



VILLAGE COUNCIL & COMMITTEE OF THE WHOLE
SEPTEMBER 15, 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 - September 2, 2025
 - V. MAYOR'S REPORT**
 - A. Resolution of Appreciation for Fire Chief Patrick Gratziana
 - B. Badge Pinning of Scott Mackeben as Fire Chief
 - C. As Submitted
 - VI. RECESS TO THE COMMITTEE OF THE WHOLE**
 - VII. COMMITTEE OF THE WHOLE**
 - A. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE**
SCOTT LAMERAND, CHAIR
 - 1. Consider an Ordinance Granting a Preliminary & Final Planned Development and a Resolution Granting a Preliminary & Final Plat of Subdivision for a Four-Lot Single-Family Residential Subdivision at 720 & 684 W. Ruhl Road and 1808, 1815 & 1817 W. Rosiland Road
Council District: Three
 - 2. As Submitted
 - B. POLICE POLICY & CODE SERVICES COMMITTEE**
DOUG MYSLINSKI, CHAIR
 - 1. 1170 E. Dundee Road (Council District: Four)

- a. Consider an Ordinance Granting a Special Use to Permit a Restaurant and Bar (Billiards and Snooker) at 1170 E. Dundee Road
Council District: Four
 - b. Consider an Ordinance Amending the Code of Ordinances Chapter 3, Section 3-25 Liquor Licenses Increasing Class D (Restaurant) Liquor Licenses by One for Gentlemen Billiards Bar & Grill Located at 1170 E. Dundee Road
Council District: Four
2. Consider a Motion Approving a License Agreement to Allow for the Reconstruction of an Existing Driveway in the N. Forest Avenue Right-of-Way, South of W. North Street
Council District: One
3. Consider an Ordinance Amending Chapter 18 - Traffic - Regarding Untitled Motor Driven Vehicles of the Code of Ordinances of the Village of Palatine
4. As Submitted
- C. **INFRASTRUCTURE & ENVIRONMENT COMMITTEE**
KOLLIN KOZLOWSKI, CHAIR
 1. Consider a Motion to Affirm the Purchase of a Police Vehicle
 2. As Submitted
- D. **FIRE POLICY & COMMUNITY INFORMATION COMMITTEE**
BRAD HELMS, CHAIR
 1. Consider a Resolution Recommending Halloween Trick-or-Treat Hours for October 31, 2025
 2. As Submitted
- E. **ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE**
GREG LANGER, CHAIR
 1. As Submitted
- F. **BUSINESS FINANCE & BUDGET COMMITTEE**
JOE FALKENBERG, 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 #18
- B. Consider an Ordinance Granting a Preliminary & Final Planned Development and a Resolution Granting a Preliminary & Final Plat of Subdivision for a Four-Lot Single-Family Residential Subdivision at 720 & 684 W. Ruhl Road and 1808, 1815 & 1817 W. Rosiland Road
Council District: Three
- C. Consider an Ordinance Granting a Special Use to Permit a Restaurant and Bar (Billiards and Snooker) at 1170 E. Dundee Road
Council District: Four
- D. Consider an Ordinance Amending the Code of Ordinances Chapter 3, Section 3-25 Liquor Licenses Increasing Class D (Restaurant) Liquor Licenses by One for Gentlemen Billiards Bar & Grill Located at 1170 E. Dundee Road
Council District: Four
- E. Consider a Motion Approving a License Agreement to Allow for the Reconstruction of an Existing Driveway in the N. Forest Avenue Right-of-Way, South of W. North Street
Council District: One
- F. Consider a Motion to Affirm the Purchase of a Police Vehicle
- G. Consider a Resolution Recommending Halloween Trick-or-Treat Hours for October 31, 2025

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. 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 Amending Chapter 18 - Traffic - Regarding Untitled Motor Driven Vehicles of the Code of Ordinances of the Village of Palatine
3. 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

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

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 6 Brad Helms
ABSENT :	
ARRIVED :	7:05 PM Councilman District 5 Kollin Kozlowski

Also Present:

Village Clerk Maureen Pasqualucci, Village Manager Reid Ottesen, Deputy Village Manager Hadley Skeffington-Vos, Village Attorney Patrick Brankin, Director of Community Development Mike Jacobs, Director of Planning & Zoning Ben Vyverberg, Director of Public Works Matt Barry, Police Chief William Nord, Deputy Police Chief David Brandwein, Commander Mike Campbell, 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

A. Village Council & Committee of the Whole - Regular Meeting - August 18, 2025

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

V. MAYOR'S REPORT

A. As Submitted

Mayor Schwantz announced upcoming events:

Thursday, September 4: 6:30 PM – 8:00 PM

Canine Carnival

Fred P. Hall Amphitheater

Friday, September 12: 8:00 AM – 2:00 PM

Charity Golf Outing for Kids in Need

Palatine Hills Golf Course

Saturday, September 13: 9:00 AM – 11:00 AM

Kiwanis Kite Fly

Margreth Riemer Park

VI. RECESS TO THE COMMITTEE OF THE WHOLE

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

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

Director of Planning & Zoning Ben Vyverberg explained the Special Use transfer of Inverness Dry Cleaners at 735 W. Palatine Road. The petitioners were in attendance to respond to any additional questions.

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. As Submitted

Nothing was 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

Director of Planning & Zoning Ben Vyverberg discussed the K-9 kennel and dog day care. The proposed kennel includes a 10,619-square-foot building, staffing of 8 to 10 employees, for a maximum of 102 dogs, with an expected daily average of 50 dogs and on-site services. Council discussed noise concerns and an indoor play area. There is similarly another location in Deerfield.

Councilman Myslinski, Councilman Helms and Councilman Falkenberg each addressed multiple concerns, including resident complaints regarding noise impacts, the proposed location and a potentially more suitable alternative, as well as questions related to garage door design and soundproofing measures. Vyverberg responded by explaining noise reduction efforts utilizing sound proofing material.

Attorneys Meghan Murphy and Katrina McGuyer, representing the kennel, spoke along with Zack Nisbet, the general manager, addressing sound-related concerns, drawing on 20 years of experience with facilities across the country. Mr. Nisbet noted the use of buff tech fencing material to help dampen noise and introduced a garage door concept as an additional mitigation measure. Sound engineers were hired to conduct studies, and findings were submitted for a comparable site with residential proximity of 180–200 feet. At that location, fencing alone reduced noise levels to approximately 45 decibels—comparable to a household refrigerator. He also outlined operational practices designed to promote quiet periods for dogs.

Zack Nisbet expressed confidence that the proposed operation would not become a nuisance to the community, emphasizing the company's commitment to maintaining a positive reputation. He noted the significance of the \$3.5 million investment and was agreeable to a six-month review to be conducted to assess performance and community impact. Attendees were encouraged to watch the informational video for additional context.

RESULT:	MOTION TO APPROVE BY ROLL CALL
MOVER:	Greg Langer
SECONDER:	Joe Falkenberg
AYES:	Greg Langer, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski
NAYS:	Jim Schwantz, Scott Lamerand, Brad Helms

Village Manager Reid Ottesen asked that final action be deferred until staff has reviewed and considered the new information submitted during the meeting and proposed to continuing the item to September 15, 2025. Council expressed agreement to continue the item.

2. Consider an Ordinance Granting Variations to Construct a Detached Garage at 35 N. Ashland Avenue
Council District: Six

Director of Planning & Zoning Ben Vyverberg spoke about the property at 35 N. Ashland, proposing to replace the existing attached garage with a new detached garage. The petitioner's proposed request includes replacing garage and increasing the side yard setback to 3 feet.

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Joe Falkenberg
SECONDER:	Greg Langer
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 Detached Garage at 310 N. Brockway Street
Council District: Six

Director of Planning & Zoning Ben Vyverberg explained the petitioner's relief request to construct a detached garage at 310 N. Brockway Street. The petitioner is requesting a setback variation to replace the garage for tree preservation.

Director Vyverberg noted that the surrounding properties are multifamily.

Councilman Myslinski inquired about the condition and well-being of the existing tree on the property. Vyverberg responded that, according to the arborist's letter, the evaluation determined the tree is appropriate for preservation.

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

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

Village Manager Reid Ottesen discussed the increasing use of electric scooters and bikes, noting that surrounding communities are beginning to implement rules and regulations governing their operation. Ottesen mentioned receiving complaints related to electric scooters and bicycles, particularly regarding safety concerns. There is an actionable ordinance presented to the Council should they wish to do that and any changes can be made and brought back to be presented.

Police Chief William Nord, Deputy Police Chief David Brandwein and Commander Mike Campbell presented on the Public Act that the State enacted to authorize and regulate the use of low-speed scooters. Chief Nord emphasized that the number one goal is public safety, and the importance of implementing best practices.

Deputy Police Chief Brandwein mentioned staff researched what the strategies being initiated by the surrounding communities are in identifying approaches and potential opportunities.

Deputy Police Chief Brandwein spoke about several key issues surrounding e-bike and e-scooter regulations, including:

- Locations allowed and prohibited
- Rules of the Road, Operator Requirements and Training
- Three classes for e-bikes
- Incidents
- Education
- Enforcement
- Coordination and Metrics

Councilmen and Village Manager Reid Ottesen discussed the distinctions between state and county road jurisdictions, expressing appreciation for the information and recommendations provided by the Police Department. Discussion included a review of speed classifications for electric scooters and bicycles, noting the differences among vehicle classes. They discussed the contrast between leisure riding and transportation use, and raised questions about permitted locations for electric bike operation, specifically referencing park district paths versus public sidewalks.

Councilman Kozlowski asked about the state rules versus the municipality. Ottesen responded that the state is more restrictive, and the locality is seeking greater customization to better address its specific needs.

Councilman Helms discussed the characterization and determination of e-scooters. Deputy Chief Brandwein maintained that there is more research to be done.

Councilman Lamerand asked for location clarification of minors riding e-scooters. Ottesen mentioned other viable options for minors, such as the park district allowing electric bikes at certain times of the day. He also discussed open issues of permits, licenses and age restrictions.

Mayor Schwantz asked about education and enforcement in other communities, Ottesen stated that the new policies in place have been effective.

Mayor Schwantz asked for clarification on e-bikes with pedals or without, and Deputy Chief Brandwein explained the different power usage specifications.

Councilman Kozlowski questioned whether the Park District bike path constitutes public property. In response, Ottesen said that staff indicated that enforcement could be applied on the path; however, we defer to the Park District and local schools to establish and manage their own rules and our intention is to continue working collaboratively with them.

Councilman Kozlowski asked about the use of bike lanes within the public street. Ottesen replied that it would be permitted, provided the appropriate license or authorization is obtained.

Councilman Myslinski asked whether low speed is included and Deputy Chief Brandwein confirmed that they are.

Councilman Falkenberg noted that medical professionals have reported a significant number of injuries and stressed the importance of education as key. His focus remains on children and overall safety.

Councilman Helms stated that the challenge is enforcement, noting that it may be difficult to distinguish between class 1, 2 or 3 by appearance alone. Deputy Chief Brandwein replied that officers will be educated in this area of enforcement to ensure clarity and consistency.

Councilman Helms noted if the minimum operating age is going to age 15 with a learner's permit. Ottesen responded by referencing applicable state law and noting that other municipalities have adopted similar approaches.

Police Chief Nord explained the distinction between intended use and permitted use, adding that under state law, such use is not allowed on roadways with a posted speed limit over 35 miles per hour.

Councilman Lamerand raised a question about kids using scooters, whether a child could operate a scooter only on private property and acknowledged the use of scooters among children. Councilman Lamerand emphasized that safety remains the primary goal, prompting discussion about designated areas for use.

Councilman Langer mentioned a study that called this a growing health concern, and said safety, accessibility, and public awareness are key. He is in favor of requiring a learner's permit and relaxing the use starting at age 18.

Mayor Schwantz noted the importance of taking action before Christmas.

Resident Elizabeth Dixon, 237 E Home Avenue spoke about transportation access for elder adult riders and individuals without a driver's license.

Resident Ryan McGaughey, 153 N. Babcock Drive, discussed license requirements, helmets, and training.

Resident Gary Oullette, 18 S. Ash Drive suggested that not all e-bikes should be banned, asked for stats on the different kinds, and supported training to help people ride the scooters safely.

Resident at 117 Schiller, requested clarification on e-biker rider accidents versus bicycles on sidewalks and if there were any studies provided.

Resident Ralph Banasiak, 430 S. Bothwell, asked about the differences in requirements for untitled bikes versus e-bikes. Ottesen clarified that e-bikes fall under the category of unregistered motor-driven vehicles. In response, Mr. Banasiak expressed concern about banning all e-bikes since different people rely on them for different reasons. Deputy Chief Brandwein stated that the localities are able to override state rules.

Councilman Myslinski asked if the ordinance should be further reviewed and adjusted ahead of the September 15 meeting. Ottesen stated that if Council

wished to proceed, a motion could be made to provide staff with direction. There was consensus among the Council to proceed with the substitute motion.

Councilman Kozlowski made the substitute motion to incorporate the current discussion, specifying that individuals age 15 may operate with a learner's permit, while those age 18 and older would not be required to hold a driver's license. Seconded by Councilman Helms.

RESULT:	MOTION TO APPROVE A SUBSTITUTE MOTION TO CONTINUE TO A DATE CERTAIN OF SEPTEMBER 15, 2025 AT 7:00 PM
MOVER:	Kollin Kozlowski
SECONDER:	Brad Helms
AYES:	Jim Schwantz, Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

5. As Submitted

Nothing was 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

Director of Public Works Matt Barry explained that one of the standby wells requires maintenance and is recommending awarding the lowest bidder, Layne Christenson Company, in the amount of \$376, 509 for repairs. A portion of the cost will be funded by the Member Initiative Grant from the Northwest Water Commission.

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

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

Director of Public Works Matt Barry spoke about the water main replacement on Quentin Road. He stated that this project was moved up due to the Cook County resurfacing project and will be funded by the Member Initiative Grant from the Northwest Water Commission.

Councilman Kozlowski questioned if this grant would fully cover the project and Barry confirmed that it will.

Councilman Lamerand expressed gratitude for all the hard work involved in accomplishing this project for the community.

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

3. Consider a Motion to Accept a Perpetual Water Main Easement Located at Town Center Promenade in Deer Park, Illinois

Director of Public Works Matt Barry discussed the Perpetual Water Main Easement identified near Dicks Sporting Goods and noted that it will have no cost to the Village.

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

4. Consider a Motion to Accept the Gateway Parking Deck Change Order 1
Council District: Six

Director of Public Works Matt Barry presented the Gateway Parking Deck Center Change Order 1 for renovations to replace tile and grout in the stairwells. Staff recommends approval for the renovations to be completed by Hammer Construction. Barry reported the TIF eligibility of this order.

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

5. As Submitted

Nothing was submitted.

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

1. As Submitted

Nothing was submitted.

E. BUSINESS FINANCE & BUDGET COMMITTEE
JOE FALKENBERG, CHAIR

1. As Submitted

Nothing was submitted.

F. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE
SCOTT LAMERAND, CHAIR

1. As Submitted

Nothing was submitted.

VIII. RECONVENE THE VILLAGE COUNCIL MEETING

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Brad Helms
SECONDER:	Doug Myslinski
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.

The motion was to approve items A, B, D, E, and G to J in Consent Agenda, moving items C and F to Police Policy & Code Services at Standing Committee.

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

- 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

Ordinance #O-86-25
- C. Consider an Ordinance Granting a Special Use to Permit a Kennel (Dog Daycare & Boarding) at 541 - 569 E. Dundee Road
Council District: Three

This item was removed from the Consent Agenda and moved to the Police Policy & Code Services at Standing Committee.
- D. Consider an Ordinance Granting Variations to Construct a Detached Garage at 35 N. Ashland Avenue
Council District: Six

Ordinance #O-87-25
- E. Consider an Ordinance Granting a Variation to Permit a Detached Garage at 310 N. Brockway Street
Council District: Six

Ordinance #O-88-25
- F. Consider an Ordinance Amending Chapter 18 - Traffic - Regarding Untitled Motor Driven Vehicles of the Code of Ordinances of the Village of Palatine

This item was removed from the Consent Agenda and moved to the Police Policy & Code Services at Standing Committee.
- 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
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

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

Councilman Myslinski reported on the kennel special use permit. This will be discussed in the future at the September 15th meeting per motion passed during the Committee of the Whole.

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

Village Manager Ottesen clarified that this is a motion to approve as amended at committee and will be discussed at the September 15th meeting per motion passed during Committee of the Whole.

Councilman Lamerand discussed licenses and training programs and the inclination to conduct further due diligence on what other like-minded communities are instituting.

XI. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted

No Report.

B. VILLAGE CLERK

1. As Submitted

No Report.

C. VILLAGE ATTORNEY

1. As Submitted

No report. Staff is requesting a closed session meeting.

XII. CLOSED SESSION AS REQUIRED

Village Attorney Patrick Brankin stated they are going into a closed session, so at this time, seek a motion to adjourn the regular meeting and go into closed session pursuant to 5 ILCS 120/2 (c) (11) related to pending litigation, with no intent to return to open session.

XIII. RECOGNITION OF AUDIENCE

No one came forward.

XIV. ADJOURNMENT

Mayor Schwantz announced that they are going into closed session and at this time, and seek a motion to adjourn the regular meeting and go into closed session pursuant to 5 ILCS 120/2 (c) (11) related to pending litigation, with no intent to return to open session.

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

MEETING ADJOURNED AT 8:46 P.M.

SUBMITTED BY:

Maureen Pasqualucci
Village Clerk

Resolution of Appreciation for Fire Chief Patrick Gratzianna

BACKGROUND:

On September 13, 1995, Patrick Gratzianna began his service to the Village of Palatine as a firefighter. After 30 years of service to the Village of Palatine, Patrick will be retiring as Fire Chief.

KEY ISSUES:

- Patrick served as a firefighter/paramedic, Lieutenant, Captain, Battalion Chief, Deputy Fire Chief and finally Fire Chief. Patrick has served with great professionalism and dedication, and has gone above and beyond expectations.
- Patrick's many accomplishments include:
 - Serving as the MABAS Division 1 President and on numerous Palatine Fire Department Teams and Committees, including the Hazardous Materials Team, Human Services Committee, and the Fire Department Safety Committee
 - Championing safety and succession planning, developing the department's Drivers Training and Officer Development programs
- Patrick's dedication, commitment, initiative, and enthusiasm will be sorely missed.

BUDGET IMPACT:

N/A

RECOMMENDATION:

N/A

ACTION REQUIRED:

The Mayor and Village Council of the Village of Palatine, all Village of Palatine employees, and the entire Palatine community, offer their heartfelt thanks and appreciation to Patrick Gratzianna for his commitment and dedication to the Village of Palatine over 30 years of employment and wish him the very best in his well-deserved retirement.

ATTACHMENTS:

1. Chief Gratz Resolution for Retirement

RESOLUTION OF APPRECIATION

PATRICK M. GRATZIANNA

WHEREAS, the Village of Palatine has always sought to obtain the highest degree of professionalism and dedication from every employee in every department of the Village; and

WHEREAS, on September 13, 1995, Patrick Gratziana began his service to the Village of Palatine as a firefighter; and

WHEREAS, during his 30 years of service to the Village of Palatine, Patrick's responsibilities as Firefighter/Paramedic, Lieutenant, Captain, Battalion Chief, Deputy Fire Chief, and finally Fire Chief were always characterized by excellent and constructive contributions to the Palatine community; and

WHEREAS, Patrick has been a leader within the Fire Service, serving as the MABAS Division 1 President and on numerous Palatine Fire Department Teams and Committees, including the Hazardous Materials Team, Human Services Committee, and the Fire Department Safety Committee. Patrick has been a longtime champion of safety and succession planning, developing the department's Drivers Training and Officer Development Programs; and

WHEREAS, during his service, Patrick has worked for the improvement of all facets of the Palatine Fire Department; and

WHEREAS, Patrick has been able to handle the vast responsibilities associated with being Chief of Fire for more than four years; and

WHEREAS, Patrick's dedication, commitment, initiative, enthusiasm, and passion for both the Fire Department and the Village of Palatine will be sorely missed; and

WHEREAS, Patrick is admired for his devotion to duty, integrity, strong work ethic, and loyalty in serving the Village of Palatine; and

WHEREAS, the Village of Palatine, on behalf of its citizens, desires to acknowledge its indebtedness and gratitude to Patrick Gratziana for his 30 years of service to the Village of Palatine.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Village Council of the Village of Palatine offer their heartfelt thanks and appreciation to Patrick Gratziana for his commitment and dedication to the Village of Palatine and wish him the very best in his well-deserved retirement.

