



VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

SEPTEMBER 2, 2025 AT 7:00 PM

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

AGENDA

REGULAR MEETING

7:00 PM

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. PLEDGE TO THE FLAG**
- IV. APPROVAL OF MINUTES**
 - A. Village Council & Committee of the Whole - Regular Meeting - August 18, 2025
- V. MAYOR'S REPORT**
 - A. As Submitted
- VI. RECESS TO THE COMMITTEE OF THE WHOLE**
- VII. COMMITTEE OF THE WHOLE**
 - A. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE**
BRAD HELMS, CHAIR
 - 1. Consider an Ordinance Transferring a Special Use Ordinance (#O-88-05) to Permit the Continued Operation of a Dry Cleaners 735 W. Palatine Road
Council District: Two
 - 2. As Submitted
 - B. POLICE POLICY & CODE SERVICES COMMITTEE**
DOUG MYSLINSKI, CHAIR
 - 1. Consider an Ordinance Granting a Special Use to Permit a Kennel (Dog Daycare & Boarding) at 541 - 569 E. Dundee Road
Council District: Three
 - 2. Consider an Ordinance Granting Variations to Construct a Detached Garage at 35 N. Ashland Avenue
Council District: Six

3. Consider an Ordinance Granting a Variation to Permit a Detached Garage at 310 N. Brockway Street
Council District: Six
4. Consider an Ordinance Amending Chapter 18 - Traffic - Regarding Untitled Motor Driven Vehicles of the Code of Ordinances of the Village of Palatine
5. As Submitted

C. INFRASTRUCTURE & ENVIRONMENT COMMITTEE
KOLLIN KOZLOWSKI, CHAIR

1. Consider a Motion to Award a Contract for the Water Supply Well 15 Rehabilitation
Council District: Three
2. Consider a Motion Authorizing the Village Manager to Execute a Proposal for Design Engineering Services for the Quentin Road Water Main Improvements
Council District: Two
3. Consider a Motion to Accept a Perpetual Water Main Easement Located at Town Center Promenade in Deer Park, Illinois
4. Consider a Motion to Accept the Gateway Parking Deck Change Order 1
Council District: Six
5. As Submitted

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

1. As Submitted

E. BUSINESS FINANCE & BUDGET COMMITTEE
JOE FALKENBERG, CHAIR

1. As Submitted

F. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE
SCOTT LAMERAND, CHAIR

1. As Submitted

VIII. RECONVENE THE VILLAGE COUNCIL MEETING

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.

- A. Consider a Motion to Approve Warrant 2025 #17
- B. Consider an Ordinance Transferring a Special Use Ordinance (#O-88-05) to Permit the Continued Operation of a Dry Cleaners 735 W. Palatine Road
Council District: Two
- C. Consider an Ordinance Granting a Special Use to Permit a Kennel (Dog Daycare & Boarding) at 541 - 569 E. Dundee Road
Council District: Three
- D. Consider an Ordinance Granting Variations to Construct a Detached Garage at 35 N. Ashland Avenue
Council District: Six
- E. Consider an Ordinance Granting a Variation to Permit a Detached Garage at 310 N. Brockway Street
Council District: Six
- F. Consider an Ordinance Amending Chapter 18 - Traffic - Regarding Untitled Motor Driven Vehicles of the Code of Ordinances of the Village of Palatine
- G. Consider a Motion to Award a Contract for the Water Supply Well 15 Rehabilitation
Council District: Three
- H. Consider a Motion Authorizing the Village Manager to Execute a Proposal for Design Engineering Services for the Quentin Road Water Main Improvements
Council District: Two
- I. Consider a Motion to Accept a Perpetual Water Main Easement Located at Town Center Promenade in Deer Park, Illinois
- J. Consider a Motion to Accept the Gateway Parking Deck Change Order 1
Council District: Six

X. REPORTS OF STANDING COMMITTEES

- A. **ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE**
GREG LANGER, CHAIR
 - 1. As Submitted
- B. **BUSINESS FINANCE & BUDGET COMMITTEE**
JOE FALKENBERG, CHAIR
 - 1. As Submitted

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

SCOTT LAMERAND, CHAIR

1. As Submitted

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

BRAD HELMS, CHAIR

1. As Submitted

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

KOLLIN KOZLOWSKI, CHAIR

1. As Submitted

F. POLICE POLICY & CODE SERVICES COMMITTEE

DOUG MYSLINSKI, CHAIR

1. As Submitted

XI. REPORTS OF THE VILLAGE OFFICERS**A. VILLAGE MANAGER**

1. As Submitted

B. VILLAGE CLERK

1. As Submitted

C. VILLAGE ATTORNEY

1. As Submitted

XII. CLOSED SESSION AS REQUIRED**XIII. RECOGNITION OF AUDIENCE****XIV. ADJOURNMENT**



VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

AUGUST 18, 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, Village Manager Reid Ottesen, Deputy Village Manager Hadley Skeffington-Vos, Village Attorney Rick Veenstra, Director of Planning & Zoning Ben Vyverberg, Director of Public Works Matt Barry, Police Chief William Nord, Deputy Fire Chief Scott Mackeben, 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

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

- A. Village Council - Special Meeting - August 11, 2025
- B. Village Council & Committee of the Whole - Regular Meeting - August 11, 2025

V. MAYOR'S REPORT

- A. Presentation of the Village of Palatine's 2025 Hometown Pride Awards

Mayor Schwantz thanked the Beautification Commission for their efforts to make the community beautiful for each season. Assistant Public Works Director Katie Lapid introduced each member and presented 2025 Hometown Pride Awards:

Single-Family:

- 1st Place: 1037 W. Partridge Drive – Barbara and Ralph Tobias
- 2nd Place: 162 S. Greeley Street – Jacob Skolnik
- 3rd Place: 607 N. Clark Drive – Joseph Massaro

Business:

- 1st Place: Palatine Park District – Family Aquatic Center
- 2nd Place: Second City Canine Rescue
- 3rd Place: Palatine Park District – Palatine Hills Golf Course

Multi-Family:

- 1st Place: 1273 N. Inverrary Way – Camilo Arreguin

Subdivision Entrance or Cul-De-Sac Island:

- 1st Place: Willow Walk Homeowners' Association
- 2nd Place: Palatine Park District – Mallard Park
- 3rd Place: Bridge View West Homeowners Association

Doors' of Palatine:

- 1st Place: 607N. Clark Drive - Joseph Massaro
- 2nd Place: 1045 W. Yale Court – Darlene Napolitano
- 3rd Place: 937 N. Williams Drive – Paul and Janet Herzog

- B. As Submitted

Beginning **Monday, August 25th**, the Public Works Department will conduct a special brush collection to pick up storm-related trees, limbs and brush from single-family residences. All trees, limbs, and brush must be set out at the curb **no later than 7 AM on August 25th**.

Friday through Sunday, August 22-24

Downtown Palatine Street Fest

Saturday, August 23: 9 AM – 11:30 AM

CycleFest

Towne Square

Sunday, August 24: 11 AM

Pet Parade

Towne Square

Sunday, August 24: 12 PM

Block Party

Prince of Peace Lutheran Church

Village Hall will be closed on **Monday, September 1st** in observance of Labor Day.

The next council meeting will be Tuesday, September 2nd.

VI. RECESS TO THE COMMITTEE OF THE WHOLE

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

VII. COMMITTEE OF THE WHOLE**A. POLICE POLICY & CODE SERVICES COMMITTEE**

DOUG MYSLINSKI, CHAIR

1. Consider an Ordinance Granting a Special Use to Permit a Fence in a Rear Yard Abutting a Street and a Side Lot Line of an Adjacent Front Yard at 934 W. Oxford Court
Council District: Two

Director of Planning & Zoning Ben Vyverberg discussed a fence permit request for 934 W. Oxford Court, highlighting zoning limitations and unique lot circumstances. Vyverberg explained that the owners initially proposed a 6-foot solid fence, but after discussions with neighbors, revised the request to a 4-foot open-style fence. Planning & Zoning Commission approved the special use and staff concurs.

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

2. Consider an Ordinance Granting a Special Use to Permit a Fence in a Front Yard and a Side Yard Abutting a Street at 617 N. Maple Avenue
Council District: One

Director of Planning & Zoning Ben Vyverberg presented the petitioner's request for a fence permit at 617 N. Maple Avenue, explaining that the proposal will replace the existing fence with a wrought iron style set back six feet from Colfax Street. He noted the existing parkway depths, support from the adjacent neighbor, and applicable landscaping requirements.

Councilman Myslinski asked for clarification on landscaping requirements. Vyverberg responded that they vary depending on site-specific circumstances and location.

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. Consider an Ordinance Granting a Variation to Permit a Twenty-Three Foot Wide Stoop in the Front Yard, Instead of the Maximum Allowed Nine Feet at 823 N. Glenn Drive
Council District: Four

Director of Planning & Zoning Ben Vyverberg presented the petitioners request for a 23-foot-wide stoop in the front yard at 823 N. Glenn Drive. The petitioners are seeking a permit variation to widen the stoop.

Councilman Myslinski asked if the stoop was included in the lot coverage. Vyverberg responded that it depends on the amount of overhang based on the plat of survey.

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

4. As Submitted

Nothing was submitted.

B. INFRASTRUCTURE & ENVIRONMENT COMMITTEE
KOLLIN KOZLOWSKI, CHAIR

1. Consider a Motion to Approve an Ordinance Authorizing the Waiver of the Formal Bid Process and Authorizing the Village Manager to Execute a Contract with Buildtech LLC for the 50 North Brockway Parking Lot and Roadway Improvement Project in an Amount Not to Exceed \$1,275,000
Council District: Six

Director of Public Works Matt Barry explained a redevelopment plan aimed at enhancing Downtown Palatine, involving a partnership with the owner of 50 N. Brockway. The plan involves consolidating three existing parking lots, enhancing access points, and implementing a coordinated approach to shared waste disposal. A license agreement will be established to authorize public use of the parking areas. The total estimated cost of the improvement is \$1,275,000, which includes a \$175,000 contingency. The project will be fully funded through Tax Increment Financing (TIF).

Councilman Kozlowski questioned the start date and Barry responded as soon as possible.

Councilman Helms asked if this includes signage and Barry clarified that the signage is separate.

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

2. As Submitted

Nothing was submitted.

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

1. Consider a Motion Authorizing the Village Manager to Execute an Extension to the Service Agreement with CCMSI for Third Party Administration of Workers Compensation and Liability Claims

Director of Human Resources Monika Pandya discussed the renewal of the contract with CCMSI for the review of Workers Compensation and other claims. CCMSI has serviced the Village since 2007, and has offered to renew the contract that covers the years 2026-2028, which includes an annual increase of 3.1%.

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.

D. BUSINESS FINANCE & BUDGET COMMITTEE
JOE FALKENBERG, CHAIR

1. As Submitted

Nothing was submitted.

E. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE
SCOTT LAMERAND, CHAIR

1. As Submitted

Nothing was submitted.

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

1. As Submitted

Nothing was submitted.

VIII. RECONVENE THE VILLAGE COUNCIL MEETING

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

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. Consider a Motion to Approve Warrant 2025 #16
- B. Consider an Ordinance Granting a Special Use to Permit a Fence in a Rear Yard Abutting a Street and a Side Lot Line of an Adjacent Front Yard at 934 W. Oxford Court
Council District: Two
Ordinance #O-82-25
- C. Consider an Ordinance Granting a Special Use to Permit a Fence in a Front Yard and a Side Yard Abutting a Street at 617 N. Maple Avenue
Council District: One
Ordinance #O-83-25
- D. Consider an Ordinance Granting a Variation to Permit a Twenty-Three Foot Wide Stoop in the Front Yard, Instead of the Maximum Allowed Nine Feet at 823 N. Glenn Drive
Council District: Four
Ordinance #O-84-25

- E. Consider a Motion to Approve an Ordinance Authorizing the Waiver of the Formal Bid Process and Authorizing the Village Manager to Execute a Contract with Buildtech LLC for the 50 North Brockway Parking Lot and Roadway Improvement Project in an Amount Not to Exceed \$1,275,000
Council District: Six

Ordinance #O-85-25
- F. Consider a Motion Authorizing the Village Manager to Execute an Extension to the Service Agreement with CCMSI for Third Party Administration of Workers Compensation and Liability Claims
- G. Consider a Resolution Regarding the Review of Closed Session Minutes

Resolution #R-18-25

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

1. As Submitted

Village Manager Reid Ottesen mentioned an upcoming discussion on scooters and e-bikes will be added to the agenda for September 2nd, 2025.

B. VILLAGE CLERK

1. As Submitted

No Report.

C. VILLAGE ATTORNEY

1. As Submitted

No Report.

XII. CLOSED SESSION AS REQUIRED

No Closed Session requested.

XIII. RECOGNITION OF AUDIENCE

Resident expressed concern regarding the lack of enforcement of fire lanes at the Palatine Post Office, 440 W. Colfax Street, as well as broader issues of public disregard and noncompliance.

XIV. ADJOURNMENT

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

MEETING ADJOURNED - 7:34 PM

SUBMITTED BY:

Maureen Pasqualucci
Village Clerk

Consider an Ordinance Transferring a Special Use Ordinance (#O-88-05) to Permit the Continued Operation of a Dry Cleaners 735 W. Palatine Road

BACKGROUND:

The Subject Property includes the Inverness Dry Cleaners, who are requesting a transfer of the existing Special Use. Therefore, the Petitioner is requesting approval of the following:

Transfer of Special Use Ordinance #O-88-05 to Inverness Dry Cleaners Inc. to permit the continued operation of the Dry Cleaners at 735 W. Palatine Road.

KEY ISSUES:

- A Special Use for the existing dry cleaners was originally approved in 2005 as part of the Planned Development.
- The Petitioner is not proposing any changes to the name, business operations, or floor plan.
- Any future changes to the floor plan or operations would require additional Village review.
- The business plan indicated that the store is open Monday-Friday (6 AM - 6 PM) and Saturday (6 AM - 5 PM).

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the Special Use Transfer at 735 W. Palatine Road.

ACTION REQUIRED:

A motion transferring Special Use Ordinance (#O-88-05) to Permit the Continued Operation of a Dry Cleaners 735 W. Palatine Road.

ATTACHMENTS:

1. Aerial Map
2. ORD SUT 735 W Palatine Rd
3. EXHIBIT - Business Plan
4. Special Use Transfer Application
5. Existing Special Use - #O-88-05



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ft

Print Date: 8/19/2025

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 TRANSFERRING SPECIAL USE ORDINANCE #O-88-05
735 W. PALATINE ROAD**

WHEREAS, Ordinance # O-88-05 granted a Special Use for the operation of a dry cleaners on the property commonly known as 735 W. Palatine Road; and

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

WHEREAS, since the Village Council did meet on September 2, 2025 to review a request by Inverness Dry Cleaners Inc. that the Special Use be transferred to permit the continued operation of a Dry Cleaners, with no substantial change, and it was the recommendation of the Village Council that the transfer of the Special Use to Inverness Dry Cleaners Inc. be approved without amendment.

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

SECTION 1: That the Special Use granted by Ordinance # O-88-05 is hereby transferred to Inverness Dry Cleaners Inc.

SECTION 2: All conditions of Special Use Ordinance # O-88-05 shall remain in full force and effect.

DATED: This _____ day of _____, 2025

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

APPROVED by me this _____ day of _____, 2025

Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk

this _____ day of _____, 2025.

Village Clerk

Inverness Dry Cleaning Inc dba Inverness Cleaners and Tailors

Executive Summary

Inverness Dry Cleaning Inc dba Inverness cleaners and Tailors is a 3,000 sq ft state-of-the-art dry cleaning and alteration service proudly serving Inverness, Palatine, and South Barrington. We cater to busy professionals, families, and environmentally conscious consumers who value premium garment care and sustainable living. Our mission is to deliver high-quality service, unmatched convenience, and strong eco-commitments.

We offer:

- Professional dry cleaning
- Expert tailoring and alterations
- Wash-and-fold laundry
- Eco-conscious garment recycling
- Convenient pickup and delivery

Company Description

Inverness Cleaners and Tailors has served Chicago's northwest suburbs for over 37 years, with a reputation for quality, attention to detail, and customer satisfaction. The business attracts professionals, offering premium service with operational excellence. Recent renovations and energy-efficient equipment investments ensure a strong operational base. With the current owner planning retirement, the business offers a turnkey opportunity with loyal customers and substantial growth potential.

Products and Services

1. Dry Cleaning: Business, formal, outerwear, specialty fabrics; Wedding gown cleaning and preservation
2. Tailoring & Alterations: Hemming, resizing, zipper repair, custom fitting
3. Laundry (Wash-and-Fold): Daily wear, linens, hypoallergenic options

4. Pickup & Delivery: Booking via phone, site, or app; Serves busy professionals, seniors, businesses

5. Home Textile Cleaning: Drapes, bedding, area rugs, upholstery

6. Specialty Services: Wedding gown preservation, Garment restoration, Express same day/next-day service

7. Service Differentiators: Personalized, detail-oriented service, Expertise in couture and designer garments, 37+ years of customer trust

Operating Hours:

Monday 6 AM–6 PM

Tuesday 6 AM–6 PM

Wednesday 6 AM–6 PM

Thursday 6 AM–6 PM

Friday 6 AM–6 PM

Saturday 6 AM–5 PM

Sunday Closed

Number of Employees:

This business will have five employees.



SPECIAL USE TRANSFER

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

CONTACT INFORMATION WORKSHEET

PETITIONER(S)		Business Name (If applicable)
Tsheten Gurung - Inverness Dry Cleaning Inc dba Inverness Cleaners and Tailors		
Address		City/State/Zip Code
2001 farnham ct, Schaumburg, IL, 60194		
Telephone	Fax	
6316363077		
Email		
invernesscleanersandtailors@gmail.com		
Subject Property Address		
735 W Palatine Rd, Palatine, IL, 60067		
AUTHORIZED AGENT (if applicable)		Business Name (if applicable)
Address		City/State/Zip Code
Telephone	Fax	
Email		



SPECIAL USE TRANSFER

Department of Planning & Zoning

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

Required Materials

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

Business Owner(s):

Tsheten Gurung- Inverness Dry Cleaning Inc dba Inverness Cleaners and Tailors

Subject Property Address:

735 W Palatine rd, Palatine, IL, 60067

The owner(s) listed above are requesting that Special Use Ordinance # 08805 be transferred from Edward Min to individuals(s) and/or company listed above. I have read the ordinance(s) and agree to comply with all applicable ordinance(s) and any conditions contained therein. As the new business owner(s), the following changes (if any) are proposed to the business operation and/or floor plan:
No changes have been made to the business operations or floor plan, aside from the change in ownership.

I understand that if the Village determines the nature or characteristics of the business will substantially change, a new Special Use may be required.

Petitioner's Signature

I affirm that the information contained on page 1 herein and in any accompanying documents is accurate to the best of my knowledge.

Tsheten Gurung

08/18/2025

Name

Date

Signature



Signature of Consent from Landlord, Property Owner(s), or Former Operator

I consent to the Special Use Transfer of the above mentioned property and that the information contained on page 1 herein and in any accompanying documents is accurate to the best of my knowledge.

Edward S Min

8/18/2025

Name

Date

Signature



ORDINANCE NO. 0-88-05

**ORDINANCE GRANTING A SPECIAL USE
733-745 W. PALATINE ROAD (CASE NO. 04-61)**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On April 18, 2005**

ORDINANCE NO. 0-88-05

**AN ORDINANCE GRANTING A SPECIAL USE
733-745 W. PALATINE ROAD (CASE NO. 04-61)**

WHEREAS pursuant to a petition and public hearing, held on April 5, 2005 of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearings and reported its findings regarding granting a Special Use to permit a dry cleaners in a B-1 Business district pursuant to Section 11.02(d)27 of the Palatine Zoning Ordinance, on the following legally described property:

Lots 2, 3 and 4 in Block 6 in Merrill's Garden Home Subdivision, being a subdivision in the North half of the Northwest quarter of Section 22, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois

commonly known as 733-745 W. Palatine Road (PIN #02-22-100-004/005/006).

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

SECTION 1: That a Special Use to permit a dry cleaners in a B-1 Business district pursuant to Section 11.02(d)27 of the Palatine Zoning Ordinance, is hereby granted, subject to the following conditions:

- 1. The Special Use shall substantially conform to the floor plans attached hereto as Exhibit 'A' and the elevations attached hereto as Exhibit 'B' except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions:**
- 2. This Special Use is granted solely to Edward and Linn Min and may be transferred only after review by the Zoning Board of Appeals and consent of the Village Council. The Zoning Board of Appeals shall review the request**

and in its sole discretion, either:

- a. Recommend that the Village Council approve the transfer of the lease and/or ownership to the new proprietor without amendment to the Special Use Ordinance, or
- b. If the Zoning Board of Appeals deems that the new proprietor contemplates a change in use which is inconsistent with this Special Use ordinance, the new proprietor shall be required to petition for a public hearing before the Zoning Board of Appeals to amend the Special Use ordinance.

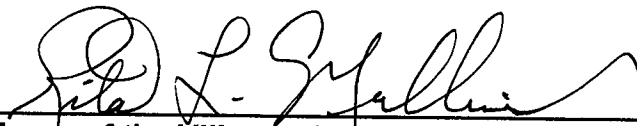
SECTION 2: That the petition for special use, the minutes of the Zoning Board of Appeals and the public notice be attached hereto and form a part of this ordinance.

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

PASSED: This 18 day of April, 2005

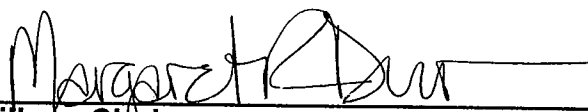
AYES: 4 NAYS: 2 ABSENT: 0 PASS: 0

APPROVED by me this 18 day of April, 2005



Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 18
day of April, 2005



Village Clerk

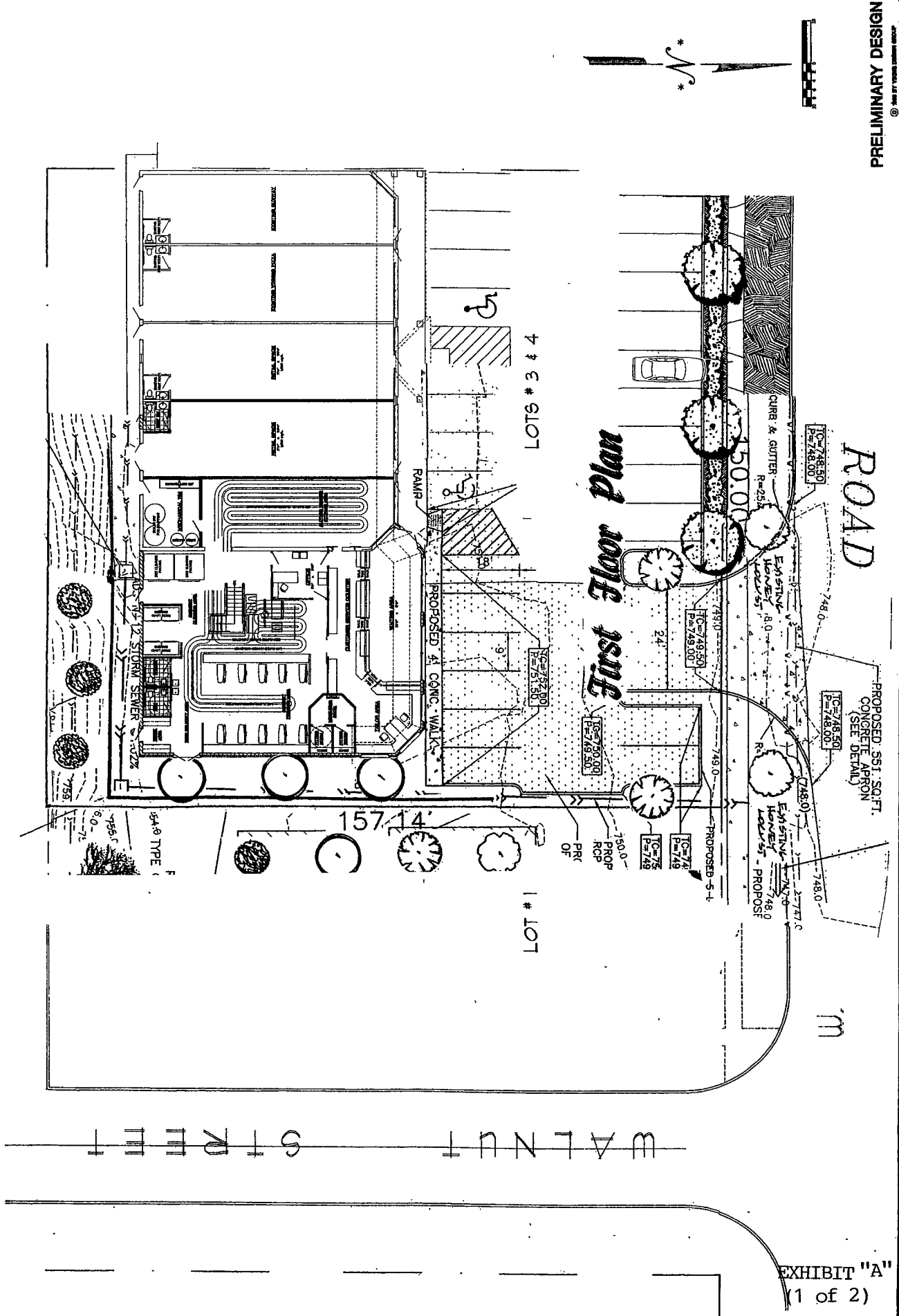


EXHIBIT "A"
(1 of 2)

PRELIMINARY DESIGN
© 2017 TERRY LAMAR GROUP

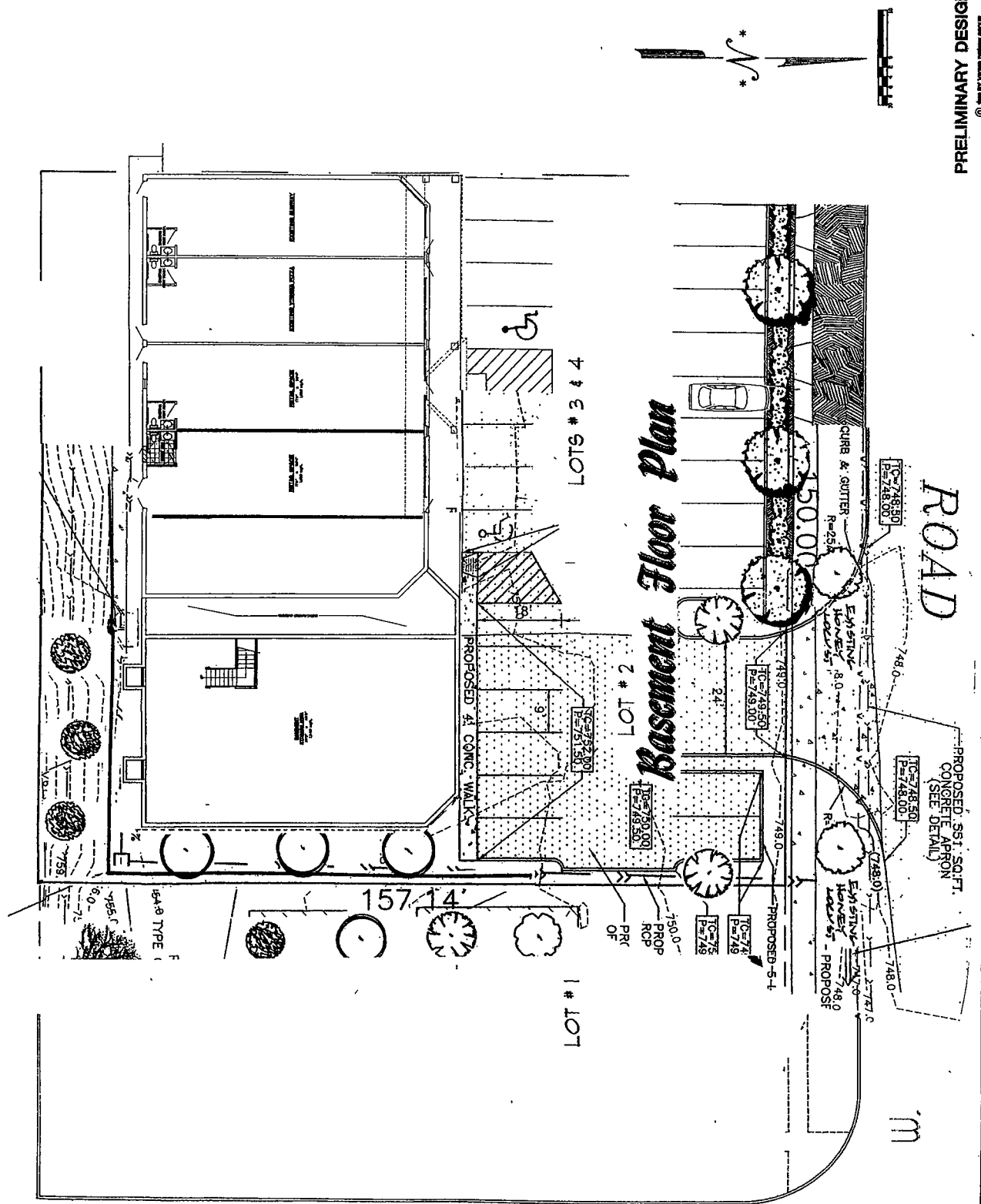
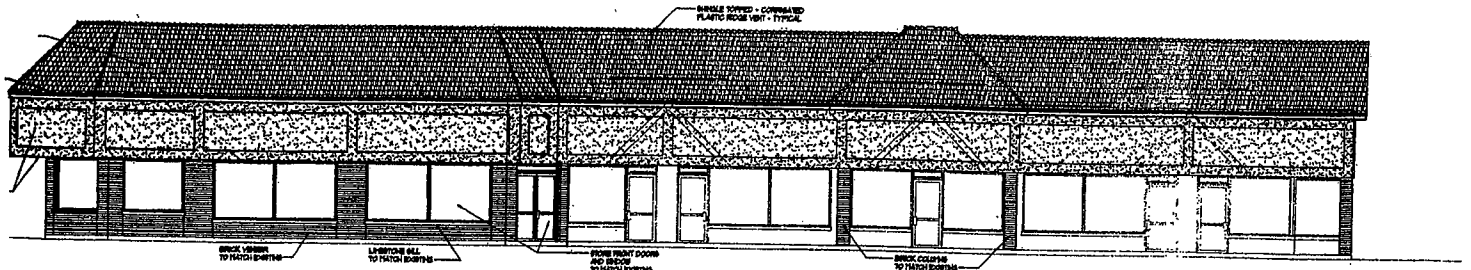
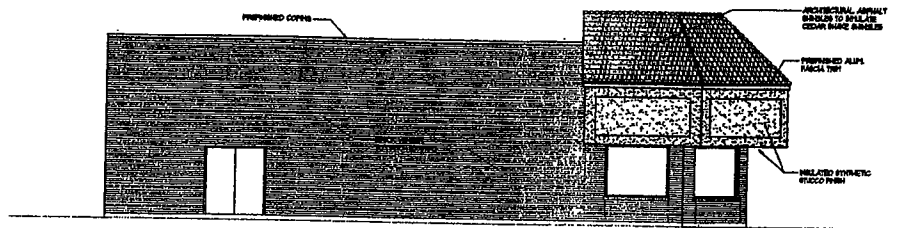


EXHIBIT "A"
(2 of 2)

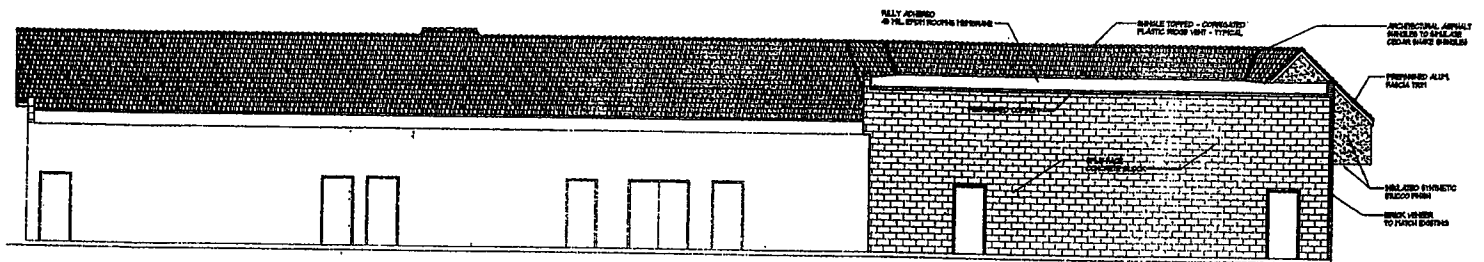
THE INVERNESS PLAZA



FRONT ELEVATION
SCALE: 1" = 10'-0"



LEFT SIDE ELEVATION
SCALE: 1" = 10'-0"



REAR ELEVATION
SCALE: 1" = 10'-0"

EXHIBIT "B"

DEPT. OF COMMUNITY DEVELOPMENT

VILLAGE OF PALATINE

PETITION FOR HEARING

PRELIMINARY AND FINAL PLANNED
DEVELOPMENT (ONE STEP)

FOR OFFICE USE ONLY

Zoning Docket # _____

Property recorded in Torrens _____

Filing Fee \$ 500.00 Date Filed 4-26-04

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): Ed & Lynn Min

Address: 737 W. Palatine Rd.

Telephone No. 847-533-1445 Business Telephone No. 847-358-1990 City, State, Zip

2. Authorized Agent of Petitioner (if different):

Name: C.J. Building & Development, Ltd. (C.J. Johnson)

Address: 1239 Williamsburg Ln. Crystal Lake 60014

Telephone No. 847-533-1445 Relationship to petitioner: _____ City, State, Zip

3. Property interest of Petitioner(s): Builder

Owner, Lessee, Contract Purchaser, etc.

4. Address of the property for which this application is being filed: 737 W. Palatine Rd.

_____ Palatine, Illinois

5. All existing land uses on the property are: Commercial

6. Current zoning of property in question: _____ Size of the property: under 1 acres

7. Briefly describe the proposed Planned Development with regard to types of uses proposed, number and types of units, development mix, amenities to be provided, etc.:

Addition to commercial Building and Remodel of
Front facade.

8. Describe any variations from the Village Ordinances which would be required if the proposed Planned Development were to be developed as a traditionally zoned project (if any):

P.V.O.

PETITIONER'S EXHIBIT

1

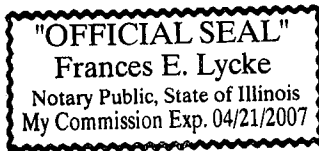
9. The attached Checklist of Documents outlines all required submittals before a project may be scheduled for the required public hearing by the Plan Commission. All required documents must be submitted with this petition. Return the completed checklist along with the required submittals. All documents are subject to staff review and approval before the item is scheduled for a public hearing.
10. This applicant's signature below indicates that the information contained in this application and on any accompanying documents is true and correct to the best of his(her) knowledge.

Date: _____

4-21-04

[Signature]

SUBSCRIBED AND SWORN to before me this 21 day of April, 2004.

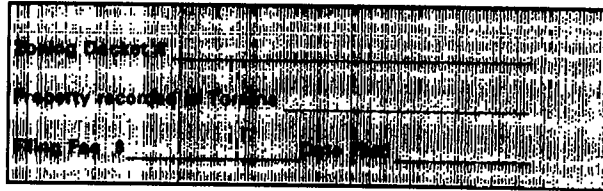


Frances E. Lycke
Notary Public

DEPT. OF COMMUNITY DEVELOPMENT

VILLAGE OF PALATINE

PETITION FOR HEARING



SPECIAL USE

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): EDWARD S. MIN and LYNN H. MIN
Address: 737 W. PALATINE ROAD PALATINE, IL 60067
City, State, Zip
Telephone No. (847) 533-1445 Business No. _____ Fax No. _____
2. Authorized Agent of Petitioner (if different):
Name: CJ BUILDING & DEVELOPMENT, LTD
Address: 1239 Williamsburg Lane, CRYSTAL LAKE, IL 60014
City, State, Zip
Telephone No. (847) 533-1445 Fax No. (847) 934-1732
Relationship to Petitioner: CONTRACTOR
3. Property interest of Petitioner(s): OWNER
Owner, Lessee, Contract Purchaser, etc.
4. Address of the property for which this application is being filed: 733 W. PALATINE ROAD
Palatine, Illinois
5. All existing land use(s) on the property are:
COMMERCIAL
6. The proposed use(s) on the property, if this petition is approved is (are):
DRY CLEANERS
7. Current zoning of property: COMMERCIAL
8. State the specific action requested. City ordinance numbers and distances where applicable.
REQUESTING HEARING FOR EXPANSION OF EXISTING BUILDING FOR NEW DRY CLEANING FACILITY

PETITIONER'S EXHIBIT

2

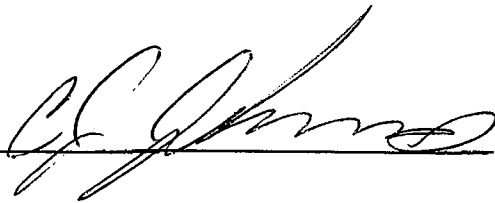
PETITIONER JUSTIFICATION:

- 9 The petitioner is required to present specific evidence, (not opinions) that the general standards for the granting of a special use will be met. Please justify the need for the special use making sure to address the attached standards (Section 14.05 of the Zoning Ordinance).

GENERAL STANDARDS WILL CONTINUE TO BE
MET AS THE USE OF THE PROPERTY WILL
NOT CHANGE.

10. 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.

Date: 12/7/04



plan commission
april 5, 2005

page 4

Report of Public Hearing – Case 04-61 – 733-745 W. Palatine rd.

The notice of public hearing was read by the chairman. The petitioners in Case 04-61, Ed and Lynn Min, seek approval of a preliminary and final planned development to permit expansion of an existing shopping center and dry cleaners; rezoning from B1 and R2 to P; a special use permit for a dry cleaners pursuant to Section 11 02 (d) 27 of the Palatine zoning ordinance for 0.54 acres at 733-745 W Palatine rd.

Chairman Dwyer said he would conduct the public hearing but would not be voting on this matter.

The following petitioner's exhibits were introduced:

1. Petition for preliminary and final planned development (one step)
2. Petition for Special Use
3. Palatine Real Estate Interest Disclosure Form
4. Deed in Trust – lot #2
5. Warranty Deed – lots #3 and #4
6. Plat of Survey
7. Engineering Plans revised 6/7/04
8. Architectural Plans

The following persons were sworn in to present the request:

James Lennon, attorney
C.J. Johnson, Building & Development, Ltd
Jason Doland, engineer
Ed & Linn Min, petitioners

Lennon said the petitioners seek to expand their Inverness Cleaners and Tailors business onto property that currently houses a single family home. They plan to demolish the residence and construct an addition. He said the property is unobtrusive since the land to the south is very high. He feels this is an appropriate location for commercial, especially the expansion of a successful commercial use in the present shopping center. He said a single family home on the corner of Walnut and Palatine rd. would remain, but noted that the orientation of the building there is toward Walnut, not toward Palatine rd.

Johnson said a fence will be installed to shield this parcel from the adjacent single family. In addition, three trees are proposed for the west lot line.

Doland testified to the positive effects of the development on drainage, saying he will upgrade the storm sewer per the IDOT directive. Concerning the traffic pattern, he will change the access points to the shopping center per the IDOT directive, including creation of a 25-foot radius, a larger apron for turn around in the parking area.

Anderson said the addition would contain 3,100 square feet. He noted the proposed curb cut change. All uses within the center would be required to conform to B1 zoning requirements.

The proposed plan would include eight new parking spaces for a total of 27 spaces, one less than required based on building size and use. He noted that the approval of the existing retail building included a condition that all restaurants be limited to carry out only – the condition being a response to the limited amount of available parking. It is difficult to maneuver in the existing lot, Anderson, said, though he has rarely seen it full. In addition, Anderson said the proposed parking spaces would not meet the required 9 feet x 19 feet dimensions. (Proposed are 9 x 18 feet.)

Anderson said that in addition to the three trees proposed for the eastern lot line, the petitioners propose two trees within the parking lot to meet zoning ordinance landscaping requirements. The proposed fence will be revised per a directive from the Director of Planning and Zoning. He said engineering proposals are all according to code. Anderson indicated that the existing commercial is designated "Commercial" on the Palatine Comprehensive Plan; the adjacent lot in question, containing the single family home, is shown as "Single Family" on the Comprehensive Plan.

plan commission
april 5, 2005

page 5

Hansen asked if the village forester could review the plan and make recommendations.

Dwyer read a letter of objection into the record from Stewart Tresnow, 711 W. Palatine rd.

All residents who wished to address the plan commission on this matter were sworn in.

Jennifer Miller, 17 S. Walnut, said she lives south and across the street on the east side of Walnut. She questioned what future business could move into the shopping center. She noted the heavy increase in the amount of cut-through traffic. She doesn't want additional commercially zoned land encroaching onto Walnut.

Lennon said he would have no concern for property values because of this development.

Ms. Miller said it is difficult to turn left onto Palatine rd. now. Moving the driveway to the east will double the difficulty, she asserted. Mrs. Min said her cleaners serves about 50 customers per day with most heavy use being at the morning and afternoon peak commuting hours. She said that Saturdays had the heaviest use.

She said the extension of the shopping center would look better than the present ill maintained single family home. She feels the development will have a positive effect. She plans to create a more modern, spacious facility that has more room for her customers.

Gary Miller, 35 S Walnut, said he is a 30-year resident of the neighborhood. He doesn't want commercial encroachment into the single family zone. He feels his property values will deteriorate. He doesn't want increased traffic and noise that more commercial will bring. He said he feels the village needs starter homes and asked that Palatine not give up on this house.

Tim Meade, 25 S. Walnut, said he opposes expansion. Commercial creates filth, he said. He feels the neighborhood needs the single family homes as buffers for the existing commercial.

Staff Recommendation

In reviewing this request the primary issue to consider is if the proposed expansion of the retail building into the adjacent single-family neighborhood is appropriate. Although the proposal provides some buffer to the adjacent properties, it will also isolate the remaining single-family parcel at the southwest corner of Palatine and Walnut. If redevelopment of the remaining single-family parcel were proposed in the future it may be difficult to provide sufficient buffering to the adjoining single-family neighborhood. Staff recommends action at the discretion of the plan commission.

Anderson read staff conditions which would accompany the request to the village council should the plan commission approve the request.

The public hearing was closed at 9:25 p.m.

During discussion, commissioners made the following observations:

Smith – Feels this would be an improvement for business. It will not create more traffic.

Hansen – Business will be increased. The existing house needs help. The expansion would be an encroachment into a residential zone. He doesn't feel property values will decrease. But, an isolated single family lot will be left. He is not convinced moving the shopping center driveway will be beneficial to residents.

RECOMMENDATION

Smith moved, Hansen seconded that the plan commission recommend that the village council approve the request of the petitioners in Case 04-61, Ed and Lynn Min, who seek approval of a preliminary and final planned development to permit expansion of an existing shopping center and dry cleaners; rezoning from B1 and R2 to P; a special use permit for a dry cleaners pursuant to Section 11.02 (d) 27 of the Palatine zoning ordinance for 0.54 acres at 733-745 W. Palatine rd.

plan commission
april 5, 2005

page 6

Those voting aye: Smith
Those voting nay: Hansen, Mrs. Williams, Mrs. Sinacore.
Those abstaining: Dwyer

The motion fails.

The matter will be forwarded to the village council
with no recommendation.

After communications, the meeting adjourned at 9:45 p.m.

Natalie Meyer McKenzie,
secretary

Public Notice

A public hearing will be held before the Plan Commission on Tuesday, April 5, 2005, at 8:00 p.m. in the Village Council Chambers in the Palatine Community Center, 200 E. Wood Street, relative to a request for a Preliminary and Final Planned Development to permit an expansion to the existing shopping center; Rezoning from "B-1" Shopping Center and "R-2" Single Family to "P" Planned Development; a Special Use to permit a dry cleaners; and any other approvals that may be necessary to allow the petitioner's request.

The property is legally described as follows:

Lots 2, 3 and 4 in Block 6 in Merrill's Garden Home Subdivision, being a subdivision in the North half of the Northwest quarter of Section 22, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois

commonly known as 737 W. Palatine Road (PIN #02-22-100-004/005/006).

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

CASE NO: 04-61
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 21st day of March, 2005
Published In Daily Herald
March 21, 2005 (3501302)N

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**.

That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Arlington Heights, Barrington, Barrington Hills,

Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove,

Burlington, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee,

Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake,

Gurnee, Hampshire, Hainesville, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley,

Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville,

Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine,

Prospect Heights, Rolling Meadows, Schaumburg, Sleepy Hollow, St. Charles, Streamwood,

Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Green Oaks

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

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published March 21, 2005 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Harley Bratonsick
Authorized Agent

Control # T3501302

Consider an Ordinance Granting a Special Use to Permit a Kennel (Dog Daycare & Boarding) at 541 - 569 E. Dundee Road

BACKGROUND:

The Subject Property, zoned Planned Development, consists of a multi-tenant building within the Northwest Shopping Center and is subject to the Village's B-2 District use list. The current businesses within the plaza include Jewel/Osco, and a mixture of restaurant, service, and retail uses. The Petitioner is proposing to open a dog daycare and kennel use. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit a kennel (Dog Daycare & Boarding) at 541 - 569 E. Dundee Road.

KEY ISSUES:

- The Subject Tenant Space, approximately 10,619 square feet, was previously occupied by multiple tenants, including We Rock the Spectrum and Jorie Weight Loss Center. Other uses neighboring the proposed space include a dental office, cell phone store, and other service businesses.
- The proposed business is part of a franchise (<https://www.k9resorts.com>). For reference, the Petitioner recently opened a standalone building location in Deerfield on Lake Cook Road. That location abuts the Milwaukee District North Metra Line on the east, Home Depot and the Edens Expressway on the south, and additional commercial/office uses to the north across Lake Cook Road.
- The hours of operation are Monday - Friday from 7 AM - 7 PM, and Saturday/Sunday from 9 AM - 5:30 PM.
- There will be between 8-10 employees, with a total maximum capacity of 102 dogs and an estimated daily occupancy of 50 dogs.
- The floorplan shows an indoor play area of approximately 1,348 square feet on the east side of the building. The proposed building elevations include an opening of approximately 7 feet tall and 18 feet and 25 feet wide, which would be added to the east and south exterior walls of the outdoor play area. As part of their deliberations, the Planning and Zoning Commission included a condition to include a closure option for these openings.
- The proposed use requires 1space/300 square feet or 35 spaces. As a whole, the shopping center has 502 parking spaces, 15 of which are handicapped for an excess of 152 parking spaces.
- Staff also notes that the shopping center abuts an existing residential development (Concord Mills Unit #1) directly to the south, which is approximately 180 feet from the proposed kennel. Staff has continued to express noise concerns about the outdoor play area, proposed maximum capacity, and estimated daily dog occupancy, throughout the zoning review process. Staff has also continued to express the potential noise concerns upon the surrounding

residential properties and tenants. Additionally, Staff has historically experienced multiple specific instances of zoning enforcement activities and citations for other kennel uses within the Village.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Public Hearing: Planning & Zoning Commission (PZC) meeting on August 12, 2025.

Residents testifying: 2 - With concerns about the potential noise impacts of the proposed use.

Vote: The PZC voted unanimously to approve the Special Use, with an additional condition to be added: "The proposed openings on the east and south exterior walls shall include a system that would include a closure option." Based upon the potential noise generation impacts of the kennel, Staff recommends denial of the request.

ACTION REQUIRED:

A motion to approve an ordinance granting a Special Use to permit a kennel (dog daycare and boarding) at 541-569 E. Dundee Road.

ATTACHMENTS:

1. Aerial Map
2. ORD SU 541-569 E Dundee Road
3. EXHIBIT - Floor Plan
4. EXHIBIT - Elevation
5. EXHIBIT - Business Plan
6. K-9 Resorts of Palatine Presentation
7. PZC meeting materials - 8-12-25
8. PZC Minutes 8-12-25
9. Public Notice



0 200 400
ft

Print Date: 8/4/2025

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
541 – 569 E. DUNDEE ROAD**

WHEREAS, pursuant to a petition and public hearing on August 12, 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 Special Use to permit a kennel (Dog Daycare and Boarding), to WCDR Palatine, LLC pursuant to Section 11.03 (d) (1) of the Palatine Zoning Ordinance on the following legally described property:

LOT 2 IN NORTHWEST SHOPPING CENTER SUBDIVISION, OF PART OF LOT 1 AND ALL OF LOT 2 IN DELGADO & REIN'S FERNDAL MARKET AND PART OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

commonly known as 541-569 E. Dundee Road (PIN# 02-11-200-018)

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 kennel (Dog Daycare and Boarding), to WCDR Palatine, LLC pursuant to Section 11.03 (d) (1) of the Palatine Zoning Ordinance is hereby granted, subject to the following condition(s):

1. The Special Use shall substantially conform to the business plan submitted by the Petitioner dated 06/05/2025 and the floor plan dated 05/30/2025 prepared by RHJ Associates, PC except as such plans may be revised to conform to Village Codes and Ordinances
2. The Petitioner shall prepare a revised site and business plan to locate waste receptacles proximate to the tenant space, including a maintenance and disposal plan, in a manner acceptable to the Village of Palatine.
3. Dogs shall not be walked off-site.

4. Dogs shall be leashed at all times when arriving and departing the facility.
5. Dogs shall not be in the shared play area except between the hours of 7 AM and 9 PM.
6. Staff will conduct a 6-month review of the Special Use and, if deemed necessary, will recommend additional conditions and requirements to the Village Council regarding the Special Use operations.
7. The proposed openings on the east and south exterior walls shall include a system that would include a closure option (ADDED BY THE PLANNING AND ZONING COMMISSION AS PART OF THE PUBLIC HEARING)

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

WALL LEGEND:

— EXISTING WALL

NEW FULL HEIGHT INSULATED EXTERIOR WALL:

INSTALL 84816 NOMINAL CMU BLOCKS TO THE UNDERSIDE OF THE ROOF DECK WITH FULL HEIGHT CONTINUOUS INSULATION BOARD DIRECTLY ALONG THE INSIDE OF THE MASONRY, 25' - 20 GA. METAL STUDS @ 16" O.C. MAX. AND (1) LAYER OF 1/2" GIB ON THE INTERIOR SIDE TO 6" ABOVE THE DROP CEILING.

SPRINKLER NOTE:

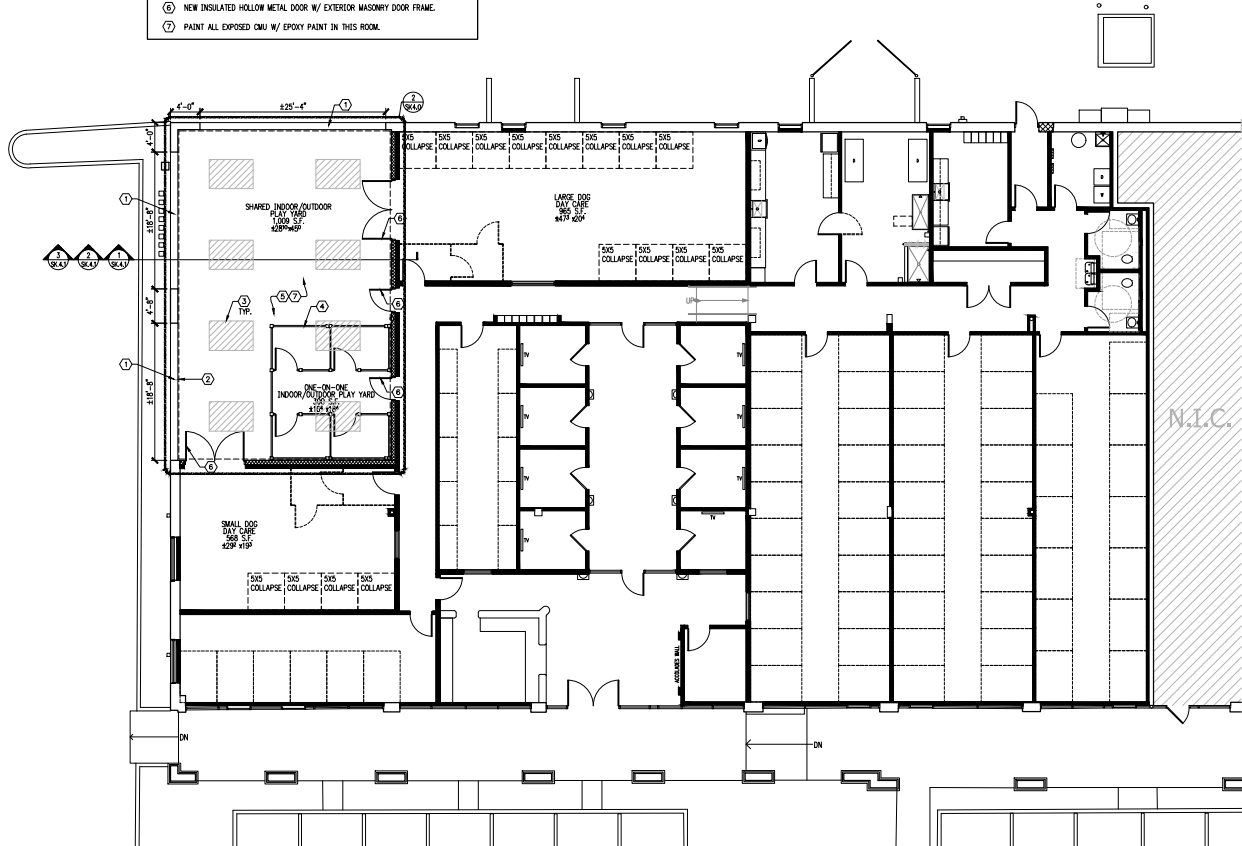
INSTALL A NEW DRY, UPRIGHT SPRINKLER HEAD SYSTEM ALONG THE UNDERSIDE OF THE ROOF DECK IN THE SHARED INDOOR/OUTDOOR PLAY YARD.

STEEL PAINTING NOTE:

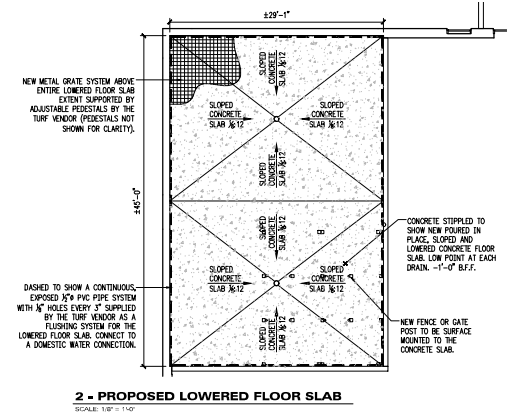
ALL EXPOSED STEEL BEAMS, COLUMNS, PURLINS, JOISTS AND CORRUGATED METAL ROOF DECKING TO BE PAINTED WITH NEW GALVANIZED PAINT THROUGHOUT THE ENTIRE INDOOR/OUTDOOR PLAY YARDS.

FLOOR PLAN KEYED NOTES:

- NEW WALL OPENING TO ALLOW FOR FRESH AIR FLOW.
- DASHED TO SHOW EDGE OF NEW GRATE SYSTEM WITH NEW LOWERED CONCRETE FLOOR SLAB BELOW. SEE 2/SK.4.0.
- HATCHED TO SHOW 4'-0"x6'-0" SKYLIGHTS ABOVE.
- VINYL ILLUSIONS 8'-0" TALL FENCE SYSTEM.
- REMOVE ALL EXISTING INTERIOR WALL SYSTEMS AND WALL FURRING BACK TO THE EXISTING MASONRY WALLS IN THIS ROOM.
- NEW INSULATED HOLLOW METAL DOOR W/ EXTERIOR MASONRY DOOR FRAME.
- PAINT ALL EXPOSED CMU W/ EPOXY PAINT IN THIS ROOM.



1 - PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 - PROPOSED LOWERED FLOOR SLAB
SCALE: 1/8" = 1'-0"

SK.4.0

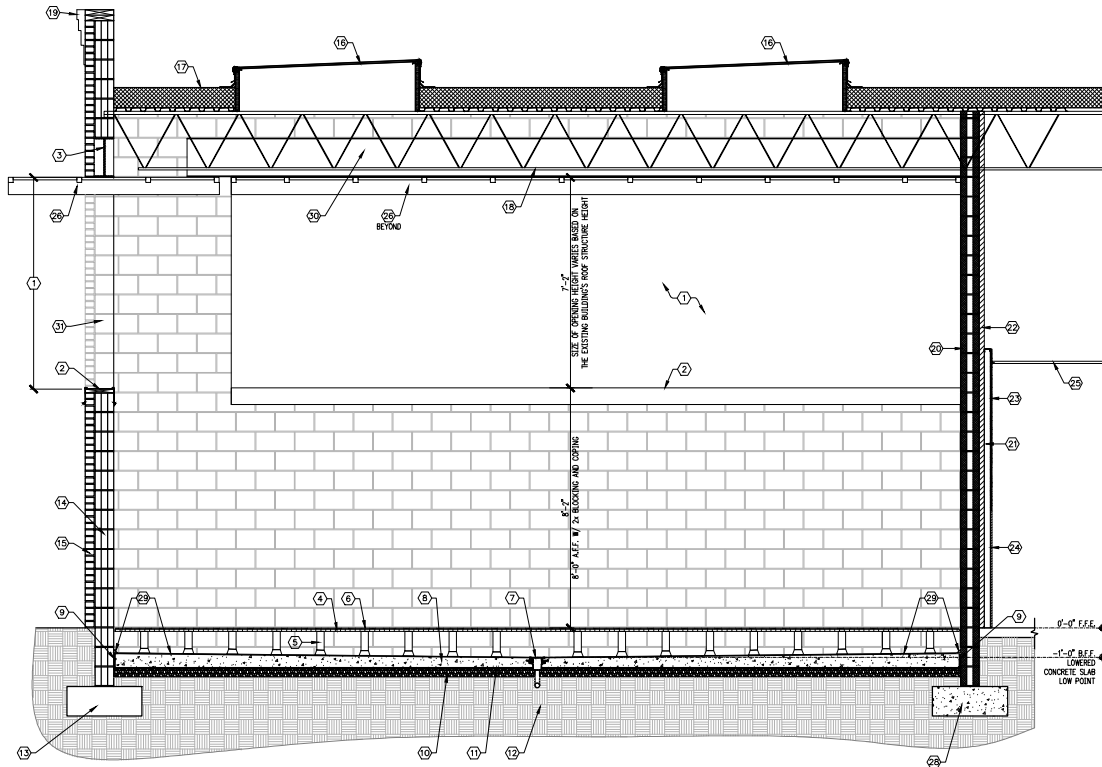
PROPOSED IMPROVEMENTS FOR:
K9 RESORTS
NORTHWEST SHOPPING CENTER
541 DUNDEE ROAD
PALATINE, IL 60074

RHJ ASSOCIATES, PC
ARCHITECTS - PLANNERS - DESIGNERS

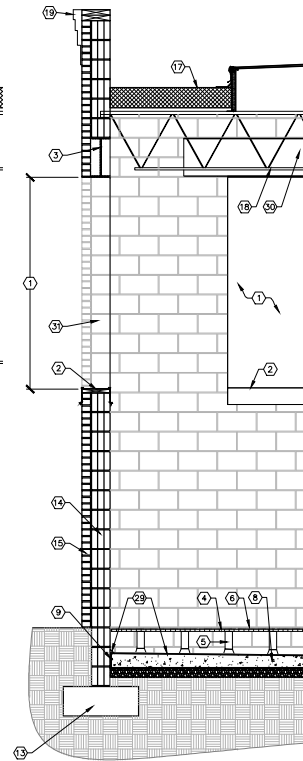
XING OF PRUSSIA, PA 610.337.4555 MOUNT LAUREL, NJ 856.252.0040 PHILADELPHIA, PA 215.279.5845 WILMINGTON, DE 302.482.2269

www.rhjassoc.com

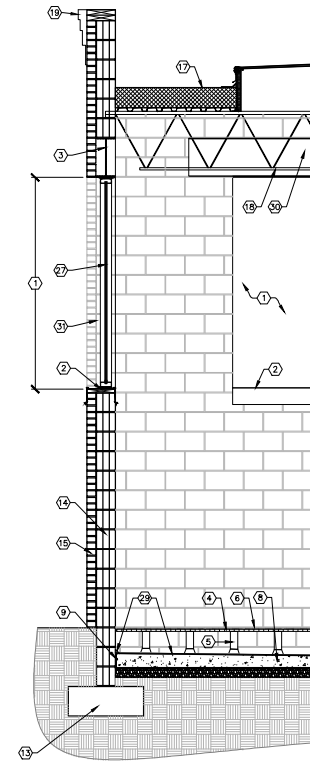
REVISION: 05.05.2025
REVISION: 12.17.2024
REVISION: 12.02.2024
DATE: 10.23.2024
PROJECT NO: 2024-0512



OPTION 1 - CROSS SECTION WITH TILT-UP CANOPY SYSTEM
SCALE: 1/2" = 1'-0"



OPTION 2 - SECTION WITH OPENING ONLY
SCALE: 1/2" = 1'-0"



OPTION 3 - SECTION WITH OPERABLE WALL SYSTEM
SCALE: 1/2" = 1'-0"

- CROSS SECTIONS KEYED NOTES:**
- ① NEW WALL OPENING.
 - ② NEW BLACK COPING W/ 2x FIRE RETARDANT BLOCKING.
 - ③ NEW GALVANIZED STEEL BEAM SPANNING ENTIRE OPENING. SIZE TO BE DETERMINED BY A STRUCTURAL ENGINEER.
 - ④ NEW GALVANIZED METAL GRATE SYSTEM.
 - ⑤ NEW ADJUSTABLE, GALVANIZED OR CORROSION RESISTANT DECK POSTS/STAYS.
 - ⑥ NEW 3" HIGH TURF SYSTEM.
 - ⑦ NEW FLOOR DRAIN, CONNECT TO THE NEAREST STORMWATER REMOVAL DRAINAGE SYSTEM OR DRAIN TO DAYLIGHT.
 - ⑧ NEW 4" MIN. THICK POURED IN PLACE SLOPED CONCRETE SLAB. SLOPE AT 1/8" PER 12".
 - ⑨ NEW 3" PREMOULDED JOINT FILLER.
 - ⑩ NEW 4" MIN. GRAVEL BASE.
 - ⑪ NEW 10 MIL VAPOR BARRIER.
 - ⑫ EXISTING EARTH.
 - ⑬ EXISTING FOOTING AND FOUNDATION WALL.
 - ⑭ EXISTING CMU WALL.
 - ⑮ EXISTING BRICK WALL SYSTEM.
 - ⑯ NEW SKYLIGHT SYSTEM IN A NEW STRUCTURALLY FRAMED ROOF OPENINGS. INSTALL IN BETWEEN ROOF JOISTS.
 - ⑰ EXISTING ROOF DECK, ROOF MEMBRANE AND ROOF INSULATION.
 - ⑱ EXISTING STEEL ROOF JOIST.
 - ⑲ EXISTING COPING AND CORNICE.
 - ⑳ NEW 8" NOMINAL CMU WALL. GROUT CORES SOLID AND PROVIDE STEEL LAGUR AND REBAR REINFORCING PER A STRUCTURAL ENGINEER'S DESIGN.
 - ㉑ NEW 2x8" - 20 GA. METAL STUDS @ 16" O.C. MAX. TO 6" ABOVE DROP CEILING.
 - ㉒ NEW FULL HEIGHT CONTINUOUS INSULATION BOARD.
 - ㉓ NEW 1/2" OMB PAINT.
 - ㉔ INSTALL NEW 3/4" PURPLE BOARD IN LIEU OF 1/2" OMB WHERE PT MAINTENANCE IS OCCURRING. [OMB WHERE NOT OCCURRING.]
 - ㉕ NEW A.C.T. DROP CEILING TILES AND GRID.
 - ㉖ NEW TILT-UP WINDOW SYSTEM. (SHOWN IN THE OPEN POSITION) MOUNT TO CMU SIDEWALLS. INSTALL ADDITIONAL FLASHING SYSTEMS AND JAMB WRAPS AS NECESSARY. [SYSTEM'S COUNTERWEIGHTS AT EACH END NOT SHOWN FOR CLARITY.]
 - ㉗ NEW OPERABLE SLIDING WALL GLAZING SYSTEM. INSTALL ADDITIONAL BLOCKING AND FLASHING SYSTEMS AS NECESSARY.
 - ㉘ NEW CONCRETE FOOTER AND FOUNDATION WALL. SIZE AND DEPTH TO BE DETERMINED BY A STRUCTURAL ENGINEER.
 - ㉙ NEW EPOXY FINISHED FLOOR SURFACE AND CANT CURVE.
 - ㉚ NEW GALVANIZED STEEL BEAM BEYOND.
 - ㉛ NEW MASONRY OPENING JAMBS TO EITHER HAVE NEW SOLID BRICK AND SAW COURSEWORK TOOTHED INTO THE JAMB OR BE COVERED WITH NEW GALVANIZED AND PAINTED STEEL PLATE JAMB WRAPS.

