVIDER.
11. 125 GALLON SCHIER GB-75 GREASE INTERCEPTOR WITH PEDESTRIAN RATED CAST IRON COVER, PER MEP PLANS.
12. SEWER LATERAL CLEAN OUT PER DETAIL 4.02, SHEET C7.2.
13. SANITARY MONITORING MANHOLE, E 4" INVERTS = ____, S 4" INVERT = ____.
14. ROUTING OF PROPOSED ELECTRIC UTILITY AND POINT OF CONNECTION SHOWN IS APPROXIMATE. CONTRACTOR TO COORDINATE WITH ELECTRIC UTILITY PROVIDER TO DETERMINE FINAL LOCATION PRIOR TO INSTALLATION OF ELECTRIC SERVICE LINE.
15. BURIED ELECTRIC LINE, SEE MEP PLANS.
16. POLE MOUNTED TRANSFORMER, SEE MEP PLANS. COORDINATE WITH ELECTRIC UTILITY PROVIDER.
17. ROUTING OF PROPOSED COMMUNICATION UTILITY AND POINT OF CONNECTION SHOWN IS APPROXIMATE. CONTRACTOR TO COORDINATE WITH COMMUNICATION UTILITY PROVIDER TO DETERMINE FINAL LOCATION PRIOR TO INSTALLATION OF COMMUNICATION SERVICE LINE.
18. (2) 2" COMMUNICATIONS CONDUITS WITH PULLWIRE.
19. COMMUNICATIONS PULL BOX, SEE MEP PLANS. COORDINATE WITH COMMUNICATIONS UTILITY PROVIDER.
20. LIGHT POLE, SEE MEP PLANS.
21. EXISTING LIGHT POLE, SEE MEP PLANS FOR CONTINUATION FOR SITE LIGHTING.
22. INSTALL SLF. ± OF 2.0" DIA. SCH. 40 PVC DISCHARGE LINE FROM SUMP PUMP. TERMINATE DISCHARGE LINE THROUGH FACE OF CURB.
23. INSTALL 15 L.F. ± 12-INCH HDPE STORM LINE AT 2% SLOPE, PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
24. 4' x 8' O.D. CONCRETE CURB INLET PER DETAIL 4.03 SHEET C7.2. RIM ____ FL OUT ____.
25. INSTALL 12" FLARED END SECTION.
26. INSTALL N-12 8" x 8" x 8" PLAIN END CORRUGATED HDPE WYE.
27. INSTALL 90 L.F. ± 8-INCH HDPE DOWNSPOUT HEADER STORM LINE AT 2% SLOPE, PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
28. INSTALL 180 L.F. ± 8-INCH HDPE DOWNSPOUT HEADER STORM LINE AT 2% SLOPE, PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
29. INSTALL N-12 8" x 8" x 8" PLAIN END CORRUGATED HDPE WYE.
30. COORDINATE WITH GAS UTILITY PROVIDER FOR INSTALLATION OF GAS SERVICE LINE.
31. INSTALL 80 L.F. ± OF BURIED GAS SERVICE LINE, SEE MEP PLANS. COORDINATE CONNECTION WITH GAS UTILITY PROVIDER.
32. UTILITY CROSSING, CONTRACTOR TO COORDINATE DEPTH IN FIELD.
33. CONNECT TO EXISTING STORM WATER SYSTEM.
34. FIRE HYDRANT, NEAREST.
35. DOWNSPOUT CONNECTION PER DETAIL 4.06 SHEET C7.2 AND ARCHITECTURAL DETAIL 3 SHEET A3.2.
36. PROPOSED BIOSWALE.
37. PROPOSED OUTFALL STRUCTURE.
38. INSTALL 225 L.F. ± OF 15" RCP STORM LINE.
39. INSTALL 21' L.F. ± OF 15" RCP STORM LINE.
40. STORM WATER MANHOLE.

EXISTING UTILITY PROVIDER CONTACT INFORMATION:

1. WATER	PUBLIC WORKS 148 W ILLINOIS AVE PALATINE, IL 60067 PHONE: 847-705-5200
2. ELECTRIC	COMED ARTHUR AVE ARLINGTON HEIGHTS, IL 60005 PHONE: 1-877-426-6331
3. SEWER	PUBLIC WORKS 148 W ILLINOIS AVE PALATINE, IL 60067 PHONE: 847-705-5200
4. STORM	PUBLIC WORKS 148 W ILLINOIS AVE PALATINE, IL 60067 PHONE: 847-705-5200
5. CABLE	XFINITY BY COMCAST 324 E RAND RD SUITE 324 ARLINGTON HEIGHTS, IL, 60004 PHONE: 800-934-6489

H. SCALE: 1" = 10'

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www.tothassociates.com
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SEVEN BREW

PRELIMINARY
FOR REVIEW
DISCUSSION

ENGINEER OF RECORD
NAME: MATTHEW STEV
LICENSE NO.: IL. #PE 0

PROJECT NUMBER:
104.061

REVISION:

7 BREW COFFEE
PALATINE, IL 03

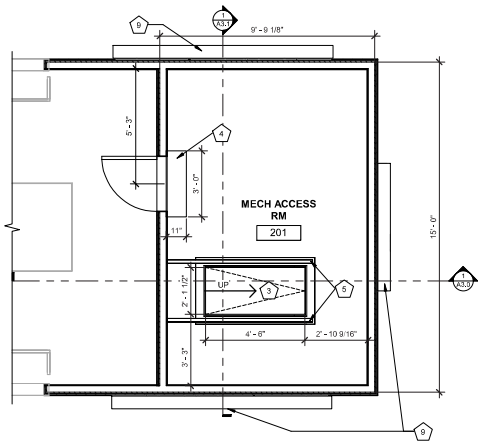
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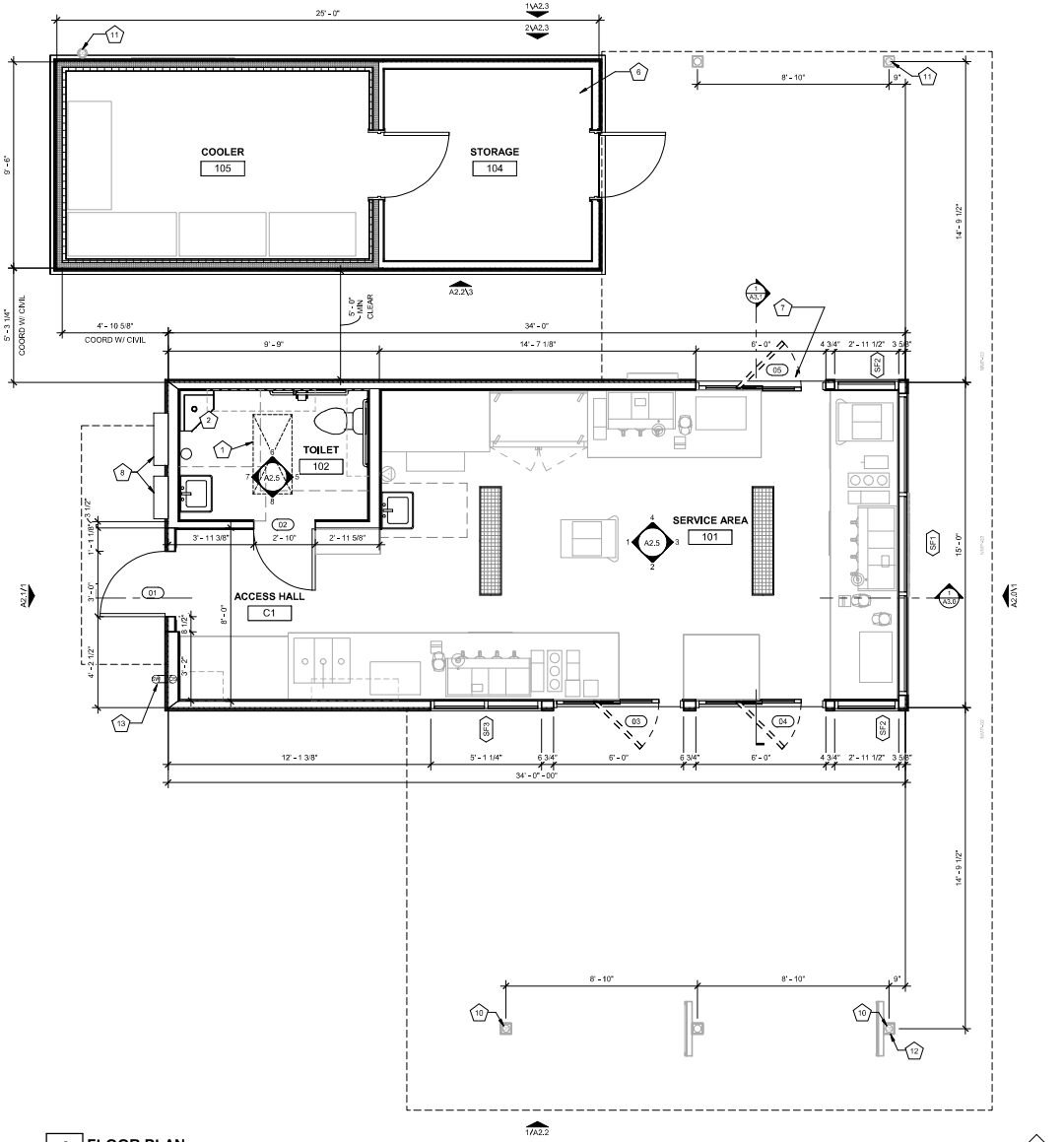
Attachment: EXHIBIT - Site Plan (1572 N Rand Road - Special Use for a restaurant, with drive-through)

FLOOR PLAN KEYNOTES

NOTE NO.	NOTE TEXT
1	ACCESS DOOR FOR CRAWLSPACE ACCESS
2	MOP SINK; REF PLUMBING
3	MECH. ACCESS DOOR AND LADDER - SUPPLIED BY OWNER
4	STEP, CENTER ON DOOR
5	PREFABRICATED COMPLIANT MECHANICAL SERVICE GUARDRAIL PER IBC SECTION 1015 - EACH SIDE
6	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
7	ADA AUTO/MANUAL EGRESS CAPABLE
8	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
9	STOREFRONT SIGNS - SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
10	DOWNSPOUT CONNECTION TO STORMWATER SYSTEM; REF CIVIL
11	DOWNSPOUT SCUPPER TO GRADE; REF CIVIL
12	SITE CONTRACTOR TO COORDINATE CIVIL AND STRUCTURAL DRAWINGS TO ENSURE ALL CANOPY COLUMN FOUNDATION PLATES AND BOLTS ARE CONSTRUCTED IN A MANNER THAT CONCEALS THEIR CONNECTIONS COMPLETELY BELOW GRADE; TYP.
13	DOWNSPOUT OUTLET - STORMWATER CONNECTION



2 MECH ACCESS RM
3/8" = 1'-0"



1 FLOOR PLAN
3/8" = 1'-0"

NORTH

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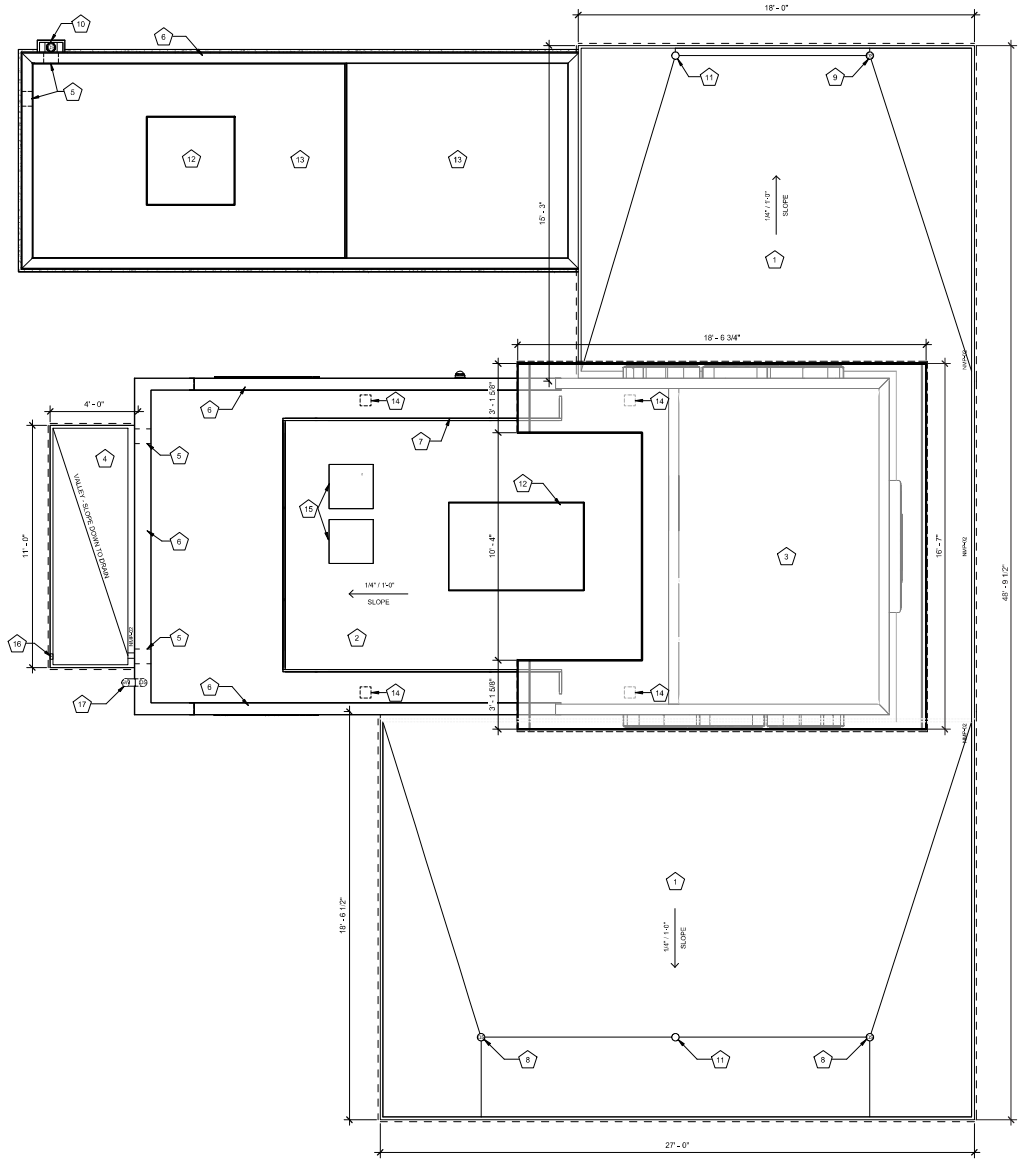
7 BREW DRIVE THRU - STANDARD W/ COOLER BESIDE
VARIOUS LOCATIONS

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Attachment: EXHIBITS - Floorplan, Elevations, and Business Plan (1572 N Rand Road - Special Use for a

ROOF PLAN KEYNOTES	
NOTE NO.	NOTE TEXT
1	PRE-ENGINEERED CANOPY AND FRAMING; REF CANOPY SHOP DRAWINGS
2	TPO ROOFING ON ROOF SHEATHING PER STRUCT
3	CORRUGATED ARC METAL ROOF ON #15 FELT ON PLYWOOD ROOF SHEATHING
4	TPO ROOFING ON ROOF SHEATHING PER STRUCT ON BUILT-UP 2x CRICKET FRAMING
5	8" WIDE X 4" HIGH TPO ROOF SCUPPER WITH SHEET METAL UNDERLAYMENT
6	BRAKE METAL CAP; REF ELEVATIONS
7	3' - 6" GUARDRAIL
8	ROOF DRAIN WITHIN STRUCTURAL COLUMN; CONNECT TO STORMWATER COLLECTION SYSTEM; REF CIVIL
9	ROOF DRAIN WITHIN STRUCTURAL COLUMN; DOWNSPOUT SCUPPER TO GRADE; REF CIVIL
10	ROOF DRAIN; DOWNSPOUT TO BE GALVANIZED, PAINTED, STEEL; CONNECT TO STORMWATER COLLECTION SYSTEM; REF CIVIL
11	OVERFLOW ROOF DRAIN
12	HVAC EQUIPMENT
13	ROOFING PER COOLER MANUF
14	MODULAR BUILDING PICK POINTS WITH ROOFING COLLAR; REF STRUCT
15	ICE MACHINE CONDENSERS; SITE CONTRACTOR TO DETERMINE FINAL LOCATION
16	OVERFLOW SCUPPER TO GRADE
17	CONNECT ABOVE-GRADE DOWNSPOUT OUTLET TO SUB-GRADE STORMWATER COLLECTION SYSTEM; REF CIVIL



1 ROOF PLAN
3/8" = 1'-0"

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7 BREW DRIVE THRU - STANDARD W/ COOLER BESIDE
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1 EXTERIOR ELEVATION - FRONT
3/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

NOTE NO.	NOTE TEXT
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TYP; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	THROUGH-WALL ROOF SCUPPER; TYP
9	SURFACE-MOUNTED LIGHTED SIGN BOX
10	SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
11	GUARDRAIL; 3' - 6: ABOVE ATTIC FLOOR
12	HVAC EQUIPMENT
13	OUTLINE OF MECHANICAL UNIT BEYOND
14	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
15	CANOPY HEATER
16	36" COOLER DOOR
17	COOLER LOCK & CONTROLS
18	KNOX BOX
19	DOWNSPOUT OUTLET; CONNECT TO ; SUBGRADE STORMWATER CONNECTION; REF CIVIL

EXTERIOR ELEVATION MATERIALS LEGEND

NOTE NO.	NOTE TEXT
A	ARCHITECTURAL CEMENT BOARD SIDING (BRK-2)
B	ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-2)
E	STANDING SEAM ROOF PANELS (MP-2)
F	METAL BRAKE CAP (MP-3)
G	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
H	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
J	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
K	VINYL WRAP, SUPPLIED AND INSTALLED BY OWNER
M	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM; REF CIVIL
N	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; DOWNSPOUT SCUPPER TO GRADE; REF CIVIL
P	PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL
Q	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; SCUPPER TO GRADE; REF CIVIL

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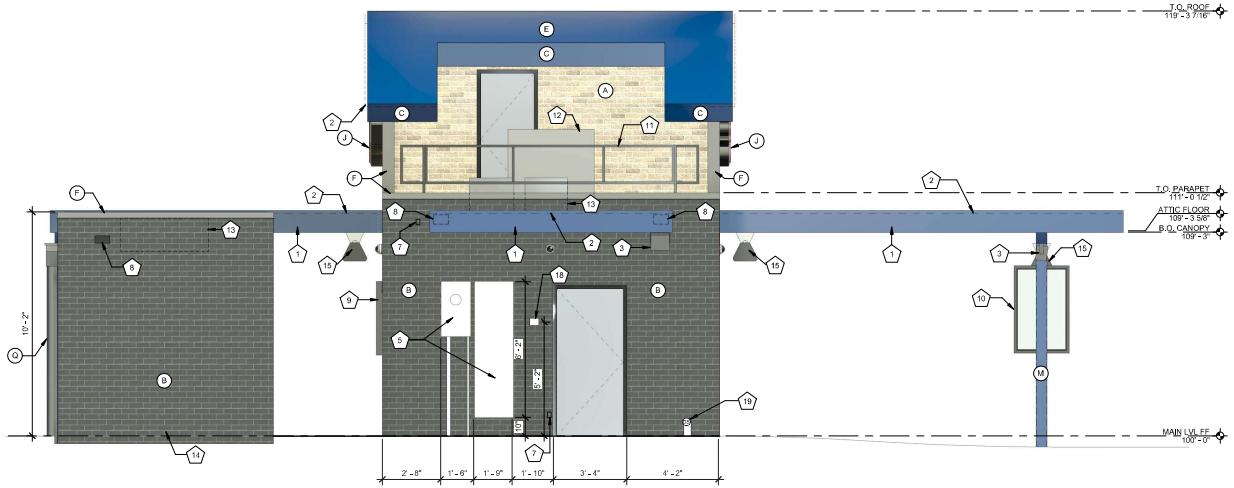
7 BREW DRIVE THRU - STANDARD W/ COOLER BESIDE
VARIOUS LOCATIONS

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1 EXTERIOR ELEVATION - BACK
3/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

NOTE NO.	NOTE TEXT
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TYP; REF ELECTRICAL
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6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	THROUGH-WALL ROOF SCUPPER; TYP
9	SURFACE-MOUNTED LIGHTED SIGN BOX
10	SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
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EXTERIOR ELEVATION MATERIALS LEGEND

NOTE NO.	NOTE TEXT
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F	METAL BRAKE CAP (MP-3)
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H	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
J	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
K	VINYL WRAP, SUPPLIED AND INSTALLED BY OWNER
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Q	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; SCUPPER TO GRADE; REF CIVIL

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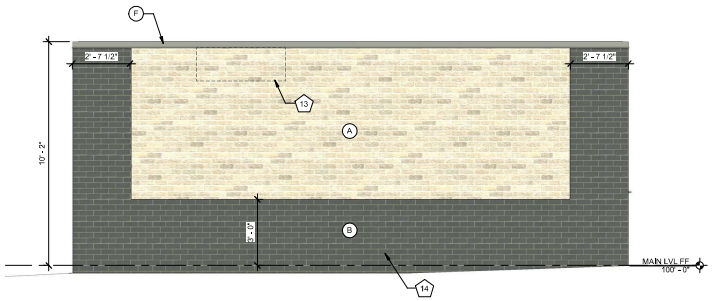
7 BREW DRIVE THRU - STANDARD W/ COOLER BESIDE
VARIOUS LOCATIONS

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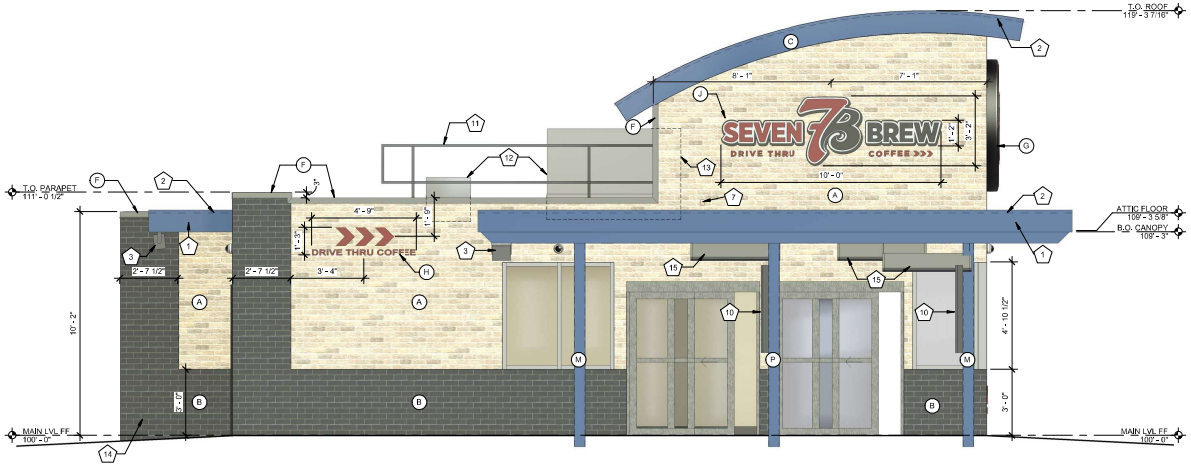
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3 COOLER ELEVATION - RIGHT
3/8" = 1'-0"



1 EXTERIOR ELEVATION - RIGHT
3/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

NOTE NO.	NOTE TEXT
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED); TYP; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT; PAINTED TO MATCH BUILDING; REF ELECTRICAL
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	THROUGH-WALL ROOF SCUPPER; TYP
9	SURFACE-MOUNTED LIGHTED SIGN BOX
10	SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
11	GUARDRAIL; 3' - 6: ABOVE ATTIC FLOOR
12	HVAC EQUIPMENT
13	OUTLINE OF MECHANICAL UNIT BEYOND
14	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
15	CANOPY HEATER
16	36" COOLER DOOR
17	COOLER LOCK & CONTROLS
18	KNOX BOX
19	DOWNSPOUT OUTLET; CONNECT TO ; SUBGRADE STORMWATER CONNECTION; REF CIVIL

EXTERIOR ELEVATION MATERIALS LEGEND

NOTE NO.	NOTE TEXT
A	ARCHITECTURAL CEMENT BOARD SIDING (BRK-2)
B	ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-2)
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G	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
H	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
J	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
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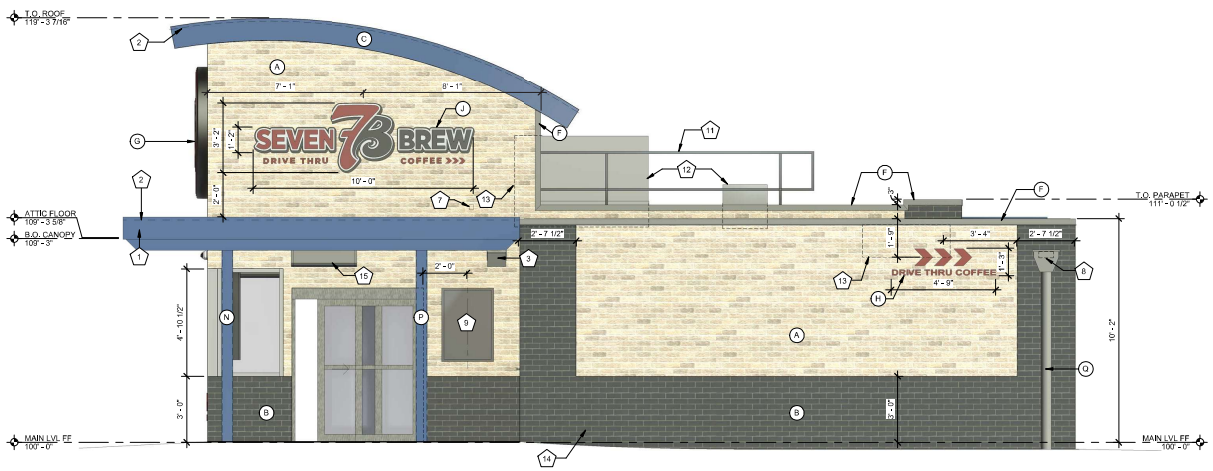
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VARIOUS LOCATIONS

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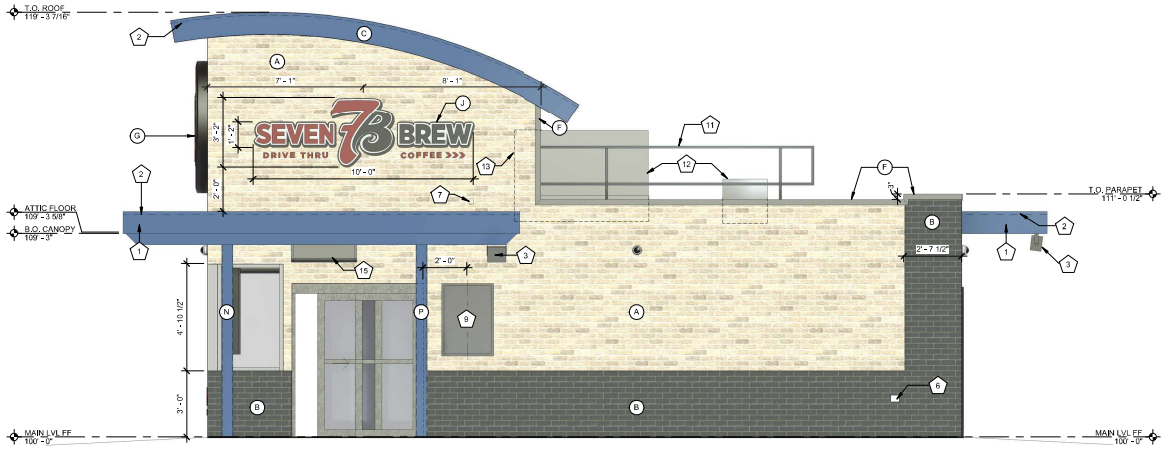
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2 EXTERIOR ELEVATION - LEFT W/ COOLER
3/8" = 1'-0"



1 EXTERIOR ELEVATION - LEFT
3/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

NOTE NO.	NOTE TEXT
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED); TYP; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT; PAINTED TO MATCH BUILDING; REF ELECTRICAL
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	THROUGH-WALL ROOF SCUPPER; TYP
9	SURFACE-MOUNTED LIGHTED SIGN BOX
10	SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
11	GUARDRAIL; 3' - 6: ABOVE ATTIC FLOOR
12	HVAC EQUIPMENT
13	OUTLINE OF MECHANICAL UNIT BEYOND
14	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
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19	DOWNSPOUT OUTLET; CONNECT TO ; SUBGRADE STORMWATER CONNECTION; REF CIVIL

EXTERIOR ELEVATION MATERIALS LEGEND

NOTE NO.	NOTE TEXT
A	ARCHITECTURAL CEMENT BOARD SIDING (BRK-2)
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C	BRAKE METAL FASCIA (MP-2)
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G	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
H	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
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N	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; DOWNSPOUT SCUPPER TO GRADE; REF CIVIL
P	PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL
Q	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; SCUPPER TO GRADE; REF CIVIL

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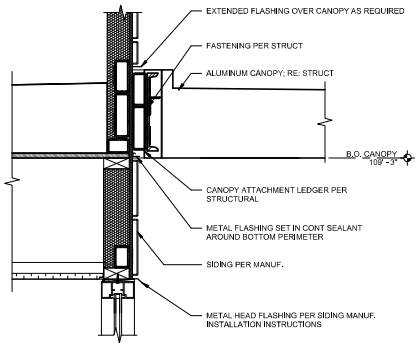
7 BREW DRIVE THRU - STANDARD W/ COOLER BESIDE
VARIOUS LOCATIONS

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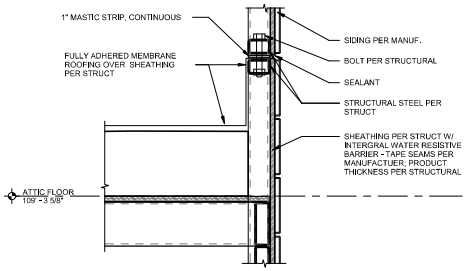
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Attachment: EXHIBITS - Floorplan, Elevations, and Business Plan (1572 N Rand Road - Special Use for a

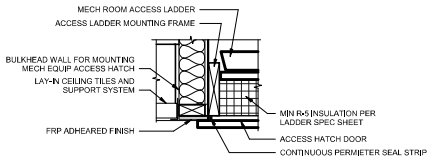
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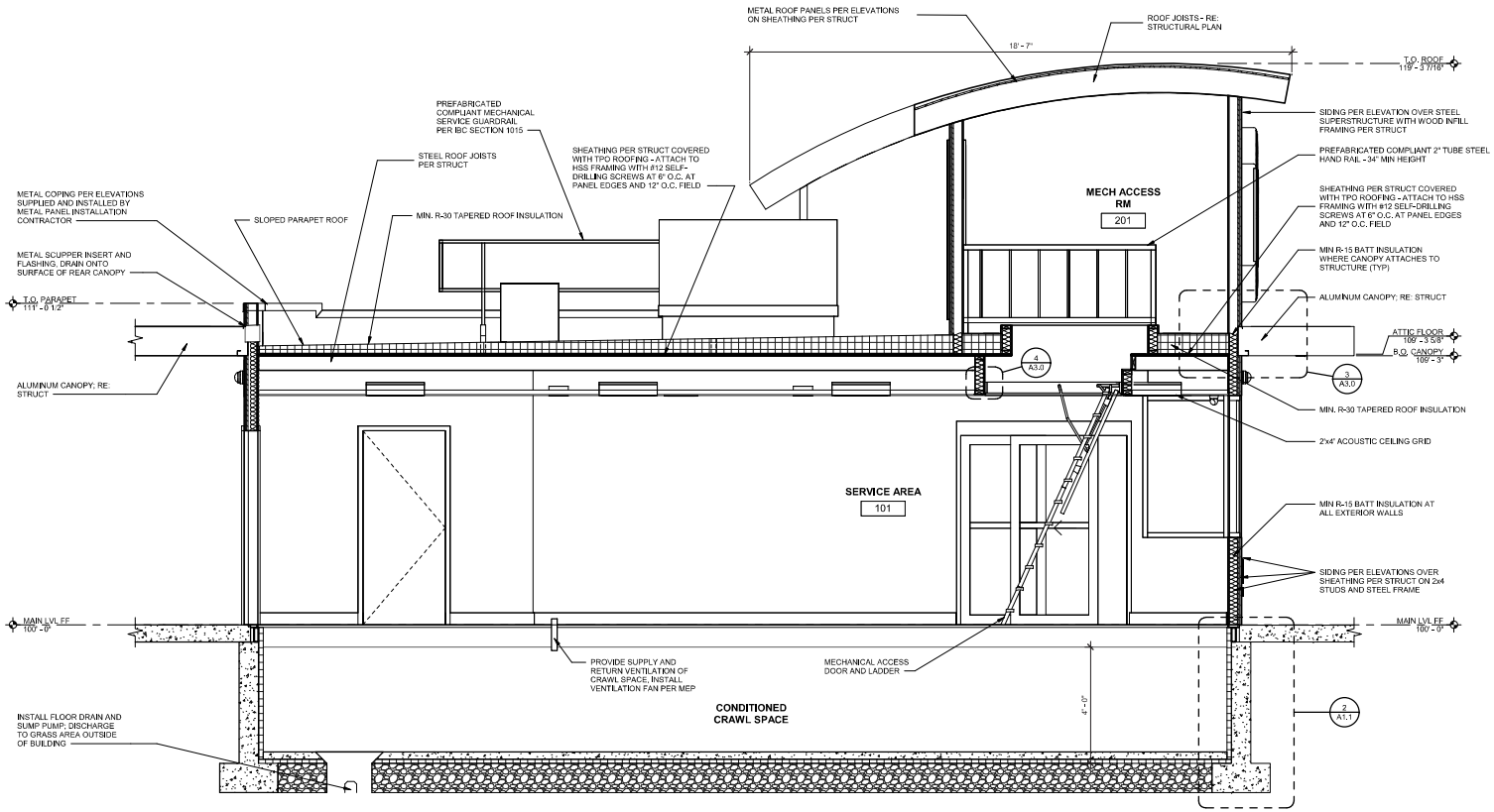
2 CANOPY CONNECTION
1 1/2" = 1'-0"



3 CONNECTION AT BASE/TOP
1 1/2" = 1'-0"



4 MECH ACCESS HATCH CONNECTION
1 1/2" = 1'-0"



1 BUILDING SECTION
1/2" = 1'-0"

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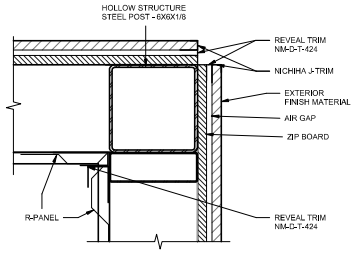
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7 BREW DRIVE THRU - STANDARD W/ COOLER BESIDE
VARIOUS LOCATIONS

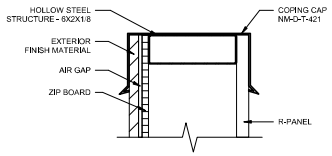
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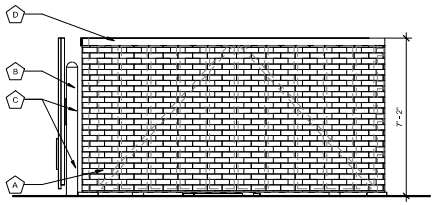
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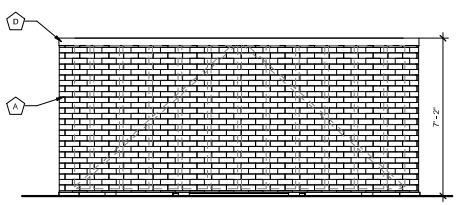
7 CORNER DETAIL
3" = 1'-0"



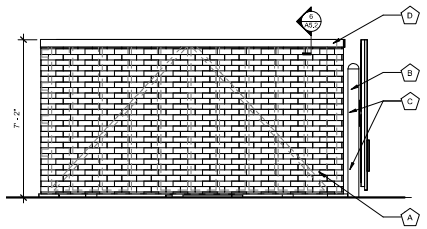
6 TOP COPING DETAIL
3" = 1'-0"



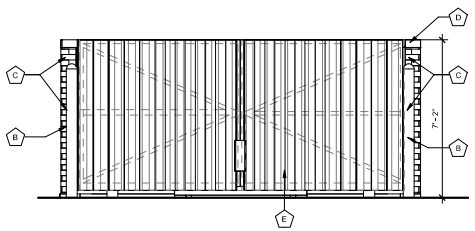
5 DUMPSTER ELEVATION - RIGHT
3/8" = 1'-0"



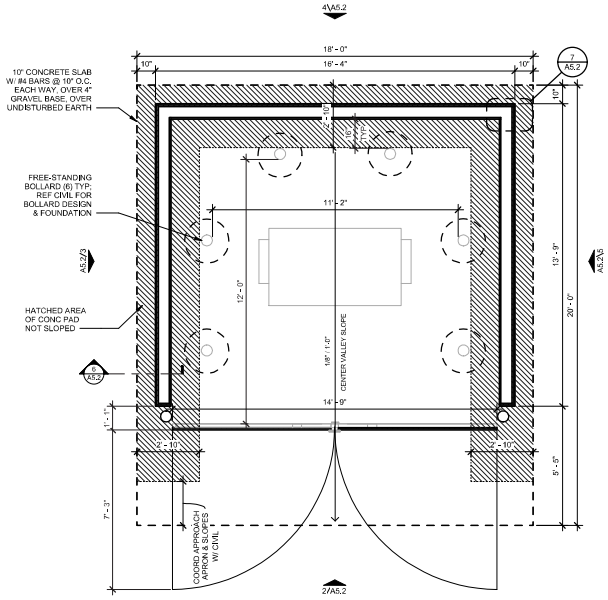
4 DUMPSTER ELEVATION - BACK
3/8" = 1'-0"



3 DUMPSTER ELEVATION - LEFT
3/8" = 1'-0"



2 DUMPSTER ELEVATION - FRONT
3/8" = 1'-0"



1 DUMPSTER FLOOR PLAN
3/8" = 1'-0"

NATIONAL MODULAR MFG.

DUMPSTER ELEVATION KEYNOTES	
NOTE NO.	NOTE TEXT
A	NICHIHA FIBER CEMENT SIDING - MIDNIGHT MODERN BRICK
B	PAINT ALL EXPOSED STEEL AND BOLLARDS WITH PT-10- SHERWIN WILLIAMS SW-9177 "SALTY DOG"
C	PAINT HINGES AND TERMINATION COPINGS PT-11- SHERWIN WILLIAMS SW-6258 " TRICORN BLACK"
D	BERRIDGE ZINC GREY COPING
E	1X6 VERTICAL CLEAR SEALED CEDAR PLANK GATE DOOR CLADDING

GENERAL NOTES:

a. SITE WORK AND PREPARATION TO BE PREFORMED BY SITE CONTRACTOR, COORDINATE SCOPE OF WORK WITH PREFABRICATOR.
b. COMPLETE NICHIHA SYSTEM AND ACCESSORIES INCLUDING MATCHING MANUF. FABRICATED CORNERS, FLASHINGS AND TRIMS. INSTALL PER MANUF. INSTALLATION INSTRUCTIONS.
c. STRUCTURE DASHED BEYOND FOR REFERENCE.

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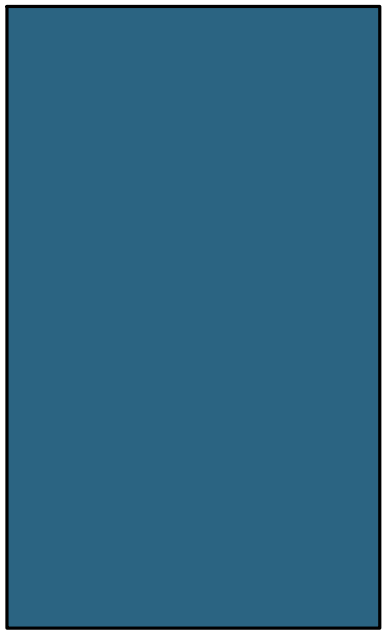
7 BREW DRIVE THRU - STANDARD W/ COOLER BESIDE
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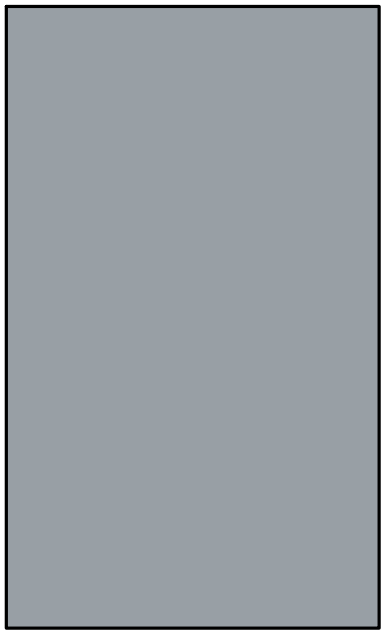
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BLUE METAL PANEL MP-2
BRAND: BERRIDGE
COLOR: ROYAL BLUE
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .26



COPING TRIM METAL MP-3
BRAND: BERRIDGE
COLOR: ZINC GREY
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .39



FIBER-CEMENT PANEL SIDING - BRK-2
BRAND: NICHIHA
COLOR: SHALE BROWN
FINISH: CANYON BRICK



FIBER-CEMENT PANEL SIDING - BRK-1
BRAND: NICHIHA
COLOR: MIDNIGHT
FINISH: MODERN BRICK

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7 BREW DRIVE TH
STANDARD W/ CO
BESIDE
08/29/2024

MATERIAL COL
BOARD

Attachment: EXHIBITS - Floorplan, Elevations, and Business Plan (1572 N Rand Road - Special Use for a

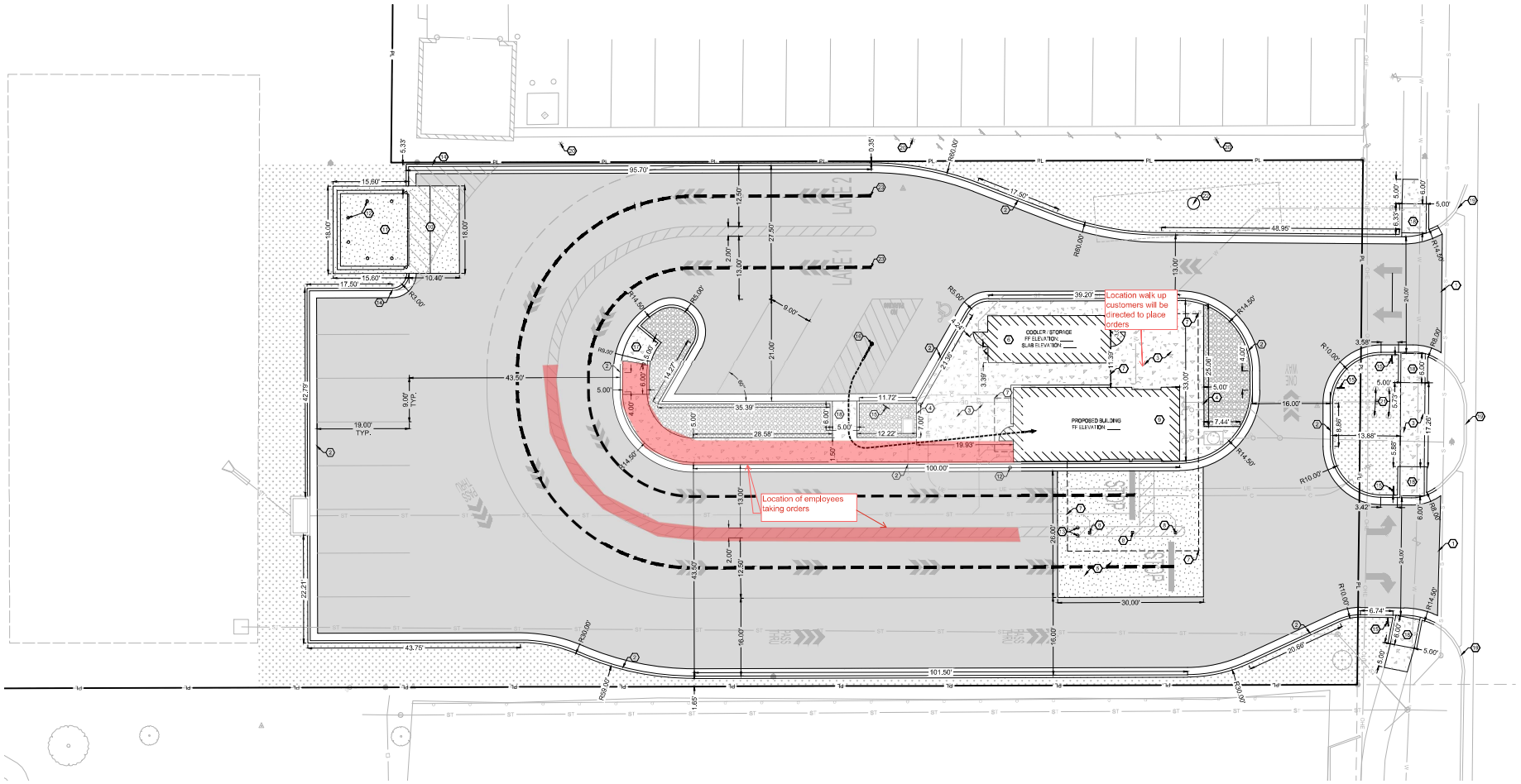




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7 BREW DRIVE TH
STANDARD W/ CO
BESIDE
08/29/2024

RENDERINGS

Attachment: EXHIBITS - Floorplan, Elevations, and Business Plan (1572 N Rand Road - Special Use for a



HATCH LEGEND:

- ASPHALT PAVEMENT PER DETAIL 2.06, SHEET C7.1.
- CONCRETE SIDEWALK PER SIDEWALK DETAIL 2.02, SHEET C7.1.
- CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAIL 2.03 AND 2.05, SHEET C7.1.
- TURF GRASS SOD. INSTALL PER SUPPLIER'S INSTALLATION INSTRUCTIONS.
- LANDSCAPE ROCK. PLACE 6" OF 1" - 2" RIVER ROCK OVER COMMERCIAL GRADE WEED FABRIC.

KEY NOTES:

1. MATCH EXISTING PAVEMENT.
2. CONCRETE CURB & GUTTER PER DETAIL 2.01, SHEET C7.1.
3. SIDEWALK PER DETAIL 2.02, SHEET C7.1.
4. EDGE OF CONCRETE SLAB TO BE THICKENED CONCRETE PER STOOP/WALK EDGE DETAIL 2.04, SHEET C7.1.
5. CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAILS 2.03 & 2.05, SHEET C7.1.
6. REMOTE COOLER LOCATION, COOLER TO BE INSTALLED ON 4" THICK CONCRETE PAD WITH THICKENED EDGE PER STRUCTURAL PLANS.
7. BUILDING CANOPY OUTLINE.
8. CANOPY COLUMNS LOCATIONS, TYPICAL.
9. BUILDING FOUNDATION WALL AND FOOTING PER STRUCTURAL PLANS.
10. CONCRETE PAVEMENT FOR TRASH ENCLOSURE PER CONCRETE PAVEMENT DETAILS 2.03 & 2.05, SHEET C7.1.
11. TRASH ENCLOSURE AND GATE, PER ARCHITECTURAL PLANS.
12. 6" PIPE BOLLARD, TYPICAL PER DETAIL 2.09, SHEET C7.1.
13. 3" PIPE BOLLARD, TYPICAL PER DETAIL 2.09, SHEET C7.1.
14. INSTALL CURB TRANSITION PER DETAIL 2.15, SHEET C7.2.
15. SIGN, SEE SHEET C8.1.
16. ACCESSIBLE PATH FROM PARKING TO BUILDING.
17. TYPE 2 MODIFIED ADA CURB RAMP PER DETAIL 2.12, SHEET C7.2.
18. TYPE 4 ADA CURB RAMP PER DETAIL 2.14, SHEET C7.2.
19. EXISTING CURB AND GUTTER, DO NOT DISTURB.
20. EXISTING LIGHT POLE, TO REMAIN.
21. EXISTING BOLLARDS, TO REMAIN.
22. EXISTING BILLBOARD TO REMAIN.
23. POINT OF SERVICE. 199 FT. = TOTAL QUEUING LENGTH LANE 1. 254 FT. = TOTAL QUEUING LENGTH LANE 2.

PROPOSED USE:

RESTAURANT WITH DRIVE THRU.

ZONING:

ZONING: B-2, GENERAL BUSINESS.

PARKING REQUIREMENTS:

1 SPACE PER EMPLOYEE DURING LARGEST SHIFT = 7 STALLS.
PROVIDED = 12 STALLS, 11 STANDARD AND 1 ADA.

STORMWATER NOTES:

PRE-PROJECT IMPERVIOUS AREA	= 20,040 S.F.
PRE-PROJECT PERVIOUS AREA	= 19,506 S.F.
POST-PROJECT IMPERVIOUS AREA	= 20,188 S.F.
POST-PROJECT PERVIOUS AREA	= 19,358 S.F.

NOTE:
CALCULATIONS PROVIDED FOR IMPERVIOUS SURFACE LIMITS ARE THE PROPERTY LINES.

BUILDING AND LOT DATA:

PROJECT FOOTPRINT	38,546 S.F.	= 0.91 ACRES
PROPOSED BUILDING (1 STORY) - RETAIL =	515 S.F.	
REMOTE COOLER	=	247 S.F.
CONSTRUCTION TYPE: V-B		

QUANTITIES

CURB & GUTTER:	997 L.F.
ASPHALT PAVEMENT:	15,566 S.F.
8" CONCRETE PAVEMENT:	1,250 S.F.
4" CONCRETE SIDEWALK:	1,775 S.F.
TURF GRASS SOD:	3,889 S.F.
LANDSCAPING ROCK:	640 S.F.

H. SCALE: 1" = 10'

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SEVEN BREW

PRELIMINARY FOR REVIEW DISCUSSION

ENGINEER OF RECORD
NAME: MATTHEW STEV
LICENSE NO. IL. *PE 0

PROJECT NUMBER: 104.061

REVISION:

7 BREW COFFEE
PALATINE, IL 03

C2.
SITE PLA

DATE: DATE

Attachment: EXHIBITS - Floorplan, Elevations, and Business Plan (1572 N Rand Road - Special Use for a

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7 Brew Drive-Thru Coffee Business Plan

Monday, October 14, 2024

20,000+
UNIQUE DRINKS SERVED

CULTIVATING kindness

A revolution is brewing.

7 Brew was born from a desire to change drive-thru coffee into a fun, mind-blowing experience for everyone. We dreamed of serving premium coffee in record time and making new friends while we're at it. The dream came alive with our first "stand" in Rogers, AR and our 7 original coffees.

Today, we're cranking out all kinds of custom-hand crafted drinks in different locations throughout the country.

7 Brew is so much more than just a coffee stand. It's the concept of cultivating kindness and joy with every drink – through our service, speed, quality, energy and atmosphere. It's contagious and it's changing the drive-thru coffee industry.

OUR SECRET SAUCE IS NOT A FLAVOR.
It's a feeling!

278
STANDS

Attachment: EXHIBITS - Floorplan, Elevations, and Business Plan (1572 N Rand Road - Special Use for a

MENU

THE 7 ORIGINALS

ICED, HOT, or CHILLER

BLONDIE
VANILLA & CARAMEL BREVE
(270-850 CAL)

BRUNETTE
HAZELNUT & CARAMEL MOCHA
(280-850 CAL)

SMOOTH 7
IRISH CREAM & WHITE CHOCOLATE BREVE
(260-840 CAL)

WHITE CHOCOLATE MOCHA
WHITE CHOCOLATE & MILK CHOCOLATE MOCHA
(280-850 CAL)

CINNAMON ROLL
BROWN SUGAR CINNAMON & WHITE CHOCOLATE BREVE
(300-770 CAL)

GERMAN CHOCOLATE
COCONUT & CARAMEL MOCHA
(280-860 CAL)

SWEET & SALTY
SALTED CARAMEL & WHITE CHOCOLATE BREVE
(260-840 CAL)



MAKE IT A TRIPLE 7
ORIGINALS CAN COME WITH 6 SHOTS FOR AN EXTRA BOOST
(180-880 CAL)

CUSTOMIZE EVERYTHING

SUGAR FREE

EXTRA SHOT (5 CAL)

SWEETNESS
1/4 1/2 REG EXTRA

COLD FOAM

MILK ALTERNATIVES
OAT, ALMOND, OR COCONUT

7 ENERGY

ICED or CHILLER
(10-560 CAL)
A **PREMIUM** ENERGY DRINK CREATED BY 7 BREW!

INFUSE WITH ANY FLAVOR!
ORIGINAL OR SUGAR-FREE



TOP PICKS OCEAN BREEZE SF, SUNRISE SF, PIXIE STICK, NIGHTSHADE

RED BULL AVAILABLE

7 FIZZ

(0-435 CAL)
SPARKLING WATER INFUSED WITH ANY FLAVOR!

ADD CREAM OR WHIPPED CREAM



COLD BREW

(20-90 CAL)
TRY IT WITH OUR COLD FOAM!



CLASSICS

ICED or HOT

LATTE (120-320 CAL)
MOCHA (200-520 CAL)
BREVE (250-660 CAL)
CARAMEL MACCHIATO (210-850 CAL)
CAPPUCCINO (100-260 CAL)
HOUSE BLEND (10-20 CAL)
CHAI LATTE (160-400 CAL)
MATCHA LATTE (170-390 CAL)
COCOA (250-630 CAL)



TEAS & LEMONADES

(0-510 CAL)

SWEET / UNSWEET
GREEN
EARL GREY
PARIS
DECAF
CINNAMON SPICE

THE CLASSIC LEMONADE FLAVORS OR MAKE YOUR OWN COMBO!



SMOOTHIES & SHAKES

(163-1,110 CAL)

STRAWBERRY
PIÑA COLADA
WILDBERRY
MANGO
PEACH
BLUE POM

THE CLASSIC ICECREAM FLAVORS OR MAKE YOUR OWN COMBO!



KIDS SIZES AVAILABLE!

SEVEN 7 BREW DRIVE THRU COFFEE

ASK ABOUT OUR SECRET MENU!

2,000 calories a day is used for general nutrition advice, but calorie needs vary. Additional nutrition information available upon request. Before placing your order, please inform your server if a person in your party has a food allergy. We reserve the right to make any menu or pricing changes. Stated amounts do not include sales tax; sales tax stated separately on receipt. ©2022 Seven Brew, LLC. All Rights Reserved.

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ABOUT 7 BREW / PROJECT DESCRIPTION

About 7 Brew:

7 Brew, founded in Rogers, AR, has 278 locations across 22 states nationwide. Specializing in serving premium espresso-based coffee, chillers, teas, infused energy drinks, sodas and smoothies. There are over 20,000 unique drink options that can be created from 7 Brew's menu. 7 Brew is a drive-thru only concept with a dual drive-thru configuration. Team members take orders on tablets instead of a traditional drive-thru speaker box, which allows 7 Brew to create personal relationships with their customers and serve them in a fast paced and friendly environment. 7 Brew's focus to their customer is speed and a friendly, welcoming environment which resonates amongst its team members to the customers with the goal to make its customers experience at 7 Brew the happiest part of their day, which drives business and keeps customers coming back. The concept opens at 5:30 AM and closes at 10:00 PM. AUV for 7 Brew stands nationwide is $1.8M-$2.0M. There will be one (1) full time employee and forty (40) part time team members hired to work at the stand. There are 5 team members at the stand working during peak times. There are estimated 750 orders a day which equates to ~1,125 estimated customers per day.

About the Project:

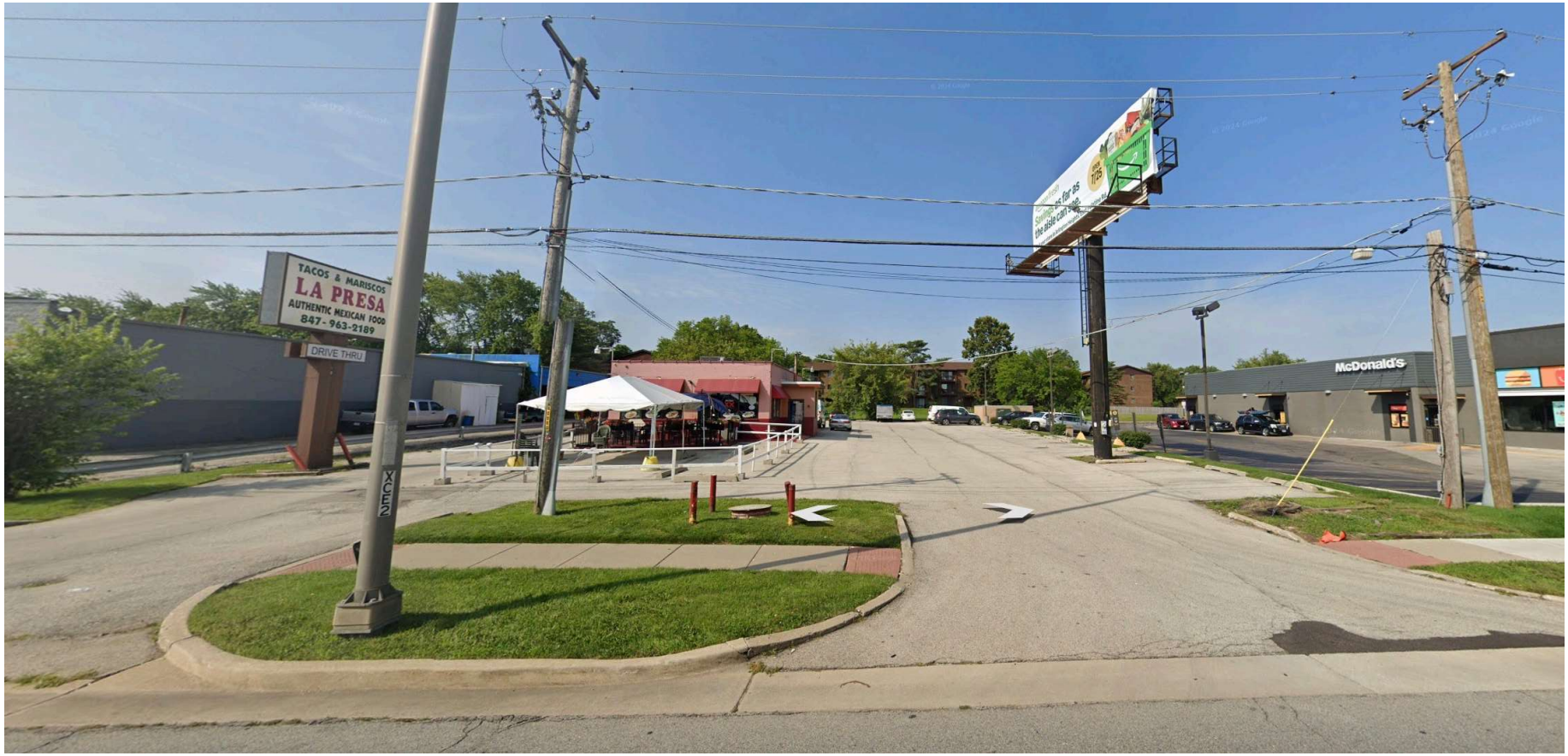
Who Brew IL II, LLC, applicant and 7 Brew Franchisee for Chicago and NW Indiana, is proposing a freestanding 7 Brew Drive Thru Coffee stand for 1572 N Rand Rd, Palatine, IL. The current zoning is B-2 General Business and the existing use at this location is La Presa Mexican Restaurant. The project consists of demolishing the existing single-story restaurant building and replacing with a 510 sq. ft. modular building, a 238 sq. ft. modular cooler and dry storage building and a prefab modular trash enclosure. The building, cooler and trash enclosure will consist of the same exterior façade materials. The site plan consists of 7 Brew's prototypical double drive-thru lane configuration with 12 parking stalls, including 1 ADA parking stall.

