



PLANNING AND ZONING COMMISSION

AUGUST 26, 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
- II. ROLL CALL
- III. APPROVAL OF MINUTES

- A. Draft Planning & Zoning Commission meeting minutes: 8-12-2025

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

IV. PUBLIC HEARING

- A. 1280 E. Dundee Road

- 1. Special Use Amendment to the Special Use Ordinance #O-91-23 to permit changes to the live entertainment business plan and restaurant floorplan

SU-000028-2023 – 1280 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. Floor Plan

3. Security Plan
4. Plat of Survey
5. Real Estate Disclosure
6. Public Notice

Background:

Ms. Bremanis provides background and states the Subject Property is zoned “B-2”, Shopping Center District, and is occupied by Aragvi restaurant. In 2023, the Petitioners received Special Uses for a restaurant, with liquor service, and live entertainment. The current uses within the commercial plaza consist of restaurant, retail, service uses. The Petitioner is proposing a special use amendment to recognize an area for dancing, adjacent to the live entertainment stage. The Petitioner is requesting a Special Use Amendment to Ordinance #O-91-23 to permit changes to the live entertainment business plan and restaurant floorplan

Sworn in petitioner: Oleg Gurevich – 1280 E Dundee Rd – Agent for Aragvi Restaurant

Mr. Gurevich, agent for Aragvi Restaurant, stated that the business has operated for 18 months without issues. He explained that while the restaurant offers live entertainment and music, it is not a nightclub. He noted that dancing is optional and typically occurs when patrons hear a favorite song. He emphasized that tables are not moved and that dancing is a cultural activity enjoyed by their patrons.

Chairman Wood asked if there have been any security problems.

Ms. Bremanis stated that she was not aware of any.

Ms. Bremanis presented a picture of the area and floor plan, explaining where the music and proposed dance area would be located.

Commissioner Roth-Wurster asked if there would be any changes to the floor plan.

Chairman Wood asked if the hours would remain the same.

Mr. Gurevich confirmed there would be no changes to the floor plan and the hours would remain the same.

Chairman Wood asked how much square footage would be used.

Mr. Gurevich stated the dance area would be approximately 150 square feet.

Commissioner Bettenhausen questions a door shown on the plan.

Mr. Gurevich states it is an employee door only.

Ms. Bremanis provided additional information, noting that this is a small venue with a DJ, and there would be no change to the overall use or business hours, only the addition of a small dance area with the live entertainment.

Commissioner Friedman asked if there was an egress door.

Ms. Bremanis stated that Fire Prevention reviewed the plans and had no issues.

STAFF RECOMMENDATION:

The Petitioner continues to operate the restaurant and live entertainment components of the Special Use, restaurant and retail center. Procedurally, the area for dancing was not included in the initial live entertainment special use business plan. Staff does not object to this area's occasional use for dancing, in conjunction 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.

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

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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.

Chairman Wood summarized that this request met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to the 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:	Cindy Roth Wurster
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 tha 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.

PFSUB-000013-2025 – Ruhl 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. **Plat of Subdivision**
5. **Site Plan**
6. **Final Engineering Plans**
7. **Tree Preservation Plan**
8. **Landscape Plan**
9. **Architectural Plans**
10. **Public Notice**

Background:

The properties were annexed in 2002 and consist of 5 lots, totaling approximately 202,687 square feet (4.65 acres). In 2015, a Final Planned Development, Subdivision, and Rezoning were approved for a 13-lot subdivision. While the project never moved forward, the properties, per Code, were rezoned to Planned Development. The residential lots surrounding the subject properties are also zoned Planned Development, as part of the Dunhaven Woods Subdivision (East and South) and generally follow the R-2 standards. The Petitioner is requesting a Preliminary and Final Planned Development and Preliminary and Final Subdivision for 4 lots to construct 3 homes. The Petitioner is requesting: Preliminary/Final Planned Development to permit a 4-lot Single-family Residential Development. The Subject Property is zoned: Planned Development.

Sworn in petitioner: Thomas McCabe – Smith Lasalle 10102 Pacific Ave, Franklin Park – Civil Engineer for project

Mr. McCabe explained that the family currently lives in the area. The petitioner purchased the property a couple of years ago with the intent of building houses for her family while maintaining the trees on the property. He provided a Plat of Subdivision and described how the lots will be divided. He stated that the houses and lots are large and fit in with the neighborhood. Detention will be provided in both the front and back while maintaining the natural grade to preserve as many trees as possible.

Chairman Wood asked about trees on Lot 4.

Mr. McCabe stated that many trees are being preserved on Lot 4.

Mr. McCabe added that Lots 1 and 3 will be built as quickly as possible, and all lots are owned by the petitioner.