SK.4.1

PROPOSED IMPROVEMENTS FOR:
K9 RESORTS
NORTHWEST SHOPPING CENTER
541 DUNDEE ROAD
PALATINE, IL 60074

RHJ ASSOCIATES, PC
ARCHITECTS - PLANNERS - DESIGNERS

XING OF PRUSSIA, PA 610.337.4555 MOUNT LAUREL, NJ 856.252.0040 PHILADELPHIA, PA 215.279.5845 WILMINGTON, DE 302.482.2269
www.rhjassoc.com

REVISION: 05.05.2025
REVISION: 12.17.2024
REVISION: 12.02.2024
DATE: 10.23.2024
PROJECT NO: 2024-0512

Date: June 5, 2025
Applicant: WCDR Palatine, LLC dba K9 Resorts of Palatine
Project Address: 541 - 569 E Dundee Rd, Palatine, IL 60074
Subject: Application to Amend Northwest Shopping Center to allow a Dog Boarding and Daycare Facility

Purpose of Application

WCDR Palatine, LLC dba K9 Resorts of Palatine, is requesting a Special Use Permit for the use of overnight dog boarding and dog daycare at 541 - 569 E Dundee Rd, Palatine, IL 60074.

Applicant Information

WCDR Palatine, LLC is a subsidiary of Windy City Dog Resorts, LLC, a regional LLC that will be the parent of 8 operating subsidiaries dba K9 Resorts Luxury Pet Hotels throughout the Greater Chicago Area. Luxury Pet Hotel Investments, LLC is the parent of Windy City Dog Resorts, LLC, which serves as the national LLC for all regional LLCs. Luxury Pet Hotel Investments, LLC is the largest franchisee of K9 Resorts Luxury Pet Hotel committed to building 42 resorts across the country and is a partial owner of the franchisor.

Zack Nisbet is a partial owner of Luxury Pet Hotel Investments, LLC and the regional operator for the Chicago area. Nisbet has worked in 4 different K9 Resorts and is opening his first Chicago area location in Deerfield, IL on June 21, 2025. Nisbet has a master's in business from Duke University. Luxury Pet Hotel Investments, LLC has over 20 investors with prior franchising experience, and they are actively supporting Nisbet in his role as the regional operator.

WCDR Palatine, LLC has entered a 10-year lease with two 5-year renewal options with the Landlord, Continental Realty Corporation.

K9 Resorts Brand History & Operations



K9 Resorts first opened in 2005 and began franchising in 2011. They now have over 170 resorts either open or in development across the nation. K9 Resorts is the industry leader in luxury dog boarding and daycare services. Both the buildout and operations in Libertyville will adhere to the brand's high standards for aesthetics, sound mitigation, hygiene, safety, and care.

K9 Resorts' philosophy is to provide a home away from home for dogs, where dogs will love to stay and play, and guests will know that their dogs are cared for on a 5-star level. Throughout their 20 years of experience, K9 Resorts has consistently innovated and improved to avoid the common shortcomings found at other boarding/daycare facilities.

- Noise Mitigation

Every K9 Resorts installs Acoustiblock soundproofing material on the interior perimeter walls to block sound from emanating out of the building. Click [here](#) for a video demonstrating the effectiveness of this material

- Hygiene & Sanitation



To ensure a clean and odor-free environment, K9 Resorts utilizes industry-leading air purification technology, including upper-air ultraviolet germicidal irradiation systems strategically placed throughout the facility. These hospital-grade systems provide 15 fresh air exchanges per hour, fully refreshing the air every four minutes while UV light eliminates pathogens. Additionally, K9 Resorts' advanced HVAC system divides each facility into five or more independent air zones, with separate air ducts for different areas, such as luxury suites and executive rooms. This segmentation ensures that air remains contained within each zone, preventing cross-contamination and maintaining superior air quality throughout the resort.

K9 Resorts also follows a meticulous waste management protocol, incorporating a double-bagging standard operating procedure and hospital-grade disinfectants to maintain the highest level of cleanliness. The outdoor area is comprised on the K9 turf system. Liquid waste occurs on the K9 turf system. K9 turf is a synthetic style grass that is laid over various sizes of aggregate. This lays on top of soil. The turf allows for percolation the same as it would in one's backyard. Solid waste residue on the K9 turf system is hosed down with a high-pressure water stream to break up any remaining manner and diluted. Daily cleaning procedures will further break up and sanitize the outdoor areas. The K9 turf system is also fully disinfected at least once per day with Rescue. Rescue is a veterinary-grade disinfectant, leveraging Accelerated

Hydrogen Peroxide (AHP) to effectively eliminate bacteria, viruses, and pathogens, ensuring a sanitized environment. Its chemical composition breaks down into water and oxygen, rendering it non-toxic and safe for dogs, promoting their health without causing discomfort or adverse effects. Solid waste residue also occurs off the K9 turf system, such as within the overnight rooms for the dogs. Solid waste residue is mopped using Rescue and the spot-cleaning technique. Solid waste is double bagged, as illustrated below:

Solid waste (both indoor and outdoor) is picked up virtually immediately after elimination by a small odor-resistant bag and tied.	This odor-resistant bag is then placed in a large outdoor container within a contractor's bag. This outdoor container will have a lid.	At the end of each day, the outdoor container bags will be sealed and placed into the dumpster onsite.
		
This is then carted along with the regular trash removal.		

The dumpsters will be present and trash will be removed each week. This schedule can be adjusted if the Applicant determines there is a need for more frequent pickups. In the event customers require receptacles to dispose of solid waste, K9 resorts will provide sanitary garbage receptacles in the lobby area and such solid waste will be disposed of in accordance to the protocols described above.

Safety - K9 Resorts screens every dog prior to acceptance for daycare or boarding. All dogs undergo a 6-hr evaluation to determine temperament and confirm they will not endanger staff or other dogs. Dogs are separated by weight for purposes of group play. Dogs displaying temperaments that are not suitable for group play are separated and benefit from private playtime. Per company policy, dogs over 13 years of age at the time of their first screening are not permitted at the facility. Additionally, dogs that require medical injections are not accepted.

Care -All employees at K9 Resorts attend K9 university, which includes 20 hours of online training. This training program is comprised of meaningful training based on actual daily responsibilities of staff members and real-world scenarios employees may face on the job informed by the decades of experience accumulated from K9 Resorts and their vast national team.

Palatine Resort Operations Overview

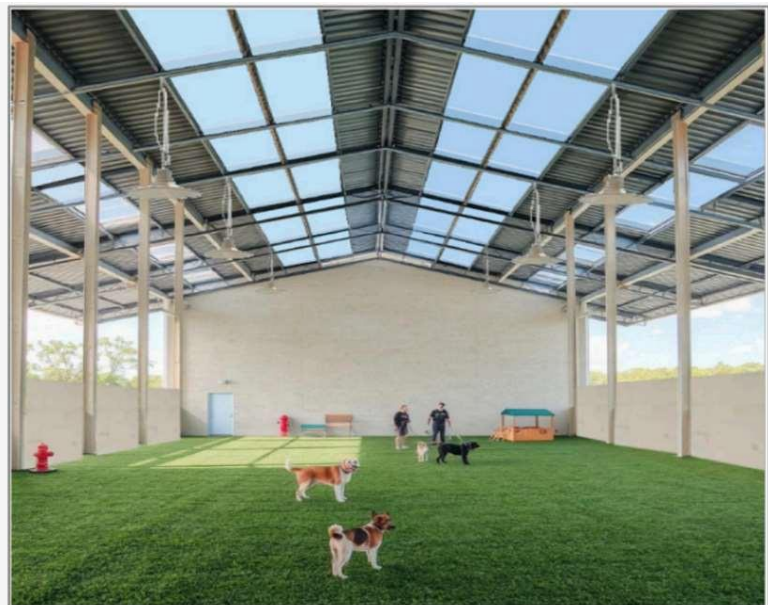
The tenant intends to occupy the 10,619 SF vacant space in the Northwest Shopping Center. The resort at 541 - 569 E Dundee Rd will be open to the public from 7 AM - 7 PM on weekdays and 9 AM - 5:30 PM on weekends.

The resort will open with approximately 23 employees and will stabilize at around 30 employees. The resort will have 8-10 employees on site at any given time. Employees will be on site one hour before and one hour after public hours of operation for pre-opening and post-closing activities.

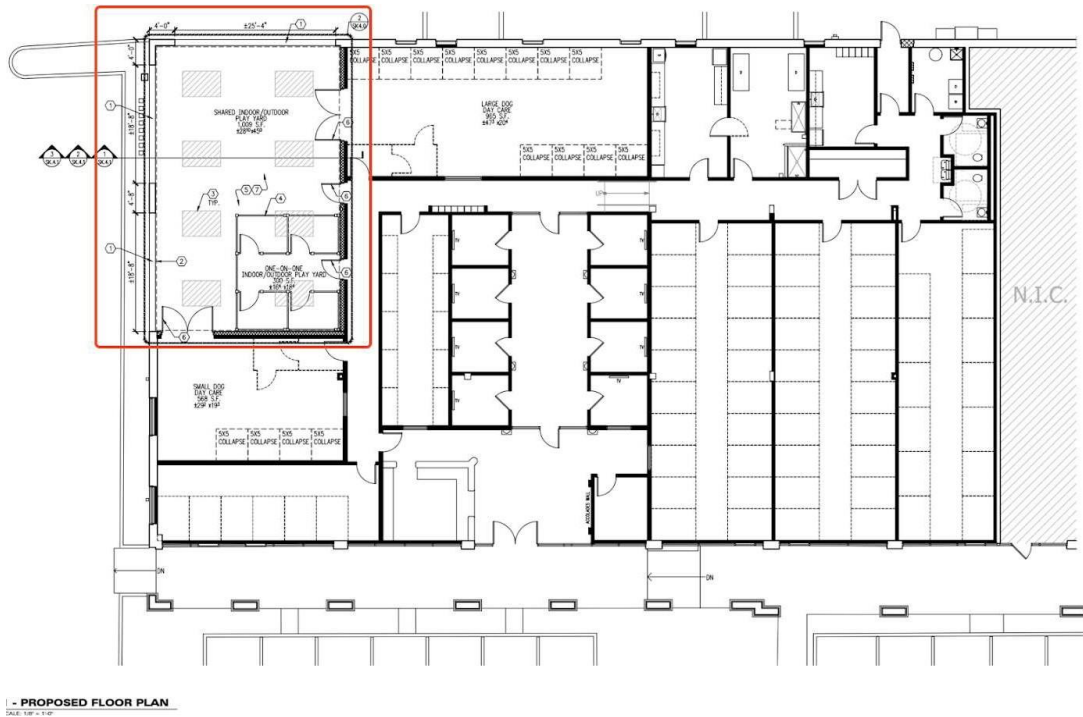
Based on the SF of the building, the maximum capacity of dogs in the resort is estimated to be around 102 dogs, and occupancy rates are expected to stabilize around 50%, meaning there will be around 50 dogs at the resort per day. There are a small number of days per year when demand is high due to holidays and occupancy rates will be close to 100%.

Peak drop-off times are just before 9 AM, and peak pick-up times are just after 5 PM on weekdays.

"Outdoor-Like" Area



After hearing the staff concerns, we have reimagined a concept to eliminate the previously proposed outdoor area in favor of an enclosed "outdoor-like" area within the existing building footprint. The proposed "outdoor-like" area will be an area of artificial turf covered with a roof and surrounded by walls with open window openings and skylights to provide fresh air and light to the dog play area. Below is a markup of the previously submitted floor plan depicting the proposed "outdoor-like" area. Above are sample images depicting the proposed "outdoor-like" area in concept.



Parking

There are over 100 parking spaces in the shopping center. The amount of parking at this location far exceeds minimum requirements for K9 Resorts, which is 20 parking spaces. The resort will have 8-10 employees on site at any given time. Peak drop-off times are just before 9 AM, and peak pick-up times are just after 5 PM on weekdays. Based on data from a similarly sized and located K9 Resort, it is anticipated that at peak hours, 33 entering vehicles and 24 exiting vehicles can be expected. Customer visits are usually less than 3 minutes.



K9 RESORTS

Village of Palatine
541 –569 E Dundee Rd, Palatine, IL 60074
August 12, 2025



K9 RESORTS

Northwest Shopping Center

K9 Resorts Overview

- Award-winning luxury pet hotels with incomparable dog boarding and daycare services
- Founded in 2005, with first Chicagoland location open in 2025
- National franchise with 170 locations open or in development
- Top-of-the-line PetAirapy UV air purification and hospital-grade ventilation systems with multiple zones for safety, health and stress reduction
- Hospital-grade sanitation procedures that keep the resort clean with a fresh scent
- State-of-the-art building materials for sound dampening



Lobby



Luxury Suites

- Approximately 8' x 8' cage-free space
- Ideal for families with multiple pets
- Kuranda® luxury dog bedding
- Blue Buffalo top quality meals designed for sensitive stomachs
- Glass privacy doors and sound resistant environment
- In-suite television tuned to Animal Planet or Dog TV
- Choice of all-day group play or individual playtime with staff



Executive Rooms and Compartments



- Approximately 5' x 7' cage-free space
- Most popular accommodation option
- Kuranda® luxury dog bedding
- Ideal for families with one or two dogs



- Standard compartment
- Double compartment (bottom)
- Includes “comfort mat” memory foam bedding
- Ideal for “crate-trained” dogs



Doggie Daycare

- Group play environment, designed for dogs that are social for other dogs
- Each dog undergoes a thorough behavioral evaluation to make sure they will socialize safely
- Daycare provides an outlet to expend excess energy, socialize, exercise, and remain active
- Daycare is split into 2 groups: small and large daycare. Dogs greater than 35 lbs are typically put into large daycare

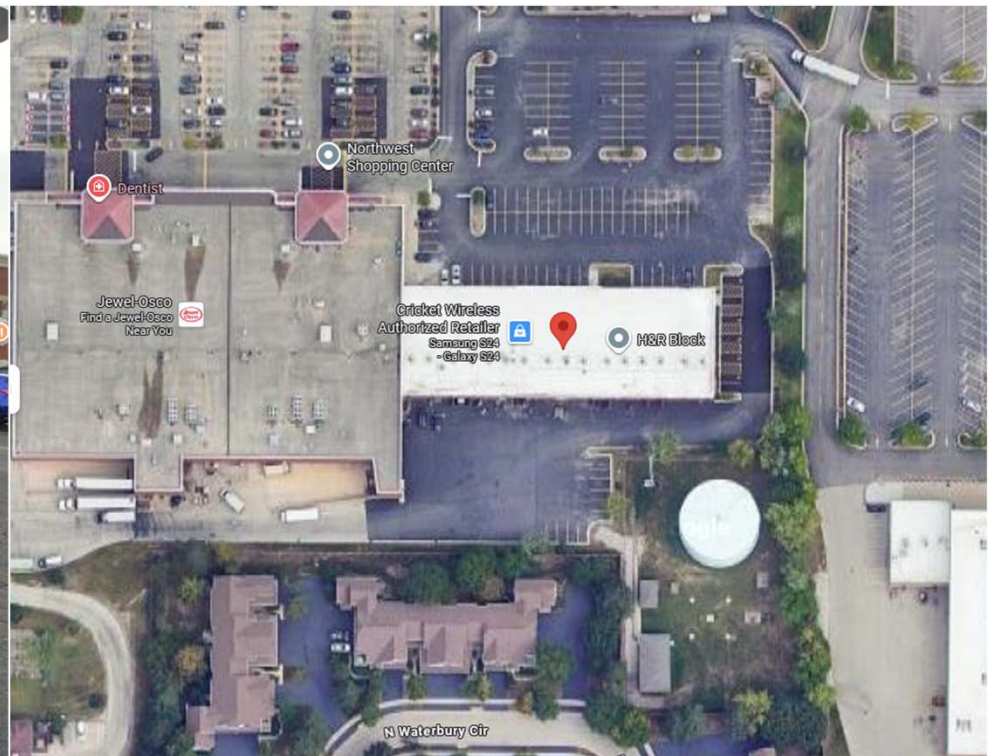




K9 RESORTS

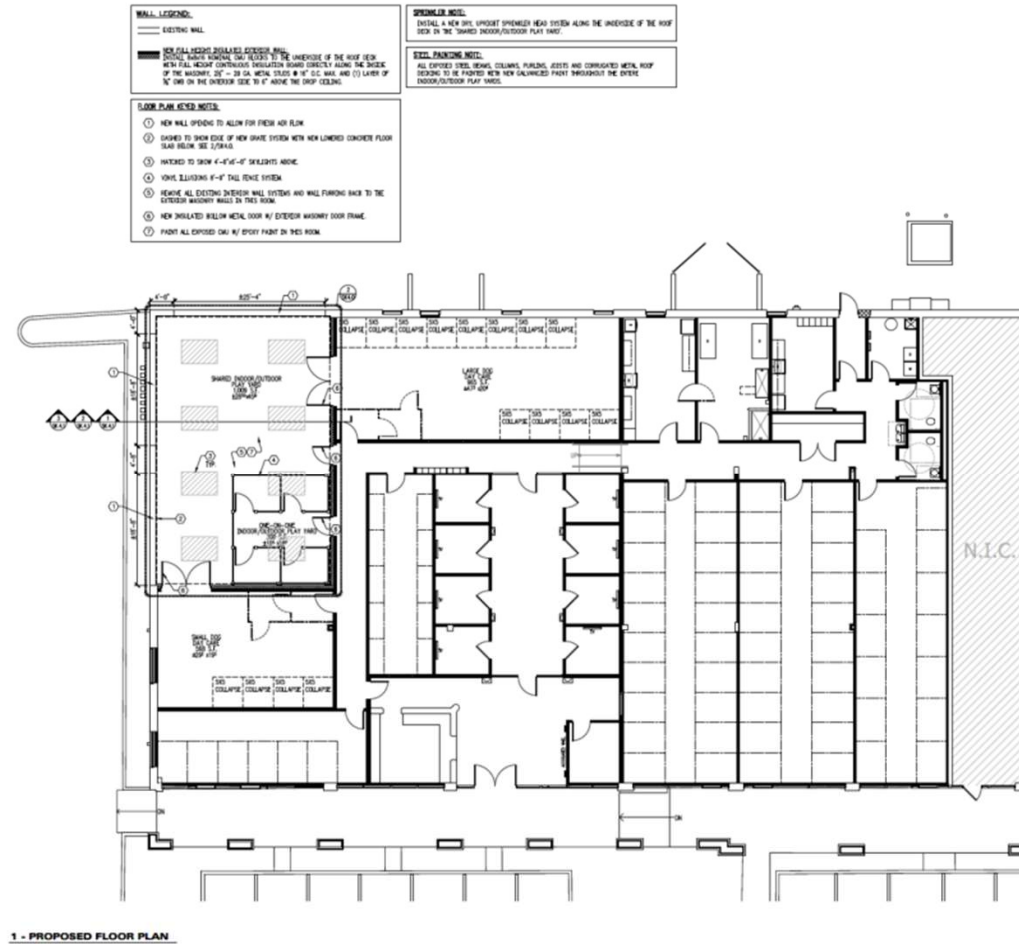
K9 Resorts of Palatine Project Overview

541-569 E. Dundee

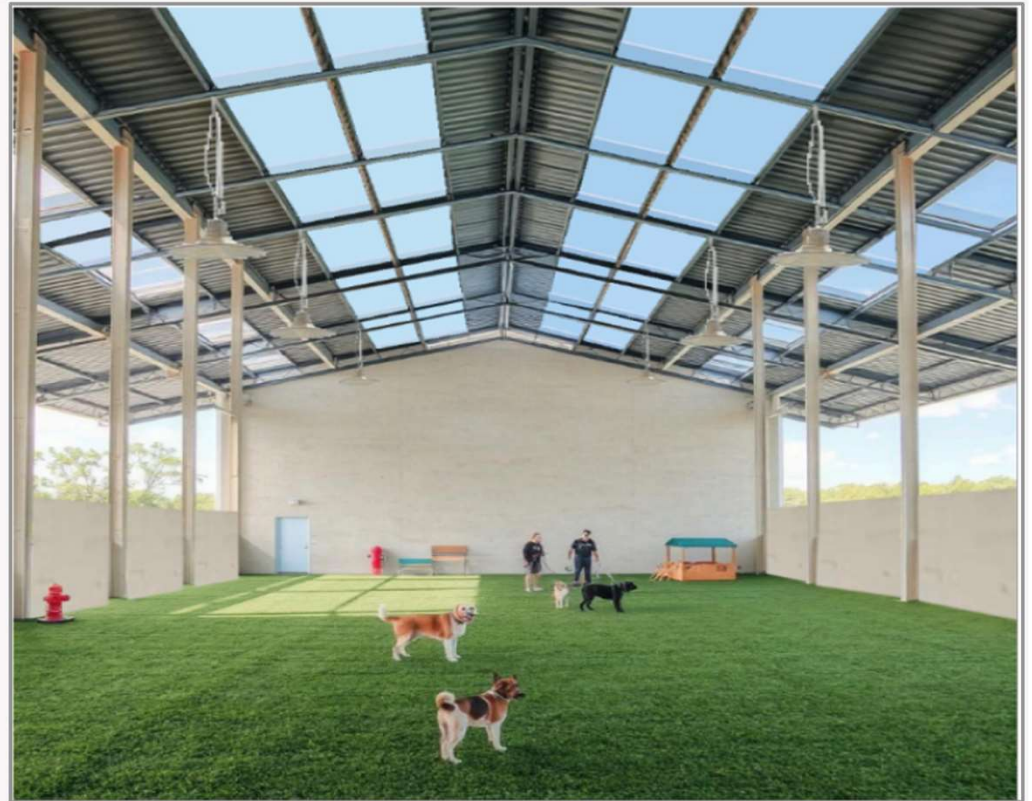


Sketch Plan

- 10,619 SF interior SF
- Appx. 2,200 SF outdoor space
- Expecting approximately 50 dogs per day once occupancy is stabilized
- Outdoor-like space is specially designed to protect nearby neighbors
 - Roofed
 - Higher wall than standard K9 facilities
- Approximately 30 employees are expected all together

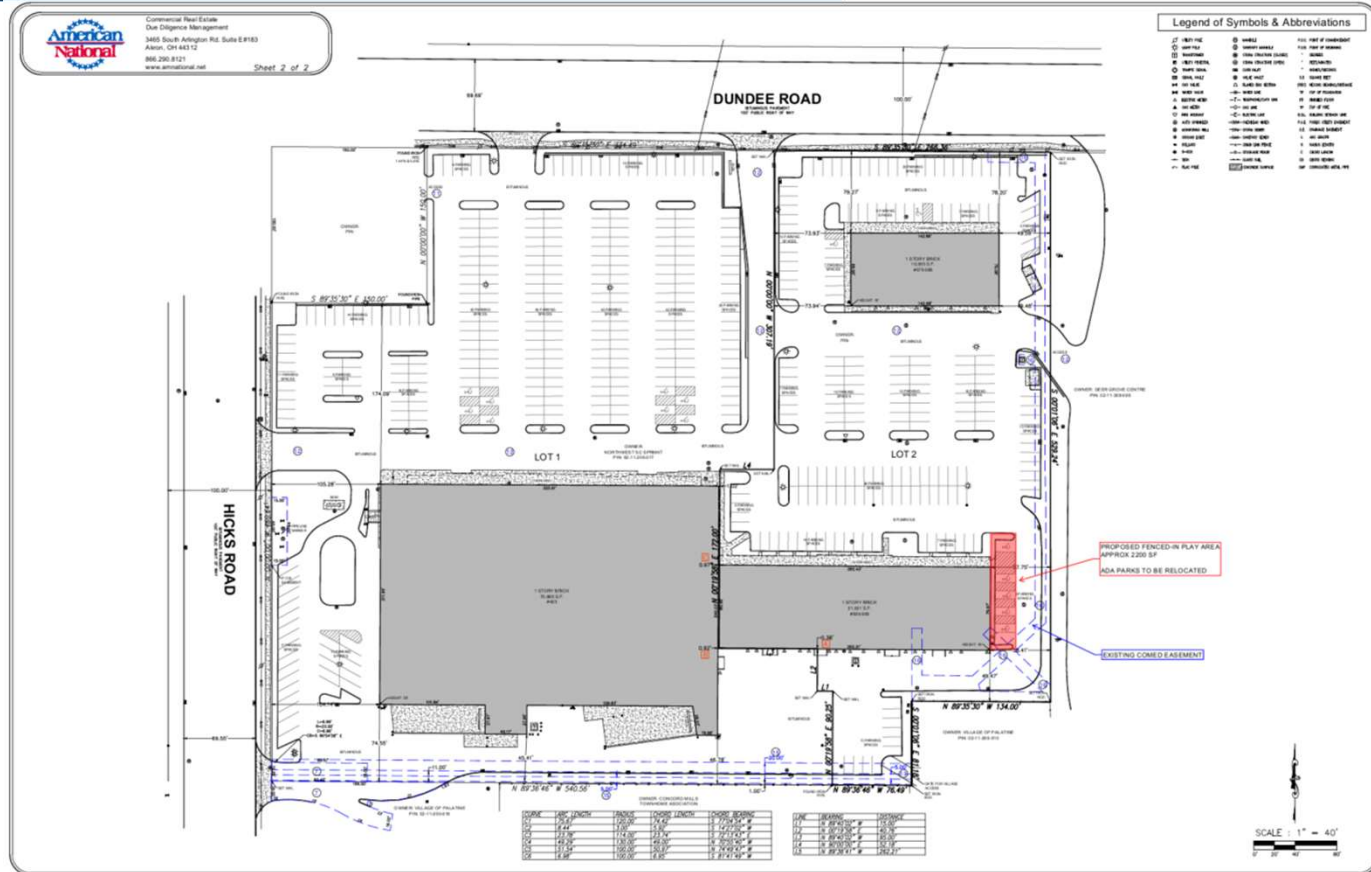


Outdoor Like Area Renderings



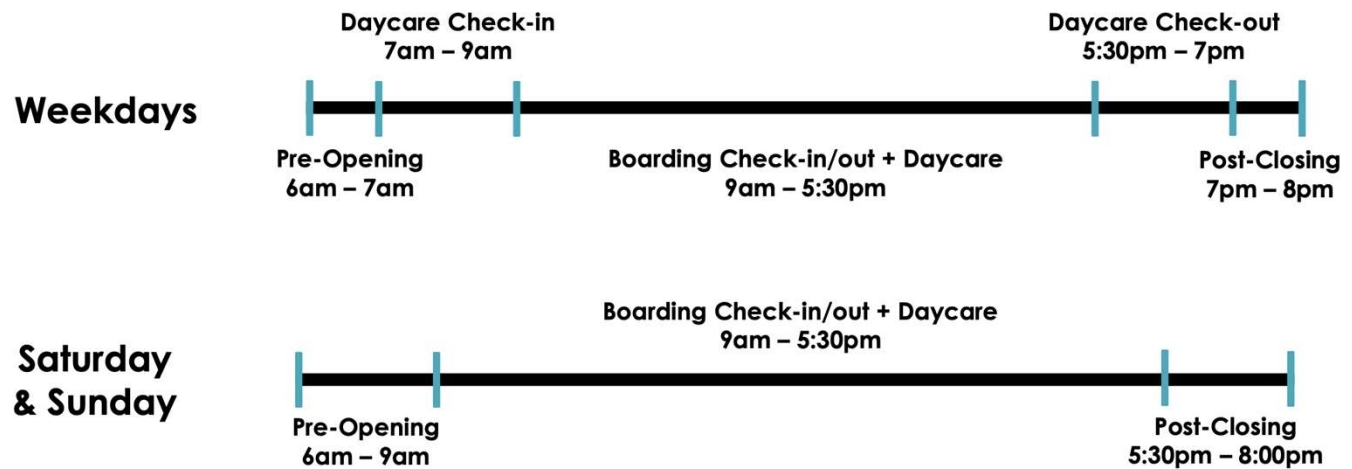
Site Plan

- 2,200 outdoor SF
- 15'4" wall outdoors, with openings beginning at 8'2"
- 100 shared parking spaces in center
- At peak hours, 33 entering vehicles and 24 exiting vehicles can be expected
- Customer visits are typically less than 3 minutes



Hours of Operations

- 8-10 employees will be on site at any given time
- Will hire at least 23 employees prior to grand opening, anticipate employee count growing to 30+ throughout the store's growth



*On weekends daycare drop off typically reduces to 20%-25% of the normally weekday amounts.

**Average overnight hotel stay is between 3 and 7 nights





K9 RESORTS

Windy City Dog Resorts, LLC
Operations

Cleanliness

- Hospital grade purification system - Protects health of canine and human guests
- Use of animal-safe veterinary-grade disinfectant
- Outdoor turf system that allows for percolation that mimics outdoor grass
- Waste removal protocol



Noise Mitigation

- Bufftech fencing designed to mitigate sound, attractive and sturdy material
- [Video](#) showing Deerfield location
- [Accoustiblok](#) material mitigates sound in walls between tenant spaces and exterior
- Unique operations to discourage loud barking



K9 RESORTS

Windy City Dog Resorts, LLC
Franchisee Group Overview

Leadership

- **Phil Nisbet:** Co-Founder of World Insurance Associates, LLC, a Top 30 insurance broker in the U.S. Franchisee of 67 franchised restaurants in 5 states. 20 years working on Wall Street.
- **Ed Santalone:** Former President and CEO of Atlantic Irrigation Specialties for 30+ years; grew the company from 1 location to 36. Owner of mall in upstate NY with 10+ small business tenants.
- **Zack Nisbet:** CEO of Windy City Dog Resorts, LLC. Former Business Analyst at Wolfspeed, a semiconductor manufacturing company. Master's in Business from Duke University.
- **Lia Moncholi:** Former EVP of Customer Experience at TD Bank. Worked at TD bank for 25+ years.



From left to right:
Phil Nisbet, Ed Santalone, Zack Nisbet, Lia Moncholi





K9 RESORTS

Zack Nisbet

CEO, Windy City Dog Resorts LLC
dba K9 Resorts Luxury Pet Hotels

Request for Special Use

- Noise mitigation and cleanliness measures will ensure no adverse impact for neighbors, commercial or residential
- Use will help fill vacancy in Northwest Shopping Center
- Speed of check-ins and check-out will ensure efficient visits for guests, existing parking sufficient for proposed use
- Conditions from Village
 - Applicant will provide maintenance and disposal plan to Village
 - All dogs outside shall be leashed, no walks outside
 - Outdoor play area hours limited to 7:00 am and 9:00 pm
 - 6 month review of Special Use and more conditions as necessary



**VILLAGE OF PALATINE
PLANNING AND ZONING COMMISSION**

541 -569 E Dundee Road – Special Use
August 12, 2025

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Zack Nisbet, WCDR Palatine, LLC dba K9 Resorts of Palatine

PLAN NUMBER: SU-000157-2025

ADDRESS: 541 -569 E Dundee Road

BACKGROUND:

The Subject Property is zoned Planned Development in the Northwest Shopping Center. The Planned Development states it is to follow the B-2 use list. The current uses within the plaza Jewel Osco, a mixture of restaurant, service and retail uses. The Petitioner is proposing to open a dog daycare and kennel. Therefore, the Petitioner is requesting:

Special Use to permit a kennel

Surrounding Zoning/Uses:

North	R-2 Single Family Residential District
South:	Planned Development – Residential Townhomes
East:	Planned Development – Deer Grove Center
West:	Planned Development – Northwest Shopping Center

KEY ISSUES:

- The Subject Tenant Space is approximately 10,619 square feet and was previous occupied by multiple tenant spaces which included We Rock the Spectrum and Jorie Weight Loss Center. Other uses neighboring the proposed space include a Dental Office, Cricket Store and other service businesses.
- The proposed business is part of a franchise <https://www.k9resorts.com/> The Petitioner recently open a location in Deerfield, IL
- The hours of operation are Monday through Friday from 7:00 AM to 7:00 PM, Saturday and Sunday from 9:00 AM to 5:30 PM.

- There will be between 8-10 employees with a capacity of 102 dogs and estimated occupancy of 50 dogs per day.
- The floor plan shows an indoor play area of approximately 1,348 square feet on the east side of the building. Which the submitted elevations showing an opening of approximately 7 feet in height will be added to the east and south walls of the outdoor play area.
- Staff notes the existing residential use to the south is approximately 180 feet from the proposed kennel.
- The proposed use requires 1/300 square feet parking spaces or 35 spaces. The shopping plaza as a whole has 502 parking spaces, 15 of which are handicapped with an excess of 152 spaces.

Establishment	Parking Requirement	Square footage	Total Required spaces
Jewel Osco	1/300 square feet	78,860	236
Retail/Service	1/300 square feet	29,426	98
Thai House	1 per 2.5 seats (1/100 sf)	1,600 sf/ (43 seats)	17
Total square footage	137,157	Total req. parking	351
Total parking provided			502 parking spaces total

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, will be operated in a manner consistent with the public health, safety, and welfare, and that the Special Use will not have a negative impact on the value of surrounding properties. The Petition for a Special Use is attached, and the Petitioners have attempted to address the required standards.

BUSINESS OPERATING STANDARDS: (1) There shall be no manufacture, processing or treatment of products other than those which are clearly incidental and essential to retail business conducted on the same premises. (2) Such uses shall not be objectionable due to odor, dust, smoke, noise, vibration or other similar causes. (3) No unified music system, speaker or communication device shall be heard outside the boundaries of the site.

STAFF RECOMMENDATION:

The Petitioner is proposing to operate a new dog daycare and boarding facility, known as *K-9 Resorts of Palatine*, in the eastern portion of the Northwest Shopping Center. While the Petitioner has incorporated several design features intended to mitigate potential noise impacts, Staff continues to have concerns regarding the effect of the proposed use on the adjacent residential neighborhood and the surrounding commercial tenants. Also, Staff does not believe the that proposed use would comply with the business operating standards, relative to noises not being objectionable.

As a result, Staff recommends denial of the Special Use request to the Planning and Zoning Commission. If the Planning and Zoning Commission recommends to approve the request, Staff would recommend the following conditions:

1. The Special Use shall substantially conform to the business plan submitted by the Petitioner dated 06/05/2025 and the floor plan dated 05/30/2025 prepared by RHJ Associates, PC except as such plans may be revised to conform to Village Codes and Ordinances
2. The Petitioner shall prepare a revised site and business plan to locate waste receptacles proximate to the tenant space, including a maintenance and disposal plan, in a manner acceptable to the Village of Palatine.
3. Dogs shall not be walked off-site.
4. Dogs shall be leashed at all times when arriving and departing the facility.
5. Dogs shall not be in the shared play area except between the hours of 7 AM and 9 PM.
6. Staff will conduct a 6-month review of the Special Use and, if deemed necessary, will recommend additional conditions and requirements to the Village Council regarding the Special Use operations.



A horizontal scale bar with a black background and white markings. It is divided into four equal segments by three white vertical lines. The first segment is labeled '0' at its left end, the second segment is labeled '200' at its right end, and the fourth segment is labeled '400' at its right end. The unit 'ft' is written at the far right end of the bar.

Print Date: 8/4/2025

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.



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

Zack Nisbet

Business Name (if applicable)

WCDR Palatine, LLC dba K9 Resorts of Palatine,

Subject Property Address

541 -569 E Dundee Road

Please provide a description of your proposed request:

WCDR Palatine, LLC dba K9 Resorts of Palatine is proposing a state-of-the-art luxury dog boarding and daycare facility at 541-559 E Dundee Rd, Palatine, IL. The project involves retrofitting a 10,619 SF space in the Northwest Shopping Center to meet the K9 Resorts franchise standards, including noise mitigation measures, hospital-grade air purification, and high-quality materials like porcelain tile and epoxy flooring. The facility will include 119 overnight accommodations, an approximately 2,500 SF outdoor play area with sound-reductive Bufftech fencing, and a visually enhanced façade to blend with the community. Once operational, the resort will employ 23-30 staff members and provide exceptional pet care services, meeting a growing demand in the area while ensuring compatibility with neighboring properties. The anticipated opening is Q4 2025, following an investment of approximately \$3.7 million in the buildout.

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:

WCDR Palatine, LLC dba K9 Resorts of Palatine will meet a critical need in the Palatine community by providing a high-quality, luxury dog boarding and daycare facility at 541-569 E Dundee Rd. This location is ideal for pet owners seeking convenient, premium care, and the facility is designed to align with the highest standards of safety, cleanliness, and comfort. With state-of-the-art soundproofing, advanced HVAC systems, and hospital-grade air purification, K9 Resorts is committed to minimizing noise and ensuring compatibility with surrounding businesses. As pet ownership continues to grow, K9 Resorts will fill a gap in the market, offering reliable and professional care while creating jobs and increasing traffic to the shopping center. This use is essential to meet the demand for top-tier pet services in the area and will be a valuable addition to the Palatine community.

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

WCDR Palatine, LLC dba K9 Resorts of Palatine is designed and operated with public health, safety, and welfare as a top priority. The facility incorporates industry-leading soundproofing measures, including Bufftech molded fencing, Acoustiblock materials, and acoustic ceiling tiles, to ensure minimal noise impact on neighboring tenants and the surrounding community. Additionally, the resort will feature a state-of-the-art HVAC system with hospital-grade air purification to maintain air quality and prevent the spread of airborne illnesses, ensuring a safe environment for pets, employees, and visitors. The use of nonporous porcelain tile and epoxy flooring throughout the facility ensures easy sanitization and compliance with health standards. With clearly defined procedures for employee training, dog handling, and facility maintenance, K9 Resorts prioritizes operational excellence and customer safety. These measures ensure that the public health, safety, and welfare are fully protected while providing a much-needed service to the Palatine community.

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

WCDR Palatine, LLC dba K9 Resorts of Palatine will not cause substantial injury to nearby property values, as the facility is designed with extensive measures to ensure compatibility with the surrounding area. The resort incorporates industry-leading noise mitigation systems, including Bufftech fencing, Acoustiblock soundproofing, and acoustic ceiling tiles, to minimize any potential noise impact on nearby properties. Additionally, the aesthetic upgrades to the façade will enhance the visual appeal of the property and contribute to the overall attractiveness of the shopping center. By drawing increased foot traffic to the area and maintaining a clean, professional, and well-operated facility, K9 Resorts is expected to have a positive impact on surrounding businesses and property values, rather than detracting from them.

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.

FENCING ASPECT WAS REMOVED FROM PLANS The fencing proposed for WCDR Palatine, LLC dba K9 Resorts of Palatine is designed to meet the highest aesthetic and functional standards, ensuring it aligns with community expectations and enhances the area. The 8-foot Bufftech molded fencing planned for the outdoor play area is both visually appealing and functional, blending seamlessly with the surrounding environment. Its design will not obstruct existing vistas, detract from the streetscape, or negatively impact the overall appearance of the community. On the contrary, the fencing will provide a polished and professional look, enhancing the property's curb appeal and the overall aesthetic of the shopping center. Furthermore, the fencing is necessary to protect the safety of the dogs in our care and to mitigate noise, ensuring a safe and harmonious environment for both the resort and the surrounding properties.

**American
National**

Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd Suite E#103
Akron, OH 44312
866.290.8121
www.amnational.net

ALTA/NSPS Land Title Survey	COOK COUNTY SURVEYS NORTHWEST SHOPPING CENTER 509-585 E. DUNDEE ROAD, PALATINE, IL 60074 COUNTY OF COOK
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Surveyor's Certification

TO: FIRST AMERICAN TITLE INSURANCE COMPANY AND AMERICAN NATIONAL, LLC,

THIS IS TO CERTIFY THAT THE MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT OF 1984, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND LAND SURVEYING, STATE OF ILLINOIS, AND THE RULES AND REGULATIONS OF THE SURVEYING BOARD ADOPTED BY THE BOARD OF SURVEYING AND LAND SURVEYING, STATE OF ILLINOIS, P.S. 3.4, 8.9, 11a, 13, 14, 15, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 28, 2022.



SURVEYED BY:
ARLAND INC.
JAMES L. HENSHAW
 910 GERRA STREET
 BLDG 25-0000 S. 100A
 BLOOMINGTON, IL 61710
<http://www.arlandinc.com>

James L. Henshaw
 Land Surveyor No. 0756-1190
 in the State of Illinois, Expires 11-30-2022

 Date of Last Revision: 02/20/2022

 Date of Last Revision: 02/20/2022

Legal Description

LOT 2, PARKVIEW ESTATES, CENTER SUBDIVISION, OF PART SEC. 01, T4N, R10E, OF T2S, N
RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

OWNER: LOCAL INVESTOR IN REAL ESTATE PROPERTY, ASSOCIATES, L.P., AN AFFILIATE OF THE INSURANCE COMPANY
OF AMERICA, 10000 WEST 10TH AVENUE, SUITE 200, DENVER, COLORADO 80202-2478. ISSUANCE AND EFFECTIVE DATE OF MORTGAGE: 01/20/2005.
COUNTY NUMBER: NECA-10000-2478.

Legend of Symbols & Abbreviations

[illegible]

Zoning Notes

ZONING INFORMATION			STATUS		STATUS	
ITEM	REQUIRED	OBSERVED	Item not compliant with zoning ordinance.	Item not compliant with the ordinances of the city, or other statute for setting zoning codes.	Item not compliant with the ordinances of the city, or other statute for setting zoning codes.	
PERMITTED USE						
MIN. LOT AREA		5.54 AC				
MIN. FRONTAGE						
MAX. BLDG. COVERAGE		37.22% SF				
MAX. BUILDING HEIGHT		18'				
MIN. SETBACK FRONT		78.20'				
MIN. SETBACK SIDE		49.48'				
MIN. SETBACK REAR		49.47'				
FACING REGULAR		25.3				
FACING UNUSUAL		7				
FACING TOTAL						

FLOOD NOTE: BASED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17031C00433, SHEET 3, BEARING AN EFFECTIVE DATE OF 06/19/2009, AND IS NOT A SPECIAL FLOOD HAZARD AREA. BY CONTACT DATES 05/25/2007 TO 05/25/2007, THE COMMUNITY HAS BEEN DETERMINED TO BE IN FLOOD ZONE X OF THE FLOOD INSURANCE RATE MAP. THE COMMUNITY DOES CURRENTLY PARTICIPATE IN THE NATIONAL FLOOD INSURANCE PROGRAM, NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THE FLOOD ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE DETERMINATION OR APPLICATION FOR A VARIANCE FROM THE FEDERAL FLOOD INSURANCE PROGRAM.

Notes Corresponding to Schedule B

[illegible]

⑤ RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF NORTHWEST SHOPPING CENTER SUBDIVISION, AS RECORDED ON MAY 19, 1989 AS DOCUMENT 1989-020, BUT EXCEPTING ANY COVENANTS, CONDITIONS OR RESTRICTIONS THEREON, INCLUDING ANY COVENANTS, CONDITIONS OR RESTRICTIONS BASED ON RACE, COLOR, RELIGION, SEX, MARITAL STATUS OR NATIONAL ORIGIN, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C), DOCUMENT IS ILLEGIBLE. ITEMS NOT SHOWN.

RECIPROCAL EASEMENT AND OPERATION AGREEMENT MADE BY AND BETWEEN NORTHWEST SHOPPING CENTER PARTNERSHIP AND THE VILLAGE OF PALATINE RECORDED DECEMBER 27, 1996 AS DOCUMENT NUMBER 99975758 CREATING EASEMENTS FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS. THE DOCUMENT PROVIDED IS INCOMPLETE. (SITE PLAN NOT ATTACHED). ITEMS SHOWN

TERMS AND PROVISIONS CONTAINED IN OPERATION AND EASEMENT AGREEMENT RECORDED MAY 19, 1999 AS DOCUMENT 98463710, AS AMENDED BY FIRST AMENDMENT TO OPERATION AND EASEMENT AGREEMENT RECORDED OCTOBER 26, 2012 AS DOCUMENT 1230016108. ITEM IS BLANKET IN NATURE OVER LOTS 1 AND 2 AND IS NOT SHOWN.

9) TERMS AND PROVISIONS CONTAINED IN REDEVELOPMENT AGREEMENT
ORDINANCE RECORDED OCTOBER 26, 1998 AS DOCUMENT 98959712
AMENDED BY ORDINANCE RECORDED MARCH 6, 2003 AS DOCUMENT
0030316795. ITEM IS BLANKET IN NATURE AND NOT SHOWN.

10 TERMS AND PROVISIONS CONTAINED IN SPECIAL USE ORDINANCE
RECORDED MAY 19, 1999 AS DOCUMENT 99-483706. ITEM IS BLANKET IN
NATURE AND NOT SHOWN.

TERMS AND PROVISIONS OF AN EASEMENT FOR ACCESS AS CREATED BY CROSS ACCESS EASEMENT AGREEMENT RECORDED MAY 5, 1998 AS DOCUMENT 98369188. ITEM IS SHOWN.

12 TERMS AND PROVISIONS OF AN EASEMENT FOR ACCESS AS CREATED BY CROSS ACCESS EASEMENT AGREEMENT RECORDED SEPTEMBER 25, 1998 AS DOCUMENT 98863487. ITEM IS BLANKET IN NATURE OVER ROADWAYS AND PROPERTY LYING EAST AND IS SHOWN GRAPHICALLY.

13 EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY FOR POLE LINES, CONDUITS AND MAINTENANCE PURPOSES GRANTED BY DOCUMENT 22840106, AND THE TERMS AND CONDITIONS THEREOF. ITEM IS SHOWN.

(19) EASEMENT IN FAVOR OF NORTHERN UTILITIES GAS FOR THE INSTALLATION, MAINTENANCE, REPAIR, RELOCATION, REMOVAL AND RENEWAL OF GAS MAINS GRANTED BY DOCUMENT 85043219 ON JUNE 3, 1985, AND THE TERMS AND CONDITIONS THEREOF. ITEM IS BASED ON BURIED UTILITIES WHICH HAVE NOT BEEN LOCATED AND IS NOT SHOWN.

15 GRANT OF EASEMENT FROM FERNDALE HEIGHTS UTILITIES CO. TO VILLAGE OF PALATINE, RECORDED MAY 22, 1981 AS DOCUMENT 25879703. ITEM IS SHOWN.

(b) EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY FOR POLE LINES, CONDUITS AND MAINTENANCE PURPOSES GRANTED BY DOCUMENT 85001220, RECORDED ON MAY 1, 1985, AND THE TERMS AND CONDITIONS THEREOF, DOCUMENT IS ILLEGIBLE AND IS SHOWN GRAPHICALLY ONLY.

Vicinity Map



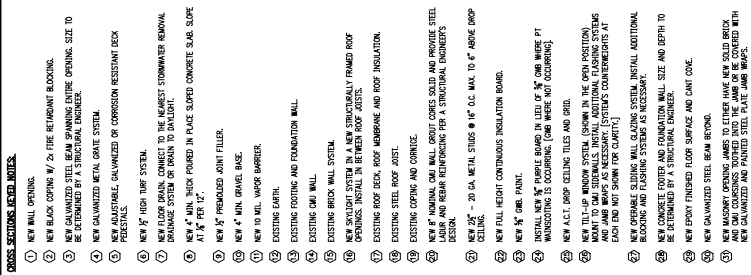
Significant Observations

- A** BUILDING FACE **IES 0.38' OVER THE PROPERTY LINE.**
B BUILDING FACE **IES 0.92' OVER THE PROPERTY LINE.**
C BUILDING FACE **IES 0.97' OVER THE PROPERTY LINE.**

AREA: 154,058.81 SF± OR 3.54 ACRES±

General Notes

- [illegible]



OPTION 2 - SECTION WITH OPENING ONLY

OPTION 3 - SECTION WITH OPERABLE WALL SYSTEM

RHJ ASSOCIATES, PC
ARCHITECTS • PLANNERS • DESIGNERS

PA WILMINGTON, DE
PA MOUNT LAUREL, PA
856.252.0040 215.719.5845
302.489.2269

05.05.2025 REVISION:
12.17.2024 REVISION:
12.02.2024 REVISION:
10.23.2024 DATE:
2024-05-12 PROJECT NO.

www.rhjasoc.com

Date: June 5, 2025
Applicant: WCDR Palatine, LLC dba K9 Resorts of Palatine
Project Address: 541 - 569 E Dundee Rd, Palatine, IL 60074
Subject: Application to Amend Northwest Shopping Center to allow a Dog Boarding and Daycare Facility

Purpose of Application

WCDR Palatine, LLC dba K9 Resorts of Palatine, is requesting a Special Use Permit for the use of overnight dog boarding and dog daycare at 541 - 569 E Dundee Rd, Palatine, IL 60074.

Applicant Information

WCDR Palatine, LLC is a subsidiary of Windy City Dog Resorts, LLC, a regional LLC that will be the parent of 8 operating subsidiaries dba K9 Resorts Luxury Pet Hotels throughout the Greater Chicago Area. Luxury Pet Hotel Investments, LLC is the parent of Windy City Dog Resorts, LLC, which serves as the national LLC for all regional LLCs. Luxury Pet Hotel Investments, LLC is the largest franchisee of K9 Resorts Luxury Pet Hotel committed to building 42 resorts across the country and is a partial owner of the franchisor.

Zack Nisbet is a partial owner of Luxury Pet Hotel Investments, LLC and the regional operator for the Chicago area. Nisbet has worked in 4 different K9 Resorts and is opening his first Chicago area location in Deerfield, IL on June 21, 2025. Nisbet has a master's in business from Duke University. Luxury Pet Hotel Investments, LLC has over 20 investors with prior franchising experience, and they are actively supporting Nisbet in his role as the regional operator.

WCDR Palatine, LLC has entered a 10-year lease with two 5-year renewal options with the Landlord, Continental Realty Corporation.

K9 Resorts Brand History & Operations



K9 Resorts first opened in 2005 and began franchising in 2011. They now have over 170 resorts either open or in development across the nation. K9 Resorts is the industry leader in luxury dog boarding and daycare services. Both the buildout and operations in Libertyville will adhere to the brand's high standards for aesthetics, sound mitigation, hygiene, safety, and care.

K9 Resorts' philosophy is to provide a home away from home for dogs, where dogs will love to stay and play, and guests will know that their dogs are cared for on a 5-star level. Throughout their 20 years of experience, K9 Resorts has consistently innovated and improved to avoid the common shortcomings found at other boarding/daycare facilities.

- Noise Mitigation

Every K9 Resorts installs Acoustiblock soundproofing material on the interior perimeter walls to block sound from emanating out of the building. Click [here](#) for a video demonstrating the effectiveness of this material

- Hygiene & Sanitation



To ensure a clean and odor-free environment, K9 Resorts utilizes industry-leading air purification technology, including upper-air ultraviolet germicidal irradiation systems strategically placed throughout the facility. These hospital-grade systems provide 15 fresh air exchanges per hour, fully refreshing the air every four minutes while UV light eliminates pathogens. Additionally, K9 Resorts' advanced HVAC system divides each facility into five or more independent air zones, with separate air ducts for different areas, such as luxury suites and executive rooms. This segmentation ensures that air remains contained within each zone, preventing cross-contamination and maintaining superior air quality throughout the resort.

K9 Resorts also follows a meticulous waste management protocol, incorporating a double-bagging standard operating procedure and hospital-grade disinfectants to maintain the highest level of cleanliness. The outdoor area is comprised on the K9 turf system. Liquid waste occurs on the K9 turf system. K9 turf is a synthetic style grass that is laid over various sizes of aggregate. This lays on top of soil. The turf allows for percolation the same as it would in one's backyard. Solid waste residue on the K9 turf system is hosed down with a high-pressure water stream to break up any remaining manner and diluted. Daily cleaning procedures will further break up and sanitize the outdoor areas. The K9 turf system is also fully disinfected at least once per day with Rescue. Rescue is a veterinary-grade disinfectant, leveraging Accelerated

Hydrogen Peroxide (AHP) to effectively eliminate bacteria, viruses, and pathogens, ensuring a sanitized environment. Its chemical composition breaks down into water and oxygen, rendering it non-toxic and safe for dogs, promoting their health without causing discomfort or adverse effects. Solid waste residue also occurs off the K9 turf system, such as within the overnight rooms for the dogs. Solid waste residue is mopped using Rescue and the spot-cleaning technique. Solid waste is double bagged, as illustrated below:

Solid waste (both indoor and outdoor) is picked up virtually immediately after elimination by a small odor-resistant bag and tied.	This odor-resistant bag is then placed in a large outdoor container within a contractor's bag. This outdoor container will have a lid.	At the end of each day, the outdoor container bags will be sealed and placed into the dumpster onsite.
		
This is then carted along with the regular trash removal.		

The dumpsters will be present and trash will be removed each week. This schedule can be adjusted if the Applicant determines there is a need for more frequent pickups. In the event customers require receptacles to dispose of solid waste, K9 resorts will provide sanitary garbage receptacles in the lobby area and such solid waste will be disposed of in accordance to the protocols described above.

Safety - K9 Resorts screens every dog prior to acceptance for daycare or boarding. All dogs undergo a 6-hr evaluation to determine temperament and confirm they will not endanger staff or other dogs. Dogs are separated by weight for purposes of group play. Dogs displaying temperaments that are not suitable for group play are separated and benefit from private playtime. Per company policy, dogs over 13 years of age at the time of their first screening are not permitted at the facility. Additionally, dogs that require medical injections are not accepted.

Care -All employees at K9 Resorts attend K9 university, which includes 20 hours of online training. This training program is comprised of meaningful training based on actual daily responsibilities of staff members and real-world scenarios employees may face on the job informed by the decades of experience accumulated from K9 Resorts and their vast national team.

Palatine Resort Operations Overview

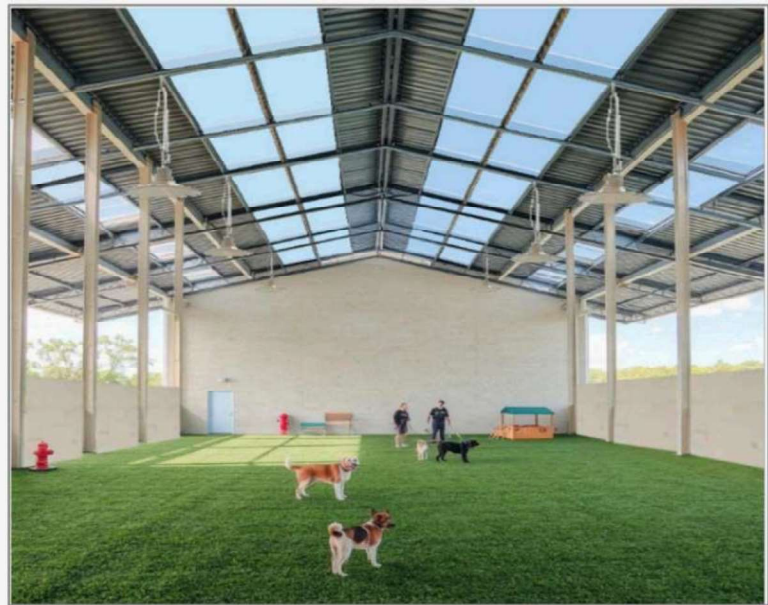
The tenant intends to occupy the 10,619 SF vacant space in the Northwest Shopping Center. The resort at 541 - 569 E Dundee Rd will be open to the public from 7 AM - 7 PM on weekdays and 9 AM - 5:30 PM on weekends.

The resort will open with approximately 23 employees and will stabilize at around 30 employees. The resort will have 8-10 employees on site at any given time. Employees will be on site one hour before and one hour after public hours of operation for pre-opening and post-closing activities.

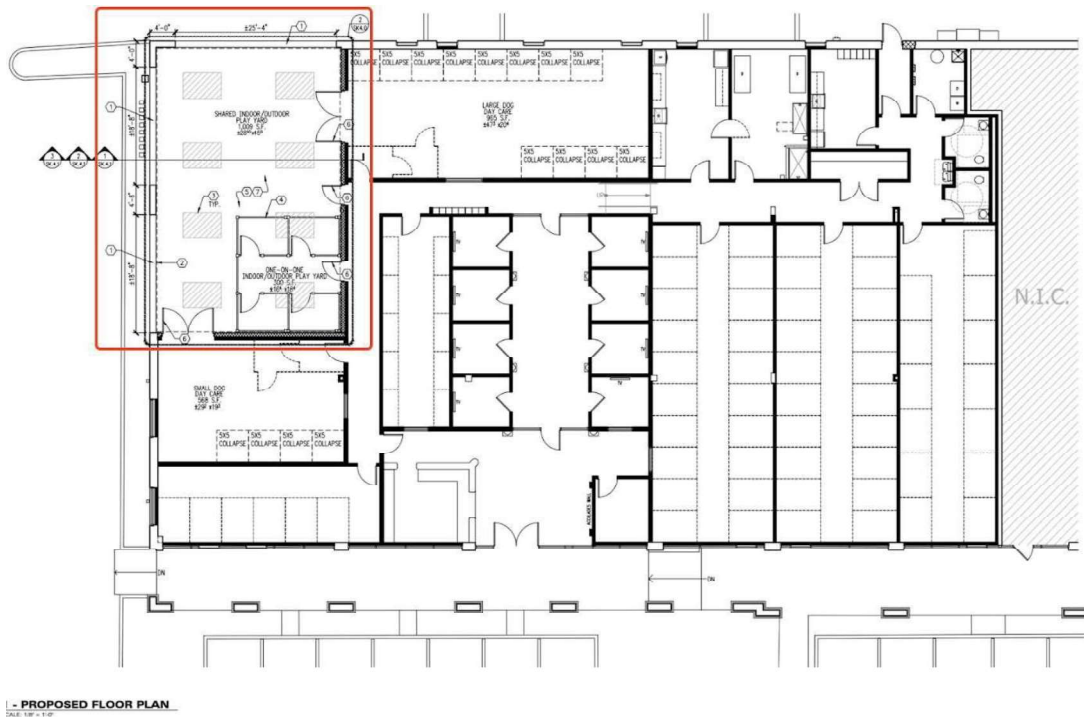
Based on the SF of the building, the maximum capacity of dogs in the resort is estimated to be around 102 dogs, and occupancy rates are expected to stabilize around 50%, meaning there will be around 50 dogs at the resort per day. There are a small number of days per year when demand is high due to holidays and occupancy rates will be close to 100%.