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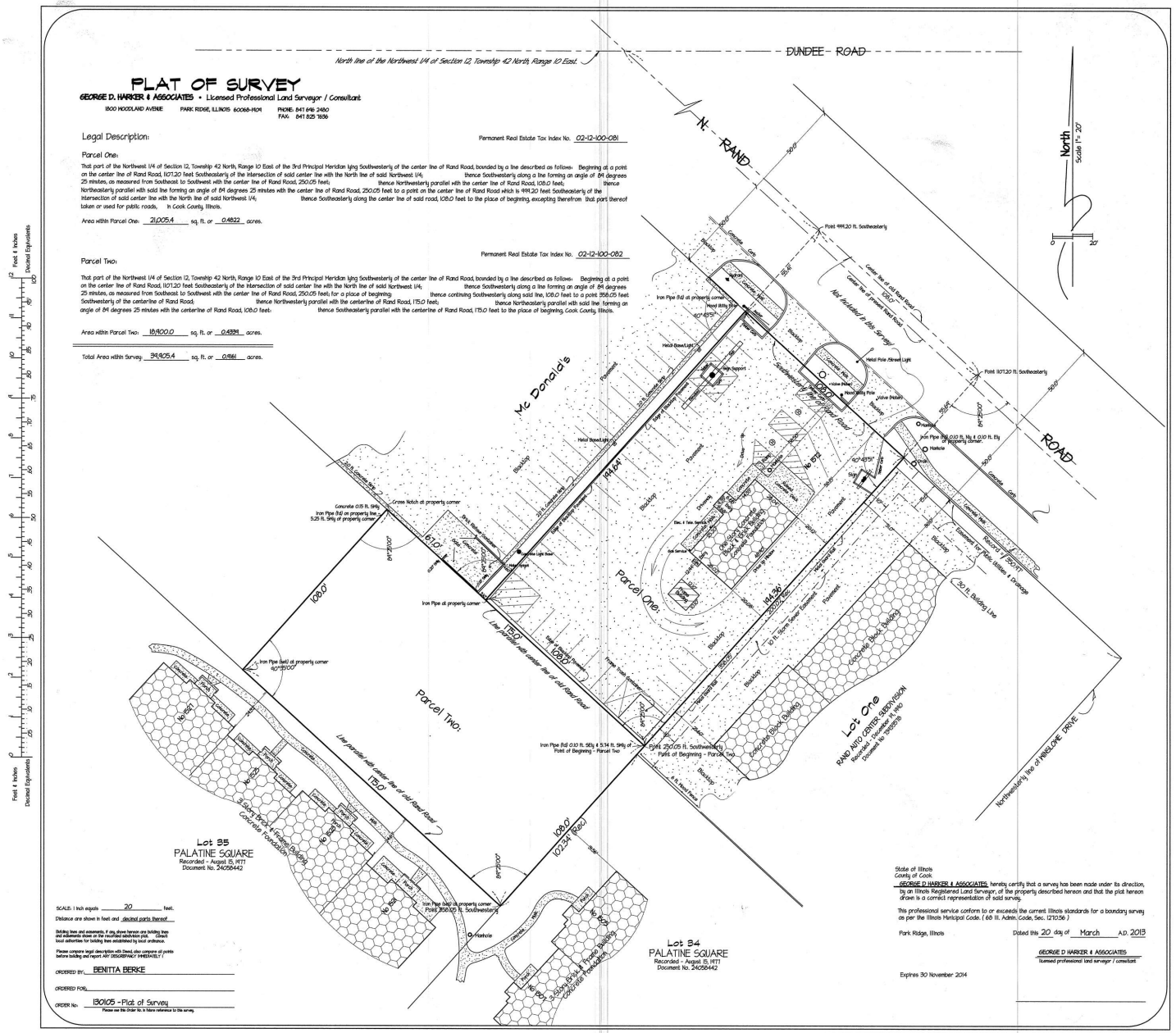
AERIAL PHOTO



EXISTING CONDITIONS

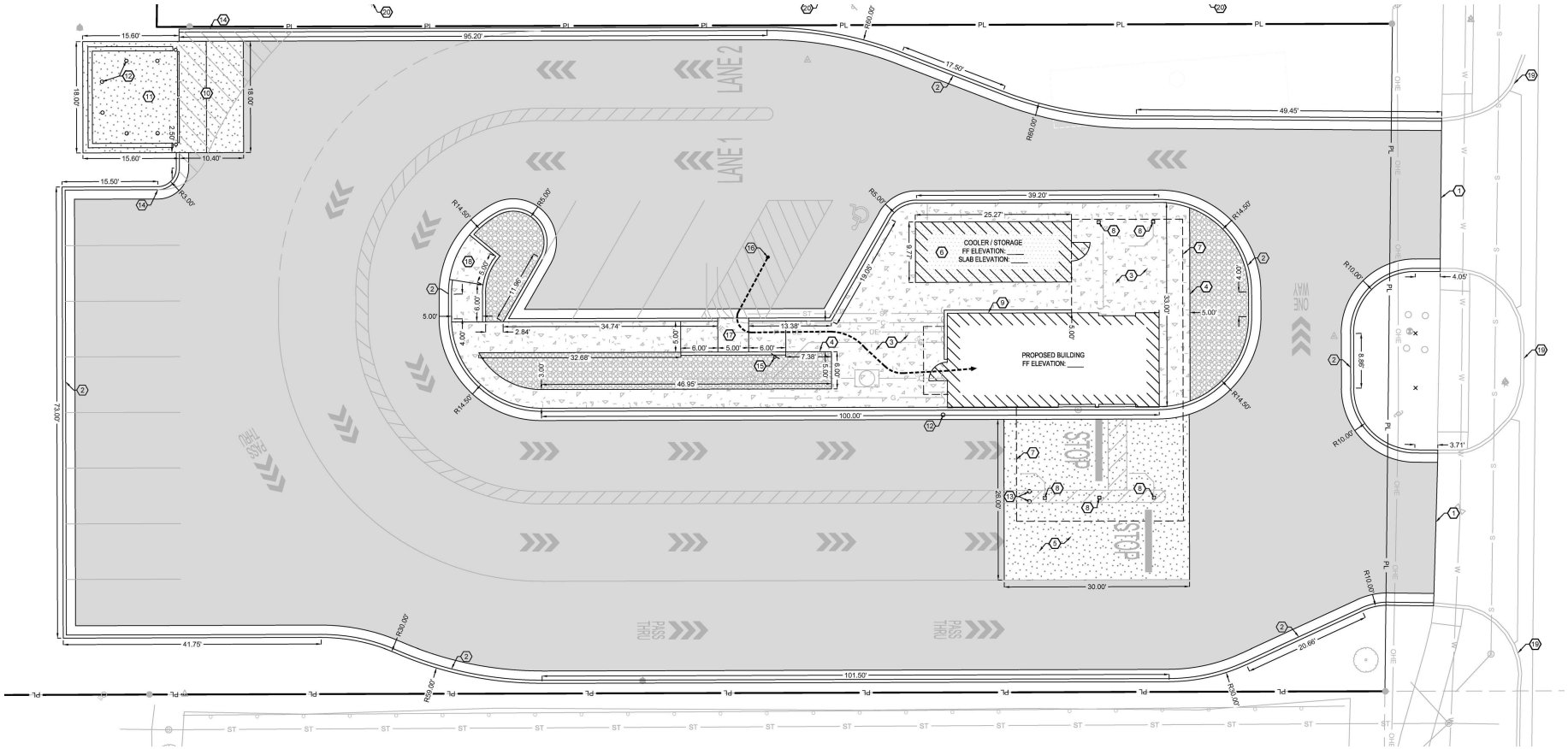


SURVEY



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SITE PLAN

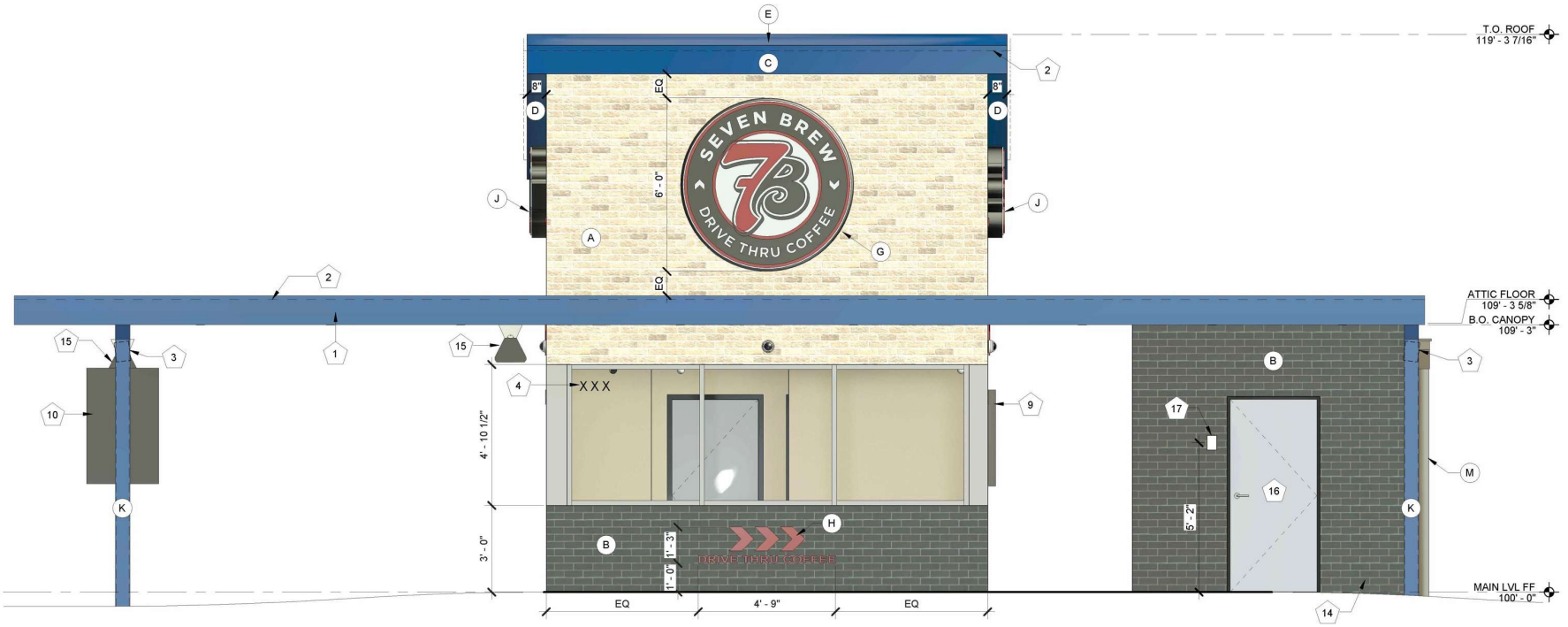


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RENDERING

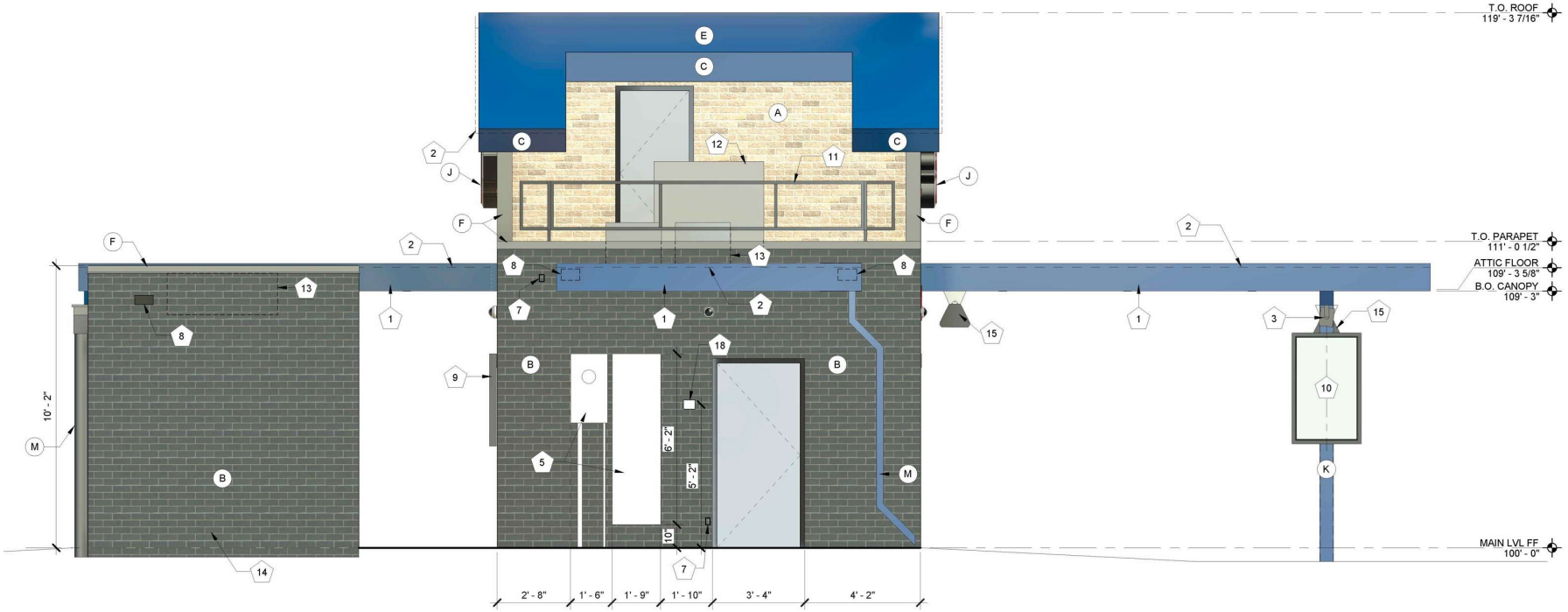


ELEVATIONS



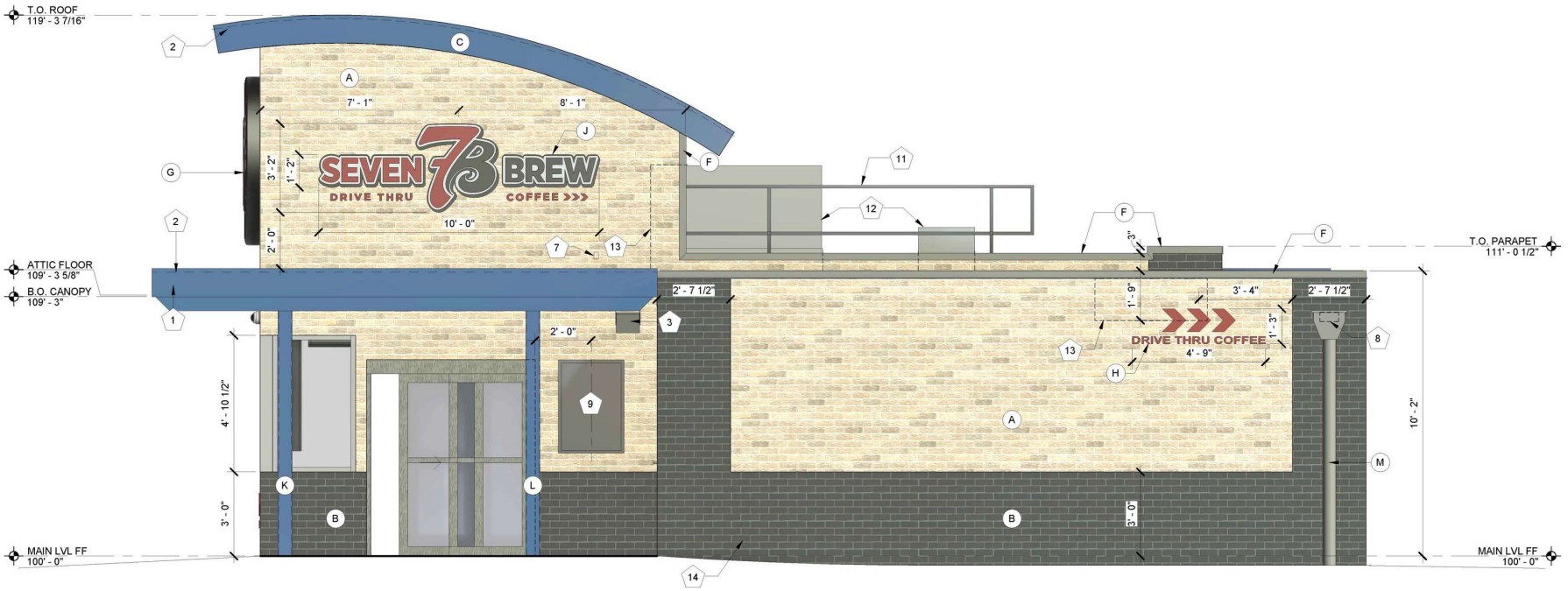
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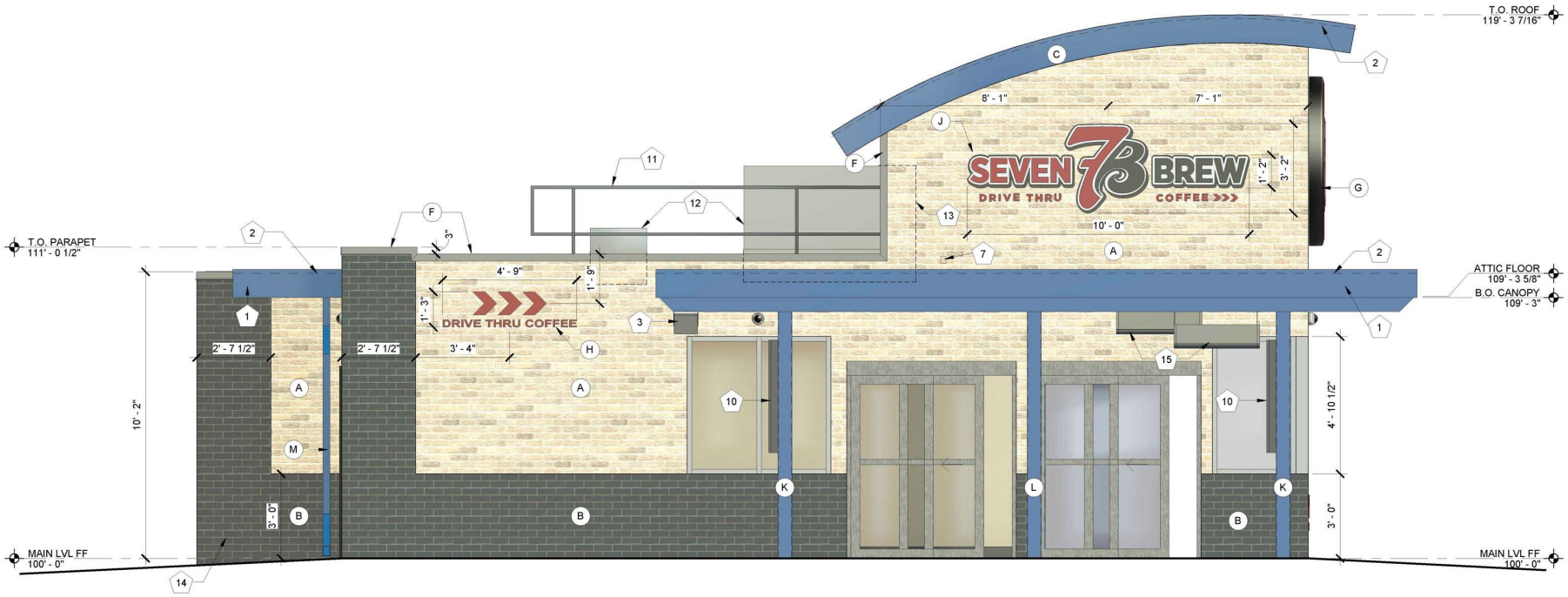
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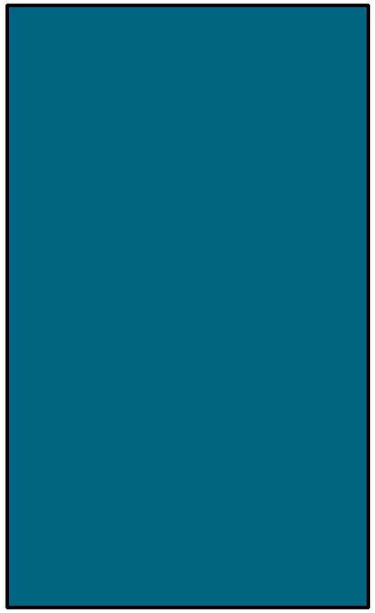
Attachment: EXHIBITS - Floorplan, Elevations, and Business Plan (1572 N Rand Road - Special Use for a

ELEVATIONS

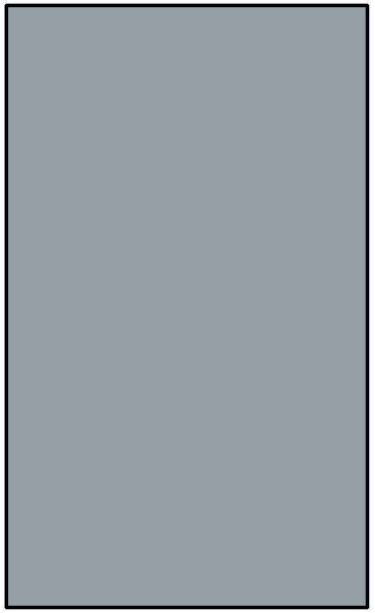


Attachment: EXHIBITS - Floorplan, Elevations, and Business Plan (1572 N Rand Road - Special Use for a

MATERIAL COLOR BOARD



BLUE METAL PANEL MP-2
BRAND: BERRIDGE
COLOR: ROYAL BLUE
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .26



COPING TRIM METAL MP-3
BRAND: BERRIDGE
COLOR: ZINC GREY
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .39



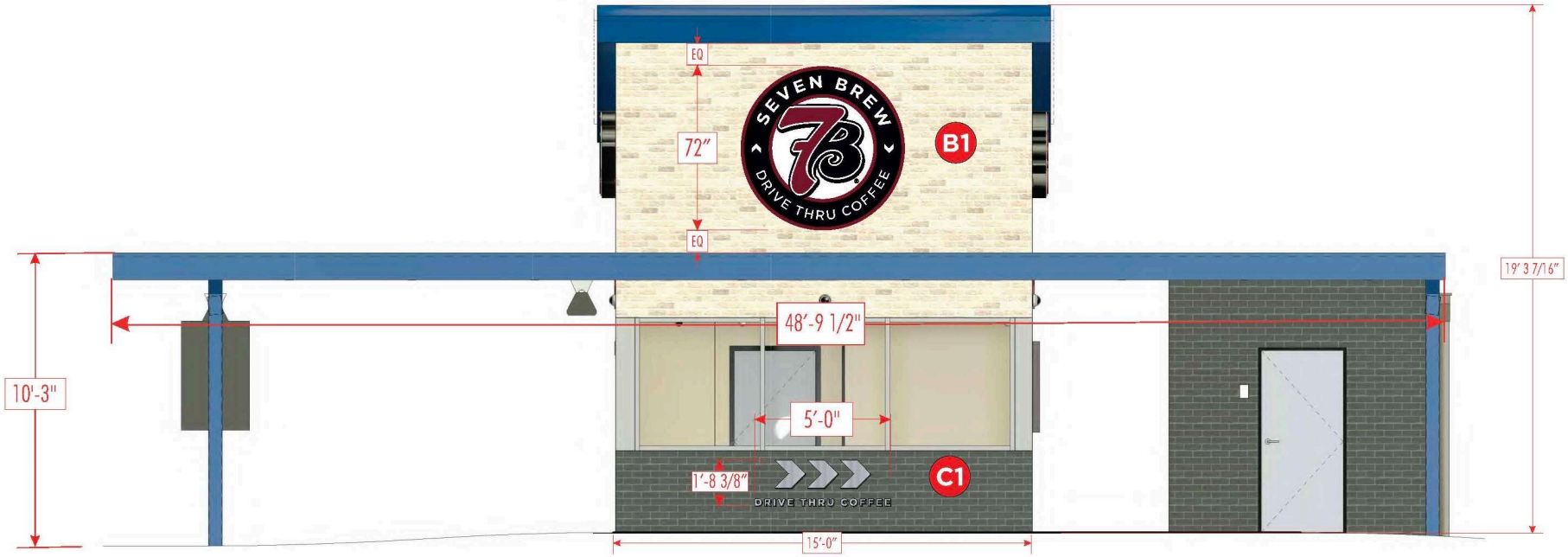
FIBER-CEMENT PANEL SIDING - BRK-2
BRAND: NICHIHA
COLOR: SHALE BROWN
FINISH: CANYON BRICK



FIBER-CEMENT PANEL SIDING - BRK-1
BRAND: NICHIHA
COLOR: MIDNIGHT
FINISH: MODERN BRICK

Attachment: EXHIBITS - Floorplan, Elevations, and Business Plan (1572 N Rand Road - Special Use for a

SIGNAGE



Attachment: EXHIBITS - Floorplan, Elevations, and Business Plan (1572 N Rand Road - Special Use for a

SIGNAGE



Attachment: EXHIBITS - Floorplan, Elevations, and Business Plan (1572 N Rand Road - Special Use for a

SIGNAGE



RIGHT SIDE ELEVATION

Attachment: EXHIBITS - Floorplan, Elevations, and Business Plan (1572 N Rand Road - Special Use for a

SIGNAGE



NIGHT ILLUMINATION VIEW



DEBOSSMENT DETAILS



EMBOSSMENT DETAILS

LED ILLUMINATION

ELECTRICAL RUN LOCATION IS THROUGH THE BACK OF THE SIGN

PMS 202

C: 29.54%	HEX: 8a2432
M: 95.11%	R: 138
Y: 74.72%	G: 36
K: 29.59%	B: 50

BLACK

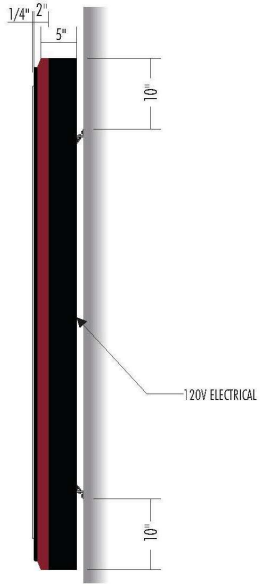
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WHITE

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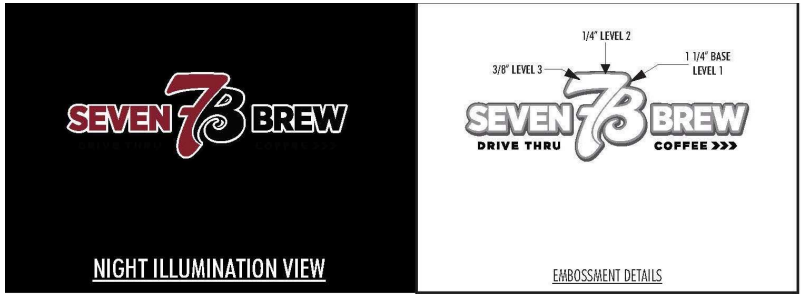
FRONT VIEW B1



SIDE VIEW

Attachment: EXHIBITS - Floorplan, Elevations, and Business Plan (1572 N Rand Road - Special Use for a

SIGNAGE



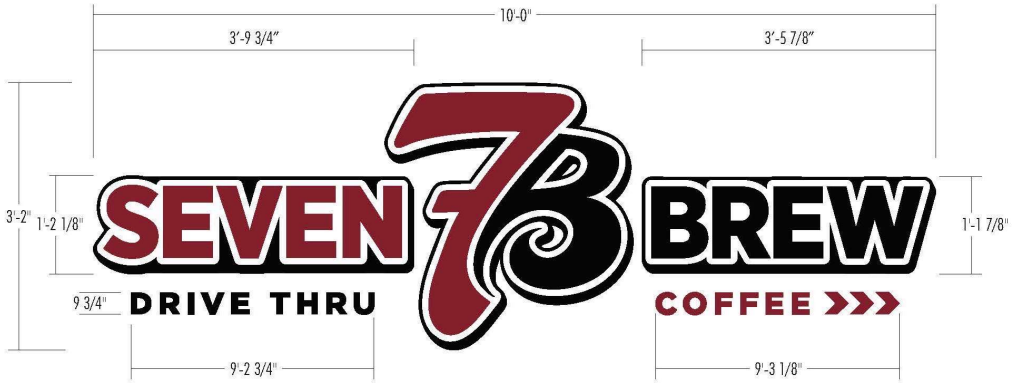
PMS 202
C: 29.54% M: 95.11% Y: 74.72% K: 29.59%
HEX: 8a2432 R: 138 G: 36 B: 50

BLACK
C: 0% M: 0% Y: 0% K: 100%
HEX: 231f20 R: 35 G: 31 B: 32

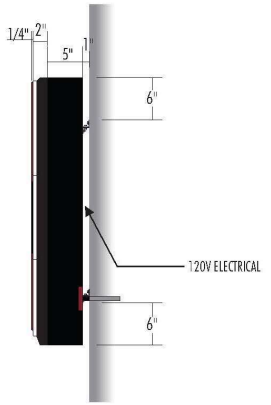
WHITE
C: 0% M: 0% Y: 0% K: 0%
HEX: ffffff R: 255 G: 255 B: 255

LED ILLUMINATION

ELECTRICAL RUN LOCATION IS THROUGH THE BACK OF THE SIGN



B2 B3 FRONT VIEW



SIDE VIEW

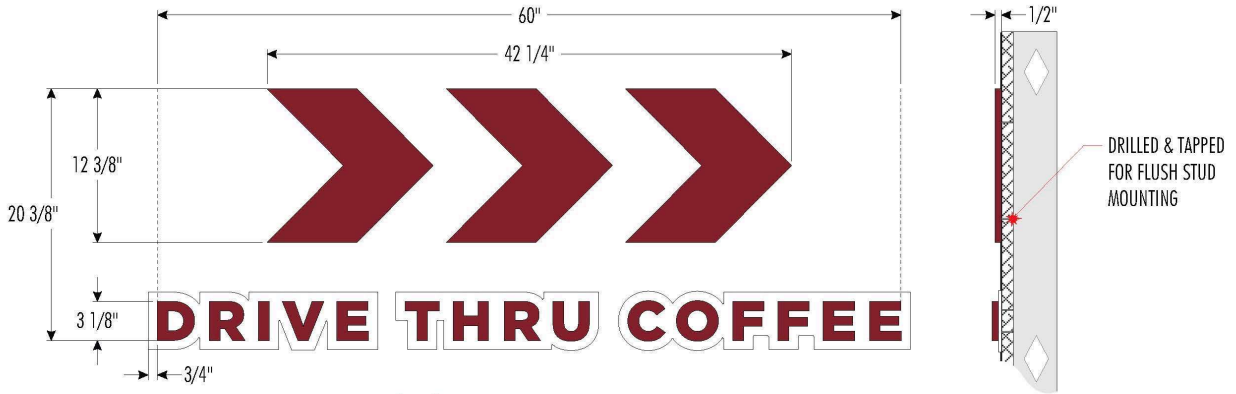
Attachment: EXHIBITS - Floorplan, Elevations, and Business Plan (1572 N Rand Road - Special Use for a

SIGNAGE



FRONT VIEW C1

SIDE VIEW



C2 C3 FRONT VIEW

SIDE VIEW

Attachment: EXHIBITS - Floorplan, Elevations, and Business Plan (1572 N Rand Road - Special Use for a

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 01/14/25 07:00 PM

STAFF REPORT (ID # 9528)

1572 N Rand Road

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Chris George, Who Brew LLC

PLAN NUMBER: SU-000144-2024

BACKGROUND:

The Subject Property (2 separate lots) is zoned B-2 (general business) was annexed in 1996, with a lot area approximately 0.92 acres. The current use contains a restaurant with a drive-thru and a vacant lot in the rear. The Petitioner is proposing to demolish the existing building and construct a drive-thru only coffee shop - 7 Brew. Therefore, the Petitioner is requesting:

Special Use to permit a restaurant, with a drive-thru

Surrounding Zoning/Uses:

North:	B-5 Highway Business District
South:	B-2 General Business District
East:	Planned Development – Park Place Subdivision
West:	Planned Development – Multi-Family Residential

KEY ISSUES:

- The proposed plans would redevelop the existing parcels and construct a primary building (approximately 510 square feet) and a standalone storage cooler building (approximately 238 square feet). Both buildings meet the minimum required B-2 setbacks.
- The proposed parking lot extends from its current condition encroaching into parcel 2 at the rear. The lot does not meet the required 5-foot side yard setbacks however this is an existing condition would not be not extended into the side yard.
- The site plan consists of 2 drive-thru lanes and an escape lane. Lane widths and

Attachment: PZC materials - January 14, 2024 meeting (1572 N Rand Road - Special Use for a restaurant, with drive-through)

Attachment: PZC materials - January 14, 2024 meeting (1572 N Rand Road - Special Use for a restaurant, with drive-through)

parking spaces all meet the minimum code requirements. The drive-thru lanes provide 24 stacking spaces, while the code requires only requires a minimum of 7 spaces.

- Solid 8-foot fencing should be required across the rear of the property as it is directly adjacent to residentially zoned property.
- The site plan indicates the existing access driveways on Rand Road will remain.
- There is a billboard on the Subject Property, which existed at the time of annexation of this area of the Village of Palatine in 1996. Billboards and off-site signage are prohibited through the Zoning Ordinance. As part of the Special Use review, the underlying property owner has agreed to the billboard's removal. This will enhance not only the site for the proposed redevelopment, but will also continue the removal of off-site signage along the Dundee Road and Road corridors, as redevelopment continues.

Business Operations

- The proposed hours of operation are 10 AM to 10 PM daily, with a total of 5 employees at peak times and an estimate 1,125 customers per day. Per the business plan, the store will be drive-thru only.
- The proposed drive-thru is unique, as it is 2 lane drive-thru throughout. Orders will be walked to vehicles on the inside of each lane by staff.
- The proposed restaurant use, carry-out only, follows the 1/300 SF parking requirements. At 510 square feet, the use requires 2 parking spaces. The proposed site plan provides 12 spaces.
- Per code the site can have up to 162 square feet of signage. The proposal shows the following which meets code:

SIGNS	SQ. FOOTAGE
Free Standing Sign	-
Attached Front Elevation	12.0
Attached West Elevation	31.67
Attached East Elevation	31.67
Total Square Footage	75.34
Total Permitted	162

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:

As an existing circumstance, there is a billboard on the subject property, which the property owner has agreed to remove. The proposed drive-through use and coffee shop is consistent with both many of the surrounding uses in this area of the Rand Road corridor and the current drive-through restaurant. The proposed site plan meets or exceeds all of the Village's minimum zoning requirements. Additionally, there is approximately 90 feet of greenspace from the adjacent residential lots to the west . Therefore, Staff recommends approval of the proposed Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the plans prepared by Toth & Associates submitted 11/12/2024, floor plan and elevations prepared by Veritas Architecture and Design dated 8/29/2024 and the business plan submitted by the Petitioner, except as such plans may be changed to conform to Village Codes and Ordinances.

2. The traffic directional signage plan shall be submitted in a manner acceptable to the Village Engineer.

3. The final landscaping plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.

4. A MWRD permit shall be required or a permit determination letter stating that a MWRD permit is not required. Cash in Lieu of Detention fee, as outlined in Section 8.08 of Appendix B of the Village Code of Ordinances, will be required if the MWRD does not mandate detention.

5. IDOT Permit will be required if any work is within the right of way of Rand Road.

6. As a condition of the Special Use review, the property owner shall effectuate the removal of the existing billboard in the southeast corner of the property, along Rand Road, no later than 12/31/2027 in a manner acceptable to the Village. The removal will include both any necessary permitting and site restoration, also in a manner acceptable to the Village. Any existing billboard lease rights regarding the billboard shall also not be extended past the 2027 deadline.

ATTACHMENTS:

- Aerial Map
- Application

Attachment: PZC materials - January 14, 2024 meeting (1572 N Rand Road - Special Use for a restaurant, with drive-through)

- Plat of Survey
- Site Plans
- Floor and Elevation Plans
- Business Plan
- Employee Location Map
- Public Notice

Attachment: PZC materials - January 14, 2024 meeting (1572 N Rand Road - Special Use for a restaurant, with drive-through)

GISConsortium

1572 N. Rand Road



0 200 400 ft

Print Date: 1/3/2025

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 materials - January 14, 2024 meeting (1572 N Rand Road - Special Use for a restaurant, with drive-through)

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

Chris George

Business Name (if applicable)

Who Brew LLC

Subject Property Address

1572 N Rand Road

Please provide a description of your proposed request:

Petitioner is proposing a freestanding 7 Brew double drive thru for 1572 N Rand Rd, Palatine, IL. The project consists of demolishing the existing single story restaurant building and replacing with a 510 sq. ft. modular building, a 238 sq. ft. cooler and dry storage area located adjacent to the building and a prefab trash enclosure on the site. The building, cooler and trash corral will consist of the same exterior façade material. The site plan consists of 7 Brew's prototypical double drive-thru lane configuration with 12 parking stalls, including 1 ADA parking stall.

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:

7 Brew Drive-Thru Coffee is a drive-thru coffee concept where there is no indoor dining or walk up service. Due to this, a drive-thru special use approval is necessary for 7 Brew Drive Thru Coffee to operate its business at this location.

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

The use is designed, located and proposed to be operated that the public health, safety and welfare will be protected. 7 Brew Drive Thru Coffee is a drive thru coffee concept that has its team members in taking orders on iPads at customers car windows instead of a traditional speaker box. This allows our team members to help direct traffic in the double drive-thru configuration and keep everyone safe while there are cars in the drive-thru lanes. The parking on-site is meant for team members working at the stand, as there is no indoor service and the only way to place an order is through the drive-thru.

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

7 Brew Drive-Thru Coffee and granting of the special use to allow for a drive-thru will not cause substantial injury to nearby property values. 1572 N Rand Rd is zoned B-2 General Business. The adjacent users are all retail in nature and include other drive-thru uses, including McDonald's and several banks. The addition of 7 Brew Drive-Thru Coffee will not have a negative impact to adjacent property values as its use is consistent with adjacent properties.

Attachment: PZC materials - January 14, 2024 meeting (1572 N Rand Road - Special Use for a restaurant, with drive-through)

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.

Attachment: PZC materials - Jamuary 14, 2024 meeting (1572 N Rand Road - Special Use for a restaurant, with drive-through)

PLAT OF SURVEY

GEORGE D. HARKER & ASSOCIATES • Licensed Professional Land Surveyor / Consultant
1800 MOODLAND AVENUE PARK RIDGE, ILLINOIS 60068-1409 PHONE: 847 696 2480 FAX: 847 825 1826

North line of the Northwest 1/4 of Section 12, Township 42 North, Range 10 East.

DUNDEE ROAD

N. RAND ROAD

Legal Description:

Permanent Real Estate Tax Index No. 02-12-100-081

Parcel One:

That part of the Northwest 1/4 of Section 12, Township 42 North, Range 10 East of the 3rd Principal Meridian lying Southwesterly of the center line of Rand Road, bounded by a line described as follows: beginning at a point on the center line of Rand Road, 1107.20 feet Southeasterly of the intersection of said center line with the North line of said Northwest 1/4; thence Southwesterly along a line forming an angle of 84 degrees 25 minutes, as measured from Southeast to Southwest with the center line of Rand Road, 250.05 feet; thence Northwesterly parallel with the center line of Rand Road, 108.0 feet; thence Northeasterly parallel with said line forming an angle of 84 degrees 25 minutes with the center line of Rand Road, 250.05 feet to a point on the center line of Rand Road which is 991.20 feet Southeasterly of the intersection of said center line with the North line of said Northwest 1/4; thence Southeasterly along the center line of said road, 108.0 feet to the place of beginning, excepting therefrom that part thereof taken or used for public roads, in Cook County, Illinois.

Area within Parcel One: 21,005.4 sq. ft. or 0.4822 acres.

Permanent Real Estate Tax Index No. 02-12-100-082

Parcel Two:

That part of the Northwest 1/4 of Section 12, Township 42 North, Range 10 East of the 3rd Principal Meridian lying Southwesterly of the center of Rand Road, bounded by a line described as follows: Beginning at a point on the center line of Rand Road, 1107.20 feet Southeasterly of the intersection of said center line with the North line of said Northwest 1/4; thence Southwesterly along a line forming an angle of 84 degrees 25 minutes, as measured from Southeast to Southwest with the center line of Rand Road, 250.05 feet, for a place of beginning; thence continuing Southwesterly along said line, 108.0 feet to a point 1358.05 feet Southwesterly of the centerline of Rand Road; thence Northwesterly parallel with the centerline of Rand Road, 175.0 feet; thence Northeasterly parallel with said line, forming an angle of 84 degrees 25 minutes with the centerline of Rand Road, 108.0 feet; thence Southeasterly parallel with the centerline of Rand Road, 175.0 feet to the place of beginning, Cook County, Illinois.

Area within Parcel Two: 18,900.0 sq. ft. or 0.4339 acres.

Total Area within Survey 39,905.4 sq. ft. or 0.9161 acres.

Point 991.20 ft. Southeasterly

Point 1107.20 ft. Southeasterly

Center line of old Rand Road

Not included in this Survey

Iron Pipe (fd) at property corner

Iron Pipe (fd) 0.10 ft. N & 0.10 ft. Ely of property corner.

Concrete Curb

Blacktop

Pavement

Metal Utility Pole

Metal Pole Street Light

Metal Street Light

Wood Utility Pole

Valve Vault

Manhole

Drain

Inlet

Catch Basin

Gas Meter

Gas Valve

Gas Service

Electric Meter

Electric Service

Telephone Pedestal

Telephone Service

Cable TV Service

Fence Corner

Fence Post

Chain Link Fence

Wood Fence

Iron Fence

Brick Retaining Wall

Concrete Retaining Wall

Concrete Block Building

Brick & Frame Building

Concrete Foundation

Asphalt Parking Area

Concrete Walk

Driveway

Entrance

Exit

Sign

Light Pole

Light Standard

Flood Light

Tree

Shrub

Bush

Hedge

Edge of Roadway Pavement

Edge of Blacktop Pavement

Concrete Curb & Gutter

Concrete Slab

Concrete Pad

Concrete Apron

Concrete Walk

Concrete Steps

Concrete Ramp

Concrete Curb

Concrete Gutter

Concrete Base

Concrete Footing

Concrete Wall

Concrete Pier

Concrete Column

Concrete Beam

Concrete Slab

Concrete Floor

Concrete Roof

Concrete Deck

Concrete Foundation

Concrete Block

Concrete Block Wall

Concrete Block Building

Concrete Block Foundation

Concrete Block Pier

Concrete Block Column

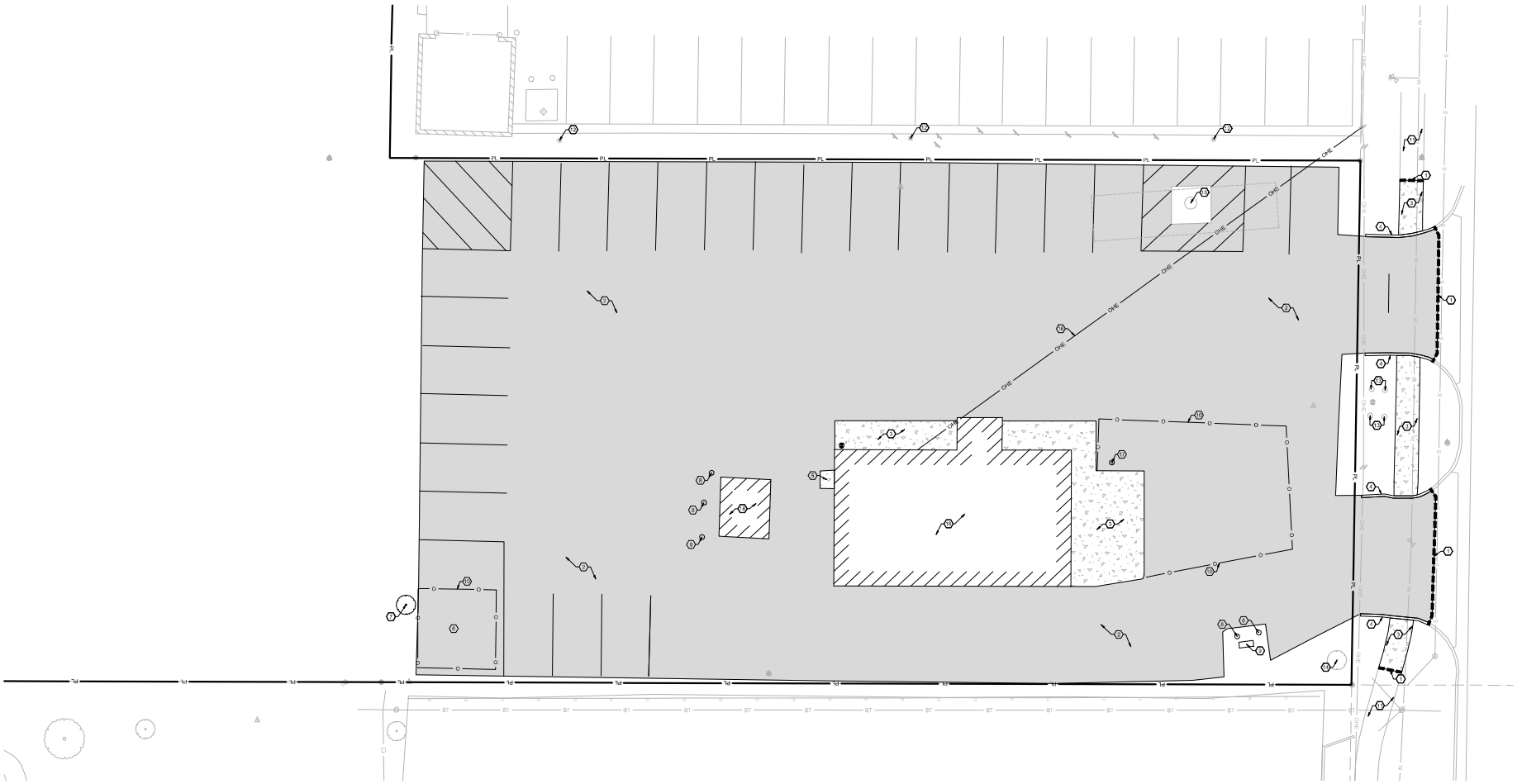
Concrete Block Beam

Concrete Block Slab

Concrete Block Floor

Concrete Block Roof

Concrete Block Deck



HATCH LEGEND:

= ASPHALT AREA TO BE REMOVED.

= CONCRETE AREA TO BE REMOVED.

KEY NOTES:

1. SAW CUT CLEAN EDGE FOR PAVEMENT REMOVAL, PROTECT EDGE OF PAVEMENT DURING CONSTRUCTION.
2. REMOVE 20,856 S.F. ± OF ASPHALT PAVEMENT.
3. REMOVE 684 S.F. ± OF CONCRETE SIDEWALKS.
4. REMOVE 60 L.F. ± OF CONCRETE CURB.
5. REMOVE 11 S.F. ± OF CONCRETE RAMP.
6. REMOVE TRASH ENCLOSURE, BOLLARD & FOUNDATION.
7. REMOVE TREE.
8. REMOVE BOLLARDS, TYPICAL.
9. REMOVE SIGN POST AND FOUNDATION.
10. REMOVE WOOD FENCE.
11. EXISTING SIDEWALK, DO NOT DISTURB.
12. EXISTING LIGHT POLE WITH CONCRETE BASE, DO NOT DISTURB.
13. EXISTING BOLLARD, TO REMAIN.
14. EXISTING TREE, DO NOT DISTURB.
15. EXISTING BILLBOARD POST AND FOUNDATION, TO REMAIN.
16. OVERHEAD ELECTRIC TO BE RELOCATED BY UTILITY COMPANY.
17. REMOVE SANITARY MANHOLE PER UTILITY COMPANY.
18. REMOVE BUILDING, BUILDING FOUNDATION, UTILITIES ASSOCIATED WITH THE BUILDING AND ANY UNSUITABLE MATERIALS UNDER THE BUILDING STRUCTURE, CONTRACTOR TO REMOVE EXISTING MATERIALS AND REPLACE WITH COMPACTED SUITABLE MATERIALS IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

H. SCALE: 1" = 10'

PRELIMINARY
FOR REVIEW AND DISCUSSION ONLY

ENGINEER OF RECORD:
NAME: MATTHEW STEVEN MILLER
LICENSE NO.: IL. #PE 062 065164

PROJECT NUMBER:
124 061

REVISION:

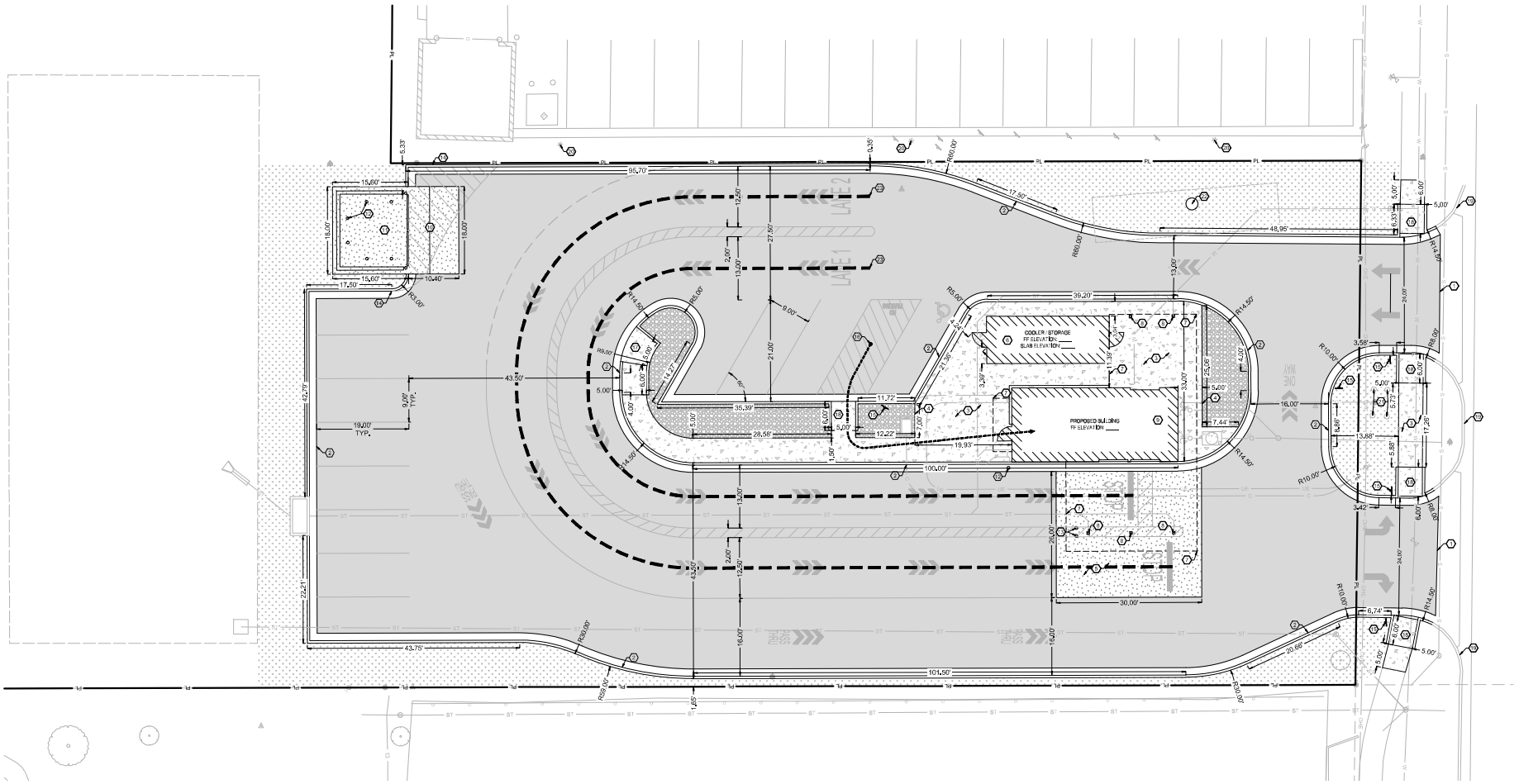
7 BREW COFFEE
PALATINE, IL 03
N RAND RD
PALATINE, ILLINOIS

C1.1
DEMOLITION PLAN

DATE: DATE

TOTH & ASSOCIATES
1550 E. REPUBLIC ROAD
SPRINGFIELD, MO 65804
Ph: 417-886-0643 Fax: 417-889-0557
www.tothassociates.com
ILF 036200681
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www.illinois1call.com



HATCH LEGEND:

- ASPHALT PAVEMENT PER DETAIL 2/05, SHEET C7.1.
- CONCRETE SIDEWALK PER SIDEWALK DETAIL 2/02, SHEET C7.1.
- CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAIL 2/03 AND 2/05, SHEET C7.1.
- TURF GRASS SOD. INSTALL PER SUPPLIER'S INSTALLATION INSTRUCTIONS.
- LANDSCAPE ROCK. PLACE 6" OF 1" - 2" RIVER ROCK OVER COMMERCIAL GRADE WEED FABRIC.

KEY NOTES:

1. MATCH EXISTING PAVEMENT.
2. CONCRETE CURB & GUTTER PER DETAIL 2/01, SHEET C7.1.
3. SIDEWALK PER DETAIL 2/02, SHEET C7.1.
4. EDGE OF CONCRETE SLAB TO BE THICKENED CONCRETE PER STOOP/WALK EDGE DETAIL 5/04, SHEET C7.1.
5. CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAILS 2/03 & 2/05, SHEET C7.1.
6. REMOTE COOLER LOCATION, COOLER TO BE INSTALLED ON 4" THICK CONCRETE PAD WITH THICKENED EDGE PER STRUCTURAL PLANS.
7. BUILDING CANOPY OUTLINE.
8. CANOPY COLUMNS LOCATIONS, TYPICAL.
9. BUILDING FOUNDATION WALL AND FOOTING PER STRUCTURAL PLANS.
10. CONCRETE PAVEMENT FOR TRASH ENCLOSURE PER CONCRETE PAVEMENT DETAILS 2/03 & 2/05, SHEET C7.1.
11. TRASH ENCLOSURE AND GATE, PER ARCHITECTURAL PLANS.
12. 6" PIPE BOLLARD, TYPICAL PER DETAIL 2/09, SHEET C7.1.
13. 9" PIPE BOLLARD, TYPICAL PER DETAIL 2/09, SHEET C7.1.
14. INSTALL CURB TRANSITION PER DETAIL 5/15, SHEET C7.2.
15. SIGN, SEE SHEET C8.1.
16. ACCESSIBLE PATH FROM PARKING TO BUILDING.
17. TYPE 2 MODIFIED ADA CURB RAMP PER DETAIL 2/12, SHEET C7.2.
18. TYPE 4 ADA CURB RAMP PER DETAIL 2/14, SHEET C7.2.
19. EXISTING CURB AND GUTTER, DO NOT DISTURB.
20. EXISTING LIGHT POLE, TO REMAIN.
21. EXISTING BOLLARDS, TO REMAIN.
22. EXISTING BILLBOARD TO REMAIN.
23. POINT OF SERVICE, 199 FT. = TOTAL QUEUING LENGTH LANE 1, 254 FT. = TOTAL QUEUING LENGTH LANE 2.

PROPOSED USE:

RESTAURANT WITH DRIVE THRU.

ZONING:

ZONING: B-2, GENERAL BUSINESS.

PARKING REQUIREMENTS:

1 SPACE PER EMPLOYEE DURING LARGEST SHIFT = 7 STALLS,
PROVIDED = 12 STALLS, 11 STANDARD AND 1 ADA.

STORMWATER NOTES:

PRE-PROJECT IMPERVIOUS AREA	= 20,040 S.F.
PRE-PROJECT PERVIOUS AREA	= 19,506 S.F.
POST-PROJECT IMPERVIOUS AREA	= 20,188 S.F.
POST-PROJECT PERVIOUS AREA	= 19,358 S.F.

NOTE:
CALCULATIONS PROVIDED FOR IMPERVIOUS SURFACE LIMITS ARE THE PROPERTY LINES.

BUILDING AND LOT DATA:

PROJECT FOOTPRINT	38,546 S.F. = 0.81 ACRES
PROPOSED BUILDING (1 STORY) - RETAIL =	515 S.F.
REMOTE COOLER =	247 S.F.
CONSTRUCTION TYPE: V-B	

QUANTITIES

CURB & GUTTER:	997 L.F.
ASPHALT PAVEMENT:	15,566 S.F.
8" CONCRETE PAVEMENT:	1,250 S.F.
4" CONCRETE SIDEWALK:	1,775 S.F.
TURF GRASS SOD:	3,989 S.F.
LANDSCAPING ROCK:	640 S.F.