DATED: September 15, 2025

Jim Schwantz, Mayor

Maureen Pasqualucci, Village Clerk

Badge Pinning of Scott Mackeben as Fire Chief

BACKGROUND:

With the retirement of Chief Gratziana, the Village Manager has appointed Scott Mackeben to serve as Chief of the Palatine Fire Department.

KEY ISSUES:

- Chief Mackeben began his career with the Palatine Fire Department in September 2000 and has served as Deputy Chief since 2017.
- Prior to being appointed as Deputy Chief, Mackeben served as Division Chief for training following many years in fire suppression, attaining the rank of Captain.
- Chief Mackeben has a bachelor's degree in Finance from Ball State University and worked in the financial services industry prior to his career in fire service.

BUDGET IMPACT:

N/A

RECOMMENDATION:

N/A

ACTION REQUIRED:

N/A

ATTACHMENTS:

None

Consider an Ordinance Granting a Preliminary & Final Planned Development and a Resolution Granting a Preliminary & Final Plat of Subdivision for a Four-Lot Single-Family Residential Subdivision at 720 & 684 W. Ruhl Road and 1808, 1815 & 1817 W. Rosiland Road

BACKGROUND:

The Subject Property was annexed into Palatine in 2002 and consists of 5 existing lots of record, totaling approximately 202,687 square feet (4.65 acres). In 2015, a Final Planned Development was approved for a 13-lot subdivision. While that project never commenced, the properties were rezoned to Planned Development, which is its current zoning classification. The surrounding residential subdivisions (Dunhaven Wood South and East) are zoned Planned Development and follow the R-2 District's requirements. The Petitioner is requesting a Preliminary & Final Planned Development and Preliminary & Final Subdivision for 4 lots to construct 3 homes. Therefore, the Petitioner is requesting approval of the following:

Preliminary/Final Planned Development to permit a 4-lot Single-family Residential Development.

Preliminary/Final Plat of Subdivision to permit a 4-lot Single-family Residential Development.

KEY ISSUES:

Zoning and Site Design

- The Petitioner is requesting zoning approval for a subdivision, consisting of 4 lots. The proposed site plan shows 3 homes being constructed on Lots 1–3 and Lot 4 would be initially undeveloped, with the private shared drive located along its western side. A cross access easement is a conditional requirement for the subdivision.
- The lots range from 22,895 to 78,053 square feet. Given the proposed setbacks and characteristics, Staff is recommending that the Planned Development align with the R-1 bulk standards. As such, the lots all exceed the minimum R-1 single-family residential requirements. The table below details the lot data compared to the R-1, District Requirements:

	Lot Size (R-1 = 20,000 sq. ft.)	Lot Width (R-1=100 feet)	Lot Depth (R-1=110' required)
Lot 1	64,375 sq. ft.	373'	392'
Lot 2	37,364 sq. ft.	190'	276'
Lot 3	78,053 sq. ft.	106'	506'

Lot 4	22,895 sq. ft	133'	172'
--------------	---------------	------	------

- From recent discussions with the architect and engineer, the Petitioner is further evaluating the contemplated construction of the home on Lot 2, given the significant grade differential to the north and its potential impact. While the required public improvements and stormwater management plan will accommodate the proposed home construction on Lot 2, if the Petitioner ultimately chooses not to construct a home on this lot, a Planned Development Amendment or additional Village review could be required in the future.

Engineering

- The lots are currently vacant. As required, the proposed lots will connect to Village water and sewer, utilizing the existing utilities along Rosiland Drive and Ruhl Road. The Subdivision and Site Development Ordinance requires the installation of sidewalks along Rosiland and Ruhl frontages.
- All storm water would be collected on site and directed into three detention basins before ultimately being released into the existing storm sewer system in the Dunhaven Woods Subdivision. The Village Engineer has also reviewed and approved the preliminary storm water management plan.
- Per the tree preservation plan, approximately 1/3 of the trees would be preserved. The majority of the trees proposed to be removed would be impacted by the proposed driveway, utility services, grading, or housing pads. For reference, the previously approved Dunhaven Ridge Subdivision engineering plans were approved, removing a majority of the existing trees within the site.

Architecture

- The Petitioner submitted architectural plans for 3 of the homes, currently leaving the 4th lot vacant. The proposed include floor plans, which range from 2,900 to 4,000 square feet. Elevations for all the homes contemplate a combination of stone, pre-finished Hardi siding, and pre-finished composite shake siding.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Public Hearing: Planning & Zoning Commission (PZC) meeting on August 23, 2025.

Residents testifying: 1 — Questions on how drainage would be managed.

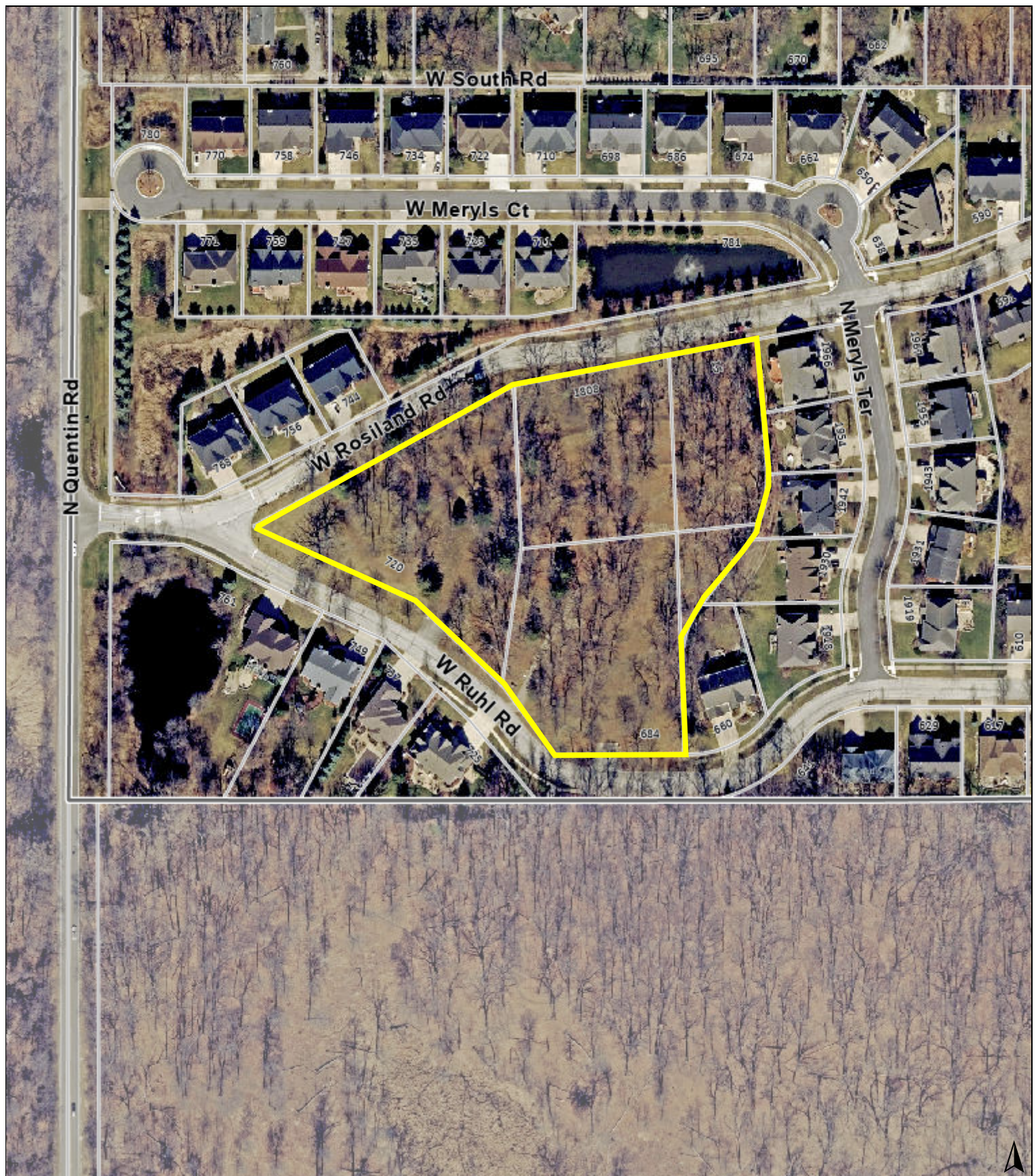
Vote: The PZC voted unanimously to approve the Preliminary & Final Planned Development and Preliminary & Final Subdivision and Staff concurs.

ACTION REQUIRED:

A motion to approve an ordinance granting a Preliminary and Final Planned Development and a Resolution granting a Preliminary and Final Plat of Subdivision for a 4-lot Single-Family Residential Subdivision at 720 & 684 W. Ruhl Road and 1808, 1815 & 1817 W. Rosiland Road.

ATTACHMENTS:

1. Aerial Map
2. RES - OK SUB 9-11-25
3. EXHIBIT - Plat of Subdivision
4. ORD - Final Planned Development OK Subdivision
5. EXHIBIT - Final Engineering Plans
6. EXHIBIT - Architectural Plans
7. PZC Materials - 8-26-25 meeting
8. PZC Draft Minutes 8-26-25
9. Public Notice



0 200 400
ft

Print Date: 8/18/2025

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.

RESOLUTION NO. _____

**A RESOLUTION GRANTING PRELIMINARY AND FINAL PLAT OF SUBDIVISION
APPROVAL FOR 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)**

WHEREAS, the Palatine Subdivision Ordinance provides qualifications governing final approval of a Subdivision Plat in Article IV FINAL PLAT; and

WHEREAS, the 5 vacant lots south of W. Rosiland Road and north of W. Ruhl Road has complied with all the provisions of the Subdivision Ordinance, including a public hearing before the Planning and Zoning Commission of the Village of Palatine at the August 26, 2025 meeting.

NOW THEREFORE, BE IT RESOLVED by the Mayor and the Village Council of the Village of Palatine, that the Mayor and the Village Clerk be and are hereby directed and authorized to execute the Final Plat of Subdivision of the 5 existing vacant lots south of W. Rosiland Road and north of W. Ruhl Road, for “OK Subdivision”, a 4-lot subdivision, pursuant to the Palatine Subdivision and Site Development Ordinance Article IV, Sec. 4.01 (c) (2) (a) and subject to the following condition(s):

- 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. 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.**
- 6. A Subdivision Improvement Agreement shall be submitted in a manner acceptable to the Village Attorney.**

7. A Declaration of Covenants and Restrictions shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
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 and any other required extra agency permits shall be submitted in a manner acceptable to the Village Attorney.

DATED: This _____ day of _____, 2025

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

APPROVED by me this _____ day of _____, 2025

Mayor of the Village of Palatine

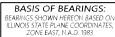
ATTESTED and FILED in the office of the Village Clerk

this _____ day of _____, 2025

Village Clerk

PART OF LOTS 6 AND 10 AND ALL OF LOTS 7 THROUGH 9, INCLUSIVE, IN DUNHAVEN WOODS, BEING A SUBDIVISION OF THE WEST HALF OF LOT 1 OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 12 ACRES).

AWN BY: RMH
TE: 5/19/2025
SCMD BY: RPD
TE: 5/19/2025
LD WORK COMPLETION
TE: 03/01/2025



----- PARCEL LIMITS
----- EASEMENT

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. IT IS SURVEYOR MALES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPARE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR AREA COVERED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES DECLARE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

811 Know what's below. *JULIE*
Call before you dig. (OUTSIDE CHICAGO AREA)
CALL 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
811 or 1-800-892-0123



**REGIONAL
LAND SERVICES**

9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (618) 559-2260

PART OF LOTS 6 AND 10 AND ALL OF LOTS 7 THROUGH 9, INCLUSIVE, IN DUNHAVEN WOODS, BEING A SUBDIVISION OF THE WEST HALF OF LOT 1 OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 12 ACRES),

PART OF LOTS 6 AND 10 AND ALL OF LOTS 7 THROUGH 9, INCLUSIVE, IN DUNHAVEN WOODS, BEING A SUBDIVISION OF THE WEST HALF OF LOT 1 OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 12 ACRES),



The diagram illustrates a property plat with several horizontal lines representing different boundaries and easements. From top to bottom, the lines are labeled as follows:

- PARCEL UNITS**: Indicated by a solid line.
- EXISTING EASEMENT**: Indicated by a dashed line.
- (HEREBY GRANTED) CROSS ACCESS EASEMENT (HEREBY GRANTED)**: Indicated by a hatched rectangular area.
- BUILDING SETBACK LINE**: Indicated by a dashed line.
- PURVEY**: Indicated by a solid line.
- PUBLIC UTILITY AND DRAINAGE EASEMENT**: Indicated by a solid line.



UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR AREA OPENED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE/DEES DECLARE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

811 Know what's below. **JULIE**
Call before you dig. (OUTSIDE CHICAGO AREA)
CALL 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
811 or 1-800-892-0123



**REGIONAL
LAND SERVICES**

9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (618) 559-2260

PROJECT: C-7 NJA000-0: 230259
DATE: 2/25/2025
SHEET: 3 OF 3
DRAWING NUMBER: PLAT

ORDINANCE NO. _____

**AN ORDINANCE GRANTING PRELIMINARY AND
FINAL PLANNED DEVELOPMENT APPROVAL FOR
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)**

WHEREAS, upon petition of owners of said property, a Public Hearing was held by the Plan Commission of the Village of Palatine on August 26, 2025 and in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission, having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for a Preliminary and Final Planned Development to permit a 4 lot single family residential development on the following legally described property:

All of Lots 7 through 9, inclusive in Dunhaven Woods, being a subdivision of the West 1/2 of Lot 1 of Northwest 1/4 of Section 3, Township 42 North, Range 10, East of the Third Principal Meridian (except the North 12 acres), according to the plat thereof recorded February 18, 1947 in Book 364 of Plats, Page 3 as Document 13997863 in the Office of the Recorder of Deeds and filed April 24, 1947 in Book 35 of Plats, Page 2 as LR1146288 in the Registrar of Title Office, and that part of Lots 6 and 10 in Dunhaven Woods aforesaid, described as follows:

Beginning at the Northwest 1/4 of said Lot 6, thence North 80 degrees, 12 minutes, 21 seconds East along the North line of said Lot 6, a distance of 113.94 feet to a point; thence South 07 degrees, 25 minutes, 47 seconds East, a distance of 161.37 feet to a point; thence South 04 degrees, 54 minutes 20 seconds East, a distance of 30.48 feet to a point of curve; thence Southwesterly along a curve concave to the West, said curve having a radius of 99.84 feet, an arc length of 69.06 feet, a chord bearing of South 14 degrees, 54 minutes, 37 seconds West and a chord distance of 67.69 feet to a point of tangency; thence South 34 degrees, 43 minutes, 43 seconds West, a distance of 107.79 feet to a point of curve; thence Southwesterly along a curve concave to the Southeast, said curve having a radius of 117.50 feet, an arc length of 81.24 feet; a chord bearing of South 14 degrees, 55 minutes, 31 seconds West, and a chord distance of 79.65 feet to a point of tangency on the West line of said Lot 10; thence North 05 degrees, 29 minutes 57 seconds West, a distance of 173.36 feet to the Northwest corner of said Lot 10 (also being the Southwest corner of said Lot 6); thence North 04 degrees, 56 minutes, 04 seconds West, along the

**West line of said Lot 6, a distance of 230.25 feet to the point of beginning,
all in Cook County , Illinois**

**commonly known as 720 & 684 W. Ruhl Road and 1808, 15 & 17 W.
Rosiland Road (PIN: # 02-03-106-006/ -007/ -010/ -015/ -017)**

**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:**

**SECTION 1: That the Preliminary and Final Planned Development is hereby
approved, to permit a 4 lot single family residential development is hereby
granted, 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. 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.**
- 4. A Planned Development letter of credit shall be submitted in a manner
acceptable to the Director of Planning and Zoning.**
- 5. The Final Engineering Plans and Final Engineer's Cost Estimate shall be
revised in a manner acceptable to the Village Engineer.**
- 6. 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.**

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

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

PASSED: This ____ day of _____, 2025

AYES:____ **NAYS:**____ **ABSENT:**____ **PASS:**____

APPROVED by me this ____ day of _____, 2025

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

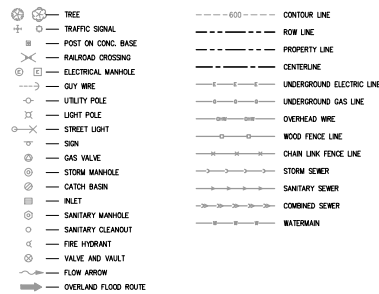
this ____ day of _____, 2025

Village Clerk

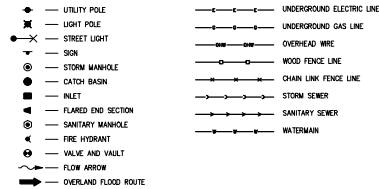
IMPROVEMENT PLANS FOR OK ESTATE 720 W RUHL ROAD PALATINE, IL 60074

LEGEND

EXISTING



PROPOSED



CALL J.U.L.I.E. AT 1-800-892-0123

WITH THE FOLLOWING INFORMATION:

COUNTY COOK

MUNICIPALITY VILLAGE OF PALATINE

SECTION, TOWNSHIP, RANGE NW 1/4 SECTION 3, T42N, R10E

48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

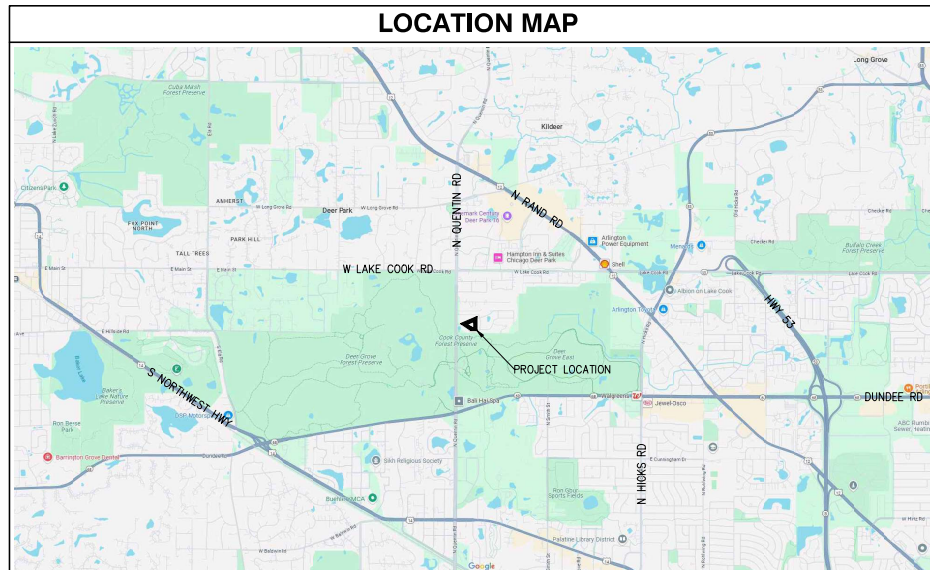
Call **811** or Click Before You Dig.
It's a Free Service.

Contact the Metropolitan
Water Reclamation District of
Greater Chicago 2 days
before starting work.