Peak drop-off times are just before 9 AM, and peak pick-up times are just after 5 PM on weekdays.

"Outdoor-Like" Area



After hearing the staff concerns, we have reimagined a concept to eliminate the previously proposed outdoor area in favor of an enclosed "outdoor-like" area within the existing building footprint. The proposed "outdoor-like" area will be an area of artificial turf covered with a roof and surrounded by walls with open window openings and skylights to provide fresh air and light to the dog play area. Below is a markup of the previously submitted floor plan depicting the proposed "outdoor-like" area. Above are sample images depicting the proposed "outdoor-like" area in concept.



Parking

There are over 100 parking spaces in the shopping center. The amount of parking at this location far exceeds minimum requirements for K9 Resorts, which is 20 parking spaces. The resort will have 8-10 employees on site at any given time. Peak drop-off times are just before 9 AM, and peak pick-up times are just after 5 PM on weekdays. Based on data from a similarly sized and located K9 Resort, it is anticipated that at peak hours, 33 entering vehicles and 24 exiting vehicles can be expected. Customer visits are usually less than 3 minutes.

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, August 12, 2025 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit a kennel (Dog Daycare and Boarding)

The properties are commonly known as 541 -569 E Dundee Road.

The Petitioner is proposing to open a business that will provide Daycare and Boarding for Dogs. It will include an interior dog play area that is partially open to the outside.

The above petition has been filed by Zack Nisbet, WCDR Palatine, LLC dba K9 Resorts of Palatine and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: SU-000157-2025 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning & Zoning Commission

DATED: This 24th day of July 2025

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 541-569 E DUNDEE 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 24TH day of JULY, A.D. 2025, and the last publication thereof was made on the 24TH day of JULY, A.D. 2025.

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

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

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 24TH day of JULY, A.D., 2025.

By Todd W. Small

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 24TH day of JULY, A.D., 2025.

My commission expires the 15TH day of JULY, A.D., 2025.

E. 541 -569 E Dundee Road

1. Special Use to permit a kennel (Dog Daycare and Boarding)

SU-000157-2025 541-569 E Dundee Rd

Notice was published in the Journal & Topics on August 7th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Floor Plan**
5. **Elevation**
6. **Business Plan**
7. **Public Notice**

Background: The property is zoned Planned Development, following B2 zoning. The petitioner requested a Special Use to operate a dog day care and overnight boarding facility.

Sworn in petitioners:

- Zackary Nisbet, partial owner of 541–569 E. Dundee
- Bridget Goggin, Senior Property Manager, NW Shopping Center, 541–569 E. Dundee
- Jose Gonzalez, JLL Brokerage, 200 E. Randolph – Chicago, IL
- Talar Berberian, Attorney, WCR Palatine LLC, 55 E. Monroe, Chicago

Mr. Nisbet provides a presentation and overview of the K9 Resorts, noting the newly opened location in Deerfield, IL and the Palatine location would be the second in Illinois. He explained the business model: eight locations in the Chicago area, high-quality safety and ventilation standards, indoor luxury suites for overnight boarding, and executive rooms for up to three crate-trained dogs. Day care operations include feeding, rest, and supervised socialization. Dogs are grouped according to behavior and receive behavioral evaluations. Staff conduct ongoing assessments to ensure safety. He provides further facility and site details:

- Lease signed for 5 years with option to renew
- Interior and outdoor-like areas planned; outdoor area enclosed with acoustic block for noise mitigation

- Sketches and renderings provided; final plans to match submitted documents
- Maximum of 50 dogs in the play area during portions of the day (8 a.m.–5 p.m.)
- Service times: day care drop-off ~30 seconds, pick-up ~1 minute; boarding slightly longer (~3 minutes)
- Operating hours: 7 a.m.–7 p.m., staffed with 6–8 employees for pre-opening and closing, total 23–30 employees
- Waste management: solid waste double- or triple-bagged, disinfected twice daily, non-toxic cleaning agents
- Noise mitigation: 8-foot fencing, specialized materials in walls, video demonstration of Deerfield facility showed minimal sound detectable at 250 feet away

Mr. Nisbet provides further information regarding Operations & Safety measures at the facility and states:

- No overnight staff in the office; dogs monitored by cameras and emergency protocols in place
- Dogs will not be walked outside the facility
- Maximum overnight occupancy: 100 dogs
- Outdoor-like area will be equipped to allow closure when necessary
- Turf installation: multiple layers of aggregate and soil to allow drainage and reduce noise
- Noise mitigation reviewed by architect and engineers; materials rated to absorb sound effectively

Ms. Bremanis asks how overnight boarding would be handled and if staff would be present.

Mr. Nisbet states that there is no staff present overnight and explains that dogs rest better when no one is present. He further explains the safety measures in place and states there would be video cameras in place, a fire suppression system, and emergency services would contact managers if there would be any issues and the employee would respond.

Commissioner Noonan requests clarification on the materials that will be used under the turf.

Mr. Nisbet explains it will have multiple layers of aggregate and soil.

Commissioner Bettenhausen questions what the criteria is when looking for property.

Mr. Nisbet states that it varies and explains that some are freestanding, some are in strip centers. The criteria is having enough primarily affluent and nearby households. The strip center location helps the nearby residents and is good for the shopping center as it increases the foot traffic to other tenants.

Ms. Bremanis provides additional information and refers to the site plan. She states the parking for this location is overparked by 152 spaces, with no concerns regarding parking. She states the primary concern is noise and provides an aerial of the location noting the distance to any of the surrounding residential property. She states the distance to residential property is approximately 180 feet from the proposed kennel. She provides the standards for special use and the business operating standards and expresses staff's concern regarding the potential noise from barking dogs.

Chairman Wood asks if the Village of Palatine has had any noise complaints from other daycare facilities.

Ms. Bremanis states that these types of complaints are not uncommon and typically, daycare facilities near residential properties have complaints.

Chairman Wood asks the petitioner about the business hours and how the shortened hours on the weekends are handled.

Mr. Nisbet states that schedules for the employees and animals do not change over the weekend, only the opening and closing times for customers change.

Ms. Goggin, property manager, states their support for the tenant and the mixed use for the plaza. She states they support both the tenant and the business plan.

Mr. Gonzalez states it has been an uphill battle finding tenants. He explains that they visited the Deerfield facility and were impressed. He believes the business would be a great addition to this location.

Public Comments:

- Cathy Rossetti (1489 N. Waterbury Circle) expressed concern regarding noise, dog safety, sanitation, and protocols if a dog escapes. She also questions the use of shock collars and whether they are used or not as she opposes.
- Karen Golevicz (1508 N. Waterbury Circle) expressed concern about noise levels, construction safety, and vehicle traffic in the back of the plaza noting that it's like a speedway at night. She expresses concerns about no staff during the overnight hours and the safety of the dogs.

Mr. Nesbit addressed concerns, noting that many boarding facilities fail to uphold their promises, which is why K-9 Resorts entered the market. He stated that no competitor has their satisfaction rating and that there is always room for improvement in pet care. He explained that the soundproofing material being used is state-of-the-art, as previously demonstrated.

Regarding the indoor play area, he acknowledged the openings for light and air that create an outdoor atmosphere. He stated that these openings will have options for closure, and if noise becomes an issue, they can be closed. The specific materials for

these openings have not yet been determined.

Mr. Nesbit explained that managers and new employees receive training that includes numerous safety scenarios, with clear, actionable procedures for handling each situation. Dogs are screened for health conditions, and safety sensors are in place in case a dog escapes from a kennel. He noted that there are no doorways leading directly outside from the kennels or play area. He also addressed construction concerns, stating that any tenant moving into a space may need to complete construction work and would follow any protocols required by building management.

Chairman Wood asked whether outdoor waste stations with bags would be provided for accidents as dogs arrive or leave, and she requested clarification on the hours the dogs would be in the open area. She also asked if dogs would only exit through the front door area.

Mr. Nesbit responded that outdoor waste stations will be provided. The open area will be available to dogs between 8:00 a.m. and 5:00 p.m. Dogs will exit through the front area only, except in an emergency when an additional emergency exit will be used.

Chairman Wood asked if there were other solutions for the open window.

Mr. Nesbit stated that the concept is still under development, but one option is to have a garage-style door.

Chairman Wood also expressed concern about cars speeding through the back lot during business hours and at night.

The property manager, Ms. Goggin, responded that asphalt work is planned for the parking lot and that low speed bumps will be budgeted to help address the issue.

Commissioner Bettenhausen noted that the earlier question about shock collars had not been addressed.

Mr. Nesbit responded that K-9 Resorts is not a training facility and shock collars are not considered for deterring barking.

Commissioner Bettenhausen asked whether the storefront will remain the same or if there are plans to redesign it.

Mr. Nesbit stated that the storefront will remain as it is, with the addition of a logo and brand colors to maintain consistency with other tenants. He said he would confirm with the architect regarding any potential changes to the entryway.

STAFF RECOMMENDATION:

The Petitioner is proposing to operate a new dog daycare and boarding facility, known as K-9 Resorts of Palatine, in the eastern portion of the Northwest Shopping Center. While the Petitioner has incorporated several design features intended to mitigate potential noise impacts, Staff continues to have concerns regarding the effect of the proposed use on the adjacent residential neighborhood and the surrounding commercial tenants. Also, Staff does not believe the that proposed use

would comply with the business operating standards, relative to noises not being objectionable. As a result, Staff recommends denial of the Special Use request to the Planning and Zoning Commission. If the Planning and Zoning Commission recommends to approve the request, Staff would recommend the following conditions:

1. The Special Use shall substantially conform to the business plan submitted by the Petitioner dated 06/05/2025 and the floor plan dated 05/30/2025 prepared by RHJ Associates, PC except as such plans may be revised to conform to Village Codes and Ordinances
2. The Petitioner shall prepare a revised site and business plan to locate waste receptacles proximate to the tenant space, including a maintenance and disposal plan, in a manner acceptable to the Village of Palatine.
3. Dogs shall not be walked off-site.
4. Dogs shall be leashed at all times when arriving and departing the facility.
5. Dogs shall not be in the shared play area except between the hours of 7 AM and 9 PM.
6. Staff will conduct a 6-month review of the Special Use and, if deemed necessary, will recommend additional conditions and requirements to the Village Council regarding the Special Use operations.

Commissioner Noonan asks if Item #6, regarding the six-month review, would be addressed or adjusted if complaints regarding the business became abundant.

Ms. Bremanis states that any complaints would be handled immediately as they are received.

Commissioner Friedman asks if the six-month review could be revised if necessary. Ms. Bremanis states it could be changed to a three-six month review.

Commissioner Roth-Wurster questions whether the build-out will meet the required standards.

Ms. Bremanis states that the building permit process would address all applicable zoning and building codes, and the permit would adhere to the approved business plan.

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

Commissioner Schubert Made a motion to approve subject staff's conditions – adding condition #7 "The proposed openings on the east and south exterior walls shall include a system that would include a closure option."; seconded by Commissioner Kolososki.

DISCUSSION:

Commissioner Schubert acknowledges the residents who took the time to attend the meeting and state their concerns. He states that Mr. Nesbit provided a good presentation but found it to be incomplete, noting that he would have liked to see

renderings of the space and more information on the proposed noise deterrents. He feels there is more work to be done.

Commissioner Kolososki states that the applicant may not yet have a complete package to present but could in the future. He notes that boarding options are hard to find, and many existing centers are poor facilities; additional quality options are needed to fill that gap. He points out that residents living in townhomes have a different type of construction that does not include sound barriers, meaning barking dogs can be heard between shared walls. By contrast, this facility plans to use products designed to address noise concerns. He believes the proposal would be a nice addition to the shopping center.

Chairman Wood states that the standards have been met and that any impact on tenants or residents can be mitigated. She notes she has heard barking at other daycare facilities and understands the neighbors' concerns but does not believe that would be the case here due to the proposed sound mitigation measures. She adds that the business's track record and significant investment in their other operation indicate they would not jeopardize success and would work to accomplish their goals. She states that open windows would not allow sound to permeate and expresses her support for the request, noting the need for additional dog daycare facilities.

Commissioner Friedman requests an addition to the conditions to include three potential solutions for the outdoor play area openings:

1. A garage door–style flip unit
2. An accordion system with hinged panels
3. The option to remove the opening entirely (which he recommends taking off the table)

Ms. Bremanis states that a condition could be added to require the system to be capable of being closed.

Commissioner Friedman further explains acoustical sound transmission and encourages the applicant to work with engineers to identify rated acoustical materials that would work best for the space. He supports the request with the additional conditions.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0 adding condition #7. This item will tentatively go to Village Council on September 2nd, 2025.

RESULT:	APPROVED
MOVER:	Tim Schubert
SECONDER:	Rodney Bettenhausen

AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

V. PUBLIC COMMENT**VI. ADJOURNMENT**

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Jan Wood, Chair
Palatine Planning & Zoning Commission

DATED: This 24th day of July 2025

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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 541-569 E DUNDEE 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 24TH day of JULY, A.D. 2025, and the last publication thereof was made on the 24TH day of JULY, A.D. 2025.

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

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

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 24TH day of JULY, A.D., 2025.

By Todd W. Small

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 24TH day of JULY, A.D., 2025.

My commission expires the 15TH day of JULY, A.D., 2025.

Consider an Ordinance Granting Variations to Construct a Detached Garage at 35 N. Ashland Avenue

BACKGROUND:

The Subject Property is zoned R-2 Single-Family and is approximately 11,340 square feet in area. In its current composition, the property consists of a single-family residence with an attached garage, encroaching into the required side yard. The structure is legally non-conforming, with a 1.6 foot side yard setback. The Petitioner is proposing to replace the existing attached garage with a detached garage. The detached garage will encroach upon the required minimum side yard setback, and minimum setback from the principal structure. Therefore, the petitioner is requesting approval of the following:

1. **Variation to permit an accessory structure to be set back 3 feet from the side lot line, instead of the required 5-foot setback.**
2. **Variation to permit an accessory structure to be set back 6 feet from the principal structure, instead of the required 10-foot setback.**

KEY ISSUES:

- The Petitioner is proposing to demolish the existing attached garage and construct a new 240-square-foot detached garage. The proposed garage will remain approximately the same size as the current attached garage, albeit in a different location and with different setbacks.
- The proposed garage will maintain its alignment with the front face of the home and will increase the side yard setback from 1.6 (current) to 3 feet. Although the proposed setback is increasing, it would still encroach upon the minimum required 5-foot side yard setback.
- The garage attachment and existing garage would be demolished and therefore separated from the residence (principal structure), with an approximately 6.8-foot setback. This also requires a variation, as the minimum setback is 10 feet.
- The Petitioner is requesting the variation to construct the garage in a manner consistent with the surrounding properties and for ease of access to the home.
- The request will align the garage with the front face of the home and is consistent with the design of the surrounding properties. Along the subject block of Ashland Avenue, there are several garages that align with the front face of the home. Most of these garages are attached and considered existing non-conforming due to side yard setbacks that do not conform to setback minimums. One residence (48 N. Ashland Avenue) has a detached garage in the side yard, which is set back 5 feet from the home, and also aligns with the front face of the home.
- Due to the narrower lot width (60 feet), there is no configuration in which the 12-foot wide detached garage could be constructed by-right, while maintaining

alignment with the front face of the residence. The proposed plans also comply with the building and coverage requirements.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Public Hearing: Planning & Zoning Commission (PZC) meeting on August 26, 2025

Residents testifying: None.

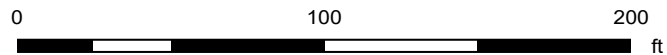
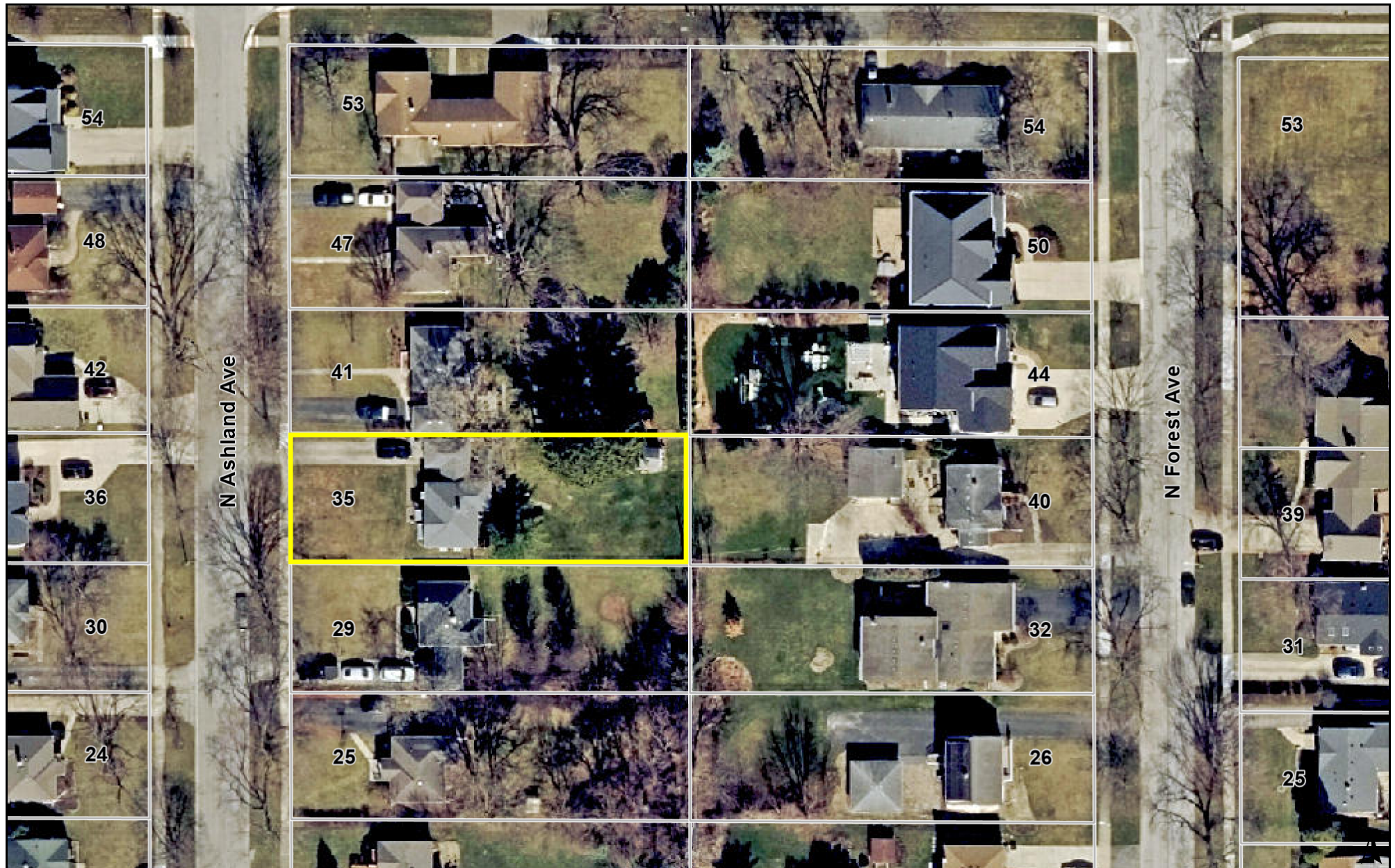
Vote: The PZC voted unanimously to approve the Special Use and Staff concurs.

ACTION REQUIRED:

A Motion to approve an Ordinance Granting Variations to allow a detached garage to be constructed 3 feet from the side property line and 6 feet from the principal structure at 35 N. Ashland Avenue.

ATTACHMENTS:

1. Aerial Map
2. ORD - VARIATIONS
3. EXHIBIT - Site Plan & Plat of Survey
4. EXHIBIT - Architectural Plans
5. PZC meeting materials - 8-26-25
6. 35 Ashland Avenue DRAFT minutes
7. Public Notice



Print Date: 8/5/2025

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 VARIATIONS AT
35 N. ASHLAND AVENUE**

WHEREAS, pursuant to a petition and public hearing on August 26, 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 Variations to permit an accessory structure to be set back 3 feet from the side lot line, instead of the minimum required 5-foot setback, and to permit an accessory structure to be set back 6 feet from the principal structure, instead of the minimum required 10-foot setback, pursuant to Section 6.01 of the Village of Palatine Zoning Ordinance, on the following legally described property:

LOT 18 IN BLOCK 6 IN ARTHUR T. MCINTOSH 7 COMPANY'S PALATINE NORTHWEST HIGHWAY ADDITION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

Commonly known as 35 N. ASHLAND AVENUE (PIN# 02-14-410-004-000).

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: Variations to permit an accessory structure to be set back 3 feet from the side lot line, instead of the minimum required 5-foot setback, and to permit an accessory structure to be set back 6 feet from the principal structure, instead of the minimum required 10-foot setback, pursuant to Section 6.01 of the Village Palatine Zoning Ordinance are hereby granted, subject to the following condition:

1. The Variations shall substantially conform to the site plan prepared by Polena Engineering and submitted by the Petitioner, except as such plans shall be changed to conform to Village Codes and Ordinances.

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

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

PASSED: This _____ day of _____, 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

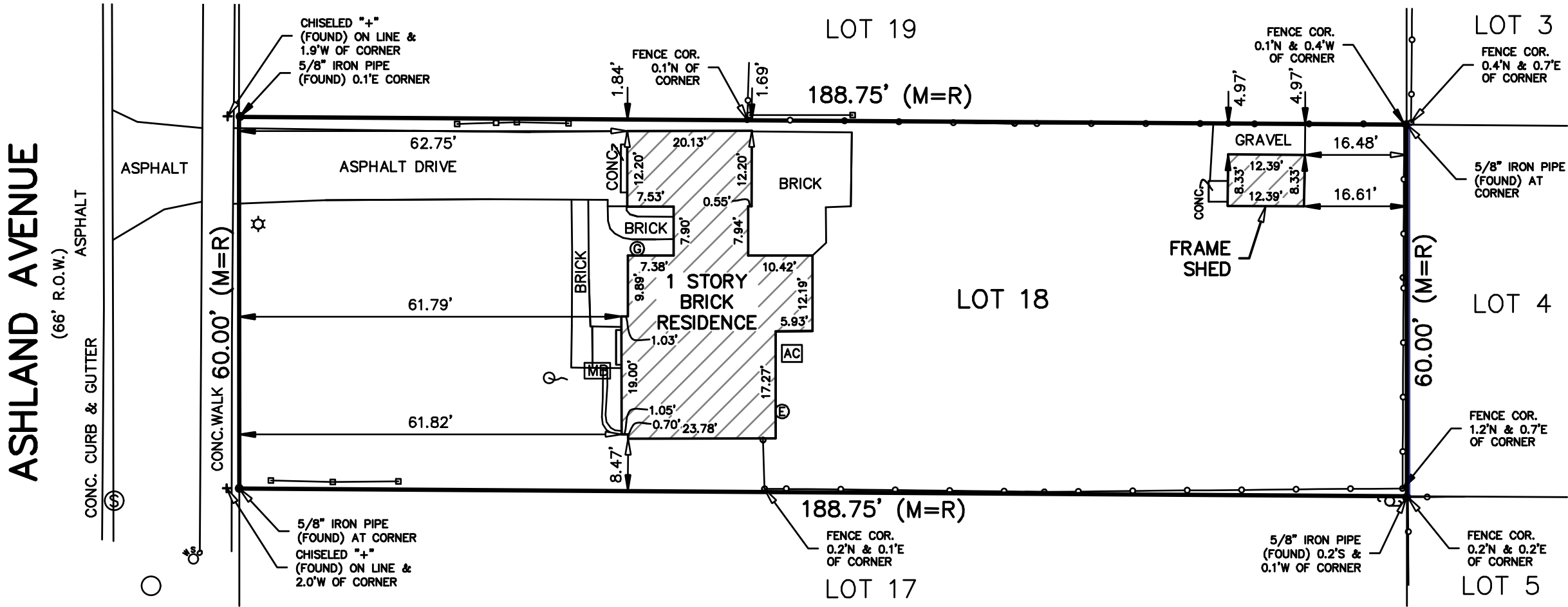
_____ day of _____, 2025

Village Clerk

PLAT OF SURVEY

LOT 18 IN BLOCK 6 IN ARTHUR T. McINTOSH 7 COMPANY'S PALATINE NORTHWEST HIGHWAY ADDITION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 35 NORTH ASHLAND AVENUE, PALATINE
PIN: 02-14-410-004
AREA: 0.26 ACRES

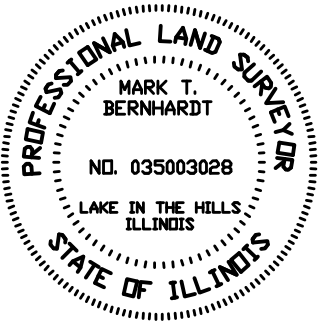


SYMBOL LEGEND	
	AIR CONDITIONER
	ELECTRIC METER
	GAS METER
	MAILBOX
	FLAGPOLE
	SANITARY MANHOLE
	CATCH BASIN
	B-BOX
	LIGHT POLE
	MAILBOX

LINE LEGEND	
	WOOD FENCE
	CHAINLINK FENCE

 **THE GARAGE BUILDER**
OF LAKE COUNTY
EXISTING SITE PLAN

SCALE: 1" = 20'-0"

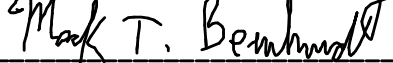


STATE OF ILLINOIS } S.S.
COUNTY OF MCHENRY }

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. FIELD WORK COMPLETION DATE: 09/05/2024.

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

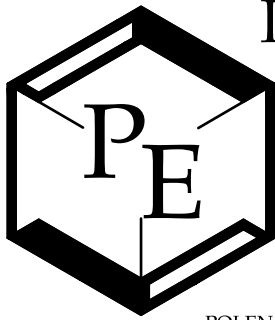
GIVEN UNDER MY HAND AND SEAL AT LAKE IN THE HILLS, ILLINOIS, THIS 18TH. DAY OF SEPTEMBER, A.D., 2024.


ILLINOIS LAND SURVEYOR NO. 3028; LICENSE EXPIRES 11/30/24
ILLINOIS DESIGN FIRM NO. 184-007260

REFER TO DEED OF GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF. COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES TO THE SURVEYOR.

ORDERED BY: LINDA BRECKLER. FILE NO. 240878

● = FOUND IRON STAKE
○ = SET IRON STAKE



POLENA ENGINEERING LLC

WHEATON: 630-653-6331
LAKE IN THE HILLS: 815-363-9200
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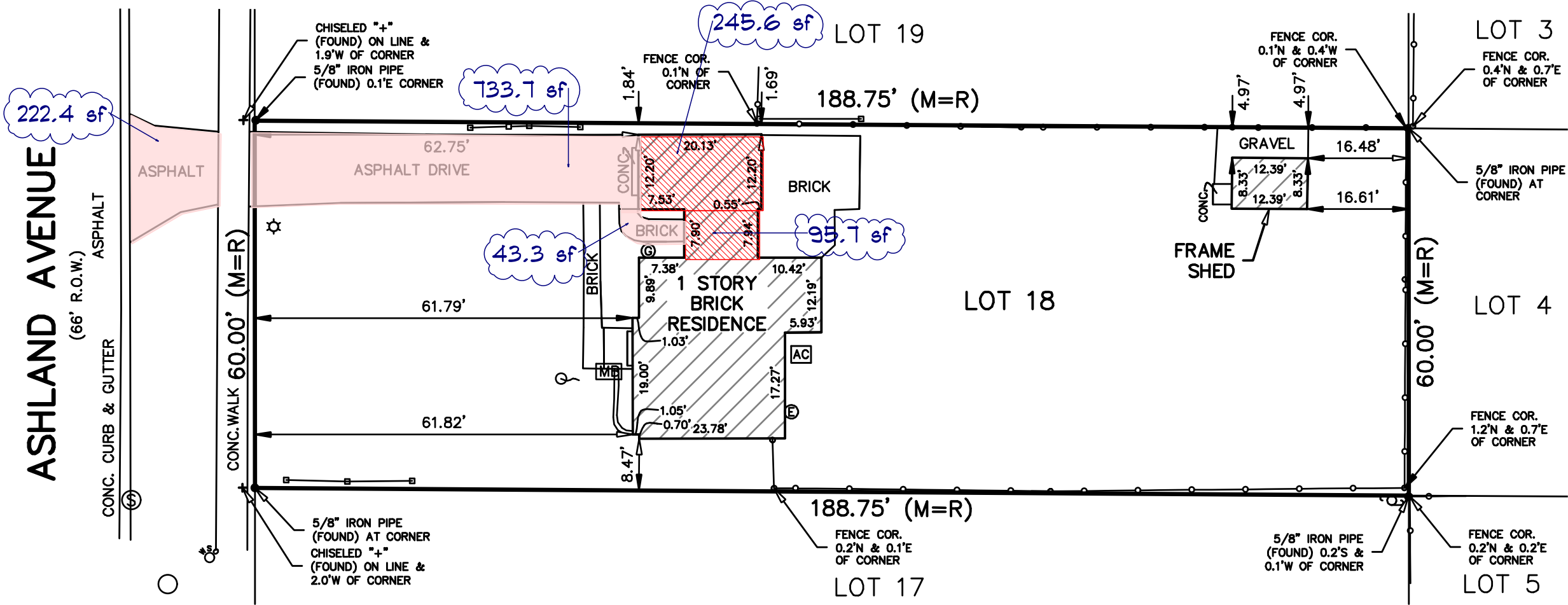
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AC	AIR CONDITIONER
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G	GAS METER
MB	MAILBOX
⚑	FLAGPOLE
Ⓢ	SANITARY MANHOLE
Ⓒ	CATCH BASIN
⚡	B-BOX
⚡	LIGHT POLE
MB	MAILBOX



THE GARAGE BUILDER
OF LAKE COUNTY

PROPOSED DEMOLITION SITE PLAN

SCALE: 1" = 20'-0"

LINE LEGEND	
—□—□—□—	= WOOD FENCE
—○—○—○—	= CHAINLINK FENCE

STATE OF ILLINOIS } S.S.
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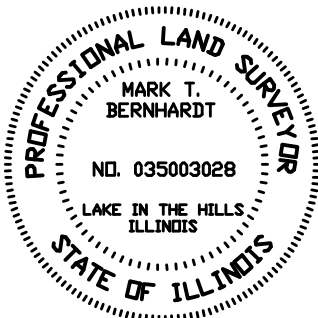
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GIVEN UNDER MY HAND AND SEAL AT LAKE IN THE HILLS, ILLINOIS, THIS 18TH. DAY OF SEPTEMBER, A.D., 2024.

Mark T. Bernhardt

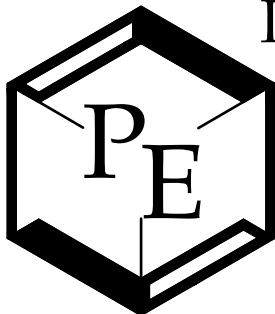
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ORDERED BY: LINDA BRECKLER. FILE NO. 240878

● = FOUND IRON STAKE
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POLENA ENGINEERING LLC

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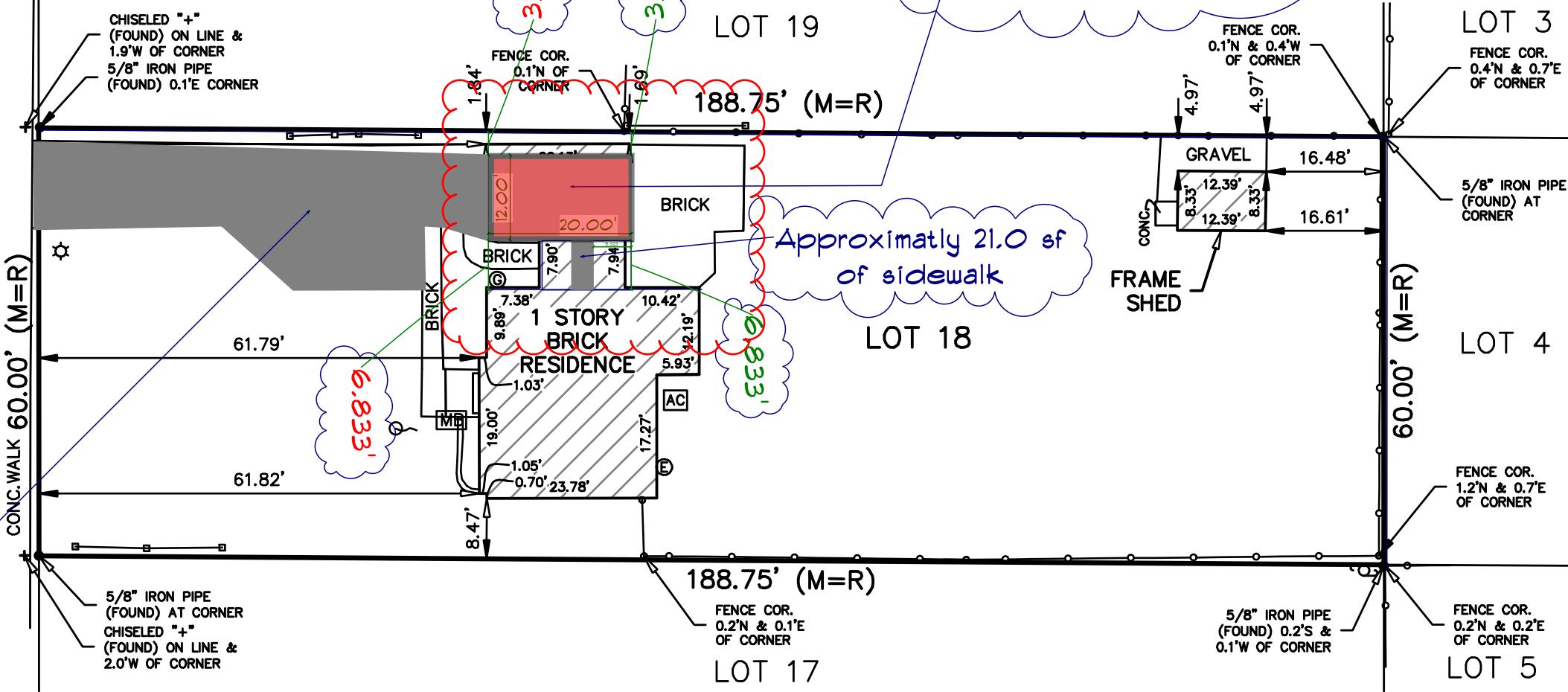
Approximately
223.4 sq ft.
of new 6" concrete
parkway.

PROPOSED
12' WIDE BY 20' DEEP
DETACHED GARAGE

Approximately 21.0 sf
of sidewalk

Approximately
914.2 sq ft.
of new 5" concrete
driveway.

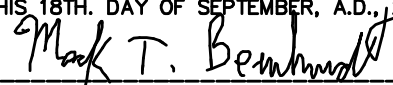
ASHLAND AVENUE
(66' R.O.W.)
ASPHALT
CONC. CURB & GUTTER

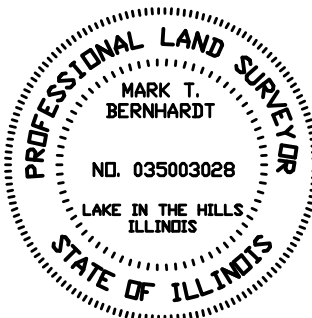


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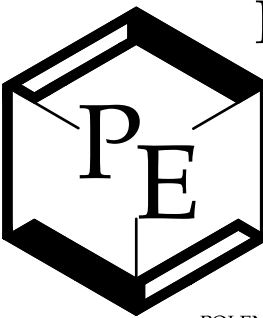
LINE LEGEND	
—□—□—□—	= WOOD FENCE
—○—○—○—	= CHAINLINK FENCE

 **THE GARAGE BUILDER**
OF LAKE COUNTY
PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

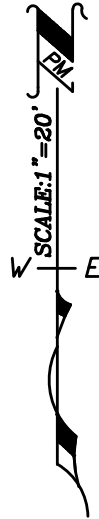
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● = FOUND IRON STAKE
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GENERAL NOTES:

1. THE ARCHITECT IS NOT SUPERVISING THE CONSTRUCTION OF THIS BUILDING. THEREFORE, THE USE OF THESE DRAWINGS BY THE OWNER, OR ANY CONTRACTOR, SUBCONTRACTOR, BUILDER, TRADESMAN, OR WORKMAN SHALL CONSTITUTE A HOLD HARMLESS AGREEMENT BETWEEN THE DRAWING USER AND THE ARCHITECT. THE USER SHALL IN FACT AGREE TO HOLD THE ARCHITECT AND HIS ASSOCIATES HARMLESS FOR ANY RESPONSIBILITY IN REGARD TO THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES AND FOR ANY SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK. FURTHER, THE ARCHITECT AND HIS ASSOCIATES SHALL BE HELD HARMLESS AGAINST ANY LIABILITY OF ANY KIND WHATSOEVER, OR FOR ANY RESPONSIBILITY IN REGARD TO ANY COSTS OR PROBLEMS ARISING FROM THE NEGLIGENCE OF THE CONTRACTOR, SUBCONTRACTOR, BUILDER, TRADESMAN, OR WORKMAN. THE USE OF THESE DRAWINGS ALSO IMPLIES THAT THE ARCHITECT AND HIS ASSOCIATES SHALL ASSUME NO RESPONSIBILITY FOR THE PLAN USER'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR THE CONTRACT DOCUMENTS.
2. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF & NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE WORK OR FOR THE ACTS OR OMISSIONS OF THE SUB-CONTRACTOR'S, OR ANY OTHER PERSONS PERFORMING THE WORK, OR FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS.
3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR(S) / BUILDER SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE G.C. HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR(S) / BUILDER TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR(S) / BUILDER TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY ANY AUTHORITY.
4. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, FEDERAL & NATIONAL BUILDING CODES AND ORDINANCES HAVING JURISDICTION.
5. BUILDING CODE SHALL TAKE PRECEDENT OVER THESE PLANS & SPEC'S IF THERE EXISTS A CONFLICT.
6. DO NOT SCALE DRAWINGS, DIMENSIONS SHALL GOVERN. VERIFY DIMENSIONS & FIELD CONDITIONS.
7. IT WILL BE THE BUILDER / G.C.'S RESPONSIBILITY TO PROTECT ALL ADJOINING PROPERTIES AND ROADWAYS FROM DIRT AND DAMAGE CAUSED BY DEMOLITION OR NEW CONSTRUCTION WORK.
8. ALL WORK AND WORK CONDITIONS SHALL COMPLY WITH OSHA STANDARDS FOR SAFETY.
9. PRIOR TO ANY TRENCHING IT SHALL BE THE BUILDER / G.C.'S RESPONSIBILITY TO VERIFY ALL EXISTING CONDITIONS.
10. CONTACT J.U.L.I.E. 48 HOURS BEFORE PERFORMING ANY UNDERGROUND WORK.
11. SHOULD UNSUITABLE SOIL CONDITIONS ARISE, NOTIFY THE BUILDER & ARCHITECT BEFORE PROCEEDING WITH ANY FURTHER WORK.

DESIGN SPECIFICATIONS

1. CONSTRUCTION LUMBER SHALL BE SPRUCE-PINE-FIR, FB 1000, # 2 OR BETTER UNLESS OTHERWISE NOTED. WOOD IN CONTACT WITH GROUND OR CONCRETE SHALL BE PRESSURE TREATED. SHIM ALL SILL PLATES & PROVIDE SILL SEALER. GROUT SILL PLATES WITH SHIM SPACE GREATER THAN 1/4".
2. ALL OPENINGS THROUGH STUDS SHALL OCCUR IN THE CENTER 1/3 OF THE MEMBER.
3. PROVIDE DOUBLE CRIPPLES UNDER HEADERS SPANNING GREATER THAN 5'-0".
4. ALL SILLS OR PLATES RESTING ON MASONRY OR CONCRETE SHALL BE PRESERVATIVE TREATED S.P.F. FASTENERS IN WOOD TREATED WITH COPPER AZOLE SHALL BE HOT DIPPED GALVANIZED OF MIN ASTM A193 OR ASTM A653 CLASS G185 STANDARDS WITH NO ALUMINUM FASTENERS PERMITTED.
5. WOOD PARTITIONS ADJOINING CONCRETE OR MASONRY SHALL HAVE 1/2" DIA. X 10" ANCHOR BOLTS AT 12" FROM THE ENDS OF PLATES AND 6'-0" O.C. AND MINIMUM TWO (2) BOLTS PER PLATE.
6. PROVIDE DOUBLE CRIPLES UNDER ALL HEADERS OVER 6'-0".
7. ALL BOLTS IN WOOD SHALL BE OF MINIMUM ASTM A307 STANDARDS AND SHALL BE RETIGHTENED PRIOR TO SHEATHING.
8. ENGINEERED JOISTS & BEAMS IE. TJI, MICROLAM LVL, ETC., SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
9. ROOF SHEATHING SHALL BE 1/2" CDX GRADE PLYWOOD WITH EXTERIOR GLUE OR ORIENTED STRAND BOARD (OSB). FASTENED WITH 8D PERIMETER NAILS 6" O.C. AND 12" O.C. IN THE FEILD UNLESS OTHERWISE NOTED ON PLAN.
10. ROOF SHEATHING SHALL BE LAID WITH FADE GRAIN AT 90 DEGREES TO SUPPORT MEMBERS AND JOINTS STAGGERED MINIMUM 2'-0".
11. CONCRETE WORK SHALL CONFORM TO ACI SPECIFICATION AND RECOMMENDATIONS. CONCRETE FOOTINGS SHALL BEAR ON UNDISTURBED SOIL WITH 3000 P.S.F. MINIMUM BEARING CAPACITY. CONCRETE SHALL ATTAIN 28 DAY COMPRESSIVE STRENGTH OF 4000 P.S.I. FOR FLOORS AND EXTERIOR SLABS. REINFORCING BARS SHALL BE ASTM GRADE 40 WITH SPLICES TO BE LAPPED 24" MIN.
12. CONCRETE REINFORCING FABRIC SHALL BE WELDED WIRE OF MINIMUM ASTM A185 STANDARDS.
13. PROTECT COLD WEATHER CONCRETE FROM PHYSICAL DAMAGE OR REDUCED STRENGTH IN COMPLIANCE WITH PROVISIONS OF ACI 306.
14. PLACE HOT WEATHER CONCRETE IN COMPLIANCE WITH PROVISIONS OF ACI 306.
15. ALL 120 VOLT RECEPTACLES TO BE BONDED TO THE RACEWAYS OR "AUTO GROUND" TYPE INCLUDING ALL GFCI RECEPTACLES
16. ALL ELECTRICAL DEVICES ARE TO BE LOOPED OR PIG-TAILED.
17. CIRCUITS WIRED WITH #12 GAGE WIRE SHALL HAVE A MAXIMUM TEN (10) OUTLETS OR GENERAL LIGHTING RECEPTACLES CONNECTED THERETO.
18. CIRCUITS WIRED WITH #14 GAGE WIRE SHALL HAVE A MAXIMUM EIGHT (8) OUTLETS OR GENERAL LIGHTING RECEPTACLES CONNECTED THERETO.
19. RECEPTACLES SHALL BE RATED AT THE BRANCH CIRCUIT RATING.
20. GARAGE SHALL HAVE A MINIMUM OF 1 - 20 AMP GFCI RECEPTACLE ON A SEPERATE CIRCUIT.
21. ALL RECEPTACLES IN THE GARGE SHALL BE GFCI PROTECTED.
22. GARAGE SHALL HAVE A MINIMUM 15 FOOT CANDLES OF ILLUMINATION IN THE ENTIRE GARAGE WITH NO DARK SPOTS.
23. ALL FIXTURES TO HAVE U.L. APPROVAL AND INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.
24. ELECTRICAL CONTRACTOR SHALL SUPPLY ALL PANELS, BREAKERS, FUSES, DISCONNECTS, AND TRANSFORMERS, AND OBTAIN NECESSARY APPROVALS TO SUPPLY POWER FROM THE PRINCIPAL BUILDING TO THE DETACHED GARAGE.

RESERVED FOR COUNTY / VILLAGE / CITY NOTES:

Linda Breckler

PROPOSED DETACHED GARAGE
35 North Ashland Avenue, Palatine, IL 60074

DRAWING INDEX

- 1 TITLE PAGE
- 2 DEMOLITION PLAN
- 3 FLOOR PLAN / EXISTING HOUSE
- 4 BUILDING SECTION
- 5 ELEVATIONS
- 6 BRACED PORTAL FRAME DETAIL

BUILDING & ZONING DATA

PROPOSED DETACHED GARAGE AREA = 240 SF
PROPOSED CONSTRUCTION TYPE: VB
SEE SITE PLANS AND PLOT OF SURVEY FOR FURTHER LOT & ZONING INFO.

DESIGN LOADS:

ROOF SNOW LOAD 30 P.S.F.
ROOF DEAD LOAD 10 P.S.F.
GARAGE FLOOR LIVE LOAD 50 P.S.F.
ATTIC SPACE DEAD LOAD 20 P.S.F.
ATTIC SPACE DEAD LOAD 10 P.S.F.
(INACCESSIBLE)
WIND LOAD 115 MPH
(ULTIMATE WIND DESIGN 3-SECOND GUSTS)

ELECTRICAL SYMBOLS

- FAN
- LIGHT
- OUTLET
- OUTLET 220V
- OUTLET GFI
- REC. CAN LIGHT
- SWITCH
- PHONE / TV / DATA
- SMOKE DETECTOR / SMOKE & CARBON MONOXIDE DETECTOR

DRAWING SYMBOLS

- SYMBOL TAG
- REVISION TAG
- INTERIOR ELEVATION TAG
- SECTION TAG

CODE REQUIREMENTS AND STANDARDS TO MEET THE FOLLOWING: BUILDING CODES ADOPTED FOR VILLAGE OF PALATINE

2021 INTERNATIONAL RESIDENTIAL CODE W/AMENDMENTS (IRC)
2021 INTERNATIONAL BUILDING CODE W/AMENDMENTS (IBC)
2021 INTERNATIONAL FIRE CODE W/AMENDMENTS (IFC)
2021 INTERNATIONAL MECHANICAL CODE W/AMENDMENTS (IMC)
2021 INTERNATIONAL FUEL GAS CODE W/AMENDMENTS (IFGC)
2021 ILLINOIS ENERGY CONSERVATION CODE W/ILLINOIS AMENDMENTS (IECC)
2020 NATIONAL ELECTRICAL CODE W/AMENDMENTS (NEC)
2015 INTERNATIONAL PLUMBING CODE (IPC)
2018 ILLINOIS ACCESIBILITY CODE (IAC)
2021 ILLINOIS EXISTING BUILDING CODE (IEBC)
2021 ILLINOIS SWIMMING POOL AND SPA CODE W/AMENDMENTS (ISPS-C)

THE APPROVED SET OF PRINTS, ALONG WITH THE COORDINATING PLAN REVIEW, MUST BE KEPT ON-SITE DURING THE COURSE OF CONSTRUCTION. THESE ITEMS MUST BE MADE AVAILABLE TO ALL REPRESENTATIVES OF THIS DEPARTMENT APON REQUEST.

I hereby certify these plans have been prepared under my direct supervision and to the best of my knowledge and belief complies with the building codes of (FILL IN VILLAGE/CITY COUNTY)

ARCHITECT SIGNATURE

STAMP SEAL

Linda Breckler

35 North Ashland Avenue
Palatine
IL
60074
PHONE: 847-359-2557
FAX:
MOBILE:
l.breckler@sbcglobal.net

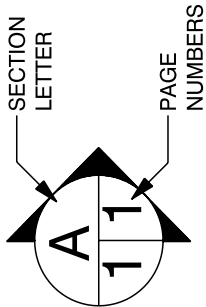
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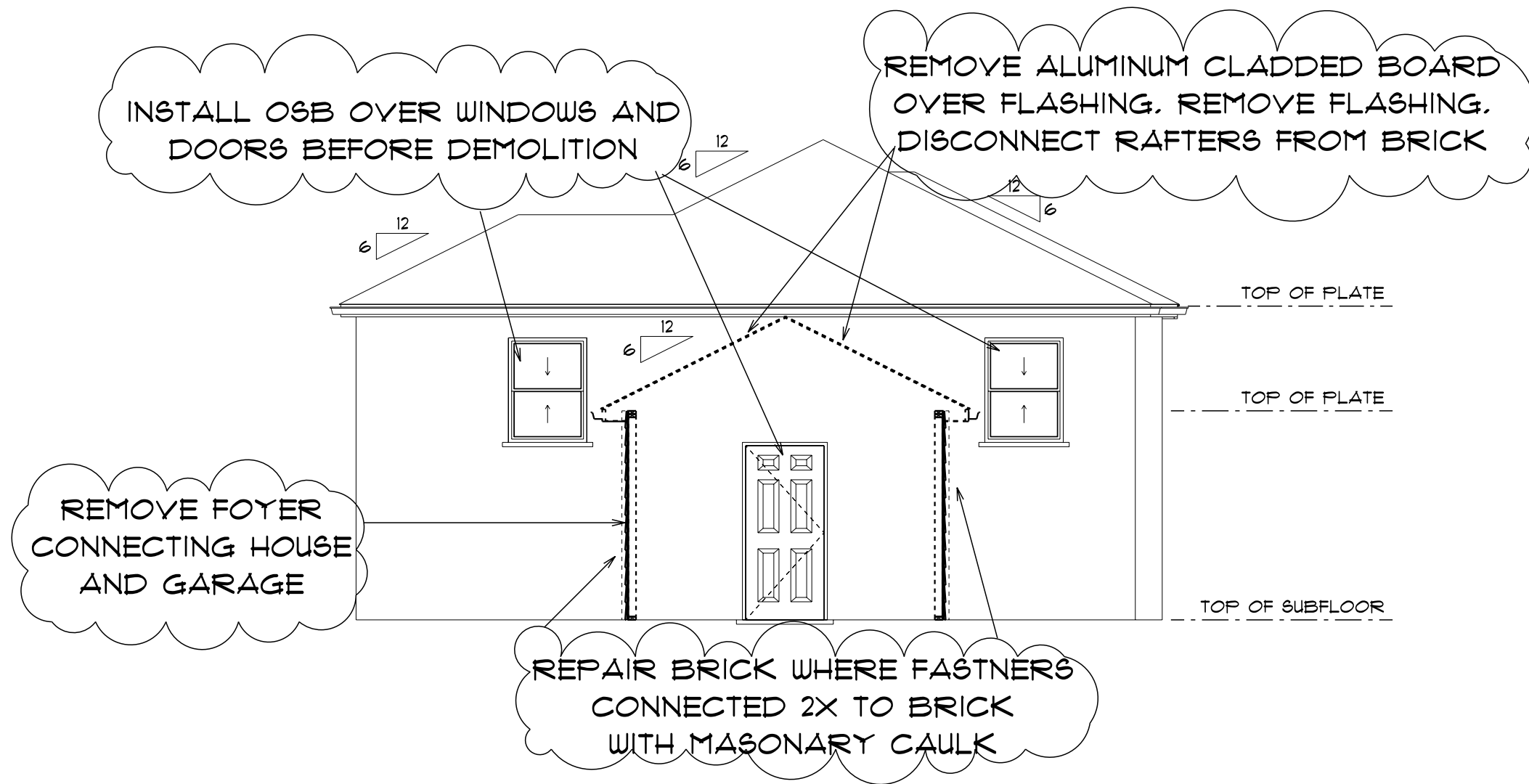
SCALE: 1/4" = 1'-0"

DATE: Saturday, April 26, 2025



The Garage Builder Corp.

25849 Cresthill Drive
Barrington
IL
60010
PHONE: (844) 4-DETACHED
FAX:
MOBILE: 224-567-1905
jeff@thegaragebuilder.com



A
3/2

DEMOLITION DETAIL

SCALE: 3/16" = 1'-0"



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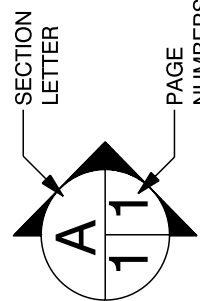
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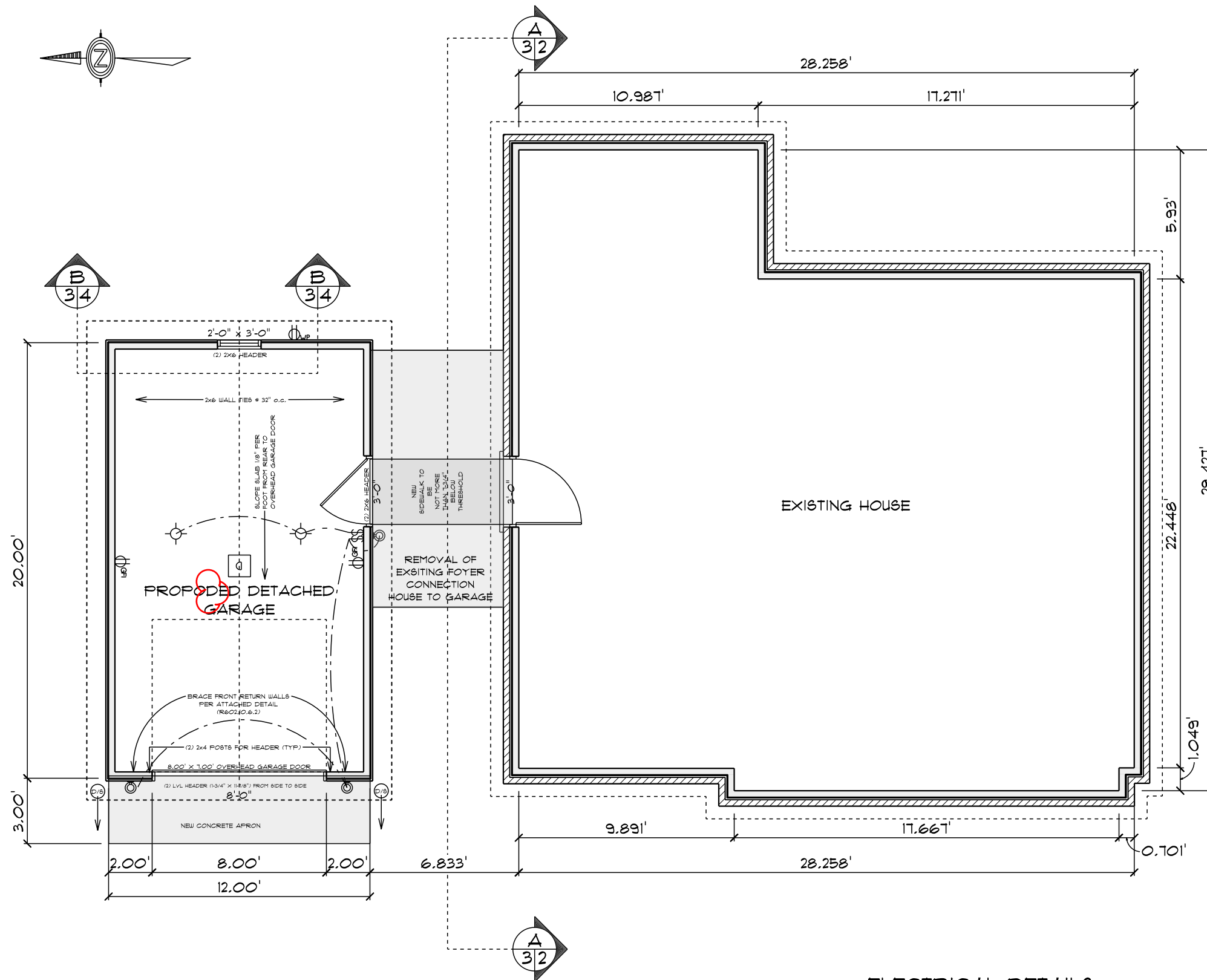
SCALE: 3/16" = 1'-0"

DATE: Saturday, April 26, 2025

PAGE:

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FLOOR PLAN/EXISTING HOUSE

SCALE: 3/16" = 1'-0"

ELECTRICAL DETAILS

CIRCUITS: (1) 20 AMP, 12 GA, (1) 15AMP, 14 GA,

CONTAINED IN 3/4" RIDGED STEEL CONDUIT

BURIAL DEPTH: 8 INCHES

WIRING: SEPERATE CIRCUITS TO SERVICE PANEL



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Palatine FAX:

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60074 l.breckler@sbcglobal.net

DRAWN BY: Jeffery J. Maki

SCALE: 3/16" = 1'-0"

DATE: Saturday, April 26, 2025

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3

2X8 RIDGE (TO BE ONE SIZE LARGER THAN RAFTERS)

ARCHITECTURAL SHINGLES OVER 15# FELT
UNDERLAYMENT OVER 1/2" OSB SHEATHING

2X4 COLLAR TIES @ 32" O.C.

2X6 CUSTOM HEEL CUT ROOF RAFTERS @ 16"
O.C. W/HURRICANE TIES

2X6 WALL TIES @ 32" O.C.