H. SCALE: 1" = 10'

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TOTH & ASSOCIATES
1550 E. REPUBLIC ROAD
SPRINGFIELD, MO 65804
Ph: 417-886-0643 Fax: 417-886-0557
www.tothassociates.com
ILF 636200681
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SEVEN BREW COFFEE DRIVE THRU

PRELIMINARY FOR REVIEW AND DISCUSSION ONLY

ENGINEER OF RECORD:
NAME: MATTHEW STEVEN MILLER
LICENSE NO.: IL. PE 062 065164

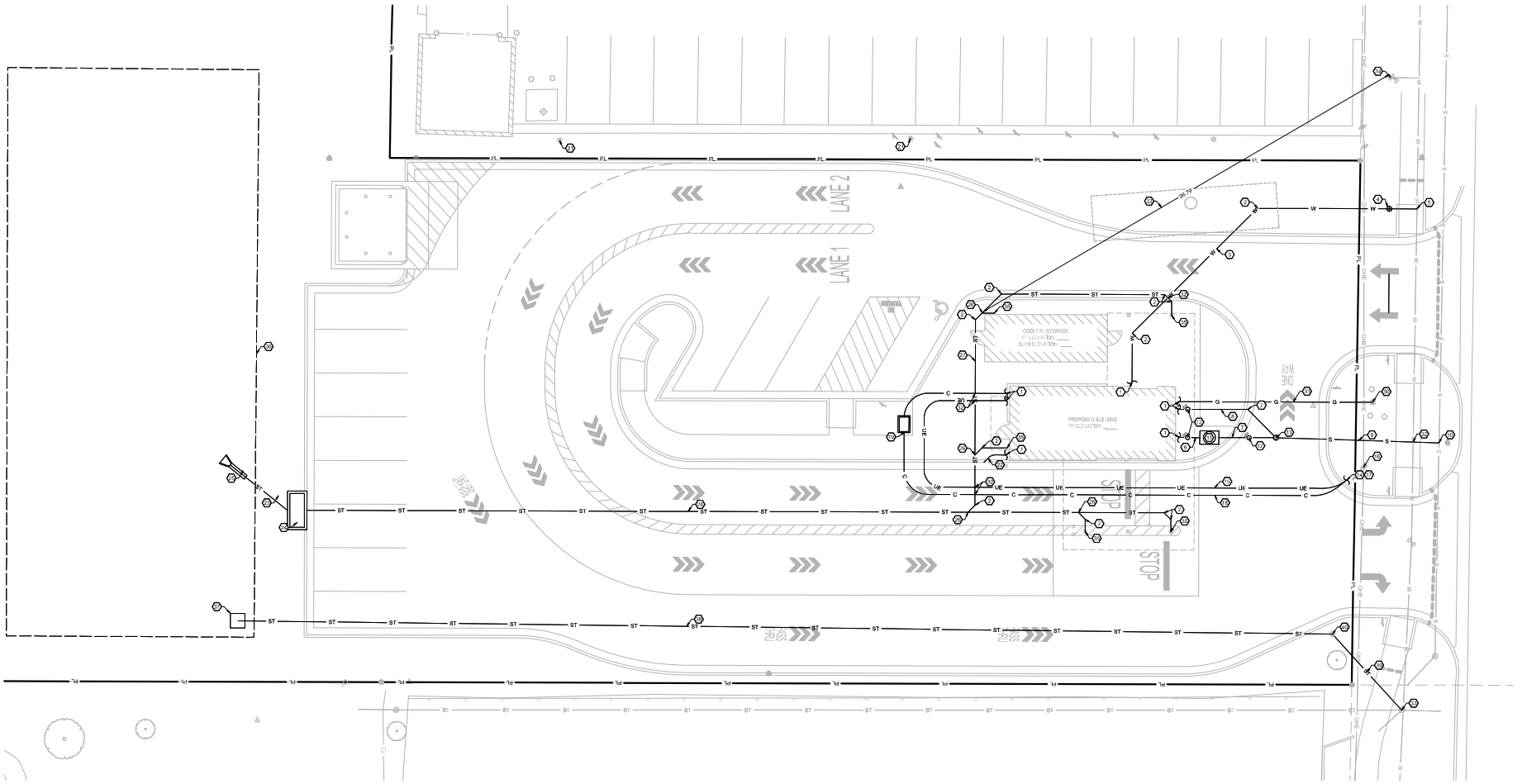
PROJECT NUMBER:
104 061

REVISION:

7 BREW COFFEE
PALATINE, IL 03
N RAND RD
PALATINE, ILLINOIS

C2.1
SITE PLA

DATE: DATE



KEY NOTES:

1. CONTINUATION OF UTILITY TO BUILDING.
2. INSTALL 45° BEND, TYPICAL.
3. INSTALL 80 L.F.± OF 1" K COPPER PIPE WATER LINE TO BE INSTALLED BY CONTRACTOR FROM WATER METER TO BUILDING PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
4. 1" WATER METER TO BE INSTALLED BY WATER UTILITY PROVIDER. CONTRACTOR TO CONFIRM FINAL WATER METER LOCATION WITH THE WATER UTILITY PROVIDER PRIOR TO INSTALLATION OF WATER SERVICE LINE.
5. CONNECTION OF WATER SERVICE TO BE COORDINATED WITH WATER PROVIDER.
6. INSTALL 5 L.F.± OF 4" SCH.40 PVC SANITARY SEWER SERVICE AT A MINIMUM SLOPE OF 1.20% PER PIPE INSTALLATION DETAIL 4.01 SHEET C7.2.
7. INSTALL 10 L.F.± OF 4" SCH. 40 PVC SANITARY SEWER SERVICE AT A MINIMUM SLOPE OF 1.20% PER PIPE INSTALLATION DETAIL 4.01 SHEET C7.2.
8. INSTALL 25 L.F.± OF 4" SCH. 40 PVC SANITARY SEWER SERVICE AT A MINIMUM SLOPE OF 1.20% PER PIPE INSTALLATION DETAIL 4.01 SHEET C7.2.
9. INSTALL 40 L.F.± OF 4" SCH. 40 PVC SANITARY SEWER SERVICE AT A MINIMUM SLOPE OF 1.20% PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
10. CONTRACTOR TO CONNECT 4" SCH. 40 PVC SANITARY SEWER SERVICE LINE TO EXISTING SEWER LATERAL. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF SEWER LINE TO ENSURE NO CONFLICT PRIOR TO CONSTRUCTION. COORDINATE CONNECTION WITH SEWER UTILITY PROVIDER.
11. 125 GALLON SCHIER GB-75 GREASE INTERCEPTOR WITH PEDESTRIAN RATED CAST IRON COVER, PER MEP PLANS.
12. SEWER LATERAL CLEAN OUT PER DETAIL 4.02, SHEET C7.2.
13. SANITARY MONITORING MANHOLE, E 4" INVERTS = ____ , S 4" INVERT = ____.
14. ROUTING OF PROPOSED ELECTRIC UTILITY AND POINT OF CONNECTION SHOWN IS APPROXIMATE. CONTRACTOR TO COORDINATE WITH ELECTRIC UTILITY PROVIDER TO DETERMINE FINAL LOCATION PRIOR TO INSTALLATION OF ELECTRIC SERVICE LINE.
15. BURIED ELECTRIC LINE, SEE MEP PLANS.
16. POLE MOUNTED TRANSFORMER, SEE MEP PLANS. COORDINATE WITH ELECTRIC UTILITY PROVIDER.
17. ROUTING OF PROPOSED COMMUNICATION UTILITY AND POINT OF CONNECTION SHOWN IS APPROXIMATE. CONTRACTOR TO COORDINATE WITH COMMUNICATION UTILITY PROVIDER TO DETERMINE FINAL LOCATION PRIOR TO INSTALLATION OF COMMUNICATION SERVICE LINE.
18. (2) 2" COMMUNICATIONS CONDUITS WITH PULLWIRE.
19. COMMUNICATIONS PULL BOX, SEE MEP PLANS. COORDINATE WITH COMMUNICATIONS UTILITY PROVIDER.
20. LIGHT POLE, SEE MEP PLANS.
21. EXISTING LIGHT POLE, SEE MEP PLANS FOR CONTINUATION FOR SITE LIGHTING.
22. INSTALL 5 L.F.± OF 3.0" DIA. SCH. 40 PVC DISCHARGE LINE FROM SUMP PUMP. TERMINATE DISCHARGE LINE THROUGH FACE OF CURB.
23. INSTALL 15 L.F.± 12-INCH HDPE STORM LINE AT 2% SLOPE, PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
24. 4' x 8' O.D. CONCRETE CURB INLET PER DETAIL 4.03 SHEET C7.2. RIM ____ FL OUT ____.
25. INSTALL 12" FLARED END SECTION.
26. INSTALL N-12 8" x 8" x 8" PLAIN END CORRUGATED HDPE WYE.
27. INSTALL 90 L.F.± 8-INCH HDPE DOWNSPOUT HEADER STORM LINE AT 2% SLOPE, PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
28. INSTALL 180 L.F.± 8-INCH HDPE DOWNSPOUT HEADER STORM LINE AT 2% SLOPE, PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
29. INSTALL N-12 8" x 8" x 8" PLAIN END CORRUGATED HDPE WYE.
30. COORDINATE WITH GAS UTILITY PROVIDER FOR INSTALLATION OF GAS SERVICE LINE.
31. INSTALL 80 L.F.± OF BURIED GAS SERVICE LINE, SEE MEP PLANS. COORDINATE CONNECTION WITH GAS UTILITY PROVIDER.
32. UTILITY CROSSING, CONTRACTOR TO COORDINATE DEPTH IN FIELD.
33. CONNECT TO EXISTING STORM WATER SYSTEM.
34. FIRE HYDRANT, NEAREST.
35. DOWNSPOUT CONNECTION PER DETAIL 4.06 SHEET C7.2 AND ARCHITECTURAL DETAIL 3 SHEET A3.2.
36. PROPOSED BIOSWALE.
37. PROPOSED OUTFALL STRUCTURE.
38. INSTALL 225 L.F.± OF 15" RCP STORM LINE.
39. INSTALL 21 L.F.± OF 15" RCP STORM LINE.
40. STORM WATER MANHOLE.

EXISTING UTILITY PROVIDER CONTACT INFORMATION:

1. WATER	PUBLIC WORKS 148 W ILLINOIS AVE PALATINE, IL 60067 PHONE: 847-705-5200	
2. ELECTRIC	COMED ARTHUR AVE ARLINGTON HEIGHTS, IL 60005 PHONE: 1-877-426-6331	
3. SEWER	PUBLIC WORKS 148 W ILLINOIS AVE PALATINE, IL 60067 PHONE: 847-705-5200	
4. STORM	PUBLIC WORKS 148 W ILLINOIS AVE PALATINE, IL 60067 PHONE: 847-705-5200	
5. CABLE	XFINITY BY COMCAST 324 E RAND RD SUITE 324 ARLINGTON HEIGHTS, IL 60004 PHONE: 800-934-6489	

H. SCALE: 1" = 10'

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TOTH & ASSOCIATES
1550 E. REPUBLIC ROAD
SPRINGFIELD, MO 65804
Ph: 417-886-0643 Fax: 417-886-0657
www.tothassociates.com
ILF 036200681
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SEVEN 7 BREW COFFEE DRIVE THRU

PRELIMINARY
FOR REVIEW AND DISCUSSION ONLY

ENGINEER OF RECORD:
NAME: MATTHEW STEVEN MILLER
LICENSE NO.: IL. #PE 062 065164

PROJECT NUMBER:
124 061

REVISION:

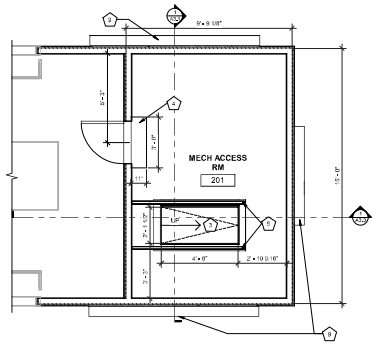
7 BREW COFFEE
PALATINE, IL 03
N RAND RD
PALATINE, ILLINOIS

C4.1
UTILITY P

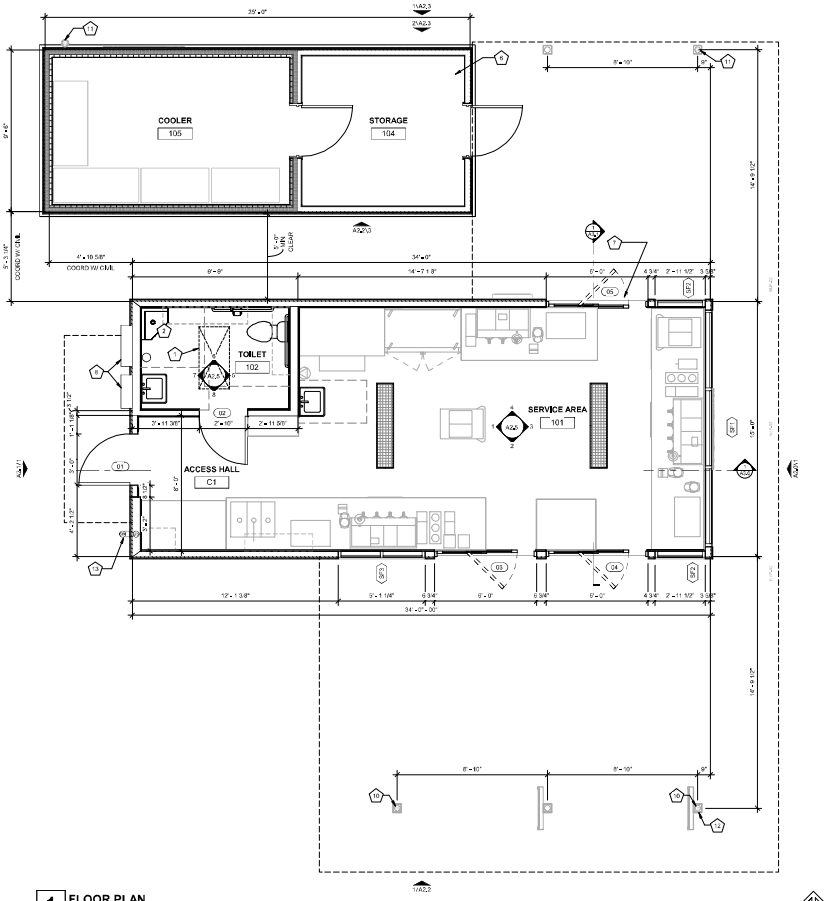
DATE: DATE

FLOOR PLAN KEYNOTES

NOTE NO.	NOTE TEXT
1	ACCESS DOOR FOR CRAWLSPACE ACCESS
2	MOP SINK: REF PLUMBING
3	MECH. ACCESS DOOR AND LADDER - SUPPLIED BY OWNER
4	STEP, CENTER ON DOOR
5	PREFABRICATED COMPLIANT MECHANICAL SERVICE GUARDRAIL PER IBC SECTION 1015 - EACH SIDE
6	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
7	ADA AUTO/MANUAL EGRESS CAPABLE
8	ELECTRICAL EQUIPMENT; PAINTED TO MATCH BUILDING; REF ELECTRICAL
9	STOREFRONT SIGNS - SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
10	DOWNSPOUT CONNECTION TO STORMWATER SYSTEM; REF CIVIL
11	DOWNSPOUT SCUPPER TO GRADE; REF CIVIL
12	SITE CONTRACTOR TO COORDINATE CIVIL AND STRUCTURAL DRAWINGS TO ENSURE ALL CANOPY COLUMN FOUNDATION PLATES AND BOLTS ARE CONSTRUCTED IN A MANNER THAT CONCEALS THEIR CONNECTIONS COMPLETELY BELOW GRADE. TYP.
13	DOWNSPOUT OUTLET - STORMWATER CONNECTION



2 MECH ACCESS RM
3/8" = 1'-0"



1 FLOOR PLAN
3/8" = 1'-0"

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ROOF PLAN KEYNOTES

NOTE NO.	NOTE TEXT
1	PRE-ENGINEERED CANOPY AND FRAMING; REF CANOPY SHOP DRAWINGS
2	TPO ROOFING ON ROOF SHEATHING PER STRUCT
3	CORRUGATED ARC METAL ROOF ON #15 FELT ON PLYWOOD ROOF SHEATHING
4	TPO ROOFING ON ROOF SHEATHING PER STRUCT ON BUILT-UP 2x CRICKET FRAMING
5	8" WIDE X 4" HIGH TPO ROOF SCUPPER WITH SHEET METAL UNDERLAYMENT
6	BRAKE METAL CAP; REF ELEVATIONS
7	3'-0" GUARDRAIL
8	ROOF DRAIN WITHIN STRUCTURAL COLUMN; CONNECT TO STORMWATER COLLECTION SYSTEM; REF CIVIL
9	ROOF DRAIN WITHIN STRUCTURAL COLUMN; DOWNSPOUT SCUPPER TO GRADE; REF CIVIL
10	ROOF DRAIN; DOWNSPOUT TO BE GALVANIZED, PAINTED, STEEL; CONNECT TO STORMWATER COLLECTION SYSTEM; REF CIVIL
11	OVERFLOW ROOF DRAIN
12	HVAC EQUIPMENT
13	ROOFING PER COOLER MANUF
14	MODULAR BUILDING PICK POINTS WITH ROOFING COLLAR; REF STRUCT
15	ICE MACHINE CONDENSERS; SITE CONTRACTOR TO DETERMINE FINAL LOCATION
16	OVERFLOW SCUPPER TO GRADE
17	CONNECT ABOVE-GRADE DOWNSPOUT OUTLET TO SUB-GRADE STORMWATER COLLECTION SYSTEM; REF CIVIL

1 ROOF PLAN
3/8" = 1'-0"

NORTH

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1 EXTERIOR ELEVATION - FRONT
3/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

NOTE NO.	NOTE TEXT
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TYP.; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	THROUGH-WALL ROOF SCUPPER; TYP.
9	SURFACE-MOUNTED LIGHTED SIGN BOX
10	SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
11	GUARDRAIL 3' - 6" ABOVE ATTIC FLOOR
12	HVAC EQUIPMENT
13	OUTLINE OF MECHANICAL UNIT BEYOND
14	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
15	CANOPY HEATER
16	36" COOLER DOOR
17	COOLER LOCK & CONTROLS
18	KNOX BOX
19	DOWNSPOUT OUTLET; CONNECT TO ; SUBGRADE STORMWATER CONNECTION; REF CIVIL

EXTERIOR ELEVATION MATERIALS LEGEND

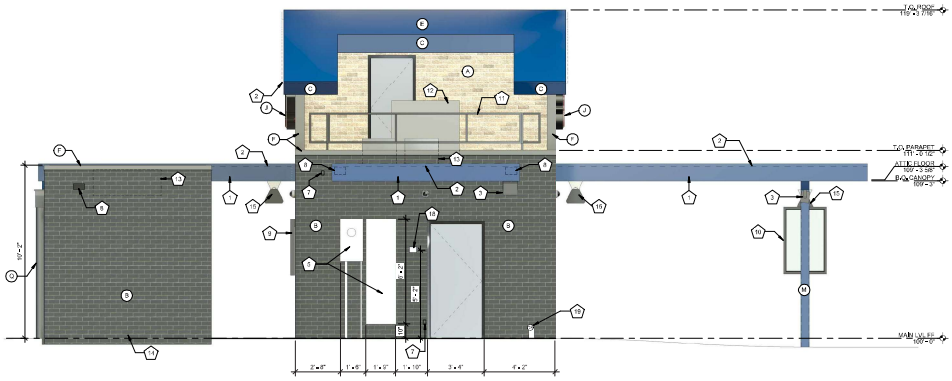
NOTE NO.	NOTE TEXT
A	ARCHITECTURAL CEMENT BOARD SIDING (BRK-2)
B	ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-2)
E	STANDING SEAM ROOF PANELS (MP-2)
F	METAL BRAKE CAP (MP-3)
G	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
H	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
J	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
K	VINYL WRAP; SUPPLIED AND INSTALLED BY OWNER
M	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM; REF CIVIL
N	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; DOWNSPOUT SCUPPER TO GRADE; REF CIVIL
P	PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL
Q	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; SCUPPER TO GRADE; REF CIVIL

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6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	THROUGH-WALL ROOF SCUPPER; TYP.
9	SURFACE-MOUNTED LIGHTED SIGN BOX
10	SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
11	GUARDRAIL 3'-6" ABOVE ATTIC FLOOR
12	HVAC EQUIPMENT
13	OUTLINE OF MECHANICAL UNIT BEYOND
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17	COOLER LOCK & CONTROLS
18	KNOX BOX
19	DOWNSPOUT OUTLET; CONNECT TO ; SUBGRADE STORMWATER CONNECTION; REF CIVIL

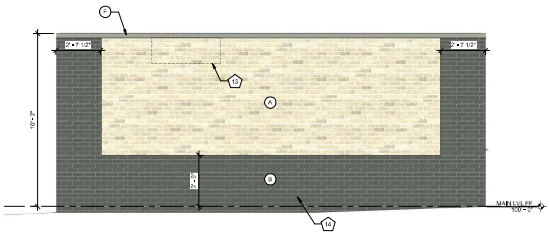
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F	METAL BRAKE CAP (MP-3)
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P	PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL
Q	EXPOSED DOWNSPOUT; GALVANIZED, PAINTED; SCUPPER TO GRADE; REF CIVIL



1 EXTERIOR ELEVATION - BACK
3/8" = 1'-0"

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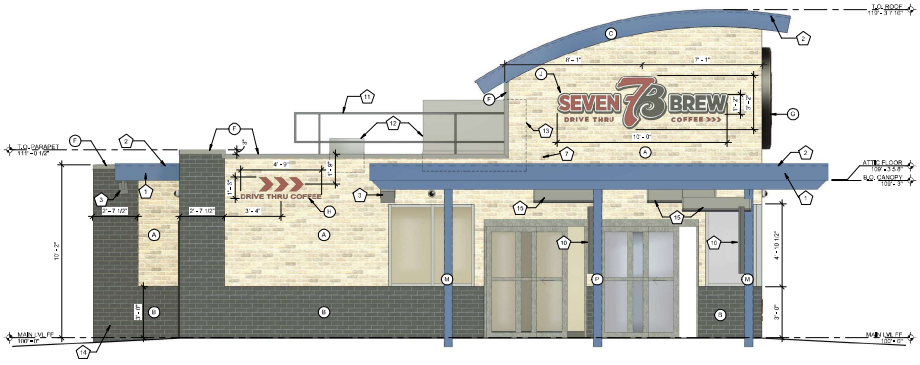
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3 COOLER ELEVATION - RIGHT
3/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES	
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5	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	THROUGH-WALL ROOF SCUPPER; TYP.
9	SURFACE-MOUNTED LIGHTED SIGN BOX
10	SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
11	GUARDRAIL 3'-6" ABOVE ATTIC FLOOR
12	HVAC EQUIPMENT
13	OUTLINE OF MECHANICAL UNIT BEYOND
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15	CANOPY HEATER
16	36" COOLER DOOR
17	COOLER LOCK & CONTROLS
18	KNOX BOX
19	DOWNSPOUT OUTLET; CONNECT TO ; SUBGRADE STORMWATER CONNECTION; REF CIVIL

EXTERIOR ELEVATION MATERIALS LEGEND	
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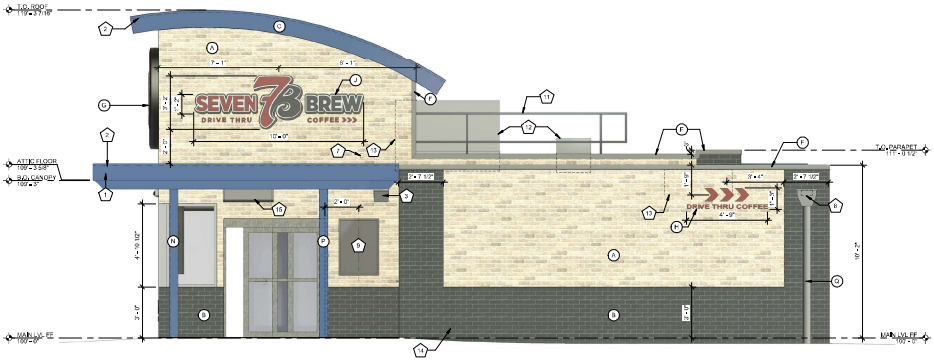
1 EXTERIOR ELEVATION - RIGHT
3/8" = 1'-0"

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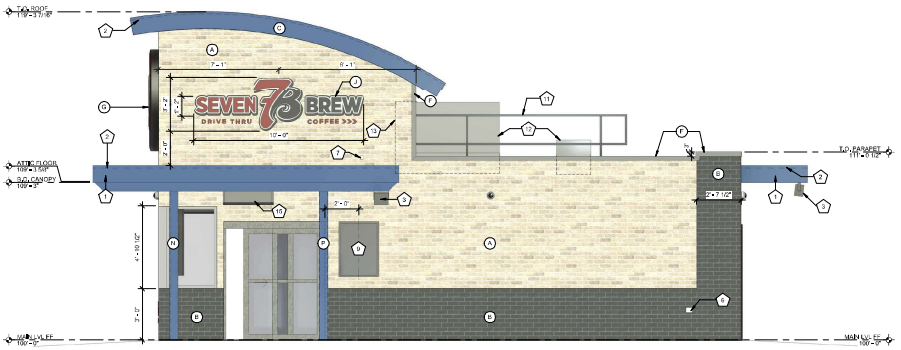
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2 EXTERIOR ELEVATION - LEFT W/ COOLER
3/8" = 1'-0"



1 EXTERIOR ELEVATION - LEFT
3/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

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EXTERIOR ELEVATION MATERIALS LEGEND

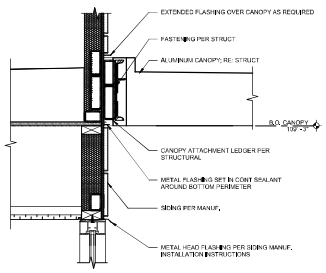
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D	SOFFIT PANELS (MP-2)
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G	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
H	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
J	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
K	VINYL WRAP, SUPPLIED AND INSTALLED BY OWNER
M	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM; REF CIVIL
N	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; DOWNSPOUT SCUPPER TO GRADE; REF CIVIL
P	PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL
Q	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; SCUPPER TO GRADE; REF CIVIL

8/29/2024 8:18:59 PM C:\Users\Vanessa\Documents\22.34.01_7Brew Template_V3.0_Standard_Cooler Beside_vanessaSWH88.rvt

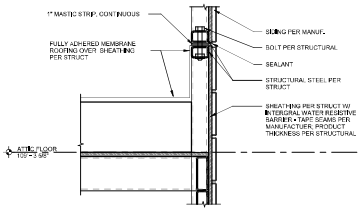
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7Brew Template V3.0

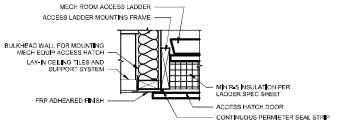
Attachment: PZC materials - January 14, 2024 meeting (1572 N Rand Road - Special Use for a restaurant, with drive-through)



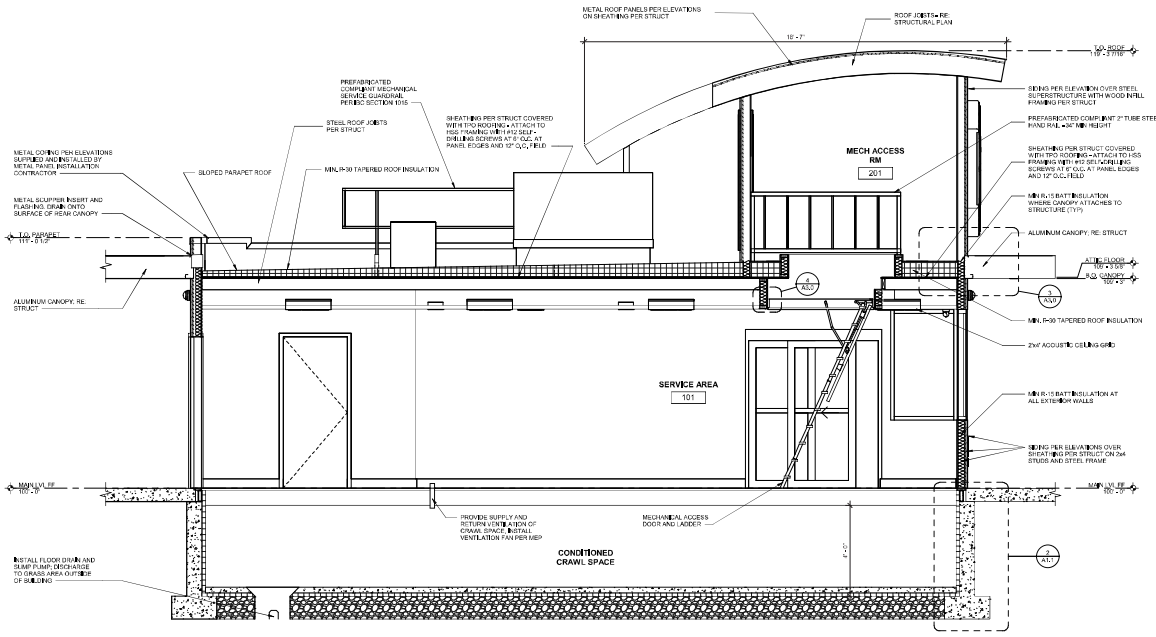
2 CANOPY CONNECTION
1 1/2" = 1'-0"



3 CONNECTION AT BASE/TOP
1 1/2" = 1'-0"



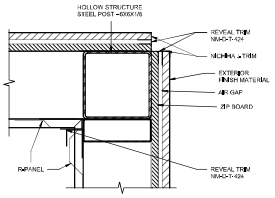
4 MECH ACCESS HATCH CONNECTION
1 1/2" = 1'-0"



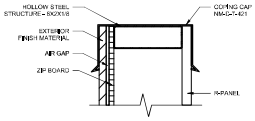
1 BUILDING SECTION
1/2" = 1'-0"

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Attachment: PZC materials - January 14, 2024 meeting (1572 N Rand Road - Special Use for a restaurant, with drive-through)



7 CORNER DETAIL
3" = 1'-0"



6 TOP COPING DETAIL
3" = 1'-0"

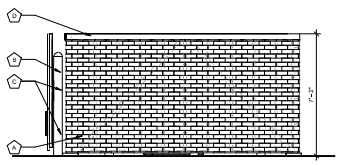
NATIONAL MODULAR MFG.

DUMPSTER ELEVATION KEYNOTES

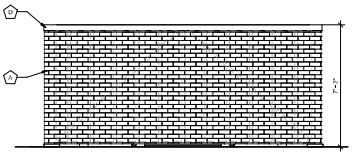
NOTE NO.	NOTE TEXT
A	NICHIHA FIBER CEMENT SIDING - MIDNIGHT MODERN BRICK
B	PAINT ALL EXPOSED STEEL AND BOLLARDS WITH PT-10- SHERWIN WILLIAMS SW4917 "SALTY DOG"
C	PAINT HINGES AND TERMINATION COPINGS PT-1- SHERWIN WILLIAMS SW-6258 " TRICORN BLACK"
D	BERRIDGE ZINC GREY COPING
E	1X6 VERTICAL CLEAR SEALED CEDAR PLANK GATE DOOR CLADDING

GENERAL NOTES:

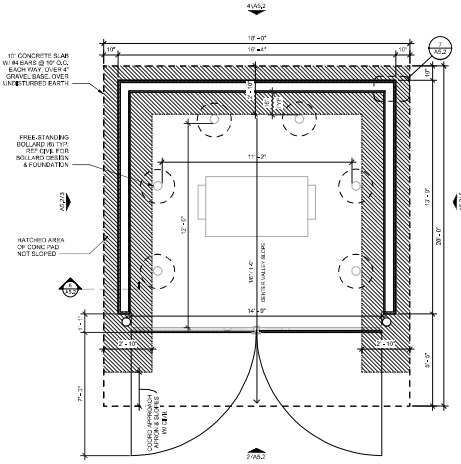
1. SITE WORK AND PREPARATION TO BE PREFORMED BY SITE CONTRACTOR/OWNER. IT SHOULD BE WORKED WITH PRIOR ARRIVAL.
2. COMPLETE NICHIHA SYSTEM AND ACCESSORIES INCLUDING MATCHING TRIM AT PENETRATED CORNERS, FLASHINGS AND TRIMS. INSTALL PER MANUF. INSTALLATION INSTRUCTIONS.
3. CONTRACTOR UNDERTAKES TO PERFORM WORK IN A WORKMANLIKE MANNER.



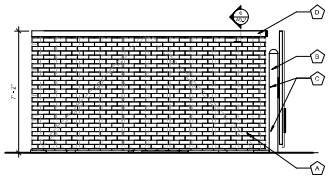
5 DUMPSTER ELEVATION - RIGHT
3/8" = 1'-0"



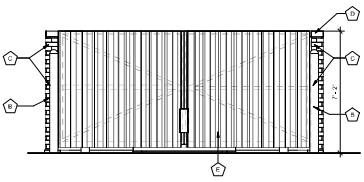
4 DUMPSTER ELEVATION - BACK
3/8" = 1'-0"



1 DUMPSTER FLOOR PLAN
3/8" = 1'-0"



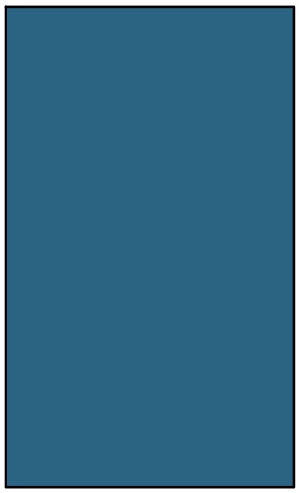
3 DUMPSTER ELEVATION - LEFT
3/8" = 1'-0"



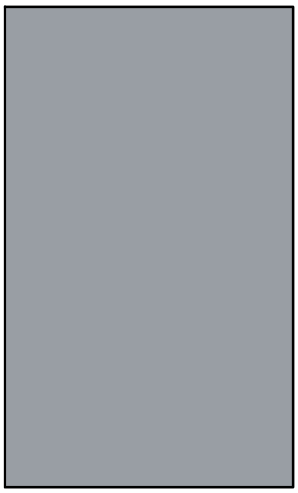
2 DUMPSTER ELEVATION - FRONT
3/8" = 1'-0"

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Attachment: PZC materials - January 14, 2024 meeting (1572 N Rand Road - Special Use for a restaurant, with drive-through)



BLUE METAL PANEL MP-2
BRAND: BERRIDGE
COLOR: ROYAL BLUE
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .26



COPING TRIM METAL MP-3
BRAND: BERRIDGE
COLOR: ZINC GREY
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .39



FIBER-CEMENT PANEL SIDING - BRK-2
BRAND: NICHIHA
COLOR: SHALE BROWN
FINISH: CANYON BRICK



FIBER-CEMENT PANEL SIDING - BRK-1
BRAND: NICHIHA
COLOR: MIDNIGHT
FINISH: MODERN BRICK

22.34.01
7 BREW DRIVE
STANDARD W/
BESIDE
08/29/2024

MATERIAL C
BOARD

Attachment: PZC materials - January 14, 2024 meeting (1572 N Rand Road - Special Use for a restaurant, with drive-through)





22.34.01
7 BREW DRIVE
STANDARD W/
BESIDE
08/29/2024

RENDERIN

R

Attachment: PZC materials - January 14, 2024 meeting (1572 N Rand Road - Special Use for a restaurant, with drive-through)

7 Brew Drive-Thru Coffee
Business Plan



Monday, October 14, 2024

Attachment: PZC materials - Jamuary 14, 2024 meeting (1572 N Rand Road - Special Use for a restaurant, with drive-through)

20,000+
UNIQUE DRINKS SERVED

CULTIVATING
kindness

A revolution is brewing.

7 Brew was born from a desire to change drive-thru coffee into a fun, mind-blowing experience for everyone. We dreamed of serving premium coffee in record time and making new friends while we're at it. The dream came alive with our first "stand" in Rogers, AR and our 7 original coffees.

Today, we're cranking out all kinds of custom-hand crafted drinks in different locations throughout the country.

7 Brew is so much more than just a coffee stand. It's the concept of cultivating kindness and joy with every drink – through our service, speed, quality, energy and atmosphere. It's contagious and it's changing the drive-thru coffee industry.

OUR SECRET SAUCE IS NOT A FLAVOR.
It's a feeling!

278
STANDS

MENU

THE 7 ORIGINALS

ICED, HOT, or CHILLER

BLONDIE
VANILLA & CARAMEL BREVE
(270-850 CAL)

BRUNETTE
HAZELNUT & CARAMEL MOCHA
(280-850 CAL)

SMOOTH 7
IRISH CREAM & WHITE CHOCOLATE BREVE
(260-840 CAL)

WHITE CHOCOLATE MOCHA
WHITE CHOCOLATE & MILK CHOCOLATE MOCHA
(280-850 CAL)

CINNAMON ROLL
BROWN SUGAR CINNAMON & WHITE CHOCOLATE BREVE
(300-770 CAL)

GERMAN CHOCOLATE
COCONUT & CARAMEL MOCHA
(280-860 CAL)

SWEET & SALTY
SALTED CARAMEL & WHITE CHOCOLATE BREVE
(260-840 CAL)



MAKE IT A TRIPLE 7
ORIGINALS CAN COME WITH 6 SHOTS FOR AN EXTRA BOOST
(180-880 CAL)

CUSTOMIZE EVERYTHING

SUGAR FREE	EXTRA SHOT	SWEETNESS	COLD FOAM	MILK ALTERNATIVES
	(5 CAL)	1/4 1/2 REG EXTRA		OAT, ALMOND, OR COCONUT

7 ENERGY

ICED or CHILLER
(10-560 CAL)
A **PREMIUM** ENERGY DRINK CREATED BY 7 BREW!

INFUSE WITH ANY FLAVOR!
ORIGINAL OR SUGAR-FREE



TOP PICKS: OCEAN BREEZE, SUNRISE, PIXIE STICK, NIGHTSHADE
RED BULL AVAILABLE

7 FIZZ

((-435 CAL)
SPARKLING WATER INFUSED WITH ANY FLAVOR!

ADD CREAM OR WHIPPED CREAM



COLD BREW

(20-90 CAL)
TRY IT WITH OUR COLD FOAM!



CLASSICS

ICED or HOT

LATTE (120-320 CAL)
MOCHA (200-520 CAL)
BREVE (250-660 CAL)
CARAMEL MACCHIATO (210-850 CAL)
CAPPUCCINO (100-260 CAL)
HOUSE BLEND (10-20 CAL)
CHAI LATTE (160-400 CAL)
MATCHA LATTE (170-390 CAL)
COCOA (250-630 CAL)



TEAS & LEMONADES

((-510 CAL)

SWEET / UNSWEET
GREEN
EARL GREY
PARIS
DECAF
CINNAMON SPICE

THE CLASSIC LEMONADE
FLAVORS OR MAKE YOUR OWN COMBO!



SMOOTHIES & SHAKES

(163-1,110 CAL)

STRAWBERRY
PIÑA COLADA
WILDBERRY
MANGO
PEACH
BLUE POM

THE CLASSIC ICECREAM
FLAVORS OR MAKE YOUR OWN COMBO!



KIDS SIZES AVAILABLE!

SEVEN 7 BREW DRIVE THRU COFFEE

ASK ABOUT OUR SECRET MENU!

2,000 calories a day is used for general nutrition advice, but calorie needs vary. Additional nutrition information available upon request. Before placing your order, please inform your server if a person in your party has a food allergy. We reserve the right to make any menu or pricing changes. Stated amounts do not include sales tax; sales tax stated separately on receipt. ©2022 Seven Brew, LLC. All Rights Reserved.

ABOUT 7 BREW / PROJECT DESCRIPTION

About 7 Brew:

7 Brew, founded in Rogers, AR, has 278 locations across 22 states nationwide. Specializing in serving premium espresso-based coffee, chillers, teas, infused energy drinks, sodas and smoothies. There are over 20,000 unique drink options that can be created from 7 Brew's menu. 7 Brew is a drive-thru only concept with a dual drive-thru configuration. Team members take orders on tablets instead of a traditional drive-thru speaker box, which allows 7 Brew to create personal relationships with their customers and serve them in a fast paced and friendly environment. 7 Brew's focus to their customer is speed and a friendly, welcoming environment which resonates amongst its team members to the customers with the goal to make its customers experience at 7 Brew the happiest part of their day, which drives business and keeps customers coming back. The concept opens at 5:30 AM and closes at 10:00 PM. AUV for 7 Brew stands nationwide is $1.8M-$2.0M. There will be one (1) full time employee and forty (40) part time team members hired to work at the stand. There are 5 team members at the stand working during peak times. There are estimated 750 orders a day which equates to ~1,125 estimated customers per day.

About the Project:

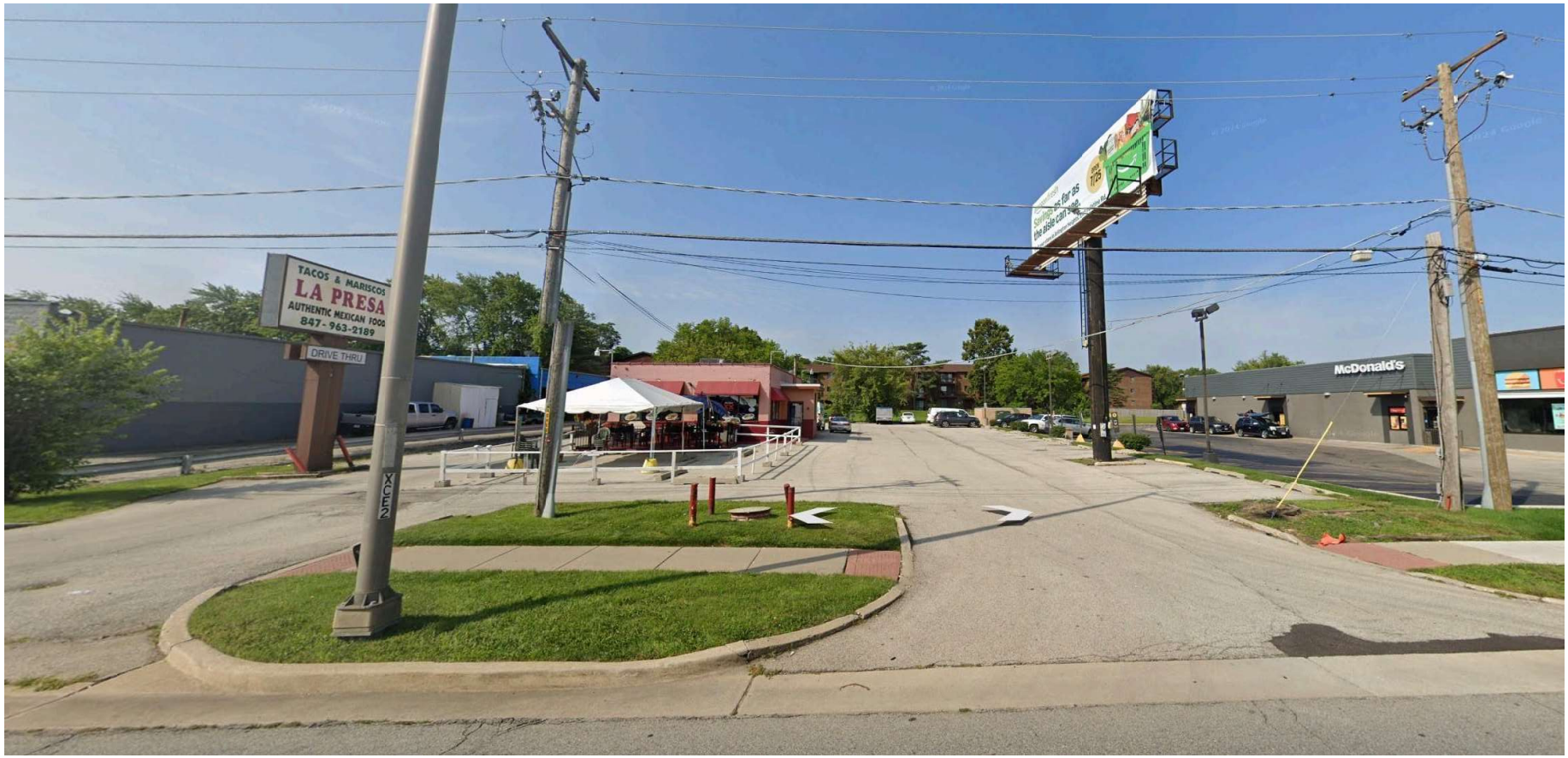
Who Brew IL II, LLC, applicant and 7 Brew Franchisee for Chicago and NW Indiana, is proposing a freestanding 7 Brew Drive Thru Coffee stand for 1572 N Rand Rd, Palatine, IL. The current zoning is B-2 General Business and the existing use at this location is La Presa Mexican Restaurant. The project consists of demolishing the existing single-story restaurant building and replacing with a 510 sq. ft. modular building, a 238 sq. ft. modular cooler and dry storage building and a prefab modular trash enclosure. The building, cooler and trash enclosure will consist of the same exterior façade materials. The site plan consists of 7 Brew's prototypical double drive-thru lane configuration with 12 parking stalls, including 1 ADA parking stall.

Attachment: PZC materials - Jamuary 14, 2024 meeting (1572 N Rand Road - Special Use for a restaurant, with drive-through)

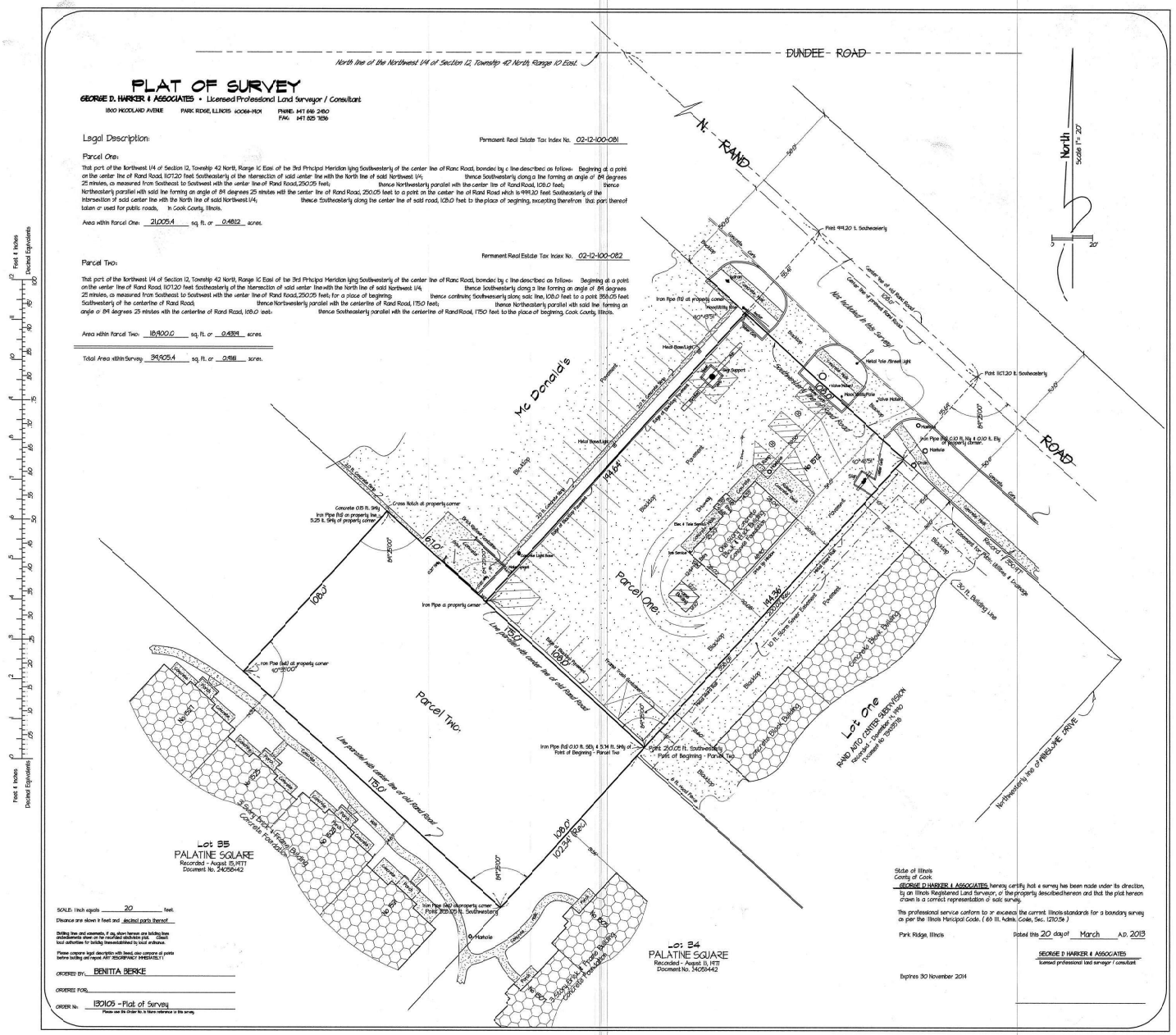
AERIAL PHOTO



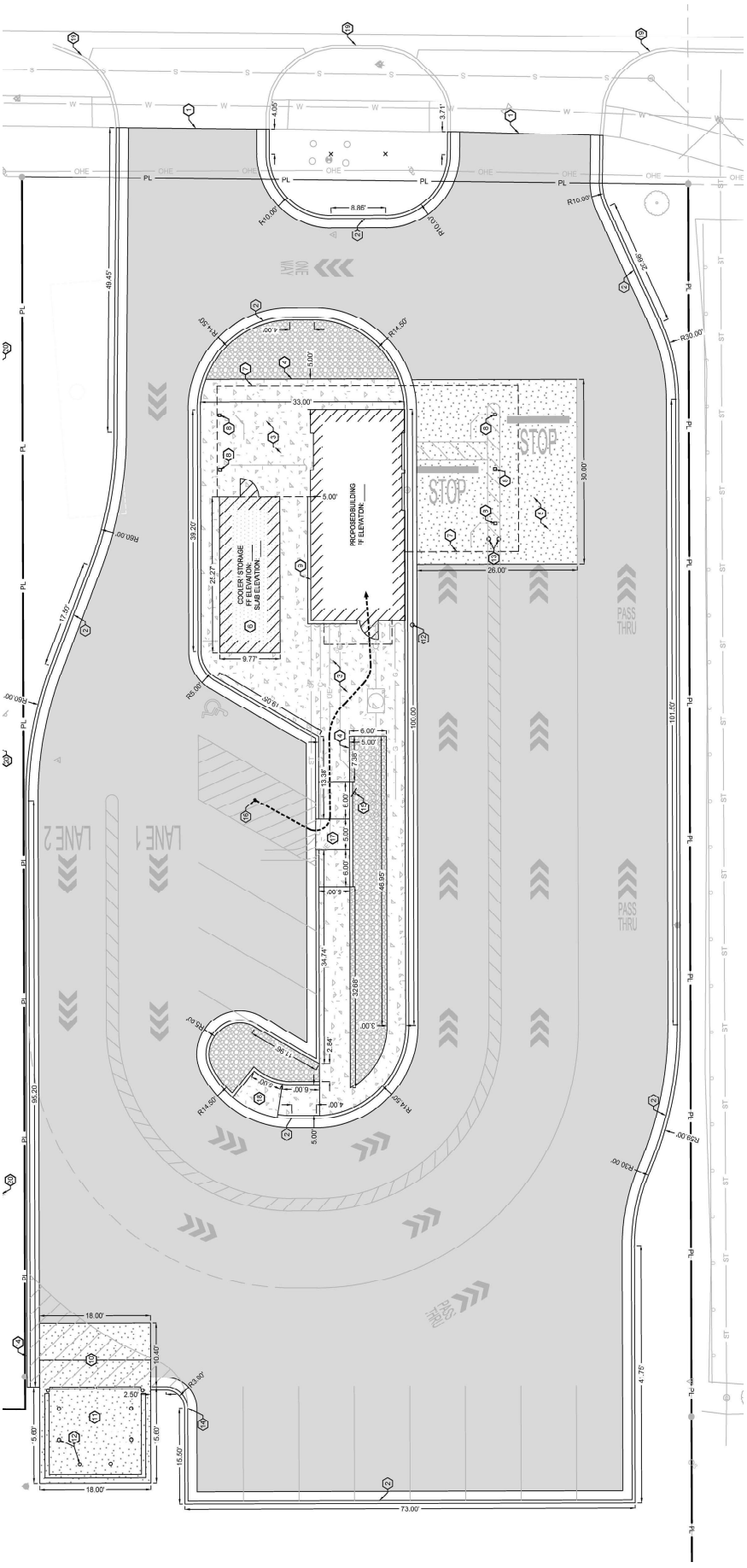
EXISTING CONDITIONS



SURVEY


PLAT OF SURVEY
GEORGE D. HARKER & ASSOCIATES • Licensed Professional Land Surveyor / Consultant
1800 HIGHLAND AVENUE PARK RIDGE, ILLINOIS 60068-4101 PHONE: 847 696 2480 FAX: 847 825 1836
North line of the Northwest 1/4 of Section 12, Township 42 North, Range 10 East.
DUNDEE ROAD
N. RAND ROAD
Legal Description:
Permanent Real Estate Tax Index No. 02-12-100-081
Parcel One:
Permanent Real Estate Tax Index No. 02-12-100-082
Parcel Two:
Area within Parcel One: 21,005.4 sq. ft. or 0.4822 acres.
Area within Parcel Two: 18,900.0 sq. ft. or 0.4339 acres.
Total Area within Survey 39,905.4 sq. ft. or 0.9161 acres.
Not Included in this Survey
Parcel One
Parcel Two
Mc Donald's
Lot One
RAND AUTO CENTER SUBDIVISION
Recorded - December 14, 1960
Document No. 1909018
Lot 35
PALATINE SQUARE
Recorded - August 15, 1977
Document No. 24059442
Lot 34
PALATINE SQUARE
Recorded - August 15, 1977
Document No. 24059442
Concrete Block Building
Brick Building
Concrete Block & Frame Building
Northwesterly line of PINELAWN DRIVE
Line parallel with center line of old Rand Road
Iron Pipe found at property corner
Iron Pipe (fd) at property corner
Cross Notch at property corner
Point 494.20 ft. Southeasterly
Point 1107.20 ft. Southeasterly
Point 1000.0 ft. Southeasterly
Point 200.05 ft. Southeasterly - Point of Beginning - Parcel Two
Point of Beginning - Parcel Two
Manhole
Hydrant
Water Valve
Utility Pole
Guy Wire
Light Pole
Metal Street Light
Metal Traffic Light
Metal Sign Post
Metal Sign Support
Metal Mast Arm
Metal Pole
Metal Post
Metal Traffic Signal Pole
Metal Traffic Signal Box
Metal Control Box
Metal Electric Box
Metal Telephone Box
Metal Telephone Pedestal
Metal Telephone Riser
Metal Telephone Manhole
Metal Telephone Vault
Metal Telephone Booth
Metal Telephone Booth Pad
Metal Telephone Booth Roof
Metal Telephone Booth Door
Metal Telephone Booth Window
Metal Telephone Booth Glass
Metal Telephone Booth Frame
Metal Telephone Booth Base
Metal Telephone Booth Top
Metal Telephone Booth Bottom
Metal Telephone Booth Side
Metal Telephone Booth Back
Metal Telephone Booth Front

SITE PLAN

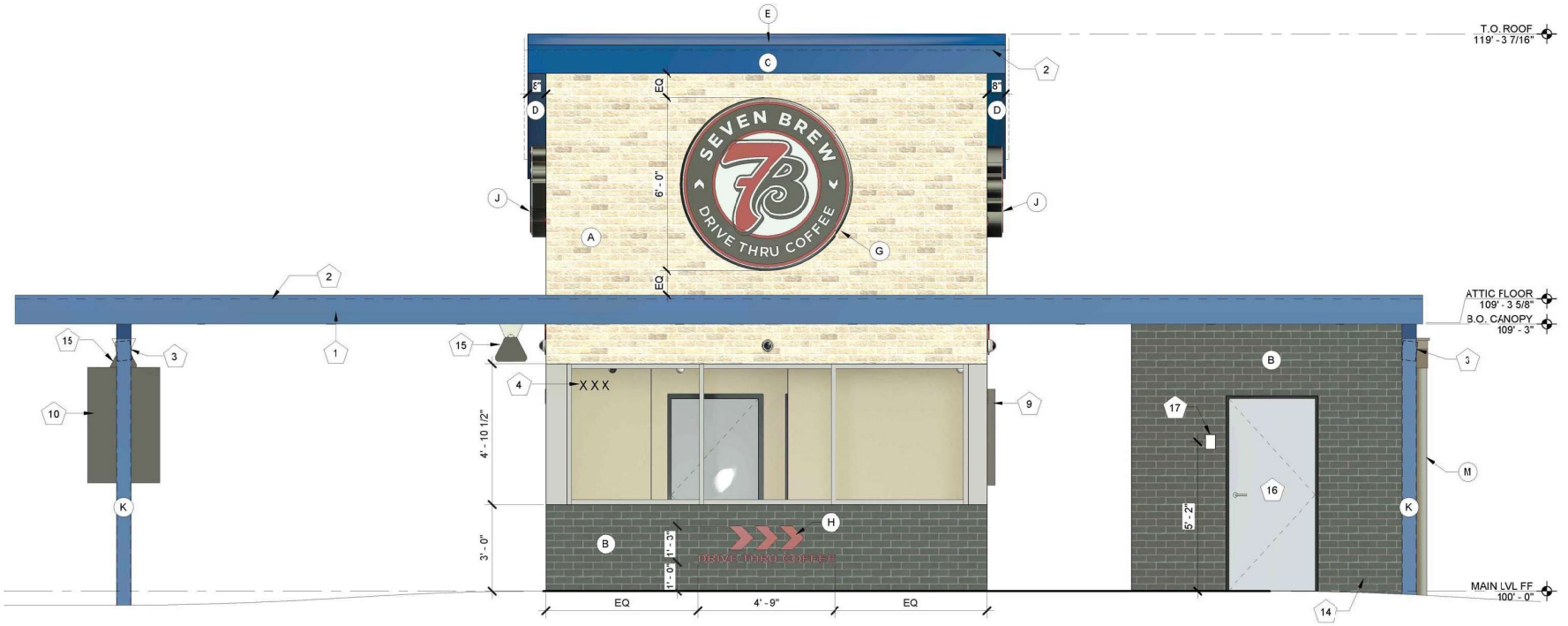


Attachment: PZC materials - January 14, 2024 meeting (1572 N Rand Road - Special Use for a restaurant, with drive-through)