☎ (708) 588-4055
✉ WMOJobStart@mwrdd.org

SMITH LASALLE®
10102 PACIFIC AVENUE, FRANKLIN PARK, IL 60131
PROFESSIONAL DESIGN FIRM NO. 184-005732 EXPIRATION DATE: 4/30/2027
SMITH LASALLE PROJECT NO. 613.22

LOCATION MAP

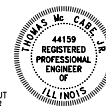


NO.	TITLE
1	TITLE SHEET
2	GENERAL NOTES AND SPECIFICATIONS
3	EXISTING CONDITIONS AND DEMOLITION PLAN
4	GEOMETRIC AND PAVING PLAN
5	GRADING PLAN
6	UTILITY PLAN
7	EROSION CONTROL PLAN
8	EROSION CONTROL DETAILS
9	CONSTRUCTION DETAILS
10	CONSTRUCTION DETAILS

THE NORTH COOK COUNTY SOIL AND WATER
CONSERVATION DISTRICT SHALL BE NOTIFIED
OF THE PRE-CONSTRUCTION MEETING

Thomas McCabe Jr.
CIVIL ENGINEER
THOMAS MCCABE JR., P.E.
ILLINOIS REGISTRATION NO.: 062-44159
EXPIRATION DATE: 11/30/2025

07/11/2025
DATE



**ISSUED FOR
REVIEW**

NO.	DATE	REVISION
1	7/11/25	REVISED FOR RELEASE COMMENTS
1		DESCRIPTION
REV.		DATE
		REVISIONS

SMITH LASALLE®
CONSULTING ENGINEERS
10102 PACIFIC AVENUE, FRANKLIN PARK, IL 60131
PROFESSIONAL DESIGN FIRM NO. 184-005732 EXPIRATION DATE: 4/30/2027
SMITH LASALLE PROJECT NO. 613.22

SEAL

SEAL

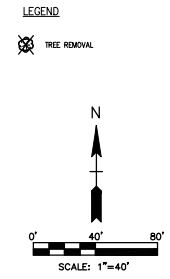
CIVIL ISSUE:

OK ESTATE
720 W RUHL ROAD, PALATINE, IL 60074
TITLE SHEET

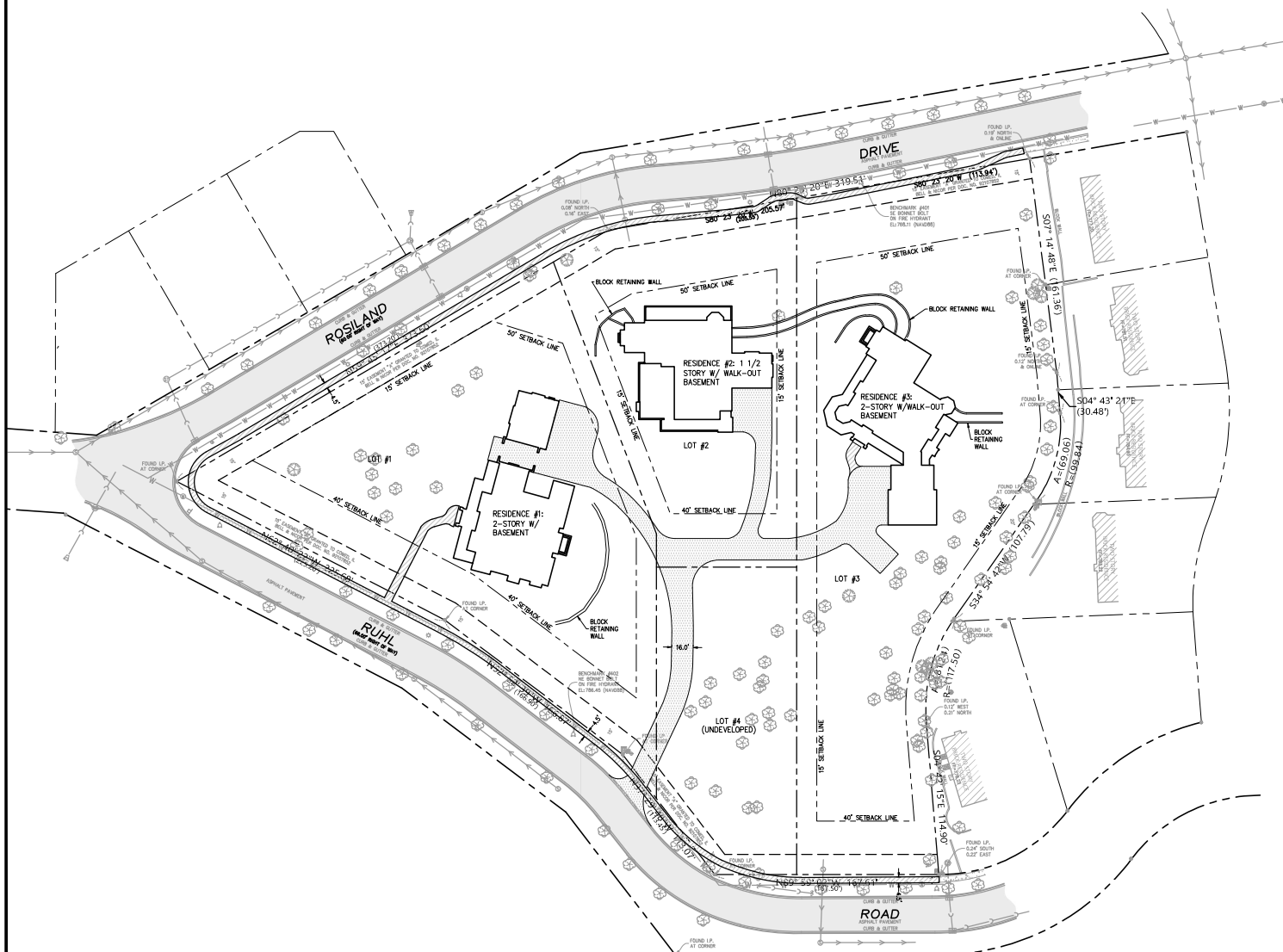
SCALE	NONE
SHEET	1 OF 10
CIVIL NO.	C1.0
REV. NO.	1



- NOTES:
- EXISTING CONDITIONS ARE BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY REGIONAL LAND SERVICES ON 3/1/25.
 - ALL EROSION CONTROL MEASURES SHALL BE IN PLACE BEFORE DEMOLITION BEGINS AS SHOWN IN THE EROSION CONTROL PLAN CONTAINED IN THIS PLAN SET.
 - SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION, IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
 - THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND THE TRACK-OUT OF DIRT ONTO PUBLIC ROADS. ROADWAYS MUST BE KEPT FREE OF MUD, DEBRIS, ETC. AT ALL TIMES.
 - THE EXISTING UTILITIES SHOWN ARE REPRESENTATIVE OF THE ACTUAL CONDITIONS TO THE BEST OF THE ENGINEER'S KNOWLEDGE. CONTRACTOR SHALL FIELD VERIFY ANY EXISTING CONFLICTS OR POTENTIAL CONFLICTS USING APPROVED MEANS IN THE FIELD IN ORDER TO PREVENT INJURY AND DELAYS DURING CONSTRUCTION. IN THE EVENT OF AN EXISTING UNDERGROUND UTILITY IS ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE ENGINEER.
 - WHEREVER PAVEMENT REMOVAL IS SHOWN, THE CONTRACTOR MAY LEAVE IN PLACE THE STONE BASE AS IS PRACTICABLE TO BE USED AS THE STONE BASE FOR THE PROPOSED PAVEMENT. CHECK DEPTH OF EXISTING STONE BASE BEFORE FINAL GRADING TO ENSURE PROPOSED THICKNESS IS ACHIEVED. IF PROPOSED THICKNESS IS NOT ACHIEVED, THE STONE AND SUBGRADE SOIL SHALL BE REMOVED TO THE PROPER DEPTH FOR THE NEW STONE BASE TO BE INSTALLED AT THE PROPOSED THICKNESS.



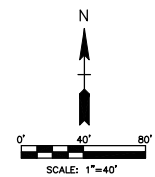
OK ESTATE		720 W RUHL ROAD, PALATINE, IL 60074	
EXISTING CONDITIONS AND DEMOLITION PLAN			
SHEET 3 OF 10		REV. NO. 1	
C2.0		1	
DWG. NO.		REV.	
DATE		DATE	
DESCRIPTION		REVISIONS	
1		7/17/25	
REVISED PWT RELEASE COMMENTS		7/17/25	
DESIGNED BY		7/17/25	
CHECKED BY		7/17/25	
DRAWN BY		7/17/25	
DATE		7/17/25	
REVISIONS		7/17/25	
SMITH LASALLE			
CONSULTING ENGINEER			
720 W. Ruhl Road, Suite 100, Palatine, IL 60074			
Phone: 847.380.4400 Fax: 847.380.4401			
www.smithlasalle.com			



1. INTERIOR BUILDING ELEMENTS ARE SHOWN FOR REFERENCE ONLY. FOR FULL INTERIOR DETAILS, REFER TO THE ARCHITECTURAL PLANS.
2. REFER TO ARCHITECT'S SITE PLAN FOR PROPOSED STRUCTURE'S EXACT SETBACKS FROM PROPERTY LINES.
3. REFER TO PLAT OF SURVEY FOR LOT DIMENSIONS AND DISTANCES FROM EXISTING STRUCTURES TO PROPERTY LINES.
4. CA-6 AGGREGATE BASE COURSE SHALL COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

 ASPHALT
2.0" SURFACE COURSE
2.0" BASE COURSE
8.0" CA-6 STONE BASE

 SIDEWALK
5.0" P.C. CONCRETE
4.0" CA-6 STONE BASE

[illegible]

SMITH LASALLE®
CONSULTING ENGINEERS
0121 Pacific Avenue • Fremont Park, Illinois 60133
Phone: 847-260-6286 Fax: 877-774-6685
www.sll.com

SEAL

OWG. ISSUE:

OK ESTATE

720 W RUHL ROAD, PALATINE, IL 60074

GEOMETRIC AND PAVING PLAN

SCALE: 1" = 40'	
SHEET 4 OF 10	
DWG. NO. C3.0	REV. NO. 1



STORM DETENTION SUMMARY

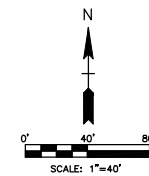
TRIBUTARY TO NORTH AND WEST BASIN Total Area = 3.42 Acres Penurious Area = 2.88 Acres Impervious Area = 0.74 Acres Runoff Coefficients, C Impervious = 0.90 Penurious = 0.45 Composite Runoff Coefficient = 0.55 100 Year Storm Required Detention = 0.694 ACRE-FT 10 Year Storm Required Detention = 0.35 ACRE-FT Northwest Detention Basin HWL (100 YR) ELEV: 768.00 10 YR ELEV: 767.00 North Detention Basin HWL (100 YR) ELEV: 768.00 10 YR ELEV: 767.00	TRIBUTARY TO SOUTH BASIN Total Area = 1.24 Acres Penurious Area = 1.14 Acres Impervious Area = 0.10 Acres Runoff Coefficients, C Impervious = 0.90 Penurious = 0.45 Composite Runoff Coefficient = 0.49 100 Year Storm Required Detention = 0.215 ACRE-FT 10 Year Storm Required Detention = 0.11 ACRE-FT South Detention Basin HWL (100 YR) ELEV: 774.50 10 YR ELEV: 773.00
--	---

NOTES

1. ALL PROPOSED SPOT ELEVATIONS SHOWN SHALL BE FINISHED GRADE. REFER TO GEOMETRIC AND PAVEMENT PLAN FOR PAVEMENT SECTIONS. REFER TO ARCHITECTURAL PLANS FOR FOUNDATION DETAILS. IF 500 IS BEING USED, FINISHED DIRT GRADE IN LAWN AREAS SHALL BE 2" BELOW TOP OF SOD.
2. MAXIMUM FOUNDATION EXPOSURE SHALL BE 6" UNLESS NOTED OTHERWISE. AREA SURROUNDING THE BUILDING SHALL SLOPE AWAY FROM THE BUILDING.
3. CONTRACTOR TO PROMPTLY REMOVE ANY EXCAVATED MATERIAL NOT REQUIRED FOR SITE BACKFILL.

LEGEND

100	PROPOSED CONTOUR LINE
100	EXISTING CONTOUR LINE
X 100.00	PROPOSED SPOT GRADE
---	DRAINAGE DIVIDE



REV.	DATE	DESCRIPTION	BY	CHK.
1	7/17/23	ISSUED FOR PERMITS	JW	JW

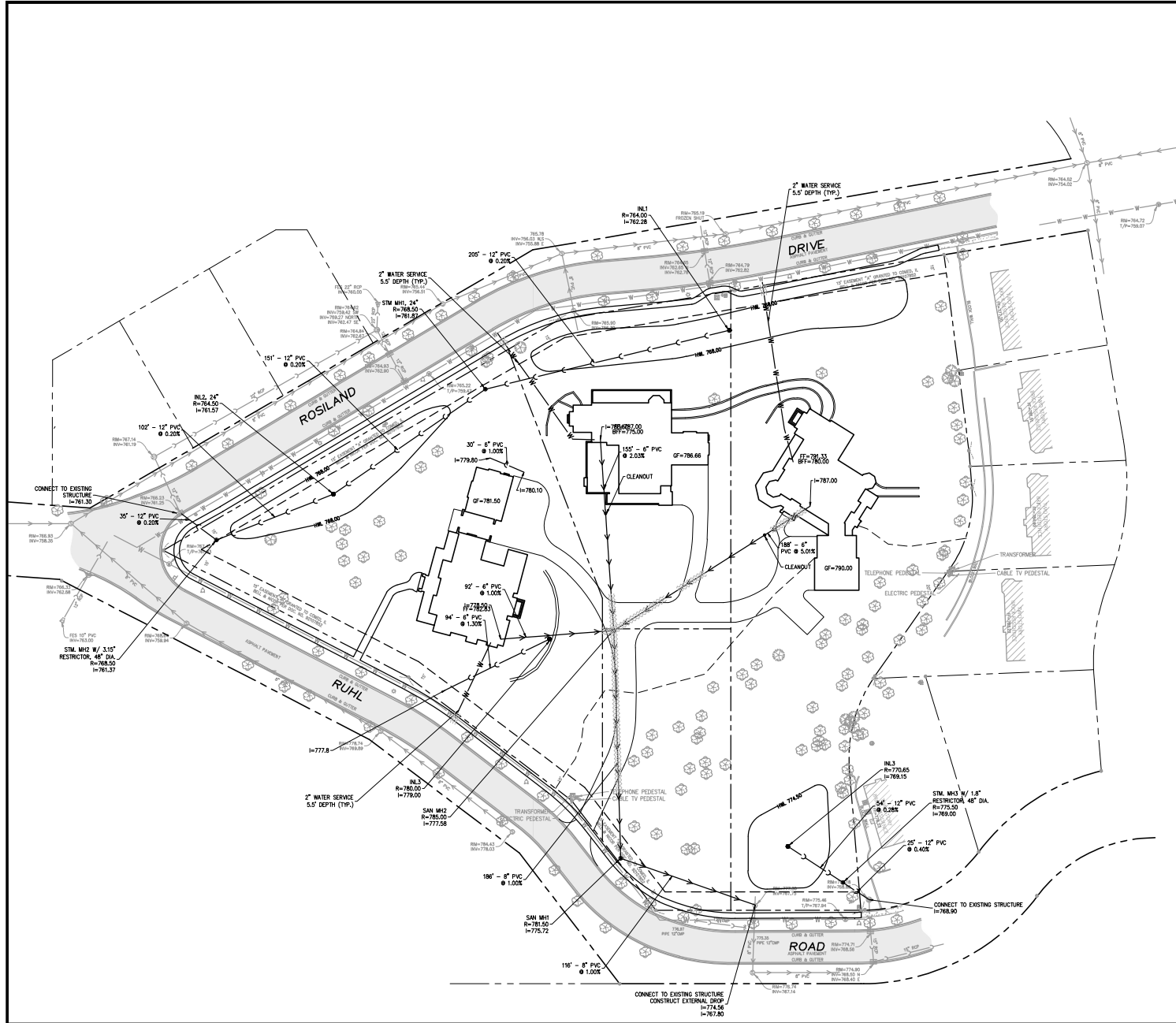
SMITH LASALLE
 CONSULTING ENGINEERS
 1000 N. WILSON ROAD, SUITE 100, PALATINE, IL 60074
 PHONE: 847.399.8800 FAX: 847.399.8801
 WWW.SMITHLASALLE.COM

SEAL

DATE: 7/17/23

OK ESTATE
 720 W RUHL ROAD, PALATINE, IL 60074
 GRADING PLAN

SCALE: 1" = 40'	
SHEET 5 OF 10	
C4.0	1

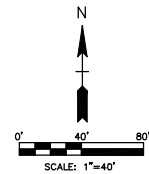


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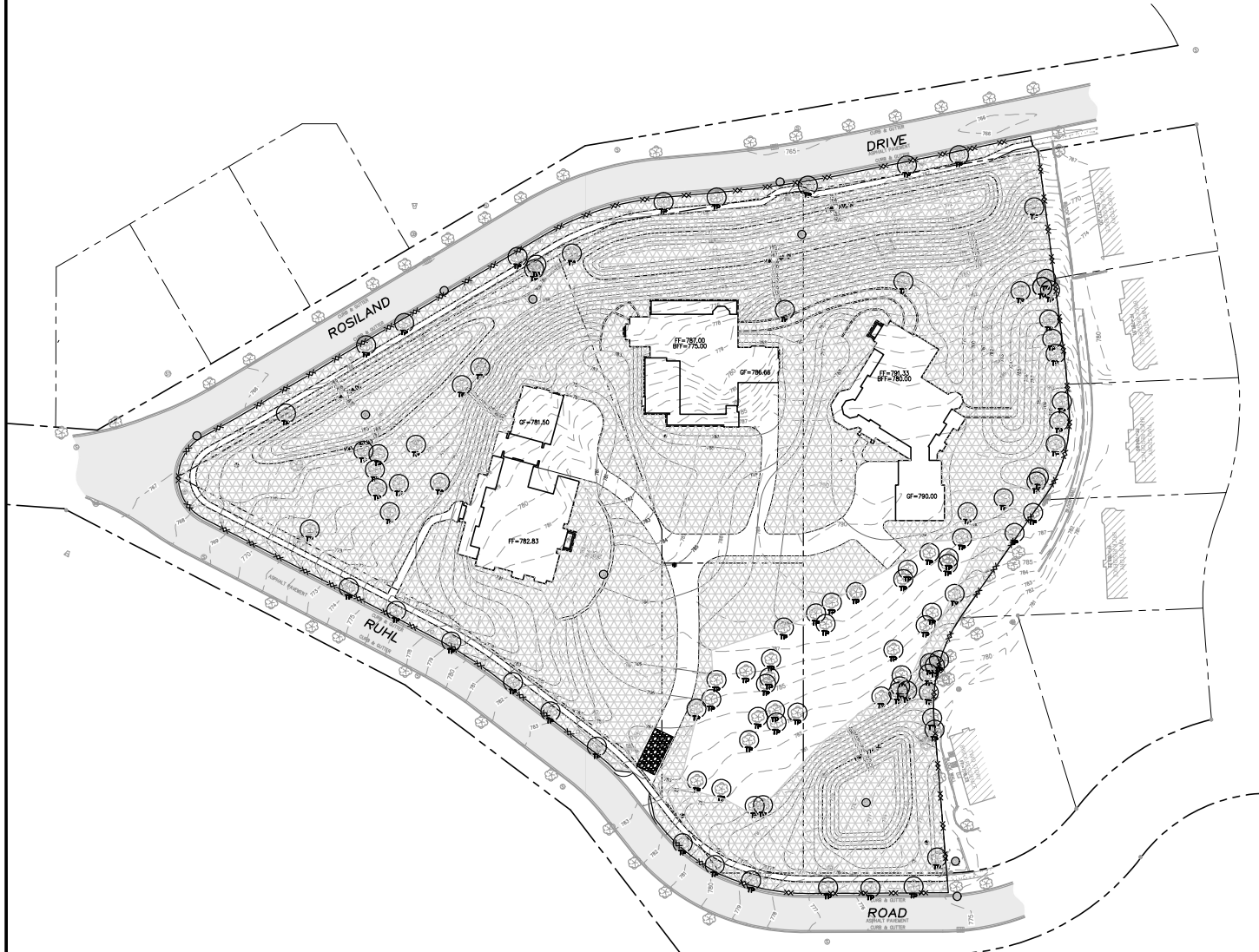
1. CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF EACH EXISTING UTILITY AT PROPOSED CROSSINGS TO ENSURE ACCURACY OF PLAN INFORMATION. IF THERE IS A DISCREPANCY AND A CONFLICT EXISTS, CONTACT THE ENGINEER BEFORE COMMENCING INSTALLATION OF THAT UTILITY.
2. ALL STORM SEWER SHALL BE PVC SDR26 UNLESS NOTED OTHERWISE. STORM SEWERS THAT CROSS OVER WATERMAIN SHALL BE WATERMAIN QUALITY PVC.
3. TRENCH BACKFILL UNDER PAVEMENT AND WITHIN 2 FEET OF PAVEMENT SHALL BE CA-7.
4. ALL SANITARY SEWER SHALL BE PVC SDR26 UNLESS NOTED OTHERWISE.
5. ALL WATER SERVICES SHALL BE 2" TYPE K COPPER. SEE DETAIL FOR REQUIREMENTS.
6. CONTRACTOR SHALL COORDINATE ALL NECESSARY INSPECTIONS WITH THE VILLAGE OF PALATINE.