6" FASCIA W/GUTTERS & DRIP EDGE

12" VENTED SOFFIT

(2)2X4 TOP PLATE INTERLOCKED AT
CORNERS

D4 VINYL SIDING W/HOUSEWRAP

7/16" OSB SHEATHING

2X4 CONSTRUCTION GRADE LUMBER @ 16"
O.C. (2)2X4 AT CORNERS & OPENINGS

2X4 TREATED SILL PLATE ANCHORED WITH
1/2" DIA. STEEL ANCHOR BOLTS 10" LONG SET
@ 6'-0" O.C. (2) @ EVERY PIECE & CORNER
WITH NUTS AND WASHERS TIGHTENED

MINIMUM 6" ABOVE GRADE

20" WIDE X 14" DEEP FOOTING WITH
(2) #4 REBAR AT TOP AND BOTTOM

4" CONCRETE SLAB ON 4" GRANULAR FILL WITH
6X6 / 10X10 WWF & 6 MIL. VAPOR BARRIER



BUILDING SECTION

SCALE: 1/2" = 1'-0"

TOP OF PLATE

2.386'

8.00'



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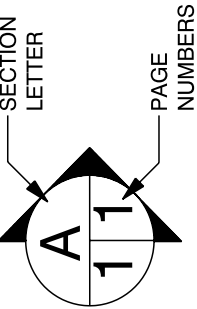
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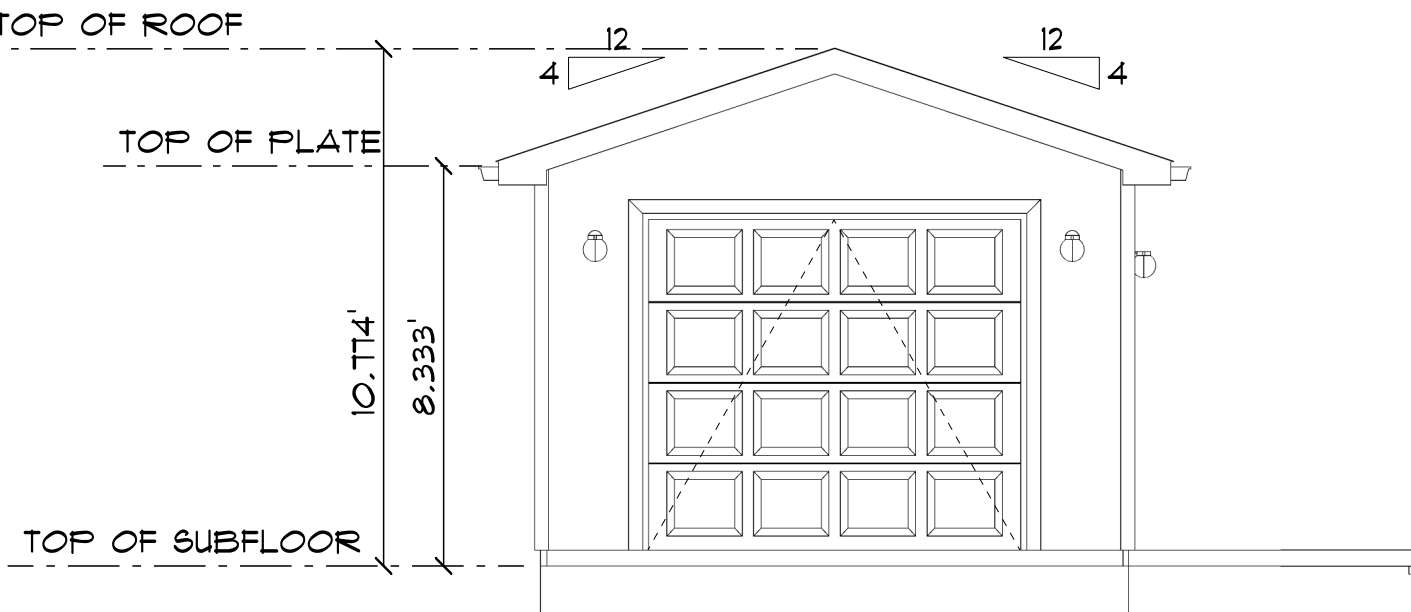
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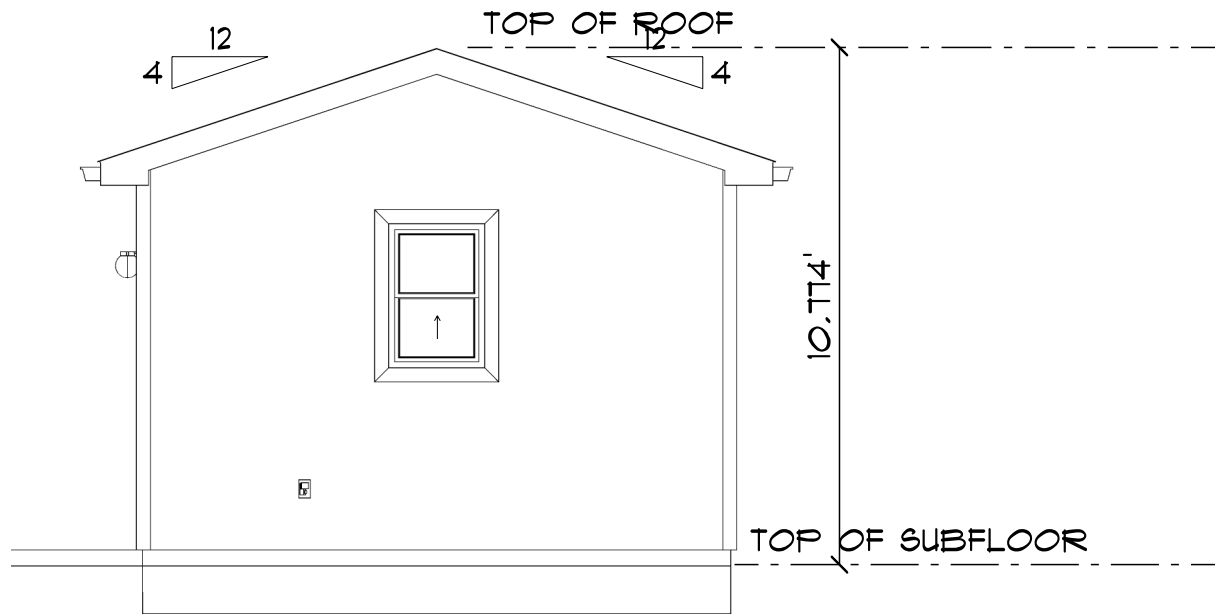
South Elevation

SCALE: 1/4" = 1'-0"



West Elevation

SCALE: 1/4" = 1'-0"



East Elevation

SCALE: 1/4" = 1'-0"



North Elevation

SCALE: 1/4" = 1'-0"



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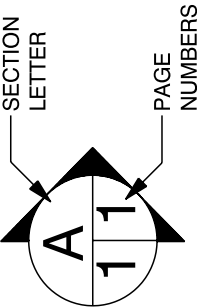
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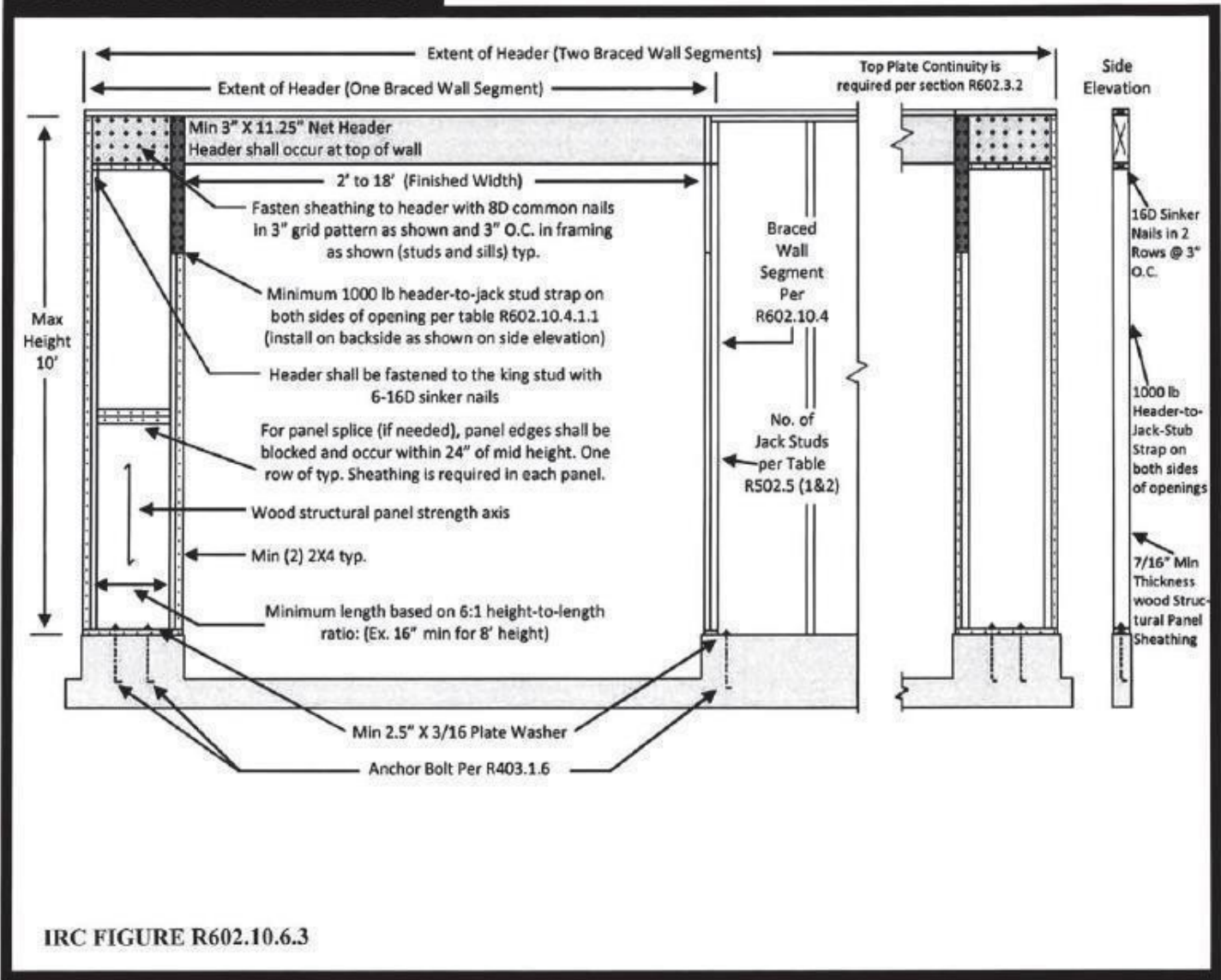
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GARAGE RETURN BRACE WALL

Braced Wall Panel Detail



THE GARAGE BUILDER
OF LAKE COUNTY

The Garage Builder Corp.

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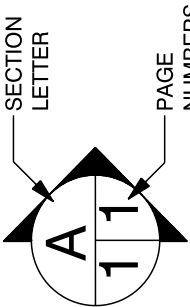
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**VILLAGE OF PALATINE
PLANNING AND ZONING COMMISSION**

35 N. Ashland Avenue- Variation
August 26, 2025

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ryan Auer

PETITIONER: Linda Breckler, Owner

PLAN NUMBER: VAR-000195-2025

ADDRESS: 35 N. Ashland

BACKGROUND:

The Subject Property is zoned “R-2” Single Family Residential and is approximately 11,340 square feet in area. The property currently consists of a single-family residence with an *attached* garage in the side yard. The structure is considered legally non-conforming as the existing garage is setback 1.6 feet from the side lot line. The existing garage will be replaced by a *detached* garage. The Petitioner is proposing to build a detached garage that encroaches upon the required minimum side yard setback, and, minimum setback from the principal structure. Therefore, the petitioner is requesting the following:

- 1. Variation to permit an accessory structure to be set back 3 feet from the side lot line, instead of the required 5-foot setback.**
- 2. Variation to permit an accessory structure to be set back 6 feet from the principal structure, instead of the required 10-foot setback.**

Surrounding Zoning/Uses:

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

KEY ISSUES:

- The petitioner is proposing to demolish the existing attached garage and construct a detached garage 240 square feet in size. The proposed garage will remain approximately the same size as the current attached garage.
- The proposed garage will be located in a similar, but different, location to the existing garage. The proposed garage will maintain its alignment with the front

face of the home. The proposed detached garage will increase the side yard setback from 1.6 (current) to 3 feet. This new setback encroaches on the minimum required side lot line setback of 5 feet for accessory structures.

- The garage attachment and existing garage would be demolished, and therefore create open space between the residence and proposed garage. The proposed distance between the garage and the residence (principal structure) is 6.8 feet, encroaching on the minimum accessory structure setback of 10 feet from the principal structure.
- The petitioner is requesting the variance to construct the garage in a manner consistent with the surrounding area and for ease of access to the home. The project contractor stated building code requirements to re-construct the attached garage would be overly burdensome the homeowner.
- The request to align the garage with the front face of the home is consistent with the design of the surrounding properties. Along the subject block of North Ashland, there are several garages that align with the front face of the home. Most of these garages are attached and considered existing non-conforming due to side yard setbacks that do not conform to setback minimums. One residence (48 N. Ashland Avenue) contains a detached garage in the side yard, setback 5 feet from the home, and is aligned with the front face of the home.
- Due to the narrower width of the lot (60 feet) – there is no configuration in which the detached garage(12-feet-wide) would be permitted by-right, while maintaining alignment with the front face of the residence.
- Lot conditions do allow for a garage to be constructed in a manner that meets the required setbacks for a detached accessory structure. Re-locating to conform to these setbacks may require the applicant to remove a mature tree in the rear yard.
- The proposed plans meet both building and coverage requirements as described below:
 - Lot coverage: 19.6%
 - Building coverage: 9%

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:

The petitioner is requesting to locate the detached garage near its original location due to costs of construction and maintaining the property design. The proposed detached garage is consistent with the design of the surrounding residential properties. While still requiring zoning relief, the side yard setback is increasing almost two-fold from the existing circumstance, which has existed since its original construction.

Therefore, Staff recommends approval of the Variation, subject to the following conditions:

1. The Variation shall substantially conform to the plans prepared by Polena Engineering, submitted 7/29/2025, and attached hereto as Exhibit 'A', except where revisions are necessary to comply with Village Codes and Ordinances.



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

Linda Breckler

Business Name (if applicable)

Subject Property Address

35 N ASHLAND AVENUE Palatine, IL 60074

Please provide a description of your proposed request:

The proposed project involves the demolition and complete replacement of the existing detached garage located at 35 N. Ashland Avenue. The current garage is aged, structurally compromised, and no longer meets present-day building or zoning code requirements. The intent of this project is to replace the structure in the same location with a new detached garage that is built to current code standards for safety, durability, and functionality.

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 unique characteristics of the lot—such as width of lot at 60.00'—render it practically impossible to construct a garage in full compliance without incurring prohibitive costs or significantly reducing the size and function of the structure. This results in a diminished ability to use the property in a manner typical of surrounding properties, reducing its usability and economic value.

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

Granting the requested variance will not alter the essential character of the locality or negatively impact surrounding properties. In fact, the proposed use is consistent with nearby developments and supports the broader goals of economic vitality and community sustainability.

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

The property has a width of only 60.00 feet, which is significantly narrower than the typical lot width contemplated when the current zoning regulations were adopted. This limited width imposes a practical hardship when attempting to comply with side-yard setback requirements while also maintaining the functional layout and accessibility of the home and proposed detached garage.

Because the zoning ordinance requires 5.00' side yard setback and 10.00' from principal building, compliance would leave only 6.83' for any improvements, including essential features like driveways, walkways, or garage placement. This is insufficient for a standard 12.00' wide one-car garage, particularly when also accounting for required separation from the principal structure and vehicular access.

These site limitations are not self-imposed and are a product of the original subdivision plat, which created lots narrower than what current zoning standards ideally support. As such, this property is uniquely burdened compared to others with wider lots that can accommodate detached accessory structures within required setbacks.

Due to the narrow lot width and resulting space constraints, strict application of the zoning ordinance would unreasonably restrict the owner's ability to construct a standard, functional detached garage. The requested variation is necessary to allow for reasonable use of the property in a way that is consistent with neighboring properties, many of which benefit from garages that may predate or differ from current zoning regulations.

In order to supplement the above standards, the Zoning Board of 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

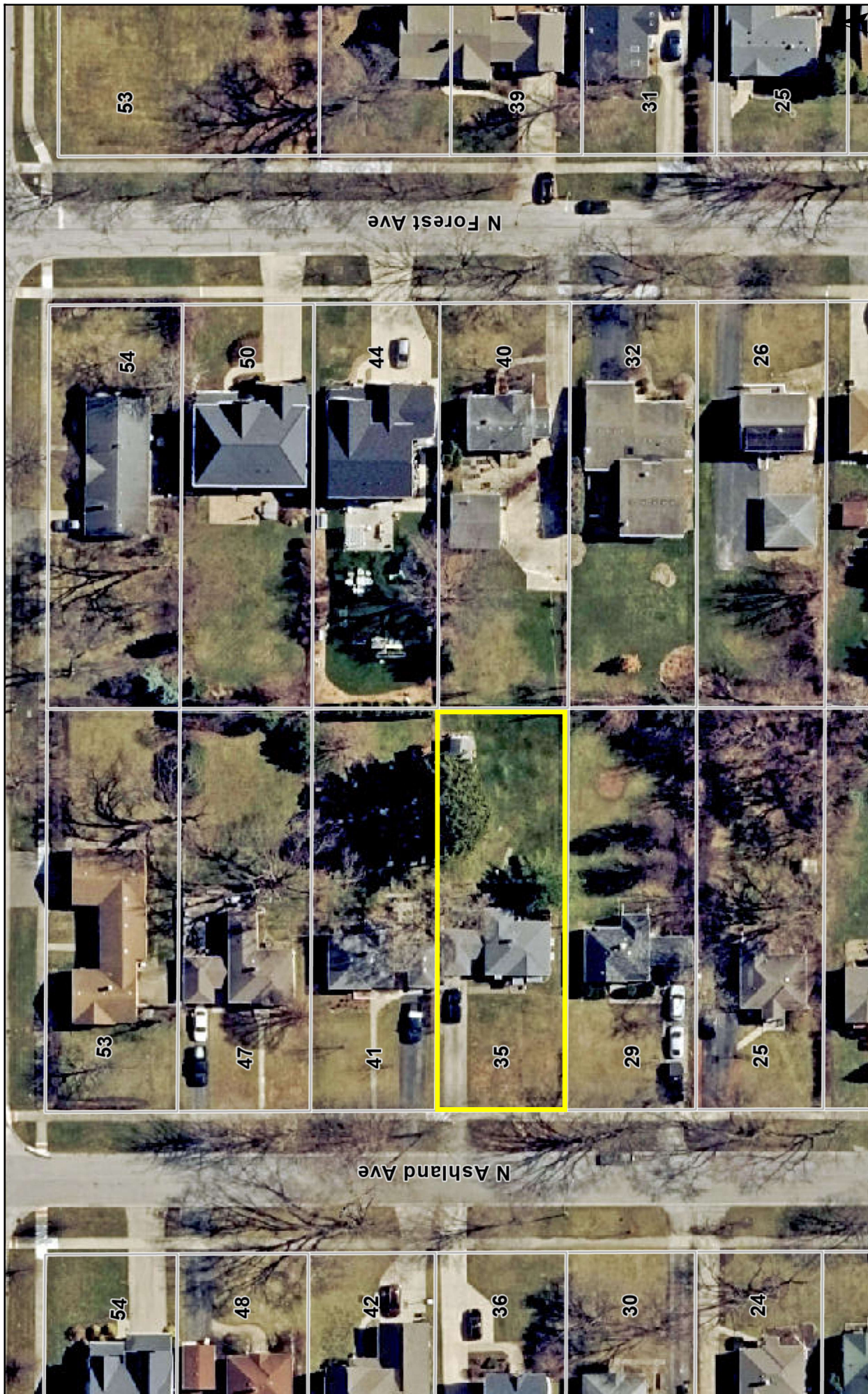
The proposed garage will be a detached, single-story structure consistent in height and scale with similar accessory buildings in the area. It will be located at the side of the property, away from adjacent homes. The design preserves adequate separation between structures, ensuring continued access to natural light and ventilation for neighboring properties.

The structure will be built in full compliance with all current fire code requirements, including fire-rated construction materials if required based on setback conditions. No part of the proposed garage presents an unusual fire hazard or deviation from standard residential safety practices.

The garage will not interfere with emergency access routes, visibility, or site drainage. It will not obstruct sidewalks, easements, or traffic sight lines.

The garage is designed to be visually compatible with the principal residence and surrounding homes. It will be constructed with quality materials and a residential aesthetic, enhancing the usability and appeal of the property. As detached garages are common and expected features in the neighborhood, this improvement is more likely to support or increase neighboring property values by maintaining community standards.

The requested variation does not permit an expansion of use or intensity, but rather a minor adjustment to allow reasonable use of the property consistent with its residential character. Many surrounding properties feature similar garage structures, some of which may not conform to current regulations due to age or prior standards.



Print Date: 8/5/2025

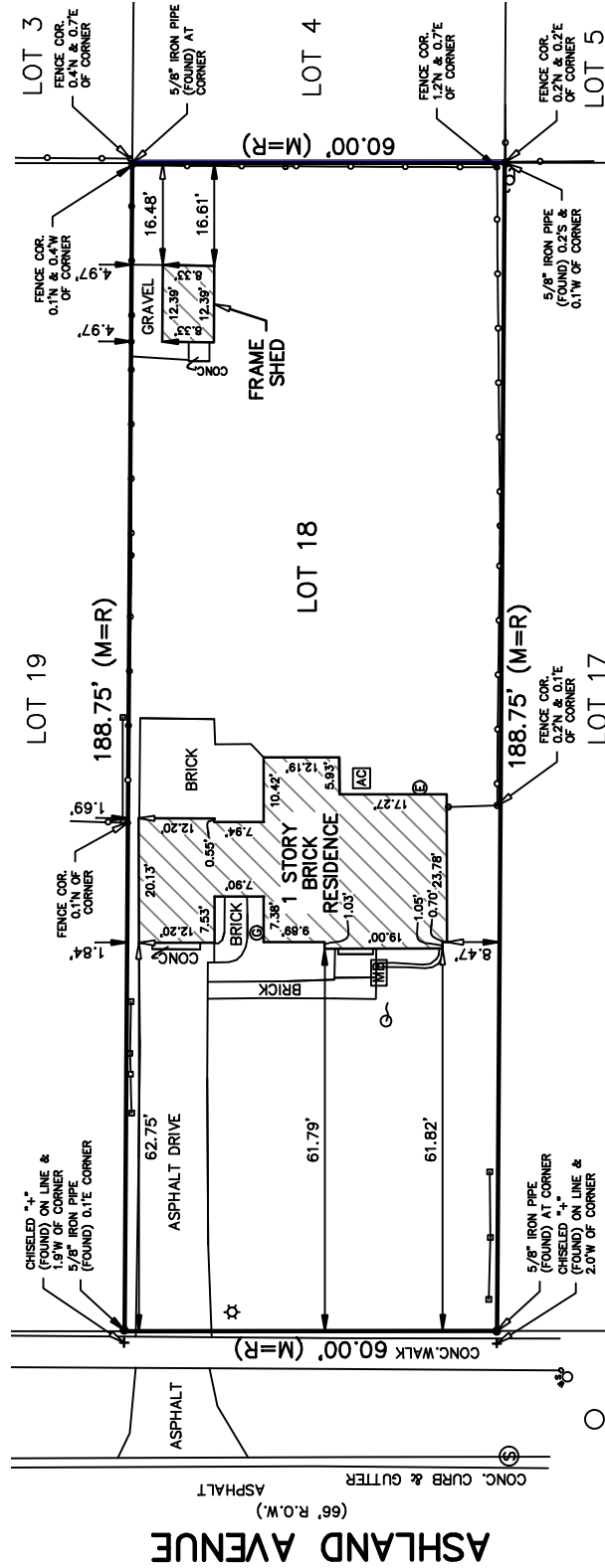
Notes

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.

PLAT OF SURVEY

LOT 18 IN BLOCK 6 IN ARTHUR T. MCINTOSH 7 COMPANY'S PALATINE NORTHWEST HIGHWAY ADDITION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 35 NORTH ASHLAND AVENUE, PALATINE
PIN: 02-14-410-004
AREA: 0.26 ACRES



SYMBOL LEGEND	
AC	AIR CONDITIONER
E	ELECTRIC METER
G	GAS METER
MB	MAILBOX
○	FLAGPOLE
⊙	SANITARY MANHOLE
⊕	CATCH BASIN
⊗	B-BOX
☆	LIGHT POLE
MB	MAILBOX

LINE LEGEND	
—○—	WOOD FENCE
—○—	CHAINLINK FENCE

STATE OF ILLINOIS
COUNTY OF MCHEERY } S.S.

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. FIELD WORK COMPLETION DATE: 09/05/2024.

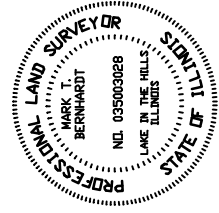
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL AT LAKE IN THE HILLS, ILLINOIS, THIS 18TH, DAY OF SEPTEMBER, A.D., 2024.

Mark T. Bernhardt

ILLINOIS LAND SURVEYOR NO. 3028; LICENSE EXPIRES 11/30/24
ILLINOIS DESIGN FIRM NO. 184-007260

RETURN TO DEED OF GUARANTEE POLICY FOR RESTRICTIONS
NOT SHOWN ON SURVEY.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES TO THE SURVEYOR.

THE GARAGE BUILDER
OF LAKE COUNTY
EXISTING SITE PLAN
SCALE: 1" = 20'-0"



POLENA ENGINEERING LLC

WHEATON: 630-653-6331
LAKE IN THE HILLS: 815-363-9200
INFO@POLENA.COM
WWW.POLENA.COM

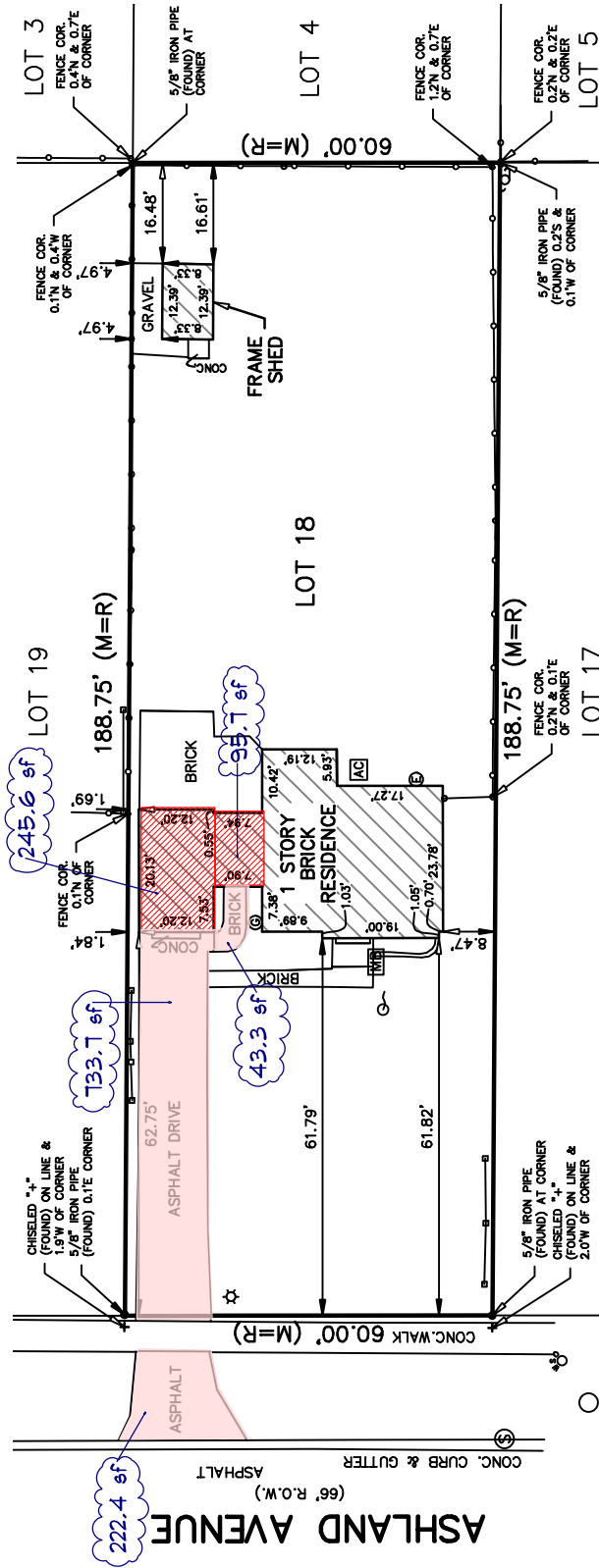
ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-007260

POLENA COMPANIES INCLUDE LAND TECHNOLOGY, LAMBERT & ASSOCIATES, ALAN J. COULSON, HERITAGE LAND CONSULTANTS, PAF SEPTIC DESIGN, AND MIONSK SURVEYING

PLAT OF SURVEY

LOT 18 IN BLOCK 6 IN ARTHUR T. MCINTOSH 7 COMPANY'S PALATINE NORTHWEST HIGHWAY ADDITION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 35 NORTH ASHLAND AVENUE, PALATINE
PIN: 02-14-410-004
AREA: 0.26 ACRES



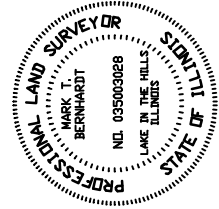
SYMBOL LEGEND	
AC	AIR CONDITIONER
E	ELECTRIC METER
G	GAS METER
MB	MAILBOX
○	FLAGPOLE
⊙	SANITARY MANHOLE
⊕	CATCH BASIN
⊗	B-BOX
☆	LIGHT POLE
MB	MAILBOX

LINE LEGEND	
—○—	WOOD FENCE
—●—	CHAINLINK FENCE

THE GARAGE BUILDER
OF LAKE COUNTY
PROPOSED DEMOLITION SITE PLAN

SCALE: 1" = 20'-0"

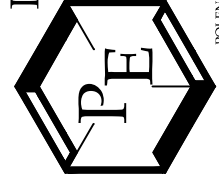
STATE OF ILLINOIS }
COUNTY OF MCHEERY } S.S.
THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE
SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE
ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY.
FIELD WORK COMPLETION DATE: 09/05/2024.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS
MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
GIVEN UNDER MY HAND AND SEAL AT LAKE IN THE HILLS, ILLINOIS,
THIS 18TH, DAY OF SEPTEMBER, A.D., 2024.
Mark T. Bernhardt
ILLINOIS LAND SURVEYOR NO. 3028; LICENSE EXPIRES 11/30/24
ILLINOIS DESIGN FIRM NO. 184-007260
REFER TO DEED OF GUARANTEE POLICY FOR RESTRICTIONS
NOT SHOWN ON SURVEY.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY
APPARENT DISCREPANCIES TO THE SURVEYOR.



ORDERED BY: LINDA BRECKLER, FILE NO. 240878

POLENA ENGINEERING LLC

WHEATON: 630-653-6331
LAKE IN THE HILLS: 815-363-9200
INFO@POLENA.COM
WWW.POLENA.COM



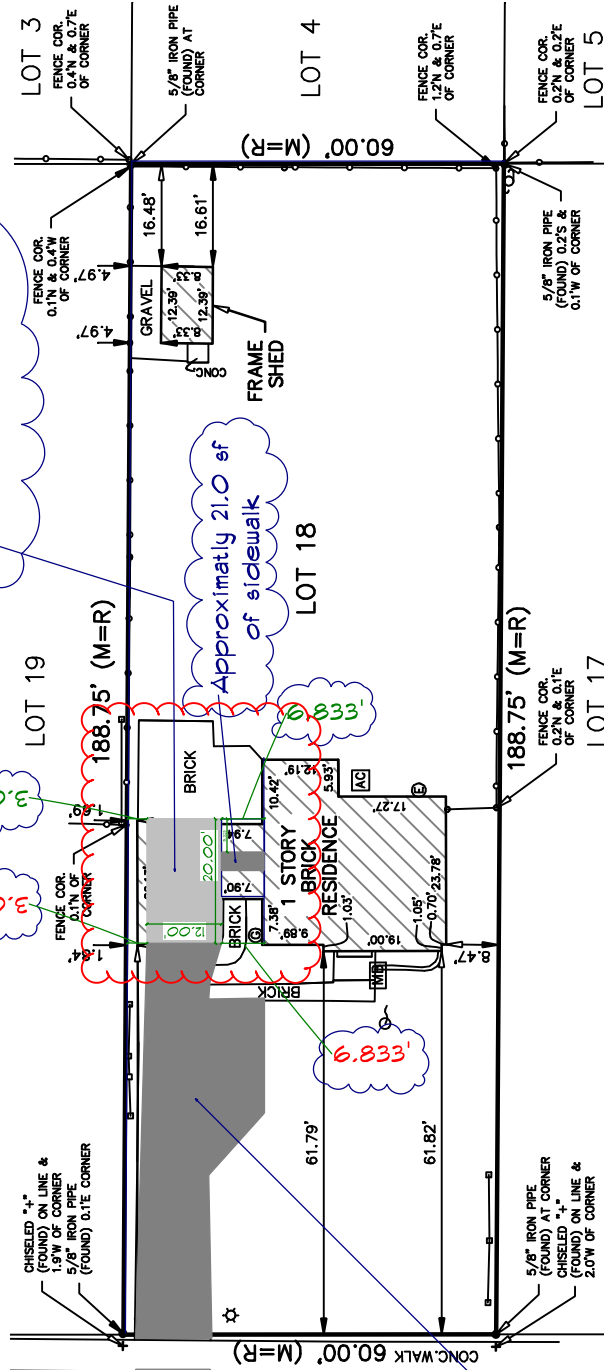
ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-007260

POLENA COMPANIES INCLUDE LAND TECHNOLOGY, LAMBERT & ASSOCIATES, ALAN J. COULSON,
HERITAGE LAND CONSULTANTS, PAF SEPTIC DESIGN, AND MIONSK SURVEYING

PLAT OF SURVEY

LOT 18 IN BLOCK 6 IN ARTHUR T. MCINTOSH 7 COMPANY'S PALATINE NORTHWEST HIGHWAY ADDITION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 35 NORTH ASHLAND AVENUE, PALATINE
PIN: 02-14-410-004
AREA: 0.26 ACRES



SYMBOL LEGEND	
AC	AIR CONDITIONER
E	ELECTRIC METER
G	GAS METER
MB	MAILBOX
G	FLAGPOLE
S	SANITARY MANHOLE
C	CATCH BASIN
B	B-BOX
L	LIGHT POLE
MB	MAILBOX

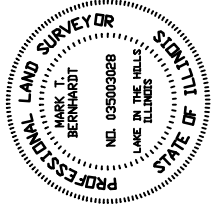
LINE LEGEND	
—	WOOD FENCE
—	CHAINLINK FENCE

STATE OF ILLINOIS } S.S.
COUNTY OF MCHEERY }
THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. FIELD WORK COMPLETION DATE: 09/05/2024.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
GIVEN UNDER MY HAND AND SEAL AT LAKE IN THE HILLS, ILLINOIS, THIS 18TH, DAY OF SEPTEMBER, A.D., 2024.
Mark T. Bernhardt
ILLINOIS LAND SURVEYOR NO. 30228; LICENSE EXPIRES 11/30/24
ILLINOIS DESIGN FIRM NO. 184-007260
REFER TO DEED OF GUARANTEE POLICY FOR RESTRICTIONS
NOT SHOWN ON SURVEY.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES TO THE SURVEYOR.



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"



POLENA ENGINEERING LLC

WHEATON: 630-653-6331
LAKE IN THE HILLS: 815-363-9200
INFO@POLENA.COM
WWW.POLENA.COM

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-007260

POLENA COMPANIES INCLUDE LAND TECHNOLOGY, LAMBERT & ASSOCIATES, ALAN J. COULSON, HERITAGE LAND CONSULTANTS, PAT SEPTIC DESIGN, AND MIONSK SURVEYING.

GENERAL NOTES:

- THE ARCHITECT IS NOT SUPERVISING THE CONSTRUCTION OF THIS BUILDING. THEREFORE, THE USE OF THESE DRAWINGS BY THE OWNER, OR ANY CONTRACTOR, SUBCONTRACTOR, BUILDER, TRADESMAN, OR WORKMAN SHALL CONSTITUTE A HOLD HARMLESS AGREEMENT BETWEEN THE DRAWING USER AND THE ARCHITECT. THE USER AGREES TO DEFEND, INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY THE ARCHITECT AS A RESULT OF THE USER'S USE OF THESE DRAWINGS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND THE ARCHITECT'S NEGLIGENCE. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE USER'S USE OF THE DRAWINGS OR THE USER'S NEGLIGENCE.
- THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF, NOR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE WORK OR FOR THE ACTS OR OMISSIONS OF THE SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING THE WORK, OR FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTORS / BUILDERS SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE CONTRACTORS / BUILDERS SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS FROM ALL OF THE JURISDICTIONS IN WHICH THE PROJECT IS LOCATED. THE CONTRACTORS / BUILDERS SHALL BE RESPONSIBLE TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTORS / BUILDERS TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANICATED BY ANY AUTHORITY.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, FEDERAL & NATIONAL BUILDING CODES AND ORDINANCES HAVING JURISDICTION.
- BUILDING CODE SHALL TAKE PRECEDENT OVER THESE PLANS & SPEC'S IF THERE EXISTS A CONFLICT.
- DO NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN. VERIFY DIMENSIONS & FIELD CONDITIONS.
- IT WILL BE THE BUILDER'S / G.C.'S RESPONSIBILITY TO PROTECT ALL ADJOINING PROPERTIES AND ROADWAYS FROM DIRT AND DAMAGE CAUSED BY DIRTUTION OR NEW CONSTRUCTION WORK.
- ALL WORK AND WORK CONDITIONS SHALL COMPLY WITH OSHA STANDARDS FOR SAFETY.
- PRIOR TO ANY TRENCHING IT SHALL BE THE BUILDER'S / G.C.'S RESPONSIBILITY TO VERIFY ALL EXISTING CONDITIONS.
- CONTACT JULLIE, 48 HOURS BEFORE PERFORMING ANY UNDERGROUND WORK.
- IT SHOULD UNSUITABLE SOIL CONDITIONS ARISE, NOTIFY THE BUILDER & ARCHITECT BEFORE PROCEEDING WITH ANY FURTHER WORK.

DESIGN SPECIFICATIONS

- CONSTRUCTION UNLESS OTHERWISE NOTED, WOOD IN CONTACT WITH GROUND OR CONCRETE SHALL BE PRESURE TREATED, SINK ALL PLATES & PROVIDE SILL SEALER. GROUT SILL PLATES WITH SALT SPACER GREATER THAN 1/4".
- ALL OPENINGS THROUGH STUDS SHALL OCCUR IN THE CENTER 1/3 OF THE MEMBER.
- PROVIDE DOUBLE CRIPPLES UNDER HEADERS SPANNING GREATER THAN 9'-0".
- ALL SILLS OR PLATES RESTING ON MAHONY OR CONCRETE SHALL BE PRESERVATIVE TREATED S.P.F. FASTENERS IN WOOD TREATED WITH COPPER AZOLE SHALL BE HOT DIPPED GALVANIZED OR PIN WITH A55 OR A508 CLASS GR85 STANDARDS WITH NO ALUMINUM FASTENERS PERMITTED.
- ALL STUDS SHALL BE 2X6 OR 2X8. ALL STUDS SHALL HAVE 1/2" DIA. X 10' ANCHOR BOLTS AT 12" FROM THE ENDS OF PLATES AND 6'-0" O.C. AND MINIMUM TWO (2) BOLTS PER PLATE.
- PROVIDE DOUBLE CRIPPLES UNDER ALL HEADERS OVER 6'-0".
- ALL BOLTS IN WOOD SHALL BE OF MINIMUM ASTM A307 STANDARDS AND SHALL BE RETIGHTENED PRIOR TO SHEATHING.
- ENGINEERED JOISTS & BEAMS (E. T.J. MICROSLAM LVL, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- ROOF SHEATHING SHALL BE 1/2" CDX GRADE PLYWOOD WITH EXTERIOR GLUE OR ORIENTED STRAND BOARD (OSB), FASTENED WITH 8D PENNY NAILS 6" O.C. AND 12" O.C. IN THE FIELD UNLESS OTHERWISE NOTED ON PLAN.
- ROOF SHEATHING SHALL BE LAD WITH FADE GRAIN AT 90 DEGREES TO SUPPORT MEMBERS AND JOISTS STAGGERED MINIMUM 1'-0".
- CONCRETE WORK SHALL CONFORM TO ACI SPECIFICATION AND RECOMMENDATIONS. CONCRETE FOOTINGS SHALL BEAR ON UNDISTURBED SOIL WITH 3000 P.S.F. COMPRESSIVE STRENGTH. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 P.S.I. FOR FLOORS AND EXTERIOR WALLS. REINFORCING BARS SHALL BE ASTM GRADE 60 WITH SPACERS TO BE LAPPED 24" MIN.
- CONCRETE REINFORCING FABRIC SHALL BE UTILIZED UNLESS OTHERWISE NOTED ON PLAN.
- PROTECT COLD WEATHER CONCRETE FROM PHYSICAL DAMAGE OR REDUCED STRENGTH IN COMPLIANCE WITH PROVISIONS OF ACI 308.
- PLACE HOT WEATHER CONCRETE IN COMPLIANCE WITH PROVISIONS OF ACI 308.
- ALL ELECTRICAL DEVICES ARE TO BE EMBEDDED OR FISH-TAILED.
- CRICUTS WIRED WITH #4 GAGE WIRE SHALL HAVE A MAXIMUM TEN (10) OUTLETS OR GENERAL LIGHTING RECEPTACLES CONNECTED THERE TO.
- RECEPTACLES SHALL BE RATED AT THE BRANCH CIRCUIT RATING.
- GARAGE SHALL HAVE A MINIMUM OF 11-20 AMP GFCI PROTECTED.
- ALL RECEPTACLES IN THE GARAGE SHALL BE GFCI PROTECTED.
- GARAGE SHALL HAVE A MINIMUM 15 FOOT CIRCLES OF ILLUMINATION IN THE ENTIRE GARAGE WITH NO DARK SPOTS.
- ALL FUTURES TO HAVE ILL. APPROVAL AND INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.
- ELECTRICAL CONTRACTOR SHALL SUPPLY ALL PANELS, BREAKERS, RUBER DISCONNECTS AND TRANSFORMERS, AND OBTAIN NECESSARY APPROVALS TO SUPPLY POWER FROM THE PRINCIPAL BUILDING TO THE DETACHED GARAGE.

RESERVED FOR COUNTY / VILLAGE / CITY NOTES:

Linda Breckler

PROPOSED DETACHED GARAGE

35 North Ashland Avenue, Palatine, IL 60074

DRAWING INDEX

- TITLE PAGE
- DEVOLUTION PLAN
- FLOOR PLAN / EXISTING HOUSE
- BUILDING SECTION
- ELEVATIONS
- BRACED PORTAL FRAME DETAIL

BUILDING & ZONING DATA

PROPOSED DETACHED GARAGE AREA • 240 SF
PROPOSED CONSTRUCTION TYPE: VB
SEE SITE PLANS AND PLOT OF SURVEY FOR FURTHER LOT & ZONING INFO.

DESIGN LOADS:
ROOF SNOW LOAD 30 P.S.F.
ROOF DEAD LOAD 10 P.S.F.
GARAGE FLOOR LIVE LOAD 30 P.S.F.
ATTIC FLOOR DEAD LOAD 10 P.S.F.
ATTIC SPACE DEAD LOAD 10 P.S.F.
(N/A) (N/A) (N/A) (N/A) (N/A) (N/A)
WIND LOAD 115 MPH
(ULTIMATE WIND DESIGN 3-SECOND GUSTS)

ELECTRICAL SYMBOLS

- FAN
- LIGHT
- OUTLET
- OUTLET 220V
- OUTLET GFI
- REC. CAN LIGHT
- SWITCH
- PHONE / TV / DATA
- SMOKE DETECTOR /
- SPOKE & CORSON MONOXIDE DETECTOR

DRAWING SYMBOLS

- SYMBOL TAG
- REVISION TAG
- INTERIOR ELEVATION TAG
- SECTION TAG

CODE REQUIREMENTS AND STANDARDS TO MEET THE FOLLOWING: BUILDING CODES ADOPTED FOR VILLAGE OF PALATINE

- 2021 INTERNATIONAL RESIDENTIAL CODE W/AMENDMENTS (IRC)
- 2021 INTERNATIONAL BUILDING CODE W/AMENDMENTS (IBC)
- 2021 INTERNATIONAL FIRE CODE W/AMENDMENTS (IFC)
- 2021 INTERNATIONAL MECHANICAL CODE W/AMENDMENTS (IMC)
- 2021 INTERNATIONAL FUEL GAS CODE W/AMENDMENTS (IFGC)
- 2021 ILLINOIS ENERGY CONSERVATION CODE W/ILLINOIS AMENDMENTS (IECC)
- 2020 NATIONAL ELECTRICAL CODE W/AMENDMENTS (NEC)
- 2018 INTERNATIONAL PLUMBING CODE (IPC)
- 2021 ILLINOIS ACCESSIBILITY CODE (IAC)
- 2021 ILLINOIS EXISTING BUILDING CODE (IEBC)
- 2021 ILLINOIS SWIMMING POOL AND SPA CODE W/AMENDMENTS (ISPS&C)

THE APPROVED SET OF PRINTS, ALONG WITH THE COORDINATING PLAN REVIEW, MUST BE KEPT ON-SITE DURING THE COURSE OF CONSTRUCTION. THESE ITEMS MUST BE MADE AVAILABLE TO ALL REPRESENTATIVES OF THIS DEPARTMENT UPON REQUEST.

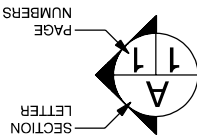
ARCHITECT SIGNATURE

STAMP
SEAL

I hereby certify these plans have been prepared under my direct supervision and to the best of my knowledge and belief complies with the building codes of (FILL IN VILLAGE/CITY/COUNTY)

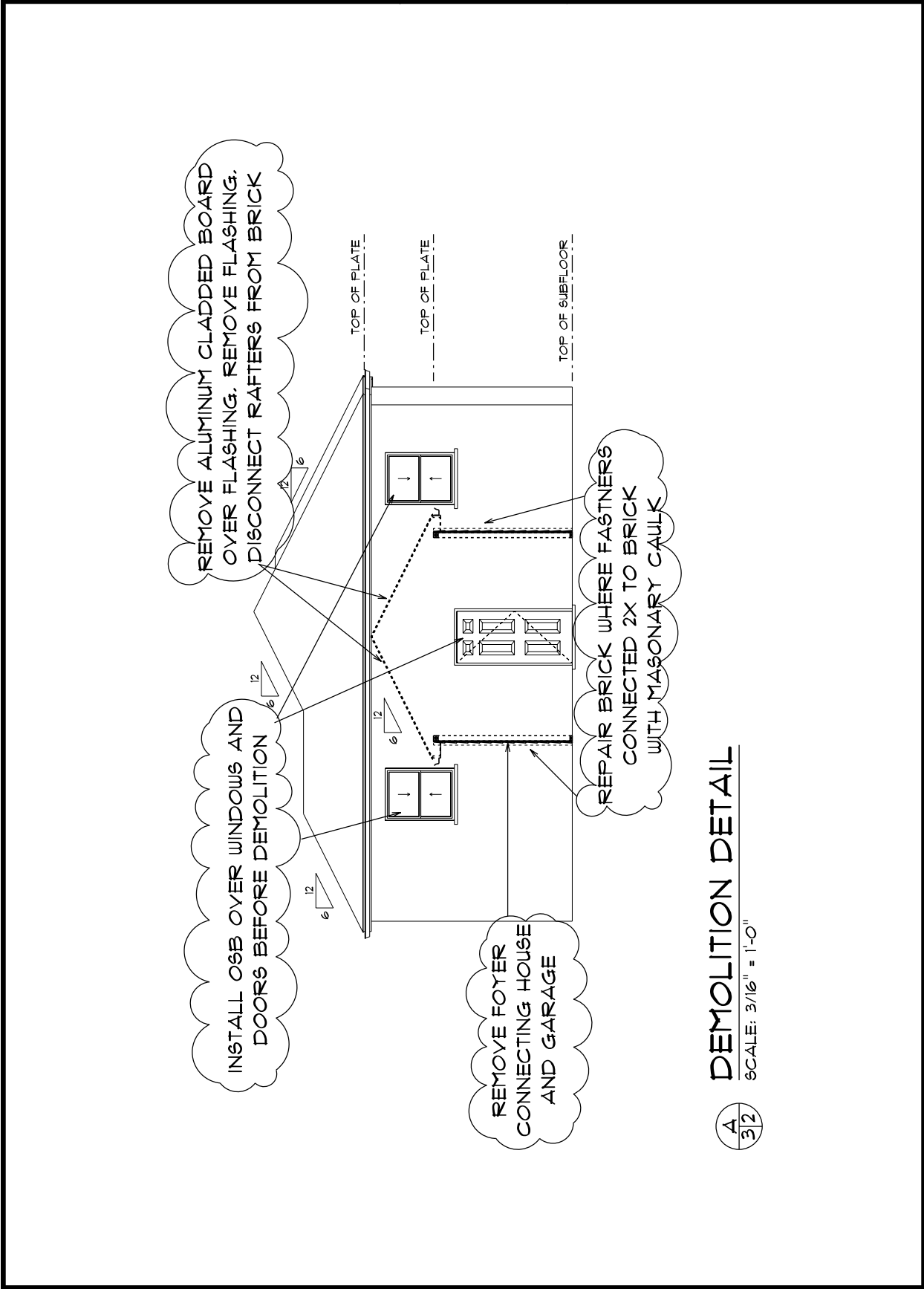


The Garage Builder Corp.
25849 Cresthill Drive
Barrington IL 60010
PHONE: (844) 4-DETACHED
FAX: jeff@thegaragebuilder.com
MOBILE: 224-567-1905

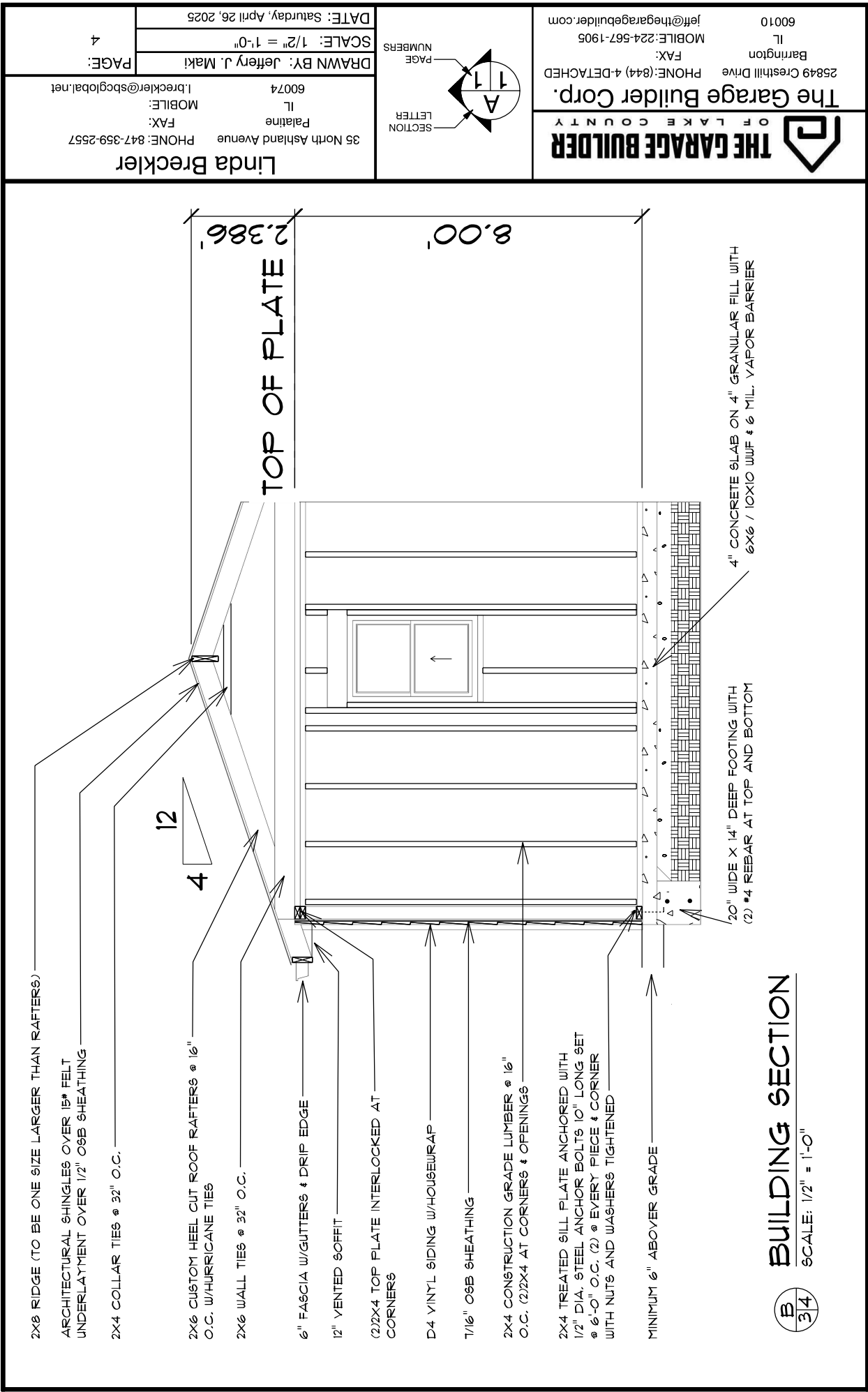


Linda Breckler
35 North Ashland Avenue
Palatine IL 60074
PHONE: 847-359-2557
FAX: l.breckler@sbcglobal.net
MOBILE: 1
DRAWN BY: Jeffrey J. Maki
SCALE: 1/4" = 1'-0"
DATE: Saturday, April 26, 2025

 THE GARAGE BUILDER OF LAKE COUNTY		25849 Cresthill Drive Barrington, IL 60010 PHONE: (844) 4-DETACHED FAX: jeff@thegaragebuilder.com MOBILE: 224-567-1905	
Linda Breckler 35 North Ashland Avenue Palatine, IL 60074 PHONE: 847-359-2557 FAX: l.breckler@sbcglobal.net		DRAWN BY: SCALE: 3/16" = 1'-0" DATE: Saturday, April 26, 2025	



[illegible]



THE GARAGE BUILDER
OF LAKE COUNTY
The Garage Builder Corp.
25849 Cresthill Drive Barrington IL 60010
PHONE: (847) 4-DETACHED FAX: jeff@thegaragebuilder.com MOBILE: 224-567-1905

DATE: Saturday, April 26, 2025
DRAWN BY: Jeffery J. Maki
SCALE: 1/4" = 1'-0"
PAGE: 5

SECTION LETTER A
PAGE NUMBERS 1 1 1

West Elevation
SCALE: 1/4" = 1'-0"

North Elevation
SCALE: 1/4" = 1'-0"

South Elevation
SCALE: 1/4" = 1'-0"

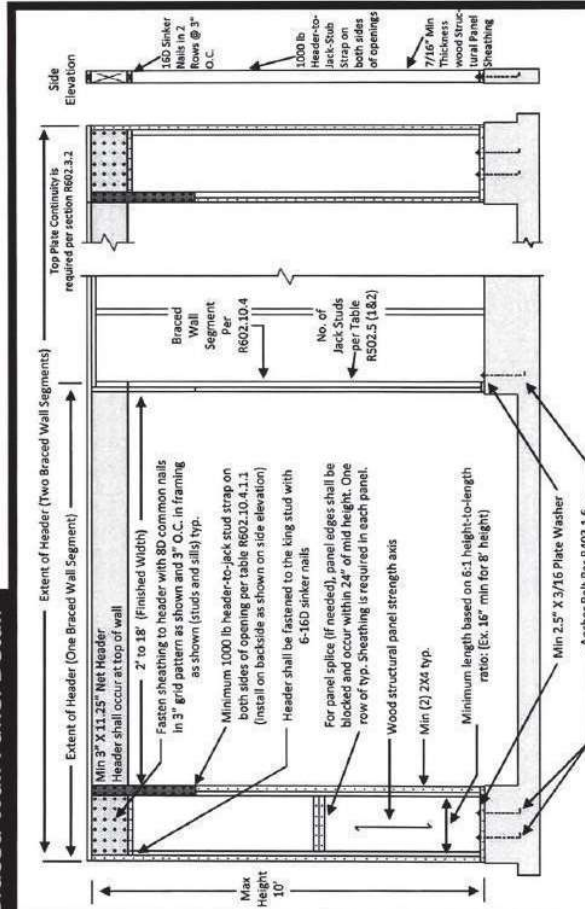
East Elevation
SCALE: 1/4" = 1'-0"

TOP OF ROOF
TOP OF PLATE
TOP OF SUBFLOOR

10.774'
8.333'

GARAGE RETURN BRACE WALL

Braced Wall Panel Detail



IRC FIGURE R602.10.6.3

THE GARAGE BUILDER OF LAKE COUNTY		The Garage Builder Corp. 25849 Cresthill Drive Barrington IL 60010 PHONE: (847) 4-DETACHED MOBILE: 224-567-1905 jeff@thegaragebuilder.com	
Linda Breckler 35 North Ashland Avenue Palatine IL 60074 PHONE: 847-359-2557 MOBILE: l.breckler@sbcglobal.net		DRAWN BY: JEFFERY J. MAKI SCALE: As Noted DATE: Saturday, April 26, 2025	
PAGE: 6/6		SECTION LETTER PAGE NUMBERS	

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday August 26, 2025 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Variation to permit an accessory structure to be set back 6 feet from the existing principal structure, instead of the minimum required 10 feet.

Variation to permit an accessory structure to be set back 3 feet from the side lot line, instead of the minimum required setback of 5 feet.

The property is commonly known as 35 N. Ashland Avenue.

The petitioner is proposing to demolish the existing attached garage and construct a detached garage 240 square feet in size. The garage will remain approximately the same size.

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

FILE #: VAR-000195-2025 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 7th day of August 2025

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 35 N. ASHLAND AVE.
☒ ☐ ☐ ☐
County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 7TH day of AUGUST, A.D. 2025, and the last publication thereof was made on the 7TH day of AUGUST, A.D. 2025.

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

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

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 7TH day of AUGUST A.D., 2025.

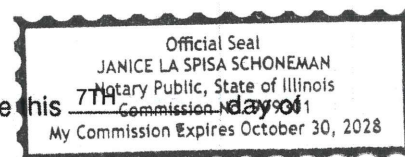
By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 7TH day of AUGUST A.D., 2025.



My commission expires the 30TH day of August A.D., 2028.

be impacted by the proposed garage or requested relief. Therefore, staff recommends approval of the Variation, subject to the following conditions:

1. The Variation shall substantially conform to the plans prepared by Heartland Garage Builders, submitted 7/28/2025 and attached hereto as Exhibit 'A', except where revisions are necessary to comply with Village Codes and Ordinances.

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

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

DISCUSSION:

Commissioner Kolososki stated that it is a good project for the homeowner, noting the importance of keeping the tree alive.

Chairman Wood stated that while the intent was to maintain the 10-foot separation, further information showed that it would be harmful to the tree. She emphasized the value and importance of preserving the tree, noting this as a unique situation. She found the request to be reasonable and meeting the standards.

Commissioner Roth-Wurster stated that this is a unique and reasonable request. She added that the plight of the owner is due to the unique circumstances related to the location of the tree, and she complimented the plan as a nice design.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on September 2nd, 2025.

RESULT:	APPROVED
MOVER:	Patrick Noonan
SECONDER:	Eric Friedman
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

C. 35 N. Ashland Avenue

1. Variation to construct a detached garage with a 3 foot side yard setback, instead of the minimum required 5-foot setback and with a 6-foot setback from the principal structure, instead of the minimum required 10 feet.

C. 35 N. Ashland Avenue

1. Variation to permit a detached garage with a 3-foot side yard setback, instead of the minimum required 5-foot setback and with a 6-foot setback from the principal structure, instead of the minimum required 10-feet.

VAR - 000202-2025 - 35 N. Ashland Avenue

Notice of this item was published in the Palatine Journal and Topics on August 7, 2025, and also mailed to the required property owners.

Petitioner's Exhibits:

- 1. Variation application**
- 2. Proof of ownership/real estate disclosure**
- 3. Plat of Survey**
- 4. Site Plan**
- 5. Architectural Plans**
- 6. Public notice**

BACKGROUND:

The Subject Property is zoned "R-2" Single Family Residential and is approximately 11,340 square feet in area. The property currently consists of a single-family residence with an *attached* garage in the side yard. The structure is considered legally non-conforming as the existing garage is set back 1.6 feet from the side lot line. The existing garage will be replaced by a *detached* garage. The Petitioner is proposing to build a detached garage that encroaches upon the required minimum side yard setback, and, minimum setback from the principal structure. Therefore, the petitioner is requesting the following:

- 1. Variation to permit an accessory structure to be set back 3 feet from the side lot line, instead of the required 5-foot setback.**
- 2. Variation to permit an accessory structure to be set back 6 feet from the principal structure, instead of the required 10-foot setback.**

Sworn in the Petitioner's representative, Jeff Maki - The Garage Builder - 25849 Cresthill Drive, Barrington, IL.

Mr. Maki is the garage builder associated with this project. The property currently includes a single-family residential home and garage, which are both attached through a foyer. He indicated that he believes the initial garage and home were not attached, with the connecting foyer added at a later date. The foyer does not include any frost protection for the foundation. The plan is to remove the foyer connection and demolish the existing garage and replace it with a detached garage of a similar size. The new garage would provide a 3-foot side yard setback, which still requires relief, but is an increase from the existing 1.5-foot side yard setback.

The new garage would provide a 6.8-foot setback from the principal structure, which also requires a variation from the minimum required 10-foot setback. The garage would also include a 1-hour fire rated 5/8 inch drywall.

Commissioner Kolososki inquired about the fire-rated drywall.

Mr. Maki confirmed its inclusion on the interior and exterior walls on the plans.

Mr. Fedota asked about any fire rating modifications to the home. Mr. Maki indicated that no additional fire rating measures would be included for the home.

Mr. Bettenhausen asked if there were any water or drainage issues associated with the home. Mr. Maki indicated that water pools near the garage and within the 1.5-foot setback, but that the new garage would have the grade flow away from the garage and into the rear yard.

Mr. Fedota inquired about the proposed building materials. Mr. Maki confirmed the material to be vinyl siding.

Ms. Bremanis confirmed that the lot and building coverage are within the ordinance limitations, as is the height of the garage. She also spoke to the unique challenge to the 60-foot lot width, which is substandard to the R-2 requirements and impacts the ability locate a detached garage, with the existing home in place.

Mr. Fedota asked about the driveway replacement material and the contemplated driveway expansion. Ms. Bremanis replied that the driveway replacement and expansion complies with the code requirements.

There were no public comments on this project.

Ms. Bremanis summarized the Staff recommendation. The petitioner is requesting to locate the detached garage near its original location due to the construction burdens and in order to maintain the property design. The proposed detached garage is consistent with the design of the surrounding residential properties. She also noted that the side yard setback is increasing to 3 feet from the existing 1.5-foot setback.

Therefore, Staff recommends approval of the Variation, subject to the following conditions:

1. The Variation shall substantially conform to the plans prepared by Polena Engineering, submitted 7/29/2025, and attached hereto as Exhibit 'A', except where revisions are necessary to comply with Village Codes and Ordinances.

There were no further questions and the Public Hearing was closed.

Commissioner Schubert made a motion to approve the variations, subject to Staff's proposed condition. Seconded by Commissioner Noonan.

Discussion:

Commissioner Schubert indicated that this was a garage replacement and would be a nice addition to the home. He further indicated that it will be a nice renovation and meets the standards.