Chairman Wood clarified that Lot 4 is not being developed at this time.

Mr. McCabe confirmed this.

Mr. McCabe explained that detention will be located at the south end of Lot 3, with additional detention located behind Lots 1 and 2.

Commissioner Schubert asked about the common driveway between the three lots, who would manage it, and how maintenance would be handled if one of the properties is sold.

Mr. McCabe stated that the covenants require an association to be created for the four lots, and access easements are in place to serve all the properties.

Ms. Bremanis stated that the easements will need to be extended on the plat before final approval.

Commissioner Bettenhausen asked if the HOA would be responsible for maintaining the retention.

Mr. McCabe confirmed it would.

Chairman Wood questioned the Tree Preservation Plan and requested clarification.

Ms. Bremanis stated that trees shown in green on the plan will remain, while trees marked with a red X will be removed.

Commissioner Roth-Wurster asked about tree removal.

Mr. McCabe stated that an arborist examined the site and identified the trees that needed to be removed.

Commissioner Friedman asked why setback lines are not depicted on Lot 4 when the plat goes on record.

Ms. Bremanis stated that Lot 4 would be required to follow the R1 setbacks.

Commissioner Bettenhausen noted that the retaining walls are shown differently on the landscape plan compared to the grading plan.

Mr. McCabe explained that the grading plan was developed as an overall drainage plan to show water movement and grading. The arborist later detailed the walls for each lot, and the building permits will reflect the actual wall locations.

Ms. Bremanis stated that all utilities exist in the roadway and will not need to be extended into the public right-of-way. Drainage flows into Lot 3 and then into a sanitary line on Ruhl and Rosalind. Engineering has approved the engineering and stormwater plans. Landscaping plans show additional trees and shrubbery, and she provided elevations of the homes to be built on each lot, along with additional photos of the existing area.

Sworn in Resident: Natalie King, 737 W. Ruhl Road

Ms. King stated that she lives directly across the street. She expressed concern about the flooding where Ruhl and Rosalind come together and explained that water issues already exist in the area. She asked how the project will impact the neighborhood and questioned the watershed.

Mr. McCabe stated that the site is highest in the middle and drains into three ponds.

He explained that originally the water was not detained, but with the construction of three houses, water will be captured, detained, and then released. This will improve drainage from the property. He noted that the runoff today is greater than what it will be in the future once detention is in place.

STAFF RECOMMENDATION:

The proposed development conforms all of the restrictions of the R-1 district and to the Subdivision Regulations and the proposed density is well below the maximum allowable density in the R-1 district. It also complies with the recommendations of the comprehensive Page 115 of 184 plan. Therefore, Staff recommends approval of the proposal subject to the following conditions:

1. The development shall substantially conform to the Plat of Subdivision prepared by Reginal Land Services and the Engineering Plans prepared by Smith LaSalle, dated 5/29/2025 last revised 07/11/2025, except as such plans may be revised to conform to Village Codes and Ordinances.
2. All future residences shall follow the Village's R-1 Standards.
3. A Public Improvement letter of credit or appropriate security deposit shall be submitted in a manner acceptable to the Village Engineer.
4. Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village Engineer.
5. A Planned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning.
6. The Final Plat of Subdivision shall be submitted on Mylar with the required signatures and significantly conform to the Plat of Subdivision prepared by Reginal Land Services.
7. A Subdivision Improvement Agreement shall be submitted in a manner acceptable to the Village Attorney.
8. Recording fees in the amount of \$300 shall be submitted.
9. The Final Engineering Plans and Final Engineer's Cost Estimate shall be revised in a manner acceptable to the Village Engineer.
10. A construction management plan, indicated the proposed material delivery routes and contractor parking areas, shall be submitted in a manner acceptable to the Village Engineer/Director of Planning and Zoning, as part of the site development/building permit review process.
11. A MWRD permit shall be submitted.

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

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

DISCUSSION:

Commissioner Friedman stated that a lot of work has gone into the design with significant investment in improvements. He noted that the objectives from Planning & Zoning were carefully considered and addressed within the site plan, particularly setbacks and drainage. He commented that the development feels like a resort and is a unique solution for the property.

Commissioner Roth-Wurster stated that it is a well thought out plan for the homes and engineering, with an emphasis on tree preservation. She expressed full support for the project.

Commissioner Kosoloski asked who will oversee construction management and emphasized the need for qualified management for this project.

Chairman Wood agreed that this is a good fit for the property.