LEGEND

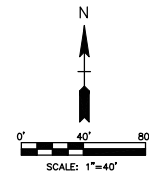
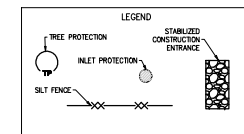
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN/INLET
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER SERVICE
- ▨ PROPOSED TRENCH BACKFILL



OK ESTATE	
720 W RUHL ROAD, PALATINE, IL 60074	
UTILITY PLAN	
SCALE: 1" = 40'	SHEET 6 OF 10
C5.0	1



- NOTES
1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE DRAWINGS.
 2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.
 3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
 4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
 5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
 - a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL EXCAVATION.
 - b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LOCAL EQUIVALENT PRECIPITATION.
 6. DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION, IF STRIPPING, GRADING, GRADING, OR LANDSCAPING IS REQUIRED. THE CO-OPERATIVE SLOPE PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
 7. THE CONTRACTOR SHALL SURFACE WATERPANS FROM LEAVING THE CONSTRUCTION SITE WITH CONSTRUCTION MATERIALS, SEDIMENT TRAPS OR OTHER MEASURES AS NEEDED.
 8. A STABILIZED MAT OF CRUSHED STONE SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING THE CONSTRUCTION SITE, OR AT ANY LEADING AN IMPROVED PUBLIC RIGHT-OF-WAY STREET, DRIVE, OR LANDSCAPED AREA. THE MAT SHALL BE MAINTAINED OR STREET CLEANING AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
 9. DUST CONTROL SHALL BE PERFORMED ON A DAILY BASIS USING WATER DISPERSED FROM A TRUCK, WINDMILL FAN OR STORM DRAINAGE MEASURES TO PROVIDE A WORKABLE RATE OF APPLICATION.
 10. ALL LOOSE MATERIAL THAT IS DEPOSITED IN THE FLOW LINE OF ANY GUTTER OR DRAINAGE STRUCTURE DURING CONSTRUCTION SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY.
 11. CONCRETE WASHOUT FACILITIES SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES.
 12. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN EVEN (7) DAYS.
 13. SOIL STOODPLES SHALL BE SLOPES, BE PROTECTED WITH PERMITSER SEDIMENT CONTROLS. SOIL STOODPLES SHALL NOT BE PLACED IN LOCATION OF FUTURE EROSION OR GULLY BATTERS.
 14. EARTHEN EMBANKMENT SLOPE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
 15. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES TO PREVENT SOIL FROM ENTERING THE STORM BATTERS.
 16. WATER PUMPED DURING CONSTRUCTION SHALL BE FILTERED. SEDIMENT LAIDEN WATERS SHALL NOT BE DISCHARGED TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.
 17. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING COMPLETION OF SOIL DISTURBANCE.
 18. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED. IN ADDITION, WATER COURSES AND DRAINAGE SLOPES ADJACENT TO CONSTRUCTION ACTIVITIES SHALL BE MAINTAINED AS NECESSARY FOR EXISTENCE OF SOIL STABILIZATION AND OTHER ADVERSE ENVIRONMENTAL IMPACTS. ANY PROBLEMS OR DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY UPON THEIR IDENTIFICATION.
 19. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
 20. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLAN ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER OR SITE INSPECTOR.
 21. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL DEVICES, WHEN DIRECTED BY THE ENGINEER, SHALL BE CONSIDERED AS PART OF THE CONTRACTOR'S OBLIGATIONS.
 22. BACKLOG BEST MANAGEMENT PRACTICES SHALL BE KEPT ON SITE TO IMPLEMENT IMMEDIATE CORRECTIVE ACTIONS FOLLOWING ANY INSTANCE OF NON-COMPLIANCE.

[illegible]

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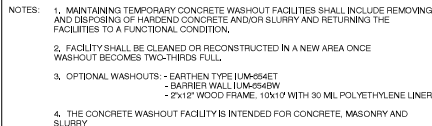
SEAL

DWG. ISSUE:

OK ESTATE
720 W RUHL ROAD, PALATINE, IL 60074
EROSION CONTROL PLAN

SCALE: 1" = 40'	
SHEET 7 OF 10	
DWG. NO. C6.0	REV. NO. 1

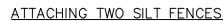
ILLINOIS URBAN MANUAL PRACTICE STANDARD IUM-054



ILLINOIS URBAN MANUAL PRACTICE STANDARD IUM-820 - 1 OF 2



ILLINOIS URBAN MANUAL PRACTICE STANDARD IUM-620 - 2 OF 2



- NOTES:

1. TEMPORARY SEDIMENT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED, FENCE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.
2. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
3. FENCE POSTS SHALL BE EITHER STANDARD STEEL POST OR WOOD POST WITH A MINIMUM CROSS-SECTIONAL AREA OF 1.5 x 1,5" OR A STEEL POST.

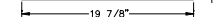
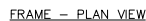
ILLINOIS URBAN MANUAL PRACTICE STANDARD IUM-690-B



- NOTES

1. THE FENCE SHALL BE LOCATED A MINIMUM OF 1 FOOT OUTSIDE THE DRIP LINE OF THE TREE TO BE SAVED AND IN NO CASE CLOSER THAN 5 FEET TO THE TRUNK OF ANY TREE.
2. FENCE POSTS SHALL BE EITHER STANDARD STEEL POSTS OR WOOD POSTS WITH A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQ. IN.
3. THE FENCE MAY BE EITHER 40" HIGH SNOW FENCE, 40" PLASTIC WEB FENCING OR ANY OTHER MATERIAL AS APPROVED BY THE ENGINEER/INSPECTOR.

SEDIMENT BAG - SECTION



1. INLET PROTECTION SHALL BE INSTALLED AT THE TIME THE STRUCTURE IS SET.
2. INSPECT AFTER EACH RAIN OR AS DIRECTED BY ENGINEER OR INSPECTOR.
3. IF THERE IS ACCUMULATION OF SEDIMENT, SLIDE THE GRATE OFF THE INLET, LIFT THE GRATE, EMPTY CONTENTS IN SUITABLE LOCATION, REPLACE BACK, AND REPLACE GRATE.
4. FRAME: TOP FLANGE FABRICATED FROM 1 1/4"X1 1/4"X8" ANGLE, BASE RIM FABRICATED FROM 1 1/2"X1 1/2"X8" CHANNEL, HANDLES AND SUPPORT BRACKET FABRICATED FROM 1 1/4"X4" FLAT STOCK, ALL STEEL CONFORMING TO ASTM-A36.
5. SEDIMENT BAG: BAG FABRICATED FROM 4 OZ./ SQ. YD. NON-WOVEN POLYPROPYLENE GEOTEXTILE REINFORCED WITH POLYESTER MESH, BAG SECURED TO FRAME WITH 1/2" DIA. GALV. STEEL RINGS, BAG SHALL BE SHAPED TO FRAME SHAPE GRATES SHALL BE APPROVED BY ENGINEER IN ADVANCE OF PLACEMENT.

ILLINOIS URBAN MANUAL PRACTICE STANDARD IUM-630 - 1 OF 2



SIDE ELEVATION

- NOTES

1. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 502 GEOTEXTILE, TABLE I OR 2, CLASS II, III OR IV AND SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO THE PLACING OF ROCK.
2. ROCK OR RECLAIMED CONCRETE SHALL MEET ONE OF THE FOLLOWING DOT COARSE AGGREGATE GRADATIONS, C-1, C-2, C-3 OR C-4 AND BE PLACED ACCORDING TO CONCRETE MATERIAL SPECIFICATION 35 HOCKFILL USING PLACEMENT METHOD 1 AND CLASS III COMPACTION.
3. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHALL BE CONSTRUCTED ACCORDING TO MANUFACTURERS SPECIFICATIONS.
4. IF WASH RACKS ARE USED, THEY SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS SPECIFICATIONS.

ILLINOIS URBAN MANUAL PRACTICE STANDARD IUM-330 - 2 OF 2



SECTION
B-B

ILLINOIS URBAN MANUAL PRACTICE STANDARD IUM-530



STAPLE DETAIL

PUSH PIN DETAIL

- NOTES

1. STAPLES SHALL BE PLACED IN A DIAMOND PATTERN AT 2 PER S.Y. FOR STITCHED BLANKETS. NON-STITCHED SHALL USE 4 STAPLES PER S.Y. OF MATERIAL. THIS EQUATES TO 200 STAPLES WITH STITCHED BLANKET AND 400 STAPLES WITH NON-STITCHED BLANKET PER 100 S.Y. OF MATERIAL.
2. STAPLE OR PUSH PIN LENGTHS SHALL BE SELECTED BASED ON SOIL TYPE AND CONDITIONS. (MINIMUM STAPLE LENGTH IS 6")
3. EROSION CONTROL MATERIAL SHALL BE PLACED IN CONTACT WITH THE SOIL OVER A PREPARED SEEDBED.
4. ALL ANCHOR SLOTS SHALL BE STAPLED AT APPROXIMATELY 12" INTERVALS.

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DWG. ISSUE:

OK ESTATE

720 W RUHL ROAD, PALATINE, IL 60074

EROSION CONTROL DETAILS

SCALE:	NONE
SHEET	8 OF 10
DWG. NO.	REV. NO.
C6.1	1



Diagram illustrating the dimensions and assembly details for a Steel Plate Dam:

- Dimensions:**
 - Top section: $2D1 + 10$
 - Bottom section: $D1 + 12$
 - Plate thickness: $\frac{1}{8}"$ PLATE
- Assembly Details:**
 - (4) $\frac{1}{2}"$ DIA EXPANSION ANCHORS WITH WASHERS & HEX NUTS
 - NOTE: PLATE MUST BE CURVED TO MATCH INSIDE RADIUS OF MAINHOLE
 - SEAL PLATE WITH WATERPROOF EPOXY
 - INLET PIPE
- Label:** STEEL PLATE DAM

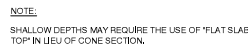
NOTES:
1. PLATE AND FASTENERS MUST BE FABRICATED IN STAINLESS STEEL, DUCTILE IRON, OR EQUIVALENT WATERPROOF/WEATHER PROOF MATERIALS.
2. BOLTS TACK WELDED TO PLATE.
3. ANCHOR EMBEDMENT: 3" MIN.

NOT TO SCALE

7/1/95

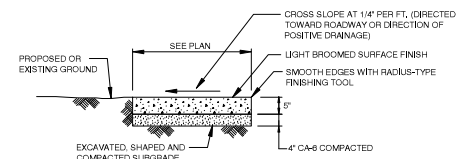
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PAGE NO. 34



STORM MANHOLE, TYPE A

NOTE: SHALLOW DEPTHS MAY REQUIRE THE USE OF "FLAT SLAB TOP" IN LIEU OF CONE SECTION.



REV.	DESCRIPTION	DATE	REVISIONS
1	REVISED PER VILLAGE COMMENTS	7/11/25	
-	ORIGINAL PLAN DATE	5/20/23	

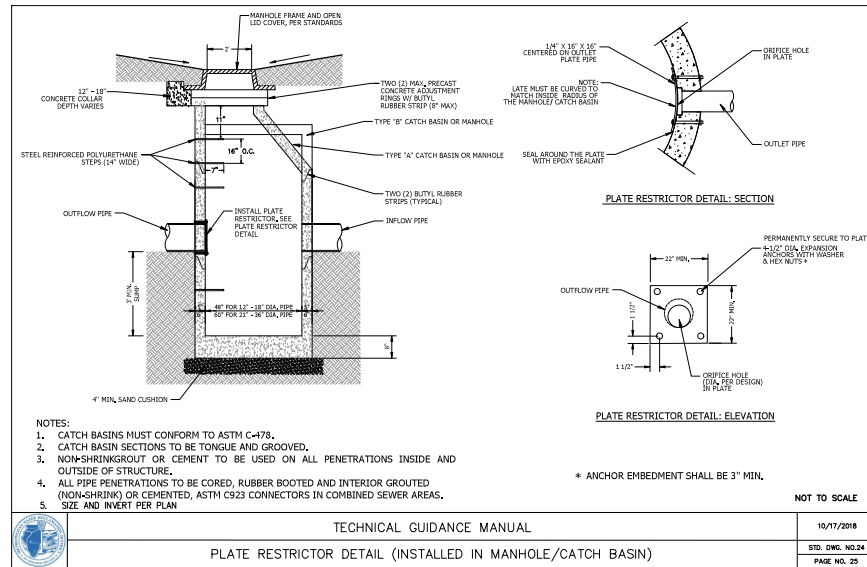
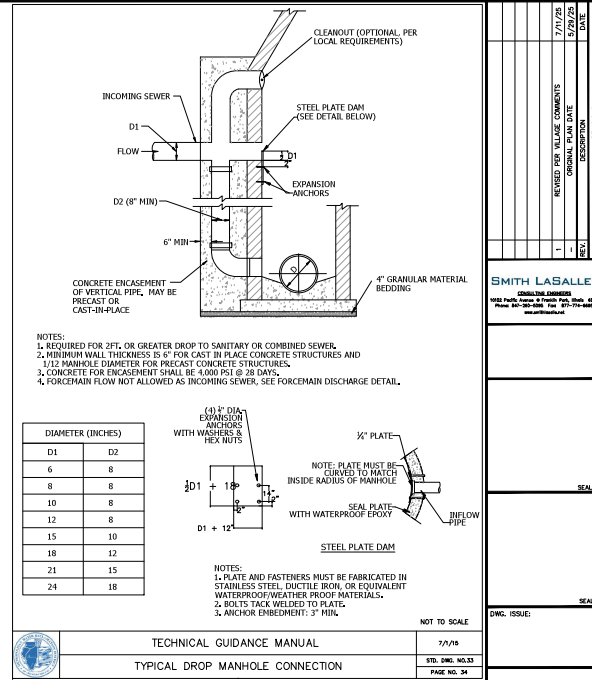
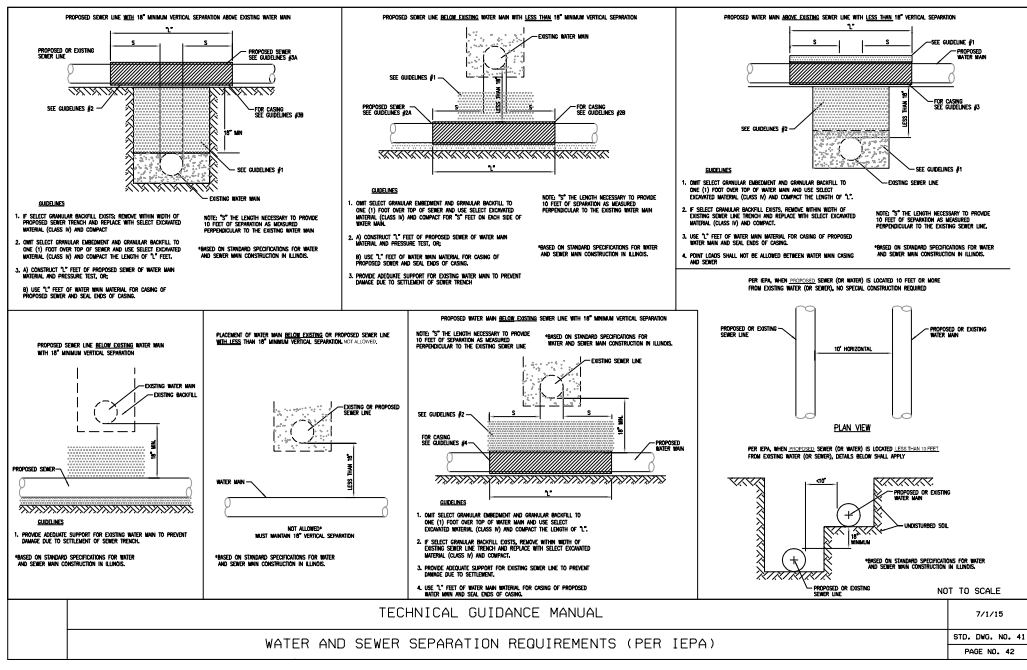
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DWG. ISSUE:

OK ESTATE
720 W RUHL ROAD, PALATINE, IL 60074
CONSTRUCTION DETAILS

SCALE:	NONE
SHEET	9 of 10
DWG. NO.	REV. NO.
C7.0	1



NO.	REVISION	DATE
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Drawing: C:\Users\Bross\OneDrive\Documents\Comm\Joy O'Donnell\Joy House - Plans & Elevations\Current Plans & Elev. - 2025 Village Submission\et. #1 Residence - Plan & Elev. 250513.dwg : 05.18.25, 8:15pm



① **RESIDENCE #1 - WEST/FRONT ELEVATION**
SCALE: N.T.S.



② **RESIDENCE #1 - NORTH-EAST ELEVATION**
SCALE: N.T.S.

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OK ESTATE
LOT #1/RESIDENCE #1
720 RUHL ROAD
PALATINE, IL 60067

RESIDENCE #1
WEST & NORTH
ELEVATIONS

OBORA & ASSOCIATES
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VOICE: 312-953-2747/312-622-0827
EMAIL: obora@aol.com/spassac@aol.com

PRELIMINARY NOT FOR CONSTRUCTION	REVISIONS	
	05/19/25	SUBMISSION
DATE: 05/19/25		
DRAWN BY:		
JOB NO: 22204.00	SHEET	OF

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1 RESIDENCE #1 - EAST ELEVATION
SCALE: N.T.S.