The Planning and Zoning Commission unanimously (8-0) recommended this Petition, and it is tentatively scheduled for the Tuesday, September 2, 2025, Village Council meeting.

RESULT:	APPROVED
MOVER:	Tim Schubert
SECONDER:	Patrick Noonan
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

- D. 5 vacant lots south of W. Rosiland Road and north of W. Ruhl Road (720 & 684 W. Ruhl Road and 1808, 15 & 17 W. Rosiland Road).

1. Preliminary/Final Planned Development to permit a 4-lot single-family residential development.
2. Preliminary and Final Plat of Subdivision for a 4-lot single-family residential subdivision.

- E. 1170 E. Dundee Road

1. Special use to operate a restaurant and bar

V. PUBLIC COMMENT

VI. ADJOURNMENT

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday August 26, 2025 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Variation to permit an accessory structure to be set back 6 feet from the existing principal structure, instead of the minimum required 10 feet.

Variation to permit an accessory structure to be set back 3 feet from the side lot line, instead of the minimum required setback of 5 feet.

The property is commonly known as 35 N. Ashland Avenue.

The petitioner is proposing to demolish the existing attached garage and construct a detached garage 240 square feet in size. The garage will remain approximately the same size.

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

FILE #: VAR-000195-2025 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 7th day of August 2025

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 35 N. ASHLAND AVE.



County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 7TH day of AUGUST, A.D. 2025, and the last publication thereof was made on the 7TH day of AUGUST, A.D. 2025.

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

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

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 7TH day of AUGUST, A.D., 2025.

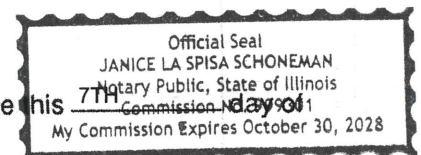
By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 7TH day of AUGUST, A.D., 2025.



My commission expires the 30TH day of August, A.D., 2028.

Consider an Ordinance Granting a Variation to Permit a Detached Garage at 310 N. Brockway Street

BACKGROUND:

The Subject Property, zoned R-2 Single-Family, contains a single-family residence and related improvements. In 2017, the property was granted a Special Use to allow a reduced front yard setback of 20 feet, instead of the minimum required 30 feet, and a reduced side yard setback of 11 feet, instead of the minimum required 20 feet (#O-24-17). The Petitioner is now requesting zoning relief to construct a detached single-car garage, which would be located approximately 7 feet from the principal structure, instead of the minimum required 10 feet. Therefore, the Petitioner is requesting:

Variation to permit an accessory structure to be located 7 feet from the primary structure instead of the minimum required 10 feet.

KEY ISSUES:

- The Petitioner would like to build a single-car detached garage, which would be located 7 feet from the principal structure, instead of the minimum required 10 feet. In the justification for the variation, the Petitioner is trying to preserve an existing mature tree on the property. A certified arborist identified the tree's substantial root system and recommended that the garage is placed a minimum of 15 feet from the tree. In doing so, the garage would be set back 7 feet from the primary structure, rather than the minimum required 10 feet.
- The proposed garage is approximately 352 square feet and 18 feet to the peak, with a mean height of 13.87 feet. Other than the setback from the principal structure, the proposed garage complies with all other setback requirements and maximum allowable accessory structure requirements.
- Both building and lot coverage would meet Code at 23% and 39%, with the maximum permitted being 35% and 45%.
- Staff notes that the requested relief is internal to the site and the single-family residential property abuts multi-family residential uses to the north and south.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Public Hearing: Planning & Zoning Commission (PZC) meeting on August 26, 2025.

Residents testifying: None

Vote: The PZC voted unanimously to approve the Variation and Staff concurs.

ACTION REQUIRED:

A motion to approve an Ordinance Granting a Variation to Permit a Detached Garage to be Set Back 7 Feet from the existing Principal Structure, instead of the minimum required 10 feet at 310 N. Brockway Street.

ATTACHMENTS:

1. Aerial Map
2. ORD VAR 310 N Brockway St
3. EXHIBIT - Site and Architectural Plans
4. PZC Packet 8-26-25
5. PZC Draft Minutes 8-26-25
6. Public Notice



0 50 100
ft

Print Date: 8/13/2025

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 VARIATION AT
310 N. BROCKWAY STREET**

WHEREAS, pursuant to a petition and public hearing on August 26, 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 permit the principal structure to be set back 7 feet from the existing accessory structure, instead of the minimum required 10 feet pursuant to Section 6.01 (a)(2) of the Palatine Zoning Ordinance, on the following legally described property:

THE NORTH 104.5 FEET OF THE EAST 173 FEET OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 13 RODS OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS THAT PIECE OF LAND BEGINNING 13 RODS AND 19 LINKS DUE EAST FROM THE NORTHWEST CORNER OF THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, ,EST OF THE THIRD PRINCIPAL MERIDIAN, THENCE SOUTH 36 RODS, THENCE EAST 25 RODS AND 21 LINKS, THENCE NORTH 36 RODS, THENCE WEST TO THE PLACE OF BEGINNING (EXCEPT THAT PART CONVEYED TO PALATINE CEMETERY ASSOCIATION), ALL IN COOK COUNTY, ILLINOIS .

Commonly known as 310 N. Brockway Street (PIN# 02-15-401-039-0000)

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: Variation to permit the principal structure to be set back 7 feet from

the existing accessory structure, instead of the minimum required 10 feet pursuant to Section 6.01 (a)(2) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. The Variation shall substantially conform to the plans prepared by Heartland Garage Builders, submitted 7/28/2025 and attached hereto as Exhibit 'A', except where revisions are necessary to comply with Village Codes and Ordinances.

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

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

PASSED: This _____ day of _____, 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

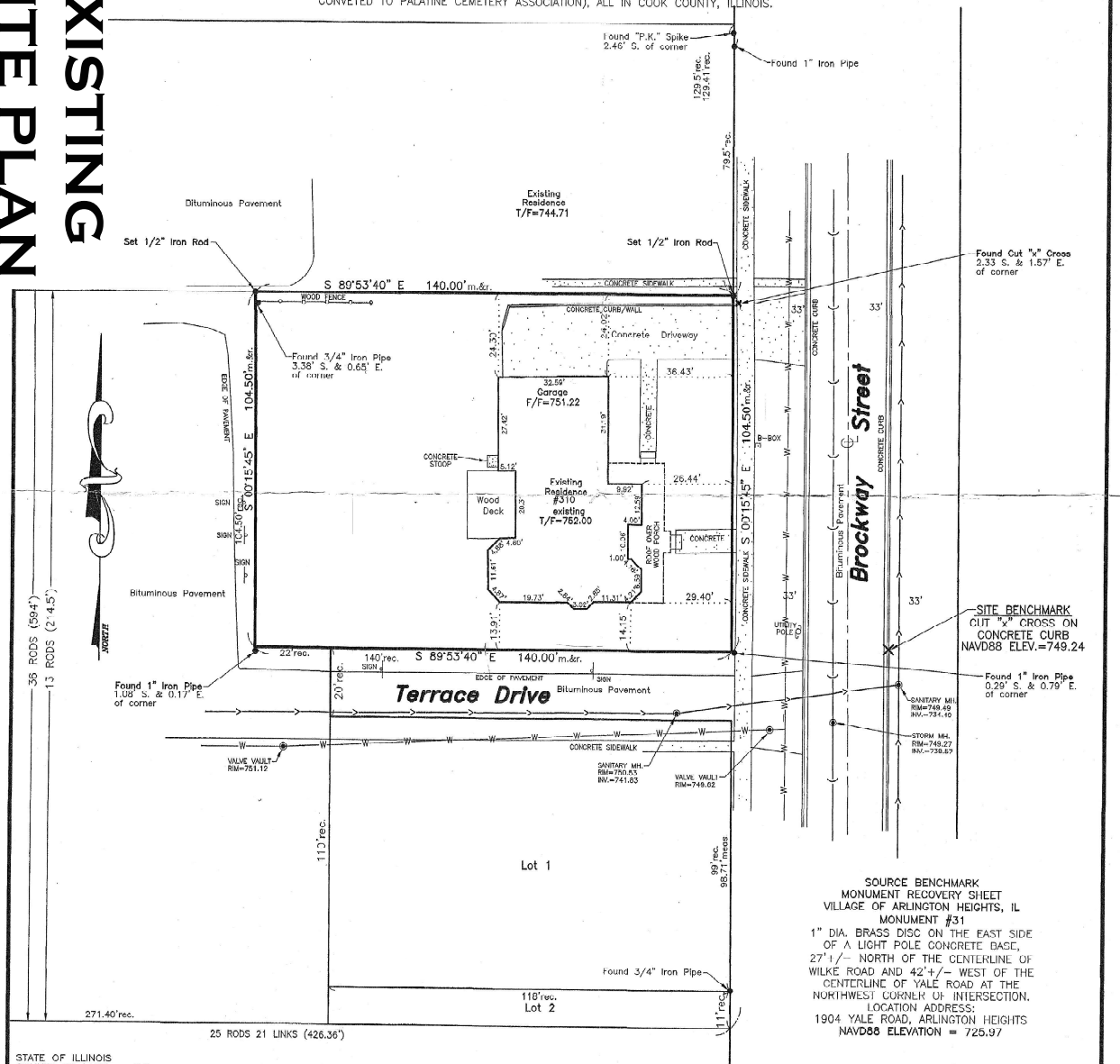
Village Clerk

HGB-EXISTING SITE PLAN

PLAT OF SURVEY

THE PREMISES COMMONLY KNOWN AS:
310 BROCKWAY STREET, PALATINE, ILLINOIS 60067
PARCEL AREA = 14,630 S.F.
PIN: 02-15-401-039

THE NORTH 104.5 FEET OF THE EAST 173 FEET OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 13 RODS OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS THAT PIECE OF LAND BEGINNING 13 RODS AND 19 LINKS DUE EAST FROM THE NORTHWEST CORNER OF THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE SOUTH 36 RODS, THENCE EAST 25 RODS AND 21 LINKS, THENCE NORTH 30 RODS, THENCE WEST TO THE PLACE OF BEGINNING (EXCEPT THAT PART CONVEYED TO PALATINE CEMETERY ASSOCIATION), ALL IN COOK COUNTY, ILLINOIS.



SOURCE BENCHMARK
MONUMENT RECOVERY SHEET
VILLAGE OF ARLINGTON HEIGHTS, IL
MONUMENT #31
1" DIA. BRASS DISC ON THE EAST SIDE
OF A LIGHT POLE CONCRETE BASE,
27'1" NORTH OF THE CENTERLINE OF
WILKE ROAD AND 42'4" WEST OF THE
CENTERLINE OF YALE ROAD AT THE
NORTHWEST CORNER OF INTERSECTION.
LOCATION ADDRESS:
1904 YALE ROAD, ARLINGTON HEIGHTS
NAVDS8 ELEVATION = 725.97

STATE OF ILLINOIS
COUNTY OF LAKE S.S.

I, BRYAN J. LEE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND STAKED THE LAND AS DESCRIBED IN THE ABOVE CAPTION. ANY STRUCTURES SHOWN HEREON WERE LOCATED BY ME OR UNDER MY DIRECTION AND THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT GRAYSLAKE, ILLINOIS THIS 2nd DAY OF November, A.D. 2016.

ILLINOIS PROFESSIONAL LAND SURVEYOR 36 3616
MY LICENSE EXPIRES 11-30-18.
PROFESSIONAL DESIGN FIRM NO. 184-002732



FINAL SURVEY 12-15-2017 B.J.L.

Scale: 1" = 20'
FILE NO. 164-16
F16416.DWG

FIELDWORK COMPLETED: 12-11-2017
CLIENT NAME: Pearson, Brown and Associates, Inc.
ADDRESS: 1850 West Winchester Road, Suite 205
Libertyville, IL 60048

NOTES:

DI AT IC VOID if the Impressed Surveyors Seal does not appear.
Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown herein; check local ordinances before building.
Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

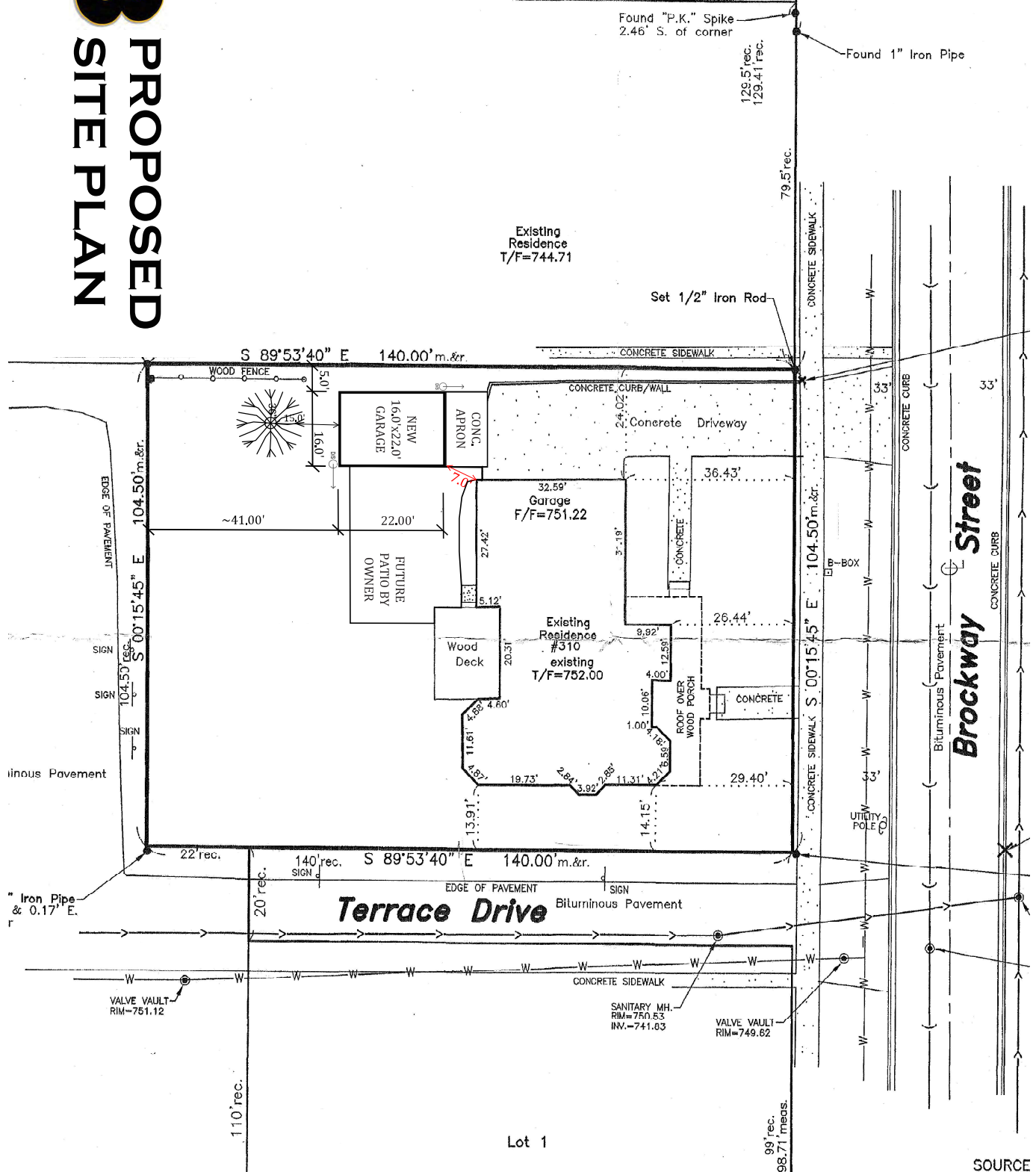
R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980

HGB PROPOSED SITE PLAN

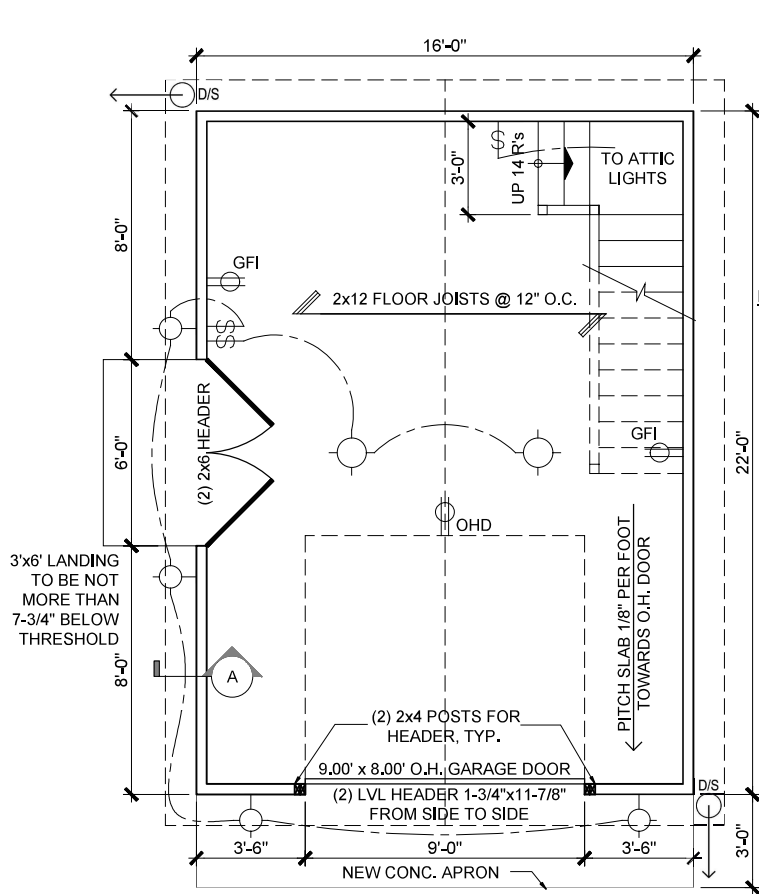
PLAT OF SURVEY OF

THE PREM
310 BROCKWAY
PARC
PI

THE NORTH 104.5 FEET OF THE EAST 173 FEET OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 13 RODS OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS THAT PIECE OF LAND BEGINNING 13 RODS AND 19 LINKS DUE EAST FROM THE NORTHWEST CORNER OF THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE SOUTH 36 RODS, THENCE EAST 25 RODS AND 21 LINKS, THENCE NORTH 36 RODS, THENCE WEST TO THE PLACE OF BEGINNING (EXCEPT THAT PART CONVEYED TO PALATINE CEMETERY ASSOCIATION), ALL IN COOK COUNTY, ILLINOIS.

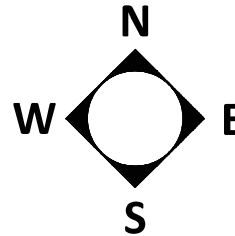


Lot 1



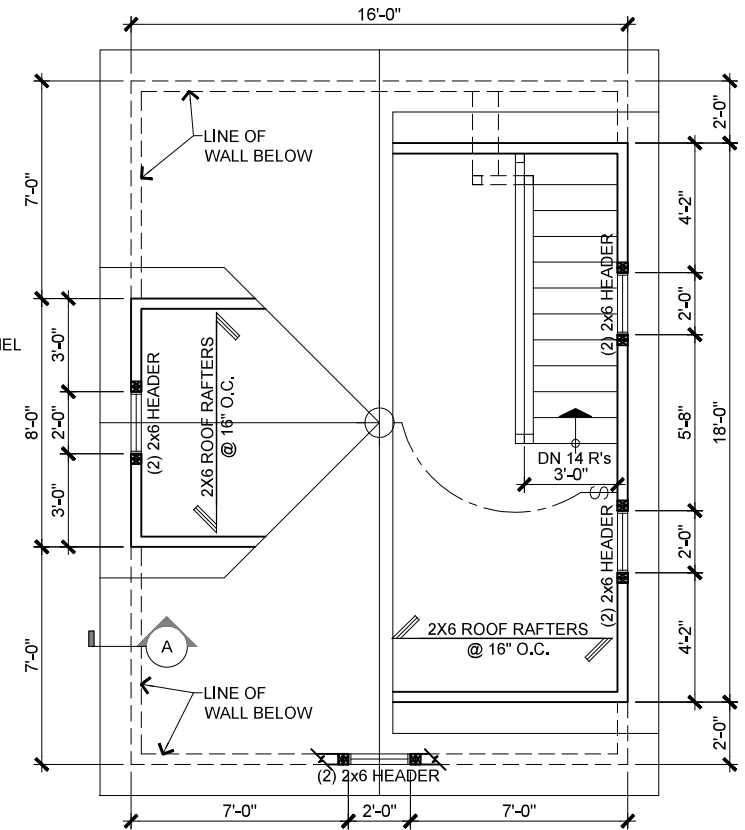
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



ELECTRIC DETAILS:

- CIRCUITS: (1) 20 AMP. #12 GA. (1) 15 AMP. #14 GA.
- CONTAINED IN 1/2" RIGID STEEL CONDUIT
- BURIAL DEPTH: 8 INCHES
- WIRING: SEPARATE CIRCUITS TO ELECTRICAL PANEL



ATTIC FLOOR PLAN

SCALE: 1/4" = 1'-0"



DETACHED GARAGE - GABLE ROOF

310 NORTH BROCKWAY STREET, PALATINE
SHAHINIAN RESIDENCE

THESE PLANS REMAIN THE PROPERTY OF MACH 1, INC. AND THEIR REPRODUCTION IS EXPRESSLY FORBIDDEN.

CONTRACTOR

HEARTLAND GARAGE BUILDERS

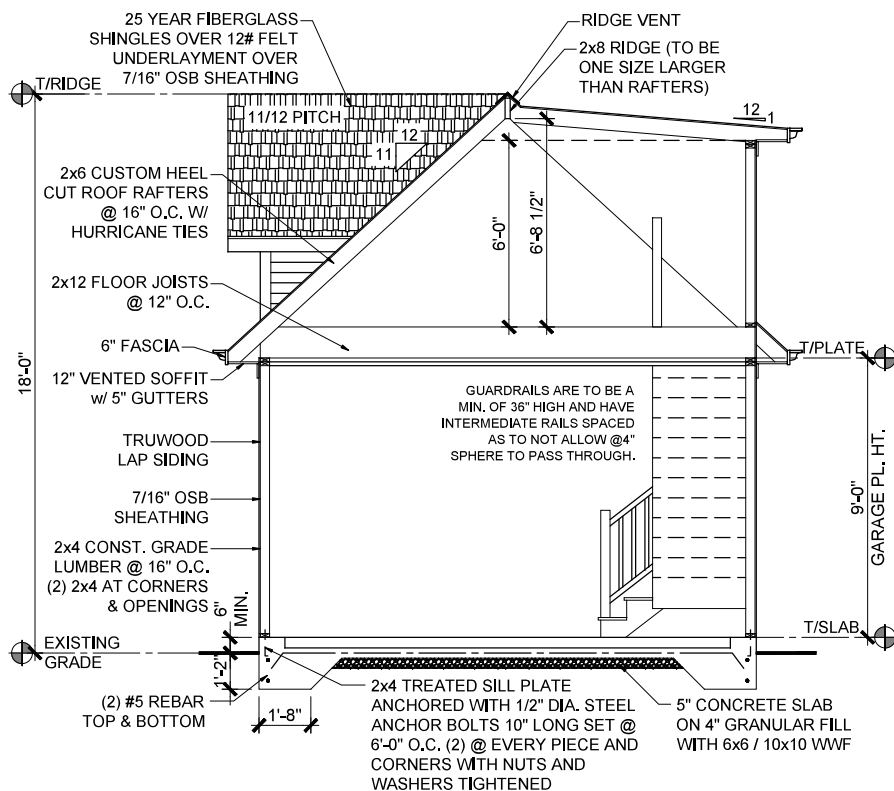
602 ACADEMY DRIVE
NORTHBROOK, IL 60062
PHONE: (224) 619-4539
EMAIL: INFO@HLGBS.COM

SHEET NAME:

FLOOR PLANS

SHEET NUMBER:

1 OF 4

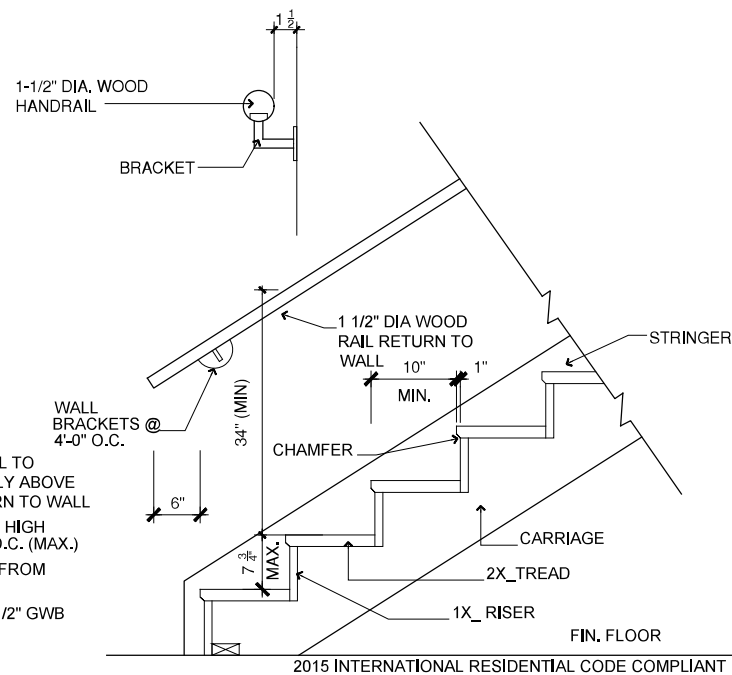


BUILDING SECTION

SCALE: 1/4" = 1'-0"

NOTES:

1. CONT. STAIR HANDRAIL TO EXTEND 6" HORIZONTALLY ABOVE THE TOP RISER & RETURN TO WALL
2. GUARDS SHALL BE 36" HIGH WITH BALUSTERS @ 4" O.C. (MAX.)
3. MINIMUM HEADROOM FROM NOSING TO CEILING 6'-8"
4. 1 LAYER OF TYPE "X" 1/2" GWB BELOW STAIRS (WHERE EXPOSED TO STORAGE)



STAIR SECTION

SCALE: 3/4" = 1'-0"



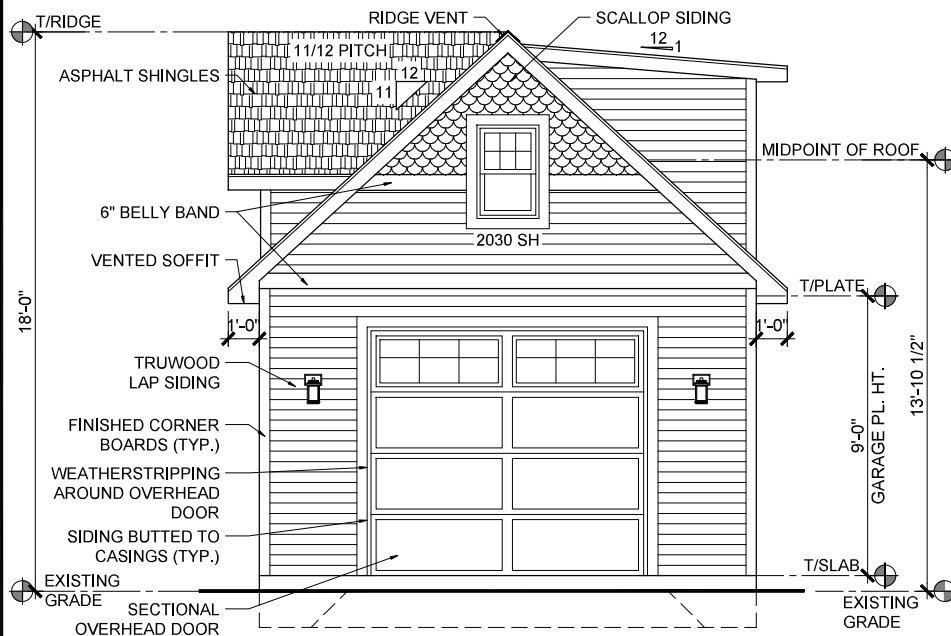
DETACHED GARAGE - GABLE ROOF

310 NORTH BROCKWAY STREET, PALATINE
SHAHINIAN RESIDENCE

THESE PLANS REMAIN THE PROPERTY OF MACH 1, INC. AND THEIR REPRODUCTION IS EXPRESSLY FORBIDDEN.

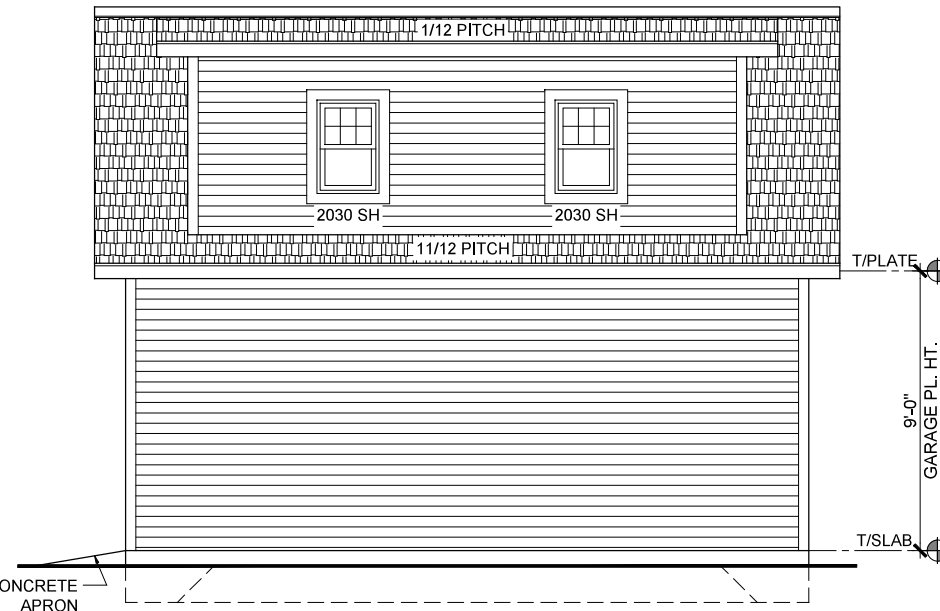
CONTRACTOR
HEARTLAND GARAGE BUILDERS
602 ACADEMY DRIVE
NORTHBROOK, IL 60062
PHONE: (224) 619-4539
EMAIL: INFO@HLGBS.COM

SHEET NAME:
BUILDING SECTION & STAIR SECTION
SHEET NUMBER:
2 OF 4



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"

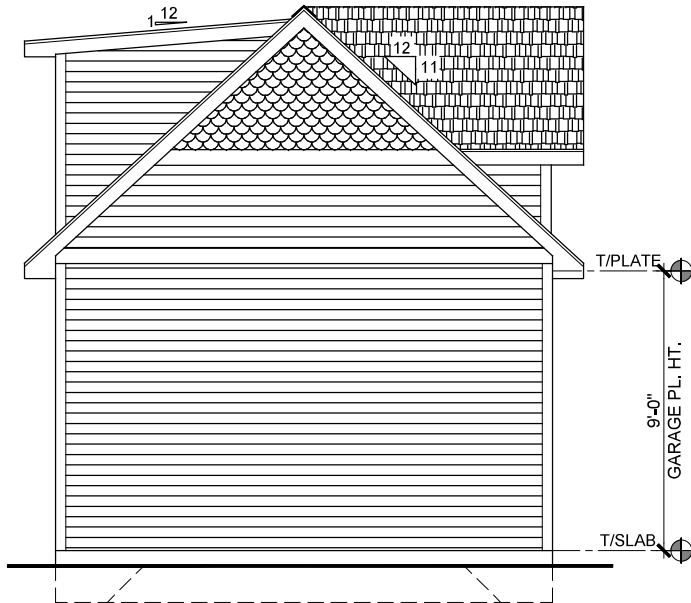


DETACHED GARAGE - GABLE ROOF
310 NORTH BROCKWAY STREET, PALATINE
SHAHINIAN RESIDENCE

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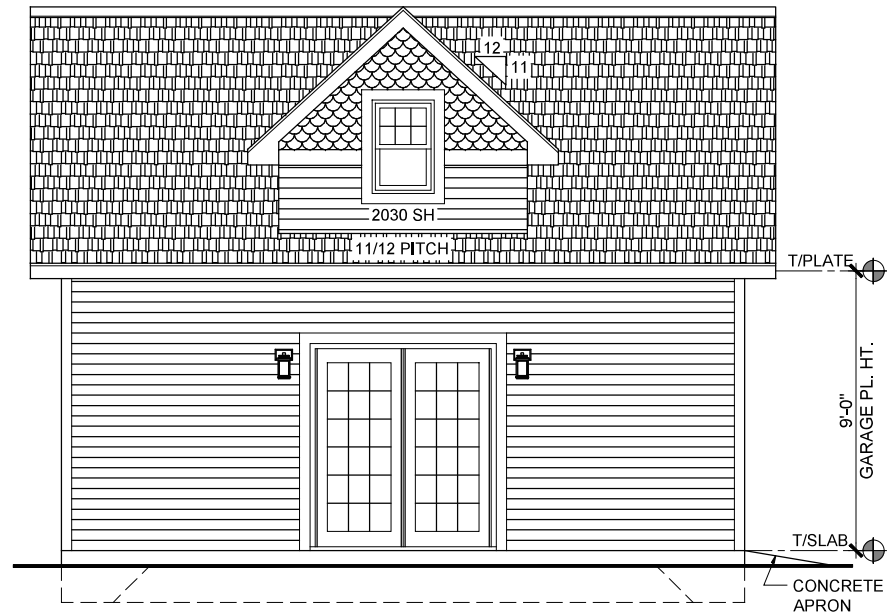
CONTRACTOR
HEARTLAND GARAGE BUILDERS
602 ACADEMY DRIVE
NORTHBROOK, IL 60062
PHONE: (224) 619-4539
EMAIL: INFO@HLGBS.COM

SHEET NAME:
ELEVATIONS
SHEET NUMBER:
3 OF 4



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"



DETACHED GARAGE - GABLE ROOF

310 NORTH BROCKWAY STREET, PALATINE
SHAHINIAN RESIDENCE

THESE PLANS REMAIN THE PROPERTY OF MACH 1, INC. AND THEIR REPRODUCTION IS EXPRESSLY FORBIDDEN.

CONTRACTOR
HEARTLAND GARAGE BUILDERS
602 ACADEMY DRIVE
NORTHBROOK, IL 60062
PHONE: (224) 619-4539
EMAIL: INFO@HLGBS.COM

SHEET NAME:
ELEVATIONS
SHEET NUMBER:
4 OF 4



**VILLAGE OF PALATINE
PLANNING AND ZONING COMMISSION**

310 N. Brockway Street - Variation
August 26, 2025

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Laura Shahinian

PLAN NUMBER: VAR-000201-2025

ADDRESS: 310 N. Brockway Street

BACKGROUND:

The Subject Property is zoned R-2 and is improved with a single-family residence on a 14,630 square foot lot. In 2017, the property was granted a Special Use to allow a reduced front yard setback of 20 feet, in lieu of the minimum required 30 feet, and a reduced side yard setback of 11 feet, in lieu of the minimum required 20 feet (#O-24-17). The Petitioner is now requesting zoning relief to construct a detached single-car garage, which would be located approximately 7 feet from the primary residence. Therefore, the Petitioner is requesting:

1. Variation to permit an accessory structure to be located 7 feet from the primary structure instead of the minimum required 10 feet.

The Subject Property are currently zoned: R-2 Single Family Residential District.

Surrounding Zoning/Uses:

North	R-2 Single Family Residential District – legally non-conforming multi-family use
South:	R-2 Single Family Residential District – legally non-conforming multi-family use
East:	R-2 Single Family Residential District
West:	R-2 Single Family Residential District

KEY ISSUES:

- The Petitioner would like to build a single car detached garage, would be located 7 feet from the principal structure, instead of the minimum required 10 feet. In the justification for the variation, the Petitioner is trying to maintain an existing mature tree on the property. A certified arborist identified the tree's substantial root system and recommended that the garage is placed a minimum of 15 feet from the tree. In doing so, the garage would be set back 7 feet from the primary structure, rather than

the minimum required 10 feet.

- The proposed garage is approximately 352 square feet and 18 feet to the peak, with a mean height of 13.87 feet. Other than the setback from the principal structure, the proposed garage complies other setback requirements and maximum allowable accessory structure requirements.
- Both building and lot coverage meet code at 23% and 39%, maximum permitted is 35% and 45%

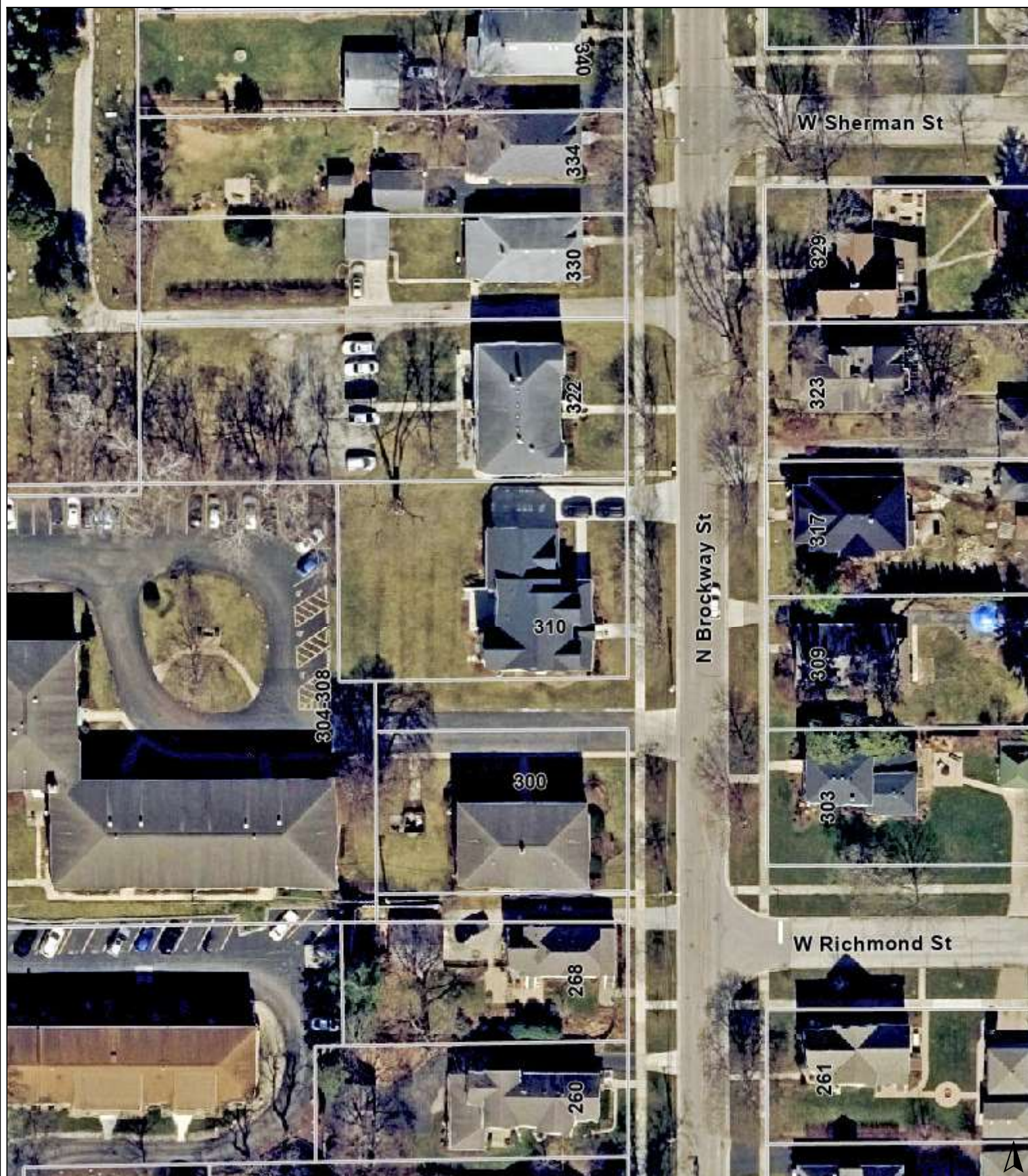
STANDARDS FOR A VARIATION: Standards for a Variation are found in Section 14.03 D (1) and (2) of the Zoning Code. Specifically, the Petitioners must show that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing 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:

The net effect to the requested relief is internal to the property. Since the house and garage meet all other setback requirements and will meet building code, the proposed addition should not impact the surrounding property owners or alter the essential character of the neighborhood. Additionally, the Subject Property is surrounded on the northern and southern side by multi-family uses, which should not be impacted by the proposed garage or requested relief.

Therefore, staff recommends approval of the Variation, subject to the following conditions:

1. The Variation shall substantially conform to the plans prepared by Heartland Garage Builders, submitted 7/28/2025 and attached hereto as Exhibit 'A', except where revisions are necessary to comply with Village Codes and Ordinances.



0 50 100
ft

Print Date: 8/13/2025

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.



VARIATION APPLICATION

Department of Planning & Zoning

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

Petitioner Name

Andrew Venamore, Agent

Business Name (if applicable)

Heartland Garage Builders

Subject Property Address

310 N Brockway Street

Please provide a description of your proposed request:

The owner intends to construct a separate 1-car detached garage in the existing rear yard. However, there is a significantly sized mature tree in the rear yard that requires a 15'-foot separation according to Bartlett Tree Experts qualified arborists which means that the proposed accessory building will need to be moved closer than 10 feet from the principle structure.

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:

A compliant location for this proposed accessory building that will be used for vehicular storage is being hampered by the existence of a significant tree in the rear yard of the lot. The 36" Silver Maple has been assessed by an arborist at one of Chicagoland's noted tree companies and they are requiring a 15-foot separation from the base of the trunk to the foundation of the new garage. Along with that distance, they are recommending that various steps are taken both before and after the construction in order to give the tree the best chance for long term survival as part of the development process.

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

Since the general notion of an accessory building (detached garage) on this lot is permitted, and the existing driveway is located along the north side of the property, the position for the garage needs to be at the end of that driveway. While the rear yard has ample room for that garage, the location of the Silver Maple hampers the ability to get adequate separation between the structures. The owners intend to follow the direction provided by the arborist in order to preserve the tree as it is a significant feature within their rear yard and creates a presence within the immediate residential neighborhood. Had the tree not been present, or of a slightly smaller stature, then the required 10-foot separation between the structures would have been easily achieved and the project moved through the permit and construction process on an as-of-right basis. The tree creates a unique plight for the owners.

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

Accessory buildings are permitted on a residential property and the approval of the requested relief for this project will not alter the inherent residential nature of the location. The architecture of the project has been designed to match the existing residence which further ensures compliance with the neighborhood character.

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.

a. The tree's location in the rear yard is approximately 18-24" lower than the elevation at the rear of the driveway and the house. The location of the garage closer to the house will help to alleviate some of the elevation issues, while ensuring that the tree's root zone is preserved as best as possible.

b. Having a significant tree on the lot is a benefit to the subject property, as well as those neighboring lots. This tree, and its proximity to the rear of the home, is what is driving the request for relief: there not many other homes that have this same tree-related hardship condition.

c. The owners have lived on this property since 1989 and intend to remain in the home. This proposed project seeks to satisfy a need they have (under cover vehicle storage) and is not based on a specific interest in making more money from the property.

d. The hardship is tied to the existence of a significant tree located in the rear yard of this property.

e. Maintaining a significant tree on this lot will add to the public welfare of the neighborhood and so granting the requested relief will actually be advantageous to the locality.

f. While the proposal seeks to move the garage closer to the principle structure, its location will not impair the provision of light and air onto the neighboring properties and will not increase the danger of fire or diminish neighborhood property values.

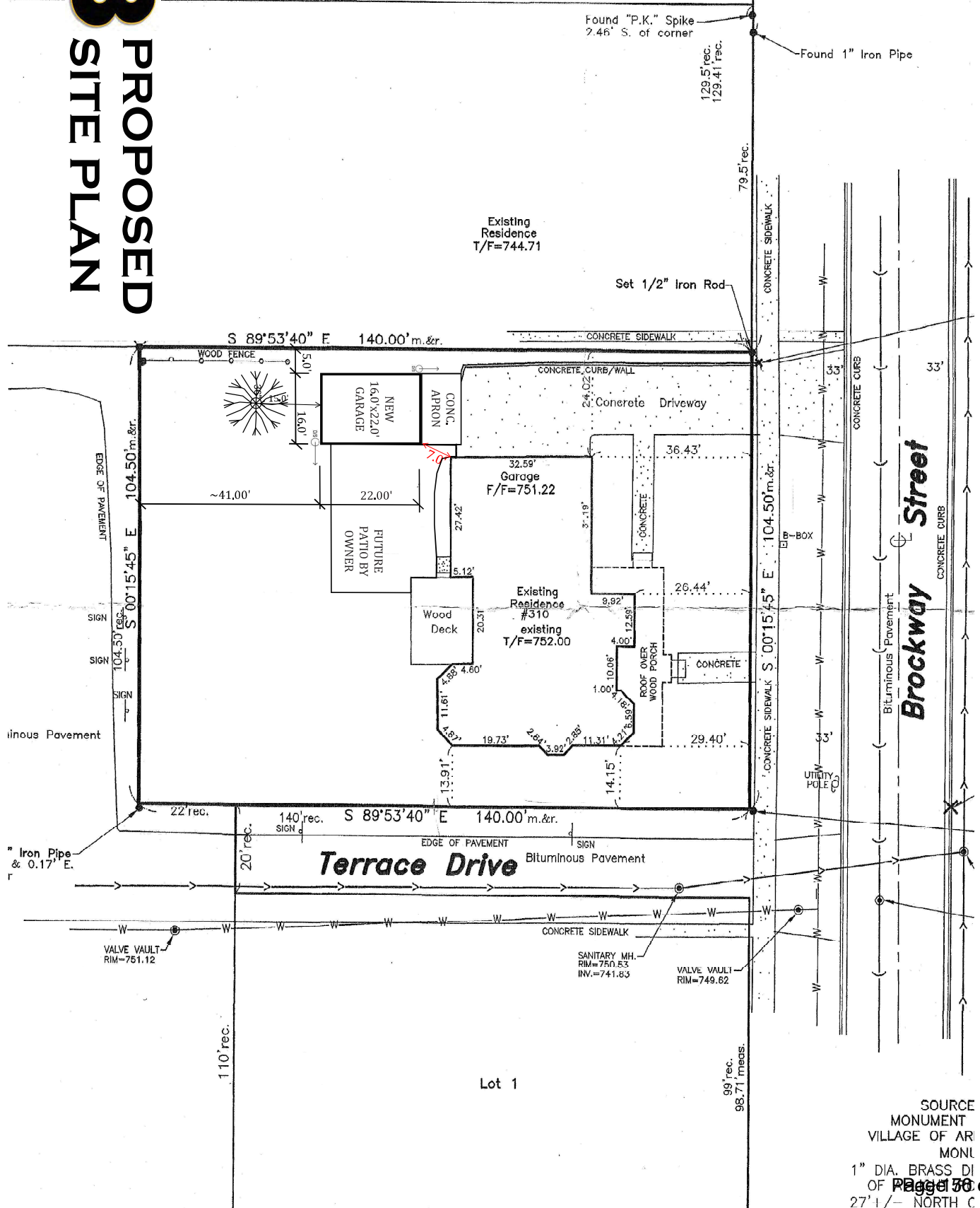
Page 49 of 284

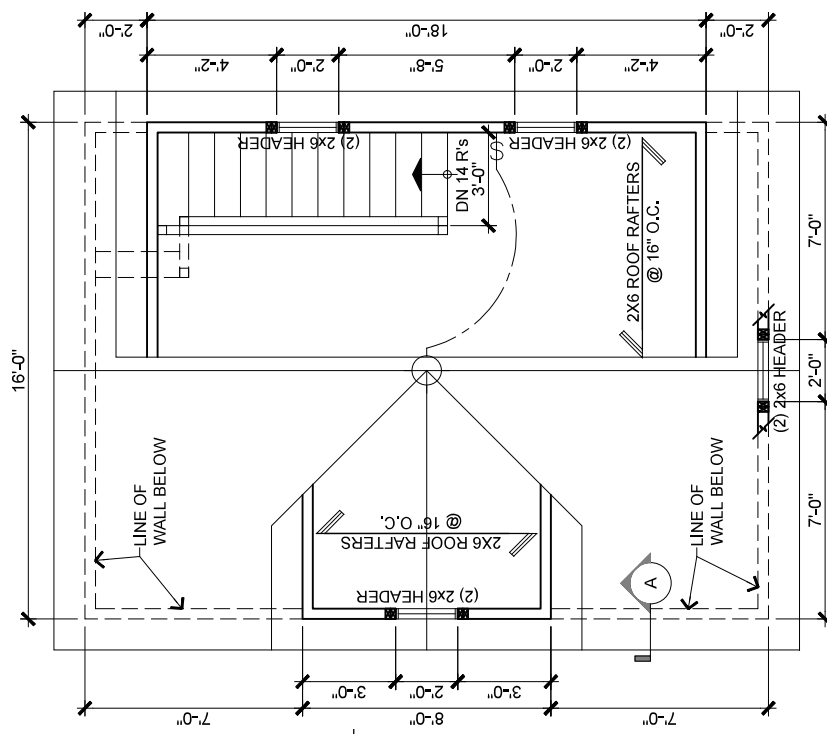
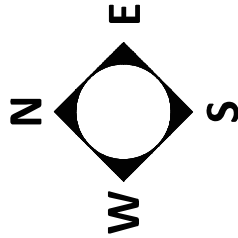
HGB PROPOSED SITE PLAN

PLAT OF SURVEY OF

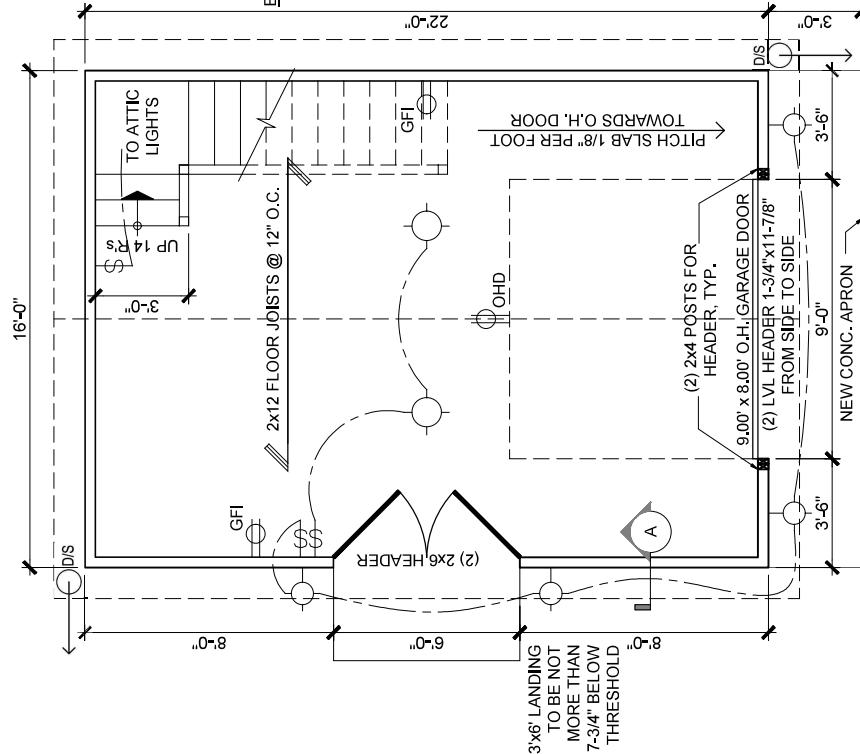
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310 BROCKWAY
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THE NORTH 104.5 FEET OF THE EAST 173 FEET OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 13 RODS OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS THAT PIECE OF LAND BEGINNING 13 RODS AND 19 LINKS DUE EAST FROM THE NORTHWEST CORNER OF THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE SOUTH 36 RODS, THENCE EAST 25 RODS AND 21 LINKS, THENCE NORTH 36 RODS, THENCE WEST TO THE PLACE OF BEGINNING (EXCEPT THAT PART CONVEYED TO PALATINE CEMETERY ASSOCIATION), ALL IN COOK COUNTY, ILLINOIS.





- ELECTRIC DETAILS:**
- CIRCUITS: (1) 20 AMP, #12 GA. (1) 15 AMP, #14 GA.
 - CONTAINED IN 1/2" RIGID STEEL CONDUIT
 - BURIAL DEPTH: 8 INCHES
 - WIRING: SEPARATE CIRCUITS TO ELECTRICAL PANEL



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

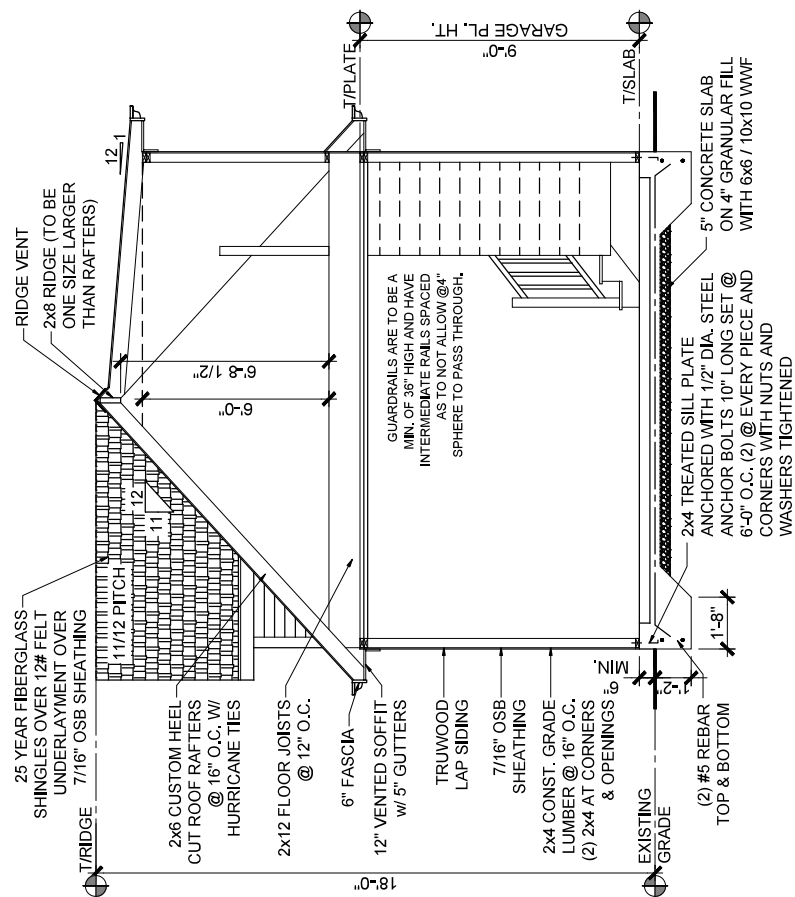
ATTIC FLOOR PLAN
SCALE: 1/4" = 1'-0"



DETACHED GARAGE - GABLE ROOF
310 NORTH BROCKWAY STREET, PALATINE
SHAHINIAN RESIDENCE

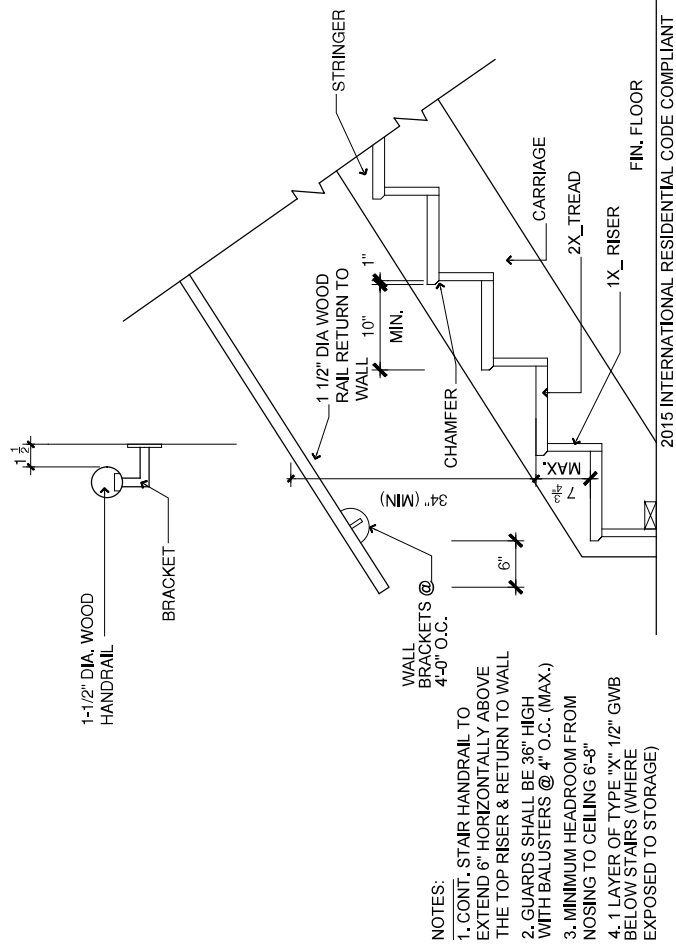
CONTRACTOR: HEARTLAND GARAGE BUILDERS 602 ACADEMY DRIVE NORTHBROOK, IL 60062 PHONE: (224) 619-4539 EMAIL: INFO@HLGBS.COM	SHEET NAME: FLOOR PLANS
SHEET NUMBER: 1 OF 4	

THESE PLANS REMAIN THE PROPERTY OF MACH 1, INC. AND THEIR REPRODUCTION IS EXPRESSLY FORBIDDEN.