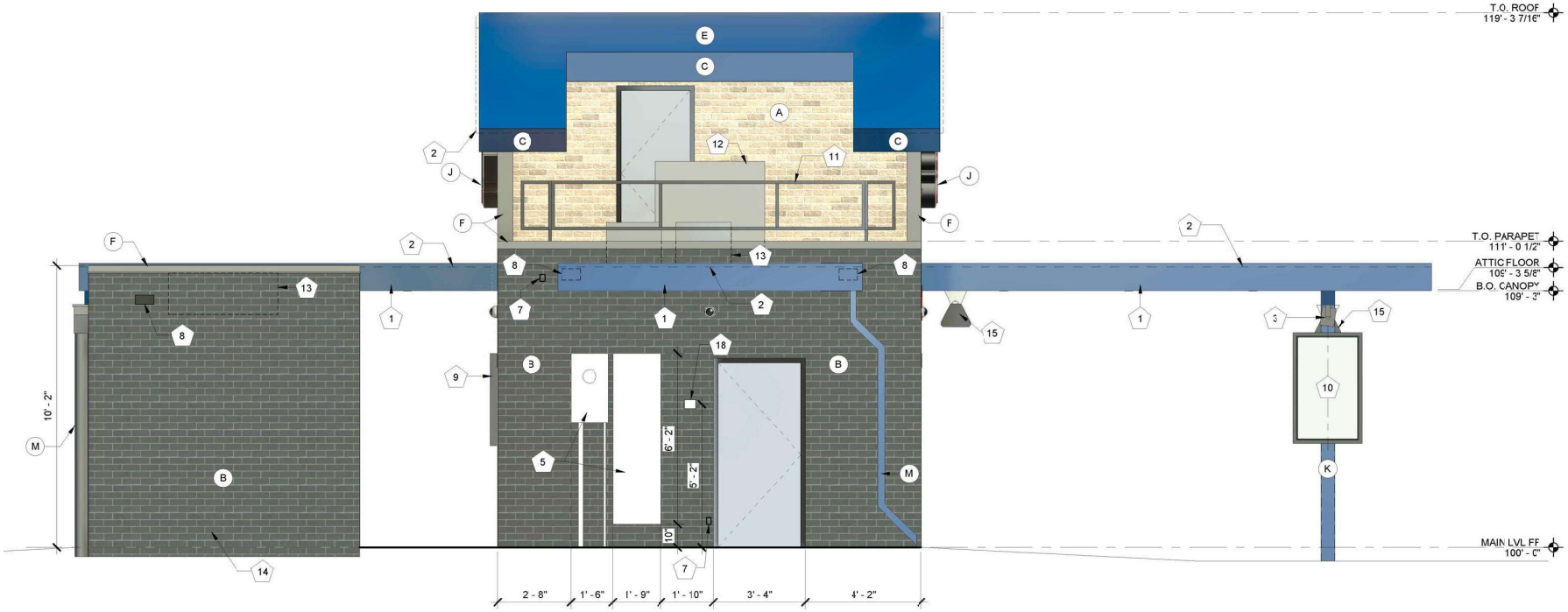
RENDERING



ELEVATIONS


T.O. ROOF
119' - 3 7/16"
ATTIC FLOOR
109' - 3 5/8"
B.O. CANOPY
109' - 3"
MAIN LVL FF
100' - 0"
SEVEN BREW
DRIVE THRU COFFEE
XXX
DRIVE THRU COFFEE
EQ
4' - 9"
EQ
6' - 0"
4' - 10 1/2"
3' - 0"
1' - 3"
1' - 0"
5' - 2"
8"
8"

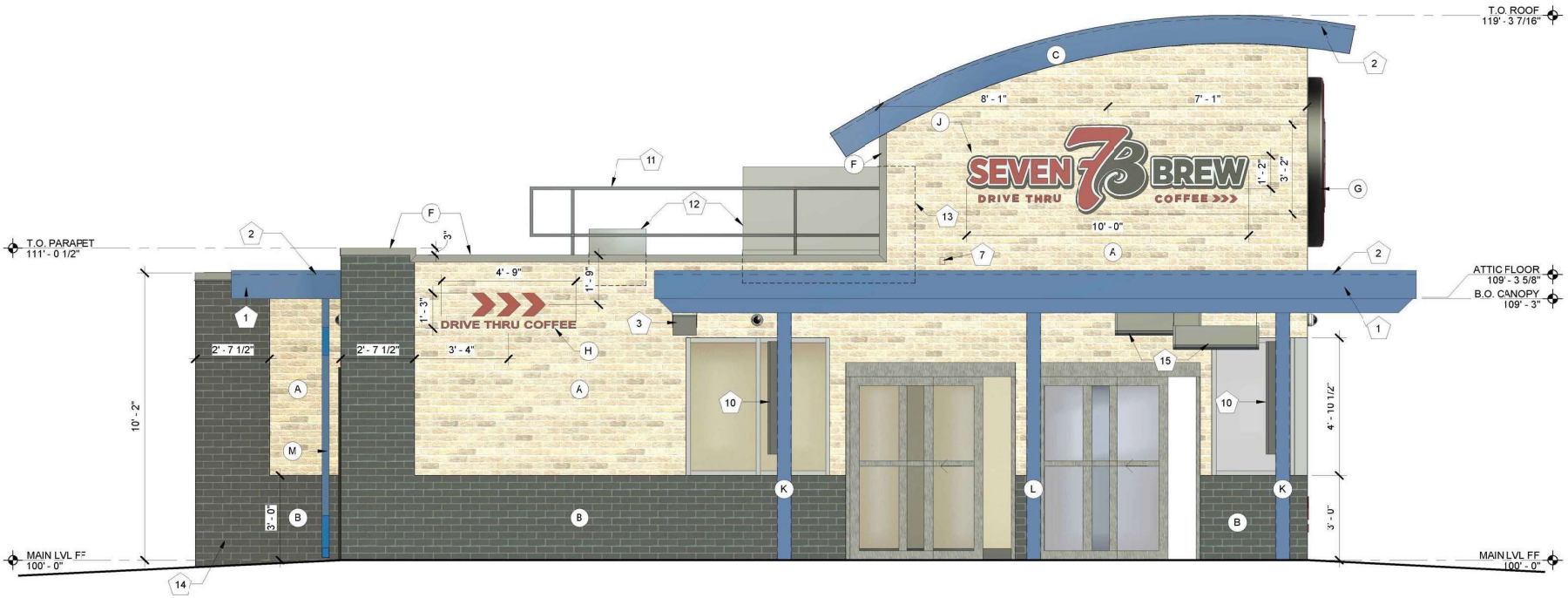
ELEVATIONS


T.O. ROOF
119' - 3 7/16"
T.O. PARAPET
111' - 0 1/2"
ATTIC FLOOR
105' - 3 5/8"
B.O. CANOPY
109' - 3"
MAIN LVL FF
100' - 0"
10' - 2"
6' - 2"
5' - 2"
10"
2' - 8"
1' - 6"
1' - 9"
1' - 10"
3' - 4"
4' - 2"

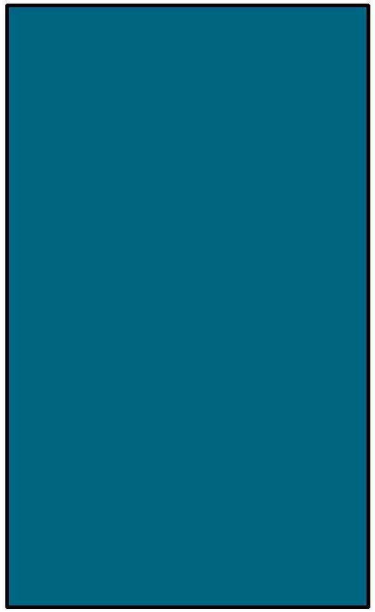
ELEVATIONS


T.O. ROOF
119' - 3 7/16"
ATTIC FLOOR
109' - 3 5/8"
B.O. CANOPY
109' - 3"
MAIN LVL FF
100' - 0"
T.O. PARAPET
111' - 0 1/2"
MAIN LVL FF
100' - 0"
SEVEN 7B BREW
DRIVE THRU
COFFEE
DRIVE THRU COFFEE
7' - 1"
8' - 1"
16' - 0"
3' - 2"
1' - 2"
2' - 0"
2' - 7 1/2"
2' - 0"
3' - 4"
2' - 7 1/2"
1' - 9"
1' - 3"
4' - 9"
4' - 10 1/2"
3' - 0"
3' - 0"
10' - 2"

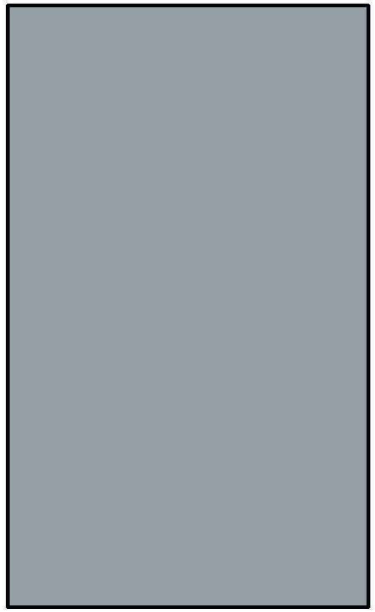
ELEVATIONS


T.O. ROOF
119' - 3 7/16"
T.O. PARAPET
111' - 0 1/2"
ATTIC FLOOR
109' - 3 5/8"
B.O. CANOPY
109' - 3"
MAIN LVL FF
100' - 0"
SEVEN 73 BREW
DRIVE THRU
COFFEE
DRIVE THRU COFFEE
8' - 1"
7' - 1"
10' - 0"
4' - 9"
1' - 9"
1' - 3"
3' - 4"
2' - 7 1/2"
2' - 7 1/2"
10' - 2"
4' - 10 1/2"
3' - 0"
3' - 0"
1' - 2"
3' - 2"
5"

MATERIAL COLOR BOARD



BLUE METAL PANEL MP-2
BRAND: BERRIDGE
COLOR: ROYAL BLUE
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .26



COPING TRIM METAL MP-3
BRAND: BERRIDGE
COLOR: ZINC GREY
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .39

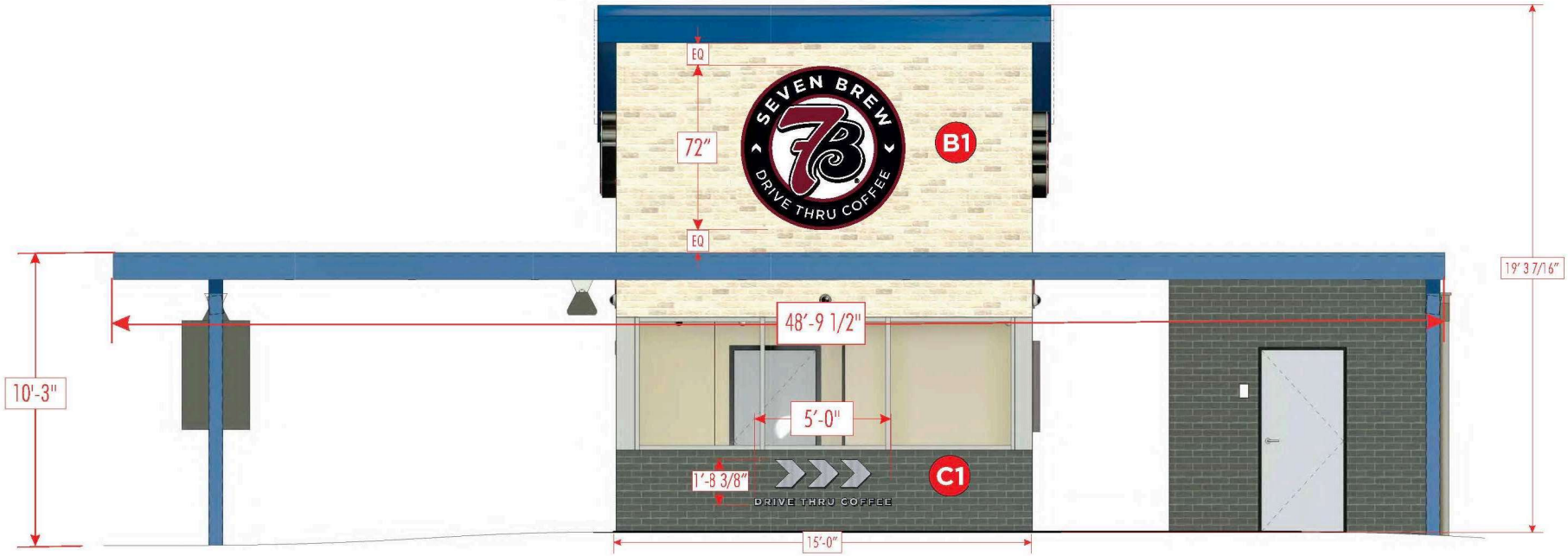


FIBER-CEMENT PANEL SIDING - BRK-2
BRAND: NICHIHA
COLOR: SHALE BROWN
FINISH: CANYON BRICK



FIBER-CEMENT PANEL SIDING - BRK-1
BRAND: NICHIHA
COLOR: MIDNIGHT
FINISH: MODERN BRICK

SIGNAGE


EQ
72"
EQ
SEVEN BREW
DRIVE THRU COFFEE
B1
19' 3 7/16"
48'-9 1/2"
10'-3"
5'-0"
1'-8 3/8"
C1
DRIVE THRU COFFEE
15'-0"

SIGNAGE


10'-0"
38"
SEVEN 7B BREW
DRIVE THRU
COFFEE
B2
60"
20 5/16"
DRIVE THRU COFFEE
C2
19' 3 7/16"
34'-0"

SIGNAGE


10'-0"
38"
SEVEN 7B BREW
DRIVE THRU
COFFEE
B3
19' 3 7/16"
60"
20 5/16"
DRIVE THRU COFFEE
C3
25'-0"
34'-0"

SIGNAGE



NIGHT ILLUMINATION VIEW



D:BOSSAMENT DETAILS



EMBOSSAMENT DETAILS

LED ILLUMINATION

ELECTRICAL RUN LOCATION IS THROUGH THE BACK OF THE SIGN

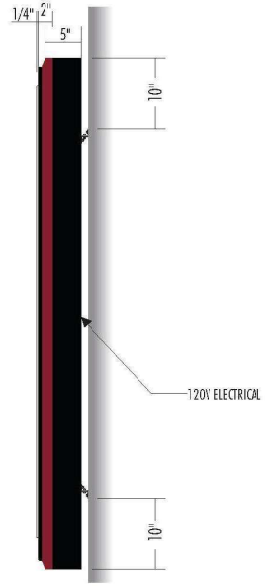
PMS 202
C: 29.54% M: 95.11% Y: 74.72% K: 29.59%
HEX: 8a2432 R: 138 G: 36 B: 50

BLACK
C: 0% M: 0% Y: 0% K: 100%
HEX: 231f20 R: 35 G: 31 B: 32

WHITE
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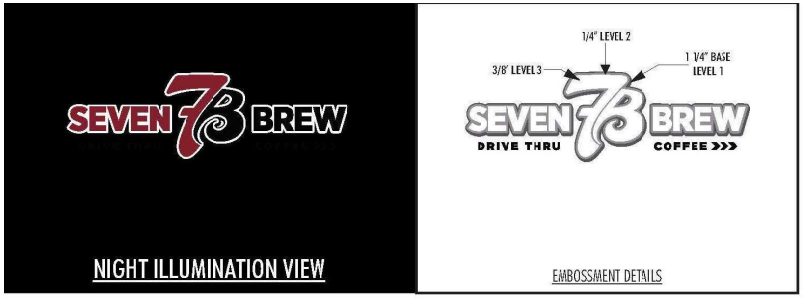


FRONT VIEW B1



SIDE VIEW

SIGNAGE



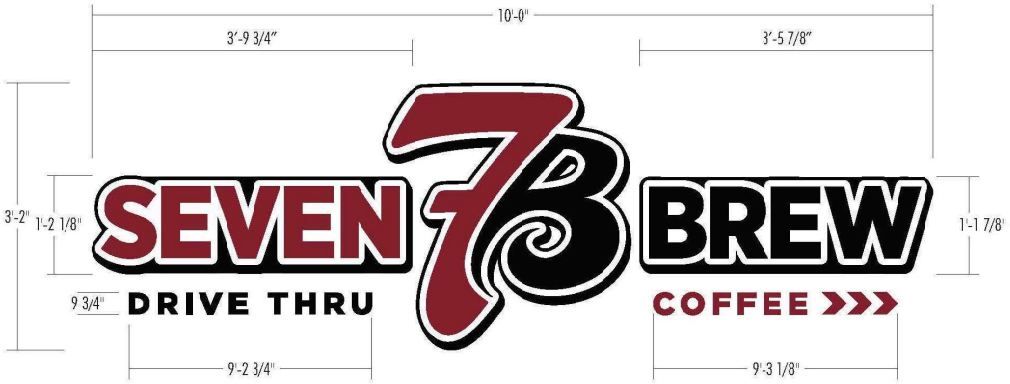
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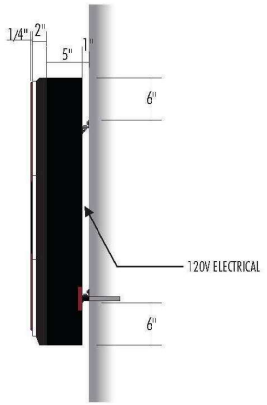
WHITE
C: 0% M: 0% Y: 0% K: 0%
HEX: ffffff R: 255 G: 255 B: 255

LED ILLUMINATION

ELECTRICAL RUN LOCATION IS THROUGH THE BACK OF THE SIGN



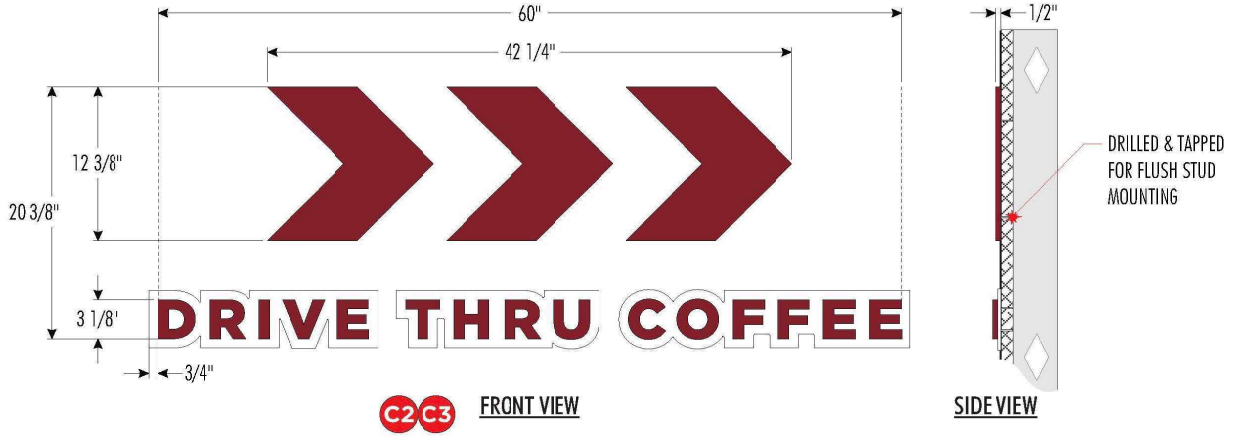
B2 B3 FRONT VIEW

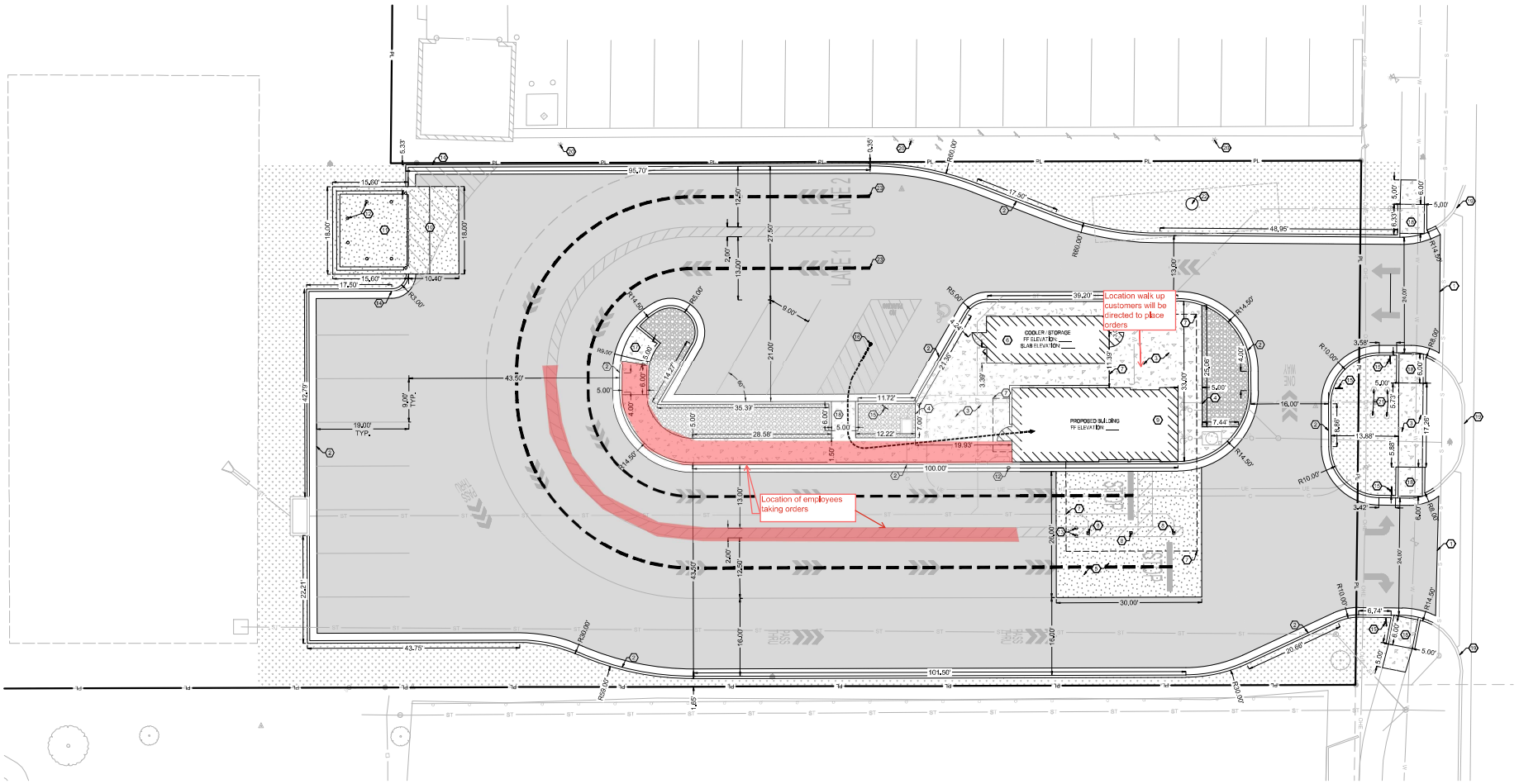


SIDE VIEW

SIGNAGE


42 1/4"
12 3/8"
20 3/8"
3 1/8"
DRIVE THRU COFFEE
FRONT VIEW
C1
1/2"
DRILLED & TAPPED
FOR FLUSH STUD
MOUNTING
SIDE VIEW


60"
42 1/4"
12 3/8"
20 3/8"
3 1/8"
3/4"
DRIVE THRU COFFEE
C2 C3
FRONT VIEW
1/2"
DRILLED & TAPPED
FOR FLUSH STUD
MOUNTING
SIDE VIEW



HATCH LEGEND:

- ASPHALT PAVEMENT PER DETAIL 2/05, SHEET C7.1.
- CONCRETE SIDEWALK PER SIDEWALK DETAIL 2/02, SHEET C7.1.
- CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAIL 2/03 AND 2/05, SHEET C7.1.
- TURF GRASS SOD. INSTALL PER SUPPLIER'S INSTALLATION INSTRUCTIONS.
- LANDSCAPE ROCK. PLACE 6" OF 1" - 2" RIVER ROCK OVER COMMERCIAL GRADE WEED FABRIC.

KEY NOTES:

1. MATCH EXISTING PAVEMENT.
2. CONCRETE CURB & GUTTER PER DETAIL 2/01, SHEET C7.1.
3. SIDEWALK PER DETAIL 2/02, SHEET C7.1.
4. EDGE OF CONCRETE SLAB TO BE THICKENED CONCRETE PER STOOP/WALK EDGE DETAIL 5/04, SHEET C7.1.
5. CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAILS 2/03 & 2/05, SHEET C7.1.
6. REMOTE COOLER LOCATION, COOLER TO BE INSTALLED ON 4" THICK CONCRETE PAD WITH THICKENED EDGE PER STRUCTURAL PLANS.
7. BUILDING CANOPY OUTLINE.
8. CANOPY COLUMNS LOCATIONS, TYPICAL.
9. BUILDING FOUNDATION WALL AND FOOTING PER STRUCTURAL PLANS.
10. CONCRETE PAVEMENT FOR TRASH ENCLOSURE PER CONCRETE PAVEMENT DETAILS 2/03 & 2/05, SHEET C7.1.
11. TRASH ENCLOSURE AND GATE, PER ARCHITECTURAL PLANS.
12. 6" PIPE BOLLARD, TYPICAL PER DETAIL 2/09, SHEET C7.1.
13. 9" PIPE BOLLARD, TYPICAL PER DETAIL 2/09, SHEET C7.1.
14. INSTALL CURB TRANSITION PER DETAIL 5/15, SHEET C7.2.
15. SIGN, SEE SHEET C8.1.
16. ACCESSIBLE PATH FROM PARKING TO BUILDING.
17. TYPE 2 MODIFIED ADA CURB RAMP PER DETAIL 2/12, SHEET C7.2.
18. TYPE 4 ADA CURB RAMP PER DETAIL 5/14, SHEET C7.2.
19. EXISTING CURB AND GUTTER, DO NOT DISTURB.
20. EXISTING LIGHT POLE, TO REMAIN.
21. EXISTING BOLLARDS, TO REMAIN.
22. EXISTING BILLBOARD TO REMAIN.
23. POINT OF SERVICE, 199 FT. = TOTAL QUEUING LENGTH LANE 1, 254 FT. = TOTAL QUEUING LENGTH LANE 2.

PROPOSED USE:

RESTAURANT WITH DRIVE THRU.

ZONING:

ZONING: B-2, GENERAL BUSINESS.

PARKING REQUIREMENTS:

1 SPACE PER EMPLOYEE DURING LARGEST SHIFT = 7 STALLS,
PROVIDED = 12 STALLS, 11 STANDARD AND 1 ADA.

STORMWATER NOTES:

PRE-PROJECT IMPERVIOUS AREA	= 20,040 S.F.
PRE-PROJECT PERVIOUS AREA	= 19,506 S.F.
POST-PROJECT IMPERVIOUS AREA	= 20,188 S.F.
POST-PROJECT PERVIOUS AREA	= 19,358 S.F.

NOTE:
CALCULATIONS PROVIDED FOR IMPERVIOUS SURFACE LIMITS ARE THE PROPERTY LINES.

BUILDING AND LOT DATA:

PROJECT FOOTPRINT	38,546 S.F. = 0.81 ACRES
PROPOSED BUILDING (1 STORY) - RETAIL =	515 S.F.
REMOTE COOLER =	247 S.F.
CONSTRUCTION TYPE: V-B	

QUANTITIES

CURB & GUTTER:	997 L.F.
ASPHALT PAVEMENT:	15,566 S.F.
8" CONCRETE PAVEMENT:	1,250 S.F.
4" CONCRETE SIDEWALK:	1,775 S.F.
TURF GRASS SOD:	3,989 S.F.
LANDSCAPING ROCK:	640 S.F.

H. SCALE: 1" = 10'

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www.illinois1call.com

TOTH & ASSOCIATES
1550 E. REPUBLIC ROAD
SPRINGFIELD, MO 65804
Ph: 417-886-0643 Fax: 417-886-0557
www.tothassociates.com
ILF 636206681
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SEVEN BREW COFFEE DRIVE THRU

PRELIMINARY FOR REVIEW AND DISCUSSION ONLY

ENGINEER OF RECORD:
NAME: MATTHEW STEVEN MILLER
LICENSE NO.: IL. PE 062 065164

PROJECT NUMBER:
104 061

REVISION:

7 BREW COFFEE
PALATINE, IL 03
N RAND RD
PALATINE, ILLINOIS

C2.1
SITE PLA

DATE: DATE

Attachment: PZC materials - Jamuary 14, 2024 meeting (1572 N Rand Road - Special Use for a restaurant, with drive-through)

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.
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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 1572 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 25TH day of DECEMBER, A.D. 20 24., and the last publication thereof was made on the 25TH day of DECEMBER, A.D. 20 24.

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

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

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

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.**, has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 25TH day of DECEMBER A.D., 20 24.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 25TH day of DECEMBER A.D., 20 24.

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

Attachment: PZC materials - January 14, 2024 meeting (1572 N Rand Road - Special Use for a restaurant, with drive-through)

3. 1572 N Rand Road **- Recommend To Approve**

SU-000144-2024 – 1572 N. Rand Road

Notice was published in the Journal & Topics on December 26, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

. Application
. Site Plans
. Business Plan
. Real Estate Interest Disclosure Plan
. Certificate of Publication
. Business Plan

Background:

The Subject Property (2 separate lots) is zoned B-2 (general business) was annexed in 1996, with a lot area of approximately 0.92 acres. The current use contains a restaurant with a drive-thru and a vacant lot in the rear. The Petitioner is proposing to demolish the existing building and construct a drive-thru only coffee shop - 7 Brew. Therefore, the Petitioner is requesting a Special Use to permit a restaurant, with a drive-thru.

Sworn in petitioner: Chris George – 2650 N Southport Avenue, Chicago, IL

Mr. George, the petitioner, represents Who Brew LLC, the franchisee for 7 Brew Coffee. The request is for a special use permit to allow a restaurant with a drive-thru on a property zoned B-2. He outlines the proposal for a 7 Brew Coffee with double drive-thru lanes, including a 501 SF main building and a 238 SF cooler and dry storage area.

He describes the business model, emphasizing a non-traditional service experience where employees use iPads to take orders directly at car windows. This approach focuses on speed, high energy, and a fun, friendly environment. A sample menu is provided, showcasing a beverage-only concept. The proposed hours of operation are 5:30 AM to 10 PM on weekdays, extending to 11 PM on weekends. The business will employ one full-time employee and 40 part-time employees, with an expected daily volume of 750 orders and 1,100 customers.

He discusses the plat of survey and surrounding properties. Plans include installing an 8-foot-high fence along the west side of the property to create a buffer between the commercial site and adjacent multifamily properties. He notes the removal of a non-conforming billboard currently on the property as part of the project.

In presenting the site plan, he discussed the 510 SF main building, the 238 SF cooler and dry storage structure, and the use of existing access drives. The

Attachment: January 14, 2025 PZC minutes (1572 N Rand Road - Special Use for a restaurant, with drive-through)

double drive-thru accommodates 24 stacking spaces, and there are 11 parking spaces. Both exceed code requirements.
Mr. George explains how walk-up customers are accommodated in the drive-thru system. Sliding doors on both sides of the building will direct walk-up customers to a designated service location, with team members assisting, as needed. He also presents renderings and elevations of the building, noting that signage will comply with allowable limits.
Commissioner Schubert asks why the cooler and dry storage is separate from the building.
Mr. George states it is a corporate standard. It was moved outside the building to allow for an additional service station inside the building.
Commissioner Schubert asks if the public is allowed inside the building.
Mr. George states there are no seats; the interior is designated as the kitchen area.
Commissioner Schubert inquires about allowing restroom use inside the building.
Mr. George states he would need to check with the village, and if required, they would accommodate.
Commissioner Schubert asks where the garbage is located.
Mr. George shows the location on the site plan.
Commissioner Schubert requests clarification on the buffer area.
Mr. Vyverberg states there would be a landscaping maintenance and screening requirement.
Chairman Wood clarifies the business hours and raises concerns about traffic issues in and out of the business, noting it is a busy area. She asks how this issue will be addressed.
Mr. George states that traffic concerns have been discussed. He explains that the spaces and drive-thru are designed to accommodate the expected number of cars and assures they will work to address any issues if they arise.
Chairman Wood asks about the plans for Parcel 2.
Mr. George states it will remain green space. He mentions that engineering has reviewed it and explains that it will be used for volume control requirements. Parcel 2 will remain impervious, and both parcels will meet MWRD stormwater management standards.
Commissioner Bettenhausen requests clarification on the fence installation.
Mr. George refers to the plat of survey and identifies the location of the fence installation.
Commissioner Schubert asks if the billboard will be removed, and Commissioner Friedman asks if that includes the monument sign.
Mr. George confirms that the billboard will be removed and will not be replaced.
Commissioner Bettenhausen asks how employee safety will be addressed, particularly under weather conditions.
Mr. George explains that employees will have access to heaters, jackets, and potentially warming huts. Employees will rotate throughout the day, typically working part-time in four-hour shifts.
Mr. Vyverberg further states that the billboard will be removed as part of the recommendation, and he has been working with the petitioner and property owner on this matter. He confirms that the proposal complies with the code in the B-2 district and addresses the queuing impact on Rand Road. Should it become

Attachment: January 14, 2025 PZC minutes (1572 N Rand Road - Special Use for a restaurant, with drive-through)

an issue, the petitioner has committed to resolving it promptly. Mr. Vyverberg mentions that Staff visited the Naperville location and observed effective traffic management of customers, with fluidity in staffing and routing. He also notes that the existing restaurant previously has a drive-thru that was approved, as a component of the use.
Commissioner Bettenhausen asks if the billboard removal includes the post and foundation.
Mr. Vyverberg reviews the condition for billboard removal, which is part of the staff recommendation and indicates that it must be completed in a manner acceptable to the Village, which would include the base.
Commissioner Friedman asks about the cooler structure and dry goods storage, questioning whether these are auxiliary or ancillary structures to the primary building and whether their location on the side of the building is compliant, as such structures are typically at the rear.
Mr. Vyverberg confirms that the proposal does not conflict with any village codes or planning and zoning standards, at this stage of review.
Commissioner Schubert comments that the concept is unique and integral to the brand's identity, noting that it has been incorporated into their design standards.

STAFF RECOMMENDATION:

The proposed drive-through use and coffee shop is consistent with both many of the surrounding uses in this area of the Rand Road corridor and the current drive-through restaurant. The proposed site plan meets or exceeds all of the Village's minimum zoning requirements. As an existing circumstance, there is a billboard on the subject property, which dates to annexation from unincorporated Cook County and that the property owner has agreed to remove. Additionally, there is approximately 90 feet of greenspace from the adjacent residential lots to the west . Therefore, Staff recommends approval of the proposed Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the plans prepared by Toth & Associates submitted 11/12/2024, floor plan and elevations prepared by Veritas Architecture and Design dated 8/29/2024 and the business plan submitted by the Petitioner, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The traffic directional signage plan shall be submitted in a manner acceptable to the Village Engineer.
3. The final landscaping plan and shall be submitted in a manner acceptable to the Director of Planning and Zoning.
4. A MWRD permit shall be required or a permit determination letter stating that a MWRD permit is not required. Cash in Lieu of Detention fee, as outlined in Section 8.08 of Appendix B of the Village Code of Ordinances, will be required if the MWRD does not mandate detention.
5. IDOT Permit will be required if any work is within the right of way of Rand Road.
6. As a condition of the Special Use review, the property owner shall effectuate the removal of the existing billboard in the southeast corner of the property, along Rand Road, no later than 12/31/2027 in a manner acceptable to the Village. The removal will include both any necessary permitting and site restoration, also in a

Attachment: January 14, 2025 PZC minutes (1572 N Rand Road - Special Use for a restaurant, with drive-through)

manner acceptable to the Village. Any existing billboard lease rights regarding the billboard shall also not be extended past the 2027 deadline.

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

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

DISCUSSION:

Commissioner Kolososki states that, aside from the anticipated traffic issue, he likes the concept.
Chairman Wood comments that the proposal makes sense for the area, noting the inclusion of many stacking spaces and expressing hope that traffic does not back up. She acknowledges that this is the only potential negative consequence but trusts that the petitioner will work to mitigate it. She concludes that she is comfortable with the request.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on February 3, 2025.

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

Attachment: January 14, 2025 PZC minutes (1572 N Rand Road - Special Use for a restaurant, with drive-through)

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County of COOK

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- [ ] Northwest Journal
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"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

Mary Alice Wenzl

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By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 25TH day of DECEMBER A.D., 20 24.

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

Attachment: Public Notice (1572 N Rand Road - Special Use for a restaurant, with drive-through)

Consider an Ordinance Granting a Special Use for a Daycare (Montessori School) at 660 N. Hicks Road

BACKGROUND:
The Subject Property, zoned Planned Development, is part of the Renaissance Subdivision and follows the Village's B-1 use lists. The current uses within the building include a mixture of office, medical, and home interior services.

The Petitioner proposes to purchase the property and convert the office building to accommodate both the relocated Grow Music School (permitted use) and a Montessori School (Special Use). In addition to the Montessori and Music Schools, there would be two additional rental spaces remaining within the building. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit a Montessori School at the Subject Property.

KEY ISSUES:

- The Montessori School will start with two different programs (Primary & Elementary). Once the academy is established, the business plan indicates that additional classes will be offered for toddlers and adolescents 12–14 years old, which would require a Special Use Amendment for any expansion of the Montessori school use within the building. The initial programs are as follows:
  - 3–6 year-old (primary) – expected capacity of 5-10 students
  - 6–12 year-old (elementary) – expected capacity of 6-12 students
- When all proposed programs are established, the maximum student capacity would be 60 students.
- The Petitioner has indicated that there will be six staff members when the initial programs are established. Eventually, the business plan indicates a maximum of eight staff members.
- The Montessori School would operate Monday - Friday from 8:05 AM – 3 PM. Drop-off and pick-ups times will be within a 5-10 minute period, prior to and after, each school day. Additionally, the Music School would continue to take on new students, and operate from 3:30 PM – 9 PM, with a maximum of eight staff members.
- The submitted site plan includes outdoor spaces along the south and east sides of the existing building. The primary outdoor play space would be to the south of the building, with a proposed solid 6-foot fence, with landscaping and bollards, and set back approximately 10 feet from the First Bank Drive property line. For reference, the building directly west of the proposed outdoor area (652 N. First Bank Drive) maintains a 10-foot front yard setback, with the attached wing walls having a 5-foot setback.
- The fence would bevel at the corner of Hicks Road and First Bank Drive and be located behind the existing Office Park of Palatine entrance sign and landscaping. The space to the east of the building would be utilized as garden space, with a 4-foot open style fence to be set back over 20 feet from the side Hicks Road property line.
- While the Planned Development primarily operates as an office park, it does include an existing daycare, to the south of the Subject Property. The proposed location is situated on the eastern edge of the Renaissance Development and

includes a dedicated parking lot, with an entrance/exit directly off Hicks Road. The site includes over 42 available parking spaces, which should minimize traffic impacts, in addition to the school's queueing and start time plan.

- Staff notes that the pick-up/drop-off area would be entirely self-contained within the private parking lot on the north side of the building. Unlike the previously proposed location, these queuing activities would be completed without additional impact to any of the surrounding businesses/uses.

ALTERNATIVES:

1. Approve the Special Use to permit a daycare (Montessori School) at the Subject Property.
2. Do not approve the Special Use to permit a daycare (Montessori School) at the Subject Property.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on January 14, 2025.
Residents testifying:	2, who spoke in support of the proposed use & location.
Vote:	The PZC voted unanimously to recommend approval of the Special Use to permit a daycare (Montessori School) and Staff concurs.

ACTION REQUIRED:

A motion to approve the Special Use Ordinance to allow a daycare (Montessori School) at 660 N. Hicks Road.

ATTACHMENTS:

- Aerial Map
- ORD SU
- EXHIBIT - Site Plan- Update 10-5-24
- EXHIBIT - Grow Montessori Academy Business Plan
- Support email and signed petition of support
- PZC materials - January 14, 2024 meeting
- January 14, 2025 PZC minutes
- Public Notice

GISConsortium

660 N Hicks Road



0 200 400 ft

Print Date: 1/3/2025

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 (660 N. Hicks Road - Special Use to allow a Montesorri School)

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE FOR A DAYCARE (MONTESORRI SCHOOL), AT 660 N. HICKS ROAD

WHEREAS, pursuant to a petition and public hearing on January 14, 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 Special Use to permit a daycare (Montessori School), for Grow Montessori Academy (Mallory Miller), pursuant to Section 11.02 (d) (7) of the Village of Palatine Zoning Ordinance The Special Use is hereby granted on the following legally described property:

Lot 19K in Renaissance Resubdivision, being a Resubdivision of Part of the Renaissance Subdivision of Part of the Northwest Quarter of Section 14, Township 42 North, Range 10 East of the Third Principal Meridian, According to the Plat of Renaissance Subdivision Recorded September 28, 1977, as document 24125743 in Cook County, Illinois.

Commonly known as 660 N. Hicks Road (02-14-100-074-0000).

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: The Special Use to permit a to permit a daycare (Montessori School), pursuant to Section 11.02 (d) (7) of the Village of Palatine Zoning Ordinance is hereby granted, subject to the following condition(s):

1. **The Special Use and Variation shall substantially conform to the Site Plan, Business Plan, and Floor Plan submitted by the Petitioner, Grow Montessori Academy, except as such plans may be change to conform to Village Codes and Ordinances.**

2. **The final traffic directional signage or pavement markings for the pick-up and drop-off locations, shall be submitted in a manner acceptable to the Village Engineer.**

3. **The final fencing plan and landscaping plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.**

Attachment: ORD SU (660 N. Hicks Road - Special Use to allow a Montesorri School)

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

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

PASSED: This _____day of _____, 2025

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

APPROVED by me this _____day of _____, 2025

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____day of _____, 2025

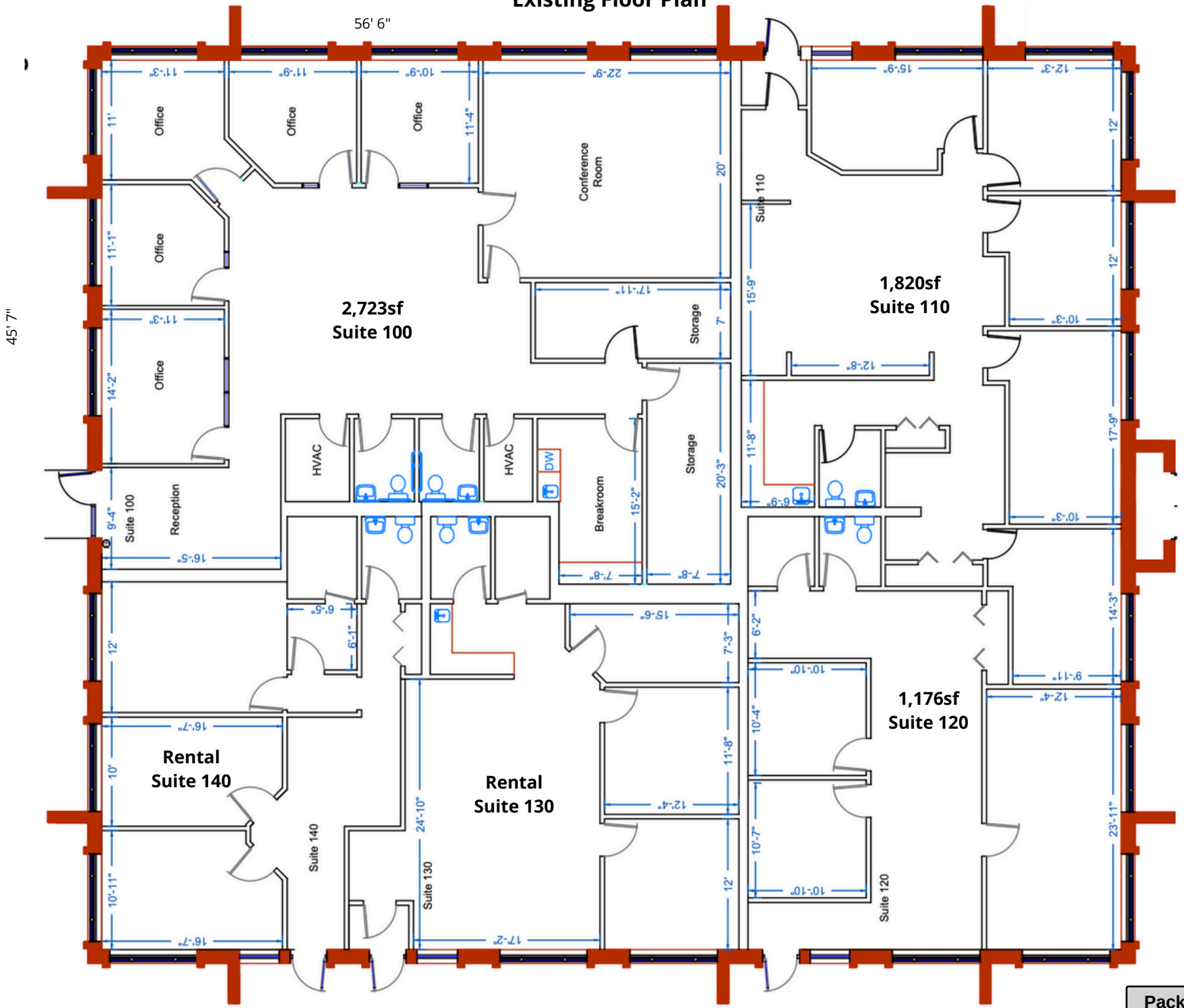
_____
Village Clerk

Attachment: ORD SU (660 N. Hicks Road - Special Use to allow a Montesorri School)



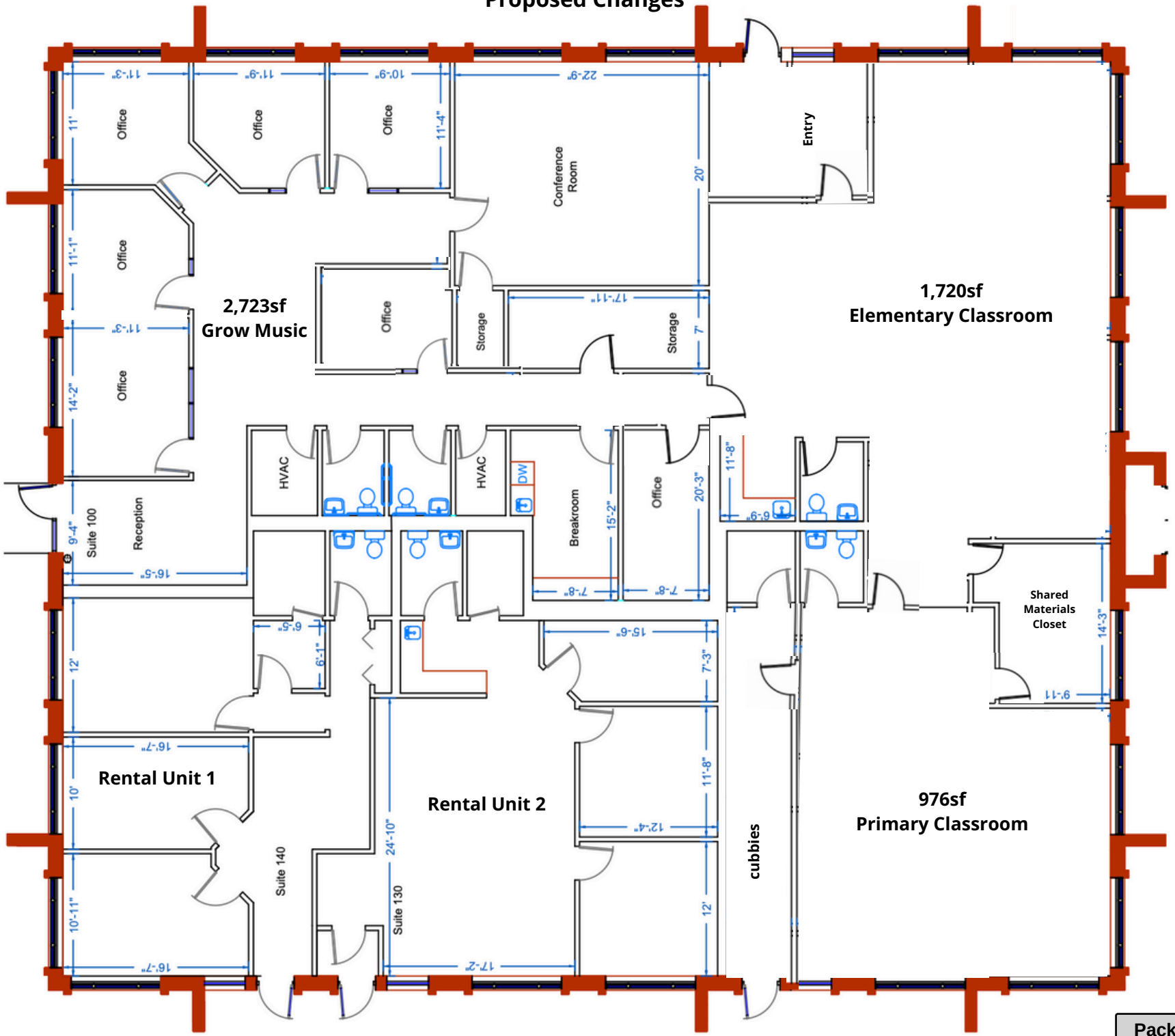
Attachment: EXHIBIT - Site Plan- Update 10-5-24 (660 N. Hicks Road - Special Use to allow a Montesorri

Existing Floor Plan

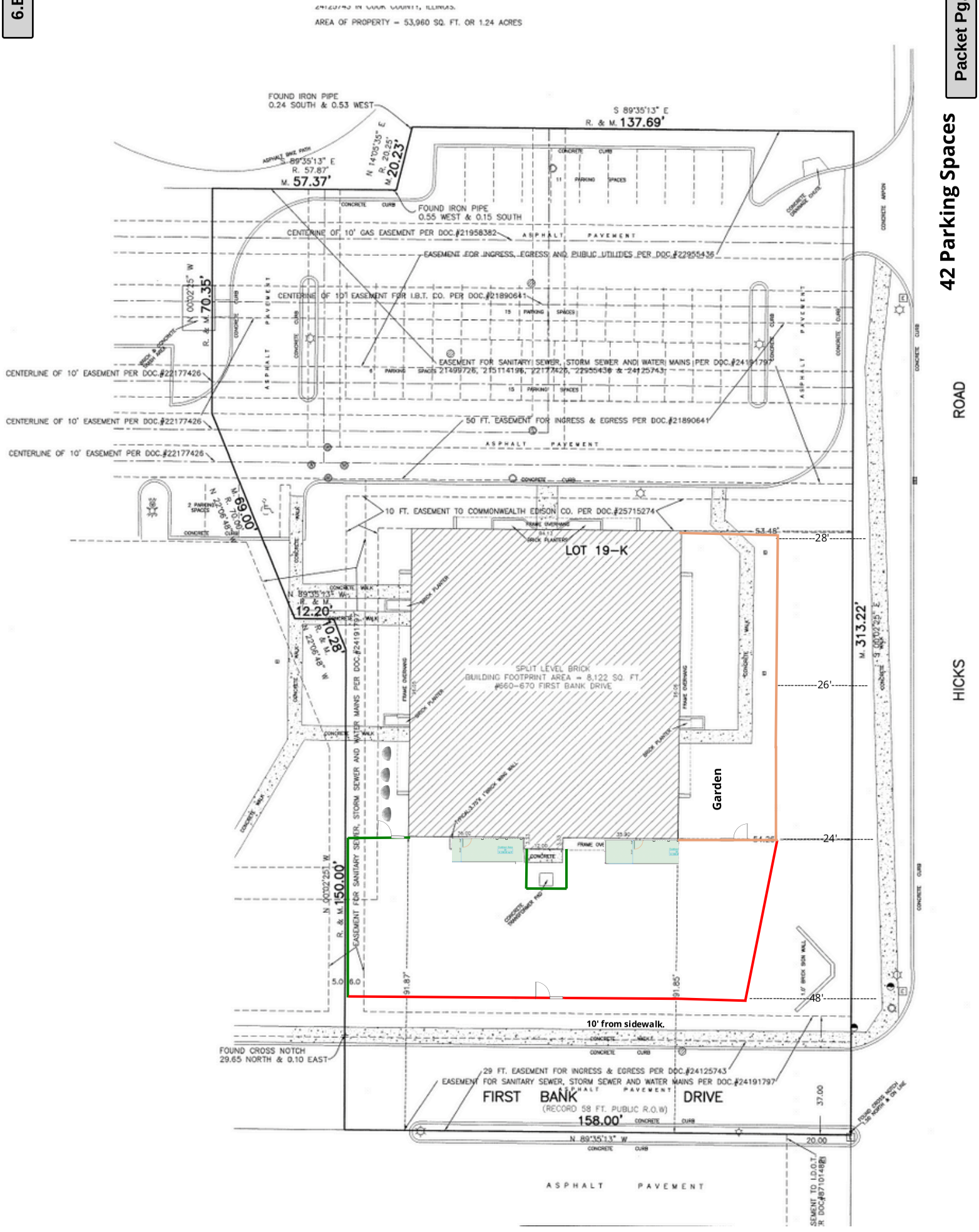


Attachment: EXHIBIT - Site Plan- Update 10-5-24 (660 N. Hicks Road - Special Use to allow a Montesorri

Proposed Changes



Attachment: EXHIBIT - Site Plan- Update 10-5-24 (660 N. Hicks Road - Special Use to allow a Montesorri


AREA OF PROPERTY = 53,960 SQ. FT. OR 1.24 ACRES
FOUND IRON PIPE
0.24 SOUTH & 0.53 WEST
S 89°35'13" E
R. & M. 137.69'
N 14°03'35" E
R. 20.25'
M. 20.23'
S 89°35'13" E
R. 57.87'
M. 57.37'
FOUND IRON PIPE
0.55 WEST & 0.15 SOUTH
CENTERLINE OF 10' GAS EASEMENT PER DOC.#21958382
EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES PER DOC.#22955436
CENTERLINE OF 10' EASEMENT FOR I.B.T. CO. PER DOC.#21890641
N 00°02'25" W
R. & M. 70.35'
EASEMENT FOR SANITARY SEWER, STORM SEWER AND WATER MAINS PER DOC.#24191797
SPACES 21499726, 21511496, 22177426, 22955436 & 24125743
CENTERLINE OF 10' EASEMENT PER DOC.#22177426
CENTERLINE OF 10' EASEMENT PER DOC.#22177426
CENTERLINE OF 10' EASEMENT PER DOC.#22177426
50 FT. EASEMENT FOR INGRESS & EGRESS PER DOC.#21890641
ASPHALT PAVEMENT
10 FT. EASEMENT TO COMMONWEALTH EDISON CO. PER DOC.#25715274
N 89°35'13" W
R. & M. 69.00'
N 89°35'13" W
R. & M. 12.20'
N 00°02'25" W
R. & M. 70.28'
LOT 19-K
SPLIT LEVEL BRICK
BUILDING FOOTPRINT AREA = 8,122 SQ. FT.
#660-670 FIRST BANK DRIVE
Garden
M. 313.22'
S 00°02'25" E
53.48'
28'
26'
24'
48'
N 00°02'25" W
R. & M. 150.00'
EASEMENT FOR SANITARY SEWER, STORM SEWER AND WATER MAINS PER DOC.#24191797
91.87'
91.85'
10' from sidewalk.
FOUND CROSS NOTCH
29.65 NORTH & 0.10 EAST
29 FT. EASEMENT FOR INGRESS & EGRESS PER DOC.#24125743
EASEMENT FOR SANITARY SEWER, STORM SEWER AND WATER MAINS PER DOC.#24191797
FIRST BANK DRIVE
(RECORD 58 FT. PUBLIC R.O.W)
158.00'
N 89°35'13" W
20.00
37.00
ASPHALT PAVEMENT
42 Parking Spaces
HICKS ROAD

Landscaping and Fencing Plan

Planting Zones:

o Zone 1: 2.5-3 feet from the fence (planting bed)

o Zone 2: 6.5-7 feet from the planting bed to the sidewalk (grass area)

Plant Selection:

- Black-eyed Susan (Rudbeckia hirta)
- Blue Grama
- Little bluestem
- Carax Rosea

o Height: 12-36 inches

o Benefits: Drought-tolerant, attracts butterflies and bees

- Blue False Indigo
- Purple Coneflower

o Height: 2-4 feet

- Prairie Dropseed
- Sorghastrum nutans
- Big Bluestem

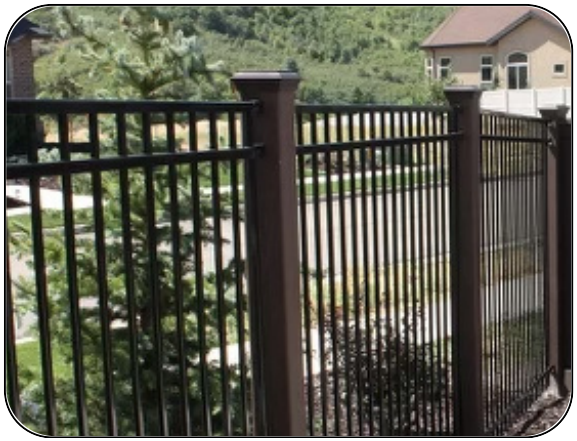
o Height: 3-6 feet



• Mulch with a 2-inch layer of organic mulch (e.g., wood chips or bark) to retain moisture and suppress weeds.

This professional landscaping plan incorporates native plants and grasses to create a beautiful, low-maintenance space that complements the solid fence. The Black-eyed Susans will provide a pop of color, while the native grasses will add texture and movement to the space.

Peach = 4' Garden/Sidewalk
Trex Fence Posts - Aluminum Panels



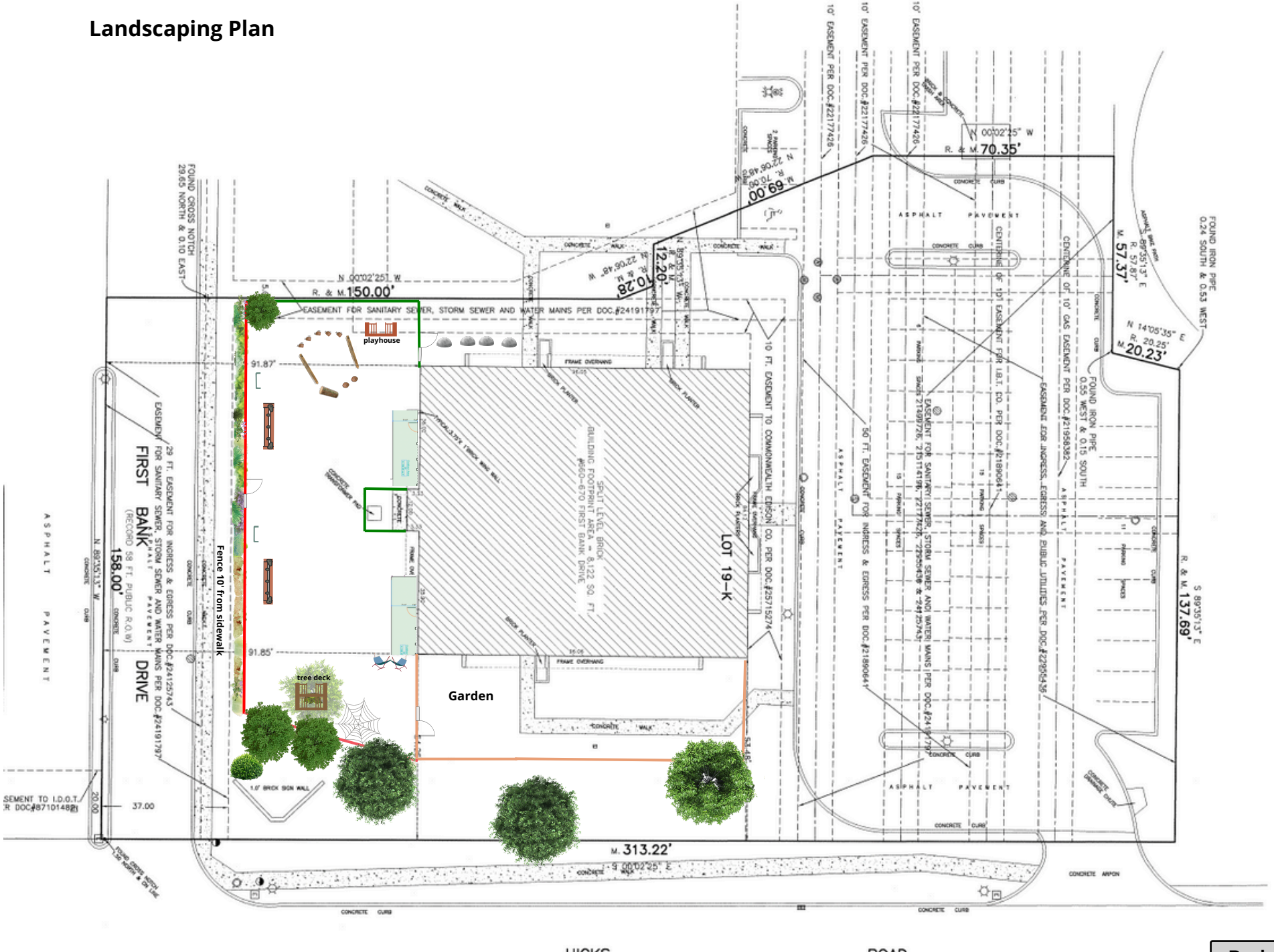
Red = 6' Solid Trex Fence with Bollard Protection and Landscaping. 36" Bollards spaced every 5'.