2 RESIDENCE #1 - SOUTH-EAST ELEVATION
SCALE: N.T.S.

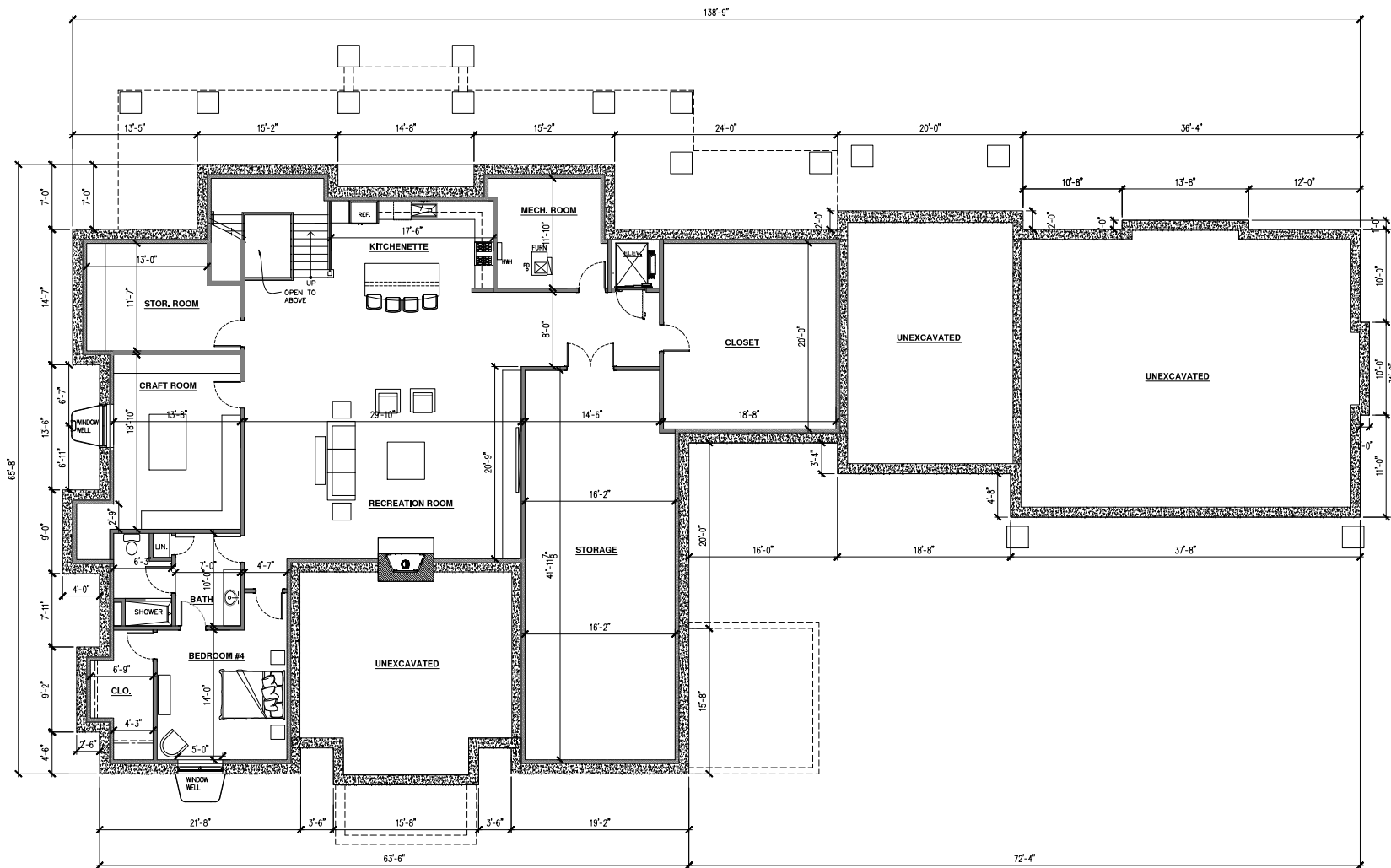
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RESIDENCE #1
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	DATE	REVISION
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DATE: 05/19/25	SHEET NO.	
DRAWN BY:	A-0.1	
JOB NO: 22204.00	SHEET	OF



1 RESIDENCE #1 - LOWER LEVEL/BASEMENT FLOOR PLAN
SCALE: 3/16" = 1'-0"



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LOT #1/RESIDENCE #1
7720 RUHL ROAD
PALATINE, IL 60067

**RESIDENCE #1
LOWER LEVEL/
BASEMENT
FLOOR PLAN**

OBORA & ASSOCIATES

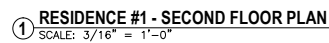
ARCHITECTS PLANNERS INTERIOR DESIGNERS

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EMAIL: oboro@aol.com/opassoc@aol.com

PRELIMINARY NOT FOR CONSTRUCTION	REVISIONS	
	05/19	SARDINSON SUBMITT
DATE: 05/19/25	SHEET NO.	
DRAWN BY:	A-1.0	
JOB NO: 22204.00	SHEET	OF

PRELIMINARY NOT FOR CONSTRUCTION	REVISIONS	
	05/19	SUBVISION SUBMITT
DATE: 05/19/25	SHEET NO.	
DRAWN BY:	A-1.1	
JOB NO: 22204.00	SHEET OF	



OK ESTATE
LOT #1/RESIDENCE #1
720 RUHL ROAD
PALATINE, IL 60067

**RESIDENCE #1
SECOND FLOOR
PLAN**

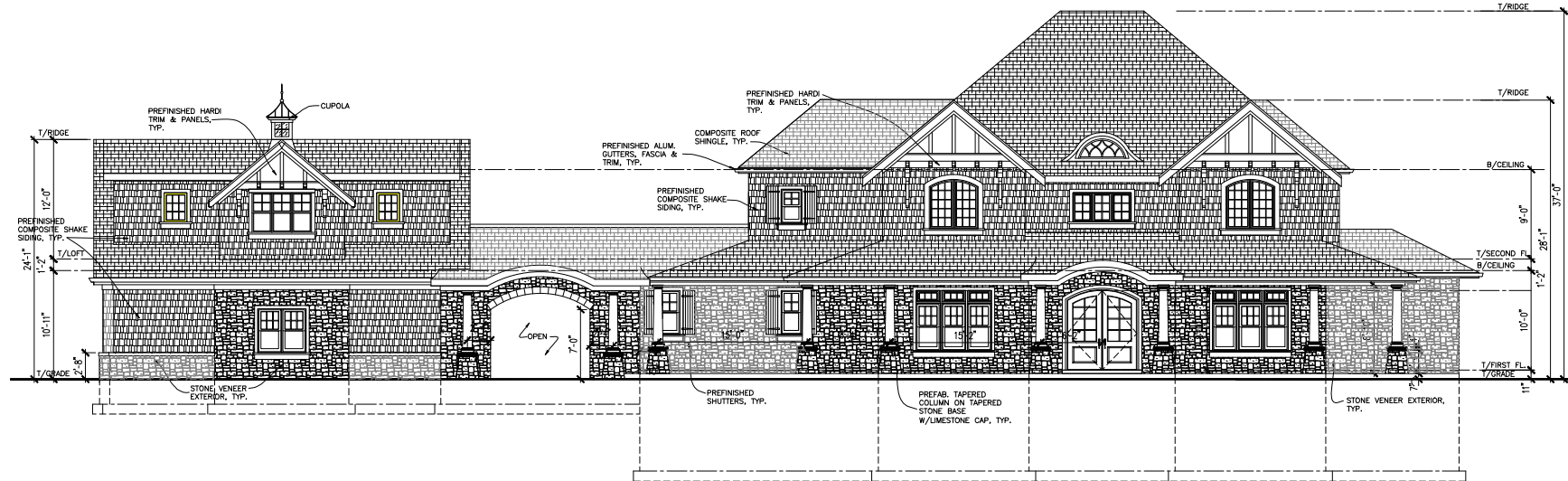
ARCHITECTS PLANNERS INTERIOR DESIGNERS

9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643

VOICE: 312-953-2747/312-622-0627
EMAIL: oboro@aol.com/opassoc@aol.com

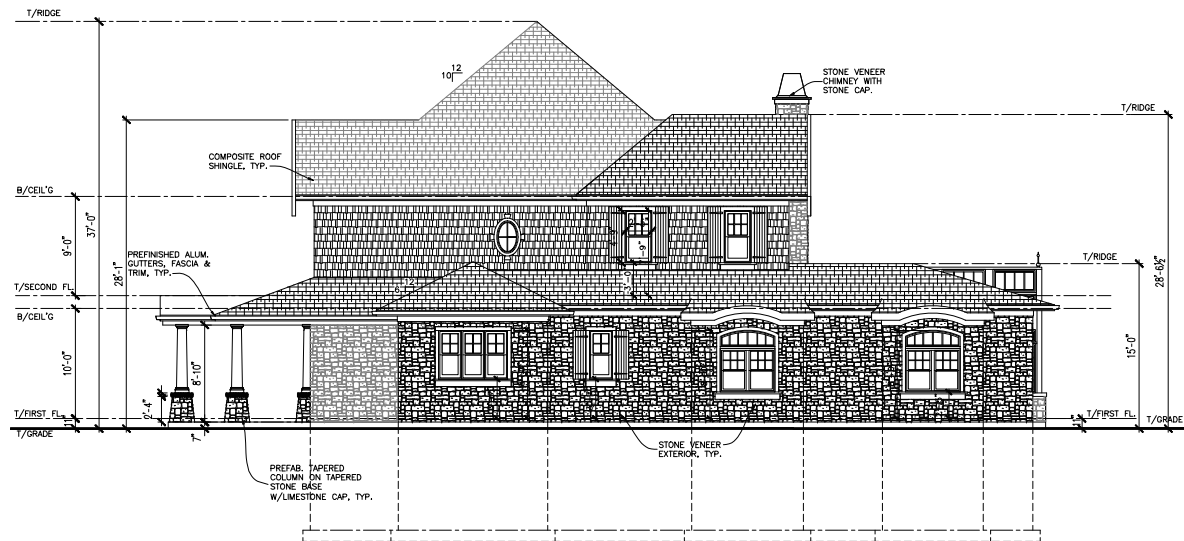
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	06/19	SUBMISSION SUBMITAL
DATE: 05/19/25		SHEET NO.
DRAWN BY:		A-12
JOB NO: 22204.00		SHEET OF

Drawing: C:\Users\Bross\OneDrive\Documents\Comm\Jody O'Donnell\Jody House - Plans & Elevations\Current Plans & Elev. - 2025 Village Submission\J. House - Plans & Elevations\Current Plans & Elev. - 2025 Village Submission.dwg : 05/18/25, 8:10pm



1 RESIDENCE #1 - FRONT/WEST ELEVATION

SCALE: $\frac{3}{16}''=1'-0''$



2 RESIDENCE #1 - SOUTH ELEVATION

SCALE: $\frac{3}{16}''=1'-0''$

DISCLAIMER:
THE PROJECT ARCHITECT OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ACTION TAKEN BY ANY PERSON ON THE PROJECT IF THAT PERSON HAS ANY KNOWLEDGE OF ANY DISCREPANCY, ERROR, OMISSION, OR AMBIGUITY IN THE CALCULATIONS, DIMENSIONS, AND/OR SPECIFICATIONS NOTIFIED, AND HAS CORRECTED, MADE THE REVISIONS OR HAS MORE CLEARLY EXPLORED THE SCOPE OF THE DESIGN CALCULATIONS AND / OR SPECIFICATIONS.

OK ESTATE
LOT #1/RESIDENCE #1
720 RUHL ROAD
PALATINE, IL 60067

RESIDENCE #1
WEST & SOUTH
ELEVATIONS

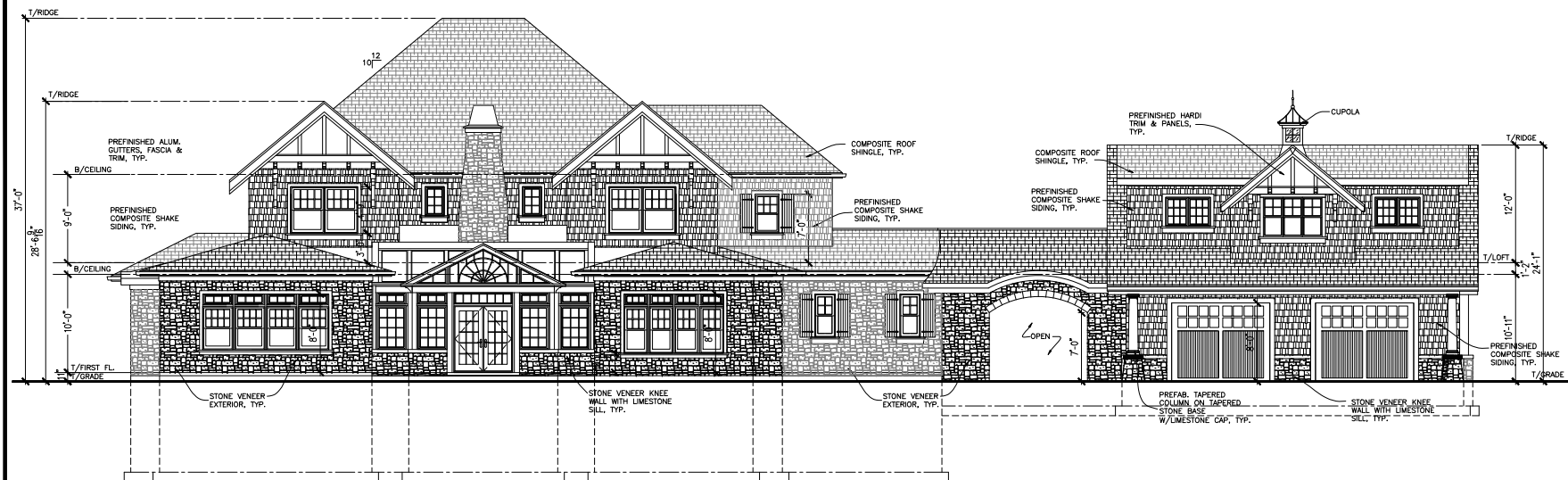
OBORA & ASSOCIATES
ARCHITECTS PLANNERS INTERIOR DESIGNERS
9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643
VOICE: 312-953-2747/312-622-0827
EMAIL: obora@aol.com/spassac@aol.com

PRELIMINARY NOT FOR CONSTRUCTION	REVISIONS	
	DATE	DESCRIPTION
DATE: 05/19/25		
DRAWN BY:		
JOB NO: 22204.00		

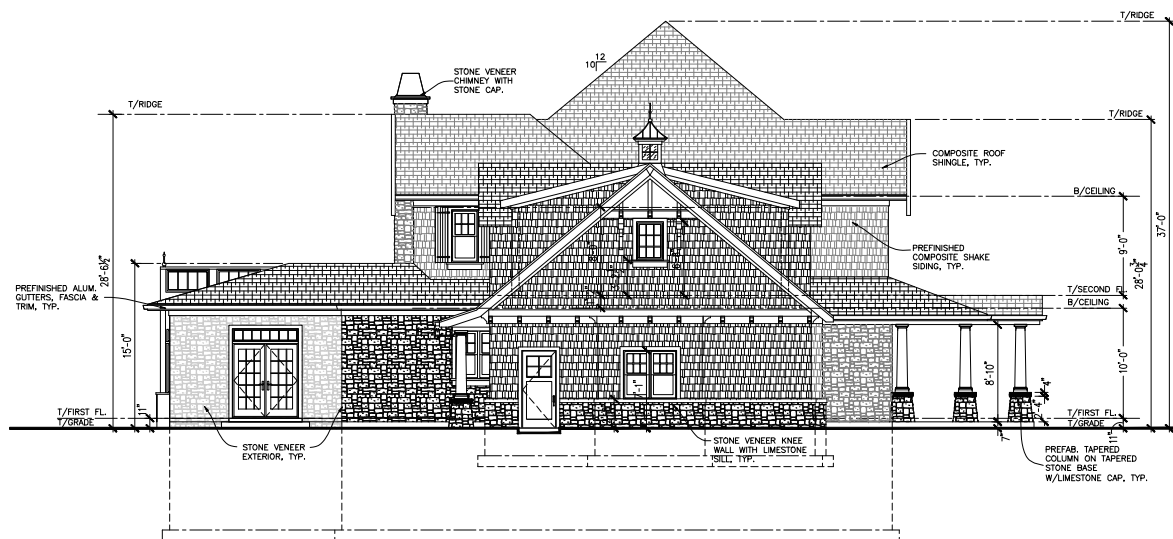
SHEET NO.

A-2.0

SHEET OF



1 RESIDENCE #1 - EAST ELEVATION
SCALE: $\frac{3}{8}" = 1'-0"$



2 RESIDENCE #1 - NORTH ELEVATION
SCALE: $\frac{3}{16}" = 1'-0"$

DISCLAIMER

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OK ESTATE
LOT #1/RESIDENCE #1
7720 RUHL ROAD
PALATINE, IL 60067

**RESIDENCE #1
EAST & NORTH
ELEVATIONS**

OBORA & ASSOCIATES

ARCHITECTS PLANNERS INTERIOR DESIGNERS

9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643

VOICE: 312-953-2747/312-622-0827
EMAIL: oboro@aol.com/opassoc@aol.com

PRELIMINARY NOT FOR CONSTRUCTION	REVISIONS	
	06/19	SUBMISSION SUMMARY
DATE: 05/19/25	SHEET NO.	
DRAWN BY:	A-2.1	
JOB NO: 22204.00	SHEET OF	

Drawing: C:\Users\jdoehr\000\Projects\22204 - 684-720 W. Ruhl Rd-Positive\Draws\Final Pool Hse\Residence_#2_Pool-Guest House(1)_031225.dwg : 05/19/25, 9:09am



① **RESIDENCE #2 - SOUTH/FRONT ELEVATION**
SCALE: N.T.S.



② **RESIDENCE #2 - WEST ELEVATION**
SCALE: N.T.S.

DISCLAIMER:
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OK ESTATES
LOT #2/RESIDENCE #2
720 RUHL ROAD
PALATINE, IL 60067

RESIDENCE #2
SOUTH & WEST
ELEVATIONS

OBORA & ASSOCIATES
ARCHITECTS PLANNERS INTERIOR DESIGNERS
9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643
VOICE: 312-953-2747/312-622-0827
EMAIL: obora@aol.com/opasoc@aol.com

PRELIMINARY NOT FOR CONSTRUCTION	REVISIONS	
	05/19	SUPERVISION SUBMITTAL
DATE: 05/19/2025	SHEET NO.	
DRAWN BY:	A-0.0	
JOB NO: 22204.00	SHEET	OF

Drawing: C:\Users\jdoehr_000\Projects\22204 - 684-720 W. Ruhl Rd-Positive\Draws\Pool Pool Hse\Residence_#2_Pool-Guest House(1)_031225.dwg : 05/19/25, 9:09am



① **RESIDENCE #2 - NORTH ELEVATION**
SCALE: N.T.S.



② **RESIDENCE #2 - EAST ELEVATION**
SCALE: N.T.S.

DISCLAIMER:
THE ARCHITECT/ARCHITECT OF ENGINEERS WILL NOT BE RESPONSIBLE FOR ANY ACTION TAKEN BY ANY PERSON ON THE PROJECT IF THAT PERSON HAS ANY KNOWLEDGE OF ANY DISCREPANCY, ERROR, OMISSION, OR AMBIGUITY IN THE CALCULATIONS, DRAWINGS, AND/OR SPECIFICATIONS. UNLESS THE PROJECT ARCHITECT/ARCHITECT OF ENGINEERS HAS BEEN NOTIFIED, AND HAS CORRECTED, UNDER THE SIGNATURE OF HIS/HERS, CLEARLY FORWARDED THE RESULT OF THE OTHERS CALCULATIONS AND / OR SPECIFICATIONS.