BUILDING SECTION

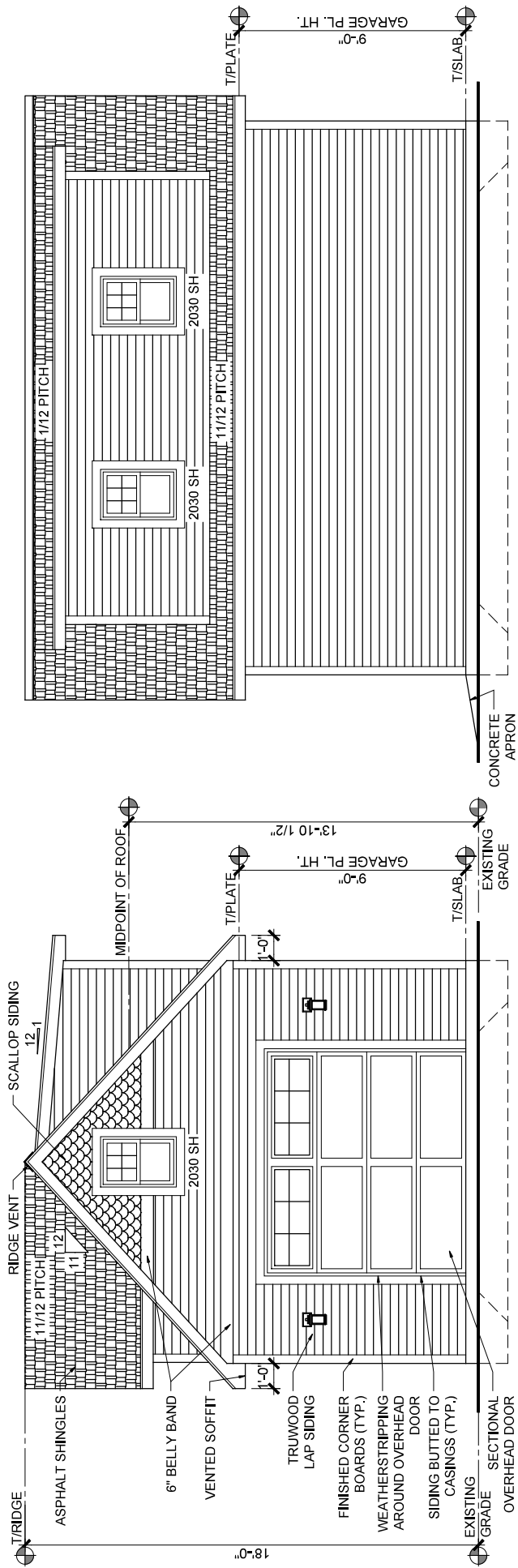
SCALE: 1/4" = 1'-0"



STAIR SECTION

SCALE: 3/4" = 1'-0"

	DETACHED GARAGE - GABLE ROOF 310 NORTH BROCKWAY STREET, PALATINE SHAHINIAN RESIDENCE	CONTRACTOR	HEARTLAND GARAGE BUILDERS 602 ACADEMY DRIVE NORTHBROOK, IL 60062 PHONE: (224) 619-4539 EMAIL: INFO@HLGBS.COM
		SHEET NAME:	
		BUILDING SECTION & STAIR SECTION	
		SHEET NUMBER:	
			2 OF 4



DETACHED GARAGE - GABLE ROOF

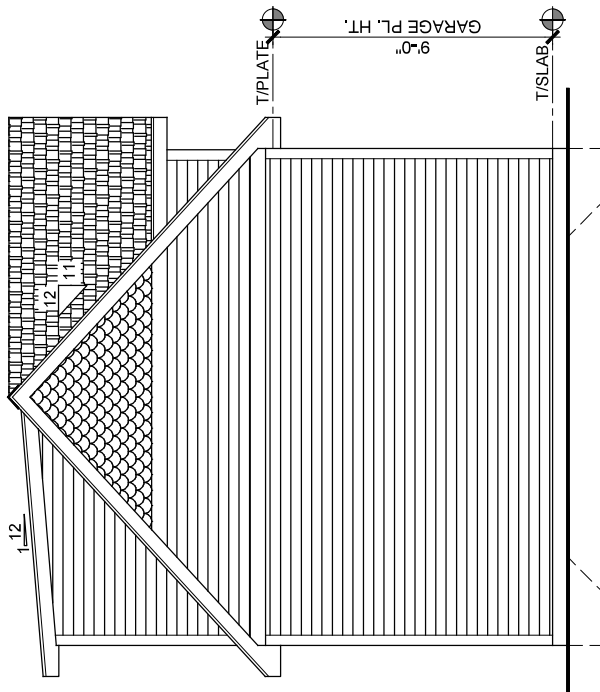
310 NORTH BROCKWAY STREET, PALATINE
SHAHINIAN RESIDENCE

CONTRACTOR:
HEARTLAND GARAGE BUILDERS
602 ACADEMY DRIVE
NORTHBROOK, IL 60062
PHONE: (224) 619-4539
EMAIL: INFO@HLGBS.COM

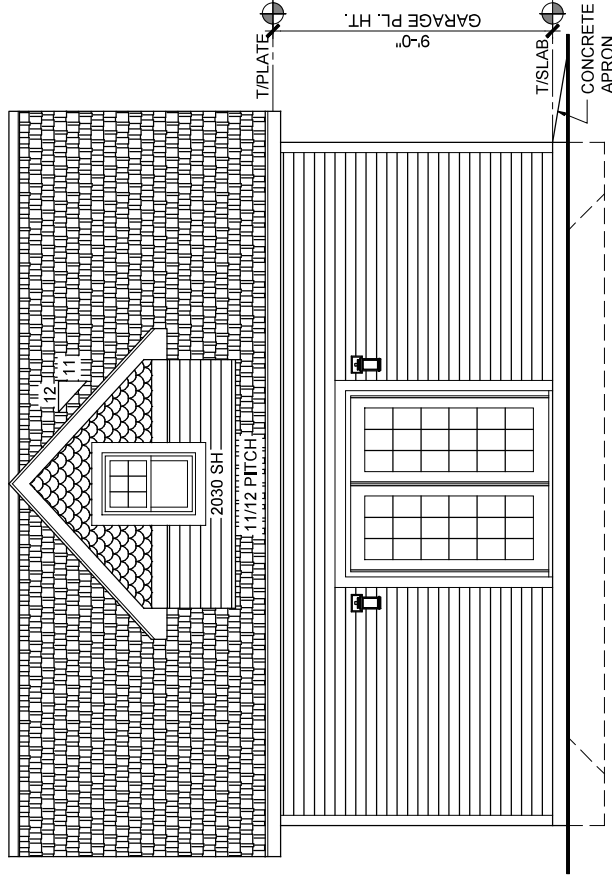
SHEET NAME:
ELEVATIONS

SHEET NUMBER:
3 OF 4

THESE PLANS REMAIN THE PROPERTY OF MACH 1, INC. AND THEIR REPRODUCTION IS EXPRESSLY FORBIDDEN.



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



DETACHED GARAGE - GABLE ROOF
310 NORTH BROCKWAY STREET, PALATINE
SHAHINIAN RESIDENCE

CONTRACTOR:
HEARTLAND GARAGE BUILDERS
602 ACADEMY DRIVE
NORTHBROOK, IL 60062
PHONE: (224) 619-4539
EMAIL: INFO@HLGBS.COM

ELEVATIONS

SHEET NUMBER:

4 OF 4

THESE PLANS REMAIN THE PROPERTY OF MACH 1, INC. AND THEIR REPRODUCTION IS EXPRESSLY FORBIDDEN.



Client: 9456920

Printed on: 7/28/2025

Created on: 6/26/2025

Heartland Garage Builders
Attn: Andrew Venamore
602 Academy Dr
Northbrook, IL 60062
Mobile Phone: (224) 619-4539
E-Mail Address: andrew@hlgb.com

Bartlett Tree Experts
Sarah Westlund - Representative
1960 Old Willow Rd.
Northbrook, IL 60062

Property Address: 310 N Brockway St, Palatine, IL 60067

The following program is recommended for certain trees and shrubs on your property. In addition to a thorough plant health care program, or the specific services recommended, Bartlett Tree Experts also recommends having a tree risk assessment qualified arborist conduct a tree risk assessment on your property periodically to assist you in identifying potential risks of tree or limb failure and the potential consequences of such tree or limb failure relating to your trees and shrubs. An inspection of trees or shrubs for the purpose of writing a recommendation or conducting plant health care or tree care services is not a tree risk assessment. THIS IS NOT AN INVOICE.

Root Invigoration

Root Invigoration™: Cultivate the soil beneath the crown of Silver Maple located at the backyard right, northwest using an Air-Spade to improve soil health and promote root development and function. A radius of approximately 8 feet from the trunk will be cultivated to a depth of 6-8 inches. Note: The cultivated soil should be irrigated regularly following treatment to keep the soil moist if adequate rainfall does not occur.

- Biochar will be added to the soil during cultivation.
- Mulch should be applied to the treated area immediately after treatment.

Arborist Notes:

- The original placement plan for the proposed garage was within 15' of the critical root zone of the Silver Maple. Because of this, building the garage in this area would destroy the structural and nutrient absorbing roots of the tree, leading to death. We strongly recommend the garage be re-sited to allow for less invasive damage to the tree roots, as well as a comprehensive soil amendment program within a buffer zone. In addition to re-siting the garage beyond the 15' critical root zone area, we highly recommend establishing an 8' buffer zone for the Root Rx Root Invigoration treatment, as this creates the opportunity for the tree to add a substantial amount of fine root growth for better nutrient and water absorption, leading to better overall plant health and the ability to weather biotic and abiotic stressors.

Amount: \$1,480.00

Mulching

Supply and install approximately 2-4" layer of hardwood mulch. The area should extend 3 feet from the root collar of the Silver Maple located at the backyard right, northwest. Mulch helps to improve soil moisture conditions, moisture retention and protects the plant from mechanical injury.

Amount: \$270.00

Boost Liquid Treatment

Client: 9456920

Printed on: 7/28/2025

Created on: 6/26/2025

Apply Boost Midwest 20-8-8-20S to the following plant and location to help maintain plant health.

- Silver Maple located at the backyard right, northwest

Bartlett Boost Midwest 20-8-8-20S is specifically formulated by the Bartlett Tree Research Laboratories to meet the nutrient requirements of woody landscape plants. Boost releases its nutrients gradually to the plant over an entire growing season. Boost is mixed with water and injected under low pressure directly into the critical root zone of the plant.

Biochar is a stable form of organic matter that improves soil nutrient and water retention and promotes soil biological activity.

Fortiphite is recommended to supply potassium and increase plant defense to biotic and abiotic stresses.

Provide 2 treatments at 130.00 per treatment.

Estimated Treatment Dates: 7/8/2025, 10/8/2025.

Amount: \$260.00

Soil Treatment

Apply DryPhite Granular to the following plant and location to promote vitality and improve resistance to disease and stress.

- Silver Maple located at the backyard right, northwest

Provide 1 treatment at 99.00 per treatment.

Estimated Treatment Date: 3/15/2026.

Amount: \$99.00

Total Amount: \$2,109.00

If you would prefer to receive proposals and/or lab analysis results via email, please enter your email address below:

Email Address: _____

Client: 9456920

Printed on: 7/28/2025

Created on: 6/26/2025

Please review the terms and conditions attached, which become part of the agreement, and sign and return one copy authorizing the program.

(Customer Signature)



(Bartlett Representative - Sarah Westlund)

(Date)

7/28/2025

(Date)

Prices are guaranteed if accepted within thirty days.
All accounts are net payable upon receipt of invoice.

Work is done in accordance with ANSI A300 Tree Care Standards.

To access a certificate of liability insurance for Bartlett Tree Experts, please navigate to <http://www.bartlett.com/BartlettCOL.pdf>

A Job Site Safety Analysis was completed for your property, please contact your arborist for further details.

Bartlett Tree Experts does not sell client information to third parties. However, Bartlett may need to retain client information for digital advertising purposes. For further information on the type of client information collected, the purpose for which information may be used, and any client's ability to access and/or opt out of such use, please visit Bartlett's privacy policy on our website: <https://www.bartlett.com/privacy-policy.cfm>

ORDINANCE NO. 0-24-17

**AN ORDINANCE GRANTING A SPECIAL USE
310 NORTH BROCKWAY STREET**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on March 20, 2017**

ORDINANCE NO. 0-24-17

**AN ORDINANCE GRANTING A SPECIAL USE
310 NORTH BROCKWAY STREET**

WHEREAS, upon petition of owners of said property, a public hearing was held by the Zoning Board of Appeals on March 14, 2017 in accordance with the Zoning Ordinance of the Village of Palatine, in such cases made and provided, and said Zoning Board of Appeals having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for a Special Use to permit a front yard setback of 20 feet, instead of the minimum required 30 feet and a side yard abutting a street setback of 11 feet, instead of the minimum required 20 feet, for the construction of a new home, pursuant to Section 10.06 (c)(13) of the Palatine Zoning Ordinance, on the following legally described property:

THE NORTH 104.5 FEET OF THE EAST 173 FEET OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 13 RODS OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS THAT PIECE OF LAND BEGINNING 13 RODS AND 19 LINKS DUE EAST FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 36 RODS; THENCE EAST 25 RODS AND 21 LINKS; THENCE NORTH 36 RODS; THENCE WEST TO THE PLACE OF BEGINNING (EXCEPT THAT PART CONVEYED TO PALATINE CEMETERY ASSOCIATION, ALL IN COOK COUNTY, ILLINOIS.

commonly known as 310 N Brockway Street (PIN# 02-15-401-039)

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

Village of Palatine, Cook County, Illinois, acting in the exercise of their home rule power that:

SECTION 1: Special Use to permit setback reductions to permit a front yard setback of 20 feet, instead of the minimum required 30 feet and a side yard abutting a street setback of 11 feet, instead of the 20 feet, for the construction of a new home, pursuant to Section 10.06 (c)(13) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. The Special Uses shall substantially conform to the site plan prepared by the Pearson, Brown & Associates dated 1/3/2017 and floor plans and elevation plans prepared by the ALA Architects dated 11/7/2016, except as such plans may be changed to conform to Village Codes and Ordinances.

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 20 day of March, 2017

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

APPROVED by me this 20 day of March, 2017

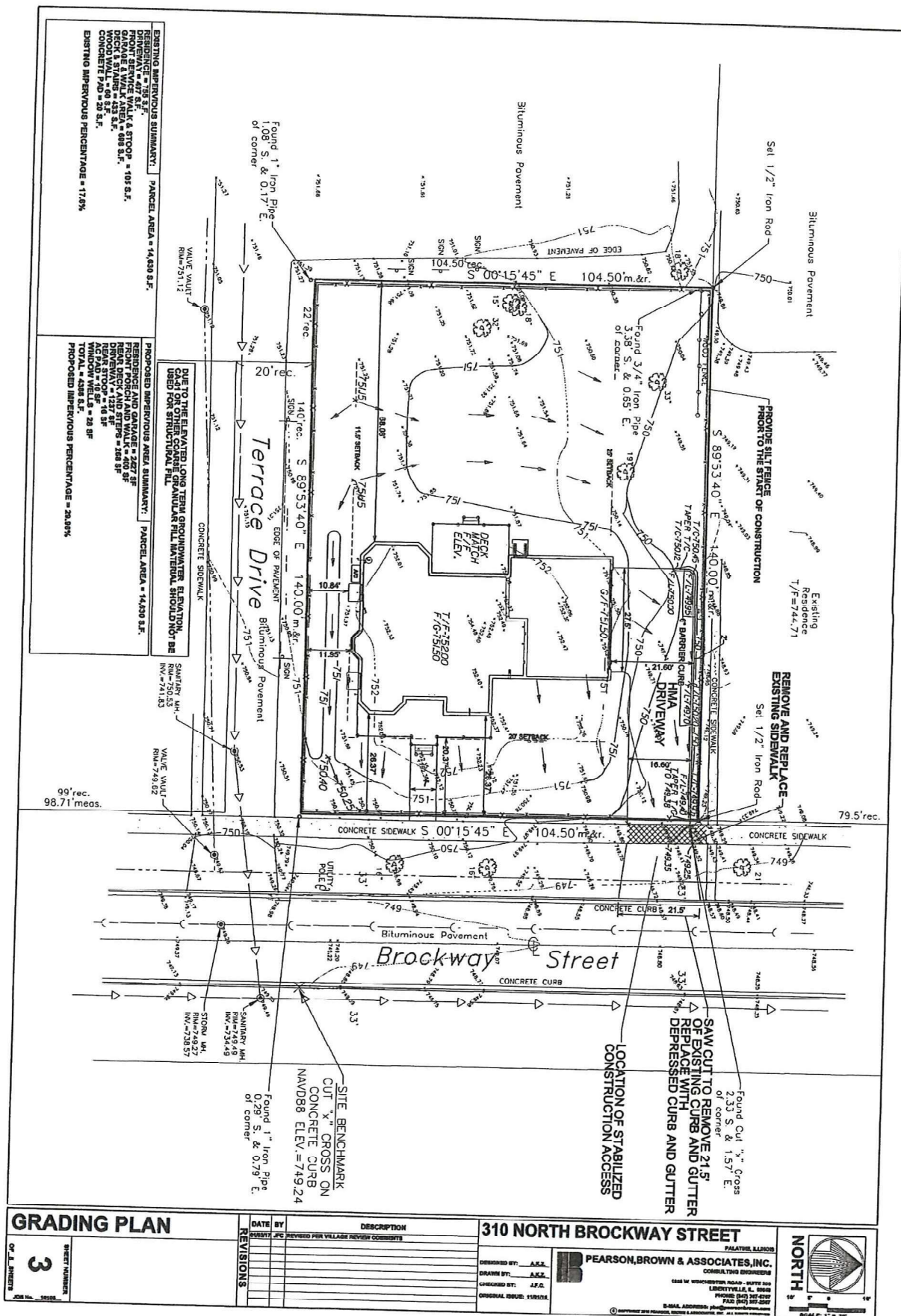


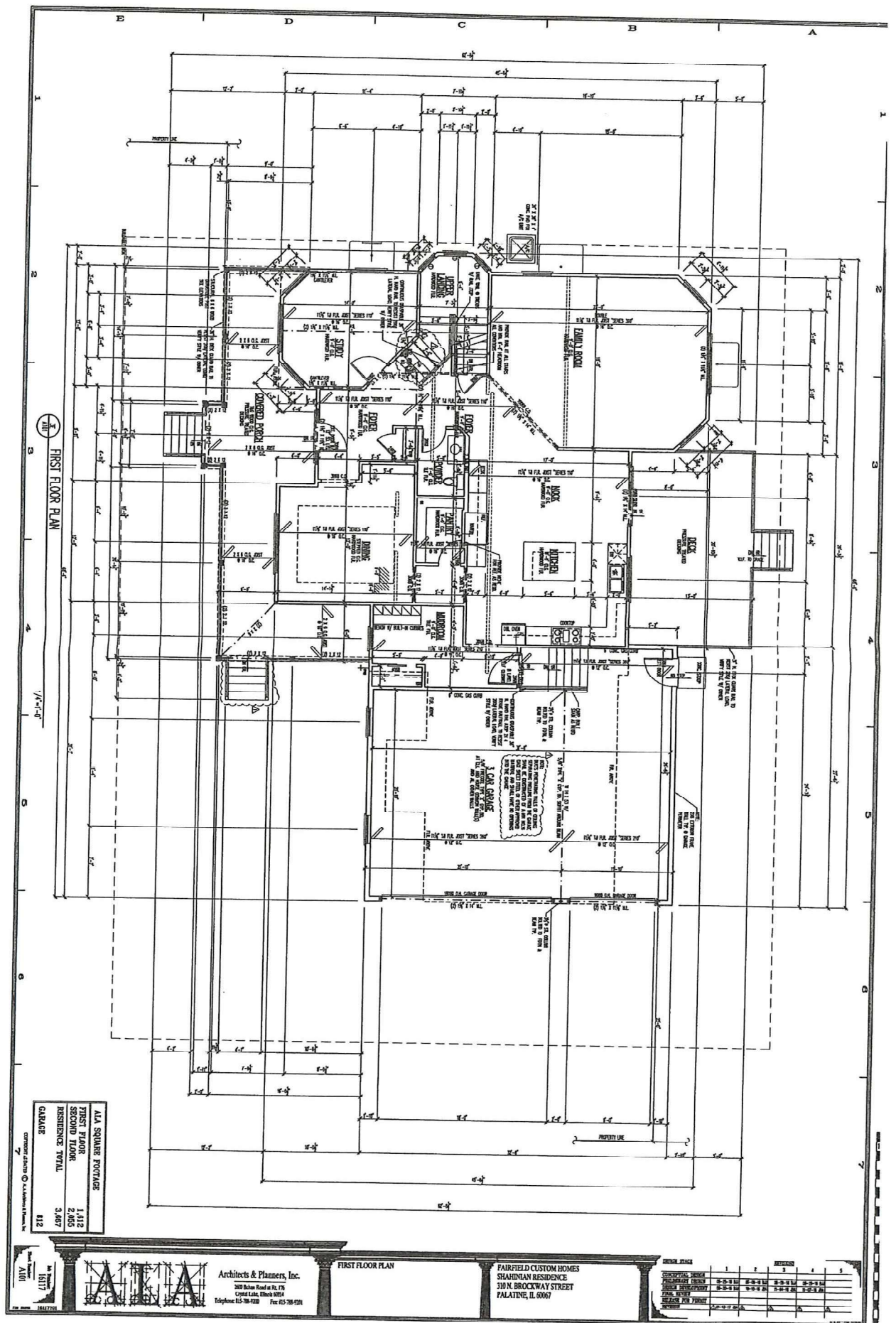
Mayor of the Village of Palatine

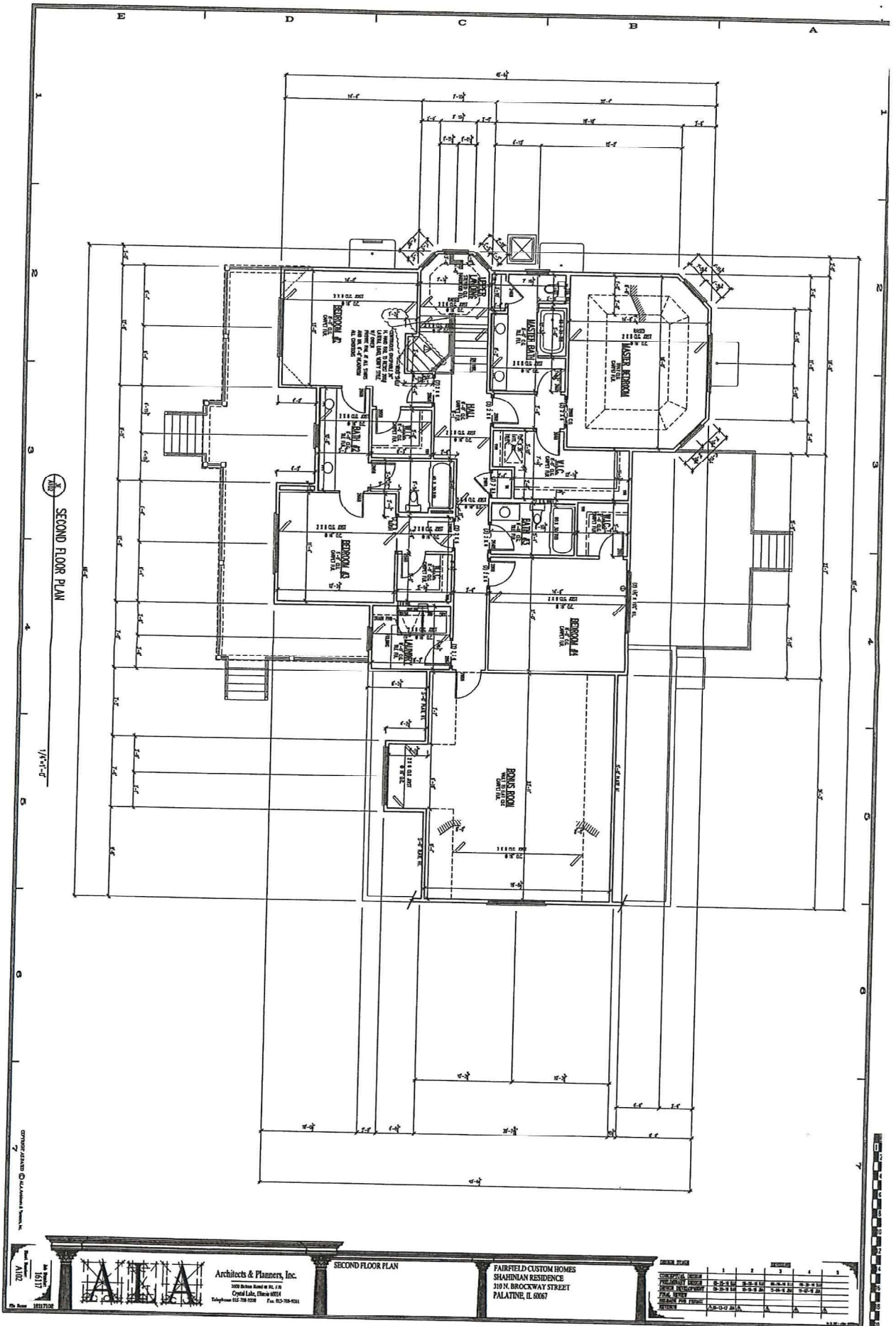
ATTESTED and FILED in the office of the Village Clerk this
20 day of March, 2017

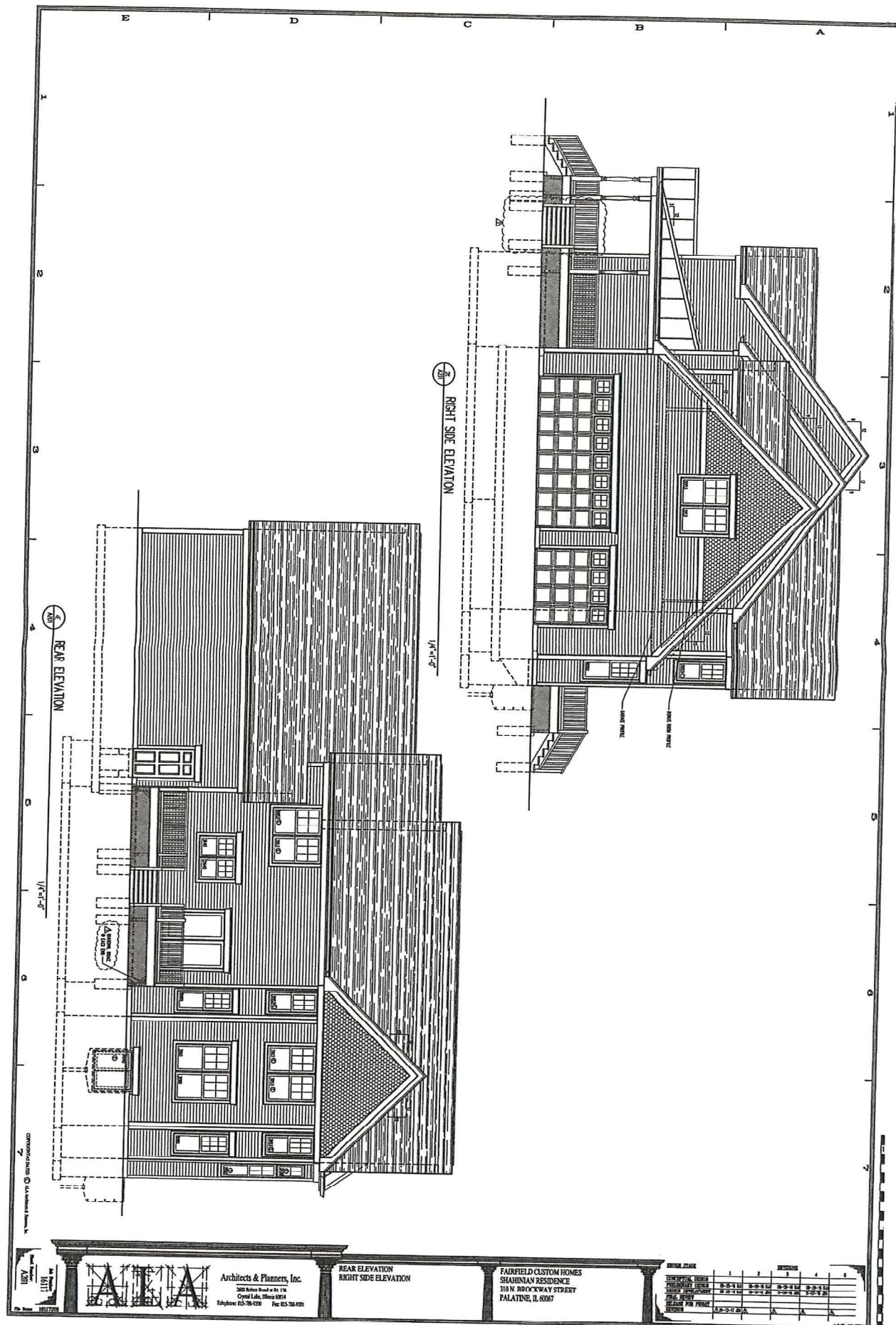


Village Clerk









PUBLIC NOTICE

A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, March 14, 2017, at 7:00 P.M. in the Village Council Chambers in the Palatine Village Hall, 200 East Wood Street, relative to a request for the following:
Special Use to permit a new single family home to be setback 20 feet instead of the minimum 30 feet in the front yard and 11 feet instead of the 20 feet in the side yard abutting a street pursuant to Section 10.06 (c)(13) of the Palatine Zoning Ordinance. The property is commonly known as 310 N. Brockway Street (PIN# 02-15-401-039).
The Petitioners are proposing build a new single family home requiring a front and side yard setback.
The above petition has been filed by John & Laura Shalinian and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 17-08 VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals
DATED: This 27th day of February, 2017.
Published in Daily Herald
Feb. 27, 2017 (4465393)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

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

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published February 27, 2017 in said **DAILY HERALD**.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Baltz
Authorized Agent

Control # 4465393

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday August 26, 2025 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Variation to permit an accessory structure to be set back 7 feet from the existing principal structure, instead of the minimum required 10 feet.

The property is commonly known as 310 N. Brockway Street.

The Petitioner is proposing to build a new detached garage, which would be located approximately 7 feet from the primary structure.

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

FILE #: VAR-000201-2025 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 7th day of August 2025

with the music played on the stage. Therefore, Staff recommends approval subject to the following conditions:

1. All other conditions of Special Use #O-91-23 shall remain in place.
2. The Special Use Amendment shall substantially conform to the business plans and floorplan amendment, prepared by the Petitioner, except as such plans may be changed to conform to Village Codes and Ordinances.
3. The final security plan shall be submitted in a manner acceptable to the Police Chief and Director of Planning and Zoning.

-

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

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

DISCUSSION:

Commissioner Roth-Wurster stated the standards were met and that the request would maintain public health, safety, and welfare.

Commissioner Fedota stated there were no security problems and noted the requested activity occurs naturally.

Chairman Wood stated there would be no negative impact, and the area requested was very small. Is in approval of the request.⁴

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on September 15th, 2025

RESULT:	APPROVED
MOVER:	Cindy Roth Wurster
SECONDER:	Patrick Noonan
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

B. 310 N. Brockway Street

1. Variation to permit an accessory structure to be set back 7 feet from the existing principal structure, instead of the minimum required 10 feet.

VAR-000201-2025 – 310 N Brockway St.

Notice was published in the Journal & Topics on August 7th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Proof of Ownership**
3. **Plans**
4. **Bartlett Tree Letter**
5. **Ordinance O-24-17**
6. **Public Notice**

Background:

The Subject Property is zoned R-2 and is improved with a single-family residence on a 14,630 square foot lot. In 2017, the property was granted a Special Use to allow a reduced front yard setback of 20 feet, in lieu of the minimum required 30 feet, and a reduced side yard setback of 11 feet, in lieu of the minimum required 20 feet (#O-2417). The Petitioner is now requesting zoning relief to construct a detached single-car garage, which would be located approximately 7 feet from the primary residence. The Petitioner is requesting:

1. Variation to permit an accessory structure to be located 7 feet from the primary structure instead of the minimum required 10 feet.

Sworn in petitioner: Andrew Venamore – 602 Academy Drive - Northbrook, IL – Builder representing the homeowners.

Mr. Venamore explained the proposal to build a single-car detached garage in the rear yard, 16' wide by 22' long, with a second-floor storage area. The intent is to match the architecture and windows of the existing home. The garage is planned at the end of the existing concrete driveway to maintain the property's appearance and neighborhood character.

A zoning variation is requested to allow a 7' separation between the principal structure and accessory building, rather than the required 10'. The original intent was a 10' separation, but the existing 36" silver maple tree prevented this. An arborist advised the garage should be set back 15' from the tree base to preserve its health, which pushed the garage closer to the home. The arborist's letter is included in the application packet. Measures will be taken to protect the tree before, during, and after construction, as the owners wish to preserve it.

Commissioner Kolososki asked what materials would be used for the garage foundation.

Mr. Venamore stated it will be a floating slab, suitable for the small structure given the grade drop-off to the backyard.

Chairman Wood asked if this would be a second garage, as the property already has an attached garage.

Mr. Venamore confirmed, stating both garages would be used for cars and storage.

Commissioner Kolososki asked how access would be provided to the second floor.

Mr. Venamore replied stairs will be located at the northwest corner.

Chairman Wood asked about storage space.

Mr. Venamore estimated approximately 200 square feet.

Commissioner Fedota asked about the alignment of the garage ridge compared to the house.

Mr. Venamore explained the existing house ridge is 22 feet high and the new garage ridge will sit lower than the north gable.

Chairman Wood asked staff to explain the purpose of the 10-foot requirement.

Ms. Bremanis stated that it is unknown why the setbacks were originally established, the 10-foot may have been for visual reasons. This code may be reviewed in future ordinance updates.

Mr. Venamore added that building code only requires fire-rated construction if structures are closer than 5 feet. This request meets building safety code but requires zoning relief.

Commissioner Friedman asked if the 7-foot measurement was taken from wall to wall or roof overhang.

Mr. Venamore confirmed it is foundation to foundation.

Commissioner Bettenhausen noted the survey and building elevations do not match and need to be corrected.

Mr. Venamore acknowledged the error and will correct it.

Commissioner Kolososki asked whether the recommendation to push the garage back came from a landscaper.

Mr. Venamore clarified it came from the arborist.

Ms. Bremanis confirmed the garage height meets code and complies with building and lot coverage requirements.

Commissioner Fedota asked if utilities other than electric were planned.

Mr. Venamore confirmed no other utilities are proposed.

STAFF RECOMMENDATION:

The net effect to the requested relief is internal to the property. Since the house and garage meet all other setback requirements and will meet building code, the proposed addition should not impact the surrounding property owners or alter the essential character of the neighborhood. Additionally, the Subject Property is surrounded on the northern and southern side by multi-family uses, which should not

be impacted by the proposed garage or requested relief. Therefore, staff recommends approval of the Variation, subject to the following conditions:

1. The Variation shall substantially conform to the plans prepared by Heartland Garage Builders, submitted 7/28/2025 and attached hereto as Exhibit 'A', except where revisions are necessary to comply with Village Codes and Ordinances.

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

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

DISCUSSION:

Commissioner Kolososki stated that it is a good project for the homeowner, noting the importance of keeping the tree alive.

Chairman Wood stated that while the intent was to maintain the 10-foot separation, further information showed that it would be harmful to the tree. She emphasized the value and importance of preserving the tree, noting this as a unique situation. She found the request to be reasonable and meeting the standards.

Commissioner Roth-Wurster stated that this is a unique and reasonable request. She added that the plight of the owner is due to the unique circumstances related to the location of the tree, and she complimented the plan as a nice design.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on September 2nd, 2025.

RESULT:	APPROVED
MOVER:	Patrick Noonan
SECONDER:	Eric Friedman
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

C. 35 N. Ashland Avenue

1. Variation to construct a detached garage with a 3 foot side yard setback, instead of the minimum required 5-foot setback and with a 6-foot setback from the principal structure, instead of the minimum required 10 feet.

D. 5 vacant lots south of W. Rosiland Road and north of W. Ruhl Road (720 & 684 W. Ruhl Road and 1808, 15 & 17 W. Rosiland Road).

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday August 26, 2025 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Variation to permit an accessory structure to be set back 7 feet from the existing principal structure, instead of the minimum required 10 feet.

The property is commonly known as 310 N. Brockway Street.

The Petitioner is proposing to build a new detached garage, which would be located approximately 7 feet from the primary structure.

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

FILE #: VAR-000201-2025 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 7th day of August 2025

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 310 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 7TH day of AUGUST, A.D. 2025, and the last publication thereof was made on the 7TH day of AUGUST, A.D. 2025.

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

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

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 7TH day of AUGUST, A.D., 2025.

By Todd Wessell

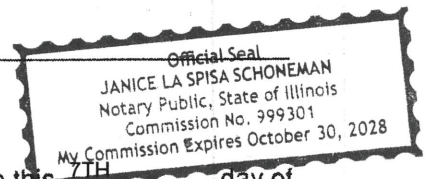
President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 7TH day of AUGUST, A.D., 2025.

My commission expires the 30TH day of August, A.D., 2028.



Consider an Ordinance Amending Chapter 18 - Traffic - Regarding Untitled Motor Driven Vehicles of the Code of Ordinances of the Village of Palatine

BACKGROUND:

In recent years, there has been a notable increase in the use of motor-driven personal transportation devices, including electric and gas-powered scooters and bicycles (with and without pedals). This trend has been especially prominent among younger users. While these vehicles offer convenience and alternative mobility options, their growing presence on public streets, sidewalks, and shared spaces has raised significant safety concerns within the community. Many communities throughout the area have recently adopted regulations and prohibitions on these devices in an effort to address the growing safety concerns.

Village staff has observed a sharp uptick in public feedback, particularly related to unsafe riding behavior, near-miss incidents, and accidents involving these devices. In response to these concerns, and in alignment with efforts to ensure public safety and shared use of public infrastructure, staff has drafted a proposed ordinance. This ordinance is intended to regulate the operation of these motor-driven vehicles in public areas and establish clear rules for their safe and responsible use.

KEY ISSUES:

- Staff reviewed neighboring community ordinances, regulations, community input and staff feedback in preparing a recommendation for Palatine.
- Some of the key highlights of the proposed ordinance include:
 - The regulations generally apply to powered devices that can exceed 12 mph.
 - These vehicles would not be allowed on public sidewalks or state/county highways.
 - The Park District and School Districts are aware of the proposed regulations and would be working with the Village on implementation.
 - To ride these devices on Village streets, operators would need a valid driver's license and must follow traffic laws, speed limits, and equipment requirements (lights, helmets, brakes, etc.).
 - Passengers are only allowed in limited situations, and vehicles cannot be altered to go faster than designed.
 - Exemptions apply for government employees on duty, individuals with disabilities using mobility devices, and young children using toy ride-on vehicles under parental supervision.
- The goal of this ordinance is to make our community safer while ensuring clear and consistent rules for everyone sharing the road. This is an issue that would

ideally be addressed at a state-wide level but the General Assembly has not taken action and the safety concerns continue to rise.

- The ordinance would be effective upon passage.
- Staff would utilize the remaining fall season to educate the public on the regulations. This would be done in partnership with the schools and Park District and multiple social media efforts. Our focus in the spring would shift to more enforcement than education.
- The proposed fine structure will start at \$50, similar to local parking and traffic violations. Secondary to this Ordinance will be a Fee Schedule supplement at a future meeting.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends approving the Ordinance Amending Chapter 18 - Traffic - Regarding Untitled Motor Driven Vehicles of the Code of Ordinances of the Village of Palatine.

ACTION REQUIRED:

Motion to approve an Ordinance Amending Chapter 18 - Traffic - Regarding Untitled Motor Driven Vehicles of the Code of Ordinances of the Village of Palatine.

ATTACHMENTS:

1. Ordinance Amending Chapter 18
2. Exhibit A
3. Exhibit B
4. Emails from Residents (as of 8/27/25)

ORDINANCE NO. _____

**AN ORDINANCE AMENDING CHAPTER 18 – TRAFFIC, OF THE
CODE OF ORDINANCES OF THE VILLAGE OF PALATINE**

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 streets and the manner in which motor vehicles are operated thereon; and

WHEREAS, the Village of Palatine finds it in the best interest of public safety to amend Chapter 18 - Traffic of the Village Code, Article IX to regulate the use of untitled motor driven vehicles within the Village of Palatine;

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

SECTION 1: That the Code of Ordinances, of the Village of Palatine, Illinois is hereby amended by amending Chapter 18 – Traffic, Article IX which shall be read as indicated on Exhibit “A”.

SECTION 2: That the Village Clerk is directed to maintain a record of the modifications to the existing ordinance (a redlined version of the modifications approved pursuant to this Ordinance as indicated by Exhibit “B”).

SECTION 3: If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance are to remain in full force and effect, and are to be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 4: That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED: This _____ of _____, 2025

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

APPROVED by me this _____ of _____, 2025

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____ of _____, 2025

Village Clerk

1 **ARTICLE IX UNTITLED MOTOR DRIVEN VEHICLES**

2

3 Sec. 18- 184. Definitions.

4 For the purposes of this Article, the following words and

5 phrases have the following meanings:

6 *County highway* shall have meaning as defined by Sec. 2-204 of

7 the Illinois Highway Code.

8 *Legal Guardian* means a person appointed by the court to car

9 for another person.

10 *Low-Speed Electric Bicycle* means a bicycle equipped with

11 fully operatable pedals and an electronic motor of less than 750

12 watts classified as a Class 1, Class 2, or Class 3 low-speed

13 electric bicycle as set forth in Section 1-140.10 of the Illinois

14 Vehicle Code.

15 *Low-Speed Electric Scooter* means a device weighing less than

16 100 pounds with two or three wheels, handlebars, and a floorboard

17 to accommodate a standing rider, that is solely propelled by an

18 electric motor and human power and whose maximum speed with our

19 without human propulsion is no more than 10 miles per hour, and

20 includes any device Section 1-140.11 of the Illinois Vehicle Code

21 defines as a low-speed electric scooter.

22 *Personal mobility device* means any self-propelled vehicle,

23 including a three-wheeled vehicle, designed for and used by a

1 person with disabilities, that is incapable of a speed in excess
2 of eight miles per hour on level ground.

3 *State Highway* shall have the same meaning as defined by Sec.
4 2-207 of the Illinois Highway Code,

5 *Toy Vehicle* means any battery powered ride-on toy that is
6 designed to not exceed 10 miles per hour; that includes any number
7 of wheels, handlebars, steering wheel, seat, or platform; and is
8 designed for children under the age of eight years, including, but
9 not limited to products marketed under the brand names of Razor®
10 and Power Wheels™ and products similar to those products.

11 *Untitled Motor Driven Vehicle* means any vehicle for which the
12 State of Illinois does not issue a title document or issue license
13 plates or registration documents, and is a wheeled powered by an
14 electric or gas motor, motor driven cycle or other similar vehicle,
15 including those operated by pedals with a chain and or throttle
16 assist, and includes all low-speed electric scooters.

17 *Village street* means any highway that is part of the Village's
18 municipal street system as described in Sec. 2-104 of the Illinois
19 Highway Code.

20 Sec. 18- 185. Operation of Untitled Motor Driven Vehicles.

21 (a) No person shall operate an Untitled Motor Driven Vehicle
22 upon any state highway or county highway or upon public property,
23 other than a Village street, within the Village.

1 (b) No person shall operate an Untitled Motor Driven Vehicle
2 upon any Village street unless such person possesses a valid
3 driver's license. A person who is not prohibited from operating an
4 Untitled Motor Driven Vehicle on a Village street by this paragraph
5 does, shall not constitute an intended nor permitted user of such
6 street, operates at such person's own risk, and waives any claim
7 such person may have against the Village, its officers or employees
8 arising from or related to the conditions of said Village street
9 including but not limited to, traffic signaling and signage,
10 intersection design, or maintenance.

11 (c) No person shall operate an Untitled Motor Driven Vehicle
12 in violation of any provision of the Illinois Vehicle Code or this
13 code.

14 (d) No person shall operate an Untitled Motor Driven Vehicle
15 in excess of the posted speed limit.

16 (e) No person shall operate an Untitled Motor Vehicle that
17 is not equipped as follows:

18 1. Lamps and Reflectors. Every Untitled Motor Driven
19 Vehicle in use after sunset must be equipped with a lamp on
20 the front that emits a white light visible from a distance of
21 at least 500 feet to the front, and with a red reflector on
22 the rear which shall be visible from all distances from 50
23 feet to 600 hundred feet to the rear when directly in front
24 of lawful lower beam of headlamps on a motor vehicle. A lamp

1 emitting a red light visible from a distance of 500 feet to
2 the rear may be used as an alternative to the red reflector.

3 2. Brakes. Every Untitled Motor Driven Vehicle
4 must be equipped with a brake to enable the operator to make
5 the braked wheel skid on a dry, level, clean pavement.

6 (f) No person shall operate an Untitled Motor Driven Vehicle
7 while carrying any passengers, except in the case of a Toy Vehicle
8 that is specifically designed to accommodate more than one child.

9 (g) No person shall alter an Untitled Motor Driven Vehicle
10 to operate in a fashion other than originally designed, nor operate
11 Untitled Motor Driven Vehicle that has been so altered.

12 (h) No person shall operate an Untitled Motor Driven Vehicle
13 while carrying a package, bundle, or article that prevents the
14 operator from keeping both hands upon the handlebars or steering
15 device.

16 (i) No person shall operate an Untitled Motor Driven Vehicle,
17 other than a personal mobility device or a toy vehicle that the
18 operator must operate from a seated position in accordance with
19 this section without wearing a helmet.

20 .

21 Sec. 18- 186. Exemptions.

22 The following shall be exempt from the prohibitions contained
23 in this Article:

1 1. Any Untitled Motor Driven Vehicle operated by an employee
2 of a governmental unit, including a school district or a community
3 college district, while in the performance of such employees'
4 official duties and not as transportation to or from the place of
5 employment .

6 2. A personal mobility device when operated by a person with
7 disabilities.

8 3. Toy vehicles, when operated by a child under the age of
9 eight years, upon sidewalks or paths within the Village, or when
10 driven across a public street within a designated crosswalk under
11 the supervision of the child's parent or guardian

12 Sec. 18- 187. Applicability of this Article

13 Without limitation, this Article applies to all public property in
14 the Village.

15 Sec. 18- 188. Violations

16 Any person found guilty of violating any provision of this
17 article shall be subject to a fine as provided by ordinance or
18 resolution of the Village Council. An offense committed by a minor
19 under the direct control or with the consent of a parent or
20 guardian may be subject the parent or guardian to the penalties
21 provided in this Section. The police shall have the authority to
22 either impound or immediately release the motor driven scooter to
23 a parent or guardian.

ARTICLE IX UNTITLED MOTOR DRIVEN VEHICLES SCOOTERS

Sec. 18- 184. Definitions.

For the purposes of this Article, the following words and phrases have the following meanings:

County highway shall have meaning as defined by Sec. 2-204 of the Illinois Highway Code.

Legal Guardian means a person appointed by the court to care for another person.

Low-Speed Electric Bicycle means a bicycle equipped with fully operatable pedals and an electronic motor of less than 750 watts classified as a Class 1, Class 2, or Class 3 low-speed electric bicycle as set forth in Section 1-140.10 of the Illinois Vehicle Code.

Low-Speed Electric Scooter means a device weighing less than 100 pounds with two or three wheels, handlebars, and a floorboard to accommodate a standing rider, that is solely propelled by an electric motor and human power and whose maximum speed without human propulsion is no more than 10 miles per hour, and includes any device Section 1-140.11 of the Illinois Vehicle Code defines as a low-speed electric scooter.

Personal mobility device means any self-propelled vehicle, including a three-wheeled vehicle, designed for and used by a

1 person with disabilities, that is incapable of a speed in excess
2 of eight miles per hour on level ground.

3 State Highway shall have the same meaning as defined by Sec.
4 2-207 of the Illinois Highway Code,

5 Toy Vehicle means any battery powered ride-on toy that is
6 designed to not exceed 10 miles per hour; that includes any number
7 of wheels, handlebars, steering wheel, seat, or platform; and is
8 designed for children under the age of eight years, including, but
9 not limited to products marketed under the brand names of Razor®
10 and Power Wheels™ and products similar to those products.

11 Untitled Motor Driven Vehicle means any vehicle ~~a "motor~~
12 ~~driven scooter, mini bike, pocket bike, go-cart"~~ are defined as
13 ~~any electric or gas driven wheeled scooter, cycle or other vehicle~~
14 ~~which is operated by a rider in either a sitting or standing~~
15 ~~position~~ for which the State of Illinois does not issue a title
16 document or issue license plates or registration documents, and is
17 a wheeled powered by an electric or gas motor, motor driven cycle
18 or other similar vehicle, including those operated by pedals with
19 a chain and or throttle assist, and includes all low-speed electric
20 scooters.

21 Village street means any highway that is part of the Village's
22 municipal street system as described in Sec. 2-104 of the Illinois
23 Highway Code.

1 Sec. 18- 185. Operation of Untitled Motor Driven Vehicles~~Motor~~
2 ~~Driven Scooters Restricted~~.

3 (a) No person shall operate an Untitled Motor Driven Vehicle
4 upon any state highway or county highway or upon public property,
5 other than a Village street, within the Village.

6 (b) No person shall operate an Untitled Motor Driven Vehicle
7 upon any Village street unless such person possesses a valid
8 driver's license. A person who is not prohibited from operating an
9 Untitled Motor Driven Vehicle on a Village street by this paragraph
10 does, shall not constitute an intended nor permitted user of such
11 street, operates at such person's own risk, and waives any claim
12 such person may have against the Village, its officers or employees
13 arising from or related to the conditions of said Village street
14 including but not limited to, traffic signaling and signage,
15 intersection design, or maintenance.

16 (c) No person shall operate an Untitled Motor Driven Vehicle
17 in violation of any provision of the Illinois Vehicle Code or this
18 code.

19 (d) No person shall operate an Untitled Motor Driven Vehicle
20 in excess of the posted speed limit.

21 (e) No person shall operate an Untitled Motor Vehicle that
22 is not equipped as follows:

23 1. Lamps and Reflectors. Every Untitled Motor Driven
24 Vehicle in use after sunset must be equipped with a lamp on

Exhibit B

1 the front that emits a white light visible from a distance of
2 at least 500 feet to the front, and with a red reflector on
3 the rear which shall be visible from all distances from 50
4 feet to 600 hundred feet to the rear when directly in front
5 of lawful lower beam of headlamps on a motor vehicle. A lamp
6 emitting a red light visible from a distance of 500 feet to
7 the rear may be used as an alternative to the red reflector.

8 2. Brakes. Every Untitled Motor Driven Vehicle
9 must be equipped with a brake to enable the operator to make
10 the braked wheel skid on a dry, level, clean pavement.

11 (f) No person shall operate an Untitled Motor Driven Vehicle
12 while carrying any passengers, except in the case of a Toy Vehicle
13 that is specifically designed to accommodate more than one child.

14 (g) No person shall alter an Untitled Motor Driven Vehicle
15 to operate in a fashion other than originally designed, nor operate
16 Untitled Motor Driven Vehicle that has been so altered.

17 (h) No person shall operate an Untitled Motor Driven Vehicle
18 while carrying a package, bundle, or article that prevents the
19 operator from keeping both hands upon the handlebars or steering
20 device.

21 (i) No person shall operate an Untitled Motor Driven Vehicle,
22 other than a personal mobility device or a toy vehicle that the
23 operator must operate from a seated position in accordance with
24 this section without wearing a helmet.

Exhibit B

~~No person shall operate a motor driven scooter upon any public street, sidewalk, public parking lot, bike path, park, reservoir or any other public property.~~

Sec. 18- 186. Exemptions.

The following shall be exempt from the prohibitions contained in this Article:

1. Any Untitled Motor Driven Vehicle operated by an employee of a governmental unit, including a school district or a community college district, while in the performance of such employees' official duties and not as transportation to or from the place of employment ~~police vehicle, fire vehicle, special district vehicle, County vehicle or Forest Preserve District vehicle operated by an employee in the course of his or her duties.~~

2. A personal mobility device ~~Motorized wheelchairs. For the purpose of this Article, a Motorized Wheelchair means any motorized vehicle designated for and used by a person with disabilities~~ when operated by a person with disabilities.

3. Toy vehicles, when operated by a child under the age of eight years, upon sidewalks or paths within the Village, or when driven across a public street within a designated crosswalk under the supervision of the child's parent or guardian ~~Electric personal assistance mobility devices, as defined in section 5/ 1-117.7 of the Illinois Vehicle Code (625 ILCS 5-100 et. Seq.).~~

Sec. 18- 187. Applicability of this Article

Exhibit B

1 Without limitation, this Article applies to all public property in
2 the Village~~of Palatine~~.

3 Sec. 18- 188. Violations

4 Any person found guilty of violating any provision of this
5 aArticle shall be subject to a fined as provided by ordinance or
6 resolution of the Village Council~~Sections 18- 184 through 18- 187~~
7 ~~shall be fined not less than seventy five dollars (\$75.00) nor~~
8 ~~more than seven hundred fifty dollars (\$750.00)~~. An offense
9 committed by a minor under the direct control or with the consent
10 of a parent or guardian may be subject the parent or guardian to
11 the penalties provided in this Section. The police shall have the
12 authority to either impound or immediately release the motor driven
13 scooter to a parent or guardian.

From: [REDACTED]
Sent: Wednesday, August 27, 2025 3:35 PM
To: Doug Myslinski <dmyslinski@palatine.il.us>
Subject: Fwd: Comments on the Proposed e-bike/e-scooter ordinance

You don't often get email from [REDACTED]. [Learn why this is important](#)

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

Honorable Village of Palatine Council Members,

Regarding the proposed ordinance to restrict or possibly ban e-scooters and e-bikes, I have several concerns I would like to share. As a long-time Palatine resident and the mother of a 13-year-old boy, I have followed this issue fairly closely since my son has been begging for an e-bike, and I was planning to give him one for his 14th birthday in two weeks.

First of all, I think that the community is correct in being concerned about safety. However, regular bicycles can also be unsafe. So can swimming. And riding in cars. We cannot and should not ban everything risky. What we should do is put safety guidelines in place to make things safer. For e-bikes, it makes sense to require motorcycle-grade helmets. That is what I had planned to require for my son since head injuries are the biggest concern with e-bike accidents. Speed limits on bike paths (such as the ones found on Cook County Forest Preserve bike paths) might also help.

Secondly, restricting e-scooters and e-bikes from all bike paths, even for adults, makes absolutely no sense to me. That is the place they most belong! One could argue that they are too fast for sidewalks and too slow for streets, so bike paths are the perfect happy medium. To ban them from bike paths, especially for adults, makes

no sense at all. Again, a bike path speed limit might be a good idea.

Thirdly, e-bikes and e-scooters are more environmentally friendly than cars, and we should encourage their use, not discourage it. They pollute less and require less energy. If anything, we should encourage people to use them more than cars, not restrict them in such a fashion as to make them inconvenient, which banning them from sidewalks and bike paths and restricting them to being used in the street only by people with driver's licenses would be doing. After all, riding them on busy streets such as Northwest Highway or Rand Road would be incredibly dangerous and sometimes there are no side-street alternatives on one's route. In such cases, riding on sidewalks should be an option, especially in a car-dependent suburb like Palatine where so few pedestrians make use of sidewalks.

Additionally, e-bikes and e-scooters allow people (of all ages) with more limited mobility to partake in outdoor activities that would otherwise be difficult for them, such as bike rides with friends, a scenic ride along a bike path through a park, etc. The current proposal strikes me as ableist and unfair to those who currently benefit from the use of these devices for these purposes.

Finally, I think it is important to consider the fact that it is a good thing that these devices are getting kids out of their houses and off their phones. They finally have something fun to do in the real world that gets them out of their virtual worlds into the real world. Don't take that away from them. I'm thrilled when I see groups of teens out and about on e-bikes as kids these days usually do not get out enough. Don't force them back into their online conversations over video games. Let them be out in the real world on their e-bikes and e-scooters.

All of these concerns lead me to recommend that the Village **not** pass the proposed ordinance to restrict or ban e-bikes/e-scooters for some or for all. Instead, I hope the Village of Palatine will adopt common sense safety measures such as mandatory motorcycle helmets and/or bike path speed limits instead. Before the vote on this matter, please remember that the future of our teens is at stake.

Sincerely,

Sarah Mikulski, Palatine Resident

From: Scott Lamerand <SLamerand@palatine.il.us>

Sent: Thursday, August 21, 2025 7:45 AM

To: [REDACTED]

Subject: Re: Reckless electric scooter riders

Mr. and Mrs. Basofin,

Thank you for your message. The Village Council will be discussing the issue on September 2nd to see what ordinances to establish to allow for enforcement and a safer environment for all: The e-riders and others. Staff has done a good bit of work to assess what other communities have done to manage the issue and we feel we have a workable solution.

It will be a work in progress but we'll be taking our first steps to address the challenges shortly.

Have a great day.

Sincerely,

Scott

From: [REDACTED]

Sent: Wednesday, August 20, 2025 4:34 PM

To: Scott Lamerand <SLamerand@palatine.il.us>

Subject: Reckless electric scooter riders

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Mr. Lamerand,

This summer there have been numerous instances where people, mostly children, have been buzzing through our neighborhood, middle of the street, minus helmets, swinging around corners, and paying

absolute NO attention to moving vehicles. (I just saw 3 kids as I write this.)

At sundown they are almost impossible to see.

Can the Village, which is very strict on drivers, please address this issue before someone gets seriously injured or killed?

Thank you.

Bob and Judy Basofin
549 S Echo Ln.
Palatine

From: [Jim Schwantz](#)
To: [Ben Vyverberg](#); [Hadley SkeffingtonVos](#)
Subject: Fw: Scooters, E-Bikes
Date: Friday, August 22, 2025 1:08:21 PM

Please make this part of the record.

Jim Schwantz
Mayor

From: [REDACTED]
Sent: Friday, August 22, 2025 1:05:40 PM
To: Jim Schwantz <JSchwantz@palatine.il.us>; Greg Langer <GLanger@palatine.il.us>; Scott Lamerand <SLamerand@palatine.il.us>; Doug Myslinski <dmyslinski@palatine.il.us>; Joe Falkenberg <JFalkenberg@palatine.il.us>; Kollin Kozlowski <KKozlowski@palatine.il.us>; Brad Helms <BHelms@palatine.il.us>
Subject: Scooters, E-Bikes

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

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Dear Village council members,

I live in District 6 and often see scooters on my way to the store or doctors appointments. Although I agree there should be some sort of restrictions to those speeding through my neighborhood, those that are under 16 and being unsafe, I believe restricting to over 16 with a valid license is unfair.

A few yrs ago when I got Meghan's state ID at the DMV (she legally cannot drive due to her visual impairment) a gal in front of us was proudly going to get her permit. She had her information and her parents information and was with her parents. BUT her parents were not here legally and didn't have the proper documentation. She had her birth certificate and was born here, and she was not allowed to get a permit.

I then asked PHS and they informed me that anyone with illegal parents could not get a license despite being born here. So for these students, often the only transport to work is an e-scooter or e-bike and although they are often over age 16, they do not legally nor can they get a license in IL until they are 18 yrs old.

I think access is important. Just like I wish my daughter had access to reliable transit, but yet she cannot get on the Township Bus since it doesn't leave the lot till 9am and doesn't travel after 3pm. Her Harper classes run from 8am to 4pm. I wish that was

different and I also wish the Township offered weekend service. I know that the Township is not under the Village perview but I wanted to make you aware that access matters.

I have recently seen a number of folks (all ages) using scooters with backpacks and bags from Aldi scooting home, safely and within the law- traveling on crosswalks and the sidewalk to go home from a long Chipotle shift.

I don't think it's fair to deny these folks access when they are in fact, just trying to work and live within their means.

Thank you for listening and I appreciate ALL that you do in your work for the Village of Palatine.

Palatine resident, Reseda West neighbor,
Allie Gillies

--

Allie Gillies


Special Gifts Theatre, Board Directors

[SGT's 25th Celebration](#)

[People Helping People Palatine](#), Board Secretary

[Palatine Parents' Music Club](#), co-founder

[Partners for Our Communities](#) (POC), Ambassador Captain

From: wmikesbikes@aol.com
To: [Jim Schwantz](#); [Reid Ottesen](#); [Brad Helms](#); [Scott Lamerand](#); [Doug Myslinski](#); [Greg Langer](#); [Joe Falkenberg](#); [Kollin Kozlowski](#); [Hadley SkeffingtonVos](#)
Subject: Palatine Bicycle Commission
Date: Friday, August 22, 2025 3:52:02 PM

You don't often get email from wmikesbikes@aol.com. [Learn why this is important](#)

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Palatine Trustees, Mayor Schwantz. Village Manager Mr. Ottesen

I understand that the Village is considering an ordinance on the use of e-bikes and other e-devices.

I think it would be in the best interests of Palatine to establish a bicycle commission to help with ground rules for e-devices, a new bike plan, and to insure that Palatine will include bicycle and pedestrian considerations in all street improvement projects.

As well as the growing issue of electric vehicles, there are already a number of other issues that need to be addressed, such as a safe crossing of Palatine Road at Rose Street for the Paddock School students.

As a life-long resident of Palatine and a cyclist, I am willing to head up such a commission and I know two retired traffic engineers who would also be willing to lend their expertise.

Thank You,

Wayne Mikes

Consider a Motion to Award a Contract for the Water Supply Well 15 Rehabilitation

BACKGROUND:

The Village maintains five standby wells for emergency supply should an interruption to Lake Michigan water occur. These wells are run monthly to confirm capabilities and water quality.

The well located near Osage Park suddenly failed recently and maintenance is required. The Village performed all surface troubleshooting possible, and it was determined the most likely repair needed would be to the column pipe or the motor, which is 700 feet below the ground surface. A bid package was prepared, and the repair project was competitively priced.

KEY ISSUES:

- On Tuesday, August 12, 2025, five bids were received, ranging from a high of \$705,055 to a low of \$376,508.85.
- The low bidder was Layne Christensen Company of Aurora, Illinois in the amount of \$376,508.85.
- The Engineer's estimate was \$571,970.

BUDGET IMPACT:

This repair need was not expected and therefore not part of the 2025 capital improvement plan. However, the Village recently received our Member Initiative Grant from the Northwest Water Commission in the amount of \$1,154,000. A portion of this grant is proposed to be directed to accommodate this work.

RECOMMENDATION:

Staff recommends that the contract for the Water Supply Well 15 Rehabilitation be awarded to Layne Christensen.

ACTION REQUIRED:

Motion to award the contract for the Water Supply Well 15 Rehabilitation to Layne Christensen Company of Aurora, Illinois in the amount of \$376,508.85.

