



VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

AUGUST 4, 2025 AT 7:00 PM

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

MINUTES

REGULAR MEETING

7:00 PM

I. CALL TO ORDER

Mayor Schwantz called the meeting to order at 7:00 PM.

II. ROLL CALL

PRESENT :	Mayor Jim Schwantz, Councilman District 1 Greg Langer, Councilman District 2 Scott Lamerand, Councilman District 3 Doug Myslinski, Councilman District 4 Joe Falkenberg, Councilman District 5 Kollin Kozlowski, Councilman District 6 Brad Helms
ABSENT :	

Also Present:

Village Clerk Maureen Pasqualucci, 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, Customer Service Supervisor Sarah McKillop, Fire Chief Patrick Gratziana, IT Director Larry Schroth, Director of Finance Andrew Brown, Director of Human Resources Monika Pandya

III. PLEDGE TO THE FLAG

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

IV. APPROVAL OF MINUTES

A. Village Council & Committee of the Whole - Regular Meeting - July 14, 2025

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Doug Myslinski
SECONDER:	Greg Langer
AYES:	Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

V. MAYOR'S REPORT

A. Certificates of Recognition for Eagle Scouts

Mayor Schwantz presented Certificates of Recognition to area scouts who attained the rank of Eagle Scout, the highest honor in Scouting. Each recipient completed a service project benefiting a local nonprofit, with contributions including community gardens, public park enhancements, and storage unit installations.

B. As Submitted

Mayor Schwantz announced the upcoming events:

Wednesday, August 6: 5 PM to 8 PM

National Night Out

Falcon Park Recreation Center

Friday, August 8: 6:30 PM to 8:30 PM

Twilight Fun Run

Tom T. Hamilton Reservoir

Friday through Sunday, August 22-24

Downtown Palatine Street Fest

VI. RECESS TO THE COMMITTEE OF THE WHOLE

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Brad Helms
SECONDER:	Joe Falkenberg
AYES:	Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

VII. COMMITTEE OF THE WHOLE

A. POLICE POLICY & CODE SERVICES COMMITTEE

DOUG MYSLINSKI, CHAIR

1. Consider an Ordinance Granting a Special Use to Permit Three Residential Dwelling Units, as Accessory Uses to Ground-Floor Commercial Uses, and a Parking Variation at 126-134 S. Northwest Highway
Council District: Six

Planning and Zoning Director Ben Vyverberg presented the petitioner's request for a special use and a parking variation for the property at 126–134 S. Northwest Highway. He noted that the site has been vacant for several years and the petitioner has since acquired the building and is undertaking facade and interior renovations across all floors.

Councilman Myslinski expressed support for the proposed improvements and questioned why the residential component was again before the Council. Vyverberg explained that previous approvals had lapsed due to the passage of time and updates to the zoning code. Vyverberg clarified that the property had remained unoccupied under the previous ordinance, and subsequent code changes necessitated renewed consideration.

Councilman Kozlowski questioned the types of commercial tenants that could occupy the site, whether sufficient parking was available, and whether these factors had been explained to the petitioner. In response, Director Vyverberg explained that the building is subject to single-use office space requirements and that the petitioner is aware of these limitations.

Councilman Helms questioned whether parking for the residential units was located at the rear of the property. Vyverberg responded that six spaces—two per unit—are designated for residential use at the back of the site.

Councilman Helms inquired about the placement of the back porch. In response, Scott Shalvis, architect for the petitioner with Architectural Studios, explained that reconstruction of the back porch is not viable to rebuild.

Discussion continued regarding residential parking within the right-of-way.

Councilman Kozlowski clarified that parking in the front along Parallel is not allowed overnight per the Code. Vyverberg clarified that this property parking is ROW that will be addressed through a license agreement.

RESULT:	MOTION BY VOICE VOTE
MOVER:	Brad Helms
SECONDER:	Scott Lamerand
AYES:	Jim Schwantz, Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

2. As Submitted

Nothing was submitted

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE
SCOTT LAMERAND, CHAIR

1. Consider a Resolution Granting a Plat of Consolidation (Subdivision) for the Property at 656 S. Wilke Road and the Vacant Parcel Directly to the North
Council District: Five

Planning and Zoning Director Ben Vyverberg explained that the petitioner's proposed Plat of Consolidation would combine three existing lots and relocate a sanitary sewer easement.