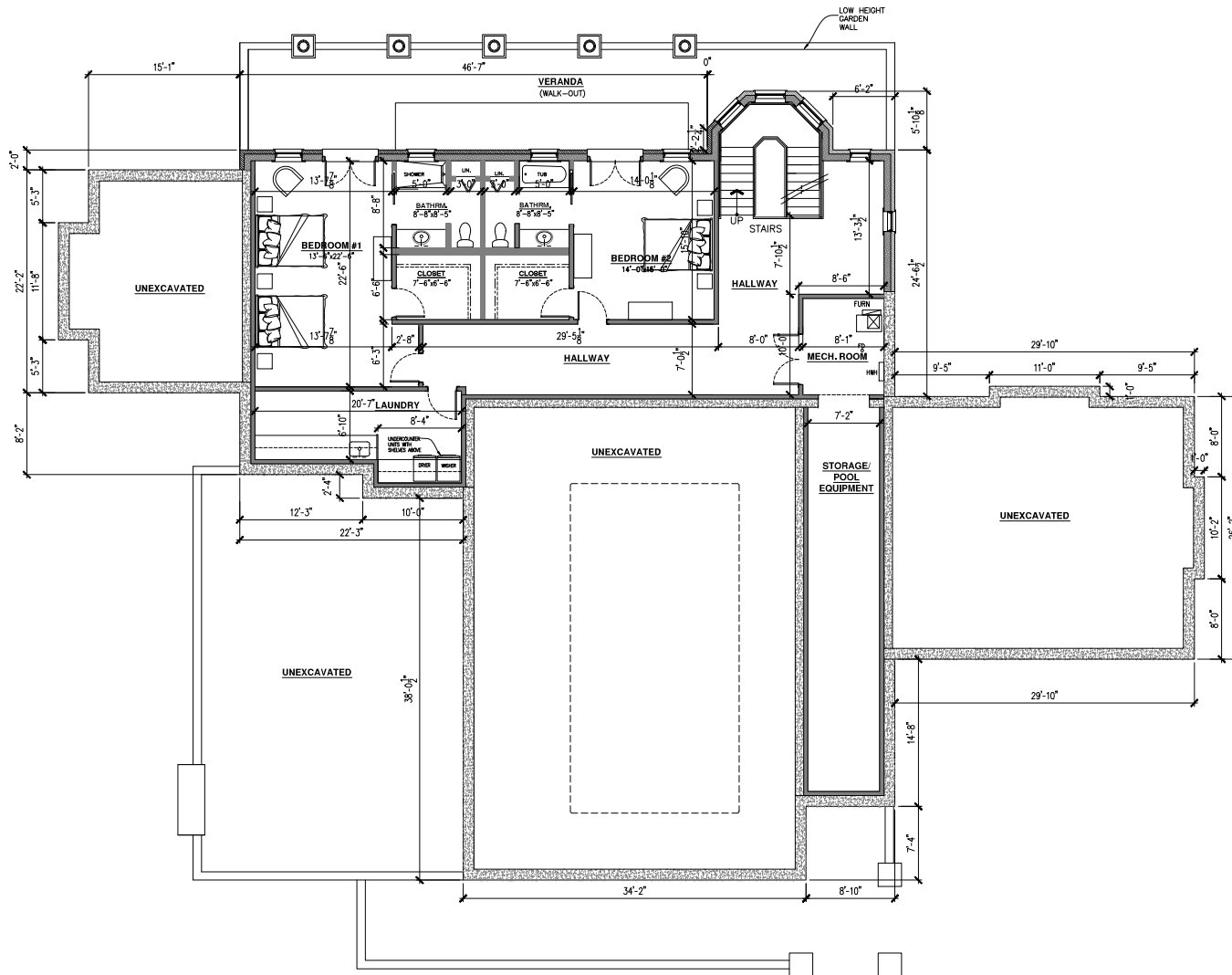
OK ESTATES
LOT #2/RESIDENCE #2
720 RUHL ROAD
PALATINE, IL 60067

RESIDENCE #2
NORTH & EAST
ELEVATIONS

OBORA & ASSOCIATES
ARCHITECTS PLANNERS INTERIOR DESIGNERS
9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643
VOICE: 312-953-2747/312-622-0827
EMAIL: obora@aol.com/spassoc@aol.com

PRELIMINARY NOT FOR CONSTRUCTION	REVISIONS	
	DATE	DESCRIPTION
DATE: 05/19/2025		
DRAWN BY:	SHEET NO.	
	A-0.1	
	JOB NO: 22204.00	
	SHEET OF	

Drawing: C:\Users\jboehm_000\Projects\22204 - 684-720 W. Ruhl Rd-Positive\Draws\Final Pool Hse\Residence_#2_Pool-Guest House(1)_031225.dwg : 05/19/2025, 9:10am



1 RESIDENCE #2 - LOWER LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"



DISCLAIMER:
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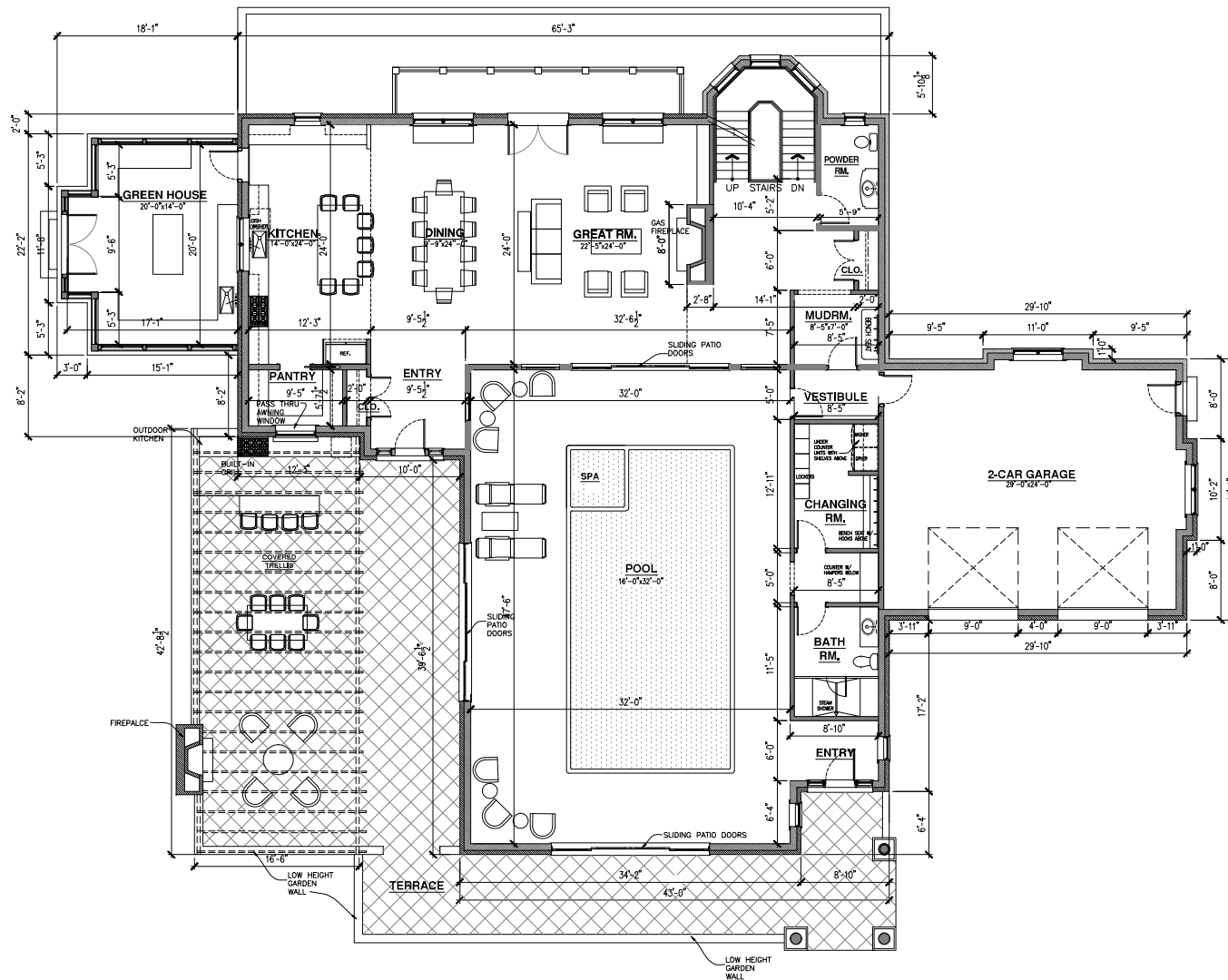
OK ESTATES
LOT #2/RESIDENCE #2
720 RUHL ROAD
PALATINE, IL 60067

RESIDENCE #2
LOWER LEVEL
FLOOR PLAN

OBORA & ASSOCIATES
ARCHITECTS PLANNERS INTERIOR DESIGNERS
9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643
VOICE: 312-953-2747/312-622-0827
EMAIL: obora@aol.com/opassoc@aol.com

PRELIMINARY NOT FOR CONSTRUCTION	REVISIONS	
	NO./DATE	DESCRIPTION
DATE: 05/19/2025		
DRAWN BY:	SHEET NO.	
	A-1.0	
JOB NO: 22204.00	SHEET	OF

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1 RESIDENCE #2 - FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



DISCLAIMER:
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OK ESTATES
LOT #2/RESIDENCE #2
720 RUHL ROAD
PALATINE, IL 60067

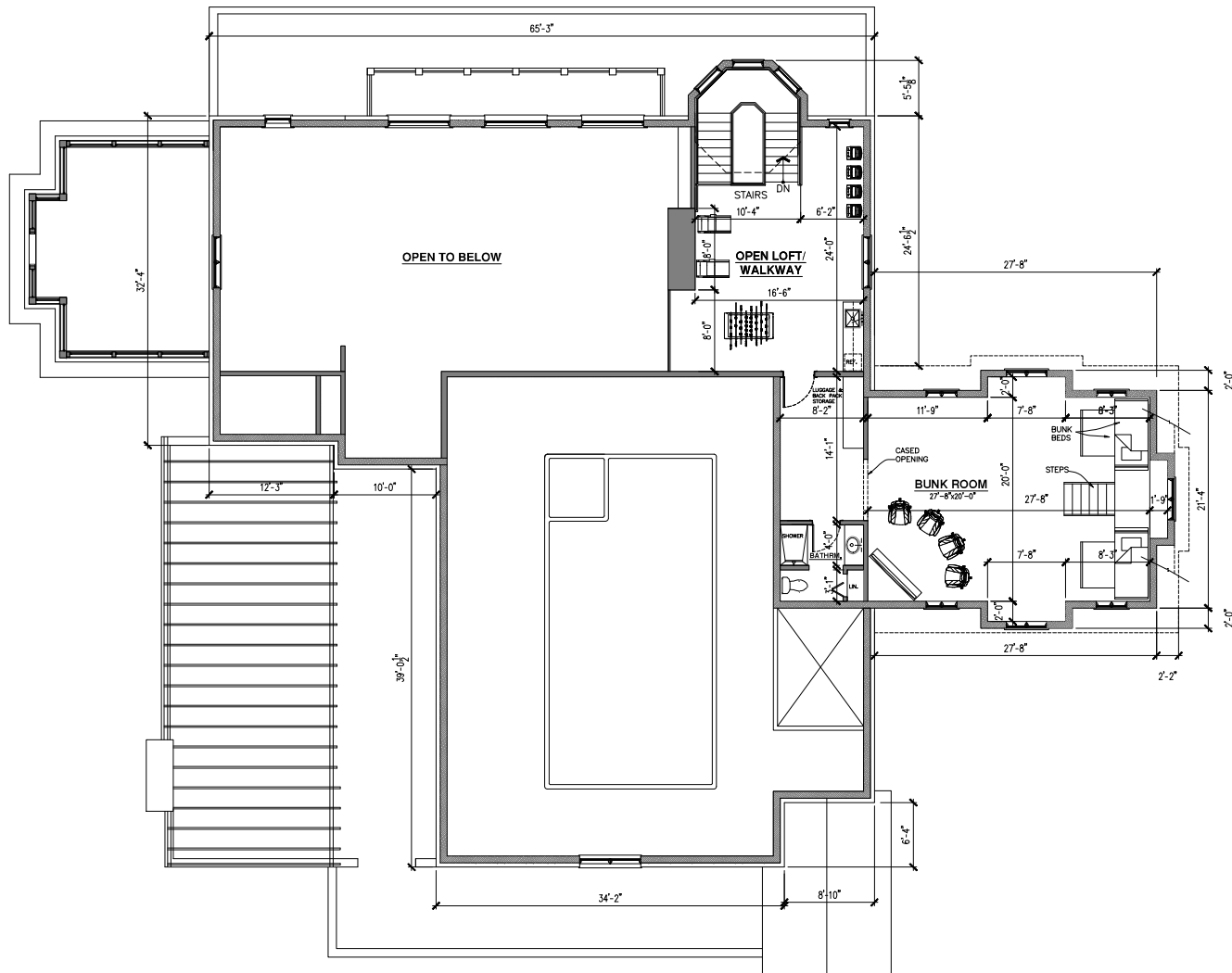
RESIDENCE #2
FIRST FLOOR
PLAN

OBORA & ASSOCIATES
ARCHITECTS PLANNERS INTERIOR DESIGNERS
9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643
VOICE: 312-953-2747/312-622-0827
EMAIL: obora@aol.com/spassoc@aol.com

PRELIMINARY NOT FOR CONSTRUCTION	REVISIONS	
	NO./DATE	DESCRIPTION
DATE: 05/19/2025		
DRAWN BY:		
JOB NO: 22204.00	SHEET	OF

A-1.1

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1 RESIDENCE #2 - LOFT FLOOR PLAN
SCALE: 3/16" = 1'-0"



DISCLAIMER:
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OK ESTATES
LOT #2/RESIDENCE #2
720 RUHL ROAD
PALATINE, IL 60067

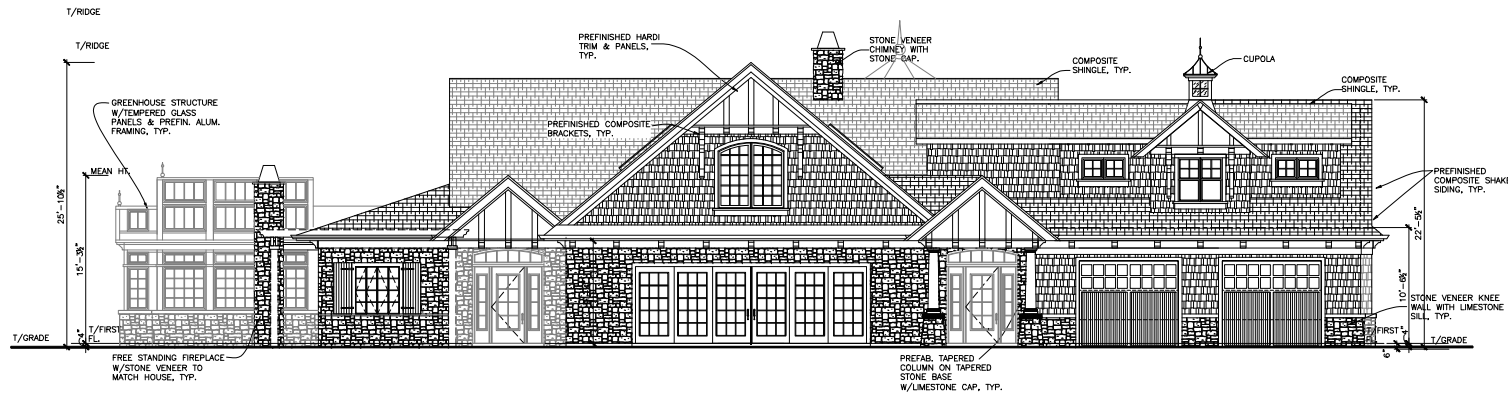
RESIDENCE #2
LOFT FLOOR
PLAN

OBORA & ASSOCIATES
ARCHITECTS PLANNERS INTERIOR DESIGNERS

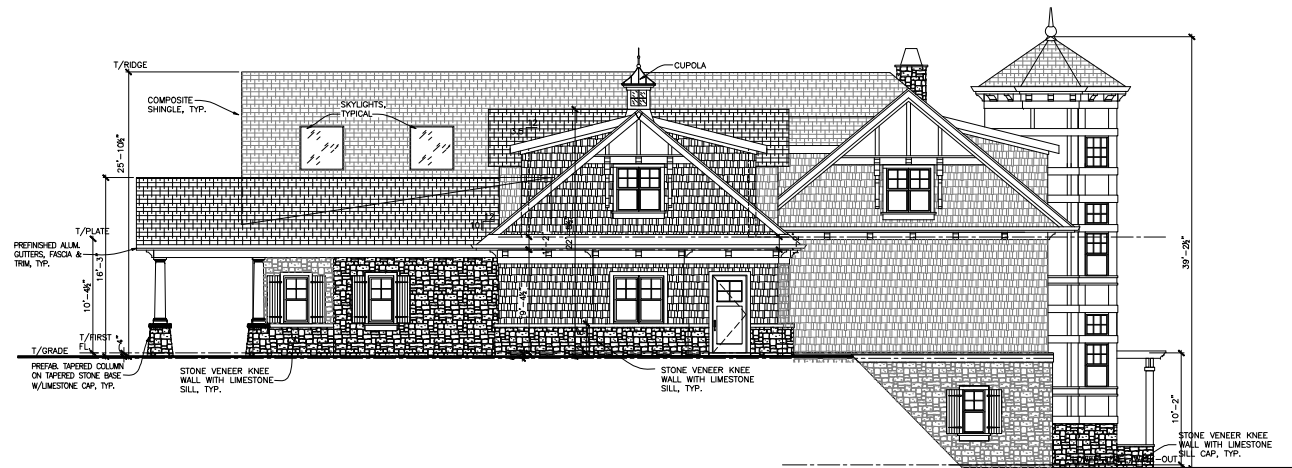
9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643

VOICE: 312-953-2747/312-622-0827
EMAIL: obora@aol.com/opassoc@aol.com

REVISIONS	DATE		SUBMITTAL
	NO.	DESCRIPTION	
PRELIMINARY NOT FOR CONSTRUCTION			
DATE: 05/19/2025	SHEET NO.		
DRAWN BY:	A-1.2		
JOB NO: 22204.00	SHEET		OF



1 RESIDENCE #2 - SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2 RESIDENCE #2 - EAST ELEVATION
SCALE: 3/16" = 1'-0"

DISCLAIMER:
THE ARCHITECT OR ENGINEER WILL NOT BE
RESPONSIBLE FOR ANY ACTION TAKEN BY ANY PERSON ON
THE PROJECT IF THAT PERSON HAS ANY KNOWLEDGE OF
ANY DISCREPANCY, ERROR, OMISSION, OR AMBIGUITY IN
THE CALCULATIONS, DIMENSIONS, AND/OR SPECIFICATIONS
UNLESS THE PROJECT ARCHITECT OR ENGINEER HAS BEEN
NOTIFIED, AND HAS CORRECTED, MADE THE REVISIONS OR
HAS BEEN CLEARLY INFORMED THE RESULT OF THE OTHER
CALCULATIONS AND / OR SPECIFICATIONS.