ATTACHMENTS:

1. Bid Tabulation
2. Well 15 Aerial



Bidding Summary
Water Supply Well No. 15 Rehabilitation
August 12, 2025

	Bidding Contractors	As Read Bid Amount	As Corrected Bid Amount
1	Layne Christensen Co.	\$ 376,505.00	\$ 376,508.85
2	Great Lakes Water Resources Group, Inc.	\$ 492,530.00	Correct as Read
3	Municipal Well & Pump	\$ 515,178.40	Correct as Read
4	Water Well Solutions Illinois, LLC	\$ 544,313.00	\$ 541,313.00
5	The Cahoy Group	\$ 705,055.00	Correct as Read

BID OPENING
Date: August 12, 2025
Time: 11:00 AM
Location: Village Hall

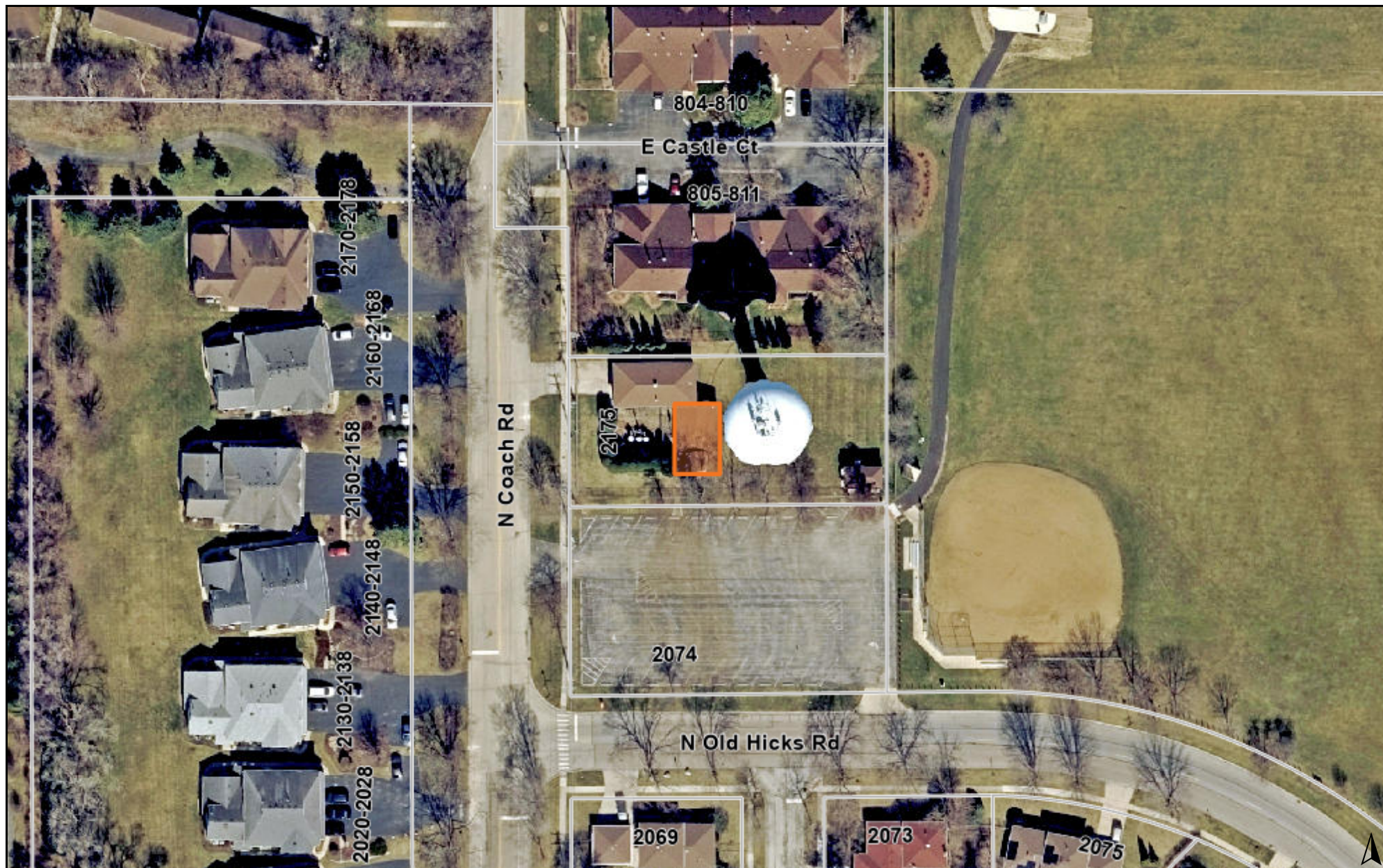
VILLAGE OF PALATINE - DEPARTMENT OF PUBLIC WORKS
TABULATION OF BIDS
FOR
Water Supply Well No. 15 Rehabilitation
DPW- 2526
Section # N/A

COMPUTED BY: KML

				Cost Estimate		Low Bidder		2		3		4	
						Layne Christensen Co. 721 W. Illinois Avenue Aurora, IL 60506 (630) 897-6941		Great Lakes Water Resources G P.O. Box 460 Channahon, IL 60410 (815) 726-2720 Fax (815) 534-9516		Municipal Well & Pump 1212 Storbeck Drive Waupun, WI 53963 (920) 324-3400 Fax (920) 324-3431		Water Well Solutions Illinois, LLC 825 E. North Street Elburn, IL 60119 (630) 365-9099 Fax (630) 365-9069	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
PL01	MOBILIZATION	L SUM	1	35,000.00	35,000.00	14,178.00	14,178.00	30,500.00	30,500.00	25,910.00	25,910.00	19,267.00	19,267.00
PL02	BUILDING REMOVAL AND REPLACEMENT	L SUM	1	15,000.00	15,000.00	-		12,500.00	12,500.00	18,430.00	18,430.00	16,422.00	16,422.00
PL03	PULL, INSPECT AND REINSTALL PUMP IN WELL	L SUM	1	120,000.00	120,000.00	69,974.00	69,974.00	102,000.00	102,000.00	117,950.00	117,950.00	122,164.00	122,164.00
PL04	MOTOR INSPECTION	L SUM	1	10,000.00	10,000.00	1,849.00	1,849.00	3,000.00	3,000.00	1,400.00	1,400.00	1,700.00	1,700.00
PL05	SANDBLAST AND RE-COAT EXISTING COLUMN PIPE	FOOT	100	40.00	4,000.00	49.75	4,975.00	62.00	6,200.00	34.60	3,460.00	75.00	7,500.00
PL06	TELEWISE WELL	L SUM	1	5,000.00	5,000.00	2,444.00	2,444.00	1,900.00	1,900.00	4,880.00	4,880.00	1,750.00	1,750.00
PL07	SANDBLAST AND RE-COAT EXISTING OIL TUBING	FOOT	100	60.00	6,000.00	82.31	8,231.00	33.00	3,300.00	36.40	3,640.00	27.00	2,700.00
PL08	CUT AND RE-THREAD COLUMN PIPE	JOINTS	20	250.00	5,000.00	173.35	3,467.00	100.00	2,000.00	177.50	3,550.00	195.00	3,900.00
PL09	AIR LINES (PAIRED)	FOOT	790	3.00	2,370.00	1.00	790.00	1.50	1,185.00	3.80	3,002.00	3.00	2,370.00
PL10	PUMP BOWL ASSEMBLY	L SUM	1	50,000.00	50,000.00	32,886.00	32,886.00	62,700.00	62,700.00	48,460.00	48,460.00	32,250.00	32,250.00
PL11	BAIL SAND	HRS	40	600.00	24,000.00	787.78	31,511.20	395.00	15,800.00	623.80	24,952.00	675.00	27,000.00
PL12	BAIL OIL	HRS	8	600.00	4,800.00	886.50	7,092.00	395.00	3,160.00	821.30	6,570.40	675.00	5,400.00
PL13	PUMPING TEST	HRS	2	600.00	1,200.00	763.50	1,527.00	585.00	1,170.00	600.00	1,200.00	850.00	1,700.00
PL14	WELL DISINFECTION	L SUM	1	5,000.00	5,000.00	3,053.00	3,053.00	2,325.00	2,325.00	1,660.00	1,660.00	6,350.00	6,350.00
PL15	UNSPECIFIED PUMP REPAIRS	L SUM	1	90,000.00	90,000.00	90,000.00	90,000.00	90,000.00	90,000.00	90,000.00	90,000.00	90,000.00	90,000.00
PL16	COLUMN PIPE	FOOT	690	120.00	82,800.00	42.11	29,055.90	121.00	83,490.00	126.80	87,492.00	148.00	102,120.00
PL17	COLUMN PIPE COUPLINGS	EACH	35	300.00	10,500.00	279.63	9,787.05	232.00	8,120.00	247.40	8,659.00	264.00	9,240.00
PL18	OIL TUBING	FOOT	690	80.00	55,200.00	40.14	27,696.60	52.00	35,880.00	52.60	36,294.00	87.00	60,030.00
PL19	LINESHAFT	FOOT	400	70.00	28,000.00	49.02	19,608.00	29.00	11,600.00	32.10	12,840.00	45.00	18,000.00
PL20	LINESHAFT COUPLINGS	EACH	20	200.00	4,000.00	322.40	6,448.00	193.00	3,860.00	166.50	3,330.00	86.00	1,720.00
PL21	LINESHAFT BEARINGS	EACH	30	300.00	9,000.00	269.77	8,093.10	288.00	8,640.00	302.30	9,069.00	200.00	6,000.00
PL22	SUCTION PIPE	EACH	1	2,000.00	2,000.00	2,316.00	2,316.00	1,060.00	1,060.00	1,000.00	1,000.00	1,500.00	1,500.00
PL23	SPIDER BUSHINGS	EACH	20	50.00	1,000.00	36.85	737.00	22.00	440.00	15.00	300.00	40.00	800.00
PL24	MOTOR DRIVE SHAFT	EACH	1	1,500.00	1,500.00	790.00	790.00	1,700.00	1,700.00	1,130.00	1,130.00	1,430.00	1,430.00
TOTAL BASE BID AS READ				\$ 571,370.00		\$ 376,505.00		\$ 492,530.00		\$ 515,178.40		\$ 544,313.00	
TOTAL BID AS CORRECTED						\$ 376,508.85						\$ 541,313.00	
PROPOSAL GUARANTEE						5.00%		5.00%		5.00%		5.00%	
COMMENTS						MULTIPLICATION ERRORS IN ITEMS PL11, PL16, PL17, PL18, PL19, AND PL21.						SUMMATION ERROR.	

BID OPENING
Date: August 12, 2025
Time: 11:00 AM
Location: Village Hall

Red unit price = unit price is above median unit price Blue unit price = unit price is equal to median unit price Green unit price = unit price is below median unit price				5 The Cahoy Group 24568 150th Street, Suite 200 Sumner, IA 50674 (563) 578-1130									
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
PL01	MOBILIZATION	L SUM	1	19,877.00	19,877.00								
PL02	BUILDING REMOVAL AND REPLACEMENT	L SUM	1	18,723.00	18,723.00								
PL03	PULL, INSPECT AND REINSTALL PUMP IN WELL	L SUM	1	94,064.00	94,064.00								
PL04	MOTOR INSPECTION	L SUM	1	11,257.00	11,257.00								
PL05	SANDBLAST AND RE-COAT EXISTING COLUMN PIPE	FOOT	100	23.00	2,300.00								
PL06	TELEWISE WELL	L SUM	1	2,460.00	2,460.00								
PL07	SANDBLAST AND RE-COAT EXISTING OIL TUBING	FOOT	100	23.00	2,300.00								
PL08	CUT AND RE-THREAD COLUMN PIPE	JOINTS	20	200.00	4,000.00								
PL09	AIR LINES (PAIRED)	FOOT	790	2.00	1,580.00								
PL10	PUMP BOWL ASSEMBLY	L SUM	1	48,924.00	48,924.00								
PL11	BAIL SAND	HRS	40	485.00	19,400.00								
PL12	BAIL OIL	HRS	8	485.00	3,880.00								
PL13	PUMPING TEST	HRS	2	635.00	1,270.00								
PL14	WELL DISINFECTION	L SUM	1	650.00	650.00								
PL15	UNSPECIFIED PUMP REPAIRS	L SUM	1	90,000.00	90,000.00								
PL16	COLUMN PIPE	FOOT	690	98.00	67,620.00								
PL17	COLUMN PIPE COUPLINGS	EACH	35	100.00	3,500.00								
PL18	OIL TUBING	FOOT	690	48.00	33,120.00								
PL19	LINESHAFT	FOOT	400	662.00	264,800.00								
PL20	LINESHAFT COUPLINGS	EACH	20	193.00	3,860.00								
PL21	LINESHAFT BEARINGS	EACH	30	290.00	8,700.00								
PL22	SUCTION PIPE	EACH	1	960.00	960.00								
PL23	SPIDER BUSHINGS	EACH	20	60.00	1,200.00								
PL24	MOTOR DRIVE SHAFT	EACH	1	610.00	610.00								
TOTAL BASE BID AS READ				\$ 705,055.00									
TOTAL BID AS CORRECTED													
PROPOSAL GUARANTEE				5.00%		5.00%							
COMMENTS													



0 150 300
ft

Print Date: 8/13/2025

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.

Consider a Motion Authorizing the Village Manager to Execute a Proposal for Design Engineering Services for the Quentin Road Water Main Improvements

BACKGROUND:

Annually, the Village completes water main replacements to address locations that have experienced high volumes of breaks. The increase in volume has exceeded in-house staff capacity and thus consulting engineering is recommended. When possible, engineering starts in the year prior to construction to allow for required state and county permits to be obtained, which the proposed project would include.

KEY ISSUES:

- Cook County has proposed preliminary plans to reconstruct/resurface Quentin Road.
- This section of Quentin Road is experiencing more frequent breaks and is therefore recommended to address Village utility needs and to coordinate with anticipated pavement maintenance.
- This section of Water Main is located in the roadway and is 7+ feet deep, contributing to the difficulty of repairing water main breaks in this area.
- Engineering services are recommended to prepare for the installation of a replacement water main and would include site surveying, Illinois Environmental Protection Agency permitting, development of plans, and preparation of specifications for bidding purposes.

BUDGET IMPACT:

This work was not part of our 5 year capital improvement plan and recently identified for acceleration when the Cook County Highway Department indicated their plan to resurface Quentin Road as soon as the second half of 2026. While not part of the 2025 capital improvement plan, the Village recently received our Member Initiative Grant from the Northwest Water Commission in the amount of \$1,154,000. A portion of this grant is proposed to be directed to accommodate this proposed work.

RECOMMENDATION:

Staff recommends authorizing the Village Manager to execute the proposal from Ciorba Group for design engineering services for the Quentin Road Water Main Improvements in the not-to-exceed amount of \$79,881.29

ACTION REQUIRED:

Motion to authorize the Village Manager to execute the proposal from Ciorba Group, Incorporated of Chicago, Illinois for Design Engineering Services for the Quentin Road Water Main Improvements in the not-to-exceed amount of \$79,881.29.

ATTACHMENTS:

1. 2025-08-20 Ciorba Quentin Road Water Main Proposal
2. GIS Location of Proposed Work

August 20, 2025

Mr. George S. Ruppert, P.E.
Village Engineer
Village of Palatine
148 W. Illinois Avenue
Palatine, Illinois 60067

**Subject: Quentin Road Water Main Improvements
 Proposal for Design Engineering Services**

Dear Mr. Ruppert:

Per your request, Ciorba Group, Inc. has prepared a proposal for **Design Engineering Services for the Quentin Road Water Main Improvements**. Our Scope of Services is defined in attached Agreement and Exhibits, which we understand to include the following:

- Attend meetings and coordinate with Village staff;
- Perform topographic survey and preparation of base sheets;
- Perform soil borings at 500' intervals and environmental testing;
- Obtain pavement cores;
- Coordinate with utilities;
- Develop preliminary and final design plans, specifications, and cost estimates;
- Prepare and submit permit applications;
- Assist with the advertisement and bidding process.

The engineering fee for the design phase is not to exceed **\$79,881.29**. Actual time on the project will be invoiced. A breakdown of the fee is included in the attached Agreement and Exhibits.

Fees in this proposal shall remain fixed until December 31, 2026. Should you have any questions please contact me at 773-892-9795. We appreciate the opportunity of submitting this proposal to the Village on this important public improvement project.

Sincerely,

CIORBA GROUP, INC.



Luke Mattson, P.E.
Water Resources Project Manager II

Enclosures: Agreement
 Exhibit A - Scope of Services
 Exhibit B - Fee Breakdown
 Exhibit C - Project Schedule

Agreement for Engineering Services
Village of Palatine
Quentin Road Water Main
Ciorba Project Number #022070.01

This AGREEMENT, made effective this _____ day of _____, 20____ by and between the Village of Palatine (hereinafter referred to as the "CLIENT"), and CIORBA GROUP, INC. located at 8725 W. Higgins Road, Suite 600 in Chicago, Illinois, a firm of Consultants (hereinafter referred to as "CIORBA"), with regard to providing certain engineering services as set forth below in Exhibit A in connection with the Quentin Road Water Main.

(hereinafter referred to as the "PROJECT") as detailed in the attached scope of work.

NOW THEREFORE, the CLIENT and CIORBA, in consideration of the mutual covenants hereinafter set forth, agree to as follows:

Basic Agreements of Ciorba

1. CIORBA, in signing this AGREEMENT, certifies that it is in compliance with the state law relating to professional registration of individuals and to corporate practice for rendering such services. CIORBA further certifies that 362525351 is its correct Federal Taxpayer Identification Number and that it is doing business as a corporation.
2. CIORBA represents that it has complied with applicable Federal, State, and local laws pertaining to labor, equal employment opportunity and contract procurement and knows of no violations thereof, and such representation shall survive until time of completion of the project.
3. CIORBA agrees to perform certain enumerated services in connection with the PROJECT hereinafter stated as described in EXHIBIT A—SCOPE OF SERVICES.
4. The work shall commence within five (5) days of receiving written authorization to proceed from the CLIENT. Services shall be completed in accordance with the PROJECT SCHEDULE shown in EXHIBIT C. Time to complete the services excludes from consideration periods of delay caused by CLIENT, circumstances beyond the control of CIORBA and, if applicable, review time by any necessary State and Federal agencies.
5. CIORBA agrees to maintain insurance coverage in the following minimum amounts:

Professional Liability	\$2,000,000 per claim/aggregate
General Liability	\$1,000,000 Each Occurrence - Bodily Injury \$1,000,000 Each Occurrence - Property Damage \$2,000,000 Aggregate
Automotive Liability - including non-ownership and hired car coverage	\$1,000,000 Per Person/Per Accident
Employer's Liability	\$500,000 Each Occurrence
Worker's Compensation	Per Statutory Amount

6. CIORBA shall file with the CLIENT a Certificate of Insurance showing complete coverage of all insurance being furnished, signed by the insurance companies or their authorized agents. CIORBA shall name the CLIENT as an additional insured for general liability and automotive

liability for limits stated above and per its insurers' standard additional insured endorsements. CIORBA shall require all of its subcontractors and subconsultants to carry insurance in the amounts stated above. Additional insured endorsements shall be attached to the Certificate of Insurance.

7. CLIENT agrees to maintain its own General Liability, Automotive Liability, Employer's Liability with amounts no less than that shown for CIORBA. CLIENT also agrees to maintain Workers Compensation insurance with statutory limits. CLIENT agrees to require its other consultants and contractors to maintain similar coverage.
8. CIORBA shall perform its services consistent with the prevailing practices and customs of like firms performing similar services.
9. All plans and other documents furnished by CIORBA pursuant to this AGREEMENT will be endorsed by CIORBA and show the requisite professional seal where such is required by law.

Basic Agreements of the Client

1. The CLIENT'S and CIORBA'S designated representatives for this project shall be:

CLIENT	
Name:	George Ruppert
Title:	Village Engineer
Email:	GRuppert@palatine.il.us
Phone:	847-202-6963
Address:	148 W. Illinois Avenue, Palatine, IL 60067

CIORBA	
Name:	Luke Mattson
Title:	Project Manager
Email:	lmattson@ciorba.com
Phone:	773-892-9795
Address:	8725 W Higgins Rd, Suite 600 Chicago, IL 60631

Such representatives shall have authority to act on behalf of their respective principals and render decisions efficiently. Either party may change its designated representative by a writing sent to the other.

2. The CLIENT will pay CIORBA for the performance of the contract as indicated in Exhibit B - PROJECT FEE:
 - a. On a monthly basis upon receipt of an invoice based on the actual cost of work completed. "Actual Cost" is defined as the direct labor costs associated with the personnel used for the work times a direct labor multiplier (DLM) of 3.0 to cover profit, overhead, payroll burden and fringe benefits, plus direct costs.
 - b. Direct costs are travel, shipping, and other out-of-pocket company expenses as well as outside costs. Direct costs will be reimbursed to CIORBA at their cost with no additional service charge.
 - c. The upper limit of compensation shall not exceed \$79,881.29 and is detailed in Exhibit B.
 - d. If the CLIENT identifies an item in the invoice which appears to be in error, the CLIENT may withhold the payment for that but shall pay the balance of the invoiced amount and provide CIORBA with a statement concerning the questioned item. Alternatively, the CLIENT may pay the full amount of the invoice, provide a statement of the questioned item, and adjustment, if appropriate, will be made in the next subsequent invoice submitted by CIORBA, all pending further discussion between the parties.
3. The CLIENT agrees to furnish CIORBA with all available plans, utility atlases and survey data useful to the work to be done by CIORBA. CIORBA shall have the right to rely on the accuracy of any information provided by the CLIENT or CLIENT other consultants. CIORBA shall not be responsible for the negligent acts or omissions of the CLIENT other consultants, or any other person or entity performing work on the PROJECT who are not under the direct control or authority of CIORBA.
4. The CLIENT agrees that, should the CLIENT require Extra Work, the CLIENT will pay CIORBA for such Extra Work. Extra Work is defined as any engineering services required beyond the Scope of Services identified in the BASIC AGREEMENTS OF CIORBA. Extra Work shall not commence until written authorization is received from the CLIENT. Extra Work will be paid on the basis of

"Actual Cost" being defined in paragraph 2. of the BASIC AGREEMENTS OF THE CLIENT. The compensation for these changes could be limited to an amount mutually agreed to by the CLIENT and CIORBA. Extra Work will be paid on the basis of the "Actual Cost" being defined in paragraph 2. of the BASIC AGREEMENTS OF THE CLIENT.

5. Notwithstanding the foregoing, should CIORBA receive subpoenas or be subject to court orders arising from the Work, CIORBA shall upon notice to the CLIENT be compensated for compliance with said subpoenas or orders by CLIENT at CIORBA'S then prevailing hourly rates.
6. That, should the CLIENT require changes in any of the detailed reports, studies or estimates after they have been approved by the CLIENT, the CLIENT will pay CIORBA for such changes on the basis of the "Actual Cost" being defined in paragraph 2. of the BASIC AGREEMENTS OF THE CLIENT and calculated at CIORBA's then prevailing hourly rates. The compensation for these changes could be limited to an amount mutually agreed to by the CLIENT and CIORBA.

General Conditions

1. This contract shall constitute the entire agreement and understanding by and between the parties hereto, and it shall not be considered modified, altered, changed, or amended in any respect unless done so in writing with signatures by both the CLIENT and CIORBA.
2. The CLIENT and CIORBA each bind themselves and their partners, successors, executors, administrators and assign to the other party of this Agreement and to the partners, successors, executors, administrators and assigns of such other party, in respect to all covenants of this Agreement. Nothing herein shall be construed as creating any personal liability on the part of any officer or agent of any public body, which may be a party hereto. Both CLIENT and CIORBA agree that neither shall take any action to assert any claims or lawsuits against an individual officer, employee, agent, owners of the other. This AGREEMENT shall not be construed as giving any rights or benefits hereunder to anyone other than the CLIENT and CIORBA. No third-party beneficiaries are created by this AGREEMENT.
3. Copies of tracings, plans, reports, estimates, maps, survey notes, computations, electronic data files and other documents prepared by CIORBA in accordance with this AGREEMENT shall upon request be delivered to the CLIENT per Exhibit A.
4. That none of the services to be furnished by CIORBA, other than those shown in EXHIBIT A, shall be sublet, assigned, or transferred to any other party or parties without written consent of the CLIENT. The consent to sublet, assign or otherwise transfer any portion of the services to be furnished by CIORBA shall not be construed to relieve CIORBA of the responsibility for the fulfillment of this AGREEMENT. Further, CLIENT agrees it shall not assign or transfer this Agreement except upon the written consent of CIORBA. Any such consent by CIORBA shall not be construed to relieve CLIENT of the obligations hereunder.
5. CIORBA assumes no responsibility for the detection or removal of any hazardous substances or archeological finds found at the job site.
6. Any difference between CIORBA and the CLIENT concerning their interpretation of the provisions of this AGREEMENT shall, before any litigation is commenced, be referred to a mediation committee as a condition precedent to litigation. The committee shall consist of one member appointed by CIORBA, one member appointed by the CLIENT and a third member appointed by the two other members.
7. LIMITATIONS - Causes of action between the parties to this Agreement pertaining to acts or failures to act shall be deemed to have accrued and the applicable statutes of limitations shall commence to run not later than either the date of substantial completion of construction for acts or failures to act occurring prior to substantial completion or the date of issuance of the final Certificate of Payment for acts or failures to act occurring after substantial completion.
8. This AGREEMENT may be terminated by the CLIENT upon giving notice in writing to CIORBA at the address indicated in this agreement. Upon such termination, and upon payment in full to CIORBA, CIORBA shall cause to be delivered to the CLIENT all surveys, permits, agreements, reports, drawings, partial and completed estimates and data, if any, from soil survey and subsurface investigations, with the understanding that all such material becomes the property of the CLIENT subject to CIORBA retaining all intellectual property rights including common law, statutory, copyright, and other reserved rights in the instruments of service.
9. The CLIENT agrees that, should the Project or any part thereof be abandoned or terminated at any time after CIORBA has performed any part of the services provided for in this AGREEMENT;

and prior to the completion of such services, the CLIENT shall reimburse CIORBA for their actual costs, incurred up to the time they are notified in writing of such abandonment or termination, Actual Cost being defined in paragraph 2. Under "BASIC AGREEMENTS OF THE CLIENT".

10. In accepting and utilizing any drawings, reports, documentation, and other technical submissions (in any form including electronic media) generated and furnished by CIORBA, the CLIENT agrees that these are all instruments of service of CIORBA, who shall be deemed the author, and shall retain all common law, statutory law, and other rights, including copyrights.

The CLIENT agrees not to reuse any drawings, reports, documentation, and other technical submissions (in any form including electronic media), in whole or in part, for any purpose other than for the Project. The CLIENT agrees not to transfer the drawings, reports, documentation, and other technical submissions (in any form including electronic media) to others without the prior written consent of CIORBA. The CLIENT further agrees to waive all claims against CIORBA resulting in any way from any unauthorized changes to or reuse of any drawings, reports, documentation, and other technical submissions (in any form including electronic media) for any other project by anyone other than CIORBA.

In addition, the CLIENT agrees, to the fullest extent permitted by law, to indemnify and hold harmless CIORBA, its officers, directors, employees and subconsultants against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, arising from any changes made by anyone other than CIORBA or from any unauthorized reuse of any drawings, reports, documentation and other technical submissions (in any form including electronic media) without the prior written consent of CIORBA.

Under no circumstances shall delivery of any drawings, reports, documentation, and other technical submissions (in any form including electronic media) for use by the CLIENT be deemed a sale by CIORBA, and CIORBA makes no warranties, either express or implied, of merchantability and fitness for any particular purpose. In no event shall CIORBA be liable for indirect or consequential damages as a result of the CLIENT'S reuse of any drawings, reports, documentation and other technical submissions (in any form including electronic media).

Nothing contained herein shall create a contractual relationship with, or any rights in favor of, any third party, including any contractors, subcontractors, design professionals, or subsequent users.

11. Electronic files furnished by either party shall be subject to an acceptance period of 30 days during which the receiving party agrees to perform appropriate acceptance tests. Ciorba shall correct any discrepancies or errors detected and reported within the acceptance period. After the acceptance period, the electronic files shall be deemed to be accepted and Ciorba shall have no obligations to correct errors or maintain electronic files.
12. The CLIENT is aware that differences may exist between the electronic files delivered and the printed hard-copy construction documents. In the event of a conflict between the signed construction documents prepared by CIORBA and electronic files, the signed or sealed hard-copy construction documents shall govern.
13. This AGREEMENT and the enforcement therefore shall be governed, construed and controlled in all respect by the laws of the state where the Project is located.

IN WITNESS WHEREOF, the parties have caused this AGREEMENT to be executed on the date first above written.

Executed by the:

Village of Palatine of the State of Illinois, acting by and through
its Village Council.

By: _____
Name: _____
Title: _____
Date: _____

Attest: _____
Name: _____
Title: _____
Date: _____

Ciorba Group, Inc.

By: 
Name: Duane O'Laughlin
Title: Chief Operating Officer
Date: 8/20/2025

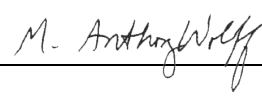
Attest: 
Name: Tony Wolff
Title: Vice President - Water Resources
Date: 08/20/2025

EXHIBIT A—SCOPE OF SERVICES

Exhibit A - Scope of Services

QUENTIN ROAD WATER MAIN

1. **General** - The scope of the design work includes the replacement of an existing 12" water main with 16" water main, associated appurtenances (valves, hydrants, etc.), water services, and removals / restoration of the work directly impacted by the water main improvements. Locations include:

Quentin Road (Euclid Avenue - 100' North of Medford Dr): 2,200 feet

2. **Meetings, Data Collection and Coordination** - Ciorba Group will attend an initial kick off meeting with the Village to review the proposed scope of improvements, engineering parameters, and project schedule. Electronic copies of standard Village specifications, contract conditions and details will be requested at this meeting. Also at the initial meeting, public utility atlases will be obtained and discussions held with Public Works on the location of any known problem areas. Other meetings will be scheduled with the Village for the preliminary, prefinal and final plan submittals or as needed to discuss design issues.

3. **Topographic Survey and Base Sheet Preparation** - Full horizontal and vertical topographic survey will be completed for the entire project length with work beginning soon after Notice to Proceed is received from the Village. Survey tasks will include setting horizontal and vertical control and obtaining utility information such as manhole invert elevations and conditions. Collecting storm sewer and sanitary sewer manhole inverts will be important to identify potential conflicts with the proposed water main. A tree survey of all trees with a diameter over 6-inches, will also be surveyed. Besides obtaining the topographic features in the project area, the survey will establish the centerline alignment of the existing pavement. As directed by the Village, the street right of way can also be established to show its relationship with the existing pavement.

Once the survey is completed, the topographic data will be used to develop base sheets for the design plan preparation. A Digital Terrain model will also be developed to create an existing ground profile over the water main.

4. **Geotechnical Analysis** - Ciorba Group's subconsultant Soil and Material Consultants (SMC) will obtain geotechnical soil borings with environmental testing at 500-foot intervals along the project for the Village's use in preparing an LPC-663 form (Uncontaminated Soil Certification by Licensed Professional Engineer or Licensed Professional Geologist LPC-663). This certification will be made part of the bid documents to inform the bidding contractors of the existing soil conditions as they relate to CCDD.
5. **Utility Coordination** - Ciorba will obtain atlases from private utility companies once the Notice to Proceed is received from the Village. This information will be added onto our base sheets with the drafted topographic survey data. A critical item is to identify any private utility adjustments or relocations as soon as possible. During design, the staff will identify any potential conflicts so that the utility company can be contacted immediately to verify the conflict. Utility coordination will go beyond contacting the

various companies about potential adjustments of their facilities. Once verified, we will request the private utility company develop a schedule for the adjustment or relocation to avoid delaying the start of construction. We will also discuss with utility companies any known future improvements planned for the project area so that the work can be coordinated with the watermain construction.

- 6. Preliminary Plans, Specifications, and Cost Estimates (60%)** - Ciorba Group will prepare preliminary plans, specifications and cost estimates. The plans will include but are not limited to: Title Sheet; General Notes; Summary of Quantities; Typical Sections; Alignment, Ties and Benchmarks; Existing Conditions and Removal Items; Proposed Water Main Plan and Profile; Maintenance of Traffic Plans and Details; Erosion and Sediment Control Plans; Special Details; and Restoration Plans.

All specifications will conform to the Standard Specifications for Water and Sewer Construction in Illinois, IDOT Standard Specifications for Road and Bridge Construction, and Village of Palatine requirements. Special Provisions will be prepared for pay items not addressed by either Standard Specifications. A Status of Utilities will be included in the specifications. An Estimate of Time and an Estimate of Cost will be prepared for submittal.

Before preliminary PS&E are submitted to the Village, a QC/QA Engineer not associated with the project's day to day work efforts will review the documents in accordance with the established QC/QA Plan.

- 7. Permits** - Once the preliminary plans and specifications have been developed, Ciorba will submit permit applications to the necessary regulatory agencies. This includes a submittal to the Illinois Environmental Protection Agency (IEPA) for a water construction permit and Cook County Department of Transportation and Highways (CCDOTH) Permit. We will also coordinate with the Illinois Historic Preservation Agency (IHPA) for any potential historic or cultural concerns.
- 8. Final Plans, Specifications, and Cost Estimates (100%)** -The PS&E will be revised per Village comments on the preliminary documents. After a last QC/QA review, the final PS&E will be submitted to the Village for bid letting review. Final last minute adjustments will be made to the documents if required by the Village. Copies of the final PS&E will be submitted in the numbers required by the Village for bidding.
- 9. Bidding Assistance** - Ciorba will assist the Village with the advertisement and bidding process. Prior to the Village advertising for bids, Ciorba will assist the Village in identifying qualified contractors in the area to perform the work. Ciorba will remain available to answer any questions from bidders. If any questions raised result in the need for an addendum, Ciorba will prepare and issue the addendum in cooperation with the Village. Finally, once bids are received, Ciorba will assist the Village with review of the bids and identifying the lowest qualified bidder.
- 10. Deliverables** - Deliverables will be digital sets of 11" x 17" plans, specifications and cost estimates.

EXHIBIT B—ENGINEERING FEE

Activity		Grand Total	Project Manager III	Project Manager II	Project Engineer II	Engineer IV	Engineer II	Engineer I	Technician III
TOTAL		425	20	67	16	42	156	76	48
1.	Meetings, Data Collection & Coordination	Task Total:	18	8			6	4	
	0100 Meetings	Meetings	10	4			6		
	Meetings with Owner (Water Resources)		8	4			4		
	Plan in Hand Meetings		2				2		
	0120 Coordination	Subtotal:	8	4				4	
	Coordination with Owner and Owner Reps		4	4					
	Coordination with Utilities		4					4	
2.	Survey	Task Total:	56					8	48
	0210 Field Survey	Subtotal:	48					8	40
	Horizontal Topography		48					8	40
	0220 Process Survey	Subtotal:	8						8
	Base Sheet Development		8						8
3.	Water Resources	Task Total:	172	30			92	50	
	0350 Water Main System	Subtotal:	128	22			66	40	
	Conflict Investigation (Utilities)		14	2			6	6	
	Water Main Design		28	6			14	8	
	Water Service Design		6				6		
	Water Main Plan and Profile Sheets		30	6			14	10	
	Water Main Details		8	2			6		
	Concrete / Asphalt Restoration Design		18	2			8	8	
	Erosion Control & Landscaping Plans		18	2			8	8	
	Water System Report		6	2			4		
	0360 Permits	Subtotal:	44	8			26	10	
	Permit - IDOT		16	4			8	4	
	Permit - County		16	2			12	2	
	Permit - IEPA (Water)		12	2			6	4	
5.	Engineering Studies/Plans	Task Total:	87	5	14	38	20	10	
	0560 Contract Plans	Subtotal:	35	5			20	10	
	Title Sheet		1	1					
	General Notes		2				2		
	Summary of Quantities		4				2	2	
	Plan Revisions		22	2			12	8	
	Disposition of Comments		6	2			4		
	0570 Roadway Plans	Subtotal:	52		14	38			
	MOT General Notes and Description		8		2	6			
	MOT Staging (12 hrs/seat, 2 sheets, 1 stage)		24		8	16			
	Intersection Details (x hrs/sheet)		20		4	16			
7.	Quantity, Specifications & Estimates	Task Total:	62	18	2	4	34	4	
	0700 Quantity, Specifications and Estimates	Subtotal:	62	18	2	4	34	4	
	Quantity Calculations and BOM (MOT & Pavement Marking)		6		2	4			
	Quantity Calculations and BOM (Water Resources)		24	8			12	4	
	Specifications (Water Resources)		16	4			12		
	Estimate of Time		4	2			2		
	Estimate of Cost		12	4			8		
8.	Construction Engineering / Administration	Task Total:	6	2			4		
	0840 Construction Assistance	Subtotal:	6	2			4		
	Assistance During Bidding		6	2			4		
9.	QC / QA	Task Total:	12	12					
	0900 QC / QA	Subtotal:	12	12					
	Water Resources QC/QA		8	8					
	Roadway QC/QA		4	4					
10.	Project Management & Administration	Task Total:	12	8	4				
	1000 Project Management & Administration	Subtotal:	12	8	4				
	Project Administration		8	8					
	Project Management		4	4					

Cost Estimate of
Consultant Services
(Direct Labor Multiple)

Firm Ciorba Group, Inc

Date 08/20/25

ITEM	MANHOURS	PAYROLL	(3+R) TIMES PAYROLL	DIRECT COSTS	SERVICES BY OTHERS (E)	TOTAL (C+D+E)	% OF GRAND TOTAL
(A)	(B)	(C)	(D)				
Meetings, Data Collection & Coordination	18	\$ 1,125.14	\$ 3,375.42	\$ -		\$ 3,375.42	4%
Survey	56	\$ 2,856.28	\$ 8,568.84	\$ 325.00		\$ 8,893.84	11%
Water Resources	172	\$ 8,668.83	\$ 26,006.49	\$ -		\$ 26,006.49	33%
Engineering Studies/Plans	87	\$ 4,561.16	\$ 13,683.48	\$ -		\$ 13,683.48	17%
Quantity, Specifications & Estimates	62	\$ 3,579.44	\$ 10,738.32	\$ -		\$ 10,738.32	13%
Construction Engineering / Administration	6	\$ 353.50	\$ 1,060.50	\$ -		\$ 1,060.50	1%
QC / QA	12	\$ 1,248.36	\$ 3,745.08	\$ -		\$ 3,745.08	5%
Project Management & Administration	12	\$ 1,183.72	\$ 3,551.16	\$ -		\$ 3,551.16	4%
Soil and Material Consultants					\$ 8,827.00	\$ 8,827.00	11%
TOTALS	425	\$ 23,576.43	\$ 70,729.29	\$ 325.00	\$ 8,827.00	\$ 79,881.29	100%

DIRECT COSTS SUMMARY

Survey

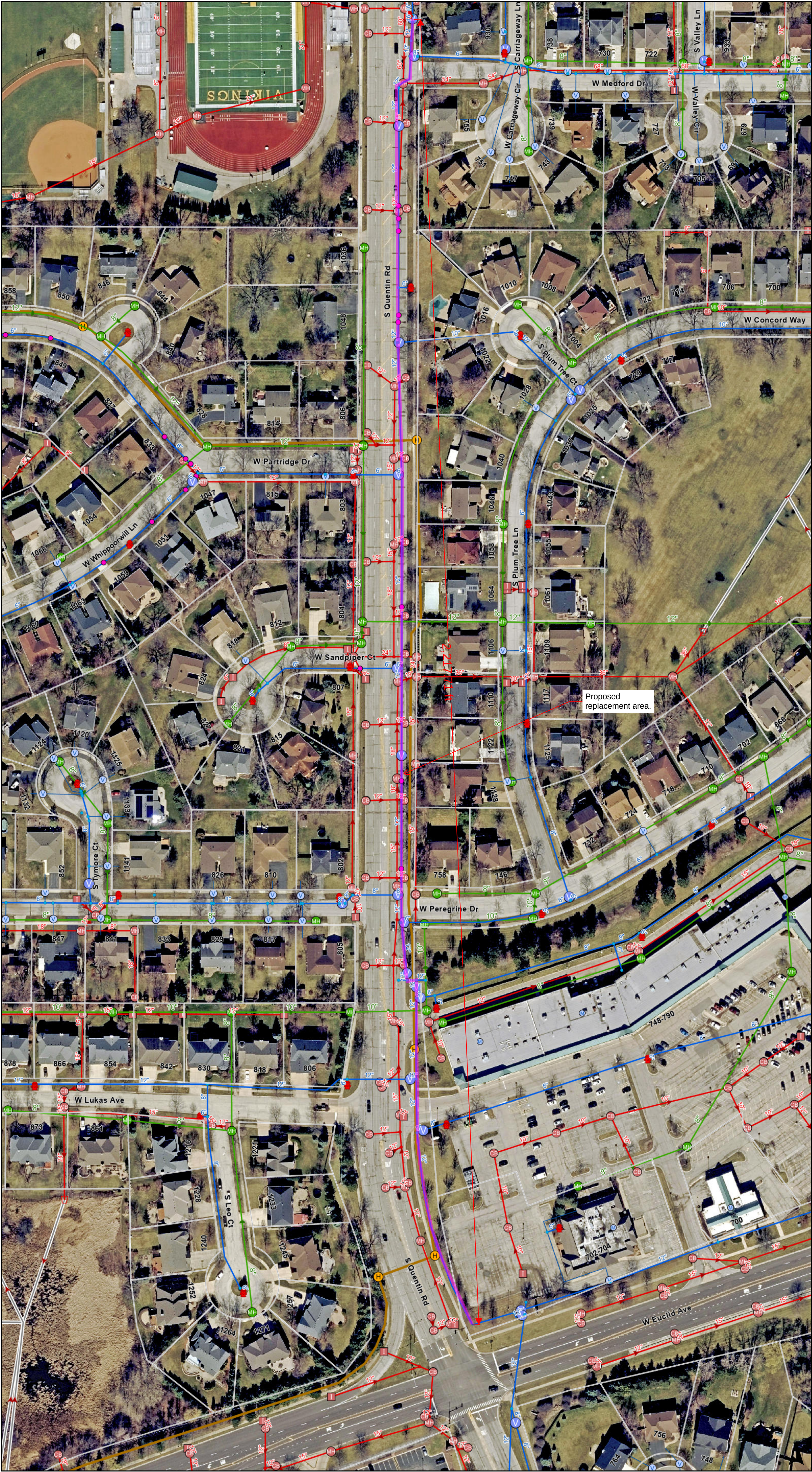
Description	Unit	Unit Cost	Quantity	Extended Cost
Vehicle (day)	day	\$ 65.00	5	\$ 325.00
				\$ 325.00 Total

EXHIBIT C –SCHEDULE

EXHIBIT C - PROJECT SCHEDULE

This proposal is based upon the following assumed schedule:

TASK NAME	START	FINISH
DESIGN ENGINEERING	9/15/2025	3/2/2026
Kickoff Meeting	9/15/2025	
Survey	9/22/2025	9/26/2025
Preliminary Design	9/29/2025	10/24/2025
Preliminary Design Submittal	10/24/2025	
Village Review of Preliminary Design	10/27/2025	11/7/2025
Prefinal Design	11/10/2025	12/5/2025
Prefinal Design Submittal	12/5/2025	
Village Review of Prefinal Design	12/8/2025	12/19/2025
Final Design	12/22/2025	1/16/2026
Final Design Submittal	1/16/2026	
PERMITTING	12/12/2025	3/2/2026
Permit Submittals (IDOT, CCDOTH, IEPA)	12/12/2025	
Agency Review and Approval (11 Weeks)	12/12/2025	3/2/2026
BIDDING AND AWARD	1/18/2026	3/2/2026
Advertise for Bid	1/18/2026	
Bidding Period	1/18/2026	2/13/2026
Bid Opening	2/13/2026	
Village Board Approval	3/2/2026	



- Legend**
- myGIS Layers
- Hydrant
- Water Fitting
 - Water Valve
 - Water Service Valve
 - Water Meter
 - Water Main Break
 - Water Lateral
 - Water Main
 - Sanitary Manhole
 - Sanitary Main
 - Storm Catch Basin
 - Storm Inlet
 - Storm Manhole
 - Storm Fitting
 - Storm Flared End Section
 - Storm Main
 - Telecommunication Points
 - Telecommunication Lines
 - Storm Open Conveyance Channel

Print Date: 7/17/2025

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.

Notes

Consider a Motion to Accept a Perpetual Water Main Easement Located at Town Center Promenade in Deer Park, Illinois

BACKGROUND:

The Village is seeking an easement with the Village of Deer Park to allow for the continued maintenance of the public water main located at Town Center Promenade. This easement was inadvertently not a part of the original development in the early 2000's servicing a portion of the Deer Park retail corridor. As the owner and maintainer of this public water main, it is necessary for the Village of Palatine to have the rights to access the water main to perform maintenance or repairs, as needed. This water main improves fire protection, water flow and allows for domestic connections.

KEY ISSUES:

- The need for this easement was identified in coordination with Deer Park, associated with other developments receiving recent approval near Rand and Quentin Roads.
- This allows for a looping water main for system redundancy, reliability and performance in areas of Deer Park.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends acceptance of the perpetual water main easement at Town Center Promenade in Deer Park, IL.

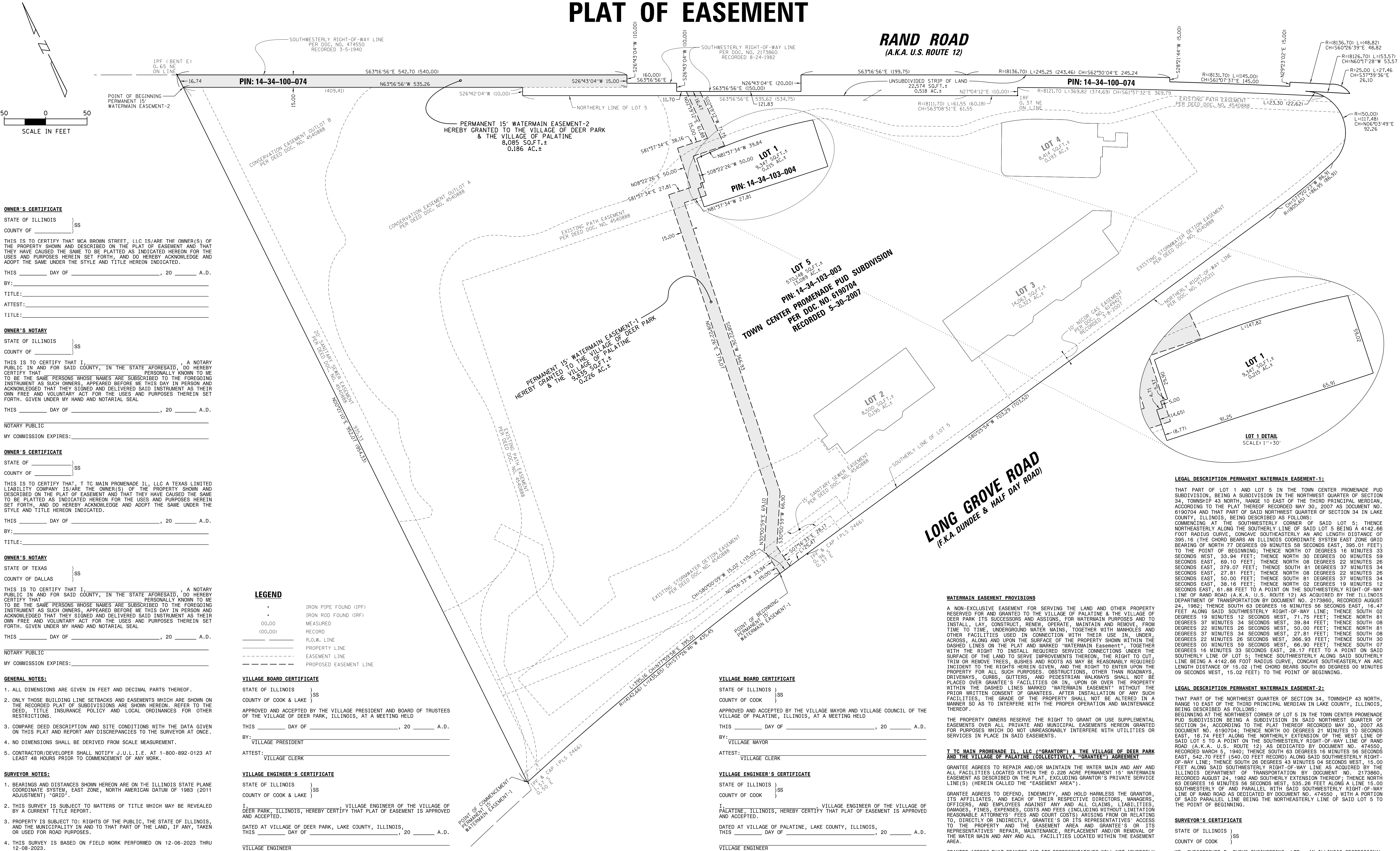
ACTION REQUIRED:

A motion to accept a grant of a perpetual water main easement at Town Center Promenade in Deer Park, IL.

ATTACHMENTS:

1. Water Main Easement at Town Center Promenade in Deer Park IL

PLAT OF EASEMENT



OWNER'S CERTIFICATE
STATE OF ILLINOIS } SS
COUNTY OF }
THIS IS TO CERTIFY THAT MCA BROWN STREET, LLC IS/ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED ON THE PLAT OF EASEMENT AND THAT THEY HAVE CAUSED THE SAME TO BE PLATTED AS INDICATED HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.
THIS _____ DAY OF _____, 20 ____ A.D.
BY: _____
TITLE: _____
ATTEST: _____
TITLE: _____

OWNER'S NOTARY
STATE OF ILLINOIS } SS
COUNTY OF }
THIS IS TO CERTIFY THAT I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH, GIVEN UNDER MY HAND AND NOTARIAL SEAL.
THIS _____ DAY OF _____, 20 ____ A.D.
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

OWNER'S CERTIFICATE
STATE OF } SS
COUNTY OF }
THIS IS TO CERTIFY THAT, T TC MAIN PROMENADE IL, LLC A TEXAS LIMITED LIABILITY COMPANY IS/ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED ON THE PLAT OF EASEMENT AND THAT THEY HAVE CAUSED THE SAME TO BE PLATTED AS INDICATED HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.
THIS _____ DAY OF _____, 20 ____ A.D.
BY: _____
TITLE: _____
OWNER'S NOTARY
STATE OF TEXAS } SS
COUNTY OF DALLAS }
THIS IS TO CERTIFY THAT I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH, GIVEN UNDER MY HAND AND NOTARIAL SEAL.
THIS _____ DAY OF _____, 20 ____ A.D.
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

LEGEND

- IRON PIPE FOUND (IPF)
- IRON ROD FOUND (IRF)
- 00.00 MEASURED
- (00.00) RECORD
- R.O.W. LINE
- PROPERTY LINE
- - - - - EASEMENT LINE
- - - - - PROPOSED EASEMENT LINE

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK & LAKE }
APPROVED AND ACCEPTED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF DEER PARK, ILLINOIS, AT A MEETING HELD
THIS _____ DAY OF _____, 20 ____ A.D.
BY: _____
VILLAGE PRESIDENT
ATTEST: _____
VILLAGE CLERK

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK & LAKE }
I, _____, VILLAGE ENGINEER OF THE VILLAGE OF DEER PARK, ILLINOIS, HEREBY CERTIFY THAT PLAT OF EASEMENT IS APPROVED AND ACCEPTED.
DATED AT VILLAGE OF DEER PARK, LAKE COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20 ____ A.D.
VILLAGE ENGINEER

VILLAGE BOARD CERTIFICATE

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

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }
I, _____, VILLAGE ENGINEER OF THE VILLAGE OF PALATINE, ILLINOIS, HEREBY CERTIFY THAT PLAT OF EASEMENT IS APPROVED AND ACCEPTED.
DATED AT VILLAGE OF PALATINE, LAKE COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20 ____ A.D.
VILLAGE ENGINEER

WATERMAIN EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT FOR SERVING THE LAND AND OTHER PROPERTY RESERVED FOR AND GRANTED TO THE VILLAGE OF PALATINE & THE VILLAGE OF DEER PARK ITS SUCCESSORS AND ASSIGNS, FOR WATERMAIN PURPOSES AND TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, UNDERGROUND WATER MAINS, TOGETHER WITH MANHOLES AND OTHER FACILITIES USED IN CONNECTION WITH THEIR USE IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED LINES ON THE PLAT AND MARKED "WATERMAIN EASEMENT", TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF THE LAND TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS, OTHER THAN ROADWAYS, DRIVEWAYS, CURBS, GUTTERS, AND PEDESTRIAN WALKWAYS SHALL NOT BE PLACED OVER GRantee'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED LINES MARKED "WATERMAIN EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.
THE PROPERTY OWNERS RESERVE THE RIGHT TO GRANT OR USE SUPPLEMENTAL EASEMENTS OVER ALL PRIVATE AND MUNICIPAL EASEMENTS HEREON GRANTED FOR PURPOSES WHICH DO NOT UNREASONABLY INTERFERE WITH UTILITIES OR SERVICES IN PLACE IN SAID EASEMENTS.

T TC MAIN PROMENADE IL, LLC ("GRANTOR") & THE VILLAGE OF DEER PARK AND THE VILLAGE OF PALATINE (COLLECTIVELY, "GRANTEE") AGREEMENT

GRANTEE AGREES TO REPAIR AND/OR MAINTAIN THE WATER MAIN AND ANY AND ALL FACILITIES LOCATED WITHIN THE 0.226 ACRE PERMANENT 15' WATERMAIN EASEMENT AS DESCRIBED ON THE PLAT, EXCLUDING GRANTOR'S PRIVATE SERVICE LINE(S) (HEREIN CALLED THE "EASEMENT AREA").
GRANTEE AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE GRANTOR, ITS AFFILIATES, AND EACH OF THEIR RESPECTIVE DIRECTORS, MANAGERS, OFFICERS, AND EMPLOYEES AGAINST ANY AND ALL CLAIMS, LIABILITIES, DAMAGES, FINES, EXPENSES, COSTS AND FEES (INCLUDING WITHOUT LIMITATION REASONABLE ATTORNEYS' FEES AND COURT COSTS) ARISING FROM OR RELATING TO, DIRECTLY OR INDIRECTLY, GRANTEE'S OR ITS REPRESENTATIVES' ACCESS TO THE PROPERTY AND THE EASEMENT AREA AND GRANTEE'S OR ITS REPRESENTATIVES' REPAIR, MAINTENANCE, REPLACEMENT AND/OR REMOVAL OF THE WATER MAIN AND ANY AND ALL FACILITIES LOCATED WITHIN THE EASEMENT AREA.
GRANTEE AGREES THAT GRANTEE AND ITS REPRESENTATIVES WILL NOT ADVERSELY IMPACT ACCESS TO, OR INGRESS OR EGRESS FROM, OR OTHERWISE REDIRECT TRAFFIC TO AND FROM THE PROPERTY IN CONNECTION WITH GRANTEE'S WORK ASSOCIATED WITH THE EASEMENT AREA OR THE WATER MAIN OR AS A RESULT OF THE REPAIR OR REPLACEMENT OF ANY OF THE FACILITIES IN THE EASEMENT AREA.
GRANTEE AGREES THAT, IN CONNECTION WITH GRANTEE'S ACCESS TO THE PROPERTY AND EASEMENT AREA, GRANTEE AND ITS REPRESENTATIVES WILL NOT ADVERSELY (1) IMPACT OR OBSCURE THE VISIBILITY OF ANY OF THE TENANT PREMISES OR ANY SIGNS ON THE PROPERTY, AND (11) AFFECT ANY BUSINESS OPERATIONS OF THE TENANTS OF THE PROPERTY.

LEGAL DESCRIPTION PERMANENT WATERMAIN EASEMENT-1:

THAT PART OF LOT 1 AND LOT 5 IN THE TOWN CENTER PROMENADE PUD SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 30, 2007 AS DOCUMENT NO. 6190704 AND THAT PART OF SAID NORTHWEST QUARTER OF SECTION 34 IN LAKE COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOT 5; THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 5 BEING A 4142.66 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY AN ARC LENGTH DISTANCE OF 395.16 (THE CHORD BEARS AN ILLINOIS COORDINATE SYSTEM EAST ZONE GRID BEARING OF NORTH 77 DEGREES 09 MINUTES 58 SECONDS EAST, 395.01 FEET) TO THE POINT OF BEGINNING; THENCE NORTH 07 DEGREES 16 MINUTES 33 SECONDS WEST, 33.94 FEET; THENCE NORTH 30 DEGREES 00 MINUTES 59 SECONDS EAST, 69.10 FEET; THENCE NORTH 08 DEGREES 22 MINUTES 26 SECONDS EAST, 379.07 FEET; THENCE SOUTH 81 DEGREES 37 MINUTES 34 SECONDS EAST, 27.81 FEET; THENCE NORTH 08 DEGREES 22 MINUTES 26 SECONDS EAST, 50.00 FEET; THENCE SOUTH 81 DEGREES 37 MINUTES 34 SECONDS EAST, 38.16 FEET; THENCE NORTH 02 DEGREES 19 MINUTES 12 SECONDS EAST, 61.88 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RAND ROAD (A.K.A. U.S. ROUTE 12) AS ACQUIRED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION BY DOCUMENT NO. 2173860, RECORDED AUGUST 24, 1982; THENCE SOUTH 63 DEGREES 16 MINUTES 56 SECONDS EAST, 16.47 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 02 DEGREES 19 MINUTES 12 SECONDS WEST, 71.75 FEET; THENCE NORTH 81 DEGREES 37 MINUTES 34 SECONDS WEST, 39.84 FEET; THENCE SOUTH 08 DEGREES 22 MINUTES 26 SECONDS WEST, 50.00 FEET; THENCE NORTH 81 DEGREES 37 MINUTES 34 SECONDS WEST, 27.81 FEET; THENCE SOUTH 08 DEGREES 22 MINUTES 26 SECONDS WEST, 366.93 FEET; THENCE SOUTH 30 DEGREES 00 MINUTES 59 SECONDS WEST, 66.90 FEET; THENCE SOUTH 07 DEGREES 16 MINUTES 33 SECONDS EAST, 28.17 FEET TO A POINT ON SAID SOUTHERLY LINE OF LOT 5; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE BEING A 4142.66 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY AN ARC LENGTH DISTANCE OF 15.02 (THE CHORD BEARS SOUTH 80 DEGREES 00 MINUTES 09 SECONDS WEST, 15.02 FEET) TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION PERMANENT WATERMAIN EASEMENT-2:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN LAKE COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 5 IN THE TOWN CENTER PROMENADE PUD SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHWEST QUARTER OF SECTION 34, ACCORDING TO THE PLAT THEREOF RECORDED MAY 30, 2007 AS DOCUMENT NO. 6190704; THENCE NORTH 00 DEGREES 21 MINUTES 10 SECONDS EAST, 16.74 FEET ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 5 TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RAND ROAD (A.K.A. U.S. ROUTE 12) AS DESIGNATED BY DOCUMENT NO. 474550, RECORDED MARCH 5, 1940; THENCE SOUTH 63 DEGREES 16 MINUTES 56 SECONDS EAST, 542.70 FEET (540.00 FEET RECORD) ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 26 DEGREES 43 MINUTES 04 SECONDS WEST, 15.00 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AS ACQUIRED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION BY DOCUMENT NO. 2173860, RECORDED AUGUST 24, 1982 AND SOUTHERLY EXTENSION THEREOF; THENCE NORTH 63 DEGREES 16 MINUTES 56 SECONDS WEST, 335.26 FEET ALONG A LINE 15.00 SOUTHWESTERLY OF AND PARALLEL WITH SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF RAND ROAD AS DESIGNATED BY DOCUMENT NO. 474550, WITH A PORTION OF SAID PARALLEL LINE BEING THE NORTHEASTERLY LINE OF SAID LOT 5 TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }
WE, CHRISTOPHER B. BURKE ENGINEERING, LTD., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184.001175-0014, DO HEREBY STATE THAT WE HAVE PREPARED THE PLAT OF EASEMENT DEPICTED HEREON, THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID SURVEY.
THIS _____ DAY OF _____, 20 ____ A.D.

KENNETH J. RASMUSSEN, P.L.S.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3240
MY LICENSE EXPIRES 11/30/2026

REVISED: 07-22-2025

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

PLAT OF EASEMENT
IN
VILLAGE OF DEER PARK, ILLINOIS
PREPARED FOR
VILLAGE OF DEER PARK

CALC.	KJR	PROJECT NO.
DWN.	AJK	160491.00075
CHKD.	KJR	SHEET 1 OF 1
SCALE:	1"=50'	DRAWING NO.
DATE:	04-03-2025	EASE160491.75A

N:\DEER PARK\160491.00075 SURVEY\EA160491.75A.DWG

Consider a Motion to Accept the Gateway Parking Deck Change Order 1

BACKGROUND:

The Village awarded a contract to Hammer Construction for concrete repairs at the Gateway Center Parking Deck. The repairs in the vehicle parking areas are nearly complete. During the course of work, deterioration was identified in the elevator and stair towers. It is recommended to authorize change order 1, which expands the scope of work to include betterment to each of the three stair towers by replacing deteriorating tile and grout with concrete and epoxy.

KEY ISSUES:

- The original concrete value was \$593,935.
- The work will be completed for less than the original awarded amount.
- The expanded stair and elevator tower renovations will expand the maximum contract value by \$154,800.

BUDGET IMPACT:

The proposed expansion of work can be fully funded from Downtown TIF funds in the 2025 capital budget.

RECOMMENDATION:

Staff recommends that the change order with Hammer Construction to increase the contract value by \$154,800 be approved.

ACTION REQUIRED:

Motion to approve Change Order 1 with Hammer Construction increase the contract value by \$154,800.