Green = Same Fence Without Bollards



Attachment: EXHIBIT - Site Plan- Update 10-5-24 (660 N. Hicks Road - Special Use to allow a Montesorri

Landscaping Plan



Attachment: EXHIBIT - Site Plan- Update 10-5-24 (660 N. Hicks Road - Special Use to allow a Montesorri

Primary Playground Space (3-6 year olds)



Outdoor Space

- wood chips
- wood cookies
- balance beams
- crawling tunnel
- monkey bars
- play house 6'x5'x7'



Elementary Playground Space (6-12 year olds)



- wood chips
- Chin-up bar
- 8'x10' tree deck
- monkey bars
- 8'x8' spider web net
- hammocks





Attachment: EXHIBIT - Site Plan- Update 10-5-24 (660 N. Hicks Road - Special Use to allow a Montesorri



Attachment: EXHIBIT - Site Plan- Update 10-5-24 (660 N. Hicks Road - Special Use to allow a Montesorri

grow
MONTESSORI ACADEMY





BUSINESS PLAN

Attachment: EXHIBIT - Grow Montessori Academy Business Plan (660 N. Hicks Road - Special Use to allow a Montesorri School)

Table of Contents

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Our Values	3
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Montessori is Growing	6
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Growth Projections	8
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Summary	11

Attachment: EXHIBIT - Grow Montessori Academy Business Plan (660 N. Hicks Road - Special Use to allow a Montesorri School)

Executive Summary

Mission: We believe that every child is capable. We believe that every child is inherently good. We believe that all children deserve a quality education that provides holistic support on their journey to adulthood. Grow Montessori Academy is an inclusive community of highly skilled teachers and conscientious parents and their children who are working together to master foundational skills, cultivate independent thought, and to care for others and their environment.

Vision: We support each child as they grow through careful preparation of the classroom environment, with the implementation of lessons by an expertly trained teacher, and by the curation of a classroom culture where children find joy in learning itself. We are committed to holding true the standards of quality set by the Association Montessori Internationale in order to provide intellectual, academic, social, and emotional preparation for life by allowing for freedom with responsibility within an atmosphere of respect and beauty.

Our Values

- We understand and support the individuality and unique interests and potential of each child.
- We value each child's innate abilities and desire to learn.
- We uphold the standards set by the Association Montessori Internationale(AMI) with a deep understanding of child development.
- We value personal growth and continued professional development for all staff.
- We cultivate a culture of respect, collaboration, and freedom with responsibility, and support each other non-coercively.
- We value connection to the natural world and foster stewardship of both our indoor and outdoor environments.
- We believe in collaboration amongst parents, students, and professionals to most effectively support a child's health, academic potential, and overall wellbeing.
- We believe in equitable Montessori access, no matter socio-economic status.
- We believe in education for a more just and peaceful world.
- We value a safe, inclusive, diverse, anti-racist, anti-bias community for all students, staff, and families while honoring our common humanity, and embracing the power of our differences.

Attachment: EXHIBIT - Grow Montessori Academy Business Plan (660 N. Hicks Road - Special Use to allow a Montesorri School)

About Grow Music Academy

Opened in January of 2019: We grew from 40 students to 325 in under 4 years at our location in Palatine. We serve children from birth to adulthood and offer early childhood Music Together® classes for children and their parents.

Future: As a member of the Montessori community for the past 11 years with my own 3 children, there is a clear need for a high-fidelity AMI Montessori School in the Northwest Suburbs of Chicago.







Attachment: EXHIBIT - Grow Montessori Academy Business Plan (660 N. Hicks Road - Special Use to allow a Montesorri School)

grow MONTESSORI ACADEMY

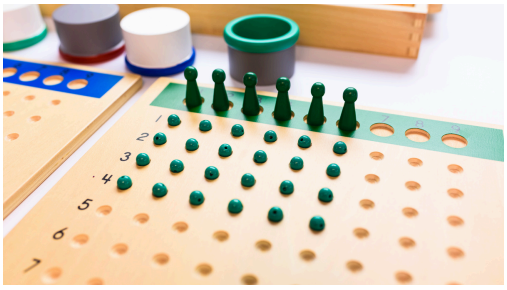
Business Description

What is the Montessori Approach to Education?



Montessori is a method of education that is based on self-directed activity, hands-on learning and collaborative play.

In Montessori classrooms children make creative choices in their learning, while the classroom and the highly trained teacher offer age-appropriate activities to guide the process. Children work in groups and individually to discover and explore knowledge of the world and to develop their maximum potential.





Why Montessori?

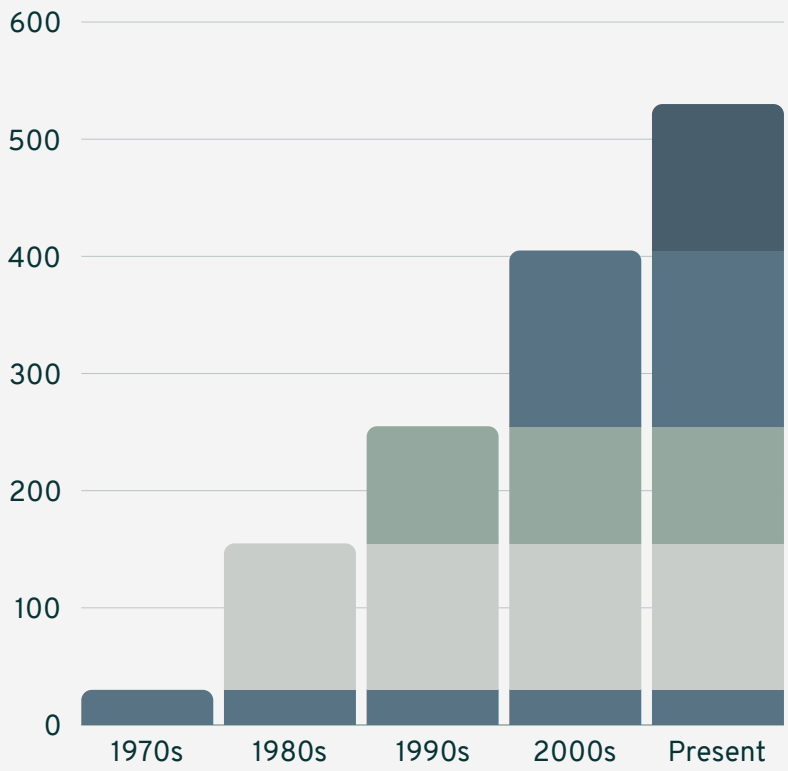
Montessori classrooms are beautifully crafted environments designed to meet the needs of children in a specific age range. Dr. Maria Montessori discovered that experiential learning in this type of classroom led to a deeper understanding of language, mathematics, science, music, allowed for greater social development, and much more.

Every material in a Montessori classroom supports an aspect of child development, creating a match between the child's natural interests and the available activities. Children can learn through their own experience and at their own pace. They can respond at any moment to the natural curiosities that exist in all humans and build a solid foundation for life-long learning.

Attachment: EXHIBIT - Grow Montessori Academy Business Plan (660 N. Hicks Road - Special Use to allow a Montesorri School)

Montessori is Growing

Montessori Growth in the Public and Private Sector



Public Montessori Schools

There are now over 500 Public Montessori Schools and over 4,500 that are Privately operated.

Current Educational Studies Highlight the Strengths

The longitudinal study by Dr. Angeline S. Lillard and colleagues (Lillard et al., 2017) states that an educational method that focuses on the overall development of the child rather than grades produces responsible, creative, and mature adults.

Across a range of abilities, children at Montessori schools outperformed the children in traditional education. Some of the differences that the team noticed through their research included:

- The children of Montessori schooling were significantly more creative and sophisticated.
- There was a significant difference with regard to the social and emotional behavior of the children of the same age groups.
- Children who attended Montessori schools demonstrated a sense of being reasonable, honest, and justified during interactions. They had a more emotionally positive approach.
- Montessori-educated children performed better in reading, spelling, grammar, and punctuation when compared to those who participated in conventional education.

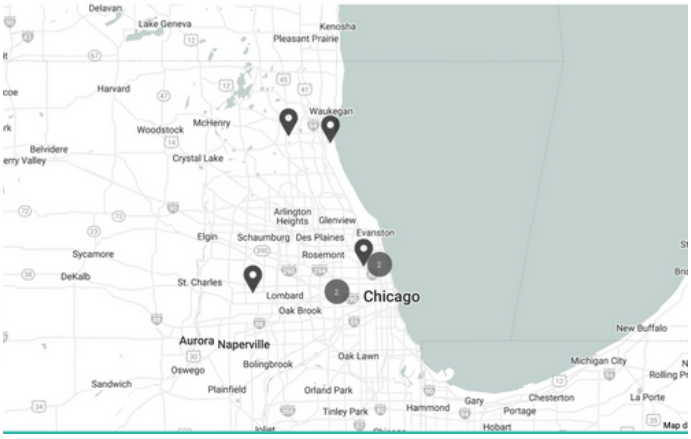
Attachment: EXHIBIT - Grow Montessori Academy Business Plan (660 N. Hicks Road - Special Use to allow a Montesorri School)

Fulfilling a Need

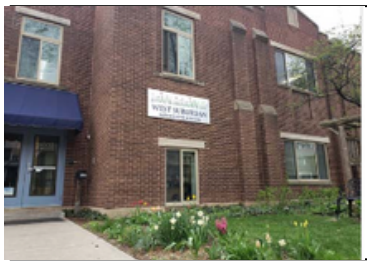
Association Montessori Internationale(AMI)

When it comes to Montessori education, outcomes are greatly dependent on the quality of the program. AMI-associated schools represent the most authentic and highest-quality Montessori programs available. In the suburbs of Chicago, there are currently only 3 AMI Elementary programs. The teacher training is thorough and is the most versatile diploma a teacher can hold.

School Locator



Other AMI Recognized Elementary Programs

	Forest Bluff School, Lake Bluff, IL	**Recognition Status:** Recognized for ages 0-12 Recognition Year: 2022-23 School Administrator: Laura Earls 8 West Scranton Ave, Lake Bluff, IL 60044, USA
	Wheaton Montessori School, Wheaton, IL	**Recognition Status:** Recognized for ages 3-12 Recognition Year: 2022-23 School Administrator: Rebecca Lingo 1980 North Gary Avenue, Wheaton, IL 60187, USA
	West Suburban Montessori School, Oak Park, IL	**Recognition Status:** Recognized for ages 3-12 Recognition Year: 2022-23 School Administrator: Patricia Eggerding 1039 South East Avenue, Oak Park, IL 60304, USA

Attachment: EXHIBIT - Grow Montessori Academy Business Plan (660 N. Hicks Road - Special Use to allow a Montesorri School)

Montessori Growth Projections

Operation Year	Classroom Environments	Expected Capacity	Staff
Year 1 2025-2025	• **One Elementary 6-12 Class** • **Proposed Primary 3-6 Class**	• 8-15 • 5-10	• **3**
Year 2 2026-2027	• Continued Primary 3-6 Class • Continued Elementary 6-12 Class	• 10-15 • 10-20	• **3**
Year 3 2027-2028	• Continued Primary 3-6 Class • Continued Elementary 6-12 Class • Office Admin/Head of School	• 15-25(MAX) • 20-35(MAX)	• **5**
		60 Students	**5 Staff**

Class Start and End times

Operation Year	Classroom Environments
Year 1 2025-2026	• **Elementary 6-12 Class 8:05 a.m. - 3:00 p.m.** ◦ 8:00-8:05 drop off and 3:00-3:10 pickup. • **Proposed Primary 3-6 Class 8:15 a.m. - 3:00 p.m.** ◦ 8:10-8:15 drop off and 3:00-3:10 pickup.

Drop-Off and Pick-Up Procedures

To prevent any and all traffic concerns or congestion, all primary parents/caregivers will park and walk their child to the primary classroom door for both drop-off and pick-up.

Elementary parents will stop at the east sidewalk to pick up their child via car line. If space is not available in the pickup line, families will park in the lot until space is available.

Attachment: EXHIBIT - Grow Montessori Academy Business Plan (660 N. Hicks Road - Special Use to allow a Montesorri School)

Music School Growth Projections

Operation Year	Classroom Environments
Current	• 6 Staff Members that teach from 3:30 p.m. - 9 p.m.
Year 2	• 7 Staff Members that teach from 3:30 p.m. - 9 p.m.
Year 3	• 8 Staff Members that teach from 3:30 p.m. - 9 p.m.

Scope of Work

Interior Imporvements

- Open Up Walls for classroom configuration
- Replace light fixtures with LED fixtures
- New Floors and Paint
- Security System
- Fire Alarm System Installation

Exterior Improvements

- Garden/Sidewalk Fencing and Playground Fencing with Bollard Protection and Landscaping
- Signage

DCFS Licensing

- https://casetext.com/regulation/illinois-administrative-code/title-89-social-services/part-377-facilities-and-programs-exempt-from-licensure
- We are accredited by AMI and serve children ages 3 and up and as such, we are exempt from DCFS licensing.
- We will meet the fire safety standards of the Illinois State Fire Marshal.

Environmental Health

- We do not meet the standards to be considered a “Food Establishment” as defined by the Illinois Food Code
- Children bring their own lunches from home.

Attachment: EXHIBIT - Grow Montessori Academy Business Plan (660 N. Hicks Road - Special Use to allow a Montesorri School)

GROW
MONTESSORI
ACADEMY

www.growmontessoriacademy.org

"We know what all children are capable of. Within our classrooms, they will be set free to discover them." - Mallory Miller



Attachment: EXHIBIT - Grow Montessori Academy Business Plan (660 N. Hicks Road - Special Use to allow a Montesorri School)

Ben Vyverberg

Subject: FW: Support for 660 N Hicks Rd - Montessori school

From: Tracy Monson >
Sent: Friday, January 10, 2025 4:50:52 PM
To: Lyn Bremanis <LBremanis@palatine.il.us>
Subject: Support for 660 N Hicks Rd - Montessori school

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

To whom it may concern:

I'm writing to express support for the use of the property at 660 N Hicks Rd as a Montessori school.

I've resided in Palatine since 2014 and my husband and I have four children, three of which are enrolled in the Montessori School of Long Grove. We would have happily considered a Montessori alternative closer to home, and I'm enthusiastic about the prospect of a school located in Palatine.

Knowing the importance of "community" as a Montessori value, I believe the addition of a school would be beneficial to Palatine families and the community at large. The location next to another key community asset — our library— seems ideal.

Additionally, my family has had great experiences working with Mallory Miller in her capacity as the leader of Grow Music Academy. Grow offered excellent programming, and Mallory navigated logistical challenges creatively and effectively throughout the challenges of the pandemic.

Thank you for your time and consideration, and please let me know if I can offer additional perspective.

Best,

Tracy Monson

969 N Carmel Dr

Palatine IL 60074

Attachment: Support email and signed petition of support (660 N. Hicks Road - Special Use to allow a Montesorri School)

December 30th, 2024

Palatine Zoning Board
200 E. Wood Street
Council Chambers (2nd floor)
Palatine, IL 60067

To Whom It May Concern,

As a property owner within 250 ft. of the subject property, I am writing this letter in support of the proposed use of 660 N. Hicks as a daycare (Montessori School) and for the addition of the outdoor play area within the Renaissance (Sellergren) Planned Development. I am rooting for this project to move forward.

Best regards,

Ian Schorvitz
Property Owner

323-447-0901
schorvitz@aol.com
600 North First Bank Dr.
Palatine, IL 60067

Attachment: Support email and signed petition of support (660 N. Hicks Road - Special Use to allow a Montesorri School)

Jan. 14th, 2025

To whom it may concern at the Village of Palatine,

We do not have a problem and support the Special Use permit to allow for an outdoor addition to the outdoor play area within the Renaissance (Sellergren) Planned Development by the Petitioner Mallory Miller of Grow Montessori Academy.

File No: SU-000126-2024

Name	Signature	Address
Mary & Fred Stupen	Mary Stupen	429 E Pebble Creek Rd Palatine, IL
James + Iman Cleveland	Iman Cleveland	417 E Pebble Creek rd Palatine, IL 60074
Brittany & Roger Rosinski	Brittany Rosinski	437 E Pebble Creek Rd Palatine, IL 60074

Thank you.

Mary Stupen

429 E Pebble Creek rd.

Palatine, IL 60074

Attachment: Support email and signed petition of support (660 N. Hicks Road - Special Use to allow a Montesorri School)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 01/14/25 07:00 PM

STAFF REPORT (ID # 9529)

660 N Hicks Road

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Mallory Miller, Grow Montessori Academy

PLAN NUMBER: SU-000126-2024

BACKGROUND:

The Subject Property is zoned Planned Development and is part of the Renaissance Subdivision. It follows the B-1 requirements for permitted and special uses. The current uses, within the building, include a mixture of office, medical, and home interior services.

The Petitioner is proposing to purchase and convert the existing office building to accommodate both the existing Grow Music School and to open a partnering Montessori Academy within the same building. Per the submitted floor plan, there will be 2 rental units outside of the scope for the Montessori and Music School. Therefore, the Petitioner is requesting:

Special Use to permit a Montessori School at the subject property

Surrounding Zoning/Uses:
North: Planned Development – Multi-Family Residential
South: Planned Development – Commercial
East: R-1 - Palatine Police Station
West: Planned Development – Commercial

KEY ISSUES:

- The Montessori academy will start with 2 different programs Primary and Elementary. Once the academy becomes more established the Petitioner has indicated in their business plan that additional classes will be offered for toddlers and adolescents - 12–14-years-old.
    - 3–6-year-old (primary) – expected capacity of 5-10 students
    - 6–12-year-old (elementary) – expected capacity of 6-12 students

Attachment: PZC materials - January 14, 2024 meeting (660 N. Hicks Road - Special Use to allow a Montesorri School)

- The maximum student capacity, once the Academy is established, with all proposed programs, would be 60 students.
- When the Academy first opens, the Petitioner has indicated that there will be 6 total staff members. Eventually the business plan illustrates that there would be a maximum of 8 staff members.
- Per the submitted business plan, the Montessori would operate Monday thru Fridays from 8:05 AM – 3 PM. Drop-off and pick-ups times will be a 5 to 10-minute period prior to and after each school day. Additionally, note that the Music School is expected to continue to take on new students, and will be operated from 3:30 PM – 9 PM with a maximum of 8 staff members.
- The submitted site plan includes outdoor spaces along the south and east sides of the existing building. The primary outdoor play space would be to the south of the building, with a proposed solid 6- foot fence, with landscaping, and bollards, set back approximately 10 feet from the First Bank Drive sidewalk. The fence would bevel at the corner of Hicks Road and First Bank Drive and be located behind the existing Office Park of Palatine sign and landscaping. The space to the east of the building would be utilized as garden space, with a 4 foot open style fence setback over 20 feet from the side property line abutting N. Hicks Road. The fences will connect with a bevel behind the existing monument sign and landscaping.

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 proposes to establish a Montessori school within the existing building located in the Renaissance Planned Development. While the Planned Development primarily operates as an office park, it does include an existing daycare. The proposed location is situated on the edge of the Renaissance Development and features a dedicated parking lot, with an entrance/exit directly off N. Hicks Road. The site includes over 15 available parking spaces, which should minimize traffic impacts, in addition to the school's queueing and start time plan.

The Montessori School and the proposed Music School will operate during different hours, further mitigating any potential traffic concerns on Hicks Road.

Attachment: PZC materials - January 14, 2024 meeting (660 N. Hicks Road - Special Use to allow a Montesorri School)

Given these considerations, the proposed use is not expected to cause substantial injury to the value of surrounding properties. The outdoor areas would ultimately be components of the Planning and Zoning Commission's review and Village Council's determination. Therefore, Staff recommends approval of the Special Use subject to the following conditions:

1. The Special Use and Variation shall substantially conform to the Site Plan, Business Plan, and Floor Plan submitted by the Petitioner, Mallory Miller, except as such plans may be change to conform to Village Codes and Ordinances.

2. Any final traffic directional signage or pavement markings for a one-way drive aisle, or pick-up and drop-off locations, shall be submitted in a manner acceptable to the Village Engineer.

3. The final fencing plan and landscaping plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.

ATTACHMENTS:

- Aerial Map
- Application
- Site Plan 660 N Hicks Update 10-5-24
- Grow Montessori Academy Business Plan 1-3
- Letters of Support
- Public Notice

Attachment: PZC materials - January 14, 2024 meeting (660 N. Hicks Road - Special Use to allow a Montesorri School)

GISConsortium

660 N Hicks Road



0 200 400 ft

Print Date: 1/3/2025

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 materials - January 14, 2024 meeting (660 N. Hicks Road - Special Use to allow a Montesorri School)

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

Mallory Miller

Business Name (if applicable)

Grow Montessori Academy

Subject Property Address

660 N. Hicks Road

Please provide a description of your proposed request:

Grow Music Academy, a Palatine business for over 6 years, is expanding and opening a Montessori School serving children from 3-12 years old.

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:

Yes. Currently, the Northwest Suburbs of Chicago does not have an AMI Accredited Montessori Elementary program and the opening of this school would fill a great need. The location next to the Palatine Public Library and within walking distance to our current music school will make for an easy transition.

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

Yes. In a standalone building, with its own private entrance and parking lot, the public health, safety, and welfare will be protected. Our environmental sustainability programs for children and scholarship programs to equalize Montessori access will be an asset to the community.

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

This project will enhance residential home values and help keep the Renassaince Place development lively and relevant.

Attachment: PZC materials - January 14, 2024 meeting (660 N. Hicks Road - Special Use to allow a Montesorri School)

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;

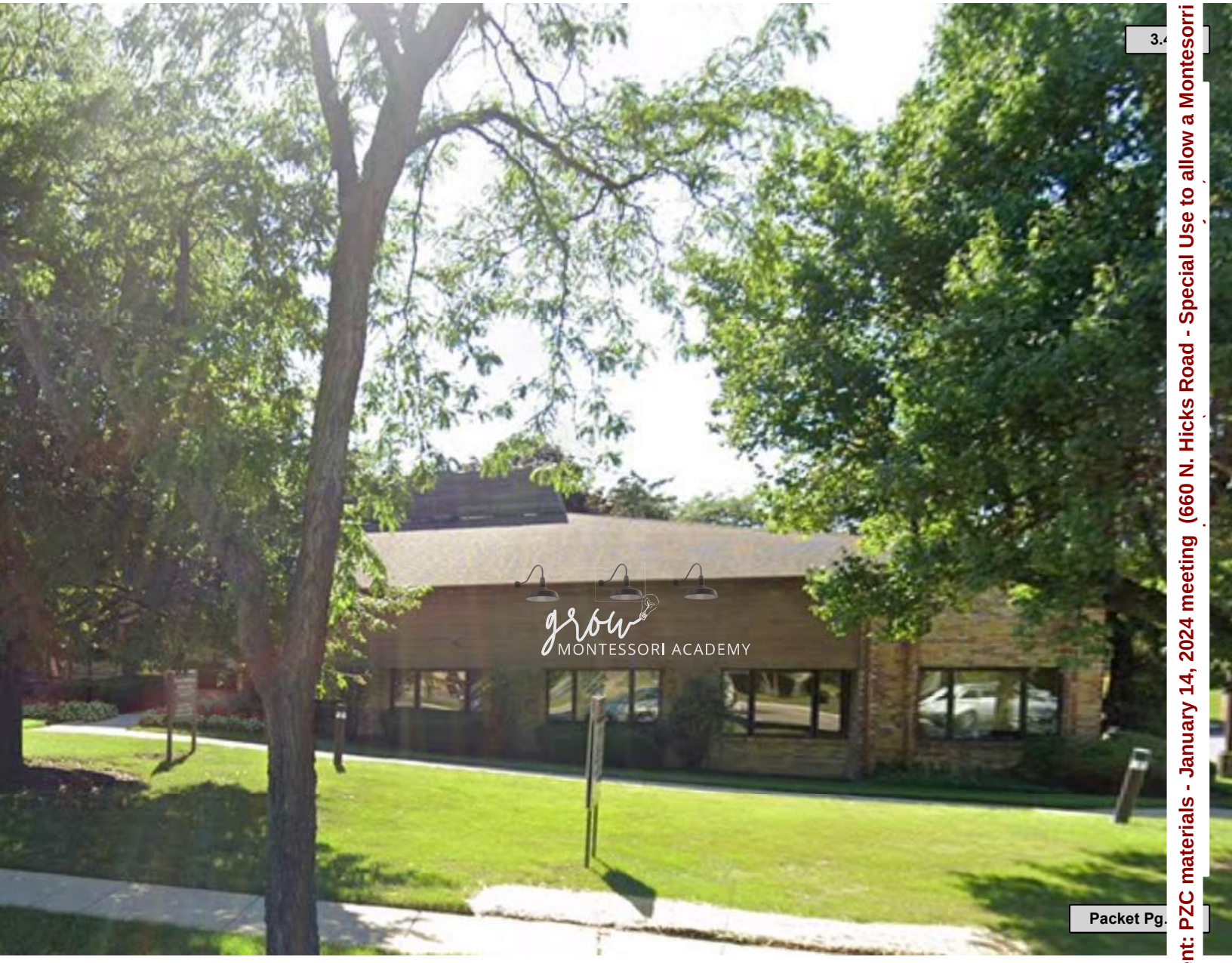
ii. Will enhance the appearance of the homes and the streets in the area; and

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

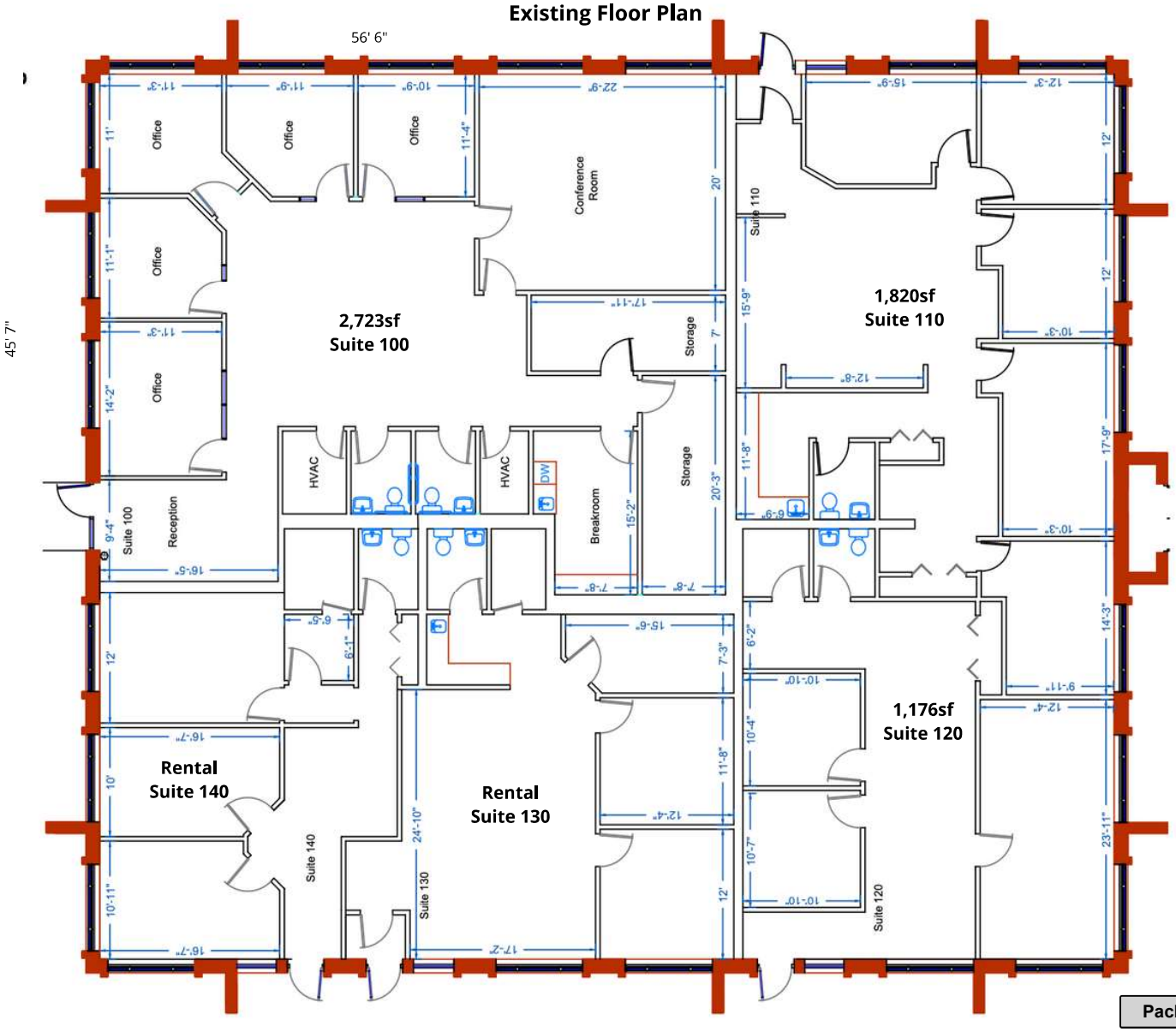
b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

Yes. The purpose of the fencing is addressed in standard "b".

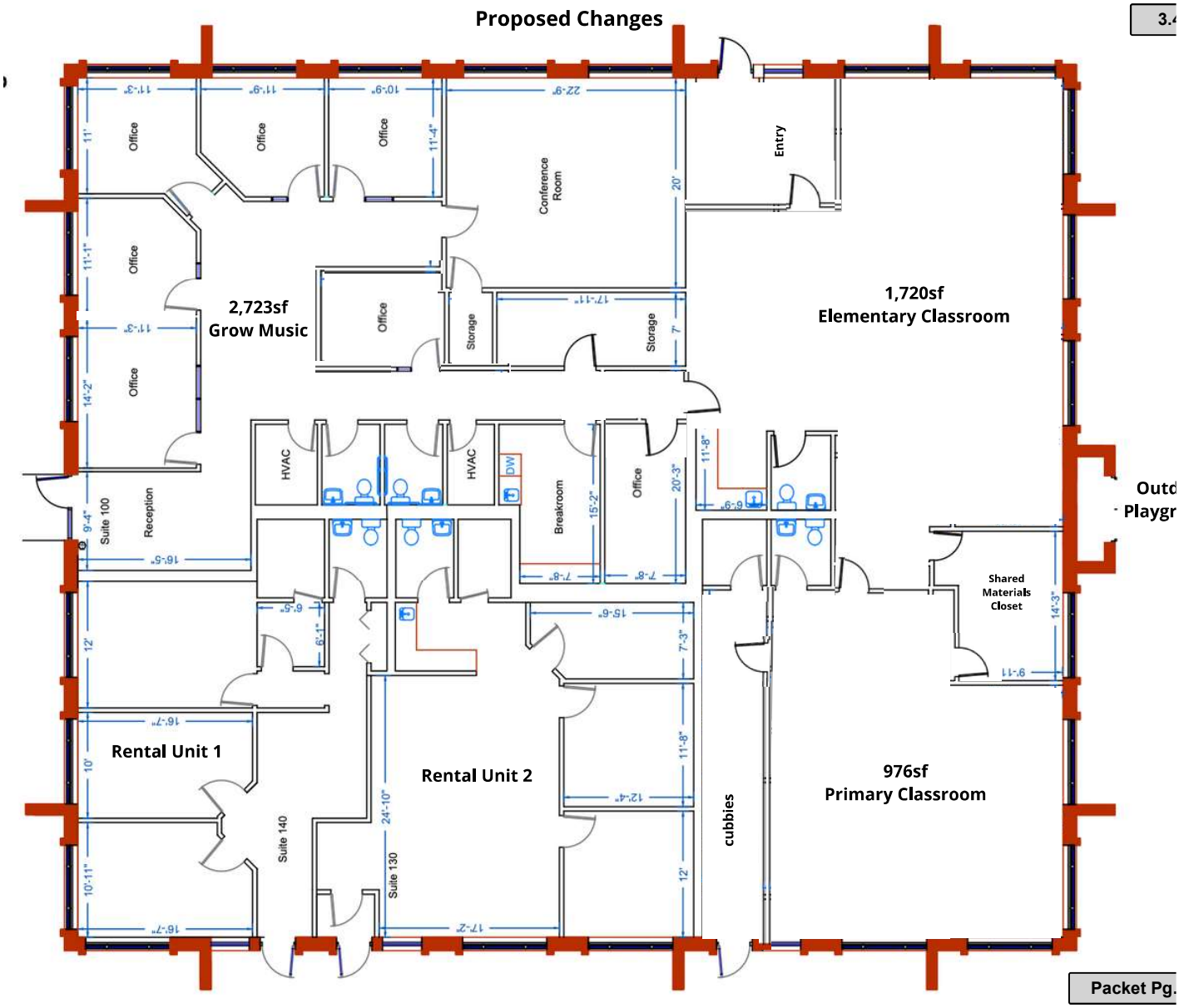
Attachment: PZC materials - January 14, 2024 meeting (660 N. Hicks Road - Special Use to allow a Montesorri School)


grow
MONTESSORI ACADEMY

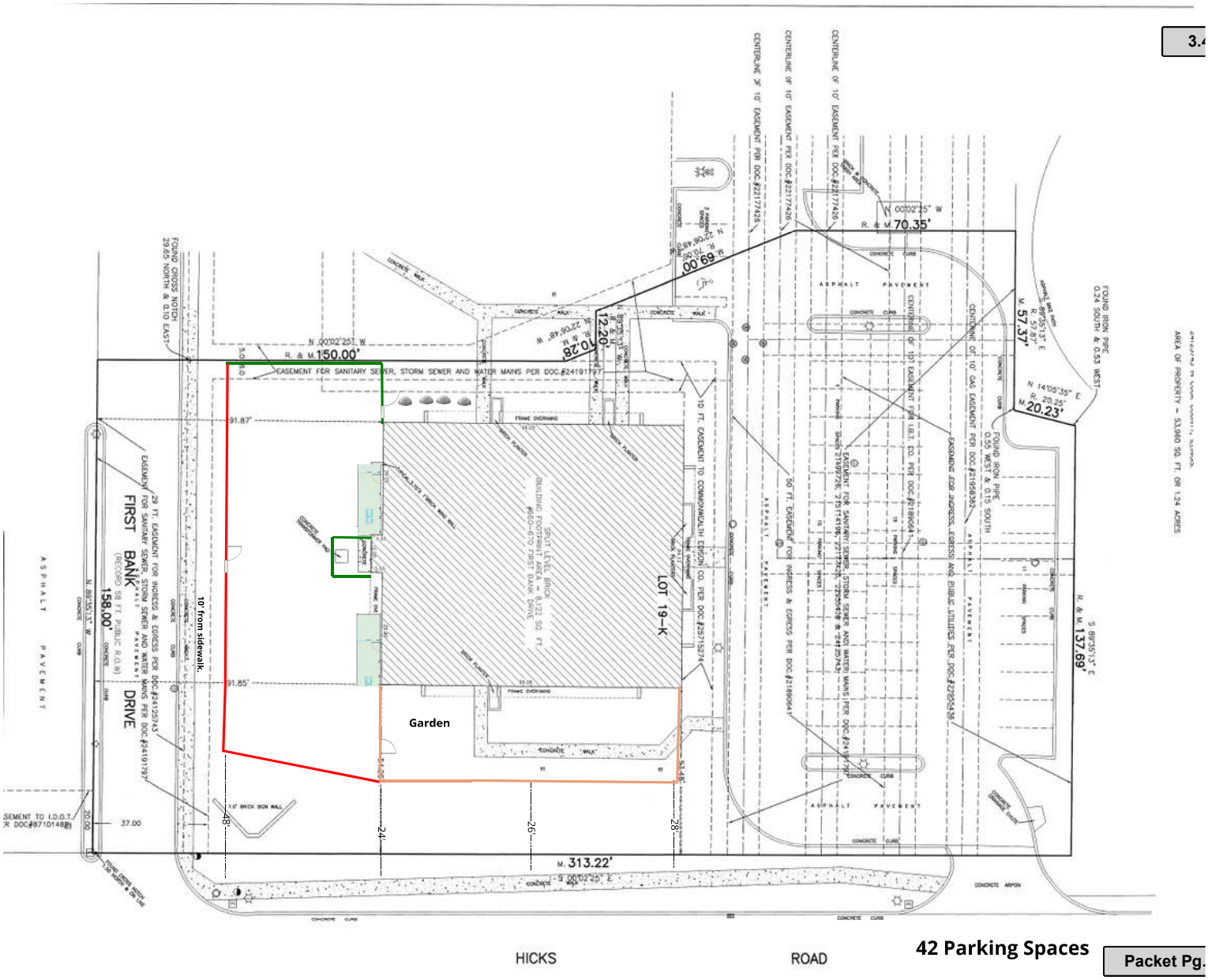
Existing Floor Plan



Attachment: PZC materials - January 14, 2024 meeting (660 N. Hicks Road - Special Use to allow a Montesorri School)



Attachment: PZC materials - January 14, 2024 meeting (660 N. Hicks Road - Special Use to allow a Montesorri School)



Attachment: PZC materials - January 14, 2024 meeting (660 N. Hicks Road - Special Use to allow a Montesorri School)

Landscaping and Fencing Plan

Planting Zones:
o Zone 1: 2.5-3 feet from the fence (planting bed)
o Zone 2: 6.5-7 feet from the planting bed to the sidewalk (grass area)
Plant Selection:

- Black-eyed Susan (Rudbeckia hirta)
- Blue Grama
- Little bluestem
- Carax Rosea

o Height: 12-36 inches
o Benefits: Drought-tolerant, attracts butterflies and bees

- Blue False Indigo
- Purple Coneflower

o Height: 2-4 feet

- Prairie Dropseed
- Sorghastrum nutans
- Big Bluestem

o Height: 3-6 feet



• Mulch with a 2-inch layer of organic mulch (e.g., wood chips or bark) to retain moisture and suppress weeds.

This professional landscaping plan incorporates native plants and grasses to create a beautiful, low-maintenance space that complements the solid fence. The Black-eyed Susans will provide a pop of color, while the native grasses will add texture and movement to the space.

Peach = 4' Garden/Sidewalk
Trex Fence Posts - Aluminum Panels



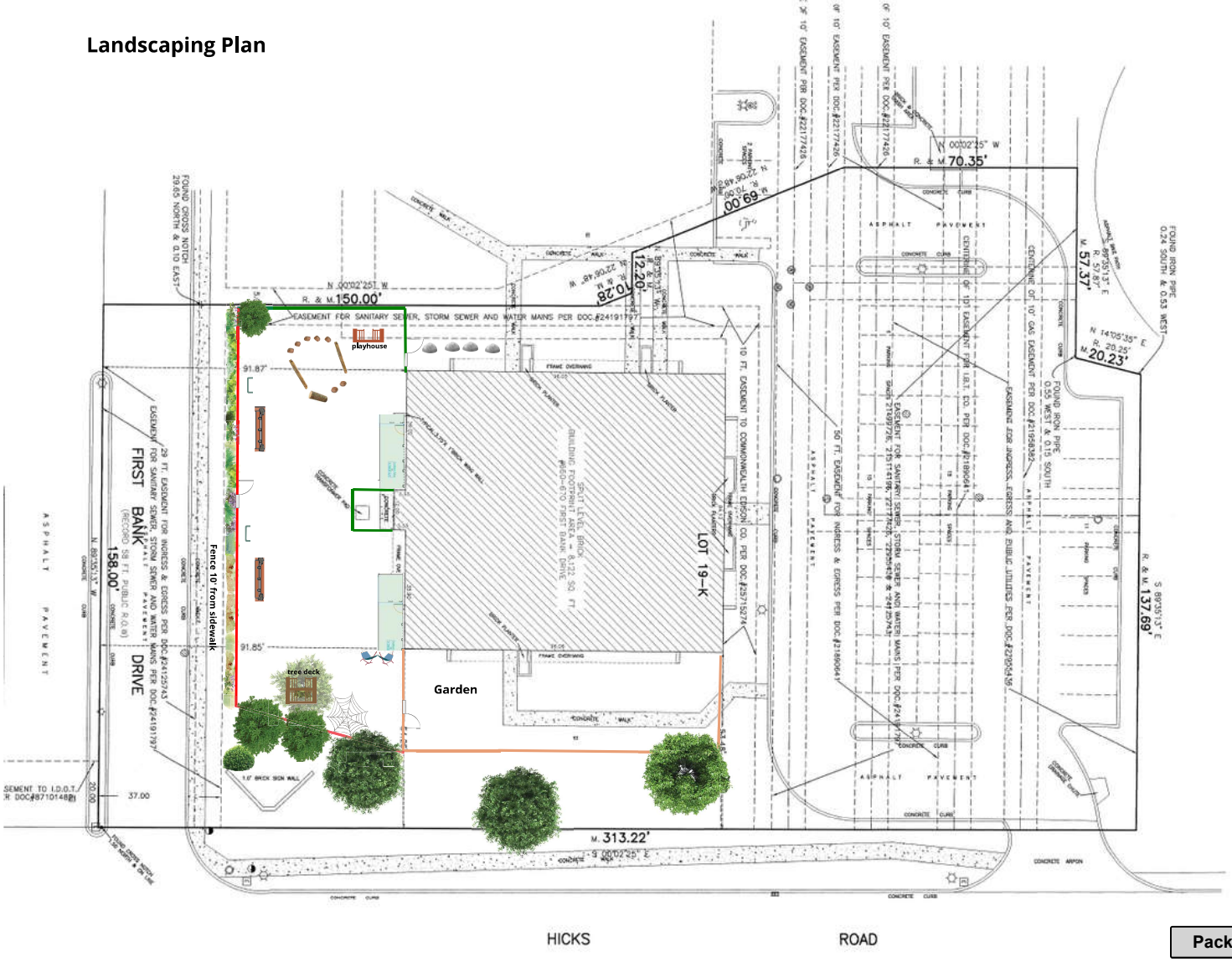
Red = 6' Solid Trex Fence with Bollard Protection and Landscaping. 36" Bollards spaced every 5'.

Green = Same Fence Without Bollards



Attachment: PZC materials - January 14, 2024 meeting (660 N. Hicks Road - Special Use to allow a Montesorri School)

Landscaping Plan



Attachment: PZC materials - January 14, 2024 meeting (660 N. Hicks Road - Special Use to allow a Montesorri School)

Attachment: PZC materials - January 14, 2024 meeting (660 N. Hicks Road - Special Use to allow a Montesorri School)

Primary Playground Space (3-6 year olds)



Outdoor Space

- wood chips
- wood cookies
- balance beams
- crawling tunnel
- monkey bars
- play house 6'x5'x7'



Elementary Playground Space (6-12 year olds)



- wood chips
- Chin-up bar
- 8'x10' tree deck
- monkey bars
- 8'x8' spider web net
- hammocks





staff
staff
staff
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staff

grow
MONTESSORI ACADEMY





BUSINESS PLAN

Attachment: Grow Montessori Academy Business Plan 1-3 (660 N Hicks Road - SU Daycare)
Attachment: PZC materials - January 14, 2024 meeting (660 N. Hicks Road - Special Use to allow a Montesorri School)

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Attachment: Grow Montessori Academy Business Plan 1-3 (660 N Hicks Road - SU Daycare)
Attachment: PZC materials - January 14, 2024 meeting (660 N. Hicks Road - Special Use to allow a Montesorri School)

Executive Summary

Mission: We believe that every child is capable. We believe that every child is inherently good. We believe that all children deserve a quality education that provides holistic support on their journey to adulthood. Grow Montessori Academy is an inclusive community of highly skilled teachers and conscientious parents and their children who are working together to master foundational skills, cultivate independent thought, and to care for others and their environment.

Vision: We support each child as they grow through careful preparation of the classroom environment, with the implementation of lessons by an expertly trained teacher, and by the curation of a classroom culture where children find joy in learning itself. We are committed to holding true the standards of quality set by the Association Montessori Internationale in order to provide intellectual, academic, social, and emotional preparation for life by allowing for freedom with responsibility within an atmosphere of respect and beauty.

Our Values

- We understand and support the individuality and unique interests and potential of each child.
- We value each child's innate abilities and desire to learn.
- We uphold the standards set by the Association Montessori Internationale(AMI) with a deep understanding of child development.
- We value personal growth and continued professional development for all staff.
- We cultivate a culture of respect, collaboration, and freedom with responsibility, and support each other non-coercively.
- We value connection to the natural world and foster stewardship of both our indoor and outdoor environments.
- We believe in collaboration amongst parents, students, and professionals to most effectively support a child's health, academic potential, and overall wellbeing.
- We believe in equitable Montessori access, no matter socio-economic status.
- We believe in education for a more just and peaceful world.
- We value a safe, inclusive, diverse, anti-racist, anti-bias community for all students, staff, and families while honoring our common humanity, and embracing the power of our differences.

Attachment: Grow Montessori Academy Business Plan 1-3 (660 N Hicks Road - SU Daycare)
Attachment: PZC materials - January 14, 2024 meeting (660 N. Hicks Road - Special Use to allow a Montesorri School)

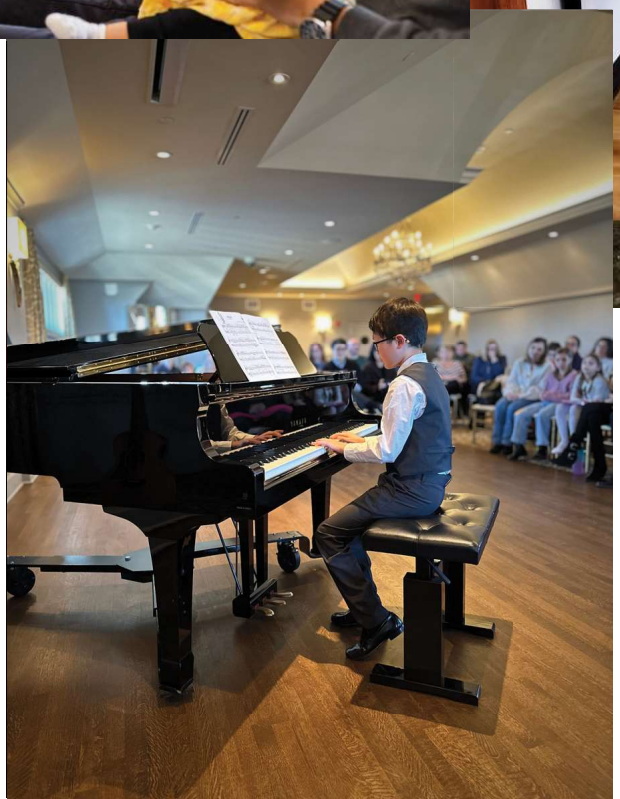
About Grow Music Academy

Opened in January of 2019: We grew from 40 students to 325 in under 4 years at our location in Palatine. We serve children from birth to adulthood and offer early childhood Music Together® classes for children and their parents.

Future: As a member of the Montessori community for the past 11 years with my own 3 children, there is a clear need for a high-fidelity AMI Montessori School in the Northwest Suburbs of Chicago.







Attachment: Grow Montessori Academy Business Plan 1-3 (660 N Hicks Road - SU Daycare)
Attachment: PZC materials - January 14, 2024 meeting (660 N. Hicks Road - Special Use to allow a Montesorri School)

grow MONTESSORI ACADEMY

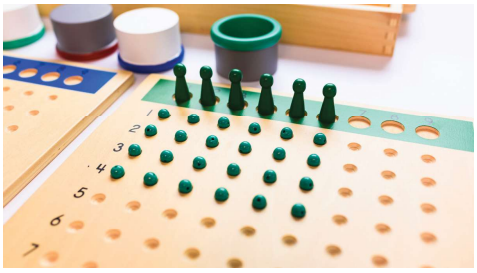
Business Description

What is the Montessori Approach to Education?



Montessori is a method of education that is based on self-directed activity, hands-on learning and collaborative play.

In Montessori classrooms children make creative choices in their learning, while the classroom and the highly trained teacher offer age-appropriate activities to guide the process. Children work in groups and individually to discover and explore knowledge of the world and to develop their maximum potential.





Why Montessori?

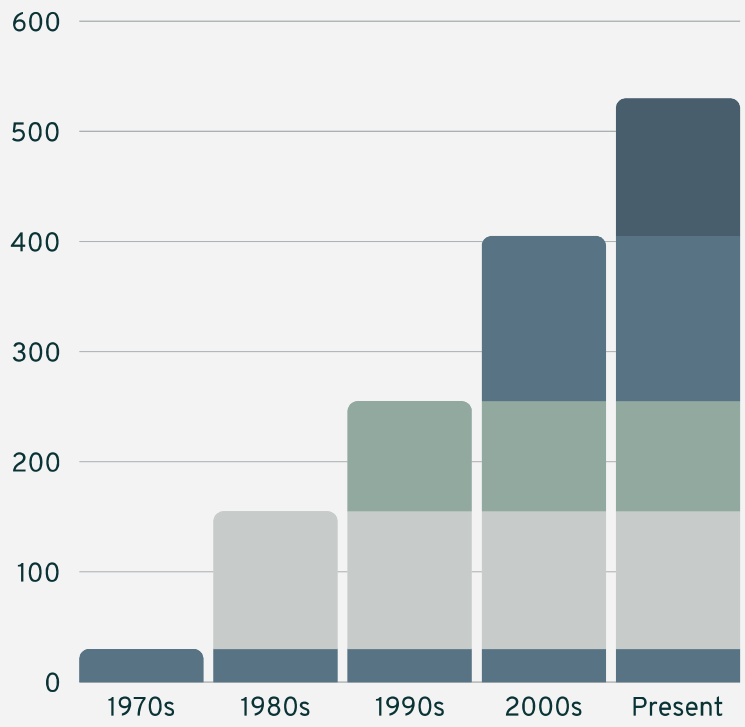
Montessori classrooms are beautifully crafted environments designed to meet the needs of children in a specific age range. Dr. Maria Montessori discovered that experiential learning in this type of classroom led to a deeper understanding of language, mathematics, science, music, allowed for greater social development, and much more.

Every material in a Montessori classroom supports an aspect of child development, creating a match between the child's natural interests and the available activities. Children can learn through their own experience and at their own pace. They can respond at any moment to the natural curiosities that exist in all humans and build a solid foundation for life-long learning.

Attachment: Grow Montessori Academy Business Plan 1-3 (660 N Hicks Road - SU Daycare)
Attachment: PZC materials - January 14, 2024 meeting (660 N. Hicks Road - Special Use to allow a Montesorri School)

Montessori is Growing

Montessori Growth in the Public and Private Sector



Public Montessori Schools

There are now over 500 Public Montessori Schools and over 4,500 that are Privately operated.

Current Educational Studies Highlight the Strengths

The longitudinal study by Dr. Angeline S. Lillard and colleagues (Lillard et al., 2017) states that an educational method that focuses on the overall development of the child rather than grades produces responsible, creative, and mature adults.

Across a range of abilities, children at Montessori schools outperformed the children in traditional education. Some of the differences that the team noticed through their research included:

- The children of Montessori schooling were significantly more creative and sophisticated.
- There was a significant difference with regard to the social and emotional behavior of the children of the same age groups.
- Children who attended Montessori schools demonstrated a sense of being reasonable, honest, and justified during interactions. They had a more emotionally positive approach.
- Montessori-educated children performed better in reading, spelling, grammar, and punctuation when compared to those who participated in conventional education.

Attachment: Grow Montessori Academy Business Plan 1-3 (660 N Hicks Road - SU Daycare)
Attachment: PZC materials - January 14, 2024 meeting (660 N. Hicks Road - Special Use to allow a Montesorri School)

Fulfilling a Need

Association Montessori Internationale(AMI)

When it comes to Montessori education, outcomes are greatly dependent on the quality of the program. AMI-associated schools represent the most authentic and highest-quality Montessori programs available. In the suburbs of Chicago, there are currently only 3 AMI Elementary programs. The teacher training is thorough and is the most versatile diploma a teacher can hold.

School Locator



Other AMI Recognized Elementary Programs

	Forest Bluff School, Lake Bluff, IL	**Recognition Status:** Recognized for ages 0-12 Recognition Year: 2022-23 School Administrator: Laura Earls 8 West Scranton Ave, Lake Bluff, IL 60044, USA
	Wheaton Montessori School, Wheaton, IL	**Recognition Status:** Recognized for ages 3-12 Recognition Year: 2022-23 School Administrator: Rebecca Lingo 1980 North Gary Avenue, Wheaton, IL 60187, USA
	West Suburban Montessori School, Oak Park, IL	**Recognition Status:** Recognized for ages 3-12 Recognition Year: 2022-23 School Administrator: Patricia Eggerding 1039 South East Avenue, Oak Park, IL 60304, USA

Attachment: Grow Montessori Academy Business Plan 1-3 (660 N Hicks Road - SU Daycare)
Attachment: PZC materials - January 14, 2024 meeting (660 N. Hicks Road - Special Use to allow a Montesorri School)

Montessori Growth Projections

Operation Year	Classroom Environments	Expected Capacity	Staff
Year 1 2025-2025	• **One Elementary 6-12 Class** • **Proposed Primary 3-6 Class**	• 8-15 • 5-10	• **3**
Year 2 2026-2027	• Continued Primary 3-6 Class • Continued Elementary 6-12 Class	• 10-15 • 10-20	• **3**
Year 3 2027-2028	• Continued Primary 3-6 Class • Continued Elementary 6-12 Class • Office Admin/Head of School	• 15-25(MAX) • 20-35(MAX)	• **5**
		60 Students	**5 Staff**

Class Start and End Times

Operation Year	Classroom Environments
Year 1 2025-2026	• **Elementary 6-12 Class 8:05 a.m. - 3:00 p.m.** ◦ 8:00-8:05 drop off and 3:00-3:10 pickup. • **Proposed Primary 3-6 Class 8:15 a.m. - 3:00 p.m.** ◦ 8:10-8:15 drop off and 3:00-3:10 pickup.

Drop-Off and Pick-Up Procedures

To prevent any and all traffic concerns or congestion, all primary parents/caregivers will park and walk their child to the primary classroom door for both drop-off and pick-up.

Elementary parents will stop at the east sidewalk to pick up their child via car line. If space is not available in the pickup line, families will park in the lot until space is available.

Attachment: Grow Montessori Academy Business Plan 1-3 (660 N Hicks Road - SU Daycare)
Attachment: PZC materials - January 14, 2024 meeting (660 N. Hicks Road - Special Use to allow a Montesorri School)

Music School Growth Projections

Operation Year	Classroom Environments
Current	• 6 Staff Members that teach from 3:30 p.m. - 9 p.m.
Year 2	• 7 Staff Members that teach from 3:30 p.m. - 9 p.m.
Year 3	• 8 Staff Members that teach from 3:30 p.m. - 9 p.m.

Scope of Work

Interior Imporvements

- Open Up Walls for classroom configuration
- Replace light fixtures with LED fixtures
- New Floors and Paint
- Security System
- Fire Alarm System Installation

Exterior Improvements

- Garden/Sidewalk Fencing and Playground Fencing with Bollard Protection and Landscaping
- Signage

DCFS Licensing

- https://casetext.com/regulation/illinois-administrative-code/title-89-social-services/part-377-facilities-and-programs-exempt-from-licensure
- We are accredited by AMI and serve children ages 3 and up and as such, we are exempt from DCFS licensing.
- We will meet the fire safety standards of the Illinois State Fire Marshal.

Environmental Health

- We do not meet the standards to be considered a “Food Establishment” as defined by the Illinois Food Code
- Children bring their own lunches from home.

Attachment: Grow Montessori Academy Business Plan 1-3 (660 N Hicks Road - SU Daycare)
Attachment: PZC materials - January 14, 2024 meeting (660 N. Hicks Road - Special Use to allow a Montesorri School)

GROW
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ACADEMY

www.growmontessoriacademy.org

"We know what all children are capable of. Within our classrooms, they will be set free to discover them." - Mallory Miller



Attachment: Grow Montessori Academy Business Plan 1-3 (660 N Hicks Road - SU Daycare)
Attachment: PZC materials - January 14, 2024 meeting (660 N. Hicks Road - Special Use to allow a Montesorri School)

4. 660 N Hicks Road **- Recommend To Approve**

SU-000126-2024 – 660 N Hicks Road

Notice was published in the Journal & Topics on December 26th, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

. Application
. Business Plan
. Site Plan
. Public Notice
. Group Exhibit – Letters of Support

Background:

Mr. Vyverberg indicated that the Subject Property is zoned Planned Development and is part of the Renaissance Subdivision. It follows the B-1 requirements for permitted and special uses. The current uses, within the Subject Building, include a mixture of office, medical, and home interior services.

The Petitioner is proposing to purchase and convert the existing office building to accommodate both the existing Grow Music School and to open a partnering Montessori Academy, within the same building. Per the submitted floor plan, there will be 2 rental units outside of the scope for the Montessori and Music School. Therefore, the Petitioner is requesting a Special Use to permit a Montessori School at the subject property.

Sworn in petitioner: Mallory Miller, Grow Montessori Academy

Ms. Miller explains that she presented another location to the Planning and Zoning Commission in October and has since been searching for a suitable property to accommodate her business. She states that the building is a standalone structure and she plans to utilize the existing space for classrooms and music rooms, while maintaining two rental tenant spaces. She further explains that the Montessori school would initially accommodate 60 students across two classrooms, operating from 8 a.m. to 3 p.m., with the music school running from 3:30 p.m. to 9 p.m. The Montessori school would start with six employees, expanding to nine, while the music school would start with three employees. She highlights the parking lot as a significant advantage, featuring a circular drive and 42 parking spaces that can support the operations, along with a fenced-in playground area.

Chairman Wood asks if the current tenants will remain in the building. Ms. Miller states that the tenants will not stay, except for the two office spaces. She explains that she will assume their leases, and they will remain, until her school grows, at which point the school will take over those spaces and come back to the Village to amend the Special Use.