OK ESTATES
LOT #2/RESIDENCE #2
720 RUHL ROAD
PALATINE, IL 60067

RESIDENCE #2
SOUTH & EAST
ELEVATIONS

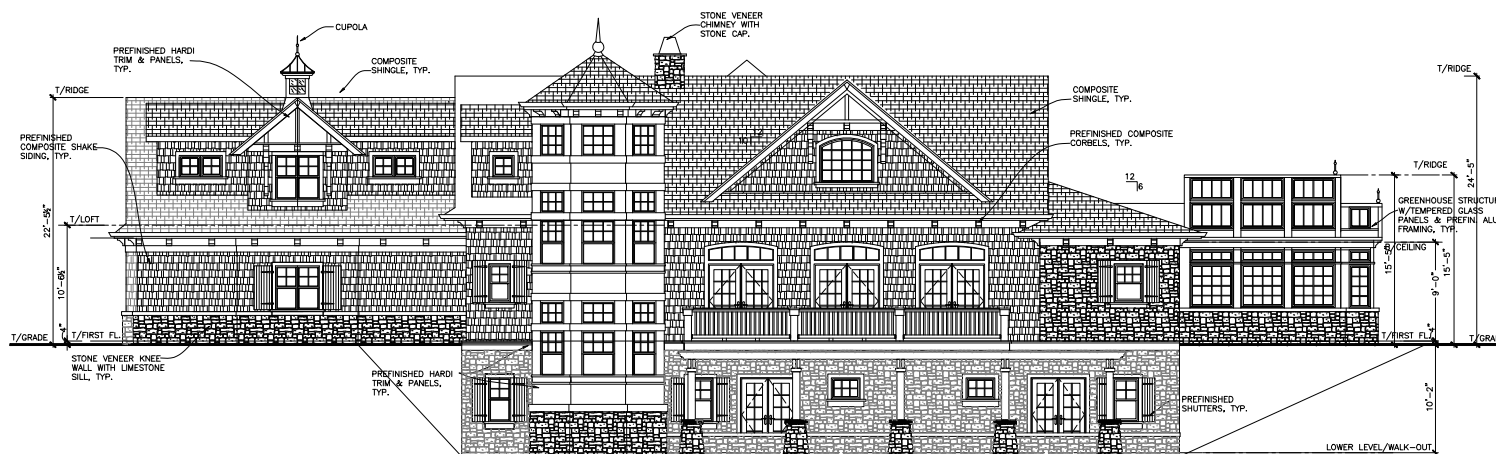
OBORA & ASSOCIATES
ARCHITECTS PLANNERS INTERIOR DESIGNERS

9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643

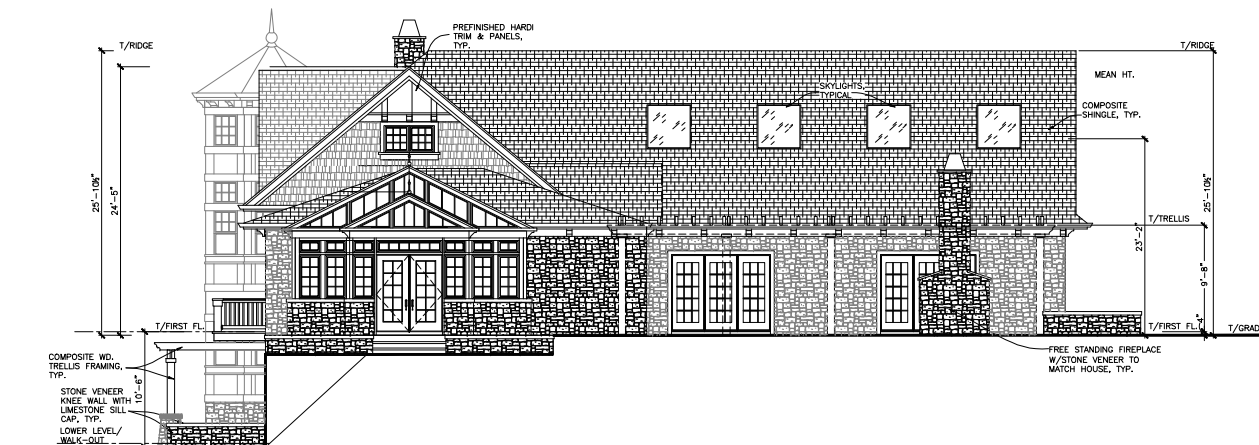
VOICE: 312-953-2747/312-622-0827
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PRELIMINARY NOT FOR CONSTRUCTION	REVISIONS	
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DATE: 05/19/2025	SHEET NO.	
DRAWN BY:	A-2.0	
JOB NO: 22204.00	SHEET OF	

Drawing: C:\Users\jdoerh\OneDrive\Projects\22204 - 684-720 W. Ruhl Rd - Palatine\Drawings\Pool House\Residence #2_Pool-Guest House(1)_031225.dwg : 05/19/2025, 9:12am



① RESIDENCE #2 - NORTH ELEVATION
SCALE: 3/16" = 1'-0"



② RESIDENCE #2 - WEST ELEVATION
SCALE: 3/16" = 1'-0"

DISCLAIMER:
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OK ESTATES
LOT #2/RESIDENCE #2
720 RUHL ROAD
PALATINE, IL 60067

RESIDENCE #2
NORTH & WEST
ELEVATIONS

OBORA & ASSOCIATES
ARCHITECTS PLANNERS INTERIOR DESIGNERS
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CHICAGO, ILLINOIS 60643
VOICE: 312-953-2747/312-622-0827
EMAIL: obora@aol.com/opassoc@aol.com

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	DATE	DESCRIPTION
DATE: 05/19/2025 DRAWN BY: JOB NO: 22204.00		
	SHEET NO.	
	A-2.1	
	SHEET	OF

Drawing: C:\Users\Bross\OneDrive\Documents\Comm\Joy O'Donnell\Joy's House\Velley House Plans & Elev. - Current 2025\Velley Submission - Zoned Lot #3-Residence Plans & Elev\250515.dwg : 05/18/25, 8:22pm



① **RESIDENCE #3 - SOUTH/WEST ELEVATION**
SCALE: 3/16" = 1'-0"



② **RESIDENCE #3 - WEST ELEVATION**
SCALE: 3/16" = 1'-0"

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OK ESTATE
LOT #3/RESIDENCE #3
720 RUHL ROAD
PALATINE, IL 60067

RESIDENCE #3
SOUTH & WEST
ELEVATIONS

OBORA & ASSOCIATES
ARCHITECTS PLANNERS INTERIOR DESIGNERS
9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643
VOICE: 312-953-2747/312-622-0827
EMAIL: obora@aol.com/spassoc@aol.com

PRELIMINARY NOT FOR CONSTRUCTION	REVISIONS	
	DATE	DESCRIPTION
DATE: 05/19/25	05/19	SUBMISSION SUBMITTAL
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JOB NO: 22204.00	SHEET	OF

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① **RESIDENCE #3 - NORTH ELEVATION**
SCALE: N.T.S.



② **RESIDENCE #3 - EAST ELEVATION**
SCALE: N.T.S.

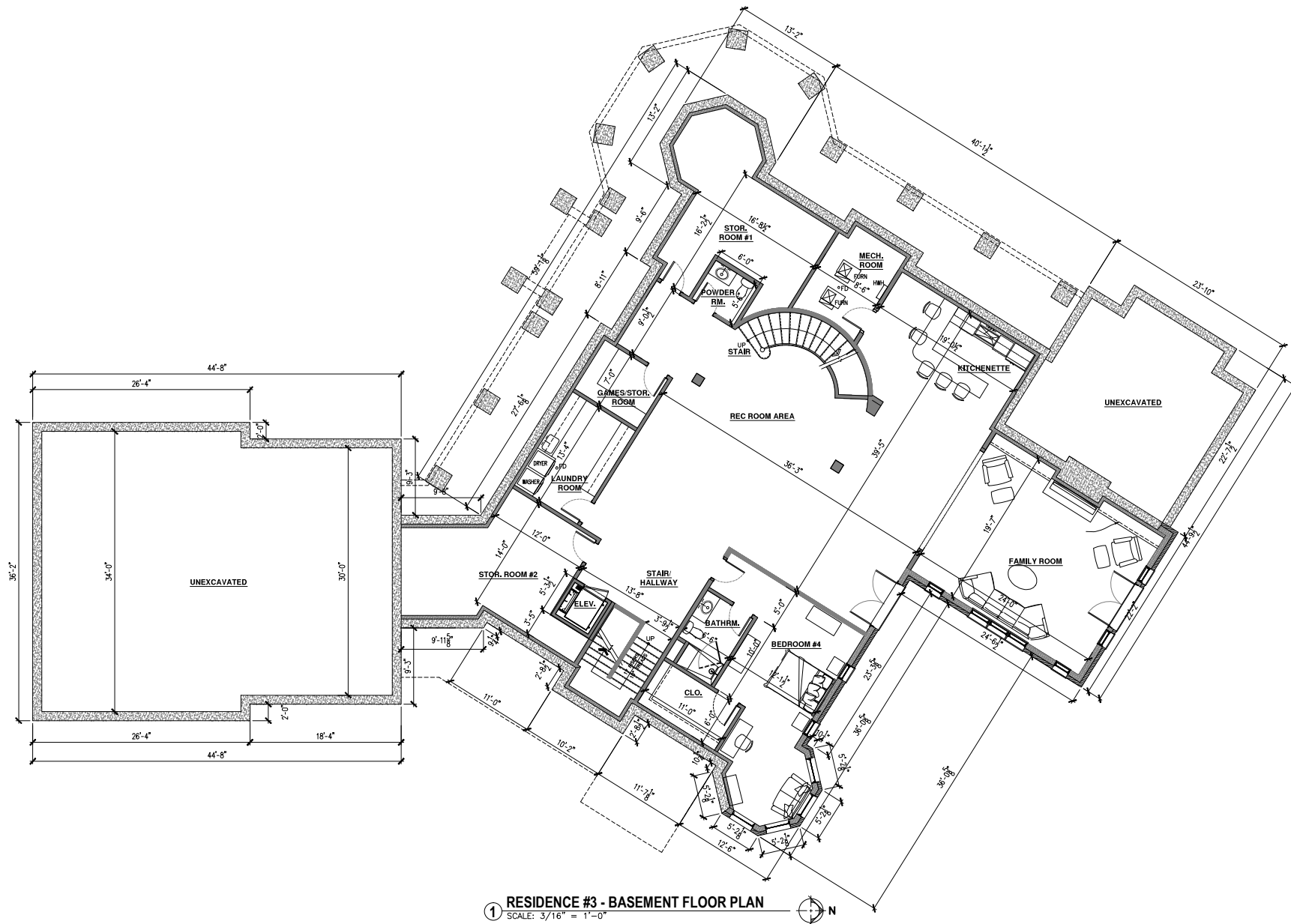
DISCLAIMER
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OK ESTATE
LOT #3/RESIDENCE #3
720 RUHL ROAD
PALATINE, IL 60067

RESIDENCE #3
NORTH & EAST
ELEVATIONS

OBORA & ASSOCIATES
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CHICAGO, ILLINOIS 60643
VOICE: 312-953-2747/312-622-0827
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PRELIMINARY NOT FOR CONSTRUCTION	REVISIONS	
	DATE	DESCRIPTION
DATE: 05/19/25	05/19	SUBMISSION
DRAWN BY:	SHEET NO.	
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JOB NO: 22204.00	SHEET	OF



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OK ESTATE
LOT #3/RESIDENCE #3
7220 RUHL ROAD
PALATINE, IL 60067

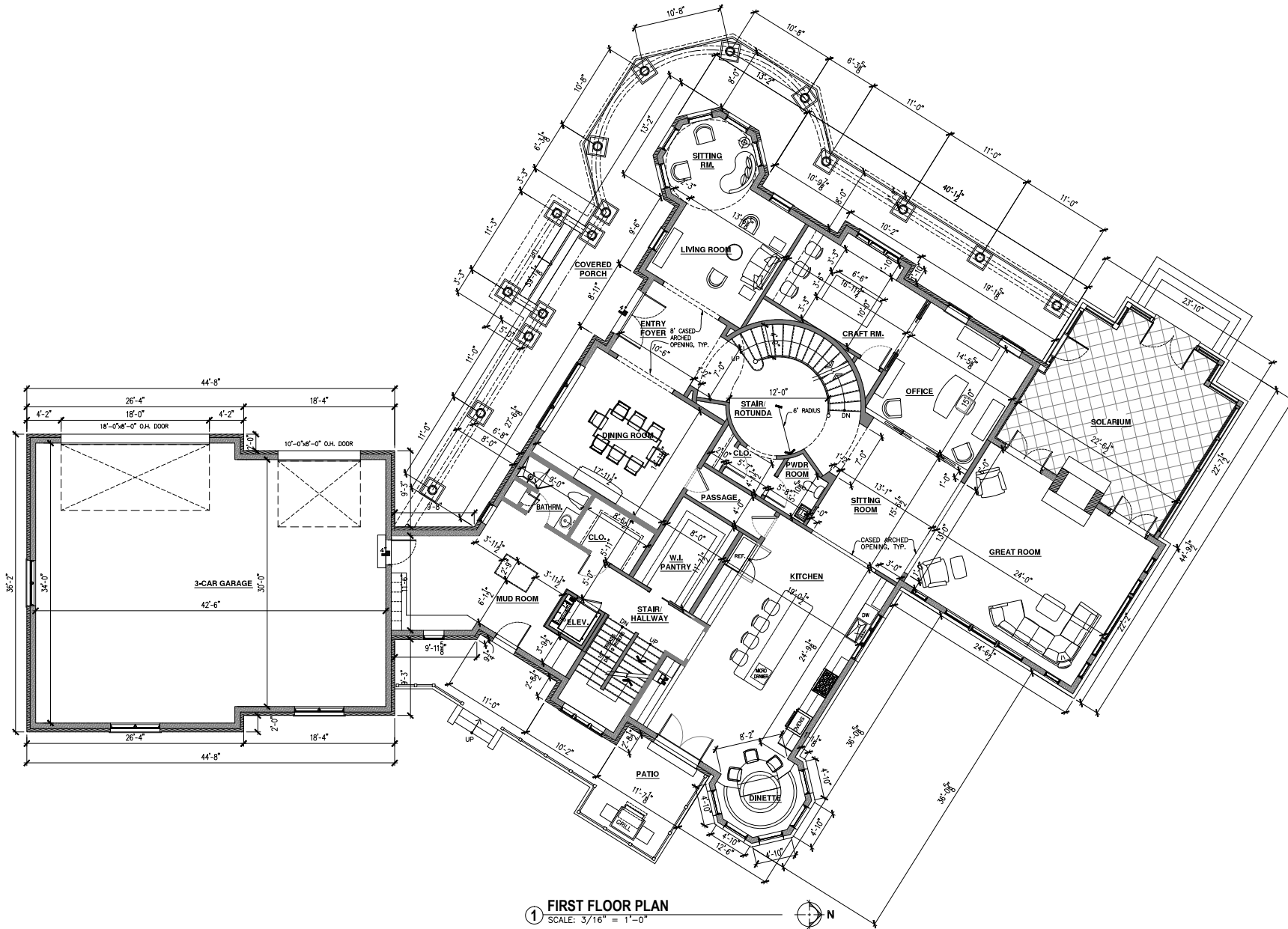
**RESIDENCE #3
LOWER LEVEL/
BASEMENT
FLOOR PLAN**

OBORA & ASSOCIATES

9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643

VOICE: 312-953-2747/312-622-0827
EMAIL: obora@aol.com/opassoc@aol.com

PRELIMINARY NOT FOR CONSTRUCTION	REVISIONS	
	05/19	SUBVISION SUBMIT
DATE: 05/19/25	SHEET NO.	
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JOB NO: 22204.00	SHEET OF	



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OK ESTATE
LOT #3/RESIDENCE #3
7720 RUHL ROAD
PALATINE, IL 60067

**RESIDENCE #3
FIRST FLOOR
PLAN**

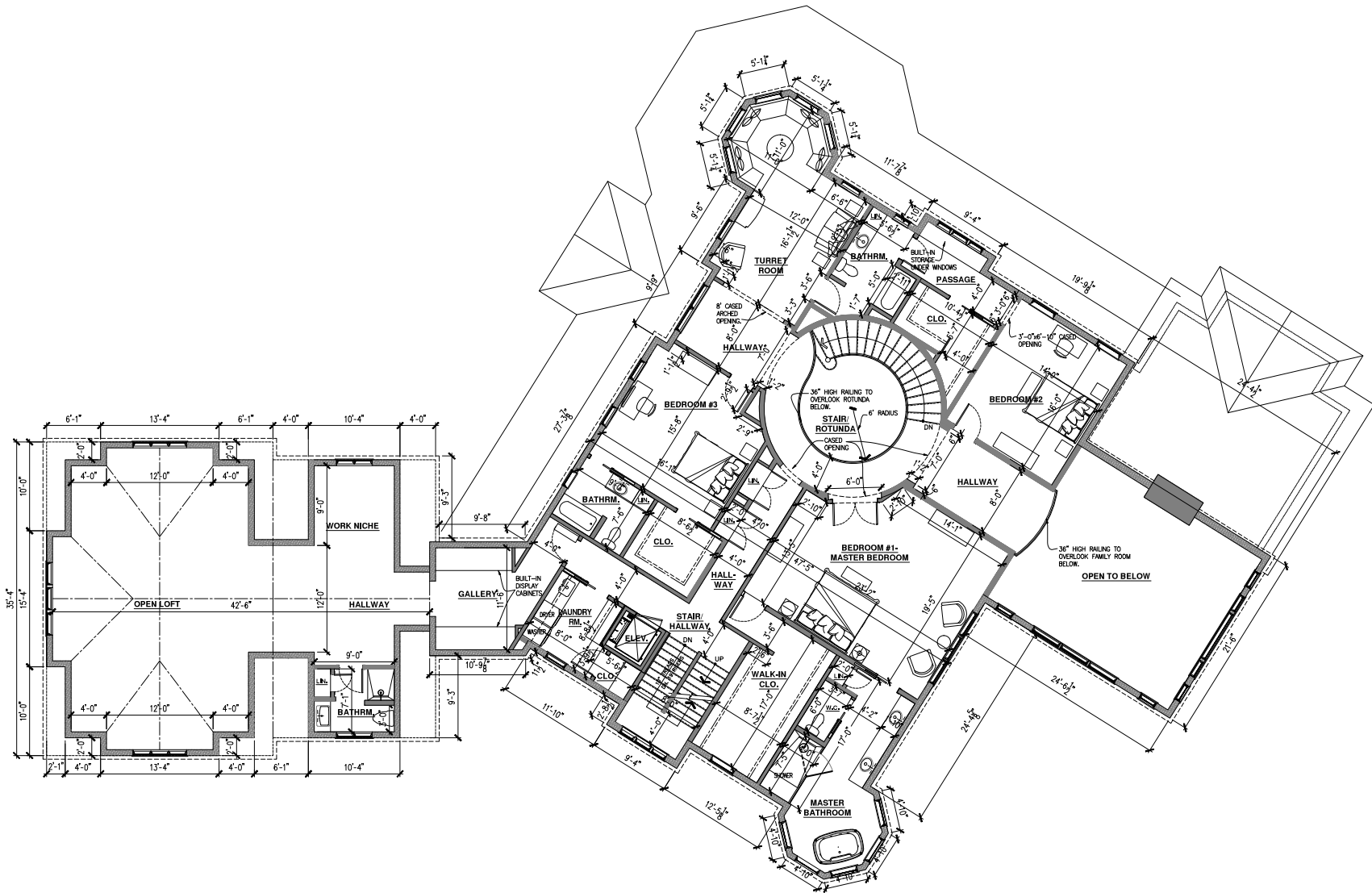
OBORA & ASSOCIATES
ARCHITECTS • PLANNERS • INTERIOR DESIGNERS

9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643

VOICE: 312-953-2747/312-622-0827
EMAIL: oboro@aol.com/opassoc@aol.com

PRELIMINARY NOT FOR CONSTRUCTION	REVISIONS	
	05/19	SUBDIVISION SUBMITTAL
DATE: 05/19/25	SHEET NO.	
DRAWN BY:	A-1.1	
JOB NO: 22204.00	SHEET	OF

Drawing: C:\Users\Bross\OneDrive\Documents\Comm\Jody O'Donnell\Jody's House\Velley House Plans & Elev. - Current 2023\Velley Submission - Zoned Lot #3-Residence Plans & Elev\20230113.dwg : 05.18.25, 8:26pm



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



DISCLAIMER
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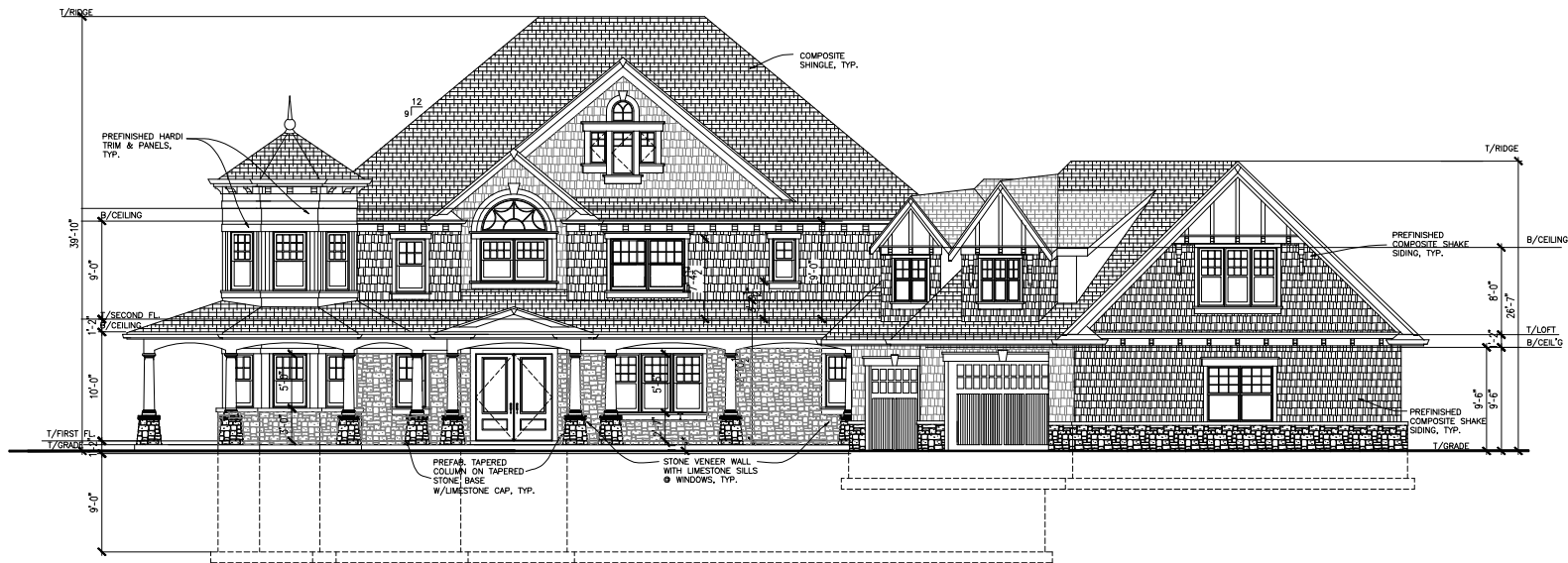
OK ESTATE LOT #3/RESIDENCE #3 720 RUHL ROAD PALATINE, IL 60067