ATTACHMENTS:

1. Change Order #1 (Southeast Southwest Stair Towers) 8_22_25

AIA® Document G701® – 2025

Change Order 5

PROJECT: <i>(Name and address)</i> Village of Palatine Gateway Center Parking Garage	CONTRACT INFORMATION: Contract For: Maintenance Repairs Date: 10/4/2024	CHANGE ORDER INFORMATION: Change Order Number: 005 Date: 8/22/2025
OWNER: <i>(Name and address)</i> Village of Palatine 148 E. Illinois Ave Palatine IL	ARCHITECT: <i>(Name and address)</i> Walker Consultants 2895 Greenspoint Pkwy Suite #600 Hoffman Estates, IL 60169	CONTRACTOR: <i>(Name and address)</i> Hammer Construction 558 Plate Dr. Unit #3 East Dundee, IL 60118

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

CHANGE ORDER #5: SOUTHEAST & SOUTHWEST STAIRTOWERS RESTORATION

CONCRETE TOPPING SLAB REPLACEMENT (SOUTHEAST & SOUTHWEST STAIRTOWER : LVLS 2-5)
(+/- 2,800 SF)

WATERPROOFING MEMBRANE SYSTEM (SOUTHEAST & SOUTHWEST STAIRTOWER : GROUND LVLS)
(+/- 700 SF)

Change Order #5: \$154,800.00

The original was	\$ 593,935.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 593,935.00
The Contract Sum will be by this Change Order in the amount of	\$ 154,800.00
The new Contract Sum including this Change Order will be	\$ 748,735.00

The Contract Time will be by Zero (0) days.

The new date of Substantial Completion will be

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Walker Consultants
2895 Greenspoint Pkwy. Suite 600
Hoffman Estates, IL 60169

ARCHITECT *(Firm name)*

SIGNATURE

PRINTED NAME AND TITLE

DATE

Hammer Construction
558 Plate Dr. Unit #3
East Dundee, IL 60118

CONTRACTOR *(Firm name)*

SIGNATURE

Hayden Elder - Senior Project Manager

PRINTED NAME AND TITLE

8/22/25

DATE

Village of Palatine
148 E Illinois Ave
Palatine IL

OWNER *(Firm name)*

SIGNATURE

PRINTED NAME AND TITLE

DATE

Village of Palatine

Village Clerk

Mayor

Warrant # 17 having been approved by the Village Council on 09-02-25 hereby authorizes the Treasurer to deposit funds from the accounts indicated below

		Check/ACH Disbursements	Electronic (EFT/W-T) Disbursements	Manual Checks	UB Refunds Processed	Fund Expense
General Fund	100	125,473.88	-	-	-	125,473.88
State Equitable Sharing Fund	222	150.00	-	-	-	150.00
Downtown TIF Fund	233	105,807.60	-	-	-	105,807.60
ARPA Fund	256	2,476.60	-	-	-	2,476.60
Opioid Settlement Fund	257	598.00	-	-	-	598.00
Capital Equipment Fund	401	1,146,503.40	-	-	-	1,146,503.40
Capital Improvements Fund	402	10,715.05	-	-	-	10,715.05
CSF Renovation Fund	435	5,250.00	-	-	-	5,250.00
Water Fund	605	87,842.73	-	-	-	87,842.73
Sewer Fund	610	98,640.11	-	-	-	98,640.11
Parking Fund	620	5,267.44	-	-	-	5,267.44
Liability Insurance Fund	702	2,194.05	-	-	-	2,194.05
Fleet Services Fund	710	30,422.09	-	-	-	30,422.09
Total Report		1,621,340.95	-	-	-	1,621,340.95



Warrant #17

Invoice Due Date Range 07/01/25 - 09/16/25
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 1553 - Acme Truck & Brake Supply									
01_482391	Parts - Stock	Open		08/06/2025	09/05/2025	08/25/2025			129.00
01_483981	Parts -T-405	Open		08/14/2025	09/13/2025	08/25/2025			332.77
Vendor 1553 - Acme Truck & Brake Supply Totals						Invoices	2		<u>\$461.77</u>
Vendor 5416 - Advance Auto Parts									
6432521630081	Parts - PT-241	Open		08/04/2025	09/03/2025	08/07/2025			7.58
6432521867037	Parts - C-377	Open		08/06/2025	09/05/2025	08/07/2025			139.98
6432522030226	Parts - Stock	Open		08/08/2025	09/07/2025	08/25/2025			338.48
6432522030227	Parts - Stock	Open		08/08/2025	09/07/2025	08/25/2025			80.19
6432522430379	Parts - T-448	Open		08/12/2025	09/11/2025	08/25/2025			154.99
6432522544663	Parts - E-111	Open		08/13/2025	09/12/2025	08/25/2025			4.00
6432522544664	Parts - Stock	Open		08/13/2025	09/12/2025	08/25/2025			25.80
6432522667327	Parts - T-448	Open		08/14/2025	09/13/2025	08/25/2025			74.00
6432522667330	Parts - T-405	Open		08/14/2025	09/13/2025	08/25/2025			34.19
Vendor 5416 - Advance Auto Parts Totals						Invoices	9		<u>\$859.21</u>
Vendor 3030 - Advanced Automation & Control									
25-5038	Randville Lift Station Radar Level Transmitter Integration	Open		08/04/2025	09/03/2025	08/07/2025			2,330.00
25-5039	Deer Grove Lift Station Radar Level Transmitter Integration	Open		08/04/2025	09/03/2025	08/07/2025			2,330.00
25-5040	Square D Lift Station Radar Level Transmitter & Integration	Open		08/04/2025	09/03/2025	08/07/2025			2,715.00
25-5041	Arlington Crest LS Radar Level Transmitter & Integration	Open		08/04/2025	09/03/2025	08/07/2025			2,715.00
25-5042	Dunhaven Woods LS Radar Level Transmitter & Integration	Open		08/04/2025	09/03/2025	08/07/2025			2,715.00
25-5043	Wilmette Lift Station Radar Level Transmitter and Integration	Open		08/04/2025	09/03/2025	08/07/2025			2,715.00
25-5044	Shires Lift Station Radar Level Transmitter and Integration	Open		08/04/2025	09/03/2025	08/07/2025			2,715.00
Vendor 3030 - Advanced Automation & Control Totals						Invoices	7		<u>\$18,235.00</u>
Vendor 1759 - Air One Equipment, Inc.									
224434	SCBA Cleaner	Open		08/05/2025	09/04/2025	08/01/2025			225.00
Vendor 1759 - Air One Equipment, Inc. Totals						Invoices	1		<u>\$225.00</u>
Vendor 2611 - Al Warren Oil Co									



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W1770709	Motor Fuel	Open		08/11/2025	09/10/2025	08/11/2025			15,587.59
W1770710	Motor Fuel	Open		08/11/2025	09/10/2025	08/11/2025			2,402.70
Vendor 2611 - Al Warren Oil Co Totals						Invoices	2		\$17,990.29
Vendor 2718 - Alexander Chemical Corporation									
96998A	Water Treatment Chemicals	Open		07/08/2025	08/07/2025	08/22/2025			7.29
Vendor 2718 - Alexander Chemical Corporation Totals						Invoices	1		\$7.29
Vendor 3060 - Allegra Print & Imaging									
106348	2025 Office Supplies Gen HR Dept - Allegra #10 Window Envelopes	Open		08/26/2025	08/27/2025	08/27/2025			122.38
Vendor 3060 - Allegra Print & Imaging Totals						Invoices	1		\$122.38
Vendor 5127 - Alpha Paintworks Inc									
080525	2025 Hydrant Painting Program DPW-2524	Open		08/05/2025	09/04/2025	08/27/2025			39,897.00
Vendor 5127 - Alpha Paintworks Inc Totals						Invoices	1		\$39,897.00
Vendor 3669 - Aquafix, Inc									
IN020052	Sewer Grease Treatment	Open		08/11/2025	09/10/2025	08/22/2025			1,348.82
Vendor 3669 - Aquafix, Inc Totals						Invoices	1		\$1,348.82
Vendor 5021 - Arlington Heights Ford LLC									
165696H	Parts - T-480	Open		08/12/2025	09/11/2025	08/25/2025			699.88
165734H	Parts - T-480	Open		08/12/2025	09/11/2025	08/25/2025			549.94
Vendor 5021 - Arlington Heights Ford LLC Totals						Invoices	2		\$1,249.82
Vendor 1443 - Arlington Power Equipment									
243347	Parts - PT-422	Open		08/06/2025	09/05/2025	08/07/2025			295.12
243349	Parts - PT-999	Open		08/06/2025	09/05/2025	08/07/2025			110.37
Vendor 1443 - Arlington Power Equipment Totals						Invoices	2		\$405.49
Vendor 5360 - AT&T									
579166	Cellular Phone Tracking/Tower Dump (25- 004655)	Open		08/11/2025	09/02/2025	08/22/2025			95.00
Vendor 5360 - AT&T Totals						Invoices	1		\$95.00
Vendor 4802 - Atlas Bobcat, LLC									
BR1879	Parts - Stock	Open		06/07/2025	08/28/2025	08/25/2025			353.74
Vendor 4802 - Atlas Bobcat, LLC Totals						Invoices	1		\$353.74
Vendor 1101 - Beverly Materials LLC									



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323073	Crushed Stone & Wash Stone-WMB Restoration Repair	Open		07/26/2025	08/25/2025	08/22/2025			1,280.83
Vendor 1101 - Beverly Materials LLC Totals									Invoices 1 1,280.83
Vendor 1198 - Bittners Spray Equipment									
84806	Striping Spray Tip	Open		08/05/2025	09/04/2025	08/11/2025			49.95
Vendor 1198 - Bittners Spray Equipment Totals									Invoices 1 49.95
Vendor 1722 - BLA, Inc									
24171-25	Palatine Road Reconstruction Phase II Engineering Services	Open		07/31/2025	08/30/2025	08/25/2025			2,707.15
Vendor 1722 - BLA, Inc Totals									Invoices 1 2,707.15
Vendor 4850 - Builders Asphalt, Llc									
172203	Binder and Surface for Hot Paving	Open		08/04/2025	09/03/2025	08/11/2025			588.06
172448	Binder and Surface for Hot Paving	Open		08/05/2025	09/04/2025	08/11/2025			687.18
173744	Binder and Surface for Hot Paving	Open		08/15/2025	09/14/2025	08/22/2025			860.64
173745	Binder and Surface for Hot Paving	Open		08/15/2025	09/14/2025	08/22/2025			262.48
Vendor 4850 - Builders Asphalt, Llc Totals									Invoices 4 2,398.36
Vendor 5144 - Caguax dba McDonalds #87									
2025-00000742	Prisoner Meals (07/01/25 - 07/31/25)	Open		08/01/2025	09/01/2025	08/22/2025			177.90
Vendor 5144 - Caguax dba McDonalds #87 Totals									Invoices 1 177.90
Vendor 3232 - Angelo R Calanca									
2025-00000744	Special Investigations - Case # 25-005310	Open		08/21/2025	09/02/2025	08/22/2025			150.00
Vendor 3232 - Angelo R Calanca Totals									Invoices 1 150.00
Vendor 3725 - Cambridge Computer Services Inc									
93348	Server Replacement	Open		08/11/2025	09/10/2025	08/13/2025			9,554.65
Vendor 3725 - Cambridge Computer Services Inc Totals									Invoices 1 9,554.65
Vendor 5218 - Casey Automotive									
424267	Repairs & Maintenance - C- 365	Open		08/07/2025	09/06/2025	08/25/2025			1,511.22
Vendor 5218 - Casey Automotive Totals									Invoices 1 1,511.22
Vendor 2453 - CDS Office Technologies									
INV1713298	New AP for Evidence	Open		08/05/2025	09/05/2025	08/06/2025			720.00



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INV1716025	Advantage Renewal for AutoVu Mobile System (LPR Software)	Open		08/15/2025	09/14/2025	08/22/2025			380.00
Vendor 2453 - CDS Office Technologies Totals									Invoices 2
									\$1,100.00
Vendor 2732 - CDW Government Inc									
AF3TG7W	Vrenios - ADO Gov ACRPRO V22	Open		08/05/2025	09/04/2025	08/21/2025			197.42
AF2MA1N	Dell Laptop Battery	Open		07/29/2025	08/28/2025	08/13/2025			145.92
Vendor 2732 - CDW Government Inc Totals									Invoices 2
									\$343.34
Vendor 2555 - Chicago Parts & Sound									
40V0049322	Ford Power Stroke Diesel Engine Training - Wulf	Open		07/21/2025	08/28/2025	08/14/2025			725.00
Vendor 2555 - Chicago Parts & Sound Totals									Invoices 1
									\$725.00
Vendor 3050 - Cintas #22									
4232415922	Village Hall Carpets	Open		06/02/2025	08/14/2025	08/13/2025			155.79
4239517479	CSF Carpets	Open		08/08/2025	09/07/2025	08/06/2025			160.00
4239517573	Shop Rags	Open		08/08/2025	09/07/2025	08/06/2025			18.07
4239517605	Uniform Cleaning	Open		08/08/2025	09/07/2025	08/06/2025			138.81
4240251687	Uniform Cleaning	Open		08/15/2025	09/14/2025	08/14/2025			137.05
4240251695	Shop Rags	Open		08/15/2025	09/14/2025	08/14/2025			18.07
Vendor 3050 - Cintas #22 Totals									Invoices 6
									\$627.79
Vendor 2707 - Ciorba Group Inc									
0033444	Salt Creek Streambank Stabilization Construction Eng DPW-2471	Open		08/05/2025	09/04/2025	08/25/2025			25,930.00
0033535	2025 Water Main Replacement Contract 1 Design DPW-2521	Open		08/14/2025	09/13/2025	08/26/2025			1,426.34
Vendor 2707 - Ciorba Group Inc Totals									Invoices 2
									\$27,356.34
Vendor 1488 - CNS Tire Supply									
27802	Parts - Stock	Open		08/05/2025	09/04/2025	08/25/2025			1,490.28
27811	Parts - PT-093	Open		08/12/2025	09/11/2025	08/25/2025			610.00
Vendor 1488 - CNS Tire Supply Totals									Invoices 2
									\$2,100.28
Vendor 3033 - Comcast Cable									
CC 08-25 A	Backup Internet Connections	Open		08/16/2025	09/13/2025	08/22/2025			43.03
Vendor 3033 - Comcast Cable Totals									Invoices 1
									\$43.03
Vendor 5604 - Compassion Funeral Service, Inc									



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2504374	Body Transport to Cook County Medical Examiners Ofc (25-005465)	Open		07/19/2025	08/03/2025	08/22/2025			348.50
2504895	Body Transport to Cook County Medical Examiners Ofc (25-006135)	Open		08/19/2025	09/03/2025	08/22/2025			348.50
Vendor		5604 - Compassion Funeral Service, Inc Totals				Invoices	2		\$697.00
Vendor 3706 - Constellation NewEnergy Inc									
71150810501	Electricity-700 N. North Court RT/25 Street Lighting	Open		07/17/2025	08/16/2025	08/19/2025			47.28
71150829801	Electricity-884 E. Lilly Lane Rose and Lilly Lift Station	Open		07/17/2025	08/16/2025	08/22/2025			468.74
91150877701	Electricity-1199 W. Northwest Highway Countryside Pump Station	Open		07/17/2025	08/16/2025	08/22/2025			2,869.07
71167098201	Electricity-0 N. Smith St/1 N Cherrywood Dr. Street Lighting	Open		07/21/2025	08/20/2025	08/19/2025			5,562.20
71167120901	Electricity-251 W. Colfax Street RT/25 Parking Lot Lighting	Open		07/21/2025	08/20/2025	08/19/2025			14.32
71167129901	Electricity-47 W. Slade Street RT/25 Street Lighting	Open		07/21/2025	08/20/2025	08/19/2025			22.15
71167157001	Electricity-0 N. Smith St/King George Ct RT/23 Street Lighting	Open		07/21/2025	08/20/2025	08/19/2025			7,178.13
71167180801	Electricity-0 W. Rohlwing Road RT/25 Street Lighting	Open		07/21/2025	08/20/2025	08/19/2025			136.34
71167195501	Electricity-2399 N. Dee Lane Deer Park Booster Station	Open		07/21/2025	08/20/2025	08/22/2025			230.47
71167227801	Electricity-0 Haleyshill Court Dunhaven Woods Lift Station	Open		07/21/2025	08/20/2025	08/22/2025			150.57
71167266001	Electricity-2175 N. Coach Road Long Grove Well 15	Open		07/21/2025	08/20/2025	08/22/2025			32.76
71167348301	Electricity-2175 N. Coach Road Long Grove Pump Station	Open		07/21/2025	08/20/2025	08/22/2025			90.07
71167439501	Electricity-1501 N. Hicks Road Hicks and Dundee Pump Station	Open		07/22/2025	08/21/2025	08/22/2025			858.66
71175175901	Electricity-1 N. Plum Grove Rd. Rotary Plaza Sign	Open		07/22/2025	08/21/2025	08/19/2025			1.91
71175494301	Electricity-1484 N. Oak Street Pepper Tree Lift Station	Open		07/22/2025	08/21/2025	08/22/2025			330.55



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71175538701	Electricity-1465 E. Evergreen Drive Randville Lift Station	Open		07/22/2025	08/21/2025	08/22/2025			1,269.01
71175551001	Electricity-Dundee Rd and Park Place Traffic Signal	Open		07/22/2025	08/21/2025	08/19/2025			38.72
71175554601	Electricity-251 W. Colfax Street Parking Deck	Open		07/22/2025	08/21/2025	08/19/2025			3,518.55
71175572001	Electricity-550 N. Smith Street Well 7 Pump Station	Open		07/22/2025	08/21/2025	08/22/2025			133.22
71175734501	Electricity-803 W. Panorama Drive Deer Grove Lift Station	Open		07/22/2025	08/21/2025	08/22/2025			174.05
71175910201	Electricity-429 N. Hicks Road Holiday Lighting	Open		07/22/2025	08/21/2025	08/19/2025			26.23
71175924601	Electricity-137 W. Wood Street Unit 3 Conscious Cup	Open		07/22/2025	08/21/2025	08/19/2025			212.86
71175937901	Electricity-150 W. Wilson St. Clu Building	Open		07/22/2025	08/21/2025	08/19/2025			472.06
71175943301	Electricity-1381 N. Rohlwing Road North Supply Pump Station	Open		07/22/2025	08/21/2025	08/22/2025			4,408.86
71175943501	Electricity-137 W. Wood Street Unit 1 Parking Lot Lights	Open		07/22/2025	08/21/2025	08/19/2025			374.24
71175993801	Electricity-0 N. Hicks Pl./1 W. Northwest Hwy. Holiday Lighting	Open		07/22/2025	08/21/2025	08/19/2025			58.94
71175173701	Electricity-Heron Drive Well 10 Pump Station	Open		07/23/2025	08/22/2025	08/22/2025			12,088.36
71184678301	Electricity-560 S. Hale Street Storm Water Lift Station	Open		07/23/2025	08/22/2025	08/22/2025			41.92
71184691301	Electricity-Dundee Rd and Park Place Traffic Signal	Open		07/23/2025	08/22/2025	08/19/2025			31.87
71184699401	Electricity-0 Kenilworth and Elizabeth Winston Tank	Open		07/23/2025	08/22/2025	08/22/2025			44.85
71184699801	Electricity-0 N. Smith Street Union Pacific Box	Open		07/23/2025	08/22/2025	08/19/2025			56.30
71184708601	Electricity-50 N. Brockway Street Parking Lot Lighting	Open		07/23/2025	08/22/2025	08/19/2025			76.92
71184871301	Electricity-25 W. Palatine Rd American Data Building	Open		07/23/2025	08/22/2025	08/19/2025			45.99
71184893301	Electricity-1830 N. Baldwin Road Kasuba Lift Station	Open		07/23/2025	08/22/2025	08/22/2025			1,273.72
71184930201	Electricity-Palatine and Oak Street Lighting	Open		07/23/2025	08/22/2025	08/19/2025			72.73
71184994301	Electricity-519 S. Consumers Ave Arlington Crest Lift Station	Open		07/23/2025	08/22/2025	08/22/2025			130.70



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71185099901	Electricity-0 Benton and Wilmette Lift Station	Open		07/23/2025	08/22/2025	08/22/2025			72.18
71185191901	Electricity-Palatine and Bothwell Street Lighting	Open		07/23/2025	08/22/2025	08/19/2025			180.26
71191789801	Electricity-914 W. Lukas Avenue Square D Lift Station	Open		07/24/2025	08/23/2025	08/22/2025			100.11
71191792601	Electricity-1279 W. Palatine Road Entrance Sign	Open		07/24/2025	08/23/2025	08/19/2025			6.67
71192218301	Electricity-149 W. Michigan Avenue South Supply Pump Station	Open		07/24/2025	08/23/2025	08/22/2025			9,271.78
71192219201	Electricity-826 W. Exner Court Pond Aerator	Open		07/24/2025	08/23/2025	08/22/2025			130.15
71192713401	Electricity-1100 W. Illinois Av. Well 5	Open		07/24/2025	08/23/2025	08/22/2025			1,298.02
71192793501	Electricity-0 Harper Well 6	Open		07/24/2025	08/23/2025	08/22/2025			599.54
71175168801	Electricity-137 W. Wood Street Unit 2 Train Station	Open		07/25/2025	08/24/2025	08/19/2025			1,105.49
71191797601	Electricity-1525-35 S. Roselle Road Shires Lift Station	Open		07/25/2025	08/24/2025	08/22/2025			225.50
Vendor 3706 - Constellation NewEnergy Inc Totals						Invoices	46		\$55,533.02
Vendor 5553 - COPS and FIRE Personnel Testing Service									
1749	2025 COPS & FIRE -PD 1 new hire (OV) Pre-employment Psychological	Open		08/19/2025	08/20/2025	08/20/2025			500.00
Vendor 5553 - COPS and FIRE Personnel Testing Service Totals						Invoices	1		\$500.00
Vendor 5342 - Design Workshop, Inc									
0082173	Downtown Parking and Wayfinding Sign Plan	Open		08/06/2025	09/05/2025	08/12/2025			1,210.00
Vendor 5342 - Design Workshop, Inc Totals						Invoices	1		\$1,210.00
Vendor 5625 - DH Pace Company, Inc									
SVC/264-851724	Station 82 Overhead Door Repair	Open		08/01/2025	08/30/2025	08/13/2025			3,177.90
Vendor 5625 - DH Pace Company, Inc Totals						Invoices	1		\$3,177.90
Vendor 5569 - Elgin Community College									
25CA173	ATF Class- Perrone	Open		08/08/2025	09/07/2025	08/08/2025			725.00
Vendor 5569 - Elgin Community College Totals						Invoices	1		\$725.00
Vendor 5398 - EMS Management & Consultants, Inc.									
EMS-017644	Ambulance Billing Charges - Jul	Open		07/31/2025	09/14/2025	08/13/2025			9,554.92



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Vendor 5398 - EMS Management & Consultants, Inc. Totals						Invoices	1		\$9,554.92
Vendor 1953 - FBI-LEEDA									
200132276	Media & Public Relations Training (Stearns)	Open		08/22/2025	09/02/2025	08/22/2025			795.00
Vendor 1953 - FBI-LEEDA Totals						Invoices	1		\$795.00
Vendor 2438 - Federal Express									
1740-6627-2-B	Shipping Charges	Open		08/13/2025	09/12/2025	08/14/2025			26.38
Vendor 2438 - Federal Express Totals						Invoices	1		\$26.38
Vendor 5562 - Ferretti Salvage and Recycling, LLC									
2298	Alt Fuel Vehicle Training-Palatine Portion	Open		08/13/2025	09/12/2025	08/13/2025			5,189.41
Vendor 5562 - Ferretti Salvage and Recycling, LLC Totals						Invoices	1		\$5,189.41
Vendor 3563 - FGM Architects									
23-3804.02-18	Fire Stations 82 Phase 2 Services	Open		08/06/2025	09/05/2025	08/06/2025			2,476.60
23-3856.02-7	Palatine Fire Station 84 Training Tower Renovation	Open		08/07/2025	09/06/2025	08/06/2025			4,380.00
Vendor 3563 - FGM Architects Totals						Invoices	2		\$6,856.60
Vendor 2195 - FMP									
162-213734	Parts - T-500	Open		08/06/2025	09/05/2025	08/11/2025			12.44
Vendor 2195 - FMP Totals						Invoices	1		\$12.44
Vendor 4150 - Geske and Sons Inc									
63261	2025 Street Resurfacing Program MFT Section #25-00000 - 00 -GM	Open		08/11/2025	09/10/2025	08/25/2025			50,584.66
Vendor 4150 - Geske and Sons Inc Totals						Invoices	1		\$50,584.66
Vendor 1667 - Gilio Landscape Contractors									
10049	grass- 630-636 E Northwest Hwy-8/7/25	Open		08/08/2025	08/28/2025	08/13/2025			85.00
10050	grass- 630-636 E Northwest Hwy-8/7/25	Open		08/08/2025	08/28/2025	08/13/2025			85.00
Vendor 1667 - Gilio Landscape Contractors Totals						Invoices	2		\$170.00
Vendor 1173 - Graybar Electric Company, Inc.									
9300615072	LED Drivers-Village Hall	Open		08/13/2025	09/12/2025	08/27/2025			475.50
Vendor 1173 - Graybar Electric Company, Inc. Totals						Invoices	1		\$475.50
Vendor 5512 - Hammer Construction, LLC									



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3532	Gateway Center Parking Deck 2024 Maintenance Repairs DPW-2454	Open		07/31/2025	08/30/2025	08/12/2025			98,877.60
Vendor 5512 - Hammer Construction, LLC Totals									
							Invoices	1	\$98,877.60
Vendor 2976 - Huffman Landscape									
HUFF8-8-25	Silver Maple Parkway Tree Replacement Watering	Open		08/08/2025	09/07/2025	08/11/2025			450.00
Vendor 2976 - Huffman Landscape Totals									
							Invoices	1	\$450.00
Vendor 5626 - Hypertec USA, Inc									
37476	New Employee Laptop	Open		08/12/2025	09/12/2025	08/13/2025			93.75
Vendor 5626 - Hypertec USA, Inc Totals									
							Invoices	1	\$93.75
Vendor 5061 - Illinois LEAP									
2025-00000743	2025 Annual Boss's Day Luncheon	Open		08/01/2025	09/02/2025	08/22/2025			180.00
Vendor 5061 - Illinois LEAP Totals									
							Invoices	1	\$180.00
Vendor 4273 - Illinois Workers' Compensation Commission									
2025-00000747	IL Workers Compensation Rate Adjustment 01/01/2025 - 06/30/2025	Open		08/22/2025	08/22/2025	08/22/2025			2,194.05
Vendor 4273 - Illinois Workers' Compensation Commission Totals									
							Invoices	1	\$2,194.05
Vendor 4951 - Interstate Batteries of North Chicago									
23053971	Parts - Stock	Open		08/12/2025	09/11/2025	08/25/2025			142.18
23053981	Parts -Stock	Open		08/13/2025	09/12/2025	08/25/2025			399.81
Vendor 4951 - Interstate Batteries of North Chicago Totals									
							Invoices	2	\$541.99
Vendor 2695 - JG Uniforms Inc									
150537	Misc Uniform/Equipment Items/Vest Carriers (Growney)	Open		08/07/2025	09/06/2025	08/22/2025			40.00
150566	Misc Uniform/Equipment Items/Vest Carriers (Vega)	Open		08/07/2025	09/06/2025	08/22/2025			230.49
Vendor 2695 - JG Uniforms Inc Totals									
							Invoices	2	\$270.49
Vendor 5501 - Joe Johnson Equipment LLC dba Standard Equipment									
P05498	Parts - E-222	Open		08/05/2025	09/04/2025	08/25/2025			993.11
P05499	Parts - E-222	Open		08/05/2025	09/04/2025	08/25/2025			651.90
Vendor 5501 - Joe Johnson Equipment LLC dba Standard Equipment Totals									
							Invoices	2	\$1,645.01
Vendor 3869 - John Nelson Architect Inc									
JN 8/25/25	plan review/consultation 8/13-822	Open		08/25/2025	08/25/2025	08/13/2025			1,400.00



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Vendor 3869 - John Nelson Architect Inc Totals				Invoices			1		\$1,400.00
Vendor 2268 - Journal & Topics Newspapers									
194933	legal notice 35 N Ashland	Open		08/06/2025	09/05/2025	08/05/2025			55.00
194934	legal notice 310 N Brockway	Open		08/06/2025	09/05/2025	08/05/2025			52.25
194935	legal notice 1170 E Dundee	Open		08/06/2025	09/05/2025	08/05/2025			52.25
194936	legal notice 1280 E Dundee	Open		08/06/2025	09/05/2025	08/05/2025			57.75
194937	legal notice 720 W Ruhl	Open		08/06/2025	09/05/2025	08/05/2025			55.00
Vendor 2268 - Journal & Topics Newspapers Totals				Invoices			5		\$272.25
Vendor 5659 - Anthony J Kaminsky									
2025-00000717	Meals per Diem (Homicide Investigation in CA/23-031031)	Open		08/13/2025	09/01/2025	08/20/2025			80.00
Vendor 5659 - Anthony J Kaminsky Totals				Invoices			1		\$80.00
Vendor 2075 - Kimball Midwest									
103639356	Parts - Stock	Open		08/11/2025	09/10/2025	08/25/2025			226.92
Vendor 2075 - Kimball Midwest Totals				Invoices			1		\$226.92
Vendor 5196 - Knapheide Equipment Co - Chicago									
INV-79-252464803	Parts - T-483	Open		08/04/2025	09/03/2025	08/11/2025			117.00
Vendor 5196 - Knapheide Equipment Co - Chicago Totals				Invoices			1		\$117.00
Vendor 4999 - Kristin La Russo									
NW Clerks 25-26	NW Clerks Membership 2025 -2026	Open		08/11/2025	09/11/2025	08/11/2025			40.00
Vendor 4999 - Kristin La Russo Totals				Invoices			1		\$40.00
Vendor 5137 - Lakeshore Recycling Systems, LLC									
V937569	Waste Disposal	Open		08/15/2025	09/14/2025	08/22/2025			383.38
Vendor 5137 - Lakeshore Recycling Systems, LLC Totals				Invoices			1		\$383.38
Vendor 4957 - MacQueen Equipment, LLC									
E00414	Rescue Squad	Open		08/25/2025	08/25/2025	08/25/2025			998,999.00
Vendor 4957 - MacQueen Equipment, LLC Totals				Invoices			1		\$998,999.00
Vendor 5066 - Marco Technologies LLC									
562353334	Copier Maintenance Agreement	Open		08/16/2025	09/09/2025	08/22/2025			1,110.27
Vendor 5066 - Marco Technologies LLC Totals				Invoices			1		\$1,110.27
Vendor 2756 - Mc Master Carr Supply Co.									
49903275	Sealing Washers	Open		08/05/2025	09/04/2025	08/11/2025			125.90
49858686	Parts - Stock	Open		08/04/2025	09/03/2025	08/25/2025			17.22
Vendor 2756 - Mc Master Carr Supply Co. Totals				Invoices			2		\$143.12



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Vendor 5661 - Midwest Leadership Institute IV00403	Brown - Fall 2025 Seminar Event Registration	Open		08/25/2025	08/25/2025	08/25/2025			650.00
Vendor 5661 - Midwest Leadership Institute Totals							Invoices	1	\$650.00
Vendor 5430 - Modaxo Traffic Management INV0019236	Red Light Camera Vendor Fees (July)	Open		08/12/2025	09/11/2025	08/22/2025			3,570.96
Vendor 5430 - Modaxo Traffic Management Totals							Invoices	1	\$3,570.96
Vendor 1856 - Monroe Truck Equipment 52928	Parts - T-501	Open		08/01/2025	08/31/2025	08/25/2025			104.80
Vendor 1856 - Monroe Truck Equipment Totals							Invoices	1	\$104.80
Vendor 5599 - Napa Auto Parts 481134	Parts - T-385	Open		08/04/2025	09/03/2025	08/11/2025			137.20
481296	Parts - Stock	Open		08/05/2025	09/04/2025	08/11/2025			181.62
481313	Parts - Stock	Open		08/05/2025	09/04/2025	08/25/2025			142.59
481362	Parts - Stock	Open		08/06/2025	09/05/2025	08/25/2025			5.76
Vendor 5599 - Napa Auto Parts Totals							Invoices	4	\$467.17
Vendor 5653 - Noah Neiheisel 2025-00000746	ISP Academy PT Required Clothing	Open		08/15/2025	09/02/2025	08/22/2025			138.58
Vendor 5653 - Noah Neiheisel Totals							Invoices	1	\$138.58
Vendor 3105 - Daniel V Neyfeldt PWCDLDN081325	CDL Reimbursement	Open		08/13/2025	08/28/2025	08/14/2025			60.00
Vendor 3105 - Daniel V Neyfeldt Totals							Invoices	1	\$60.00
Vendor 3349 - Office of the State Fire Marshal YFSIP 05454618	YFSIP Class- Perocho	Open		08/08/2025	09/07/2025	08/08/2025			100.00
Vendor 3349 - Office of the State Fire Marshal Totals							Invoices	1	\$100.00
Vendor 1214 - On Time Embroidery Inc. 142398	Clothing	Open		08/06/2025	09/05/2025	08/06/2025			94.00
142556	Clothing	Open		08/06/2025	09/05/2025	08/06/2025			350.00
142662	Clothing	Open		08/06/2025	09/05/2025	08/06/2025			472.00
142675	Clothing	Open		08/06/2025	09/05/2025	08/06/2025			56.00
143438	Clothing	Open		08/06/2025	09/05/2025	08/06/2025			78.00
Vendor 1214 - On Time Embroidery Inc. Totals							Invoices	5	\$1,050.00
Vendor 1583 - Palatine Park District 25-1066	Coffee Machine Rental	Open		08/12/2025	09/11/2025	08/13/2025			24.99



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25-1065	July 2025 Grass Mowing Services Reimbursement	Open		08/11/2025	09/10/2025	08/11/2025			9,160.45
Vendor 1583 - Palatine Park District Totals									Invoices 2 \$9,185.44
Vendor 4834 - Palumbo Management LLC									
S-INV031586	Hauling of Smith Street Staging Pile	Open		08/04/2025	09/03/2025	08/11/2025			470.00
Vendor 4834 - Palumbo Management LLC Totals									Invoices 1 \$470.00
Vendor 1784 - Parent Petroleum									
1765913	Lubricants & Additives - Stock/Oil	Open		08/12/2025	09/11/2025	08/11/2025			1,265.87
Vendor 1784 - Parent Petroleum Totals									Invoices 1 \$1,265.87
Vendor 4873 - Partners and Paws Veterinary Services									
153331	K-9 Jax Annual Physical & Medications	Open		08/05/2025	09/04/2025	08/22/2025			1,024.17
Vendor 4873 - Partners and Paws Veterinary Services Totals									Invoices 1 \$1,024.17
Vendor 5581 - Parts Authority LLC									
431-008468	Parts - T-494	Open		08/05/2025	09/04/2025	08/25/2025			332.76
450-221305	Parts - Stock	Open		08/05/2025	09/04/2025	08/25/2025			292.58
450-222117	Parts - T-494	Open		08/07/2025	09/06/2025	08/25/2025			61.10
Vendor 5581 - Parts Authority LLC Totals									Invoices 3 \$686.44
Vendor 1404 - Porter Lee Corporation									
32264	BEAST Property Management License & Software Support	Open		08/14/2025	09/13/2025	08/22/2025			1,200.00
Vendor 1404 - Porter Lee Corporation Totals									Invoices 1 \$1,200.00
Vendor 4891 - Precision Pavement Markings, Inc.									
5225	2025 Pavement Striping Program DPW-2531	Open		08/05/2025	09/04/2025	08/27/2025			54,111.39
Vendor 4891 - Precision Pavement Markings, Inc. Totals									Invoices 1 \$54,111.39
Vendor 5654 - Matthew Quick									
2025-00000745	ISP Academy PT Required Clothing	Open		08/15/2025	09/02/2025	08/22/2025			138.58
Vendor 5654 - Matthew Quick Totals									Invoices 1 \$138.58
Vendor 5548 - Ray Chevrolet, Inc									
FFSXRF-1	(1) 2025 Chevrolet Silverado 1500 Crew Cab AWD-T-560	Open		08/11/2025	09/10/2025	08/27/2025			45,712.00
FFSXRG-1	(1) 2025 Chevrolet Silverado 1500 Crew Cab AWD-T-561	Open		08/11/2025	09/10/2025	08/27/2025			45,712.00



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FFSXRH-1	(1) 2025 Chevrolet Silverado 1500 Crew Cab AWD-T-559	Open		08/11/2025	09/10/2025	08/27/2025			45,712.00
Vendor 5548 - Ray Chevrolet, Inc Totals									Invoices 3
									\$137,136.00
Vendor 4300 - Ray O'Herron Co, Inc									
2425898	9mm LUGER 147 GR Duty Ammunition	Open		08/04/2025	09/03/2025	08/22/2025			2,464.00
Vendor 4300 - Ray O'Herron Co, Inc Totals									Invoices 1
									\$2,464.00
Vendor 5266 - Red Oak Tree Services Inc									
INV0647	Tree Trimming-324 W. Slade St.	Open		08/15/2025	09/14/2025	08/22/2025			1,580.00
Vendor 5266 - Red Oak Tree Services Inc Totals									Invoices 1
									\$1,580.00
Vendor 4545 - Robinson Engineering Ltd									
25080165	Fuel System Improvement Evaluation	Open		08/11/2025	09/10/2025	08/25/2025			5,250.00
Vendor 4545 - Robinson Engineering Ltd Totals									Invoices 1
									\$5,250.00
Vendor 5275 - RootX									
86936	RootX 4lb Case	Open		08/07/2025	09/06/2025	08/11/2025			620.00
Vendor 5275 - RootX Totals									Invoices 1
									\$620.00
Vendor 4019 - Rush Truck Centers									
3042672361	Parts - Stock	Open		08/05/2025	09/04/2025	08/25/2025			94.56
Vendor 4019 - Rush Truck Centers Totals									Invoices 1
									\$94.56
Vendor 1609 - Sherwin-Williams									
3359-5	Road Striping Paint	Open		08/08/2025	09/07/2025	08/11/2025			94.88
4547-0	Road Striping Paint	Open		08/08/2025	09/07/2025	08/11/2025			158.67
Vendor 1609 - Sherwin-Williams Totals									Invoices 2
									\$253.55
Vendor 1547 - Spring Align									
129932	Parts - T-385	Open		08/11/2025	09/10/2025	08/25/2025			106.00
Vendor 1547 - Spring Align Totals									Invoices 1
									\$106.00
Vendor 1422 - Spunky Dunkers									
2025-00000748	Prisoner Meals (07/13/25 - 08/14/25)	Open		08/14/2025	09/02/2025	08/22/2025			130.00
Vendor 1422 - Spunky Dunkers Totals									Invoices 1
									\$130.00
Vendor 5660 - Stanko McCarthy Law Group, Ltd									
SMLG 082025	PALATINE-630NHWY - Retainer	Open		08/19/2025	08/27/2025	08/27/2025			1,500.00
Vendor 5660 - Stanko McCarthy Law Group, Ltd Totals									Invoices 1
									\$1,500.00
Vendor 5082 - State Graphics									



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110018	Business Cards-Public Works Department	Open		08/07/2025	09/06/2025	08/06/2025			99.66
110060	Business Cards-Gonet	Open		08/07/2025	09/06/2025	08/06/2025			77.69
			Vendor 5082 - State Graphics	Totals		Invoices	2		\$177.35
Vendor 4966 - T-Mobile									
983355792-0725	Birchwood Cameras	Open		07/01/2025	08/13/2025	07/16/2025			77.00
983355792-0825	Birchwood Cameras	Open		08/01/2025	09/01/2025	08/22/2025			77.00
			Vendor 4966 - T-Mobile	Totals		Invoices	2		\$154.00
Vendor 4882 - Teleflex LLC									
9510369684	IO Power Drivers	Open		08/06/2025	09/05/2025	08/13/2025			598.00
			Vendor 4882 - Teleflex LLC	Totals		Invoices	1		\$598.00
Vendor 2491 - Terminix-Anderson									
82158606	wasp- 348 N Schiller	Open		08/06/2025	09/05/2025	08/05/2025			145.00
82205179	wasp- 249 N Benton	Open		08/13/2025	09/12/2025	08/13/2025			145.00
82205226	wasp- 161 N Williams Dr	Open		08/13/2025	09/12/2025	08/13/2025			145.00
82211989	wasp-2333 N Barrington Woods Rd	Open		08/13/2025	09/12/2025	08/13/2025			145.00
82223905	wasp-1166 N Edgewater	Open		08/14/2025	09/13/2025	08/13/2025			145.00
82234697	wasp-1276 N Jack Pine Ct	Open		08/15/2025	09/14/2025	08/13/2025			145.00
82234725	wasp-659 S Bennett	Open		08/15/2025	09/14/2025	08/13/2025			145.00
81548521	Pest Control Services August 2025-CSF	Open		08/05/2025	09/04/2025	08/11/2025			85.20
			Vendor 2491 - Terminix-Anderson	Totals		Invoices	8		\$1,100.20
Vendor 2743 - The Sidwell Co.									
SIDXT0008193	56TH Edition Cook County Lease Atlas Area 2	Open		02/20/2025	08/28/2025	08/14/2025			455.00
			Vendor 2743 - The Sidwell Co.	Totals		Invoices	1		\$455.00
Vendor 1844 - Third Millennium Associates Inc									
33270	UB Bill Processing - August 2025	Open		08/12/2025	09/12/2025	08/07/2025			2,846.84
			Vendor 1844 - Third Millennium Associates Inc	Totals		Invoices	1		\$2,846.84
Vendor 1199 - Thompson Elevator Inspection Service Inc									
25-1718	demo insp 18516-2024 1555 N Rand	Open		08/06/2025	09/06/2025	08/05/2025			75.00
25-1732	Permit Insp 1105 W Illinois Ave	Open		08/07/2025	09/06/2025	08/05/2025			150.00
25-1742	90 code insp, 35 reinspect	Open		08/11/2025	09/10/2025	08/13/2025			4,750.00
25-1743	permit inspection tickets for 500 N Jonathon	Open		08/11/2025	09/10/2025	08/05/2025			150.00



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25-1797	plan review documents for 1555 N Rand Rd	Open		08/13/2025	09/12/2025	08/13/2025			75.00
25-1799	plan review documents for 900 E Wilmette Rd.	Open		08/13/2025	09/12/2025	08/13/2025			150.00
25-1806	! R&R permit insp 455 N Benton	Open		08/14/2025	09/13/2025	08/13/2025			75.00
Vendor 1199 - Thompson Elevator Inspection Service Inc Totals							Invoices	7	\$5,425.00
Vendor 5346 - TIGRIS Aquatic Services, LLC									
3762861	2025 Aquatic Weed, Algae Control & Winterization Services	Open		08/11/2025	09/10/2025	08/22/2025			1,362.50
Vendor 5346 - TIGRIS Aquatic Services, LLC Totals							Invoices	1	\$1,362.50
Vendor 2501 - United Parcel Service									
00004E3E18315	Shipping Charges	Open		08/02/2025	09/01/2025	08/14/2025			47.04
00004E3E18335	Shipping Charges	Open		08/16/2025	09/15/2025	08/14/2025			30.60
Vendor 2501 - United Parcel Service Totals							Invoices	2	\$77.64
Vendor 1327 - University Of Illinois									
UFIWC768	Explorers IFSI Cadet School	Open		08/06/2025	09/05/2025	08/06/2025			1,900.00
Vendor 1327 - University Of Illinois Totals							Invoices	1	\$1,900.00
Vendor 5281 - USA Blue Book									
INV00790474	50' Suspended Float Switch	Open		08/06/2025	09/05/2025	08/11/2025			277.92
INV00792462	Hach Chlorine Test Kit, pH/ORP Meter & pH Alkalinity Test Kit	Open		08/08/2025	09/07/2025	08/22/2025			489.50
INV00792606	Hach Chlorine Test Kit, pH/ORP Meter & pH Alkalinity Test Kit	Open		08/08/2025	09/07/2025	08/22/2025			1,616.26
INV00792973	Smoke Fluid 5 Gallon	Open		08/08/2025	09/07/2025	08/22/2025			281.21
Vendor 5281 - USA Blue Book Totals							Invoices	4	\$2,664.89
Vendor 3263 - Walker Parking Consultants									
310098450013	Engineering Services During Construction at Parking Deck	Open		07/31/2025	08/30/2025	08/25/2025			5,720.00
Vendor 3263 - Walker Parking Consultants Totals							Invoices	1	\$5,720.00
Vendor 4226 - Weber Press Inc									
70-751	PPD Window Envelopes	Open		08/22/2025	09/02/2025	08/22/2025			645.00
Vendor 4226 - Weber Press Inc Totals							Invoices	1	\$645.00
Vendor 2258 - Wickstrom Auto Group									
184171	Parts - T-558	Open		08/07/2025	09/06/2025	08/25/2025			168.71
Vendor 2258 - Wickstrom Auto Group Totals							Invoices	1	\$168.71



Warrant #17

Invoice Due Date Range 07/01/25 - 09/16/25
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 3476 - Wirfs Industries Inc 34162	Pump and Ladder Testing	Open		08/13/2025	09/12/2025	08/13/2025			779.00
Vendor 3476 - Wirfs Industries Inc Totals						Invoices	1		\$779.00
Grand Totals						Invoices	220		\$1,621,340.95

Consider an Ordinance Transferring a Special Use Ordinance (#O-88-05) to Permit the Continued Operation of a Dry Cleaners 735 W. Palatine Road

BACKGROUND:

The Subject Property includes the Inverness Dry Cleaners, who are requesting a transfer of the existing Special Use. Therefore, the Petitioner is requesting approval of the following:

Transfer of Special Use Ordinance #O-88-05 to Inverness Dry Cleaners Inc. to permit the continued operation of the Dry Cleaners at 735 W. Palatine Road.

KEY ISSUES:

- A Special Use for the existing dry cleaners was originally approved in 2005 as part of the Planned Development.
- The Petitioner is not proposing any changes to the name, business operations, or floor plan.
- Any future changes to the floor plan or operations would require additional Village review.
- The business plan indicated that the store is open Monday-Friday (6 AM - 6 PM) and Saturday (6 AM - 5 PM).

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the Special Use Transfer at 735 W. Palatine Road.

ACTION REQUIRED:

A motion transferring Special Use Ordinance (#O-88-05) to Permit the Continued Operation of a Dry Cleaners 735 W. Palatine Road.

ATTACHMENTS:

None

Consider an Ordinance Granting a Special Use to Permit a Kennel (Dog Daycare & Boarding) at 541 - 569 E. Dundee Road

BACKGROUND:

The Subject Property, zoned Planned Development, consists of a multi-tenant building within the Northwest Shopping Center and is subject to the Village's B-2 District use list. The current businesses within the plaza include Jewel/Osco, and a mixture of restaurant, service, and retail uses. The Petitioner is proposing to open a dog daycare and kennel use. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit a kennel (Dog Daycare & Boarding) at 541 - 569 E. Dundee Road.

KEY ISSUES:

- The Subject Tenant Space, approximately 10,619 square feet, was previously occupied by multiple tenants, including We Rock the Spectrum and Jorie Weight Loss Center. Other uses neighboring the proposed space include a dental office, cell phone store, and other service businesses.
- The proposed business is part of a franchise (<https://www.k9resorts.com>). For reference, the Petitioner recently opened a standalone building location in Deerfield on Lake Cook Road. That location abuts the Milwaukee District North Metra Line on the east, Home Depot and the Edens Expressway on the south, and additional commercial/office uses to the north across Lake Cook Road.
- The hours of operation are Monday - Friday from 7 AM - 7 PM, and Saturday/Sunday from 9 AM - 5:30 PM.
- There will be between 8-10 employees, with a total maximum capacity of 102 dogs and an estimated daily occupancy of 50 dogs.
- The floorplan shows an indoor play area of approximately 1,348 square feet on the east side of the building. The proposed building elevations include an opening of approximately 7 feet tall and 18 feet and 25 feet wide, which would be added to the east and south exterior walls of the outdoor play area. As part of their deliberations, the Planning and Zoning Commission included a condition to include a closure option for these openings.
- The proposed use requires 1space/300 square feet or 35 spaces. As a whole, the shopping center has 502 parking spaces, 15 of which are handicapped for an excess of 152 parking spaces.
- Staff also notes that the shopping center abuts an existing residential development (Concord Mills Unit #1) directly to the south, which is approximately 180 feet from the proposed kennel. Staff has continued to express noise concerns about the outdoor play area, proposed maximum capacity, and estimated daily dog occupancy, throughout the zoning review process. Staff has also continued to express the potential noise concerns upon the surrounding

residential properties and tenants. Additionally, Staff has historically experienced multiple specific instances of zoning enforcement activities and citations for other kennel uses within the Village.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Public Hearing: Planning & Zoning Commission (PZC) meeting on August 12, 2025.

Residents testifying: 2 - With concerns about the potential noise impacts of the proposed use.

Vote: The PZC voted unanimously to approve the Special Use, with an additional condition to be added: "The proposed openings on the east and south exterior walls shall include a system that would include a closure option." Based upon the potential noise generation impacts of the kennel, Staff recommends denial of the request.

ACTION REQUIRED:

A motion to approve an ordinance granting a Special Use to permit a kennel (dog daycare and boarding) at 541-569 E. Dundee Road.

ATTACHMENTS:

None

Consider an Ordinance Granting Variations to Construct a Detached Garage at 35 N. Ashland Avenue

BACKGROUND:

The Subject Property is zoned R-2 Single-Family and is approximately 11,340 square feet in area. In its current composition, the property consists of a single-family residence with an attached garage, encroaching into the required side yard. The structure is legally non-conforming, with a 1.6 foot side yard setback. The Petitioner is proposing to replace the existing attached garage with a detached garage. The detached garage will encroach upon the required minimum side yard setback, and minimum setback from the principal structure. Therefore, the petitioner is requesting approval of the following:

1. **Variation to permit an accessory structure to be set back 3 feet from the side lot line, instead of the required 5-foot setback.**
2. **Variation to permit an accessory structure to be set back 6 feet from the principal structure, instead of the required 10-foot setback.**

KEY ISSUES:

- The Petitioner is proposing to demolish the existing attached garage and construct a new 240-square-foot detached garage. The proposed garage will remain approximately the same size as the current attached garage, albeit in a different location and with different setbacks.
- The proposed garage will maintain its alignment with the front face of the home and will increase the side yard setback from 1.6 (current) to 3 feet. Although the proposed setback is increasing, it would still encroach upon the minimum required 5-foot side yard setback.
- The garage attachment and existing garage would be demolished and therefore separated from the residence (principal structure), with an approximately 6.8-foot setback. This also requires a variation, as the minimum setback is 10 feet.
- The Petitioner is requesting the variation to construct the garage in a manner consistent with the surrounding properties and for ease of access to the home.
- The request will align the garage with the front face of the home and is consistent with the design of the surrounding properties. Along the subject block of Ashland Avenue, there are several garages that align with the front face of the home. Most of these garages are attached and considered existing non-conforming due to side yard setbacks that do not conform to setback minimums. One residence (48 N. Ashland Avenue) has a detached garage in the side yard, which is set back 5 feet from the home, and also aligns with the front face of the home.
- Due to the narrower lot width (60 feet), there is no configuration in which the 12-foot wide detached garage could be constructed by-right, while maintaining alignment with the front face of the residence. The proposed plans also comply

with the building and coverage requirements.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Public Hearing: Planning & Zoning Commission (PZC) meeting on August 26, 2025

Residents testifying: None.

Vote: The PZC voted unanimously to approve the Special Use and Staff concurs.

ACTION REQUIRED:

A Motion to approve an Ordinance Granting Variations to allow a detached garage to be constructed 3 feet from the side property line and 6 feet from the principal structure at 35 N. Ashland Avenue.

ATTACHMENTS:

None

Consider an Ordinance Granting a Variation to Permit a Detached Garage at 310 N. Brockway Street

BACKGROUND:

The Subject Property, zoned R-2 Single-Family, contains a single-family residence and related improvements. In 2017, the property was granted a Special Use to allow a reduced front yard setback of 20 feet, instead of the minimum required 30 feet, and a reduced side yard setback of 11 feet, instead of the minimum required 20 feet (#O-24-17). The Petitioner is now requesting zoning relief to construct a detached single-car garage, which would be located approximately 7 feet from the principal structure, instead of the minimum required 10 feet. Therefore, the Petitioner is requesting:

Variation to permit an accessory structure to be located 7 feet from the primary structure instead of the minimum required 10 feet.

KEY ISSUES:

- The Petitioner would like to build a single-car detached garage, which would be located 7 feet from the principal structure, instead of the minimum required 10 feet. In the justification for the variation, the Petitioner is trying to preserve an existing mature tree on the property. A certified arborist identified the tree's substantial root system and recommended that the garage is placed a minimum of 15 feet from the tree. In doing so, the garage would be set back 7 feet from the primary structure, rather than the minimum required 10 feet.
- The proposed garage is approximately 352 square feet and 18 feet to the peak, with a mean height of 13.87 feet. Other than the setback from the principal structure, the proposed garage complies with all other setback requirements and maximum allowable accessory structure requirements.
- Both building and lot coverage would meet Code at 23% and 39%, with the maximum permitted being 35% and 45%.
- Staff notes that the requested relief is internal to the site and the single-family residential property abuts multi-family residential uses to the north and south.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Public Hearing: Planning & Zoning Commission (PZC) meeting on August 26, 2025.

Residents testifying: None

Vote: The PZC voted unanimously to approve the Variation and Staff concurs.

ACTION REQUIRED:

A motion to approve an Ordinance Granting a Variation to Permit a Detached Garage to be Set Back 7 Feet from the existing Principal Structure, instead of the minimum required 10 feet at 310 N. Brockway Street.

ATTACHMENTS:

None

Consider an Ordinance Amending Chapter 18 - Traffic - Regarding Untitled Motor Driven Vehicles of the Code of Ordinances of the Village of Palatine

BACKGROUND:

In recent years, there has been a notable increase in the use of motor-driven personal transportation devices, including electric and gas-powered scooters and bicycles (with and without pedals). This trend has been especially prominent among younger users. While these vehicles offer convenience and alternative mobility options, their growing presence on public streets, sidewalks, and shared spaces has raised significant safety concerns within the community. Many communities throughout the area have recently adopted regulations and prohibitions on these devices in an effort to address the growing safety concerns.

Village staff has observed a sharp uptick in public feedback, particularly related to unsafe riding behavior, near-miss incidents, and accidents involving these devices. In response to these concerns, and in alignment with efforts to ensure public safety and shared use of public infrastructure, staff has drafted a proposed ordinance. This ordinance is intended to regulate the operation of these motor-driven vehicles in public areas and establish clear rules for their safe and responsible use.

KEY ISSUES:

- Staff reviewed neighboring community ordinances, regulations, community input and staff feedback in preparing a recommendation for Palatine.
- Some of the key highlights of the proposed ordinance include:
 - The regulations generally apply to powered devices that can exceed 12 mph.
 - These vehicles would not be allowed on public sidewalks or state/county highways.
 - The Park District and School Districts are aware of the proposed regulations and would be working with the Village on implementation.
 - To ride these devices on Village streets, operators would need a valid driver's license and must follow traffic laws, speed limits, and equipment requirements (lights, helmets, brakes, etc.).
 - Passengers are only allowed in limited situations, and vehicles cannot be altered to go faster than designed.
 - Exemptions apply for government employees on duty, individuals with disabilities using mobility devices, and young children using toy ride-on vehicles under parental supervision.
- The goal of this ordinance is to make our community safer while ensuring clear and consistent rules for everyone sharing the road. This is an issue that would

ideally be addressed at a state-wide level but the General Assembly has not taken action and the safety concerns continue to rise.

- The ordinance would be effective upon passage.
- Staff would utilize the remaining fall season to educate the public on the regulations. This would be done in partnership with the schools and Park District and multiple social media efforts. Our focus in the spring would shift to more enforcement than education.
- The proposed fine structure will start at \$50, similar to local parking and traffic violations. Secondary to this Ordinance will be a Fee Schedule supplement at a future meeting.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends approving the Ordinance Amending Chapter 18 - Traffic - Regarding Untitled Motor Driven Vehicles of the Code of Ordinances of the Village of Palatine.

ACTION REQUIRED:

Motion to approve an Ordinance Amending Chapter 18 - Traffic - Regarding Untitled Motor Driven Vehicles of the Code of Ordinances of the Village of Palatine.

ATTACHMENTS:

None

Consider a Motion to Award a Contract for the Water Supply Well 15 Rehabilitation

BACKGROUND:

The Village maintains five standby wells for emergency supply should an interruption to Lake Michigan water occur. These wells are run monthly to confirm capabilities and water quality.

The well located near Osage Park suddenly failed recently and maintenance is required. The Village performed all surface troubleshooting possible, and it was determined the most likely repair needed would be to the column pipe or the motor, which is 700 feet below the ground surface. A bid package was prepared, and the repair project was competitively priced.

KEY ISSUES:

- On Tuesday, August 12, 2025, five bids were received, ranging from a high of \$705,055 to a low of \$376,508.85.
- The low bidder was Layne Christensen Company of Aurora, Illinois in the amount of \$376,508.85.
- The Engineer's estimate was \$571,970.

BUDGET IMPACT:

This repair need was not expected and therefore not part of the 2025 capital improvement plan. However, the Village recently received our Member Initiative Grant from the Northwest Water Commission in the amount of \$1,154,000. A portion of this grant is proposed to be directed to accommodate this work.

RECOMMENDATION:

Staff recommends that the contract for the Water Supply Well 15 Rehabilitation be awarded to Layne Christensen.

ACTION REQUIRED:

Motion to award the contract for the Water Supply Well 15 Rehabilitation to Layne Christensen Company of Aurora, Illinois in the amount of \$376,508.85.

ATTACHMENTS:

None

Consider a Motion Authorizing the Village Manager to Execute a Proposal for Design Engineering Services for the Quentin Road Water Main Improvements

BACKGROUND:

Annually, the Village completes water main replacements to address locations that have experienced high volumes of breaks. The increase in volume has exceeded in-house staff capacity and thus consulting engineering is recommended. When possible, engineering starts in the year prior to construction to allow for required state and county permits to be obtained, which the proposed project would include.

KEY ISSUES:

- Cook County has proposed preliminary plans to reconstruct/resurface Quentin Road.
- This section of Quentin Road is experiencing more frequent breaks and is therefore recommended to address Village utility needs and to coordinate with anticipated pavement maintenance.
- This section of Water Main is located in the roadway and is 7+ feet deep, contributing to the difficulty of repairing water main breaks in this area.
- Engineering services are recommended to prepare for the installation of a replacement water main and would include site surveying, Illinois Environmental Protection Agency permitting, development of plans, and preparation of specifications for bidding purposes.

BUDGET IMPACT:

This work was not part of our 5 year capital improvement plan and recently identified for acceleration when the Cook County Highway Department indicated their plan to resurface Quentin Road as soon as the second half of 2026. While not part of the 2025 capital improvement plan, the Village recently received our Member Initiative Grant from the Northwest Water Commission in the amount of \$1,154,000. A portion of this grant is proposed to be directed to accommodate this proposed work.

RECOMMENDATION:

Staff recommends authorizing the Village Manager to execute the proposal from Ciorba Group for design engineering services for the Quentin Road Water Main Improvements in the not-to-exceed amount of \$79,881.29

ACTION REQUIRED:

Motion to authorize the Village Manager to execute the proposal from Ciorba Group, Incorporated of Chicago, Illinois for Design Engineering Services for the Quentin Road Water Main Improvements in the not-to-exceed amount of \$79,881.29.

ATTACHMENTS:

None

Consider a Motion to Accept a Perpetual Water Main Easement Located at Town Center Promenade in Deer Park, Illinois

BACKGROUND:

The Village is seeking an easement with the Village of Deer Park to allow for the continued maintenance of the public water main located at Town Center Promenade. This easement was inadvertently not a part of the original development in the early 2000's servicing a portion of the Deer Park retail corridor. As the owner and maintainer of this public water main, it is necessary for the Village of Palatine to have the rights to access the water main to perform maintenance or repairs, as needed. This water main improves fire protection, water flow and allows for domestic connections.

KEY ISSUES:

- The need for this easement was identified in coordination with Deer Park, associated with other developments receiving recent approval near Rand and Quentin Roads.
- This allows for a looping water main for system redundancy, reliability and performance in areas of Deer Park.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends acceptance of the perpetual water main easement at Town Center Promenade in Deer Park, IL.

ACTION REQUIRED:

A motion to accept a grant of a perpetual water main easement at Town Center Promenade in Deer Park, IL.

ATTACHMENTS:

None

Consider a Motion to Accept the Gateway Parking Deck Change Order 1

BACKGROUND:

The Village awarded a contract to Hammer Construction for concrete repairs at the Gateway Center Parking Deck. The repairs in the vehicle parking areas are nearly complete. During the course of work, deterioration was identified in the elevator and stair towers. It is recommended to authorize change order 1, which expands the scope of work to include betterment to each of the three stair towers by replacing deteriorating tile and grout with concrete and epoxy.

KEY ISSUES:

- The original concrete value was \$593,935.
- The work will be completed for less than the original awarded amount.
- The expanded stair and elevator tower renovations will expand the maximum contract value by \$154,800.

BUDGET IMPACT:

The proposed expansion of work can be fully funded from Downtown TIF funds in the 2025 capital budget.

RECOMMENDATION:

Staff recommends that the change order with Hammer Construction to increase the contract value by \$154,800 be approved.

ACTION REQUIRED:

Motion to approve Change Order 1 with Hammer Construction increase the contract value by \$154,800.

ATTACHMENTS:

None