Attachment: January 14, 2025 PZC minutes (660 N. Hicks Road - Special Use to allow a Montesorri School)

Commissioner Schubert inquires about additional acoustic sound barriers for the music rooms. Ms. Miller states that the music rooms currently have sound barriers, which will continue to be used, as they specialize in teaching classical piano. She assures that sound will not be an issue.
Chairman Wood requests further clarification regarding the music room.
Commissioner Bettenhausen asks if the circular driveway and parking lot will accommodate the anticipated expansion. Ms. Miller confirms that it will and explains the planned drop-off and pick-up procedures.
Chairman Wood asks where overflow parking will be located during special occasions. Ms. Miller suggests that the library could serve as an option.
Commissioner Schubert asks if the fencing will extend to Hicks. Ms. Miller states that a 4-foot fence will be installed in that area, along with a garden.
Commissioner Friedman asks about any landscaping plans for 1st Bank Drive. Ms. Miller responds that there is no landscaping plan for that area (right-of-way).
Commissioner Bettenhausen asks about the color of the fence. Ms. Miller states that it will be a solid 6-foot dark brown fence.
Mr. Vyverberg states that the building is a standalone structure and the petitioner will have full control over all the units. While the space will not be fully utilized initially, the business plan indicates that it would be, as the business grows. He notes that a special use amendment will be required in the future. Referring to the site plan, he provides additional details on the fencing and mentions that there will be outdoor functionality for the recreation area. He concludes that the parking is appropriate for the proposed use.

Sworn In: Mary Stupin – 429 E Pebble Creek Drive
She indicates that she lives across Hicks Road from the location and is in support of project and look forward to the addition to the area. She is not concerned about any noise from the music.

Sworn In: Andrew Mars – 1151 Paddock Drive.
He states that he has been working with Mallory in finding a property to fit the needs of the school. He believes that this is a good solution for Palatine and her business and supports the request.

STAFF RECOMMENDATION:
The Petitioner proposes to establish a Montessori school, within in the Renaissance Planned Development. While the Planned Development primarily operates as an office park, it does include an existing daycare and exterior outdoor area, south of the Subject Property. The proposed location is situated on the northern edge of the Renaissance Development and features a dedicated parking lot, with an entrance/exit directly off N. Hicks Road. The site includes over 42 available parking spaces, which should minimize traffic impacts, in addition to the school's queueing and start time plans.

The Montessori School and the proposed Music School will operate during different hours, further mitigating any potential traffic concerns on Hicks Road.

Attachment: January 14, 2025 PZC minutes (660 N. Hicks Road - Special Use to allow a Montesorri School)

Given these considerations, the proposed use is not expected to cause substantial injury to the value of surrounding properties. The outdoor areas would ultimately be components of the Planning and Zoning Commission's review and Village Council's determination. Therefore, Staff recommends approval of the Special Use subject to the following conditions:

1. The Special Use and Variation shall substantially conform to the Site Plan, Business Plan, and Floor Plan submitted by the Petitioner, Mallory Miller, except as such plans may be change to conform to Village Codes and Ordinances.

2. Any final traffic directional signage or pavement markings for a one-way drive aisle, or pick-up and drop-off locations, shall be submitted in a manner acceptable to the Village Engineer.

3. The final fencing plan and landscaping plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.

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

Commissioner Kolososki Made a motion to approve subject staff's conditions; seconded by Commissioner Schubert.

DISCUSSION:

Commissioner Schubert states that the proposed use and location for the business is excellent. The plan looks good and the driveway and pick-up system are great. He believes there will be no negative impact, praising the business plan, the use of the building, and the safety of the area.

Commissioner Kolososki agrees and supports the plan.

Chairman Wood also agrees, noting that office space is in less demand and alternatives like schools are needed. The growing arts sector is a great fit for the building. While she has concerns regarding the direction of traffic, pavement markings, landscaping, and fencing, she acknowledges these will be submitted to the village for approval. She appreciates the business staying in the area.

Commissioner Friedman recalls issues from the previous request regarding the play area and basketball area but notes that these are not concerns in this request. However, he expresses concern about the busy traffic on 1st Bank Drive and the gate on the proposed fence, which could be opened to retrieve balls or play equipment. He emphasizes the importance of ensuring that activities are offered in a safe manner, with trained staff on hand.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on February 3, 2025.

Attachment: January 14, 2025 PZC minutes (660 N. Hicks Road - Special Use to allow a Montesorri School)

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

Attachment: January 14, 2025 PZC minutes (660 N. Hicks Road - Special Use to allow a Montesorri School)

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 660 N. HICKS 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 25TH day of DECEMBER, A.D. 20 24., and the last publication thereof was made on the 25TH day of DECEMBER, A.D. 20 24.

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

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

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

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.**, has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 25TH day of DECEMBER A.D., 20 24.

By Todd Wessel

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 25TH day of DECEMBER A.D., 20 24.

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

Attachment: Public Notice (660 N. Hicks Road - Special Use to allow a Montesorri School)

Consider a Motion Authorizing the Village Manager to Purchase a Replacement Backhoe Loader

BACKGROUND:
As part of the Capital Equipment Replacement Budget for 2025, the Village Council has appropriated $180,280 in funds for the replacement of a backhoe loader. The existing backhoe (E-601) is a 2013 Caterpillar Model 430F with over 6,000 hours. The backhoe is 12 years old, has rust on the cab and frame, and is becoming increasingly costly to maintain.

This backhoe is a frontline piece of equipment used for excavating water main breaks, hydrant replacement, sewer line repair/replacement, parking lot snow removal, and general digging duties. It is equipped with a loader bucket on the front, which is used for loading spoils into dump trucks, filling excavations with stone, general grade leveling, forestry log movement, and has also been used to load salt into salt trucks when the wheel loaders are mounted with plows. It is also equipped with a backhoe/dipper bucket on the rear for digging deep excavations and trenching. Our dipper boom also gets used with a breaker for street repairs and access to water mains below the street surface.

KEY ISSUES:

- Staff researched available makes and models to find replacements with similar features and specifications as the existing backhoe and the choices were narrowed down to the John Deere 410P, the Caterpillar 430-07A, and the Case 590. Public Works has two older versions of the Caterpillar 430 and has been satisfied with its reliability and performance.
- Staff requested demonstrations from each manufacturer. After researching each model and speaking with other municipalities, it was determined that the Caterpillar 430 had more digging power than the other models. It was also determined that the importance of our current implements being interchangeable among both our backhoes is crucial. This is vital when one backhoe is down, or multiple operations and emergencies occur at once.
- Due to its usability, reliability, and availability of parts and service, the Caterpillar best suits our needs. Some items of concern were noted with the other units. The John Deere had similar power and reach, but had no joystick option at the 410 level, only levers. None of our other machines have this setup. John Deere only offers this type of operator station at the 710 level which is much heavier and more expensive. Finally, our implements would not attach to this machine. The Case product is similar in digging depth, but has a European engine that is unfamiliar to our mechanics. Our current breaker and buckets would not attach to this machine either.
- There are Sourcewell joint-purchase contracts for these backhoes. Staff requested quotations from each manufacturer. The total with desired factory options are as follows: the John Deere 410P $190,366.17; the Caterpillar 430-07A $190,071; and the Case 590 $176,718.00. West Side Tractor (John Deere) offered $35,000 in trade for the current machine. Altorfer Caterpillar offered $30,000 in trade allowance. McCann Industries (Case) did not offer trade-in as an option. Including the trade-in allowances brings the Case to $176,718, the Caterpillar to $160,071, and the John Deere to $155,366.17.
- Historically, the Village has utilized a trade-in allowance for off-road equipment

replacements as it removes liability from the Village against any claims of accident or injury from selling a used machine that may not have the latest mandated safety options. Staff researched recent sales of similar machines and found the trade-in allowance to be acceptable. Comparable sales listings for a similar machine are auctioning with a range of $10,000 to $45,000. Given the current market, Staff does not believe that the Village would receive a better offer if the loader was sold at auction.

ALTERNATIVES:

1. Authorize the Village Manager to purchase one 2025 Caterpillar Model 430-07A backhoe loader from Altorfer Caterpillar.
2. Refer back to Staff with comments.

RECOMMENDATION:

Staff recommends authorizing the Village Manager to purchase one 2025 Caterpillar Model 430-07A backhoe loader through the Sourcewell Contract from Altorfer Caterpillar in the amount of $190,071. Staff also recommends that the Village Council approve the trade-in of the existing 2013 Caterpillar Model 430F to Altorfer Caterpillar for a credit of $30,000, for a net purchase price of $160,071.

BUDGET IMPACT:

Funds in the amount of $180,280 have been appropriated in the 2025 Capital Equipment Replacement Budget to accommodate this purchase. With the total proposed cost of $160,071, the budgeted savings would be $20,209.

ACTION REQUIRED:

Motion to authorize the Village Manager to purchase one 2025 Caterpillar Model 430-07A backhoe loader through the Sourcewell Contract #011723-CAT from Altorfer Caterpillar of East Dundee, Illinois in the amount of $190,071 and authorize the trade-in of the existing 2013 Caterpillar Model 430F to Altorfer Caterpillar for a credit of $30,000, for a net purchase price of $160,071.

ATTACHMENTS:

- 2025 Backhoe Purchase Memorandum
- 2025 Capital Budget Project VE 0004
- Altorfer Caterpillar Quote
- Caterpillar 430 Specifications

VILLAGE OF PALATINE

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

MEMORANDUM

To: Matt Barry, Director of Public Works

From: Jim Keats-Fleet Services Coordinator, Dan Neyfeldt–Superintendent
James Kernan–Acting Utilities Coordinator, Keith Hanson-Team Leader

Date: January 27, 2025

Subject: Purchase of Replacement Backhoe Loader

Issue: As part of the Capital Equipment Replacement Budget for CY 2025, the Village Council has appropriated $180,282 in funds for the replacement of a backhoe loader. The existing backhoe (E-601) is a 2013 Caterpillar Model 430F with 6,000 hours. The backhoe is 12 years old, has rust on the cab and frame. With its age, hours, and extensive use, E-601 is becoming increasingly costly to maintain.

Said backhoe is a front-line piece of equipment used for excavating water main breaks, hydrant replacement, sewer line repair/replacement, Parking lot snow removal, and general digging duties. It is used by all divisions of public works. Our backhoes are equipped with a loader bucket on the front which is used for loading spoils into dump trucks, filling excavations with stone, general grade leveling, forestry log movement, and has also been used to load salt into salt trucks when the wheel loaders are mounted with plows. They are also equipped with a backhoe/dipper backet on the rear for digging deep excavations and trenching. Our dipper boom also gets used with a breaker for street repairs and access to water mains below the street surface.

Analysis: Staff researched currently available makes and models to find replacements with similar features and specifications as the existing backhoe. The choices were narrowed down to three models; the John Deere 410P, the Caterpillar 430-07A, and the Case 590 . Public Works currently has two older versions of the Caterpillar 430, and has been satisfied with its reliability and performance. Parts and service are available for Caterpillar in West Dundee, IL.

Staff requested a demonstration model from each manufacturer. After researching each model and speaking with other municipalities, it was determined that the Caterpillar 430 had more digging power than the other models. It was also determined that the importance of our current implements being interchangeable among both our backhoes is crucial. This is vital during one backhoe being down or multiple operations and emergencies. After discussions with all divisions using this machine, we came to the agreement that due to useability, reliability, and availability of parts and service, the Caterpillar product is best for Palatine. We also found some items that were of concern with the others. The John Deere unit had similar power and reach but had no joystick option at the 410 level. Only levers. None of our machines have this setup. John Deere can only offer this type of operator station at the 710 level which is much heavier and more expensive. Finally, our implements would not attach to this machine. The Case product is

Attachment: 2025 Backhoe Purchase Memorandum (Purchase a Backhoe Loader)

VILLAGE OF PALATINE

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

similar in digging depth but has an engine that is European and unfamiliar to our Village. Our current breaker and buckets would not attach to this machine either.

Staff requested quotations from each manufacturer with the desired factory options included. The John Deere model has a base-model Sourcewell joint-purchase contract and is at $190,366.17. The Case 590 also a base-model Sourcewell number at $176,718.00. The Caterpillar model has a National Joint Powers Alliance (NJPA) contract and a Sourcewell Contract and came in at **$190,071.00** with Palatine's preferred options.

The attached Caterpillar 430-07A (Replaces the 430F Model) quotation under the Sourcewell joint-purchase contract is **$190,071.00** . (Sourcewell saves us $77,253 over retail)

Historically, the Village has utilized a trade-in on motive equipment replacements. Staff agrees with this concept because it removes liability from the village against any claims of accident or injury from selling a used machine that may not have the latest mandated safety options. Safety standards can change rapidly, and the old machine is only up to the standards in place back in 2013 when it was purchased.

Staff requested a trade-in evaluation from Caterpillar, and the trade-in allowance given is $30,000. That leaves a net purchase price of $160,071.00 on the Cat 430-07A machine. Staff has researched recent sales of similar machines, and found the trade-in allowance to be acceptable. Similar machines have sold recently in the $10,000 to $45,000 retail range (see attached internet documents for used machines).

Recommendation: Staff recommends that the Village Council approve the purchase of a Caterpillar Model 430-07A backhoe loader through the Sourcewell Purchase Contract from Altorfer Caterpillar Inc. 1030 E. Main Street, East Dundee, IL, at a cost of $160,071.00 including trade-in value.

I have attached a copy of the Capital Budget "Project VE 0004" page, as well as Case and John Deere quotations and documents for used machine values.

Attachments: Capital Budget "Project VE 0004" Page
Quotations for John Deere 410
Quotations for Caterpillar 430
Quotations for Case 590
Internet Documents for Similar Used Machine Values

J. Keats 01/23/25

Capital Investment Plan

2025 *thru* 2029

Village of Palatine, IL

Project # VE 0004
Project Name Public Works Equipment Replacements

Account # 401-52-75-6070 625

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

Description

CY 2025 Replacements
$180,280 - E601 2013 Caterpillar Backhoe (Replace with same)
178,660 - G013 2000 Deer Park Generator (Replace with same)
178,660 - G018 2003 Randville Generator (Replace with same)
89.250 - G015 2000 Fire Station 83 Generator (Replace with same)

2026 Planned Purchases include replacement of one backhoe snow pushbox, one tow-behind generator, one forklift, one exhaust system, and one overhead crane.

Justification

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

Prior	Expenditures	2025	2026	2027	2028	2029	Total
101,800	Equipment	626,850	185,905	707,070	564,850	936,055	3,020,730
Total	**Total**	**626,850**	**185,905**	**707,070**	**564,850**	**936,055**	**3,020,730**

Prior	Funding Sources	2025	2026	2027	2028	2029	Total
101,800	401 - Capital Equipment	626,850	185,905	707,070	564,850	936,055	3,020,730
Total	**Total**	**626,850**	**185,905**	**707,070**	**564,850**	**936,055**	**3,020,730**

Attachment: 2025 Capital Budget Project VE 0004 (Purchase a Backhoe Loader)

128594-03REV

January 29, 2025

VILLAGE OF PALATINE
200 E WOOD ST
PALATINE, IL 60067

Attention: JIM KEATS



Dear Jim,

I would like to thank you for your interest in Altorfer Industries and the Caterpillar products we represent and I am pleased to quote a new backhoe loader for acquisition.

ONE (1) NEW CATERPILLAR MODEL: 430-07A BACKHOE LOADER WITH ALL STANDARD EQUIPMENT IN ADDITION TO THE ADDITIONAL SPECIFICATIONS LISTED BELOW:

STOCK NUMBER: TBO **SERIAL NUMBER:** TBO **YEAR:** 2025 **SMU:** 0

This quotation is valid for 30 days, after which time we reserve the right to re-quote. If there are any questions, please do not hesitate to contact me. **In closing, we do greatly appreciate this opportunity to earn your business. We are confident that our products, backed by our unparalleled product support after the sale, will exceed your expectations.**

Sincerely,

John Loftus

John Loftus
Machine Sales Representative

Attachment: Altorfer Caterpillar Quote (Purchase a Backhoe Loader)

ONE (1) NEW CATERPILLAR MODEL: 430-07A BACKHOE LOADER WITH ALL STANDARD EQUIPMENT IN ADDITION TO THE ADDITIONAL SPECIFICATIONS LISTED BELOW:

STANDARD EQUIPMENT

POWERTRAIN -- Water separator -- Thermal starting aid system -- Dry type axial seal air cleaner with -integral precleaner -- Automatic dust ejection system -- Filter condition indicator -- Hydraulically boosted multi-plate -wet disk brake with dual pedals & -interlock -- Differential lock -- Drive-line parking brake -- Torque converter -- Neutral safety switch -- Spin-on filters for -Fuel -Engine oil -Transmission oil -- Outboard Planetary Rear Axles -- Diesel particulate filter -- Hydrostatic power steering

HYDRAULICS -- Pilot hoe and mechanical loader -controls -- Load sensing, variable flow system -with 43 GPM (162 L/min) axial piston -pump -- 6-micron hydraulic filter -- Caterpillar XT-3 hose -- Hydraulic oil cooler -- Pilot control shutoff switch -- Flow-sharing hydraulic valves -- Hydraulic suction strainer -

ELECTRICAL -- 12-volt electrical start -- Horn, front and rear -- Backup alarm -- Hazard flashers/turn signals -- Halogen head lights (2) -- Halogen rear flood lights (2) -- Stop and taillights -- Audible system fault alarm -- Key start/stop system -- 850 CCA maintenance free battery -- Disconnect switch -- External Power Receptacle (12v) -- Diagnostic ports for engine and -machine Electronic Control Modules

OPERATOR ENVIRONMENT -- Interior rearview mirror -- ROPS canopy, Rear Fenders -- 2-inch (50mm) retractable seat belt -- Tilt steering column -- Steering knob -- Hand and foot throttle -- Automatic Engine Speed Control -- One Touch Low Idle -- Floor mat and Coat Strap -- Lockable storage area -- Air suspension seat -

FLUIDS -- Antifreeze - Extended Life Coolant --20F (-30C)

OTHER STANDARD EQUIPMENT -- Standard Storage Box -- Transport tie-down points -- Ground line fill fuel tank with -42.3 gallon (160L) capacity & 5 gal (19L) -diesel exhaust fluid -- Rubber impact strips on radiator -guard -- CD-ROM Parts Manual -- Safety Manual -- Operations and Maintenance Manual -- Lockable hood -- Tire Valve Stem Protection

BOOMS, STICKS, AND LINKAGES -BACKHOE -- 15' Center pivot backhoe -4.5 Meters -- Boom and swing transport locks -- Pilot operated backhoe and -electro hydraulic stabilizer controls -- Street type stabilizer shoes -- Anti-drift hydraulics (boom, stick, -and E-stick) -- Cat Cushion Swing(tm) system -LOADER -- Single Tilt Loader -- Lift cylinder brace -- Self-leveling loader with single -lever control -- Return-to-dig -(automatic bucket positioner) -- Transmission neutralizer switch -- Bucket level indicator -



Attachment: Altorfer Caterpillar Quote (Purchase a Backhoe Loader)

MACHINE SPECIFICATIONS

430 07A BACKHOE LOADER CFG2	543-3343
LANE 3 ORDER	0P-9003
STICK, EXTENDABLE, 15FT	543-4286
PT, 4WD/2WS AUTOSHIFT	544-0930
ENGINE, 86KW, C3.6 DITA, T4F	543-5181
HYDRAULICS, MP, 6FCN/8BNK, ST	542-7774
CAB, DELUXE	544-0883
DISPLAY, STANDARD	545-5047
WORKLIGHTS (8) LED LAMPS	491-6736
SEAT, DELUXE FABRIC, HEATED	611-0345
BELT, SEAT, 2" SUSPENSION	206-1747
AIR CONDITIONER, T4F	542-7810
PRODUCT LINK, CELLULAR, PLE643	639-4880
TIRES, 12.5 80/19.5L-24, GY	379-2161
COUNTERWEIGHT, 1015 LBS	337-9696
STABILIZER PADS, FLIP-OVER	9R-6007
INSTRUCTIONS, ANSI	559-0872
SERIALIZED TECHNICAL MEDIA KIT	421-8926
RIDE CONTROL	551-6453
COUPLING,QD,THREADED WITH CAPS	456-3390
LINES, COMBINED AUX, E-STICK	548-1233
STANDARD RADIO (12V)	540-2298
COLD WEATHER PACKAGE, 120V	551-6940
AUTO-UP STABILIZERS	567-5090
PLATE GROUP - BOOM WEAR	270-3204
LINES,HYD CPLR 15FT EXT PILOT	555-2397
COUPLER NONE	487-6058
PACK, DOMESTIC TRUCK	0P-0210
SHIPPING/STORAGE PROTECTION	461-6839
RUST PREVENTATIVE APPLICATOR	462-1033
BEACON, AMBER LED	634-6334
FENDERS, FRONT	563-6098
BUCKET-MP, 1.4 YD3, PO	337-7442
CUTTING EDGE, TWO PIECE,WIDE	9R-5320
BUCKET-HD, 24", 6.2 FT3	219-3387
HAMMER, H80S	561-2553
BRACKET, BL, 45-50MM, XL	564-9842
PINS, BUCKET, BHL-F, 45MM-50MM	178-3593
LINES, H80-H95, BHL-F, QC	399-6964
HYDRAULIC REAR PULL PIN STYLE TILTING QUICK COUPLER	TD080-50-5197
SPARE FRONT & REAR TIRES & RIMS	12.5 80/19.5L-24, GY

Attachment: Altorfer Caterpillar Quote (Purchase a Backhoe Loader)

WARRANTY & COVERAGE

Standard Warranty:	12 Months/Unlimited Hours Full Machine Standard Warranty
Extended Coverage:	**430-36 MO/1500 HR POWERTRAIN + HYDRAULICS + TECH**

LIST PRICE	$258,244.00
EXT WARRANTY	$990.00
FREIGHT & DEALER PREP	$8,090.00
SOURCEWELL GOVERNMENTAL DISCOUNT	**($77,253.00)**
NET BALANCE DUE	**$190,071.00**
AFTER TAX BALANCE	**$190,071.00**
Less Trade in of Village of Palatine ownedCat430 BHL S/N RGS00298 w/hammer	<30,000>
Net cost of new Cat 430 BHL w/H80 hammr less trade in equipped as per proposal	$160,071.00

ADDITIONAL CONSIDERATIONS

- **Delivery is 16-20 Weeks after receipt of order**
- **Sourcewell pricing and discount are listed above**
- **One set of mirrors Part # 382-2499 shipped loose**

F.O.B/TERMS: Terms are net cash with 30 day terms

Machine to be delivered to Village of Palatine Dept. of Public Works garage

ALTORFER CAT

Attachment: Altorfer Caterpillar Quote (Purchase a Backhoe Loader)



Cat®
430
Backhoe Loader

The Cat® 430 Backhoe Loader delivers exceptional performance, increased fuel efficiency, superior hydraulic system, versatility and an updated operator station. The 430 feature the following:

- **Ergonomic Operator Station** – Ample legroom inside the cab makes rotating the seat simple. The air suspension seat provides comfort to the operator while roading. New backhoe control pods allow for unlimited adjustability.
- **Load Sensing Hydraulics** – The Cat Backhoe Loader's load sensing piston pump provides full hydraulic lifting and digging forces at any engine speed. Variable flow pump matches hydraulic power to work demands.
- **Machine Performance** – The Cat C3.6 engine delivers solid performance and meets U.S. EPA Tier 4 Final/EU Stage V emission standards by utilizing Selective Catalytic Reduction technology with a Diesel Oxidation Catalyst. The system allows the operator to disconnect the machine, even while the diesel exhaust fluid is being purged from the system.
- **Machine Versatility** – The all new Integrated Tool Carrier (IT Coupler) for Single Tilt Loader Arm configurations are available from the factory or for simple field installation. The Cat Backhoe Loader with Integrated Tool Carrier (IT Coupler) will be the most versatile machine on the job site providing quick connection to a variety of Cat Attachments.
- **Cat Attachments** – A large portfolio of Backhoe Loader Attachments, including but not limited to, Quick Couplers, Thumbs, assorted Buckets, and Brooms are available from the factory or for field installation. Cat Backhoe Loaders will be "Dirt Ready" upon delivery.
- **Powershift Transmission** – A Four Speed Powershift Transmission is standard to make shifting gears smooth and as simple as twisting the Powershuttle Lever.
- **Spring Applied Hydraulically Released (SAHR) Parking Brake** – The SAHR Parking Brake is activated at the push of a button and automatically engages when the machine is powered down.

Specifications

Engine

Engine	C3.6 86 kW (115 hp) Electronic Turbo Intercooled	
Ratings at 2,200 rpm		
Gross Power SAE J1995	88 kW	118 hp
Gross Power ISO 14396	86 kW	115 hp
Net Power Rating at 2,200 rpm		
SAE J1349	80 kW	107 hp
ISO 9249	80 kW	107 hp
Net Peak Power Rating @ 2,200 rpm		
SAE J1349	80 kW	107 hp
ISO 9249	80 kW	107 hp
Dimensions		
Bore	98 mm	3.86 in
Stroke	120 mm	4.72 in
Displacement	3.6 L	220 in^3
Torque Rise (net) at 1,400 rpm	40%	
SAE J1349 Net	486 N·m	358 lb-ft
Power Rating Conditions		
No de-rating required up to	3048 m	10,000 ft

- Engine meets Tier 4 Final/Stage V emission standards.

Weights*

Operating Weight* (estimated)	8188 kg	18,051 lb
Operating Weight (maximum) (Rollover Protective Structure [ROPS] capacity)	11 000 kg	24,251 lb
Operating Weight (minimum)**	7525 kg	16,590 lb
Cab, ROPS/Falling Object Protective Structure (FOPS)	145 kg	320 lb
Auto-Shift Transmission	STD	STD
Ride Control	15 kg	33 lb
Air Conditioning	45 kg	99 lb
All-Wheel Drive	STD	STD
MP bucket (0.96 m^3/1.25 yd^3)		
with fold-over forks	915 kg	2,017 lb
without fold-over forks	745 kg	1,642 lb
Loader QC	245 kg	540 lb
Extendible Stick (excludes ft. counterweight)	297 kg	655 lb
Counterweights, base	115 kg	256 lb
Stackable, one	240 kg	529 lb
Maximum	460 kg	1,014 lb

*Machine configuration: standard stick hoe, Open Roll Over Protective Structure (OROPS) canopy, All Wheel Drive (AWD) powershift shift transmission, 0.96 m^3 (1.25 yd^3) GP (General Purpose) loader bucket, 610 mm (24 in) standard duty hoe bucket, front 340/80-18 and rear 500/70-24 tires, 460 kg (1,014 lb) counterweight, 80 kg (176 lb) operator, full fuel tank.

**Minimum weight configuration is the same as configuration above, however, excludes counterweight, hoe bucket, and operator.

Attachment: Caterpillar 430 Specifications (Purchase a Backhoe Loader)

430 Backhoe Loader

Transmission

Power Shift Transmission – Standard

Forward – 1st	5.9 km/h	3.7 mph
2nd	9.5 km/h	5.9 mph
3rd	20 km/h	12 mph
4th	41 km/h	26 mph
Reverse – 1st	5.9 km/h	3.7 mph
2nd	12.4 km/h	7.7 mph
3rd	27 km/h	17 mph

	Power-Shift Transmission – Optional		Power-Shift Transmission with LTC – Optional	
Forward – 1st	5.9 km/h	3.7 mph	5.9 km/h	3.7 mph
2nd	9.5 km/h	5.9 mph	9.5 km/h	5.9 mph
3rd	12 km/h	8 mph	12 km/h	8 mph
4th	20 km/h	12 mph	20 km/h	12 mph
5th	27 km/h	17 mph	27 km/h	17 mph
5th LTC	—	—	29 km/h	18 mph
6th	41 km/h	26 mph	41 km/h	26 mph
6th LTC**	—	—	40 km/h	25 mph
Reverse – 1st	5.9 km/h	3.7 mph	5.9 km/h	3.7 mph
2nd	12 km/h	7.7 mph	12 km/h	7.7 mph
3rd	27 km/h	17 mph	27 km/h	17 mph

*Travel speeds of backhoe loader at full throttle, when equipped with 500/70-24 rear tires.

**Limited by engine speed to 40 km/h (25 mph).

Axle Ratings

Front Axle, AWD		
Static	23 500 kg	51,808 lb
Dynamic	9000 kg	19,841 lb
Rear Axle		
Static	26 500 kg	58,422 lb
Dynamic	10 000 kg	22,046 lb

Hydraulic System

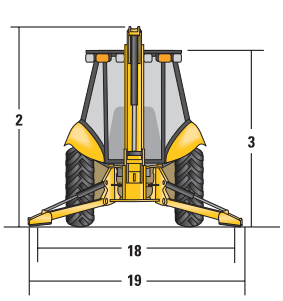
Type	Closed Center	
Pump Type	Variable-flow, Axial Piston	
Pump Capacity @ 2,200 rpm	187 L/min	49.4 gal/min
System Pressure		
Backhoe	25 000 kPa	3,626 psi
Loader	25 000 kPa	3,626 psi

Steering

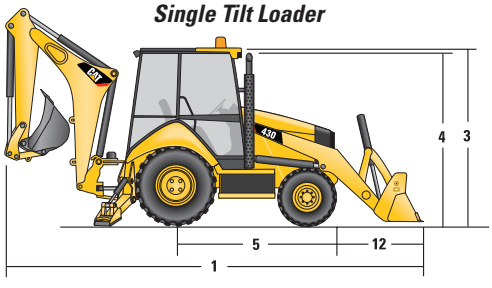
Type	Front Wheel Steering	
Power Steering	Hydrostatic	
One Double-Acting Cylinder		
Bore	65 mm	2.6 in
Stroke	106 mm	4.2 in
Rod Diameter	40 mm	1.6 in
Axle Oscillation	11°	
Turning Circle – (inner wheel not braked)		
Outside front wheels	8.205 m	26'11"
Outside widest loader bucket	10.745 m	35'3"

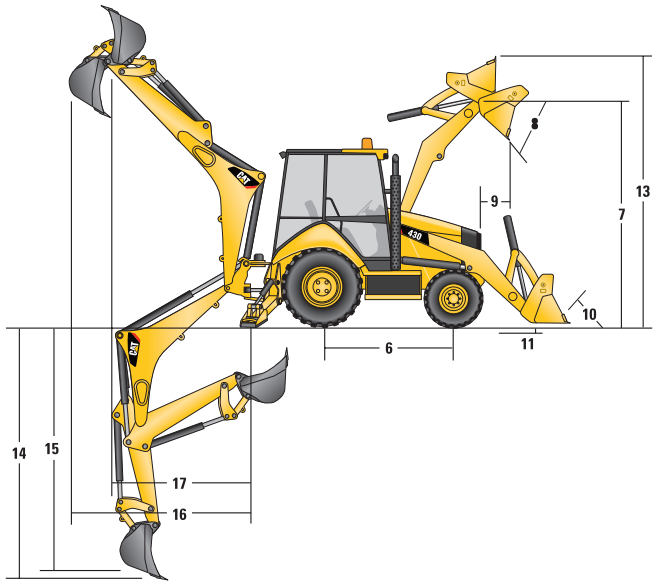
Service Refill Capacities

Cooling System with Air Conditioning	18.0 L	4.8 gal
Fuel Tank	160.0 L	42.3 gal
Engine Oil with Filter	9.0 L	2.4 gal
Diesel Exhaust Fluid (DEF)	19.0 L	5.0 gal
Transmission – Power Shuttle		
AWD	18.0 L	4.8 gal
Transmission – Power Shift		
AWD	19.0 L	5.0 gal
Rear Axle	16.0 L	4.2 gal
Planetaries	1.7 L	0.4 gal
Front Axle (AWD)	11.0 L	2.9 gal
Planetaries	0.7 L	0.2 gal
Hydraulic System	95.0 L	25.1 gal
Hydraulic Tank	42.0 L	11.1 gal



Single Tilt Loader





Attachment: Caterpillar 430 Specifications (Purchase a Backhoe Loader)

Dimensions

Machine configuration: standard stick hoe, OROPS canopy, AWD power shift transmission, 0.96 m³ (1.25 yd³) GP loader bucket, 610 mm (24 in) standard duty hoe bucket, 340/80-18 and rear 500/70-24 tires, 460 kg (1,014 lb) counterweight, 80 kg (176 lb) operator, full fuel tank.

		Single Tilt Loader with Pin-On Buckets											
		0.96 m³ (1.25 yd³) GP		1.0 m³ (1.31 yd³) GP		1.07 m³ (1.40 yd³) GP		1.15 m³ (1.50 yd³) GP		1.0 m³ (1.31 yd³) MP		1.07 m³ (1.40 yd³) MP	
1	Overall Length (loader on ground) – S-Stick – mm (ft/in)	7273	(23'10")	7228	(23'9")	7294	(23'11")	7294	(23'11")	7201	(23'8")	7201	(23'8")
	Overall Length (loader on ground) – E-Stick – mm (ft/in)	7289	(23'11")	7244	(23'9")	7310	(24'0")	7310	(24'0")	7217	(23'8")	7217	(23'8")
	Overall Transport Length – S-Stick – mm (ft/in)	7304	(24'0")	7271	(23'10")	7342	(24'1")	7342	(24'1")	7272	(23'10")	7272	(23'10")
	Overall Transport Length – E-Stick – mm (ft/in)	7341	(24'1")	7287	(23'11")	7358	(24'2")	7358	(24'2")	7288	(23'11")	7288	(23'11")
2	Overall Transport Height – Standard Stick – mm (ft/in)	3845	(12'7")	3845	(12'7")	3845	(12'7")	3845	(12'7")	3845	(12'7")	3845	(12'7")
	Overall Transport Height – Extendible Stick – mm (ft/in)	3866	(12'8")	3866	(12'8")	3866	(12'8")	3866	(12'8")	3866	(12'8")	3866	(12'8")
	Overall Width – mm (ft/in)	2248	(7'5")	2248	(7'5")	2248	(7'5")	2248	(7'5")	2248	(7'5")	2248	(7'5")
3	Height to Top of Cab/Canopy – mm (ft/in)	2815	(9'3")	2815	(9'3")	2815	(9'3")	2815	(9'3")	2815	(9'3")	2815	(9'3")
4	Height to Top of Exhaust Stack – mm (ft/in)	2720	(8'11")	2720	(8'11")	2720	(8'11")	2720	(8'11")	2720	(8'11")	2720	(8'11")
	Height to Loader Hinge Pin (transport) – mm (ft/in)	378	(1'3")	378	(1'3")	422	(1'5")	422	(1'5")	420	(1'5")	420	(1'5")
	Ground Clearance (LH step) – mm (ft/in)	316	(1'0")	316	(1'0")	316	(1'0")	316	(1'0")	316	(1'0")	316	(1'0")
	Ground Clearance (AWD guard) – mm (ft/in)	312	(1'0")	312	(1'0")	312	(1'0")	312	(1'0")	312	(1'0")	312	(1'0")
	Ground Clearance (485 kg/1,070 lb counterweight) – mm (ft/in)	289	(0'11")	289	(0'11")	289	(0'11")	289	(0'11")	289	(0'11")	289	(0'11")
5	Rear Axle Centerline to Front Grill – mm (ft/in)	2706	(8'11")	2706	(8'11")	2706	(8'11")	2706	(8'11")	2706	(8'11")	2706	(8'11")
	Front Wheel Tread Gauge – mm (ft/in)	1895	(6'3")	1895	(6'3")	1895	(6'3")	1895	(6'3")	1895	(6'3")	1895	(6'3")
	Rear Wheel Tread Gauge – mm (ft/in)	1728	(5'8")	1728	(5'8")	1728	(5'8")	1728	(5'8")	1728	(5'8")	1728	(5'8")
6	Wheelbase – mm (ft/in)	2200	(7'3")	2200	(7'3")	2200	(7'3")	2200	(7'3")	2200	(7'3")	2200	(7'3")

		Single Tilt Loader with Quick Coupler									
		0.96 m³ (1.25 yd³) GP		1.0 m³ (1.31 yd³) GP		1.15 m³ (1.50 yd³) GP		1.0 m³ (1.31 yd³) MP		1.07 m³ (1.40 yd³) MP	
1	Overall Length (loader on ground) – S-Stick – mm (ft/in)	7455	(24'5")	7410	(24'4")	7452	(24'5")	7362	(24'2")	7362	(24'2")
	Overall Length (loader on ground) – E-Stick – mm (ft/in)	7471	(24'6")	7426	(24'4")	7468	(24'6")	7378	(24'2")	7378	(24'2")
	Overall Transport Length – S-Stick – mm (ft/in)	7431	(24'5")	7398	(24'3")	7429	(24'4")	7360	(24'2")	7360	(24'2")
	Overall Transport Length – E-Stick – mm (ft/in)	7448	(24'5")	7414	(24'4")	7446	(24'5")	7376	(24'2")	7376	(24'2")
2	Overall Transport Height – Standard Stick – mm (ft/in)	3845	(12'7")	3845	(12'7")	3845	(12'7")	3845	(12'7")	3845	(12'7")
	Overall Transport Height – Extendible Stick – mm (ft/in)	3866	(12'8")	3866	(12'8")	3866	(12'8")	3866	(12'8")	3866	(12'8")
	Overall Width – mm (ft/in)	2248	(7'5")	2248	(7'5")	2248	(7'5")	2248	(7'5")	2248	(7'5")
3	Height to Top of Cab/Canopy – mm (ft/in)	2815	(9'3")	2815	(9'3")	2815	(9'3")	2815	(9'3")	2815	(9'3")
4	Height to Top of Exhaust Stack – mm (ft/in)	2720	(8'11")	2720	(8'11")	2720	(8'11")	2720	(8'11")	2720	(8'11")
	Height to Loader Hinge Pin (transport) – mm (ft/in)	345	(1'2")	346	(1'2")	346	(1'2")	344	(1'2")	344	(1'2")
	Ground Clearance (LH step) – mm (ft/in)	316	(1'0")	316	(1'0")	316	(1'0")	316	(1'0")	316	(1'0")
	Ground Clearance (AWD guard) – mm (ft/in)	312	(1'0")	312	(1'0")	312	(1'0")	312	(1'0")	312	(1'0")
	Ground Clearance (485 kg/1,070 lb counterweight) – mm (ft/in)	289	(0'11")	289	(0'11")	289	(0'11")	289	(0'11")	289	(0'11")
5	Rear Axle Centerline to Front Grill – mm (ft/in)	2706	(8'11")	2706	(8'11")	2706	(8'11")	2706	(8'11")	2706	(8'11")
	Front Wheel Tread Gauge – mm (ft/in)	1895	(6'3")	1895	(6'3")	1895	(6'3")	1895	(6'3")	1895	(6'3")
	Rear Wheel Tread Gauge – mm (ft/in)	1728	(5'8")	1728	(5'8")	1728	(5'8")	1728	(5'8")	1728	(5'8")
6	Wheelbase – mm (ft/in)	2200	(7'3")	2200	(7'3")	2200	(7'3")	2200	(7'3")	2200	(7'3")

430 Backhoe Loader

Dimensions

Machine configuration: standard stick hoe, OROPS canopy, AWD power shift transmission, 0.96 m³ (1.25 yd³) GP loader bucket, 610 mm (24 in) standard duty hoe bucket, 340/80-18 and rear 500/70-24 tires, 460 kg (1,014 lb) counterweight, 80 kg (176 lb) operator, full fuel tank.

Loader Bucket Dimensions and Performance

		Pin-On Buckets											
		0.96 m³ (1.25 yd³) GP		1.0 m³ (1.31 yd³) GP		1.07 m³ (1.40 yd³) GP		1.15 m³ (1.50 yd³) GP		1.0 m³ (1.31 yd³) MP		1.07 m³ (1.40 yd³) MP	
	Capacity (SAE rated) – m³ (yd³)	0.96	(1.26)	1.00	(1.31)	1.07	(1.40)	1.15	(1.50)	1.00	(1.31)	1.07	(1.40)
	Overall Bucket Width – mm (in)	2262	(89)	2406	(95)	2262	(89)	2406	(95)	2279	(90)	2425	(95)
	Lift Capacity at Maximum Height – kg (lb)	3280	(7,230)	3286	(7,245)	3213	(7,084)	3192	(7,038)	3059	(6,745)	3047	(6,717)
	Lift Breakout Force – N (lbf)	50 179	(11,280)	50 941	(11,452)	49 644	(11,160)	49 467	(11,120)	49 114	(11,041)	49 017	(11,019)
	Tilt Breakout Force – N (lbf)	49 891	(11,216)	53 037	(11,923)	50 945	(11,452)	50 834	(11,428)	56 242	(12,643)	56 166	(12,626)
	Tipping Load at Breakout Point – kg (lb)	7081	(15,610)	7250	(15,983)	6976	(15,379)	6959	(15,341)	7134	(15,728)	7124	(15,707)
7	Maximum Hinge Pin Height – mm (ft/in)	3488	(11'5")	3488	(11'5")	3488	(11'5")	3488	(11'5")	3488	(11'5")	3488	(11'5")
8	Dump Angle at Full Height – degrees	44°		44°		44°		44°		44°		44°	
	Dump Height at Maximum Angle – mm (ft/in)	2758	(9'1")	2790	(9'2")	2736	(9'0")	2736	(9'0")	2803	(9'2")	2803	(9'2")
9	Dump Reach at Maximum Angle – mm (ft/in)	807	(2'8")	774	(2'6")	773	(2'6")	773	(2'6")	722	(2'4")	722	(2'4")
10	Maximum Bucket Rollback at Ground Level – degrees	36°		36°		37°		37°		37°		37°	
11	Digging Depth – mm (ft/in)	70	(0'3")	70	(0'3")	110	(0'4")	110	(0'4")	97	(0'4")	97	(0'4")
	Maximum Grading Angle – degrees	113°		114°		114°		114°		116°		116°	
	Width of Dozer Cutting Edge – mm (ft/in)	N/A		N/A		N/A		N/A		2262	(7'5")	2406	(7'11")
12	Grill to Bucket Cutting Edge, Carry Position – mm (ft/in)	1480	(4'10")	1447	(4'9")	1518	(5'0")	1517	(5'0")	1447	(4'9")	1447	(4'9")
13	Maximum Operating Height – mm (ft/in)	4356	(14'3")	4354	(14'3")	4366	(14'4")	4397	(14'5")	4378	(14'4")	4407	(14'6")
	Jaw Opening Maximum – mm (ft/in)	N/A		N/A		N/A		N/A		843	(2'9")	843	(2'9")
	Bucket Jaw Clamping Force – N (lbf)	N/A		N/A		N/A		N/A		40 160	9028	40 261	9051
	Weight (does not include teeth or forks) – kg (lb)	451	(994)	462	(1,019)	473	(1,043)	493	(1,087)	745	(1,642)	774	(1,706)

		Loader Quick Coupler									
		0.96 m³ (1.25 yd³) GP		1.0 m³ (1.31 yd³) GP		1.15 m³ (1.50 yd³) GP		1.0 m³ (1.31 yd³) MP		1.07 m³ (1.40 yd³) MP	
	Capacity (SAE rated) – m³ (yd³)	0.96	(1.26)	1.00	(1.31)	1.15	(1.50)	1.00	(1.31)	1.07	(1.40)
	Overall Bucket Width – mm (in)	2262	(89)	2406	(95)	2406	(95)	2279	(90)	2425	(95)
	Lift Capacity at Maximum Height – kg (lb)	2879	(6,348)	2880	(6,350)	2846	(6,273)	2747	(6,057)	2711	(5,976)
	Lift Breakout Force – N (lbf)	45 144	(10,148)	45 749	(10,284)	44 845	(10,081)	44 659	(10,039)	44 400	(9,981)
	Tilt Breakout Force – N (lbf)	41 169	(9,255)	43 286	(9,731)	40 879	(9,190)	44 104	(9,914)	43 932	(9,876)
	Tipping Load at Breakout Point – kg (lb)	6263	(13,808)	6395	(14,099)	6239	(13,754)	6379	(14,064)	6355	(14,010)
7	Maximum Hinge Pin Height – mm (ft/in)	3488	(11'5")	3488	(11'5")	3488	(11'5")	3488	(11'5")	3488	(11'5")
8	Dump Angle at Full Height – degrees	44°		44°		44°		44°		44°	
	Dump Height at Maximum Angle – mm (ft/in)	2623	(8'7")	2654	(8'9")	2625	(8'7")	2690	(8'10")	2690	(8'10")
9	Dump Reach at Maximum Angle – mm (ft/in)	887	(2'11")	855	(2'10")	886	(2'11")	832	(2'9")	832	(2'9")
10	Maximum Bucket Rollback at Ground Level – degrees	37°		37°		37°		37°		37°	
11	Digging Depth – mm (ft/in)	111	(0'4")	111	(0'4")	110	(0'4")	101	(0'4")	101	(0'4")
	Maximum Grading Angle – degrees	109°		110°		109°		111°		111°	
	Width of Dozer Cutting Edge – mm (ft/in)	N/A		N/A		N/A		2262	(7'5")	2406	(7'11")
12	Grill to Bucket Cutting Edge, Carry Position – mm (ft/in)	1607	(5'3")	1573	(5'2")	1605	(5'3")	1535	(5'0")	1535	(5'0")
13	Maximum Operating Height – mm (ft/in)	4439	(14'7")	4406	(14'5")	4484	(14'9")	4476	(14'8")	4531	(14'10")
	Jaw Opening Maximum – mm (ft/in)	N/A		N/A		N/A		843	(2'9")	843	(2'9")
	Bucket Jaw Clamping Force – N (lbf)	N/A		N/A		N/A		40 185	(9,034)	40 286	(9,056)
	Weight (does not include teeth or forks) – kg (lb)	447	(985)	457	(1,008)	481	(1,060)	724	(1,596)	753	(1,660)

Dimensions

Machine configuration: standard stick hoe, OROPS canopy, AWD power shift transmission, 0.96 m^3 (1.25 yd^3) GP loader bucket, 610 mm (24 in) standard duty hoe bucket, 340/80-18 and rear 500/70-24 tires, 460 kg (1,014 lb) counterweight, 80 kg (176 lb) operator, full fuel tank.

Backhoe Dimensions and Performance

		Standard Stick		E-Stick Retracted		E-Stick Extended	
14	Digging Depth, SAE (max.) – mm (ft/in)	4612	(15'2")	4721	(15'6")	5862	(19'3")
15	Digging Depth, 2440 mm (8 ft) Flat Bottom – mm (ft/in)	4262	(14'0")	4375	(14'4")	5587	(18'4")
	Digging Depth, 610 mm (2 ft) Flat Bottom – mm (ft/in)	4587	(15'1")	4693	(15'5")	5834	(19'2")
	Reach from Rear Axle Centerline at Ground Line – mm (ft/in)	7122	(23'4")	7216	(23'8")	8307	(27'3")
16	Reach from Swing Pivot at Ground Line – mm (ft/in)	6032	(19'9")	6126	(20'1")	7217	(23'8")
	Maximum Operating Height – mm (ft/in)	6081	(19'11")	6150	(20'2")	7038	(23'1")
	Loading Height – mm (ft/in)	4027	(13'3")	3988	(13'1")	4599	(15'1")
17	Loading Reach – mm (ft/in)	1859	(6'1")	2026	(6'8")	3011	(9'11")
	Swing Arc	180°		180°		180°	
	Bucket Rotation	205°		204°		204°	
18	Stabilizer Spread, Operating Position (center) – mm (ft/in)	3310	(10'10")	3310	(10'10")	3310	(10'10")
	Stabilizer Spread, Operating Position (outside) – mm (ft/in)	3770	(12'4")	3770	(12'4")	3770	(12'4")
	Stabilizer Spread, Transport Position – mm (ft/in)	2322	(7'7")	2322	(7'7")	2322	(7'7")
	Bucket Dig Force – N (lbf)	71 897	(16,163)	70 904	(15,940)	70 904	(15,940)
	Stick Dig Force – N (lbf)	44 867	(10,086)	43 939	(9,878)	32 517	(7,310)

Dimensions with Forks/Material Handling Arm

Fork Tine Length	1070 mm (3'6")		1220 mm (4'0")		1370 mm (4'10")	
Operating Load (SAE J1197) – kg (lb)	1971	(4,346)	1891	(4,168)	1814	(4,000)
SAE Load Center – mm (in)	535	(1'9")	610	(2'0")	685	(2'3")
Operating Load (CEN 474-4) – kg (lb)	2004	(4,417)	1988	(4,382)	1971	(4,346)
CEN Load Center – mm (ft/in)	500	(1'8")	500	(1'8")	500	(1'8")
Overall Length (A) (forks on ground) – mm (ft/in)	7789	(25'7")	7939	(26'1")	8089	(26'6")
Reach at Ground (from grill to heel of fork) – mm (ft/in)	939	(3'1")	939	(3'1")	938	(3'1")
Maximum Reach (from grill to heel of fork) – mm (ft/in)	1524	(5'0")	1524	(5'0")	1524	(5'0")
Fork Height at Maximum Reach – mm (ft/in)	1619	(5'4")	1619	(5'4")	1619	(5'4")
Reach at Maximum Height (from grill to heel of fork) – mm (ft/in)	749	(2'5")	749	(2'5")	749	(2'5")
Maximum Fork Height – mm (ft/in)	3418	(11'3")	3418	(11'3")	3418	(11'3")
Maximum Fork Depth (below ground level) – mm (ft/in)	–38	(–1'11")	–38	(–1'10")	–39	(–1'10")

Material Handling Arm Position	Retracted		Mid-Position		Extended	
Operating Load (SAE J1197 and CEN 474-4) – kg (lb)*	1201	(2,647)	808	(1,782)	589	(1,298)
Overall Length, Maximum – mm (ft/in)	9045	(29'8")	10 045	(32'11")	11 043	(36'3")
Reach at Maximum Depth (from machine nose) – mm (ft/in)	544	(1'9")	550	(1'10")	557	(1'10")
Maximum Depth – mm (ft/in)	2618	(8'7")	3618	(11'10")	4616	(15'2")
Maximum Reach (from machine nose) – mm (ft/in)	3221	(10'7")	4221	(13'10")	5219	(17'1")
Height at Maximum Reach – mm (ft/in)	1118	(3'8")	1124	(3'8")	1130	(3'8")
Reach at Maximum Height (from machine nose) – mm (ft/in)	1783	(5'10")	2473	(8'1")	3161	(10'4")
Maximum Height – mm (ft/in)	4445	(14'7")	5169	(16'11")	5891	(19'4")

*These numbers are hydraulically limited.

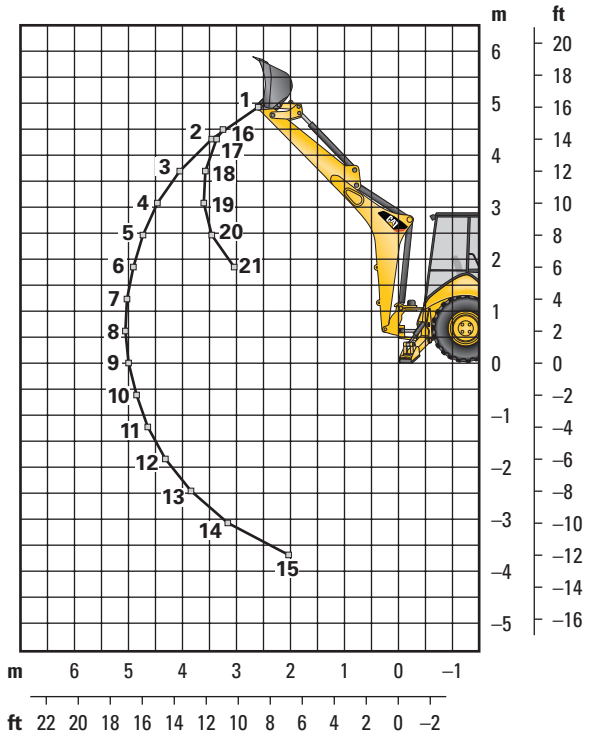
Attachment: Caterpillar 430 Specifications (Purchase a Backhoe Loader)

430 Backhoe Loader

Backhoe Lift Capacity

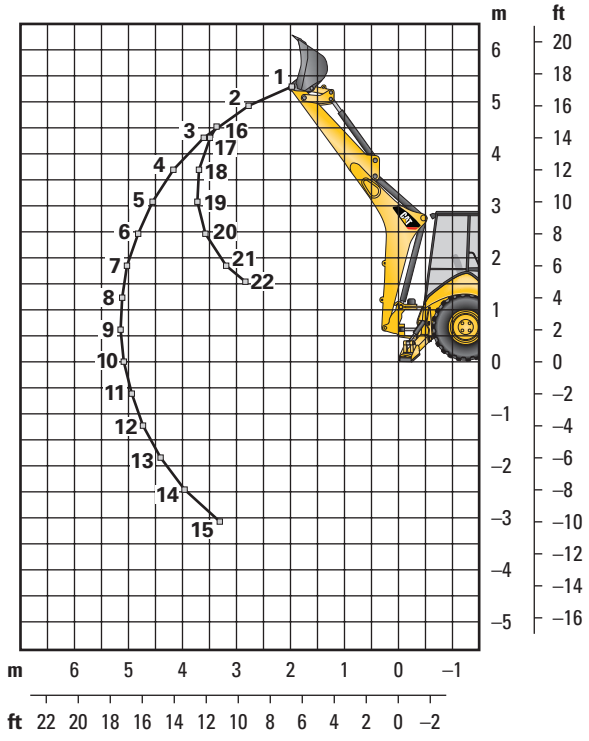
Cat 430 Standard Stick

Boom Lifting	kg	lb
1	1856	4,093
2	1951	4,301
3	1923	4,240
4	1867	4,115
5	1802	3,973
6	1737	3,830
7	1674	3,692
8	1615	3,561
9	1560	3,439
10	1509	3,327
11	1464	3,227
12	1424	3,140
13	1394	3,073
14	1382	3,047
15	1461	3,222
Stick Lifting		
16	2449	5,400
17	2725	6,007
18	2841	6,264
19	2803	6,179
20	2961	6,529
21	3487	7,688



Cat 430 Extendible Stick – Retracted

Boom Lifting	kg	lb
1	1296	2,858
2	1601	3,530
3	1677	3,696
4	1651	3,640
5	1599	3,526
6	1539	3,393
7	1478	3,258
8	1418	3,126
9	1361	3,000
10	1307	2,882
11	1258	2,773
12	1213	2,673
13	1173	2,586
14	1141	2,515
15	1123	2,477
Stick Lifting		
16	2153	4,746
17	2443	5,387
18	2549	5,620
19	2514	5,542
20	2648	5,839
21	3078	6,785
22	3590	7,914



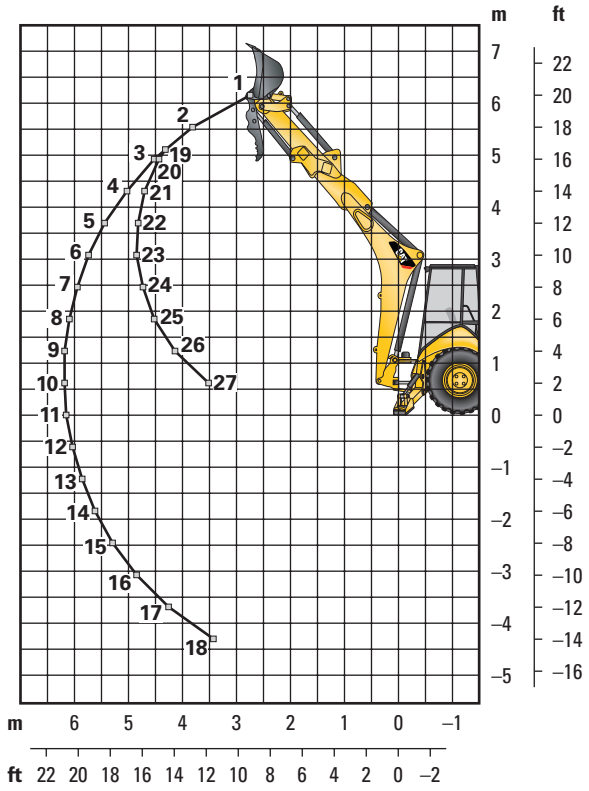
Lift capacities are over-end values calculated according to SAE J31. Values are 87% of the maximum lift force available.
Machine equipped with AWD, OROPS, 0.96 m^3 (1.25 yd^3) general purpose bucket and 460 kg (1,015 lb) counterweight.
Extendible stick includes 460 kg (1,015 lb) counterweight.

Attachment: Caterpillar 430 Specifications (Purchase a Backhoe Loader)

Backhoe Lift Capacity

Cat 430 Extendible Stick – Extended

Boom Lifting		kg	lb
	1	739	1,628
	2	1050	2,314
	3	1135	2,503
	4	1158	2,553
	5	1154	2,545
	6	1138	2,509
	7	1115	2,458
	8	1089	2,402
	9	1062	2,342
	10	1036	2,283
	11	1010	2,226
	12	986	2,173
	13	964	2,124
	14	945	2,083
	15	931	2,052
	16	924	2,037
	17	930	2,051
	18	971	2,140
Stick Lifting			
	19	1187	2,618
	20	1306	2,880
	21	1578	3,479
	22	1744	3,845
	23	1730	3,814
	24	1774	3,911
	25	1891	4,169
	26	2130	4,697
	27	2671	5,888



Lift capacities are over-end values calculated according to SAE J31. Values are 87% of the maximum lift force available.
Machine equipped with AWD, OROPS, 0.96 m³ (1.25 yd³) general purpose bucket and 460 kg (1,015 lb) counterweight.
Extendible stick includes 460 kg (1,015 lb) counterweight.

Attachment: Caterpillar 430 Specifications (Purchase a Backhoe Loader)

430 Backhoe Loader

Counterweights (Minimum Counterweight Recommendations)

Standard Stick	Pin-On Bucket		Loader QC	
Loader Bucket	kg	lb	kg	lb
GP	460	1,015	115	255
MP	0	0	0	0
Forks	N/A	N/A	115	255
Material Handling Arm	N/A	N/A	0	0

Extendible Stick	Pin-On Bucket		Loader QC	
Loader Bucket	kg	lb	kg	lb
GP	460	1,015	240	530
MP	240	530	0	0
Forks	N/A	N/A	240	530
Material Handling Arm	N/A	N/A	240	530

Backhoe Buckets (With weld on adapters and pin-on teeth)

Standard Duty

Width		Rated Capacity		Weight		No. of Teeth
mm	in	L	ft³	kg	lb	
305	12	80	2.8	111	245	3
457	18	120	4.2	122	268	4
610	24	180	6.4	141	311	5
762	30	230	8.1	157	345	5
914	36	290	10.2	176	388	6

Heavy Duty

Width		Rated Capacity		Weight		No. of Teeth
mm	in	L	ft³	kg	lb	
305	12	80	2.8	121	266	3
406	16	110	3.9	128	282	3
457	18	120	4.2	135	299	4
610	24	180	6.4	160	353	5
762	30	230	8.1	177	391	5
914	36	290	10.2	201	443	6

Soil Excavation

Width		Rated Capacity		Weight		No. of Teeth
mm	in	L	ft³	kg	lb	
457	18	180	6.4	155	341	4
610	24	240	8.5	182	402	5
762	30	320	11.3	206	454	5
914	36	380	13.4	233	513	6

Rock

Width		Rated Capacity		Weight		No. of Teeth
mm	in	L	ft³	kg	lb	
305	12	70	2.5	127	279	3
457	18	130	4.6	146	322	4
610	24	200	7.1	174	384	5
762	30	270	9.5	197	434	5
914	36	330	11.7	224	493	6

Coral

Width		Rated Capacity		Weight		No. of Teeth
mm	in	L	ft³	kg	lb	
305	12	60	2.1	134	295	4
457	18	100	3.5	155	341	6
610	24	140	4.9	182	402	8
762	30	190	6.7	210	463	10

430 Environmental Declaration

The following information applies to the machine at the time of final manufacture as configured for sale in the regions covered in this document. The content of this declaration is valid as of the date issued; however, content related to machine features and specifications are subject to change without notice. For additional information, please see the machine's Operation and Maintenance Manual.