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Doug Myslinski
SECONDER:	Kollin Kozlowski
AYES:	Jim Schwantz, Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

2. Consider an Ordinance Granting a Time Extension for the Garden Gate Subdivision Planned Development
Council District: One

Director of Planning & Zoning Ben Vyverberg presented the petitioners request for a three-year extension for the Garden Gate Planned Development, with a new completion deadline of August 2028. The extension request includes a proposed condition requiring water main improvements to be completed by August 31, 2026.

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Greg Langer
SECONDER:	Kollin Kozlowski
AYES:	Jim Schwantz, Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

3. As Submitted

Nothing was submitted

C. INFRASTRUCTURE & ENVIRONMENT COMMITTEE
KOLLIN KOZLOWSKI, CHAIR

1. Consider a Motion to Award a Contract for the 2025 Roof Replacement Project to Garland/DBS, Incorporated in an Amount Not to Exceed \$280,869

Director of Public Works Matt Barry provided an overview of the 2025 roof replacement projects, which include Fire Station 84, Countryside Pump Station, Well House 7, and Well House 10, along with associated masonry improvements. The contract is recommended to be awarded to Garland/DBS in the amount of \$280,869.

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Jim Schwantz
SECONDER:	Joe Falkenberg
AYES:	Jim Schwantz, Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

2. Consider a Motion to Authorize the Village Manager to Execute an Agreement with the Illinois Environmental Protection Agency for their Lead Water Service Line Replacement Funding Assistance Program
Council District: Three

Director of Public Works Matt Barry discussed the State-awarded Environmental Protection Agency Assistance Program grant, which provides \$1,251,815.50 to the Village for the successful replacement of water service pipes. The project will be completed at no cost to the Village and no cost to residents.

RESULT:	MOTION BY VOICE VOTE
MOVER:	Brad Helms
SECONDER:	Doug Myslinski
AYES:	Jim Schwantz, Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

3. Consider a Motion to Award a Contract for the Lead Water Service Pipe Replacement Project to Joel Kennedy Constructing Corporation of Waukegan, Illinois in the Amount of \$1,098,850

Director of Public Works Matt Barry presented awarding of a contract to Joel Kennedy construction for \$1,098,850 to replace lead water service pipes. This is state-funding assistance, which will come at no cost to the Village.

Councilman Helms inquired about the number of lead service lines identified and asked when the Village ceased using lead materials. Barry responded that the use of lead was discontinued in the 1970s. He noted that the Village maintains an inventory of known lead lines and will address any additional lines that may be uncovered.

Councilman Myslinski commended Barry for his efforts in pursuing grant funding and encouraged continued applications to maximize potential tax savings.

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Greg Langer
SECONDER:	Scott Lamerand
AYES:	Jim Schwantz, Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

4. As Submitted

Nothing was submitted

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE
BRAD HELMS, CHAIR

1. Consider a Motion Authorizing the Village Manager to Execute the Joint Emergency Management System Intergovernmental Agreement

Fire Chief Patrick Gratziana and Customer Service Supervisor Sarah McKillop provided an overview of the updated Joint Emergency Management System (JEMS) Intergovernmental Agreement. They noted that JEMS currently includes 12

participating communities and is in the process of expanding. Under the revised agreement, JEMS will operate as its own intergovernmental agency. The system offers training and operational guidance to Village staff in support of emergency preparedness and response.

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Jim Schwantz
SECONDER:	Scott Lamerand
AYES:	Jim Schwantz, Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

2. As Submitted

Nothing was submitted

E. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE
GREG LANGER, CHAIR

1. Consider an Ordinance Authorizing the Disposal by Transfer of Personal Property Owned by the Village of Palatine

Police Chief William Nord explained the surplus of radios became available following the January 2025, Northwest Central Dispatch System rollout of new communication equipment. The transfer of the remaining old radios went to Public Works and the Community Emergency Response Team. This request is for the rest of the old radios to go to Northern Illinois Police Alarm System (NIPAS) Emergency Services Team.