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

E. 1170 E. Dundee Road

1. Special use to operate a restaurant and bar

SU-000188-2025 – 1170 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. **Business Plan**
6. **Security Plan**
7. **Ordinance O-77-09**

8. Public Notice

Background:

The Subject Property is zoned “B-1”, Shopping Center District, and is located within the Laredo Plaza re-subdivision (Plaza Rosita). Current uses within the commercial plaza consist of restaurant, service, and retail uses. The Petitioner is proposing to operate a restaurant, with bar services. The Petitioner is requesting a Special Use to permit a restaurant and bar.

Sworn in petitioner: Bohdan Stakhura, 701 S Wells St., Chicago, IL – Owner
Mr. Stakhura explained he plans to open a restaurant/bar with billiards and snooker tables. He noted that the snooker tables are unique and will be imported for the venture. He added the facility will also include a kitchen serving bar-style food and alcohol.

Chairman Wood asked what percentage of the restaurant will be designated for billiards, snooker, and dining.

Mr. Stakhura responded that 70–80% of the facility will be devoted to billiards and snooker tables, with the remainder used for the restaurant.

Chairman Wood asked if he has any experience in business management.

Mr. Stakhura replied that he is currently a truck driver.

Commissioner Fedota asked if he has prior experience running this type of business.

Mr. Stakhura stated he previously operated a billiards hall in Ukraine and also plays the sport himself.

Commissioner Schubert asked if there will be any outdoor seating.

Mr. Stakhura responded there will not.

Chairman Wood asked if the back entrance will be used for public access.

Mr. Stakhura explained it is not a public entrance and will be used only for food deliveries, with customers entering and exiting only through the main entrance except in emergencies.

Chairman Wood noted the back area borders residential properties and expressed concern that dumpsters or gatherings there could disturb neighbors.

Mr. Stakhura acknowledged the concern and assured it will be addressed.

Commissioner Fedota asked if a security plan will be in place.

Ms. Bremanis explained that such uses require a security plan as part of the special use application and confirmed that one was submitted.

Mr. Stakhura stated he would comply with whatever requirements the Village sets for security.

Ms. Bremanis clarified that a private security company is not required but that a plan

has been coordinated with the police department to address any issues.

Commissioner Roth-Wurster asked if tournaments and open play will be offered.

Mr. Stakhura responded they would likely host Snooker tournaments once a month, with billiards tournaments scheduled Monday through Friday from 6:00–10:00 p.m.

Commissioner Fedota questioned parking availability at this location.

Ms. Bremanis noted that a parking variation for the property is already in place and will remain.

Commissioner Schubert asked about the entry fees.

Mr. Stakhura stated the typical fee is \$20–\$40, with prize packages determined by sponsors.

STAFF RECOMMENDATION:

The Petitioner is proposing to operate a restaurant and bar in the Laredo Plaza re-subdivision retail center. The business plan includes late-night hours billiard tournaments as an accessory use. To address these conditions, the petitioner has provided staff with a security plan. Staff does not anticipate the required parking of the proposed use to have a negative impact on existing parking conditions. While other uses within the Village have pool tables as accessories within the primary restaurant/bar uses, the proposed use and tournament activities would be unique to the subject tenant space. As a result, Staff recommends action at the discretion 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 plans prepared by the Petitioner, dated 06/20/2025, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The final security plan shall be submitted in a manner acceptable to the Police Chief and Director of Planning and Zoning.
3. Prior to the hosting of the first tournament, the Petitioner and any proposed security representative shall provide the final proposed security and operations' plan in a manner acceptable to the Police Department.
4. Security shall be provided through 30 minutes past closing the closing time and during all tournament events.
5. Per the business plan, the facilities proposed hours are listed below: a. Sunday–Thursday: 11 AM – 12 AM b. Friday–Saturday: 11 AM – 2 AM
6. The Village of Palatine shall conduct a 6-month review of the business operations. Based upon the results, Staff reserves the right to propose additional Special Use conditions to the Village Council for the proposed business.

Commissioner Friedman asks about security, noting it is required 30 minutes past closing and during tournaments, but there is no specific start time defined in the recommendation. He asks if staff is comfortable without a specific start hour.

Ms. Bremanis states it will be addressed in the final security plan in a manner acceptable to the Chief and staff.

Commissioner Schubert asks about the 6-month review and wonders if it could instead be a 4-month review.

Chairman Wood clarifies that the review could be conducted at any time if necessary.

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

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

DISCUSSION:

Commissioner Fedota states it is a good use of space with no significant competition and commends the entrepreneurial spirit of the petitioner.

Commissioner Roth-Wurster states it is a good idea, supports the tournaments, and feels it will be good to have this use in the area. Notes it is a good space and encourages being a good neighbor.

Chairman Wood states it sounds like a good idea and that security has been addressed.

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

V. PUBLIC COMMENT

VI. ADJOURNMENT