For more information on sustainability in action and our progress, please visit https://www.caterpillar.com/en/company/sustainability.

Engine

- The Cat® C3.6 engine meets U.S. EPA Tier 4 Final and EU Stage V emission standards.
- Cat diesel engines are required to use ULSD (ultra-low sulfur diesel fuel with 15 ppm of sulfur or less) or ULSD blended with the following lower-carbon intensity fuels up to:
  - ✓ 20% biodiesel FAME (fatty acid methyl ester)
  - ✓ 100% renewable diesel, HVO (hydrotreated vegetable oil) and GTL (gas-to-liquid) fuels

  Refer to guidelines for successful application. Please consult your Cat dealer or "Caterpillar Machine Fluids Recommendations" (SEBU6250) for details.

Air Conditioning System

- The air conditioning system on this machine contains the fluorinated greenhouse gas refrigerant R134a (Global Warming Potential = 1430). The system contains 1.6 kg (3.5 lb) of refrigerant which has a CO_2 equivalent of 2.3 metric tonnes (2.5 tons).

Paint

- Based on best available knowledge, the maximum allowable concentration, measured in parts per million (PPM), of the following heavy metals in paint are:
  - Barium < 0.01%
  - Cadmium < 0.01%
  - Chromium < 0.01%
  - Lead < 0.01%

Sound Performance

Operator Sound Pressure Level (ISO 6396:2008) – 76 dB(A)*

Exterior Sound Power Level (ISO 6395:2008) – 101 dB(A)

*Measurements were conducted with properly installed and maintained cab doors and windows closed.

Oils and Fluids

- Caterpillar factory fills with ethylene glycol coolants. Cat Diesel Engine Antifreeze/Coolant (DEAC) and Cat Extended Life Coolant (ELC) can be recycled. Consult your Cat dealer for more information.
- Cat Bio HYDO™ Advanced is an EU Ecolabel approved biodegradable hydraulic oil.
- Additional fluids are likely to be present, please consult the Operations and Maintenance Manual or the Application and Installation guide for complete fluid recommendations and maintenance intervals.

Features and Technology

- The following features and technology may contribute to fuel savings and/or carbon reduction. Features may vary. Consult your Cat dealer for details.
  - Save fuel and reduce your greenhouse gas emissions with efficiency features such as operator control modes selectable through the display and with fuel management modes.
  - Extended maintenance intervals not only reduce downtime but decrease the amount of fluid and filters that are replaced over the life of the machine.
  - Auto Idle helps reduce unnecessary fuel burn and greenhouse gas emissions by allowing the engine to automatically go into idle mode when the machine is not working.

Recycling

- The materials included in machines are categorized as below with approximate weight percentage. Because of variations of product configurations, the following values in the table may vary.

Material Type	Weight Percentage
Steel	60.51%
Iron	16.77%
Nonferrous Metal	3.29%
Mixed Metal	0.63%
Mixed-Metal and Nonmetal	1.03%
Plastic	2.13%
Rubber	3.01%
Mixed Nonmetallic	0.03%
Fluid	4.17%
Other	6.33%
Uncategorized	2.10%
Total	100.00%

- A machine with higher recyclability rate will ensure more efficient usage of valuable natural resources and enhance End-of-Life value of the product. According to ISO 16714 (Earthmoving machinery – Recyclability and recoverability – Terminology and calculation method), recyclability rate is defined as percentage by mass (mass fraction in percent) of the new machine potentially able to be recycled, reused, or both.

  All parts in the bill of material are first evaluated by component type based on a list of components defined by the ISO 16714 and Japan CEMA (Construction Equipment Manufacturers Association) standards. Remaining parts are further evaluated for recyclability based on material type.

  Because of variations of product configurations, the following value in the table may vary.

Recyclability – 92%

430 Standard Equipment

STANDARD EQUIPMENT

- Adjustable auxiliary controls, backhoe loader
- Air cleaner
- Alarm, back-up
- Audible system fault alarm
- Automatic Engine Speed Control (AESC)
- Battery, maintenance-free, 850 CCA
- Battery disconnect switch
- Boom transport lock
- Brace, lift cylinder
- Brake, parking, Spring Applied Hydraulically Released (SAHR)
- Brakes, hydraulically boosted, oil disc, dual pedals, interlocking
- Bucket level indicator
- Canopy, ROPS/FOPS
- Cat cushion swing system
- Coat restraint
- Coolant/antifreeze, extended life
- Dome light (cab only)
- Diagnostic port for engine, machine and gauge cluster Electronic Control Modules
- Differential lock, loader joystick
- Drink holders, two
- Engine, Cat C3.6 ACERT (Direct Injection Turbocharged), meets Tier 4 Final/Stage V emission standards, Selective Catalytic Reduction, Diesel Oxidation Catalyst (DOC)
- Engine enclosure, sound suppression, removable side panels
- Face seals, O-ring
- Fan, suction and guard
- Fast reversing shuttle, all gears
- Fenders, rear
- Filters, spin-on: fuel, engine oil, transmission oil, water separator
- Filters, bowl and cartridge: hydraulic fluid
- Flashing hazards/signal lights
- Floor mat
- Fuel tank, fully enclosed
- Four wheel drive
- Four wheel drive shaft guard
- Fully hinged front grill for cooling package cleaning access
- Gauge cluster: coolant temperature, fuel level, torque converter temperature, DEF level
- Ground level fuel fill and DEF fill
- Halogen lights, working (2 front, 2 rear)
- High ambient cooling package
- Hood lock, inside cab
- Hydraulic hose, XT™
- Hydraulic oil cooler
- Hydraulic oil level sight gauge
- Hydraulic valves, loader 2 function
- Hydraulic valves, backhoe 4 function
- Hydraulics, load sensing with variable displacement piston pump
- Indicator lights: wait to start, water in fuel, engine warning, warning lamp, emissions module malfunction, low battery/ charging system warning, high hydraulic oil temperature: LCD warnings: engine oil pressure, machine locked, service due, air filter blocked, high coolant temperature, auto idle shutdown, high torque converter temperature, hydraulic filter bypass
- Instrument panel lights
- Joystick controls: pilot operated, excavator-style with pattern changer
- Key start/stop system
- LCD operator display with soft key controls: engine speed, hour meter, gear/direction, battery voltage, hydraulic oil temperature, torque converter temperature, coolant temperature, trip totals (fuel and hours), lifetime totals (fuel and hours), operator settings (units, brightness, programmable hoe auxiliary flow), service mode diagnostics, maintenance intervals, ECM/system info
- Loader, self-leveling, return-to-dig and transmission disconnect switch
- Loader, single tilt
- Mirror, interior, rearview
- One-touch low idle
- Open circuit breather
- Pattern changer, in cab
- Power receptacle, 5 volt USB, 1 internal
- Power receptacle, 12 volt, 2 internal, 1 external
- Power steering, hydrostatic
- Product Link™, satellite, network manager
- Product Link, cellular, network manager
- Seat belt, retractable, 51 mm (2 in)
- Socket, two roof
- Stabilizer shoes, street
- Steering knob
- Seat, air suspension, vinyl cover, with armrest
- Stabilizers, EH Control, Auto-UP
- Starting system, glow plugs
- Steering column, tilting, telescopic
- Storage compartment, lockable
- Storage tray
- Stop and tail lights
- Swing transport lock
- Tires
- Toolbox, external, lockable
- Torque converter
- Throttle, hand and foot, electronic
- Transmission, 4 speed, powershift
- Transmission neutralizer switch
- Transport tie-downs
- Vandalism locks, four
- Warning horn, electric

OPTIONAL EQUIPMENT

- Auxiliary hydraulics, loader, adjustable flow
- Auxiliary hydraulics, rear, adjustable flow
- Battery, additional, 850 CCA
- Cab, deluxe
- Cold weather fuel (–30° C/–22° F)
- Cold weather package, including additional battery, engine block heater, radiator antifreeze, cold weather fuel (–30° C/–22° F) and mounting for an ether bottle
- Counterweights, 115 kg (255 lb), 240 kg (530 lb) or 460 kg (1,015 lb)
- Fenders, front with integral steps
- Guard, boom protection plate
- Guard, stabilizer, rock
- Hydraulic valves, loader with auxiliary thumb control (3rd valve for MP or Quick Coupler)
- Hydraulic valves, backhoe (5th and 6th function)
- Hydraulic lines, combined function auxiliary
- LED lights, working (2 front, 2 rear)
- Quick Coupler, hydraulic, dual lock
- Quick Coupler, manual, dual lock
- Quick Coupler, manual, pin lock
- Radio and CD player, Bluetooth®
- Ride Control
- Rotating beacon, magnetic mount
- Seat, air suspension, fabric with armrest
- Seat, air suspension, fabric with armrest, heated
- Seat belt, retractable, 75 mm (3 in)
- Security system, Bluetooth
- Security system, operator display
- Side mirrors, cab, external
- Single Tilt Loader Coupler, Integrated Tool Carrier (IT) Interface
- Stabilizer pads, reversible
- Stick, extendible
- Transmission, AutoShift with lock-up torque converter, 6 speed
- Vandalism protection, gauge cover
- Work Tool Attachments such as buckets, forks, material handling arms, augers, hammers, brooms, cold planers and vibratory plate compactors. See your Cat dealer for more information.

For more complete information on Cat products, dealer services, and industry solutions, visit us on the web at **www.cat.com**

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Materials and specifications are subject to change without notice. Featured machines in photos may include additional equipment. See your Cat dealer for available options.

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AEHQ8245-02 (04-2023)
Replaces AEHQ8245-01
Build Number: 07A
(North America)

Consider a Motion Authorizing the Village Manager to Purchase a Replacement Street Sweeper

BACKGROUND:
As part of the Capital Equipment Replacement Budget for 2025, the Village Council appropriated $381,500 for the purchase of a replacement street sweeper. Street sweepers, by the nature of the work they perform, are one of the costliest machines to repair and maintain due to the amount of moving parts and wearable items (such as brooms and runners).

The existing machine (E-224) is a 2012 Elgin Pelican model. This machine is 13 years old with 9,500 hours and is becoming increasingly costly to maintain. This sweeper is a frontline piece of equipment used for sweeping streets and parking lots from early spring until late fall. It is used very heavily during spring cleanup and during leaf collection in the fall. Our sweepers are also used to collect millings in our road paving program. This program has increased to six miles in the past two seasons.

KEY ISSUES:
- Staff researched available makes and models from Standard Equipment, Brown Equipment, and R-Now to find a suitable replacement. The existing sweeper is mounted on a custom chassis built by Elgin Sweeper. The Village owns two Elgin Pelicans, a three-wheeled machine which our Streets and Fleet staff is trained on.
- It was determined that a replacement with a three-wheeled machine would still serve the Village's needs the best. Switching to a truck mounted, four wheel machine increases the cost by approximately $50,000 to $60,000. In addition, the three-wheeled model has a much tighter turning radius than a traditional truck mounted sweeper which allows greater maneuverability at intersections and parking lots. Pelicans are also 100% mechanical rather than suction-based machines. Vacuum type machines are not recommended with a paving and milling program.
- Currently, the only company that builds a three-wheeled rear-steer sweeper is the Elgin Sweeper Company. There is a Sourcewell contract for this sweeper through the local vendor, Standard Equipment Company of Elmhurst, Illinois. The sale price is $339,614.45.
- Staff also requested a trade-in option on the existing machine. Comparable sales listings for a similar machine are auctioning with a range of $11,000 to $68,000. Standard Equipment offered $55,000 as a trade-in allowance. As the existing machine was bought used by the Village in 2017 it further supports using the trade-in alternative.

ALTERNATIVES:
1. Authorize the Village Manager to purchase one 2025 Elgin Pelican Model NP street sweeper from Standard Equipment.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends authorizing the Village Manager to purchase a 2025 Elgin Pelican Model NP street sweeper through the Sourcewell Contract from Standard Equipment in

the amount of $339,614.45. Staff also recommends that the Village Council approve the trade-in of the existing 2012 Elgin Pelican Model NP to Standard Equipment for a credit of $55,000, for a net purchase price of $284,614.45.

BUDGET IMPACT:
Funds in the amount of $381,500 have been appropriated in the 2025 Capital Equipment Replacement Budget to accommodate this purchase. With the total proposed cost of $284,614.45, the budgeted savings would be $96,885.55.

ACTION REQUIRED:
Motion to authorize the Village Manager to purchase a 2025 Elgin Pelican Model NP street sweeper through the Sourcewell Contract #093021-ELG from Standard Equipment Company of Elmhurst, Illinois in the amount of $339,614.45 and authorize the trade-in of the existing 2012 Elgin Pelican Model NP to Standard Equipment for a credit of $55,000, for a net purchase price of $284,614.45.

ATTACHMENTS:

- 2025 Street Sweeper Purchase Memorandum
- 2025 Capital Budget Project VE 0003
- Standard Equipment Quote
- Elgin Pelican Brochure

VILLAGE OF PALATINE

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

MEMORANDUM

To: Matt Barry, Director of Public Works

From: Jim Keats - Fleet Services Coordinator, Bill Schumann – Streets Division Coordinator

Date: January 27, 2025

Subject: Purchase of a Replacement Street Sweeper

Issue: As part of the Capital Equipment Replacement Budget for CY 2025, the Village Council has appropriated $381,500.00 in funds for the replacement of a street sweeper. The existing machine (E-224) is a 2012 Elgin Pelican model. The machine is 13-years old with 9500 hours and is becoming increasingly costly to maintain. This Pelican was originally purchased refurbished from Standard Equipment. Street sweepers, by the very nature of the work they perform, are one of the costliest machines to repair and maintain due to the number of moving parts and wear items such as brooms, runners, curtains, and hydraulic hoses. The labor time alone on this machine has been incredibly extensive. Staff feels this is due to its age and hours, despite its refurbishment.

This sweeper is a frontline piece of equipment used for sweeping streets and parking lots from early spring until late fall. It is used very heavily during the initial "spring clean" street sweeping and during leaf collection in the fall. Our sweepers are also used to collect millings in our road paving program. This program has added almost four miles in the past two seasons.

Analysis: Members of the Streets & Fleet Divisions researched available makes and models from Standard, Brown Equipment, and R-Now to find a suitable replacement to fulfill the Village's needs. The existing sweeper is mounted on a custom patented chassis built exclusively by Elgin Sweeper. The Village owns two Elgin Pelicans, a three-wheeled machine which our Streets & Fleet staff is trained on. It was determined that a replacement with a three-wheel machine would still serve the Village's needs in the best way. Switching to a truck mounted machine adds approximately $50,000 to $60,000. In addition to being less expensive, the three-wheel model has a much tighter turning radius than a traditional truck mounted sweeper which allows greater maneuverability at intersections and parking lots. Pelicans are also 100% mechanical. Vacuum type machines cannot be used long term with a paving and milling program.

Currently, the only company that builds a three-wheeled rear-steer sweeper is the Elgin Sweeper Company. Sourcewell has a contract for this sweeper through the local vendor, Standard Equipment Company.

Recommendation: Staff recommends that the Village Council approve the purchase of an Elgin Pelican Model NP through the Sourcewell Contract #093021-ELG from Standard Equipment, 625 S. Route 83, Elmhurst, IL 60126, at a total cost of $339,614.45. Staff also recommends the Village Council approve the trade in of our 2012 Elgin Pelican (E-224) S/N-NP2458D for a credit of $55,000 thus bringing total outlay to **$284,614.45**. Trade of this machine takes away any liability or question to the unit's reliability and previous refurbishment.

Attachments: Capital Budget Project VE 0003 Page
Sourcewell Quotation w/ trade-in for Elgin Sweeper from Standard Equipment
Pelican Brochure
Used Pelican comparable ads

Attachment: 2025 Street Sweeper Purchase Memorandum (Purchase a Street Sweeper)

Capital Investment Plan

2025 *thru* 2029

Village of Palatine, IL

Project # VE 0003
Project Name Public Works Vehicle Replacements

Account # 401-52-75-6070 625

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

Description

CY 2025 Replacements
$381,500 - E224 2012 Elgin Pelican Street Sweeper (Replace with same)
254,690 - T395 2013 Tandem - Axle Dump Truck (Replace with same)
59,950 - T407 2013 Ford E-250 Van (Replace with Electric Unit for Facilities. Existing unit to meters)
55,590 - T486 2020 Dodge Ram 1500 (Replace with same)
49,050 - T484 2020 Dodge Ram 1500 (Replace with same)
49,050 - T487 2020 Dodge Ram 1500 (Replace with same)
38,150 - T362 2008 Ford Ranger (Relace with Chevy Colorado)
35,000 - T421 2014 Ford F-150 (Replace with Ford Escape)

2026 planned purchases include replacement of one Five-Ton Truck, four Pickup Trucks, two One-Ton Trucks, and a Sewer Jetter.

Justification

This program provides the planned replacement of necessary Public Works vehicles in order to prevent obsolescence, maintain the functionality of the Department, and enhance operational efficiency. Major items in this category include 5 Ton Dump Trucks which are utilized for 12 years front line and 2 years reserve.

Prior	Expenditures	2025	2026	2027	2028	2029	Total
940,460	Equipment	922,980	1,445,400	1,131,145	1,025,620	598,935	5,124,080
Total	Total	922,980	1,445,400	1,131,145	1,025,620	598,935	5,124,080

Prior	Funding Sources	2025	2026	2027	2028	2029	Total
940,460	401 - Capital Equipment	922,980	780,730	1,131,145	1,025,620	598,935	4,459,410
Total	610 - Sewer		664,670				664,670
	Total	922,980	1,445,400	1,131,145	1,025,620	598,935	5,124,080

Attachment: 2025 Capital Budget Project VE 0003 (Purchase a Street Sweeper)

STANDARD EQUIPMENT
Subsidiary of Federal Signal Corporation
625 S. Illinois Rt. 83, Elmhurst, IL 60126 · 312-829-1919 · sale@standardequipment.com



Date:
1 – 23 – 2025

Offered By:
Bob Donlon
Sales Representative
847.804.6017

Equipment Provided for:
The Village of Palatine
148 W Illinois Ave,
Palatine, IL 60067

Equipment Quote



Stock Photo

Standard Equipment is pleased to present The Village of Palatine with the following quotation for a New Elgin Pelican NP Street Sweeper.

VILLAGE OF
PALATINE
Est. 1866

Attachment: Standard Equipment Quote (Purchase a Street Sweeper)

STANDARD EQUIPMENT
Subsidiary of Federal Signal Corporation

Dealership Information

Family-owned and operated since 1969, Standard Equipment Company provides environmental equipment solutions for municipalities, contractors, and companies. We have built a reputation for excellence by offering the finest new equipment, a large selection of parts, excellent service, and unparalleled customer support. We customize environmental equipment solutions for every situation by putting our customer's needs first. Standard's greatest ability is dependability.

ELGIN®
Subsidiary of Federal Signal Corporation

Manufacturer Information

Elgin sweepers have been cleaning roadways since 1914, and while products have grown and improved, the commitment to quality and performance the company was founded on has not changed.

Clean streets improve water quality, air quality, overall community health and help prevent water pollution. Elgin founder, John Murphy, recognized the health hazards caused by streets filled with filth and debris, and created the very first street sweeper. The sweepers we produce today aren't just any sweeper – they are the toughest, and most rugged sweepers on the market.

Elgin equipment utilizes all variations of today's sweeping technology — mechanical, pure vacuum sweepers, regenerative air, alternative fuel, waterless dust control — and now a single-engine technology — to offer customers the sweeper that matches their needs. From general street maintenance to special industrial and airport applications, Elgin puts its customers in the sweeper that best meets their needs.

Elgin Pelican-NP

The Elgin® Pelican® broom sweeper is a three-wheel mechanical sweeper based on one of the original street sweeper designs, which has been continuously improved since 1914, meeting the highest sweeper standards. Maneuverability, visibility, economy, serviceability, and single-lane dumping with a sweep system that easily handles heavy compacted dirt and bulky debris are all features of the Elgin Pelican. An isolation-mounted cab provides a cleaner, quieter operation, and the improved 360-degree visibility and easier access for service and maintenance make the Elgin Pelican an industry leader in road sweepers.

The Pelican is also available with Elgin's innovative waterless dust control feature; allowing year-round sweeping, sweeping with water conservation, and eliminates the use of water on reactive compounds like Portland cement.

Why Pelican?

- **Market leader offering 360 degrees of operator visibility**
- **Rear steer for outstanding maneuverability**
- **Front mounted, variable high dump 3.6 yd3 (2.8 m3) hopper**
- **Elgin exclusive chevron conveyor belt**

STANDARD EQUIPMENT
Subsidiary of Federal Signal Corporation

Attachment: Standard Equipment Quote (Purchase a Street Sweeper)

Equipment Description

Make: Elgin
Model: Pelican

Product Description

Dual steer & gutter brooms, hydraulically driven, Tier 4F JD 4045TF low emission diesel engine, hydrostatic drive and steering.

Standard Features

- Air cleaner, two-stage, dry type with restriction indicator
- Air Conditioner
- Alternator, 120 amp
- Anti-Siphon water fill
- Automatic engine shutdown (oil pressure/engine temperature)
- Automatic pickup in reverse
- B20 biodiesel-compatible
- Battery, maintenance-free
- Brakes, power
- Broom, main, hydraulically suspended
- Broom, main, in-cab pressure control
- Broom, main, prefab, disposable
- Broom, side broom, hydraulically suspended
- Broom, side broom, in-cab pressure control
- Broom Measurement Ruler
- Bumper pads, front jack
- Coolant recovery system
- Doors, see-through glass
- Electronic Throttle
- Engine, hour meter
- Gauges & Warning lights: engine oil temperature engine oil pressure fuel level speedometer & odometer with trip set
- Fenders, over front wheels
- Flushing system for hopper/conveyor
- Fuel tank, 35 gallons
- Fuel Water separator with indicator light
- Heater, pressurizer with filtered air, defroster
- Hose, hydrant fill, 16' 8" with coupling
- Light, spotlight, adjustable, one per side broom
- Lights, 2 combinations, tail/stop lights
- Lights, headlights, multiple beams
- Lights, low water light
- Low Hydraulic Warning
- Main broom controls in cab

STANDARD EQUIPMENT
Subsidiary of Federal Signal Corporation

Attachment: Standard Equipment Quote (Purchase a Street Sweeper)

Standard Features Continued

- Manuals, operator and parts
- Mirror, inside rearview
- Mirrors, outside, front mounted 6-inch fish eyes
- Mirrors, outside, front post mounted, west coast type, one each side
- Parking brake with interlock
- Rear Camera & in-cab monitor
- Return to sweep feature
- Seat Belts
- Seats, extra wide cordura suspension seats with armrests
- Signals, self-canceling directional with the hazard switch
- Sprung guide wheel, heavy-duty
- Steering wheel, tilt and telescoping
- Sun visors
- Tachometer, diesel engine
- Tires, tubeless radials
- Tow loops, four
- Water tank, fill gauge
- Water tank, molded polyethylene: 220-gallon total nominal capacity
- Wheels, dual guide
- Wheels painted grey
- Window, opening front opera
- Windshield washer
- Windshield wipers with intermittent setting
- Windshield, tinted
- Steel Bristles with Polyethylene Sidebroom Segments
- Red Logo
- Sweeper Operator Manual
- Sweeper Parts Manual
- John Deere Operator Manual
- John Deere Parts Manual
- Elgin Safety Manual
- Pelican Delivery Packet

Additional Features

- Pelican Dual Diesel T4F 74 HP
- Engine Pre-Cleaner
- Right Hand Bostrom Air Ride Hi Back Cloth
- Spare Guide Wheel & Tire (16 Ply)
- Reflectors (Set of 6)
- 2.5 LB Fire Extinguisher
- Auxiliary Battery Disconnect
- Strip Mainbroom (URB) - Center Sweep
- Lifeliner Hopper System
- Left-Hand Sidebroom Camera
- AM/FM/CD with (2) Map Lights

STANDARD EQUIPMENT
Subsidiary of Federal Signal Corporation

Attachment: Standard Equipment Quote (Purchase a Street Sweeper)

Additional Features Continued

- Spare Drive Wheel Painted Grey & Tire (16 Ply)
- LED Lights on Battery Cover
- Lower Conveyor Cleanout
- Premium Radiator/Heater Hoses
- Dual Limb Guards
- Custom Color Body Panels with Battery Light.
- Protective Hydraulic Hose Sleeve
- Package 8: Dual LED Beacon with Grid & (4) Roof Mounted Sweep Flashers with Identification Lights and Arrowstick
- Greaseable Carbide Dirt Shoe
- Midwest Autolube Dual Sidebrooms with Dirt Shoes
- Right-Hand Sidebroom Tilt with Indicator
- Hydraulic Temperature Shutdown
- 25 Ft Washdown System with Hose Basket and Lockable Toolbox
- Pelican-NP Operators Manual
- Pelican Machine Delivery Packet
- Elgin Safety Manual
- Pelican-NP Parts Book
- Pelican-NP Service Manual
- John Deere Operators Manual
- John Deere Parts Book
- John Deere Service Manual
- Broom Measurement Ruler
- Extra Auxiliary Engine Key
- Triangle Reflective Flares (3)
- Sweeper Painted RAL 3020 Traffic Red
- LED Headlights
- *Remove Beacon Lights from Top of Sweeper

STANDARD EQUIPMENT
Subsidiary of Federal Signal Corporation

Trade-In Information

- 2012
- Elgin
- Pelican NP
- Serial Number: NP2458D
- Miles: 29,750
- Hours: 7,300
- Color: Red

*Miles and hours are based on when the unit was inspected on 9/11/2024.

Price Quote

Standard Equipment and Elgin Sweeper are proud holders of a Sourcewell competitively bid procurement contract. Sourcewell allows for government agencies to control cost of procurement and ensure that they are getting the equipment they want at a competitively bid price. For more information about Sourcewell, you can find them on the web at www.sourcewell-mn.gov.

Quotes include all Tax, Title, and License Fees if applicable.

Item Description	Delivered Cost
New Elgin Pelican NP	**$339,614.45**

Sourcewell Contract # 093021-ELG

Terms and Conditions

1. Multiple unit orders will be identical to signed proposal. Changes or deviations to any unit of a multiple unit order will require a new signed proposal.
2. All prices quoted are in US Dollars unless otherwise noted.
3. All price quotations are for informational purposes only. Prices are subject to change without notice. Final prices will be reflected on the final invoice. Comparable components may be substituted for those listed on any quote or specification. Any weights and dimensions are estimates and are provided for informational purposes only and are not guaranteed. Non-factory approved Modifications may void the warranty in whole or in part. Due to the nature of specialty custom equipment, all sales are final. By acceptance of this quote by signature, letter of intent, or issuance of a purchase order the purchasing party understands that this agreement supersedes any conditions that the purchasing party may provide as terms of purchase.
4. Elgin Manufacturer limited warranty included.
5. Below is the trade value assigned to the equipment shown on page 7 of this quote. For the value shown, Standard Equipment expects to take possession of the machine to be handed over at the time of trade in the same condition, (normal wear and tear notwithstanding), as on the evaluation date of September 11th, 2024.
6. Standard Equipment must review trade-in equipment 30 days prior to delivery and requests that the machine is/has:
    - Made available for inspection.
    - DOT compliant - Recent D.O.T. is/has been performed within 30 days.
    - No active check engine/transmission warning lights illuminated.
    - Proof of available Title i.e., photocopy of front and back.
7. Standard Equipment has the right to reject the trade-in if terms 5 and 6 are not met
8. Price does not include state or local taxes.
9. Price includes title and plating fees.
10. Quote is valid for 30 days from 1/23/2025.
11. Payment is due at the time of delivery.

New Pelican NP Sweeper:	$339,614.45
Trade in:	-$55,000
Total Quoted Price:	**$284,614.45**

IN WITNESS WHEREOF, the parties hereto agree to enter into this purchase agreement.

The Village of Palatine

X

Signature

Name: _____

Date: _____

Standard Equipment Company



Name: Greg Zukowski

Date: 1/23/2025

Attachment: Standard Equipment Quote (Purchase a Street Sweeper)

Pelican®



ELGIN®
Subsidiary of Federal Signal Corporation

GREATER MANEUVERABILITY, RELIABILITY AND VISIBILITY—IT IS EASY TO SEE THE ADVANTAGES OF A PELICAN



Continually improved since 1914, the Pelican mechanical sweeper offers a unique combination of performance advantages. It delivers superior cleaning action with easier operation and servicing. It is designed to sweep up everything from dust particles to the heaviest, most compact dirt and bulky debris. All while delivering greater efficiency and economy.

Operators will discover a rugged, reliable machine that is cleaner, quieter, easier to operate, more maneuverable and more comfortable. From the brooms to the chassis and inside the cab, the Pelican is engineered with innovative features that deliver years of dependable service.

As you explore all it has to offer, you will understand why the Elgin Pelican sets the standard of excellence in cleaning performance and why we can offer an industry-leading one-year, unlimited hours warranty.

EASY OPERATION AND SERVICING MAKE PELICAN AN EASY CHOICE




Dual Steering


Large windows and see-through doors


Controls and guages logicaly laid out

Even the best equipment is only as good as an operator's ability to master it. That is why the Pelican is engineered with ease of operation in mind.

It begins with a comfortable, quiet cab matched with outstanding maneuverability that includes a tight turning radius for precise sweeping performance and variable dump height for optimal material handling. To minimize downtime, the Pelican offers easy access to all key service points. Its many advantages include:

- Large windows and see-through doors allow 360° visibility and make navigating streets simpler and safer
- Roomy cab offers superior ergonomics with filtered fresh air conditioning and a standard heater/defroster
- The cab includes dual steering, a rear view camera and in-cab monitor
- Single-engine, three-wheel design creates a compact frame for maximum maneuverability and stability
- All controls and gauges are logically laid out so operators can focus on the road and their work
- Updated swing-arm rear suspension, designed with shock absorbing coils, enhances ride quality and comfort
- Low-maintenance drive system has a unique wheel motor design for superior performance with minimal maintenance
- Most service points are positioned at ground level

MEMORY SWEEP

EXCLUSIVE MEMORY SWEEP® DRIVES PRODUCTIVITY EVEN HIGHER

To enhance operator performance this unique feature allows the operator to resume all previous sweeper settings with one touch control.
It incorporates a multi-screen display highlighting engine hours and water tank level, as well as system diagnostics and optional broom features.

CLEANER STREETS START WITH A SUPERIOR CLEANING SYSTEM

Cleaner streets have never been more important, and the Pelican is designed with a unique sweep system that easily handles the heaviest, most compacted dirt and debris. Beyond its powerful cleaning action, the Pelican incorporates advanced technology, including a large hopper with optimal capacity that allows sweep time maximization, superior maneuverability, and safe operations.





120 in sweeping path



- 120 in (3048 mm) sweeping path for maximum cleaning efficiency (two side brooms)
- Hydraulically-driven, free-floating main and side brooms work as a system to efficiently sweep material from the curb and street into the hopper
- Main broom measures a generous 35 in x 66 in (889 mm x 1676 mm) and features standard variable speeds and down pressure for optimal sweeping in changing conditions
- Main broom and side brooms are protected by a system that automatically raises them when the sweeper is in reverse
- Each rugged side broom measures 36 in (914 mm) in diameter and protrudes up to 9 in (229 mm) beyond the outside of the tire while sweeping to capture more gutter debris
- Standard no-jam, belt-type conveyor with angled, molded-in, full-width cleats to carry large and small debris more efficiently into the center of the hopper preventing jamming while maximizing hopper capacity
- High steering angle and tight turning radius allow operators to sweep close to obstacles and precisely follow curb lines

VARIABLE HEIGHT FRONT DUMP HOPPER IMPROVES PERFORMANCE

This system is ideal for single-lane dumping, ensuring minimal traffic interruption. The hopper can be dumped from ground level up to 9 ft 6 in (2895 mm) high. Loads are easily observed from the cab and the hopper's 3.5 cu yd (2.7 m^3) and 9,000 lb (4082 kg) capacity assures maximum sweep time.

* 3.5 cu yd (2.7m^3) volumetric capacity of hopper



DESIGNED TO DELIVER YEARS OF RUGGED RELIABILITY

Quality that endures. That is what the Pelican delivers. It is designed to provide you with superior performance day in and day out, year after year, in the most punishing of environments. From the broom to the engine to the chassis to the cab, you will find innovative engineering matched to heavy-duty construction:

- Durable, purpose-built chassis includes a compact frame for a tight turning radius and years of low maintenance operation
- Balanced design provides stable sweeping and dumping while the hopper load is positioned low for added stability and safety
- Reliable, single engine power from a proven John Deere 4045T 4.5 L, 4-cylinder turbocharged diesel capable of operating on bio-diesel up to B20
- Integrated sensors in the drive system precisely measure road speed and adjust power requirements based on the load
- Heavy-duty brake system features twin-caliper, power disc brakes with a dynamic braking design that significantly reduces wear
- Controlled by engine RPM and operated independently of direction and ground speed, the Pelican's broom speed provides effectiveness at slow or zero ground speeds
- Corrosion-resistant water system supplies the dust control system with 220 gal (833 L) of water
- Exclusive Elgin water pump can run dry without damaging the machine's water system



Attachment: Elgin Pelican Brochure (Purchase a Street Sweeper)

THE RIGHT MODEL FOR
YOUR UNIQUE SPECIFICATIONS

To handle a wide range of sweeping applications, the Pelican can be customized in a variety of ways. We can help you select the right options and accessories to create a machine that meets your specific needs for years to come. In addition, your Pelican can come in a variety of configurations:



Industrial Pelican

This powerful waterless model is designed to meet the needs of industrial customers who sweep heavy, dry materials and need to keep dust emissions to a minimum. It offers the same patented waterless dust control system as our Waterless model, plus:

- Patented filtration system that directs the majority of airborne dust into the debris hopper with only a fraction of the dust making it to the filter
- Full filters can be mechanically cleaned with an on-board cleaning system that allows sweeping to continue
- Fully sealed cab includes a filtered fresh air intake and re-circulation
- Conveyor launch ramp aids in picking up fine debris types
- Dirt shoe “wings” allow for effective sweeping on rail crossings
- 3.5 cu yd (2.30 m^3) high front dumping hopper is ideal for unloading sweepings into containers or dump trucks



Waterless Pelican

Where water conservation is a concern, the Waterless Pelican offers all the performance and features that set our equipment apart. Its offers you:

- Patented waterless dust control system includes a dust skirting system, dust separator in the hopper, and a dust control fan with a maintenance-free filter that work together to control fugitive dust without the use of spray water
- Improved pick-up of fine particles over traditional wet dust control sweepers
- Proven year-round sweeping including freezing weather conditions
- Elimination of mud buildup on components
- More uptime by eliminating the need to repeatedly fill the water tank for traditional dust control



Alternative Fuel Pelican

Hybrid - The plug-in hybrid electric Pelican is another example of Elgin Sweeper’s ongoing commitment to help customers reduce their carbon footprint, improve air quality, and mitigate climate change.

- Uncompromised performance
- Always available - no range limitations
- Reduced fuel consumption
- Seamless and automatic transition between hybrid and conventional modes
- Charge on-the-go or with a Level 2 (240 VOC) SAE J1772 charging receptacle
- Lithium-ion battery for long duty cycle operation

Attachment: Elgin Pelican Brochure (Purchase a Street Sweeper)





OUR COMMITMENT TO QUALITY ONLY BEGINS WITH OUR EQUIPMENT

The Elgin Pelican is manufactured in a 208,000 sq ft (19,350 m2) ISO:9001 certified, state-of-the-art industrial plant that employs the latest technology. To build the most reliable equipment, Elgin utilizes advanced CNC equipment, high-precision laser cutters, and a sophisticated powder coating system.

Because we build a better product, we back it up with a full one-year, unlimited hours warranty. Elgin also backs up your investment with superior, 24/7 local service and support. Our goal is to keep your machine—and your entire operation—up and running.

Through our international dealer network, we maintain a vast inventory of spare and maintenance parts and offer fast shipment to all corners of the world.

Altogether, the rugged, reliable Elgin Pelican is easy to operate, easy to maintain, and an easy choice when you are looking for quality equipment that is built to last.



Attachment: Elgin Pelican Brochure (Purchase a Street Sweeper)

Pelican® - 3-Wheel, Mechanical Sweeper Specifications

Drive System	Electrical System	Dust Control System	Hopper	Conveyor
Make John Deere 4045 Tier 4 Final **Type** 4 cylinder **Displacement** 276 cu in (4.5 L) **Horsepower** 74 hp (55kW) @ 2,400 RPM **Torque** 274 ft-lbs (372 Nm) @ 1,400 RPM **Aspiration** Turbo charged	**Wires** Hot stamped and color coded wiring, alternator/regulator-unitized, 95 A **Battery** 12 volt, group 31, 925 CCA, 180 min. reserve. **Lights** Halogen sealed multiple beam headlights, combination stop and tail lights, adjustable side broom lights, directional signals with hazard switch. Safety horn, electronic back up alarm, sweep flashers.	**Tank Construction** Polyethylene **Tank Capacity** 220 gal (832 L) **Fill Hose** 16 ft 8 in (5080 mm) with hydrant coupling **Pump** Diagram with run dry capability **Spray Nozzles** Atomizing, adjacent to each broom	**Sweep System Pump** Variable displacement **Capacity** 13.6 GPM **Fittings** O-ring face seal type **Reservoir Capacity** 33 gal (106 L) **Inlet Strainer** 100 mesh **Return Filter** 10 micron absolute, full flow	**Type** Chevron cleat reinforced rubber belt **Speed** Variable with engine RPM **Flexibility** 9 in (229 mm) oscillation for large object passage **Drive** Hydraulic motor, chain and sprocket drive **Bearings** Sealed self-aligning, re-lube

PELICAN®

DURABLE.
MANEUVERABLE.
RELIABLE.
UNBEATABLE.

The Elgin® Pelican® broom sweeper is a three-wheel mechanical sweeper based on one of the original street sweeper designs, which has been continuously improved since 1914, meeting the highest sweeper standards. Maneuverability, visibility, economy, serviceability, and single-lane dumping with a sweep system that easily handles heavily compacted dirt and bulky debris are all features of the Elgin Pelican. An isolation-mounted cab provides a cleaner, quieter operation, and the improved 360-degree visibility and easier access for service and maintenance make the Elgin Pelican an industry leader in street sweepers.

- Incredible ease of operation with 360° visibility
- Simplified maintenance with access to service points
- Isolation-mounted cab for cleaner, quieter, more comfortable operation
- An industry leading warranty
- Strong, local service and support



ELGIN®
Subsidiary of Federal Signal Corporation

Elgin Sweeper • 1300 West Bartlett Road, Illinois 60120 USA
Phone 847-741-5370 | Parts & Service 877-800-1111

Specifications subject to change without notice. Some products shown with optional equipment. Elgin® is a registered trademarks of Elgin Sweeper.
Products may be covered by one or more United States Patents and/or pending patent applications.
Elgin Sweeper is a subsidiary of Federal Signal Corp. | Federal Signal Corp. is listed in the NYSE by the symbol FSS.

Effective Date 03/24 P/N 0705031-J ©2024 Elgin Sweeper Printed in the USA

Consider a Motion to Approve Warrant 2025 #3

Village of Palatine
Warrant approval

_____
Village Clerk

_____
Mayor

Warrant # 3 having been approved by the Village Council on 02/03/2025 authorizes the Treasurer to deposit funds from the accounts indicated below:

ATTACHMENTS:

- Warrant #3

VILLAGE OF PALATINE

Warrant #3

Invoice Due Date Range 12/01/24 - 02/19/25
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **4040 - 1st Ayd Corporation**									
PSI757465	Sweatshirt Wipes	Open		01/17/2025	02/16/2025	01/22/2025			105.80
PSI757794	Parts - Stock	Open		01/17/2025	02/16/2025	01/23/2025			629.75
			Vendor **4040 - 1st Ayd Corporation** Totals			Invoices	2		$735.55
Vendor **2558 - A Lamp Concrete Contractors Inc**									
17831	Smith Street Bike Path Connection DPW-2219	Open		01/09/2025	02/08/2025	12/31/2024			14,703.59
			Vendor **2558 - A Lamp Concrete Contractors Inc** Totals			Invoices	1		$14,703.59
Vendor **1553 - Acme Truck & Brake Supply**									
01_442724	Parts - Stock	Open		01/07/2025	02/06/2025	01/08/2025			457.59
			Vendor **1553 - Acme Truck & Brake Supply** Totals			Invoices	1		$457.59
Vendor **5416 - Advance Auto Parts**									
6432428931344	Parts - Stock	Open		10/15/2024	01/09/2025	12/31/2024			36.54
6432434567713	Credit Memo	Open		12/10/2024	01/09/2025	12/31/2024			(23.24)
6432500733870	Parts - PT-233	Open		01/07/2025	02/06/2025	01/08/2025			157.07
6432500833883	Parts - Stock	Open		01/08/2025	02/07/2025	01/08/2025			250.36
6432500868715	Parts - T-457	Open		01/08/2025	02/07/2025	01/22/2025			19.13
6432500968749	Parts - E-144	Open		01/09/2025	02/08/2025	01/22/2025			75.30
6432501669055	Parts - Stock	Open		01/16/2025	02/15/2025	01/23/2025			15.04
			Vendor **5416 - Advance Auto Parts** Totals			Invoices	7		$530.20
Vendor **3030 - Advanced Automation & Control**									
25-4846	SCADA Troubleshooting	Open		01/15/2025	02/14/2025	01/22/2025			1,080.00
			Vendor **3030 - Advanced Automation & Control** Totals			Invoices	1		$1,080.00
Vendor **2496 - Altorfer Industries, Inc**									
P56C0059709	Parts - Stock	Open		01/09/2025	02/08/2025	01/22/2025			912.99
P56C0059710	Parts - E-211	Open		01/09/2025	02/08/2025	01/22/2025			217.98
			Vendor **2496 - Altorfer Industries, Inc** Totals			Invoices	2		$1,130.97
Vendor **5021 - Arlington Heights Ford LLC**									
CM153169H	Credit Memo	Open		01/01/2025	02/12/2025	01/25/2025			(1,000.00)
153732H	Parts - T-459	Open		01/08/2025	02/07/2025	01/08/2025			337.56
153593H	Parts - T-480	Open		01/09/2025	02/08/2025	01/22/2025			45.25
153826H	Parts - T-494	Open		01/09/2025	02/08/2025	01/22/2025			166.36
153836H	Parts - T-459	Open		01/09/2025	02/08/2025	01/22/2025			35.62
153997H	Parts - T-494	Open		01/11/2025	02/12/2025	01/27/2025			69.41
153998H	Parts - Stock	Open		01/13/2025	02/12/2025	01/22/2025			26.34
154435H	Parts - Stock	Open		01/17/2025	02/12/2025	01/27/2025			13.10
154438H	Parts - T-460	Open		01/18/2025	02/12/2025	01/27/2025			74.86
154489H	Parts - Stock	Open		01/20/2025	02/12/2025	01/27/2025			13.10

Attachment: Warrant #3 (Warrant 2025 #3)

VILLAGE OF PALATINE

Warrant #3

Invoice Due Date Range 12/01/24 - 02/19/25
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
155044H	Parts - T-530	Open		01/29/2025	02/12/2025	01/27/2025			277.87
		Vendor **5021 - Arlington Heights Ford LLC** Totals				Invoices	11		$59.47
Vendor **4455 - AutoZone Stores LLC**									
02567024583	Parts - T-458	Open		01/09/2025	02/08/2025	01/22/2025			33.16
04469835582	Parts - Stock	Open		01/09/2025	02/08/2025	01/22/2025			33.16
02567027355	Parts - Stock	Open		01/14/2025	02/13/2025	01/22/2025			148.64
02567027360	Parts - Stock	Open		01/14/2025	02/13/2025	01/23/2025			35.14
02567027586	Parts - T-409	Open		01/15/2025	02/14/2025	01/23/2025			72.73
02567028040	Parts - Stock	Open		01/16/2025	02/15/2025	01/23/2025			26.86
02567028041	Parts - Stock	Open		01/16/2025	02/15/2025	01/23/2025			26.86
		Vendor **4455 - AutoZone Stores LLC** Totals				Invoices	7		$376.55
Vendor **2744 - Avalon Petroleum Company**									
008470	Motor Fuel	Open		01/15/2025	02/14/2025	01/27/2025			18,095.00
		Vendor **2744 - Avalon Petroleum Company** Totals				Invoices	1		$18,095.00
Vendor **1155 - Best Technology Systems Inc**									
BTL-24301-1	Range Cleaning/Filter Replacement & Hazardous Waste Disposal	Open		01/20/2025	02/19/2025	01/27/2025			13,660.00
BTL-24301-2	Range Cleaning/Filter Replacement & Hazardous Waste Disposal	Open		01/20/2025	02/19/2025	01/27/2025			1,665.00
		Vendor **1155 - Best Technology Systems Inc** Totals				Invoices	2		$15,325.00
Vendor **1101 - Beverly Materials LLC**									
315221	Crushed Stone & Wash Stone-WMB Restoration Repair	Open		01/11/2025	02/10/2025	01/10/2025			6,528.06
		Vendor **1101 - Beverly Materials LLC** Totals				Invoices	1		$6,528.06
Vendor **5541 - Brechbuhler Scales Inc**									
18001453	Annual Portable Truck Scale Recertification x 9	Open		01/16/2025	02/15/2025	01/27/2025			467.20
		Vendor **5541 - Brechbuhler Scales Inc** Totals				Invoices	1		$467.20
Vendor **1857 - Brian Edward Landscaping Inc**									
25213	2025 Bridge View West and Peregrine Lakes Snow and Ice Control	Open		01/07/2025	02/06/2025	01/09/2025			160.00
25214	2025 Snow and Ice Control-Police HQ	Open		01/07/2025	02/06/2025	01/09/2025			134.50
25215	2025 Snow and Ice Control-Downtown Areas	Open		01/07/2025	02/06/2025	01/09/2025			2,133.00

Attachment: Warrant #3 (Warrant 2025 #3)

VILLAGE OF PALATINE

Warrant #3

Invoice Due Date Range 12/01/24 - 02/19/25
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
25216	2025 Snow and Ice Control-Train Station and Parking Deck	Open		01/07/2025	02/06/2025	01/09/2025			840.75
25217	2025 Bridge View West and Peregrine Lakes Snow and Ice Control	Open		01/13/2025	02/12/2025	01/09/2025			320.00
25218	2025 Snow and Ice Control-Police HQ	Open		01/13/2025	02/12/2025	01/09/2025			285.25
25219	2025 Snow and Ice Control-Downtown Areas	Open		01/13/2025	02/12/2025	01/09/2025			300.00
25220	2025 Snow and Ice Control-Train Station and Parking Deck	Open		01/13/2025	02/12/2025	01/09/2025			1,632.75
25221	2025 Bridge View West and Peregrine Lakes Snow and Ice Control	Open		01/15/2025	02/14/2025	01/24/2025			160.00
25222	2025 Snow and Ice Control-Police HQ	Open		01/15/2025	02/14/2025	01/24/2025			134.50
25223	2025 Snow and Ice Control-Downtown Areas	Open		01/15/2025	02/14/2025	01/24/2025			2,181.75
25224	2025 Snow and Ice Control-Train Station and Parking Deck	Open		01/15/2025	02/14/2025	01/24/2025			824.50
		Vendor **1857 - Brian Edward Landscaping Inc** Totals				Invoices	12		$9,107.00
Vendor **2243 - Bristol Hose & Fitting**									
3565609	Parts - Stock	Open		01/16/2025	02/15/2025	01/23/2025			188.82
		Vendor **2243 - Bristol Hose & Fitting** Totals				Invoices	1		$188.82
Vendor **2583 - Burris Equipment**									
PS2017114-1	Chipper Knife Bolts, Knives, Washers	Open		01/17/2025	02/16/2025	01/23/2025			764.14
		Vendor **2583 - Burris Equipment** Totals				Invoices	1		$764.14
Vendor **2095 - Cannon Cochran Mgmnt Services Inc**									
0165104--IN	2025 Services Claims Administration - 1st quarter fee	Open		01/22/2025	02/19/2025	01/29/2025			9,825.00
		Vendor **2095 - Cannon Cochran Mgmnt Services Inc** Totals				Invoices	1		$9,825.00
Vendor **5218 - Casey Automotive**									
416928	Repairs & Maintenance - C-363	Open		12/02/2024	01/30/2025	12/31/2024			228.02
418070	Repairs & Maintenance - T-487	Open		01/07/2025	02/06/2025	01/08/2025			61.73
418121	Repairs & Maintenance - T-486	Open		01/07/2025	02/06/2025	01/22/2025			46.28

Attachment: Warrant #3 (Warrant 2025 #3)

VILLAGE OF PALATINE

Warrant #3

Invoice Due Date Range 12/01/24 - 02/19/25
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 **5218 - Casey Automotive** Totals			Invoices	3		$336.03
Vendor **5195 - Castle Chevrolet North LLC**									
250721	Repairs - T-500	Open		01/06/2025	02/05/2025	01/22/2025			154.85
			Vendor **5195 - Castle Chevrolet North LLC** Totals			Invoices	1		$154.85
Vendor **2732 - CDW Government Inc**									
AB5SH4A	CNMaestro	Open		01/20/2025	01/20/2025	12/31/2024			97.74
			Vendor **2732 - CDW Government Inc** Totals			Invoices	1		$97.74
Vendor **2555 - Chicago Parts & Sound**									
40V0007047	Parts - T-459	Open		01/06/2025	02/05/2025	01/08/2025			314.90
			Vendor **2555 - Chicago Parts & Sound** Totals			Invoices	1		$314.90
Vendor **5545 - Chicagoland Trenchless Rehabilitation, Inc**									
HRDRPW01172025	Hydrant Meter Deposit Refund	Open		01/17/2025	01/31/2025	01/27/2025			1,065.07
			Vendor **5545 - Chicagoland Trenchless Rehabilitation, Inc** Totals			Invoices	1		$1,065.07
Vendor **2560 - Childrens Advocacy Center**									
2025-00000065	CDBG - CAC	Open		01/23/2025	01/23/2025	01/23/2025			1,250.00
			Vendor **2560 - Childrens Advocacy Center** Totals			Invoices	1		$1,250.00
Vendor **3050 - Cintas #22**									
4217537600	CSF Carpets	Open		01/10/2025	02/09/2025	01/13/2025			155.65
4217537669	Shop Rags	Open		01/10/2025	02/09/2025	01/13/2025			17.60
4217537696	Uniform Cleaning	Open		01/10/2025	02/09/2025	01/13/2025			132.86
4217664947	Village Hall Carpets	Open		01/13/2025	02/12/2025	01/27/2025			151.55
4218275695	Shop Rags	Open		01/17/2025	02/16/2025	01/27/2025			17.60
4218275922	Uniform Cleaning	Open		01/17/2025	02/16/2025	01/27/2025			132.86
			Vendor **3050 - Cintas #22** Totals			Invoices	6		$608.12
Vendor **2707 - Ciorba Group Inc**									
0031268	Salt Creek Streambank Stabilization Design Engineering Services	Open		01/16/2025	02/15/2025	12/31/2024			50,653.68
0031322	2025 Water Main Replacement Contract 1 Design DPW-2521	Open		01/16/2025	02/15/2025	12/31/2024			6,580.25
			Vendor **2707 - Ciorba Group Inc** Totals			Invoices	2		$57,233.93
Vendor **4568 - CivicPlus**									
322401	CivicPlus Annual Maintenance	Open		01/01/2025	01/31/2025	01/07/2025			6,494.22
			Vendor **4568 - CivicPlus** Totals			Invoices	1		$6,494.22

Attachment: Warrant #3 (Warrant 2025 #3)

VILLAGE OF PALATINE

Warrant #3

Invoice Due Date Range 12/01/24 - 02/19/25
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 **3033 - Comcast Cable**									
FD83 01-25 A	Backup Internet Connections	Open		12/24/2024	01/22/2025	01/20/2025			84.90
PW 01-25 A	Backup Internet Connections	Open		12/24/2024	01/21/2025	01/20/2025			10.25
CC 01-25 A	Backup Internet Connections	Open		12/25/2024	01/22/2025	01/20/2025			114.65
PD 01-25 A	Backup Internet Connections	Open		12/25/2024	01/22/2025	01/20/2025			629.41
			Vendor **3033 - Comcast Cable** Totals			Invoices	4		$839.21
Vendor **4338 - Cook County Bureau of Technology**									
Palatine2024	Meraki VPN Administrative Changes	Open		10/21/2024	01/20/2025	12/31/2024			1,093.40
			Vendor **4338 - Cook County Bureau of Technology** Totals			Invoices	1		$1,093.40
Vendor **2773 - Core & Main LP**									
W233500	Utility System Supplies-ULTSLV-1146-0001 10 Ultra Slv Wide Range	Open		01/02/2025	02/01/2025	12/31/2024			2,845.00
			Vendor **2773 - Core & Main LP** Totals			Invoices	1		$2,845.00
Vendor **5217 - Coyote Management Solutions LLC**									
2025-00000075	2025 Coyote Abatement	Open		01/08/2025	02/07/2025	01/27/2025			5,600.00
			Vendor **5217 - Coyote Management Solutions LLC** Totals			Invoices	1		$5,600.00
Vendor **5309 - Digicom Installations, Inc**									
1535	Station 82 Alerting Repair	Open		01/14/2025	02/13/2025	12/31/2024			675.00
			Vendor **5309 - Digicom Installations, Inc** Totals			Invoices	1		$675.00
Vendor **2012 - DLT Solutions LLC**									
5259664A	Autocad Subscription	Open		01/07/2025	02/07/2025	01/09/2025			2,958.80
			Vendor **2012 - DLT Solutions LLC** Totals			Invoices	1		$2,958.80
Vendor **4781 - Document Imaging Services, LLC**									
3374	Toner	Open		01/20/2025	01/20/2025	12/31/2024			1,112.00
3377	Toner	Open		01/20/2025	01/20/2025	12/31/2024			99.00
			Vendor **4781 - Document Imaging Services, LLC** Totals			Invoices	2		$1,211.00
Vendor **5538 - Galen H Doody**									
2025-00000039	Private Storm Sewer Program Reimbursement-693 W. Hillcrest Rd	Open		01/13/2025	01/31/2025	01/14/2025			3,000.00
			Vendor **5538 - Galen H Doody** Totals			Invoices	1		$3,000.00
Vendor **5509 - Efraim Carlson & Son Inc**									
3	Fire Station 82 Addition and Renovations DPW-2453	Open		01/02/2025	02/01/2025	12/31/2024			109,786.05
			Vendor **5509 - Efraim Carlson & Son Inc** Totals			Invoices	1		$109,786.05

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Invoice Due Date Range 12/01/24 - 02/19/25
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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 **5398 - EMS Management & Consultants, Inc.**									
EMS-011843	Ambulance Billing Charges - Dec	Open		12/31/2024	02/13/2025	12/31/2024			7,501.42
			Vendor **5398 - EMS Management & Consultants, Inc.** Totals			Invoices	1		$7,501.42
Vendor **2922 - ESRI Inc**									
94874816	Esri Maintenance	Open		01/07/2025	02/07/2025	01/07/2025			3,506.00
			Vendor **2922 - ESRI Inc** Totals			Invoices	1		$3,506.00
Vendor **5271 - FamilyForward**									
2025-00000066	CDBG - Family Forward	Open		01/23/2025	01/23/2025	01/23/2025			750.00
			Vendor **5271 - FamilyForward** Totals			Invoices	1		$750.00
Vendor **3563 - FGM Architects**									
23-3804.02-11	Fire Stations 82 and 85 Renovations Phase 2 Services	Open		01/09/2025	02/08/2025	12/31/2024			4,953.20
			Vendor **3563 - FGM Architects** Totals			Invoices	1		$4,953.20
Vendor **2195 - FMP**									
50-5818014	Parts - Stock	Open		01/07/2025	02/06/2025	01/08/2025			186.60
162-198009	Parts - T-459	Open		01/09/2025	02/08/2025	01/22/2025			34.50
162-198446	Parts - Stock	Open		01/15/2025	02/14/2025	01/23/2025			45.96
162-198585	Lubricants & Additives - Stock	Open		01/16/2025	02/15/2025	01/23/2025			422.76
			Vendor **2195 - FMP** Totals			Invoices	4		$689.82
Vendor **5073 - FulLife Safety LLC**									
71458	Gloves-Heilman	Open		01/13/2025	02/12/2025	01/09/2025			187.50
			Vendor **5073 - FulLife Safety LLC** Totals			Invoices	1		$187.50
Vendor **3400 - Gewalt Hamilton Associates Inc**									
4510.009-7	Michigan and Brockway Rehabilitation Design Engineering	Open		01/20/2025	02/19/2025	12/31/2024			1,801.00
			Vendor **3400 - Gewalt Hamilton Associates Inc** Totals			Invoices	1		$1,801.00
Vendor **4753 - Granicus Llc**									
195532	Civic Streaming & Agenda & Minutes Renewal	Open		01/01/2025	01/31/2025	01/07/2025			1,730.20
			Vendor **4753 - Granicus Llc** Totals			Invoices	1		$1,730.20
Vendor **1173 - Graybar Electric Company, Inc.**									
9340421250	Street Lights-Ballasts-Fire Station 82	Open		01/09/2025	02/08/2025	01/24/2025			80.02
9340445607	Street Light Fixtures	Open		01/13/2025	02/12/2025	01/27/2025			5,187.50