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Jim Schwantz
SECONDER:	Brad Helms
AYES:	Jim Schwantz, Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

2. As Submitted

Nothing was submitted

F. BUSINESS FINANCE & BUDGET COMMITTEE

JOE FALKENBERG, CHAIR

1. As Submitted

Nothing was submitted

VIII. RECONVENE THE VILLAGE COUNCIL MEETING

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Brad Helms
SECONDER:	Kollin Kozlowski
AYES:	Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

IX. 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:	MOTION APPROVED BY ROLL CALL
MOVER:	Scott Lamerand
SECONDER:	Doug Myslinski
AYES:	Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

A. Warrant 2025 #15

- B.** Consider an Ordinance Granting a Special Use to Permit Three Residential Dwelling Units, as Accessory Uses to Ground-Floor Commercial Uses, and a Parking Variation at 126-134 S. Northwest Highway
Council District: Six

Ordinance #O-77-25

- C.** Consider a Resolution Granting a Plat of Consolidation (Subdivision) for the Property at 656 S. Wilke Road and the Vacant Parcel Directly to the North
Council District: Five

Resolution #R-15-25

- D. Consider an Ordinance Granting a Time Extension for the Garden Gate Subdivision Planned Development
Council District: One

Ordinance #O-78-25
- E. Consider a Motion to Award a Contract for the 2025 Roof Replacement Project to Garland/DBS, Incorporated in an Amount Not to Exceed \$280,869
- F. Consider a Motion to Authorize the Village Manager to Execute an Agreement with the Illinois Environmental Protection Agency for their Lead Water Service Line Replacement Funding Assistance Program
Council District: Three
- G. Consider a Motion to Award a Contract for the Lead Water Service Pipe Replacement Project to Joel Kennedy Constructing Corporation of Waukegan, Illinois in the Amount of \$1,098,850
- H. Consider a Motion Authorizing the Village Manager to Execute the Joint Emergency Management System Intergovernmental Agreement
- I. Consider an Ordinance Authorizing the Disposal by Transfer of Personal Property Owned by the Village of Palatine

Ordinance #O-79-25
- J. Consider a Resolution Reducing the Public Improvements' Security Deposit for Architects Corner Subdivision at Falkirk Place and Northumberland Pass
Council District: One

Resolution #R-16-25
- K. Consider a Resolution Reducing the Public Improvements' Security Deposit for Slade Street Crossing at Plum Grove Road and Slade Street
Council District: Six

Resolution #R-17-25

X. REPORTS OF STANDING COMMITTEES

- A. **ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE**
GREG LANGER, CHAIR
 - 1. As Submitted

No Report.
- B. **BUSINESS FINANCE & BUDGET COMMITTEE**
JOE FALKENBERG, CHAIR

1. As Submitted

No Report.

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE
SCOTT LAMERAND, CHAIR

1. As Submitted

No Report.

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE
BRAD HELMS, CHAIR

1. As Submitted

No Report.

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE
KOLLIN KOZLOWSKI, CHAIR

1. As Submitted

No Report.

F. POLICE POLICY & CODE SERVICES COMMITTEE
DOUG MYSLINSKI, CHAIR

1. As Submitted

No Report.

XI. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

No Report.

B. VILLAGE CLERK

No Report.

C. VILLAGE ATTORNEY

No Report.

XII. CLOSED SESSION AS REQUIRED

No Closed Session requested.

XIII. RECOGNITION OF AUDIENCE

Residents Dianna Rushing 1165 W. Tern Drive, and Judy Janes 162 S. Middleton Ave. addressed the topic of early voting at 150 W. Wilson Street, including a discussion of a potential future voting location in Palatine. In response, Deputy Village Manager Hadley Skeffington-Vos mentioned that the Village would work with the Cook County Board Elections on future sites.

Mayor Schwantz addressed the concerns of early voting sites in Palatine, explaining that the Village will be active in the dialogue with Cook County Board of Elections.

Resident Roman Golash, 418 E. Juniper Drive, also addressed the topic of early voting.

Joe McArthur, Owner of Lot 20 Highland Meadow Subdivision, recognized the Village Manager for his leadership and service to the Village of Palatine.

XIV. ADJOURNMENT

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Greg Langer
SECONDER:	Brad Helms
AYES:	Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

MEETING ADJOURNED - 7:41PM

SUBMITTED BY:

Maureen Pasqualucci
Village Clerk