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
9340561823	Ballast Kit	Open		01/20/2025	02/19/2025	01/24/2025			269.80
9340421249	Thermostat Wire-Meters	Open		01/09/2025	02/08/2025	01/22/2025			158.11
		Vendor **1173 - Graybar Electric Company, Inc.** Totals				Invoices	4		$5,695.43
Vendor **4626 - Greater Cook County Captains Association**									
2025-00000073	2025 Membership Renewal x4	Open		01/02/2025	02/03/2025	01/27/2025			120.00
		Vendor **4626 - Greater Cook County Captains Association** Totals				Invoices	1		$120.00
Vendor **3116 - Bryan C Haupt**									
PWTRBH012225	Tool Reimbursement	Open		01/22/2025	01/30/2025	01/22/2025			32.95
		Vendor **3116 - Bryan C Haupt** Totals				Invoices	1		$32.95
Vendor **5046 - Hoosier Fire Equipment Inc**									
121915	Parts - T-412	Open		01/16/2025	02/15/2025	01/23/2025			232.75
		Vendor **5046 - Hoosier Fire Equipment Inc** Totals				Invoices	1		$232.75
Vendor **3113 - Martin I Horwitz**									
PWBRMH012325	Boot Reimbursement	Open		01/23/2025	01/30/2025	01/27/2025			128.81
		Vendor **3113 - Martin I Horwitz** Totals				Invoices	1		$128.81
Vendor **1850 - IACP-Illinois**									
19048	2025 Membership Renewal (Nord)	Open		01/13/2025	02/12/2025	01/27/2025			395.00
19051	2025 Membership Dues (Brandwein)	Open		01/14/2025	02/13/2025	01/27/2025			125.00
19052	2025 Membership Dues (Growney)	Open		01/14/2025	02/13/2025	01/27/2025			125.00
		Vendor **1850 - IACP-Illinois** Totals				Invoices	3		$645.00
Vendor **2827 - Illinois Dept Of Agriculture**									
2025-00000074	Annual Truck Scale Inspection/Recertification x 9	Open		01/14/2025	02/13/2025	01/27/2025			2,700.00
		Vendor **2827 - Illinois Dept Of Agriculture** Totals				Invoices	1		$2,700.00
Vendor **4039 - Illinois Public Works Mutual Aid Network Inc**									
2733	2025 IPWMAN Membership Dues	Open		01/16/2025	02/15/2025	01/13/2025			250.00
		Vendor **4039 - Illinois Public Works Mutual Aid Network Inc** Totals				Invoices	1		$250.00
Vendor **1604 - Illinois State Police**									
20241201570	Fingerprinting for Liquor Licensing (1570-Dec)	Open		12/31/2024	02/15/2025	12/31/2024			84.75
		Vendor **1604 - Illinois State Police** Totals				Invoices	1		$84.75
Vendor **5474 - Imagetec LP**									

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5032438073	HP Copier Lease Payment	Open		12/07/2022	01/23/2025	01/07/2025			862.64
			Vendor **5474 - Imagetec LP** Totals			Invoices	1		$862.64
Vendor **4723 - Industrial Systems Ltd**									
25470	Liquid Deicing Chemicals	Open		01/14/2025	02/13/2025	01/24/2025			4,455.00
			Vendor **4723 - Industrial Systems Ltd** Totals			Invoices	1		$4,455.00
Vendor **4951 - Interstate Batteries of North Chicago**									
23049810Reissue	Parts - STOCK	Open		01/01/2025	01/31/2025	01/21/2025			351.97
23051187	Parts - Stock	Open		01/14/2025	02/13/2025	01/22/2025			340.07
			Vendor **4951 - Interstate Batteries of North Chicago** Totals			Invoices	2		$692.04
Vendor **4838 - J & R Lock & Safe Inc DBA Henning Brothers**									
0000495672	Lift Station Locks	Open		01/13/2025	02/12/2025	01/22/2025			274.68
			Vendor **4838 - J & R Lock & Safe Inc DBA Henning Brothers** Totals			Invoices	1		$274.68
Vendor **3869 - John Nelson Architect Inc**									
JN 1/27/25	Plan Review/ Consultation Services 1/15-1/24	Open		01/27/2025	01/27/2025	01/27/2025			1,820.00
			Vendor **3869 - John Nelson Architect Inc** Totals			Invoices	1		$1,820.00
Vendor **3631 - Johnson Controls Security Solutions LLC**									
40949451	Alarm Monitoring 137 W. Wood St. - 02/01/25 - 04/30/25	Open		01/11/2025	02/10/2025	01/24/2025			188.30
			Vendor **3631 - Johnson Controls Security Solutions LLC** Totals			Invoices	1		$188.30
Vendor **2268 - Journal & Topics Newspapers**									
193724	legal notice 315 W JOhnson	Open		01/08/2025	02/07/2025	01/15/2025			47.50
193725	legal notice 783 N Quentin	Open		01/08/2025	02/07/2025	01/15/2025			45.00
193726	legal notice 15 S Rose St	Open		01/08/2025	02/07/2025	01/15/2025			70.00
193727	legal notice 1101 S Smith	Open		01/08/2025	02/07/2025	01/15/2025			50.00
			Vendor **2268 - Journal & Topics Newspapers** Totals			Invoices	4		$212.50
Vendor **1129 - Journeys The Road Home**									
2025-00000067	CDBG - Journeys	Open		01/23/2025	01/23/2025	01/23/2025			8,218.25
			Vendor **1129 - Journeys The Road Home** Totals			Invoices	1		$8,218.25
Vendor **2075 - Kimball Midwest**									
103002694	Washers & Nuts	Open		01/24/2025	02/07/2025	01/22/2025			961.00
102979741	Parts - Stock	Open		01/17/2025	02/16/2025	01/23/2025			167.95
			Vendor **2075 - Kimball Midwest** Totals			Invoices	2		$1,128.95
Vendor **2995 - M & B Landscaping Co.**									
PD-345	2025 Parking Deck Snow and Ice Control Services	Open		01/08/2025	02/07/2025	01/15/2025			415.00

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PD-346	2025 Parking Deck Snow and Ice Control Services	Open		01/13/2025	02/12/2025	01/24/2025			664.00
PD-347	2025 Parking Deck Snow and Ice Control Services	Open		01/17/2025	02/16/2025	01/24/2025			498.00
		Vendor **2995 - M & B Landscaping Co.** Totals				Invoices	3		$1,577.00
Vendor **5385 - Macon County Law Enforcement Training Center**									
24-1457	Law Enforcement Academy - (Arias, Minow & Ortiz)	Open		01/09/2025	02/10/2025	12/31/2024			23,100.00
		Vendor **5385 - Macon County Law Enforcement Training Center** Totals				Invoices	1		$23,100.00
Vendor **4957 - MacQueen Equipment, LLC**									
P31977	Parts - Stock	Open		01/13/2025	02/12/2025	01/22/2025			383.10
P31999	Parts - Stock	Open		01/15/2025	02/14/2025	01/23/2025			971.47
		Vendor **4957 - MacQueen Equipment, LLC** Totals				Invoices	2		$1,354.57
Vendor **4780 - Marsh USA, Inc**									
349585512871A	2024-2025 Brokerage Consulting Fee	Open		07/29/2024	02/19/2025	01/29/2025			33,118.00
349582398334	Property Risk Premium	Open		01/21/2025	02/19/2025	01/29/2025			198,635.00
349588623255	Cyber Risk Premium	Open		01/21/2025	02/19/2025	01/29/2025			41,384.94
349589347155	Excess Liability Premium	Open		01/22/2025	02/19/2025	01/29/2025			643,754.00
349582485846	Commercial Crime Premium	Open		01/27/2025	02/19/2025	01/29/2025			7,198.00
349588660866	Fiduciary Liability (Police and Fire)	Open		01/27/2025	02/19/2025	01/29/2025			9,357.00
349589501297	2024-2025 UST Policy Renewal	Open		01/27/2025	01/27/2025	12/31/2024			6,823.29
		Vendor **4780 - Marsh USA, Inc** Totals				Invoices	7		$940,270.23
Vendor **2756 - Mc Master Carr Supply Co.**									
39010503	Grade 5 Hex Head Screw, Grade 5 Hex Nut, Galvanized 3/8" Screw	Open		01/13/2025	02/12/2025	01/09/2025			975.90
		Vendor **2756 - Mc Master Carr Supply Co.** Totals				Invoices	1		$975.90
Vendor **5504 - Midwest Occupational Health Management Srvcs Inc**									
212717	Reasonable Suspicion Supervisor Training	Open		01/07/2025	02/06/2025	12/31/2024			3,200.00
		Vendor **5504 - Midwest Occupational Health Management Srvcs Inc** Totals				Invoices	1		$3,200.00
Vendor **2421 - Mikes Towing/Auto & Truck Repair**									
1073838	Safety Lane-T-522,T-411,T-470,T-385,T-523 & T-449	Open		12/06/2024	01/05/2025	12/31/2024			260.00
1073985	Safety Lane T-503, T-386, T-501	Open		01/20/2025	02/19/2025	01/23/2025			120.00
		Vendor **2421 - Mikes Towing/Auto & Truck Repair** Totals				Invoices	2		$380.00

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Vendor **2724 - Morton Salt Inc**									
5403266693	2025 Rock Salt	Open		01/07/2025	02/06/2025	01/13/2025			18,692.15
5403269752	2025 Rock Salt	Open		01/08/2025	02/07/2025	01/13/2025			3,228.04
5403272879	2025 Rock Salt	Open		01/09/2025	02/08/2025	01/13/2025			12,485.12
			Vendor **2724 - Morton Salt Inc** Totals			Invoices	3		$34,405.31
Vendor **5099 - NAPA Auto Parts**									
460510	Parts - Stock	Open		01/06/2025	02/05/2025	01/08/2025			159.03
460666	Parts - Stock	Open		01/07/2025	02/06/2025	01/08/2025			12.28
460794	Parts - PT-226	Open		01/08/2025	02/07/2025	01/22/2025			23.30
461011	Parts - T-459	Open		01/10/2025	02/09/2025	01/22/2025			2.20
461769	Parts -T-449	Open		01/17/2025	02/16/2025	01/23/2025			22.17
			Vendor **5099 - NAPA Auto Parts** Totals			Invoices	5		$218.98
Vendor **2616 - Nicor Gas**									
51394453685-1224	Natural Gas-595 N. Hicks Road Police Headquarters	Open		01/10/2025	02/09/2025	12/31/2024			2,431.50
			Vendor **2616 - Nicor Gas** Totals			Invoices	1		$2,431.50
Vendor **2432 - Northern Ill Police Alarm System**									
15518	Language Line Usage (December)	Open		01/20/2025	02/19/2025	12/31/2024			160.80
			Vendor **2432 - Northern Ill Police Alarm System** Totals			Invoices	1		$160.80
Vendor **1480 - Northwest Trucks, Inc.**									
X101184489	Credit Memo	Open		11/20/2024	01/19/2025	12/31/2024			(26.34)
X101191492	Parts - Stock	Open		01/17/2025	02/16/2025	01/23/2025			84.99
			Vendor **1480 - Northwest Trucks, Inc.** Totals			Invoices	2		$58.65
Vendor **1060 - NPELRA**									
15998	2025 IPELRA Employment Law Seminar x4	Open		01/15/2025	02/14/2025	01/27/2025			1,300.00
			Vendor **1060 - NPELRA** Totals			Invoices	1		$1,300.00
Vendor **5151 - Pace Analytical Services, LLC**									
257201148	Water Sample Testing	Open		01/18/2025	02/17/2025	01/22/2025			460.00
			Vendor **5151 - Pace Analytical Services, LLC** Totals			Invoices	1		$460.00
Vendor **2357 - Palatine Township**									
2025-00000068	CDBG - Township	Open		01/23/2025	01/23/2025	01/23/2025			1,000.00
			Vendor **2357 - Palatine Township** Totals			Invoices	1		$1,000.00
Vendor **2376 - Palatine Township Senior Citizens**									
2025-00000070	CDBG - PTSCC	Open		01/23/2025	01/23/2025	01/23/2025			3,504.75
			Vendor **2376 - Palatine Township Senior Citizens** Totals			Invoices	1		$3,504.75

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Vendor **4873 - Partners and Paws Veterinary Services**									
144614	Medications for K-9 Hondo (Contreras)	Open		01/09/2025	02/08/2025	01/27/2025			18.87
		Vendor **4873 - Partners and Paws Veterinary Services** Totals				Invoices	1		$18.87
Vendor **1310 - Partners for Our Communities**									
2025-00000069	CDBG - POC	Open		01/23/2025	01/23/2025	01/23/2025			6,000.00
		Vendor **1310 - Partners for Our Communities** Totals				Invoices	1		$6,000.00
Vendor **4628 - Porter Pipe & Supply Co**									
12935847-00	Anode Rods for Water Heater	Open		01/16/2025	02/15/2025	01/24/2025			193.64
		Vendor **4628 - Porter Pipe & Supply Co** Totals				Invoices	1		$193.64
Vendor **1201 - Route 12 Rental Co. Inc.**									
145478	Lift Rental-Village Hall Christmas Tree Removal	Open		01/14/2025	02/13/2025	01/15/2025			165.00
		Vendor **1201 - Route 12 Rental Co. Inc.** Totals				Invoices	1		$165.00
Vendor **4019 - Rush Truck Centers**									
3040083732	Parts - T-386	Open		01/06/2025	02/05/2025	01/23/2025			189.93
3040010897	Parts - Stock	Open		01/08/2025	02/07/2025	01/08/2025			225.75
3040151820	Credit Memo	Open		01/09/2025	02/05/2025	01/23/2025			(189.93)
3040137111	Parts -T-324	Open		01/17/2025	02/05/2025	01/23/2025			110.47
3040238854	Parts - Stock	Open		01/17/2025	02/16/2025	01/23/2025			261.36
3040216847	Parts - Stock	Open		01/20/2025	02/19/2025	01/23/2025			56.91
		Vendor **4019 - Rush Truck Centers** Totals				Invoices	6		$654.49
Vendor **3694 - SHI International Corp**									
B19241775	Webroot Renewal	Open		01/10/2025	02/10/2025	01/20/2025			5,503.38
		Vendor **3694 - SHI International Corp** Totals				Invoices	1		$5,503.38
Vendor **5082 - State Graphics**									
103192	Business Cards - Brown & Sadoski	Open		12/31/2024	01/30/2025	12/31/2024			396.00
		Vendor **5082 - State Graphics** Totals				Invoices	1		$396.00
Vendor **2725 - Stryker Sales, LLC**									
9208204042	Cot Repair	Open		01/08/2025	02/07/2025	12/31/2024			2,000.00
		Vendor **2725 - Stryker Sales, LLC** Totals				Invoices	1		$2,000.00
Vendor **2111 - Terminal Supply Co**									
88295-00	Parts - Stock	Open		01/07/2025	02/06/2025	01/22/2025			102.78
88960-00	Parts - Stock-EHW	Open		01/09/2025	02/08/2025	01/22/2025			77.19
		Vendor **2111 - Terminal Supply Co** Totals				Invoices	2		$179.97

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Vendor **2491 - Terminix-Anderson**									
72595560	Pest Control Services January 2025-CSF	Open		01/07/2025	02/06/2025	01/24/2025			85.20
			Vendor **2491 - Terminix-Anderson** Totals			Invoices	1		$85.20
Vendor **2545 - Terrace Supply Co**									
0071062828	Oxygen	Open		01/06/2025	02/05/2025	01/07/2025			232.16
			Vendor **2545 - Terrace Supply Co** Totals			Invoices	1		$232.16
Vendor **1199 - Thompson Elevator Inspection Service Inc**									
25-0071	1 new construction permit inspection 1249 E Thurston	Open		01/06/2025	02/05/2025	12/31/2024			75.00
25-0112	5 elevator code insp	Open		01/10/2025	02/09/2025	12/31/2024			190.00
			Vendor **1199 - Thompson Elevator Inspection Service Inc** Totals			Invoices	2		$265.00
Vendor **2593 - TKB Associates Inc**									
15534	Laserfiche Site License	Open		12/13/2024	01/21/2025	01/20/2025			51,500.00
			Vendor **2593 - TKB Associates Inc** Totals			Invoices	1		$51,500.00
Vendor **3187 - ULINE**									
187956174	Evidence Unit Supplies	Open		01/15/2025	02/14/2025	01/27/2025			640.91
			Vendor **3187 - ULINE** Totals			Invoices	1		$640.91
Vendor **5281 - USA Blue Book**									
INV00588695	Colorimeter & Ammonium Hydroxide	Open		01/09/2025	02/08/2025	01/10/2025			768.43
			Vendor **5281 - USA Blue Book** Totals			Invoices	1		$768.43
Vendor **3156 - Utility Service Co, Inc**									
618552	North Supply 1 East Reservoir Water Tank Maintenance SemiAnnual	Open		01/01/2025	01/31/2025	01/29/2025			140,778.00
618609	Winston Tank Water Tank Maintenance Semi-Annual Fee	Open		01/01/2025	01/31/2025	01/29/2025			12,500.00
618610	North Supply 2 West Reservoir Water Tank Maintenance Semi-Annual	Open		01/01/2025	01/31/2025	01/29/2025			12,500.00
618657	Countryside Standpipe Water Tank Maintenance Semi-Annual Fee	Open		01/01/2025	01/31/2025	01/29/2025			12,500.00
618728	Countryside Ground Storage Water Tank Maintenance SemiAnnual Fee	Open		01/01/2025	01/31/2025	01/29/2025			12,500.00
			Vendor **3156 - Utility Service Co, Inc** Totals			Invoices	5		$190,778.00
Vendor **3020 - Village of Palatine Petty Cash**									

Attachment: Warrant #3 (Warrant 2025 #3)

VILLAGE OF PALATINE

Warrant #3

Invoice Due Date Range 12/01/24 - 02/19/25
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
2024-00001146	Jauch - IAEI Meeting Exp 10/30/2024	Open		12/31/2024	12/31/2024	12/31/2024			30.00
2025-00000082	W. Nord - GCCPCA Meeting x 2	Open		01/08/2025	02/03/2025	01/29/2025			40.00
2025-00000083	A. Calanca - GCCPCA Meeting/Luncheon x2	Open		01/08/2025	02/03/2025	01/29/2025			40.00
2025-00000084	W. Nord - FBINAAA Retrainer x2	Open		01/23/2025	02/03/2025	01/29/2025			60.00
2025-00000085	M. Seebacher - FBINAA Retrainer x2	Open		01/23/2025	02/03/2025	01/29/2025			60.00
PWPCJK01202024	Kernan-Bib Overall Zipper Repairs-Henry	Open		01/29/2025	02/05/2025	01/29/2025			42.00
			Vendor **3020 - Village of Palatine Petty Cash** Totals			Invoices	6		$272.00
Vendor **2716 - W.S. Darley & Fireground Supply**									
17547748	Explorer Program Equipment	Open		01/08/2025	02/07/2025	01/09/2025			1,014.50
			Vendor **2716 - W.S. Darley & Fireground Supply** Totals			Invoices	1		$1,014.50
Vendor **2439 - Wings Program Inc**									
2025-00000071	CDBG - WINGS	Open		01/23/2025	01/23/2025	01/23/2025			4,000.00
			Vendor **2439 - Wings Program Inc** Totals			Invoices	1		$4,000.00
Vendor **3185 - Ziebell Water Service Products Inc**									
268192-000	Ford SS Repair Sleeves, 3" Boalinq Coupling	Open		01/03/2025	02/02/2025	01/22/2025			5,398.98
268243-000	6x10 Ford SS Repair Sleeve, 6x10 Repair Clamp, 6' H10302 Box Tap	Open		01/09/2025	02/08/2025	01/22/2025			744.00
268276-000	6" 421 Top Bolt Coupling	Open		01/15/2025	02/14/2025	01/22/2025			654.00
			Vendor **3185 - Ziebell Water Service Products Inc** Totals			Invoices	3		$6,796.98
Vendor **Mallory Miller**									
2025-00000072	sign refund/ 660 N Hicks Rd/ SU-126-2024	Open		01/24/2025	01/24/2025	01/24/2025			250.00
			Vendor **Mallory Miller** Totals			Invoices	1		$250.00
Vendor **Fatimma Mohammad**									
2025-00000038	Duplicate Payment Refund	Open		01/20/2025	01/20/2025	01/20/2025			90.00
			Vendor **Fatimma Mohammad** Totals			Invoices	1		$90.00
Vendor **Jill Niese**									
2025-00000076	PUB reduction Pancorvo Sub	Open		01/28/2025	01/28/2025	01/28/2025			2,885.30
			Vendor **Jill Niese** Totals			Invoices	1		$2,885.30
Vendor **Constance North**									
PAF24-03314	Refund - PAF24-03314	Open		01/23/2025	01/23/2025	01/23/2025			100.00

Attachment: Warrant #3 (Warrant 2025 #3)

VILLAGE OF PALATINE

Warrant #3

Invoice Due Date Range 12/01/24 - 02/19/25
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 **Constance North** Totals			Invoices	1		$100.00
Vendor **Graham Pearce**									
2025-00000040	sign refund/ 518 N Brockway St/ VAR148-2024	Open		01/22/2025	01/22/2025	01/22/2025			125.00
			Vendor **Graham Pearce** Totals			Invoices	1		$125.00
Vendor **Rosario Solis**									
2025-00000077	Ticket T1046-000022 was paid then later voided	Open		01/17/2025	02/03/2025	01/28/2025			575.00
			Vendor **Rosario Solis** Totals			Invoices	1		$575.00
			Grand Totals			Invoices	198		$1,613,686.17

Attachment: Warrant #3 (Warrant 2025 #3)

VILLAGE OF PALATINE

Warrant #3 EFT #1

Payment Date Range 01/13/25 - 01/13/25
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **1462 - Allied Benefit Systems, Inc.**									
0000522475	January 2025 Flex Spending Fees	Paid by EFT #13578		01/06/2025	01/15/2025	01/13/2025		01/13/2025	442.50
		Vendor **1462 - Allied Benefit Systems, Inc.** Totals				Invoices	1		$442.50
				Grand Totals		Invoices	1		$442.50

Attachment: Warrant #3 (Warrant 2025 #3)

Village of Palatine

Payment Batch Register

Bank Account: AP - Accounts Payable ZBA

Batch Date: 01/24/2025

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA						
Check	01/24/2025	266669	Utility Management Refund	CRNE , AL		21.03
	Account Type			Account Number	Transaction Date	Transaction Type
	Residential - Single Family			105910801-001	01/24/2025	Refund
Check	01/24/2025	266670	Utility Management Refund	SOWKA , RALPH		6.24
	Account Type			Account Number	Transaction Date	Transaction Type
Check	01/24/2025	266671	Utility Management Refund	ZACHOTINA , GLEN		183.42
	Account Type			Account Number	Transaction Date	Transaction Type
	Residential - Single Family			419016501-001	01/21/2025	Refund
AP Accounts Payable ZBA Totals:				Transactions: 3		$210.69
	Checks:	3	$210.69			

Attachment: Warrant #3 (Warrant 2025 #3)

Consider a Motion to Approve the Palatine Sister Cities to Utilize the Village Train Station Parking Lot (B) for the 2025 Summer Farmers' Market and 2025-2026 Winter Farmers' Market

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

KEY ISSUES:

- The Palatine Farmers' Market Committee requests approval for the 2025 Summer Market dates every Saturday (May 3 - October 25) from 7 AM to 1 PM in the Palatine Train Station Parking Lot (B). The Market's layout will be consistent with last year's. The Market includes over 30 vendors with increased organic products, a wider variety of local products, and a knife sharpener. The four green boxes, on the map, represent proposed additional vendors for 2025.
- The Farmers' Market requests approval of the following 2025-2026 Winter Walk-Up Market dates: November 1 and 15, December 6 and 20 of 2025 and January 3 and 17, February 7 and 21, March 7 and 21, April 4 and 18 of 2026. The Winter Market, held from 9 AM to noon, will be located in Parking Lot B.
- The Farmers' Market is also seeking approval to place three (real estate size) signs and three flag signs at key intersections on Saturdays between 6 AM and 2 PM.
- To ensure that the Village collects all Sales and Food and Beverage Tax, vendors will be provided with all applicable State and Village forms for remittance. Village staff will periodically check to confirm payments are being made.

ALTERNATIVES:

1. Approve the use of the Village Train Station Parking Lot (B) for the proposed 2025 Summer Farmers' Market and 2025-2026 Winter Market dates.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends approval.

ACTION REQUIRED:
Motion to approve the use of the Village Train Station Parking Lot (B) for the proposed 2025 Summer Farmers' Market and 2025-2026 Winter Market dates.

Consider a Motion to Approve the Temporary Closure of Streets for the St. Patrick's Day Parade on Saturday, March 15, 2025

BACKGROUND:
The Petitioners, Durty Nellies and Vicarious Multimedia, wish to hold their annual St. Patrick's Day Parade event on Saturday, March 15, 2025. Parade setup would begin at 6 AM and the parade would kick off at 11 AM.

KEY ISSUES:
- The event organizers wish to hold a St. Patrick's Day parade between Village Hall and Durty Nellies and are seeking approval for the temporary closure of streets for staging as well as for the parade route.
- Staging for the parade would occur along Oak Street (in the school driveway and the St. Paul United Church parking lot). The proposed route is west on Wood Street (from Village Hall), then north on Smith Street ending at Colfax Street. This is consistent with the route used in past years.

- *The event organizers are in the process of seeking approval from both the St. Paul United Church of Christ and School District 15 (Sanborn School) to utilize their properties for staging.*

- *A draft list of conditions has been prepared, which includes the requirement for Durty Nellies and Vicarious Multimedia to reimburse the Village for any Police/Fire/Public Works services for the event. Additionally, the Village Manager shall have the authority to cancel the parade in the event of inclement weather.*
- Durty Nellies (located at 180 N. Smith Street) will not host a post-parade event in their parking lot this year. Therefore, they do not need a waiver of the Village's Sound Amplification Ordinance. There will be no Irish Market this year.

ALTERNATIVES:
1. Approve the temporary closure of streets for the St. Patrick's Day Parade.
2. Refer back to Staff with comments.

RECOMMENDATION:
Action is at the discretion of the Committee.

ACTION REQUIRED:
Motion to approve the temporary closure of streets for the 'St. Patrick's Day Parade' on Saturday, March 15, 2025.

Consider Ordinances Approving the Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential and Granting a Variation for Lot Coverage for the Property Located at 518 N. Brockway Street

BACKGROUND:
The Subject Property, zoned R-1 Single-Family Residential and containing approximately 7,767 square feet, currently consists of a single-family home and a detached 2-car garage in the rear yard. The existing lot coverage is approximately 47%, which exceeds the underlying maximum R-1 lot coverage of 35% and is legally non-conforming.

The Petitioner is proposing to rezone the Subject Property to R-2 Single-Family residential. In addition to the requested rezoning, the proposed plans include removing and replacing the existing asphalt and pavers at the rear of the home. The Petitioner also intends to construct a patio using permeable pavers to enhance the property's drainage features, but which will increase the overall lot coverage. Therefore, the Petitioner is requesting approval of the following:

Rezoning from the R-1 Single-Family Residential District to the R-2 Single-Family Residential District.

Variation to permit lot coverage to be 52%, instead of the maximum permitted 45%.

KEY ISSUES:

- The existing lot was platted in 1926 and annexed into the Village in 1972. The lot is substandard and does not comply with the underlying R-1 minimum requirements for lot size, front yard setback, and lot coverage. The rezoning would more closely align with the R-2 District's property characteristics and requirements and mirror the zoning classifications of the residential properties to the west and south. The 3 lots directly to the south were rezoned to R-2 in 1994 and were subsequently developed.

	Current	R-1 (Pre-1958 platting)	R-2
Lot Size	7,767 sq. ft.	12,000 sq. ft.	5,400 sq. ft. (Pre-1958)
Lot Width	60 ft.	50.0 ft.	50 ft.
Lot Depth	129.45 ft.	110 ft.	110 ft.
Front Yard Setback	30.3 ft.	40.0 ft.	30 ft.
Side Yard Setback	11.86 & 12.20 ft.	5.0 ft.	5 ft.

Rear Yard Setback	53.62 ft.	50.0 ft.	40 ft.
Lot Coverage	47%	35%	45%
	51.25 % proposed		

- The Petitioner is proposing to remove and replace approximately 960 square feet of asphalt/brick pavers off the rear of the existing residence. The proposed project also includes a patio addition of 323 square feet. The construction of the new patio would establish the total proposed lot coverage at approximately 51.25%.
- Per the submitted application, the property currently experiences drainage issues and the installation of the permeable pavers will assist in addressing this issue. Note: Village Code does not differentiate between pavers or permeable pavers, as there are maintenance requirements for permeable pavers, which would impact their effectiveness.
- Nevertheless, the rezoning to R-2 diminishes the amount of lot coverage relief necessary and reflects the anticipated type of relief for lot coverage improvements to an existing property. The Village Engineer has reviewed the proposal and does not have any stormwater management concerns in the immediate area.
- The rezoning to R-2 would comply with the current minimum lot size requirement for the R-2 district (pre-1958 platting) of 5,400 square feet and represents a typical platted R-2 lot size from both this era and area of the Village.

ALTERNATIVES:

. Approve the Rezoning from R-1 Single-family residential to R-2 Single-family Residential and Variation for Lot Coverage.

2. Do not approve the Rezoning from R-1 Single-family residential to R-2 Single-family residential and Variation for Lot Coverage.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on January 14, 2025.
Residents testifying:	None
Vote:	The PZC voted unanimously to recommend approval of the Rezoning and Variation (Lot Coverage) and Staff concurs.

ACTION REQUIRED:

A motion to approve the Ordinances Rezoning to R-2 (single-family residential) and Granting a Variation for Lot Coverage at 518 N. Brockway Street.

Consider an Ordinance Granting a Special Use for a Restaurant, With a Drive-Through, at 1572 N. Rand Road

BACKGROUND:

The Subject Property, containing 0.92 acres and zoned B-2 General Business, was annexed into the Village in 1996. The property's current use is a restaurant with a drive-thru and a vacant lot in the rear of the property. The Petitioner is proposing to demolish the existing building and construct a new 7 Brew drive-through only coffee shop. Therefore, the Petitioner is requesting approval of the following:

A Special Use to permit a drive-through restaurant on the Subject Property

KEY ISSUES:

- The proposed plan is to construct a primary building (approximately 510 square feet) and a standalone storage cooler building (approximately 238 square feet). Both buildings meet the minimum required B-2 setbacks.
- The proposed parking lot extends from its current condition encroaching into parcel 2 at the rear. The lot does not meet the required 5-foot side yard setbacks; however, this is an existing condition would not be further extended into the side yard.
- The site plan consists of two drive-through lanes and an escape lane. Lane widths and parking spaces all meet the minimum code requirements. The drive-through lanes provide 24 stacking spaces, while the code requires a minimum of 7 stacking spaces. The existing access drives on Rand Road would be maintained.
- The proposed hours of operation are 10 AM to 10 PM daily, with a total of 5 employees at peak times and an estimated 1,125 customers per day. Per the business plan, the store will be drive-through only. The proposed drive-through is unique, as it is a 2-lane drive-through throughout. Orders will be walked to vehicles on the inside of each lane by staff. As part of the Special Use review, Staff inspected the already open location in Naperville and observed the functionality of the drive-through lanes.
- A new solid fence would be extended along the vacant lot to the rear of the property, to provide additional screening for the adjacent residentially zoned property.
- There is a billboard sign on the Subject Property, which existed at the time of annexation of this area to the Village of Palatine in 1996. Billboards (off-site signage) are prohibited by the Zoning Ordinance. As part of the Special Use review, the underlying property owner has agreed to the billboard's removal. This will enhance not only the site for the proposed redevelopment but will also continue the removal of off-site signage along the Dundee Road and Rand Road corridors, as redevelopment continues. The existing billboard sign shall be removed by no later than 12/31/2027.
- The proposed restaurant use, carry-out only, follows the 1/300 SF parking requirements. At 510 square feet, the use requires 2 parking spaces. The proposed site plan provides 12 spaces.
- Per Code, the site can have up to 162 square feet of signage. The proposed

drive-through use and coffee shop is consistent with many of the surrounding uses in this area of the Rand Road corridor and the current drive-through restaurant. The proposed site plan meets or exceeds all the Village's minimum zoning requirements. Additionally, there is approximately 90 feet of green space from the adjacent residential lots to the west.

ALTERNATIVES:

1. Approve the Special Use for a new restaurant, with drive-through.
2. Do not approve the Special Use for a new restaurant, with drive-through.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on January 14, 2025.
Residents testifying:	None
Vote:	The PZC voted unanimously to recommend approval of the Special Use to permit a restaurant, with drive-through and Staff concurs.

ACTION REQUIRED:

A motion to approve the Special Use for a drive-through restaurant at 1572 N. Rand Road.

Consider an Ordinance Granting a Special Use for a Daycare (Montessori School) at 660 N. Hicks Road

BACKGROUND:
The Subject Property, zoned Planned Development, is part of the Renaissance Subdivision and follows the Village's B-1 use lists. The current uses within the building include a mixture of office, medical, and home interior services.

The Petitioner proposes to purchase the property and convert the office building to accommodate both the relocated Grow Music School (permitted use) and a Montessori School (Special Use). In addition to the Montessori and Music Schools, there would be two additional rental spaces remaining within the building. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit a Montessori School at the Subject Property.

KEY ISSUES:

- The Montessori School will start with two different programs (Primary & Elementary). Once the academy is established, the business plan indicates that additional classes will be offered for toddlers and adolescents 12–14 years old, which would require a Special Use Amendment for any expansion of the Montessori school use within the building. The initial programs are as follows:
  - 3–6 year-old (primary) – expected capacity of 5-10 students
  - 6–12 year-old (elementary) – expected capacity of 6-12 students
- When all proposed programs are established, the maximum student capacity would be 60 students.
- The Petitioner has indicated that there will be six staff members when the initial programs are established. Eventually, the business plan indicates a maximum of eight staff members.
- The Montessori School would operate Monday - Friday from 8:05 AM – 3 PM. Drop-off and pick-ups times will be within a 5-10 minute period, prior to and after, each school day. Additionally, the Music School would continue to take on new students, and operate from 3:30 PM – 9 PM, with a maximum of eight staff members.
- The submitted site plan includes outdoor spaces along the south and east sides of the existing building. The primary outdoor play space would be to the south of the building, with a proposed solid 6-foot fence, with landscaping and bollards, and set back approximately 10 feet from the First Bank Drive property line. For reference, the building directly west of the proposed outdoor area (652 N. First Bank Drive) maintains a 10-foot front yard setback, with the attached wing walls having a 5-foot setback.
- The fence would bevel at the corner of Hicks Road and First Bank Drive and be located behind the existing Office Park of Palatine entrance sign and landscaping. The space to the east of the building would be utilized as garden space, with a 4-foot open style fence to be set back over 20 feet from the side Hicks Road property line.
- While the Planned Development primarily operates as an office park, it does include an existing daycare, to the south of the Subject Property. The proposed location is situated on the eastern edge of the Renaissance Development and

includes a dedicated parking lot, with an entrance/exit directly off Hicks Road. The site includes over 42 available parking spaces, which should minimize traffic impacts, in addition to the school's queueing and start time plan.

- Staff notes that the pick-up/drop-off area would be entirely self-contained within the private parking lot on the north side of the building. Unlike the previously proposed location, these queuing activities would be completed without additional impact to any of the surrounding businesses/uses.

ALTERNATIVES:

1. Approve the Special Use to permit a daycare (Montessori School) at the Subject Property.
2. Do not approve the Special Use to permit a daycare (Montessori School) at the Subject Property.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on January 14, 2025.
Residents testifying:	2, who spoke in support of the proposed use & location.
Vote:	The PZC voted unanimously to recommend approval of the Special Use to permit a daycare (Montessori School) and Staff concurs.

ACTION REQUIRED:

A motion to approve the Special Use Ordinance to allow a daycare (Montessori School) at 660 N. Hicks Road.

Consider a Motion Authorizing the Village Manager to Purchase a Replacement Backhoe Loader

BACKGROUND:
As part of the Capital Equipment Replacement Budget for 2025, the Village Council has appropriated $180,280 in funds for the replacement of a backhoe loader. The existing backhoe (E-601) is a 2013 Caterpillar Model 430F with over 6,000 hours. The backhoe is 12 years old, has rust on the cab and frame, and is becoming increasingly costly to maintain.

This backhoe is a frontline piece of equipment used for excavating water main breaks, hydrant replacement, sewer line repair/replacement, parking lot snow removal, and general digging duties. It is equipped with a loader bucket on the front, which is used for loading spoils into dump trucks, filling excavations with stone, general grade leveling, forestry log movement, and has also been used to load salt into salt trucks when the wheel loaders are mounted with plows. It is also equipped with a backhoe/dipper bucket on the rear for digging deep excavations and trenching. Our dipper boom also gets used with a breaker for street repairs and access to water mains below the street surface.

KEY ISSUES:

- Staff researched available makes and models to find replacements with similar features and specifications as the existing backhoe and the choices were narrowed down to the John Deere 410P, the Caterpillar 430-07A, and the Case 590. Public Works has two older versions of the Caterpillar 430 and has been satisfied with its reliability and performance.
- Staff requested demonstrations from each manufacturer. After researching each model and speaking with other municipalities, it was determined that the Caterpillar 430 had more digging power than the other models. It was also determined that the importance of our current implements being interchangeable among both our backhoes is crucial. This is vital when one backhoe is down, or multiple operations and emergencies occur at once.
- Due to its usability, reliability, and availability of parts and service, the Caterpillar best suits our needs. Some items of concern were noted with the other units. The John Deere had similar power and reach, but had no joystick option at the 410 level, only levers. None of our other machines have this setup. John Deere only offers this type of operator station at the 710 level which is much heavier and more expensive. Finally, our implements would not attach to this machine. The Case product is similar in digging depth, but has a European engine that is unfamiliar to our mechanics. Our current breaker and buckets would not attach to this machine either.
- There are Sourcewell joint-purchase contracts for these backhoes. Staff requested quotations from each manufacturer. The total with desired factory options are as follows: the John Deere 410P $190,366.17; the Caterpillar 430-07A $190,071; and the Case 590 $176,718.00. West Side Tractor (John Deere) offered $35,000 in trade for the current machine. Altorfer Caterpillar offered $30,000 in trade allowance. McCann Industries (Case) did not offer trade-in as an option. Including the trade-in allowances brings the Case to $176,718, the Caterpillar to $160,071, and the John Deere to $155,366.17.
- Historically, the Village has utilized a trade-in allowance for off-road equipment

replacements as it removes liability from the Village against any claims of accident or injury from selling a used machine that may not have the latest mandated safety options. Staff researched recent sales of similar machines and found the trade-in allowance to be acceptable. Comparable sales listings for a similar machine are auctioning with a range of $10,000 to $45,000. Given the current market, Staff does not believe that the Village would receive a better offer if the loader was sold at auction.

ALTERNATIVES:

1. Authorize the Village Manager to purchase one 2025 Caterpillar Model 430-07A backhoe loader from Altorfer Caterpillar.
2. Refer back to Staff with comments.

RECOMMENDATION:

Staff recommends authorizing the Village Manager to purchase one 2025 Caterpillar Model 430-07A backhoe loader through the Sourcewell Contract from Altorfer Caterpillar in the amount of $190,071. Staff also recommends that the Village Council approve the trade-in of the existing 2013 Caterpillar Model 430F to Altorfer Caterpillar for a credit of $30,000, for a net purchase price of $160,071.

BUDGET IMPACT:

Funds in the amount of $180,280 have been appropriated in the 2025 Capital Equipment Replacement Budget to accommodate this purchase. With the total proposed cost of $160,071, the budgeted savings would be $20,209.

ACTION REQUIRED:

Motion to authorize the Village Manager to purchase one 2025 Caterpillar Model 430-07A backhoe loader through the Sourcewell Contract #011723-CAT from Altorfer Caterpillar of East Dundee, Illinois in the amount of $190,071 and authorize the trade-in of the existing 2013 Caterpillar Model 430F to Altorfer Caterpillar for a credit of $30,000, for a net purchase price of $160,071.

Consider a Motion Authorizing the Village Manager to Purchase a Replacement Street Sweeper

BACKGROUND:
As part of the Capital Equipment Replacement Budget for 2025, the Village Council appropriated $381,500 for the purchase of a replacement street sweeper. Street sweepers, by the nature of the work they perform, are one of the costliest machines to repair and maintain due to the amount of moving parts and wearable items (such as brooms and runners).

The existing machine (E-224) is a 2012 Elgin Pelican model. This machine is 13 years old with 9,500 hours and is becoming increasingly costly to maintain. This sweeper is a frontline piece of equipment used for sweeping streets and parking lots from early spring until late fall. It is used very heavily during spring cleanup and during leaf collection in the fall. Our sweepers are also used to collect millings in our road paving program. This program has increased to six miles in the past two seasons.

KEY ISSUES:
- Staff researched available makes and models from Standard Equipment, Brown Equipment, and R-Now to find a suitable replacement. The existing sweeper is mounted on a custom chassis built by Elgin Sweeper. The Village owns two Elgin Pelicans, a three-wheeled machine which our Streets and Fleet staff is trained on.
- It was determined that a replacement with a three-wheeled machine would still serve the Village's needs the best. Switching to a truck mounted, four wheel machine increases the cost by approximately $50,000 to $60,000. In addition, the three-wheeled model has a much tighter turning radius than a traditional truck mounted sweeper which allows greater maneuverability at intersections and parking lots. Pelicans are also 100% mechanical rather than suction-based machines. Vacuum type machines are not recommended with a paving and milling program.
- Currently, the only company that builds a three-wheeled rear-steer sweeper is the Elgin Sweeper Company. There is a Sourcewell contract for this sweeper through the local vendor, Standard Equipment Company of Elmhurst, Illinois. The sale price is $339,614.45.
- Staff also requested a trade-in option on the existing machine. Comparable sales listings for a similar machine are auctioning with a range of $11,000 to $68,000. Standard Equipment offered $55,000 as a trade-in allowance. As the existing machine was bought used by the Village in 2017 it further supports using the trade-in alternative.

ALTERNATIVES:
1. Authorize the Village Manager to purchase one 2025 Elgin Pelican Model NP street sweeper from Standard Equipment.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends authorizing the Village Manager to purchase a 2025 Elgin Pelican Model NP street sweeper through the Sourcewell Contract from Standard Equipment in

the amount of $339,614.45. Staff also recommends that the Village Council approve the trade-in of the existing 2012 Elgin Pelican Model NP to Standard Equipment for a credit of $55,000, for a net purchase price of $284,614.45.

BUDGET IMPACT:
Funds in the amount of $381,500 have been appropriated in the 2025 Capital Equipment Replacement Budget to accommodate this purchase. With the total proposed cost of $284,614.45, the budgeted savings would be $96,885.55.

ACTION REQUIRED:
Motion to authorize the Village Manager to purchase a 2025 Elgin Pelican Model NP street sweeper through the Sourcewell Contract #093021-ELG from Standard Equipment Company of Elmhurst, Illinois in the amount of $339,614.45 and authorize the trade-in of the existing 2012 Elgin Pelican Model NP to Standard Equipment for a credit of $55,000, for a net purchase price of $284,614.45.

Consider an Ordinance Amending Chapter 6 - Article I Building Codes and Amendments of the Palatine Code of Ordinances

BACKGROUND:
In December, 2024, the Village Council approved amendments to Chapter 6 - Building Codes and Regulations of the Village's Code of Ordinances (with an effective date of January 1, 2025). Upon implementation of the Code updates, the need to make a few minor amendments to the Minimum Standards section (Sec. 6-1.1) of Chapter 6 was identified.

KEY ISSUES:
- The proposed amendments are as follows:
) Add the notation of "with amendments" to the 2021 editions of International Fuel Gas Code, International Existing Building Code, and the International Swimming Pool and Spa Code; and
) Add a reference to the previously adopted 2021 edition of the International Fire Code (with a cross reference to Chapter 7 Fire Prevention and Protection).

ALTERNATIVES:
. Recommend approval of the Chapter 6 text amendments.
. Do not recommend approval of the Chapter 6 text amendments.

RECOMMENDATION:
Staff recommends approval of the Chapter 6 text amendments.

ACTION REQUIRED:
Motion to approve the proposed ordinance amending Chapter 6.

ATTACHMENTS:

- ORD Ch. 6 - Building Codes and Regulations
- Exhibit A Chapt 6 Amendment - Feb 2025

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 6, ARTICLE I - BUILDING CODES AND AMENDMENTS OF THE PALATINE CODE OF ORDINANCES

WHEREAS, the Village of Palatine is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs; and

WHEREAS, the Mayor and Council desire to amend Chapter 6 of the Village Code to update building codes and ensure our building stock stays current with common building practices; and

WHEREAS, the Mayor and Council have determined that it will serve and be in the best interests of the Village and its residents to amend Chapter 6 of the Village Code pursuant to this Ordinance;

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, is hereby amended by amending Chapter 6, Article I - Building Codes and Amendments as indicated on Exhibit "A."

Attachment: ORD Ch. 6 - Building Codes and Regulations (Amend Chapter 6 - Article I (CA))

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".

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

PASSED: This _____day of _____, 2025

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

APPROVED by me this _____day of _____, 2025

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____day of _____, 2025

_____
Village Clerk

Attachment: ORD Ch. 6 - Building Codes and Regulations (Amend Chapter 6 - Article I (CA))

ARTICLE I. BUILDING CODES AND AMENDMENTS

Sec. 6-1.1 Minimum standards.

(a) The following list of codes and Palatine amendments are hereby adopted by reference:

(1) International Residential Code, 2021 Edition (with amendments).
- (a) Appendix AA, Sizing and Capacities of Gas Piping
- (b) Appendix AB, Sizing of Venting Systems Serving Appliances Equipped with draft Hoods
- (c) Appendix AC, Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems,
- (d) Appendix AD Recommended Procedure for Safety inspection of an Exiting Appliance Installation
- (e) Appendix AE, Manufactured Housing used as Dwellings
- (f) Appendix AH, Patio Covers
- (g) Appendix AJ, Existing Buildings and Structures
- (h) Appendix AK, Sound Transmission
- (i) Appendix AM, Home Day Care R-3 Occupancy
- (j) Appendix AN, Venting Methods

(2) International Building Code, 2021 Edition (with amendments).
- (a) Appendix I, Patio covers
- (b) Appendix G, Flood Resistant Construction

(3) International Mechanical Code, 2021 Edition (with amendments).

(4) International Fuel Gas Code, 2021 Edition (with amendments).

(5) Illinois Energy Conservation Code, Latest Edition as adopted by the State of Illinois

(6) National Electrical Code, 2020 Edition (with amendments).

(7) Illinois Plumbing Code, Latest Edition.

(8) Illinois Accessibility Code, Latest Edition.

(9) International Existing Building Code, 2021 Edition (with amendments).

(10) International Swimming Pool and Spa Code, 2021 Edition (with amendments).

(11) International Fire Code, 2021 Edition (with amendments). Also see Chapter 7 Fire Prevention and Protection.

Attachment: Exhibit A Chapt 6 Amendment - Feb 2025 (Amend Chapter 6 - Article I (CA))

Consider an Ordinance Amending Chapter 10 - Article III Property Maintenance Codes and Amendments, Article IV Rental Property Rules and Regulations, and Article VII Notice of Violation Procedures, Penalties, Appeals and Conflict of Ordinances of the Palatine Code of Ordinances

BACKGROUND:
In December 2024, the Village Council approved amendments to Chapter 10 - Existing Structures' Maintenance and Occupancy of the Village's Code of Ordinances (with an effective date of January 1, 2025). Upon implementation of the Code updates, the need to make a few minor amendments to Sections 10-3.26, 10-15, and 10-42 of Chapter 10 was identified.

KEY ISSUES:
- The proposed amendments are as follows:
) Correct the code section of the International Property Maintenance Code (IPMC) referenced in Section 10-3.26 Method of Service;
) Add requirement to notify Village within 14 days of any changes to contact information provided in the rental dwelling license application; and
) Correct the IPMC edition and corresponding section referenced in Section 10-42 Notice of violation; procedures.

ALTERNATIVES:
. Recommend approval of the Chapter 10 text amendments.
. Do not recommend approval of the Chapter 10 text amendments.

RECOMMENDATION:
Staff recommends approval of the Chapter 10 text amendments.

ACTION REQUIRED:
Motion to approve the proposed ordinance amending Chapter 10.

ATTACHMENTS:

- ORD Ch. 10 - Existing Structures' Maintenance and Occupancy
- Chapt 010 Amendment - Feb 2025

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 10, ARTICLE III – PROPERTY MAINTENANCE CODES AND AMENDMENTS, ARTICLE IV - RENTAL PROPERTY RULES AND REGULATIONS, AND ARTICLE VII - NOTICE OF VIOLATION PROCEDURES, PENALTIES, APPEALS AND CONFLICT OF ORDINANCES OF THE PALATINE CODE OF ORDINANCES

WHEREAS, the Village of Palatine is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs; and

WHEREAS, the Mayor and Council desire to amend Chapter 10 of the Village Code to update building codes and ensure our building stock stays current with common building practices; and

WHEREAS, the Mayor and Council have determined that it will serve and be in the best interests of the Village and its residents to amend Chapter 10 of the Village Code pursuant to this Ordinance;

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

Attachment: ORD Ch. 10 - Existing Structures' Maintenance and Occupancy (Amend Chapter 10 - Articles III, IV & VII (CA))

SECTION 1: **That the Code of Ordinances of the Village of Palatine, Illinois, is hereby amended by amending Chapter 10, Article III – Property Maintenance Codes and Amendments, Article IV - Rental Property Rules and Regulations, and Article VII - Notice of Violation Procedures, Penalties, Appeals and Conflict of Ordinances 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".**

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

PASSED: This _____day of _____, 2025

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

APPROVED by me this _____day of _____, 2025

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____day of _____, 2025

_____
Village Clerk

Attachment: ORD Ch. 10 - Existing Structures' Maintenance and Occupancy (Amend Chapter 10 - Articles III, IV & VII (CA))

PALATINE CODE OF ORDINANCES – CHAPTER 10- EXSITING STRUCTURES' MAINT. ETC.

ARTICLE III. PROPERTY MAINTENANCE CODES AND AMENDMENTS

Section 10-3.26 Method of Service

Section 111.4.2 Method of Service shall be deleted in its entirety and replaced with the following:

Such notice shall be deemed to be properly served where a copy thereof is served in accordance with one of the following methods.

ARTICLE IV. RENTAL PROPERTY RULES AND REGULATIONS

Sec. 10-15. Licensing of the operation of rental dwelling units.

(d) No Rental Dwelling License shall be issued or renewed unless the applicant owner or operator has first made application therefor on a fully completed application in the format provided by the Village Manager or his designee. The Village Manager shall develop the format for such applications and make the same available to the public. If any change occurs to the contact information provided in the application for the applicant owner or operator, or if any change occurs to the contact information provided for any designated agent, including the addition and/or removal of an agent, the applicant owner or operator shall give notice of such change(s) to the Village's code official in writing within fourteen (14) days.

ARTICLE VII. NOTICE OF VIOLATION PROCEDURES, PENALTIES, APPPEALS AND CONFLICT OF ORDINANCES

Sec. 10-42. Notice of violation; procedures.

If the code official determines that the alleged violation(s) arise out of the 20215 International Property Maintenance Code (IPMC), incorporated herein, or Article lV, V, and Vl of this chapter, notice regulations set forth in Section 111.4 107 of the 20215 IPMC shall be followed.

Attachment: Chapt 010 Amendment - Feb 2025 (Amend Chapter 10 - Articles III, IV & VII (CA))

Consider a Resolution Granting a Release of the Public Improvements Security Deposit 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 security deposit was reduced to the one-year maintenance period ($2,885.30) in February 2024. Therefore, the Petitioner is seeking approval of:

Authorization for the release of the public improvements security deposit for Pancorvo Subdivision

KEY ISSUES:
- The Petitioner completed all the required public improvements, as outlined in their Subdivision Improvement Agreement and Final Engineering Plans, for Pancorvo Subdivision.
- The one-year maintenance period concluded in February 2025 and therefore, the final security deposit reduction of $2,885.30 would be completed and the public improvements security deposit is released.

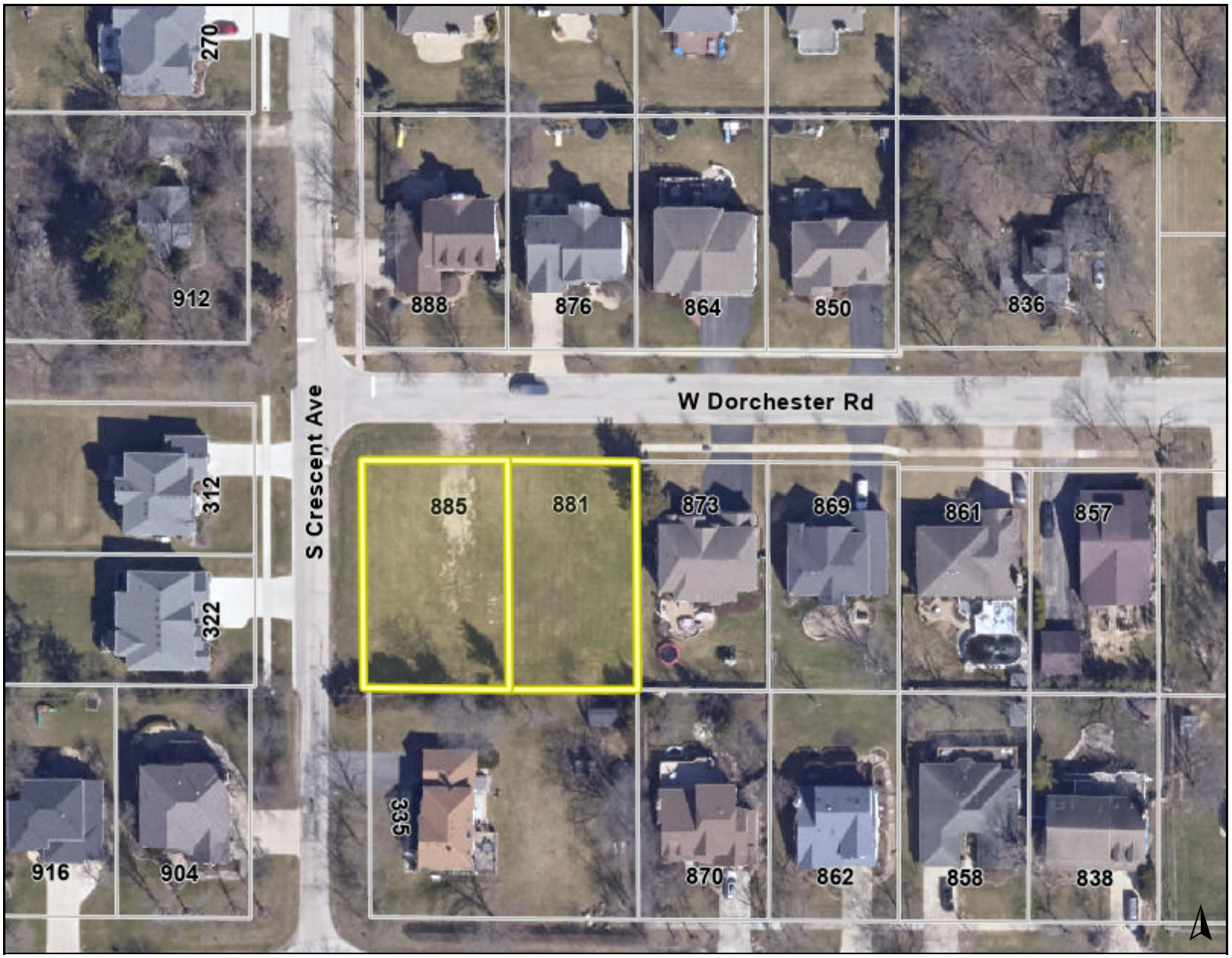
ALTERNATIVES:
1. Authorize the release of the public improvements security deposit
2. Do not authorize the release of the public improvements security deposit.

RECOMMENDATION:
Staff recommends that the public improvements security deposit is released.

ACTION REQUIRED:
A motion to approve a resolution granting the release of the public improvements security deposit for Pancorvo Subdivision at 885 W. Dorchester Road.

ATTACHMENTS:
- Aerial Map
- RES - Security deposit reduction and release

GISConsortium | Pancorvo Subdivision



Legend

0 150 300 ft

Print Date: 8/9/2023

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 (Pansorvo Security Deposit Release (CA))

RESOLUTION NO. _____

RESOLUTION AUTHORIZING A FINAL REDUCTION OF A SECURITY DEPOSIT FOR PANCORVO SUBDIVISION AND THE COMPLETION OF THE REQUIRED 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 final security deposit reduction of the security deposit in the amount of $2,885.30 and the completion of the required one-year maintenance period; and

WHEREAS, an inspector with the Village's Engineering Department has inspected the public improvements and has found the one-year

Attachment: RES - Security deposit reduction and release (Pansorvo Security Deposit Release (CA))

maintenance period is complete, without any defects and agrees that the security deposit shall be released.

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 final public improvements having a value of $2,885.30

SECTION 2: With the completion of the one-year maintenance period the security deposit shall be released.

PASSED: This _____ day of_____, 2025.

AYES:_____ NAYS:_____ABSENT:_____PASS:_____

_____
Mayor

ATTESTED and FILED in the Office of the Village Clerk this _____ day of _____, 2025.

_____
Village Clerk

Attachment: RES - Security deposit reduction and release (Pansorvo Security Deposit Release (CA))

Consider a Resolution Regarding the Review of Closed Session Minutes

BACKGROUND:
Pursuant to the requirements of the Open Meetings Act, public bodies are to approve Closed Session Minutes and periodically review Closed Session Minutes and release any that are no longer considered to be confidential. On January 13, 2025 the Village Council met in Closed Session for the semi-annual review and determined that the need for confidentiality still exists for all Closed Session minutes on file. Council reviewed and concurred to the accuracy of the July 15, 2024, September 3, 2024, and December 9, 2024 Closed Session Minutes.

ALTERNATIVES:
1. Approve the Resolution regarding approval and review of Closed Session Minutes.
2. Amend the Resolution regarding approval and review of Closed Session Minutes.

RECOMMENDATION:
The attached Resolution approves the Closed Session Minutes of July 15, 2024, September 3, 2024, and December 9, 2024. The Resolution indicates that a need for confidentiality still exists for all unreleased Closed Session minutes, therefore no Closed Session Minutes will be released at this time.

ACTION REQUIRED:
Motion to approve the Resolution regarding the approval and review of Closed Session Minutes.

ATTACHMENTS:

- RES - CS Minutes

RESOLUTION NO._____

A RESOLUTION REGARDING CLOSED SESSION MINUTES

WHEREAS, The Mayor and Village Council of the Village of Palatine, have met from time to time in closed session for purposes authorized by the Illinois Open Meetings Act; and

WHEREAS, as required by the Act, the Village Council has kept written minutes of all such closed sessions; and

WHEREAS, pursuant to the requirements of 5ILCS 120/1 et seq., the Mayor and Village Council have met in closed session on January 13, 2025 to review all closed session minutes; and

WHEREAS, the Village Council has concurred to the accuracy of the Closed Session Minutes from July 15, 2024, September 3, 2024, and December 9, 2024.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois, as follows:

SECTION 1: The Mayor and Village Council have determined that a need for confidentiality still exists for all Closed Session minutes on file, thus none of the Closed Session minutes will be released at this time and to the extent required by law, approval of said minutes is hereby ratified and approved.

SECTION 2: The Mayor and Village Council further approve the Closed Session minutes from July 15, 2024, September 3, 2024, and December 9, 2024.

SECTION 3: This Resolution shall be in full force and effect from and after its passage.

PASSED: This _____day of _____, 2025

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

APPROVED by me this _____day of _____, 2025

_____

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____day of _____, 2025

_____

Village Clerk

Attachment: RES - CS Minutes (Review of Closed Session Minutes - 2025 (CA))