RESIDENCE #3 SECOND FLOOR PLAN

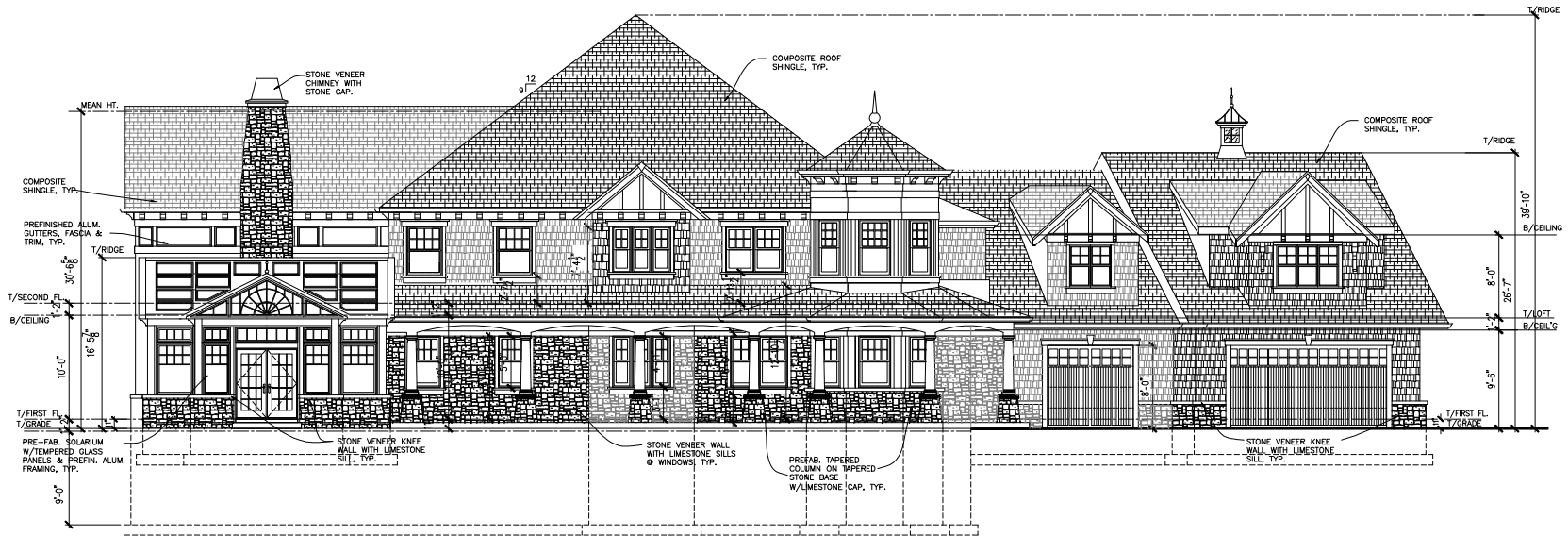
OBORA & ASSOCIATES
ARCHITECTS PLANNERS INTERIOR DESIGNERS
9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643
VOICE: 312-953-2747/312-622-0827
EMAIL: obora@aol.com/spassoc@aol.com

PRELIMINARY NOT FOR CONSTRUCTION	REVISIONS	
	DATE	DESCRIPTION
DATE: 05/19/25		
DRAWN BY:		
JOB NO: 22204.00		

A-1.2



① RESIDENCE #3 - SOUTH/FRONT BUILDING ELEVATION
SCALE: 3/16" = 1'-0"



② RESIDENCE #3 - WEST BUILDING ELEVATION
SCALE: 3/16" = 1'-0"

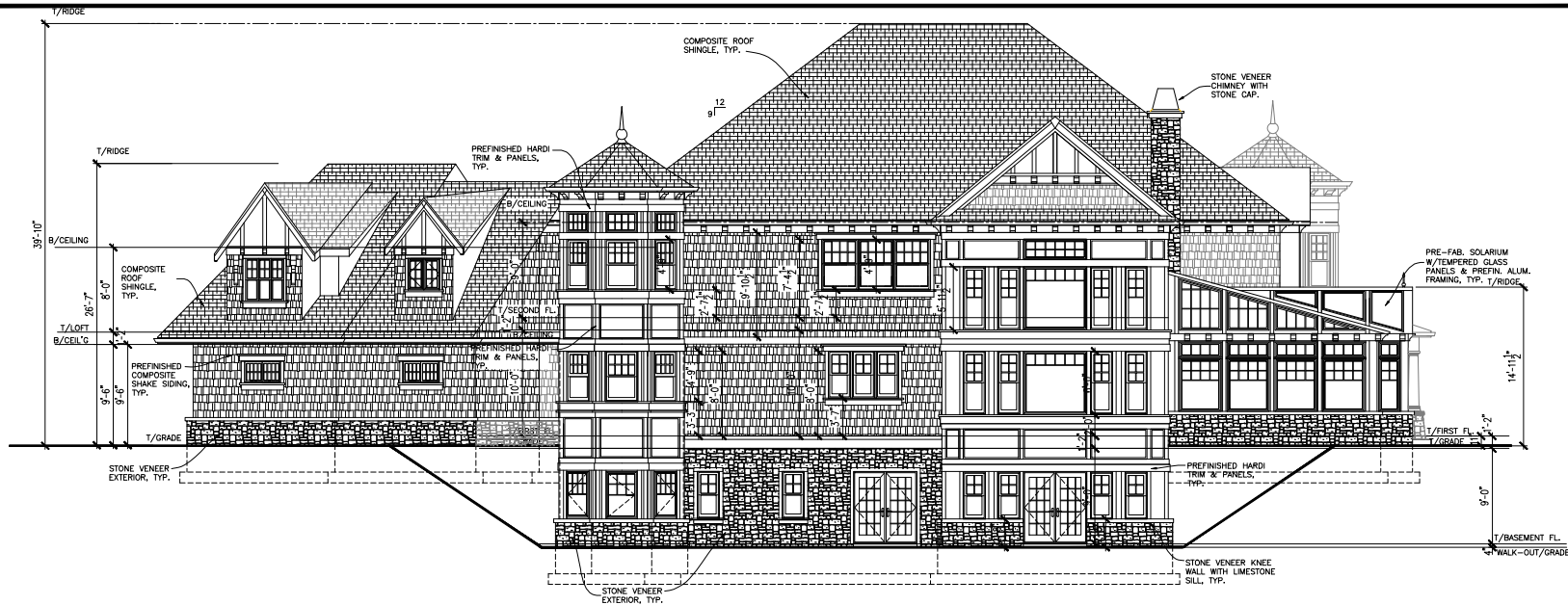
DISCLAIMER
THE PROJECT ARCHITECT OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ACTION TAKEN BY ANY PERSON ON THE PROJECT IF THAT PERSON HAS ANY KNOWLEDGE OF ANY DISCREPANCY, ERROR, OMISSION, OR INADEQUACY IN THE CALCULATIONS, SPECIFICATIONS, AND/OR SPECIFICATIONS NOTIFIED, AND HAS CORRECTED, MADE THE REVISIONS OF HIS WORK CLEARLY EXPOSING THE SOURCE OF THE ERRORS, CALCULATIONS AND / OR SPECIFICATIONS.

OK ESTATE
LOT #3/RESIDENCE #3
720 RUHL ROAD
PALATINE, IL 60067

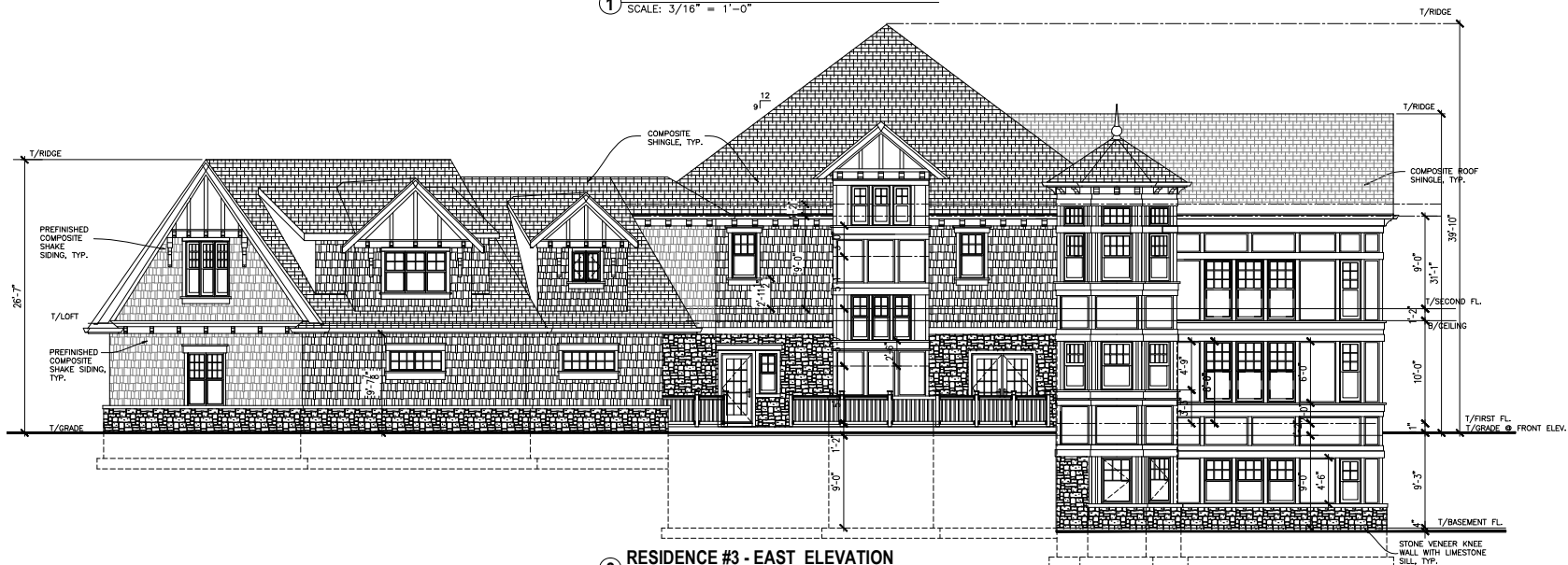
RESIDENCE #3
SOUTH & WEST
ELEVATIONS

OBORA & ASSOCIATES
ARCHITECTS PLANNERS INTERIOR DESIGNERS
9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643
VOICE: 312-953-2747/312-622-0827
EMAIL: obora@aol.com/space@aol.com

PRELIMINARY NOT FOR CONSTRUCTION	REVISIONS	
	NO./DATE	REVISIONS
DATE: 05/19/23	SHEET NO.	
DRAWN BY:	A-2.0	
JOB NO: 22204.00	SHEET	OF



1 RESIDENCE #3 - NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 RESIDENCE #3 - EAST ELEVATION
SCALE: 3/16" = 1'-0"

DISCLAIMER)

THE PROJECT ARCHITECT OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ACTION TAKEN BY ANY PERSON OR THE PROJECT IF THAT PERSON HAS ANY KNOWLEDGE OF ANY DISCREPANCY, ERROR, OMISSION, OR AMBIGUITY IN THE CALCULATIONS, DRAWINGS, AND/OR SPECIFICATIONS UNTIL THE PROJECT ARCHITECT OR ENGINEER HAS BEEN NOTIFIED, AND HAS CORRECTED, MADE THE INCLUSION OF HAS MORE CLEARLY EXPLAINED THE INTENT OF THE DRAWING CALCULATIONS AND / OR SPECIFICATIONS.

OK ESTATE
LOT #3/RESIDENCE #3
7220 RUHL ROAD
PALATINE, IL 60067

**RESIDENCE #3
NORTH & EAST
ELEVATIONS**

OBORA & ASSOCIATES

ARCHITECTS PLANNERS INTERIOR DESIGNERS

9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643

VOICE: 312-953-2747/312-622-0827
EMAIL: obora@aol.com/opassoc@aol.com

PRELIMINARY
NOT FOR
CONSTRUCTION

DATE: 05/19/25

DRAWN BY:

JOB NO: 22204.00

REVISIONS	
DATE	SUBVISION SUMMARY

SHEET NO.

A-2.1

SHEET OF



**VILLAGE OF PALATINE
PLANNING AND ZONING COMMISSION**

**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)**

August 26, 2025

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Tom McCabe, agent

PLAN NUMBER: PFSUB-000013-2025

ADDRESS: 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).

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 zoned 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; therefore, the Petitioner is requesting:

Preliminary/Final Planned Development to permit a 4-lot Single-family Residential Development.

Preliminary/Final Plat of Subdivision to permit a 4-lot Single-family Residential Development.

The Subject Property is zoned: Planned Development

Surrounding Zoning/Uses:

North	Planned Development – Single Family Residential
South:	Planned Development – Single Family Residential
East:	Planned Development – Single Family Residential

West:	Planned Development – Single Family Residential
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KEY ISSUES:

Zoning and Site Design

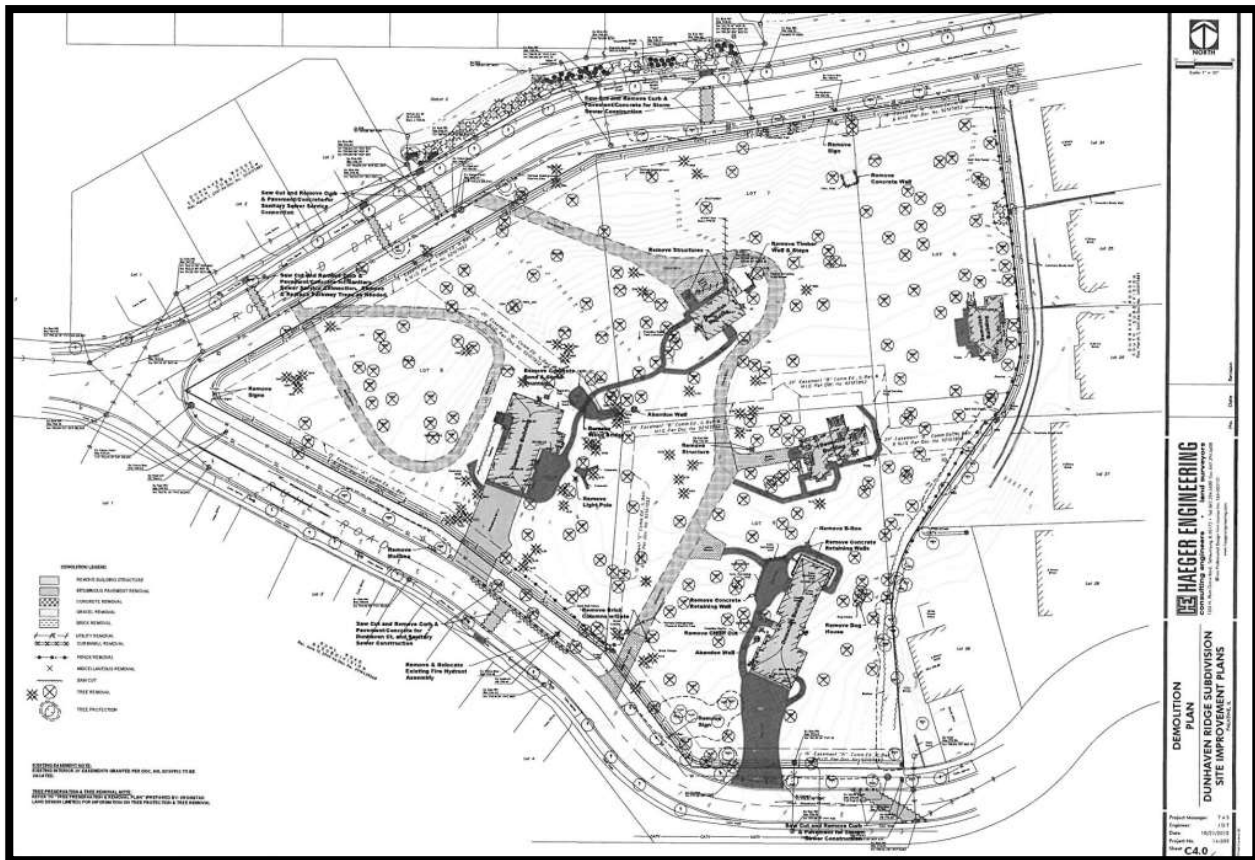
- The Petitioner is requesting zoning approval for a subdivision, consisting of 4 lots. The proposed site plan shows 3 homes being constructed on Lots 1-3 and Lot 4 would be initially undeveloped, with the private shared drive located along its western side. A cross access easement is a conditional requirement for the subdivision.
- The lots range from 22,895 to 78,053 square feet. These lots exceed all of the minimum single-family residential requirements. The table below details the lot data compared to the R-1, as due to the overall size and proposed setbacks, Staff is recommending that that the Planned Development would align with the R-1 bulk standards.

	Lot Size (R-1 = 20,000 sq. ft.)	Lot Width (R-1=100 feet)	Lot Depth (R-1=110' required)
Lot 1	64,375 sq. ft.	373'	392'
Lot 2	37,364 sq. ft.	190'	276'
Lot 3	78,053 sq. ft.	106'	506'
Lot 4	22,895 sq. ft.	133'	172'

Engineering

- The lots are currently vacant. As required, the proposed lots will connect to Village water and sewer, utilizing the existing utilities along Rosiland Drive and Ruhl Road.
- The Subdivision and Site Development Ordinance requires the installation of sidewalks along Rosiland and Ruhl frontages.
- All storm water would be collected on site and directed into three detention basins, before ultimately being released into the existing storm sewer system in the Dunhaven Woods Subdivision. The Village Engineer has reviewed and conditionally approved the engineering and storm water management plan.
- The property grades upward from both from south to north and north to south, with the crown near the center and eastern portion of the Subject Property. The grade differential is approximately 25 feet (north) 17 feet (south) on the property. All storm water would be collected on site and directed into three detention basins before ultimately being released into the existing storm sewer system in the Dunhaven Woods Subdivision. The Village Engineer has reviewed and approved the preliminary storm water management plan.
- Per the tree preservation plan, approximately 1/3 of the trees would be preserved. The

majority of the trees proposed to be removed would be impacted by the proposed driveway, utility services, grading, or housing pads. For reference, the previously approved Dunhaven Ridge Subdivision engineering plans were approved to remove a majority of the existing trees within the site:



Architecture

The Petitioner has submitted architectural plans for 3 of the 4 lots they intend to build, currently leaving the 4th lot vacant. The proposed include floor plans, which range from 2,900 to 4,000 square feet. Elevations for all three homes contemplate a combination of stone, prefinished Hardi siding, and prefinished composite shake siding.

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

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.



0 200 400
ft

Print Date: 8/18/2025

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.



**PRELIMINARY & FINAL PLAT
OF SUBDIVISION**

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

Petitioner Name

Tom MacCabe

Business Name (if applicable)

Smith LaSalle Inc

Property Owner (if different from petitioner)

Joy O'Donnell

Subject Property Address

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).

Property Interest of Petitioner(s):

Engineer

Owner, Lessee, Contract Purchaser, etc.

All existing land use(s) on the property are:

Vacant Property

The proposed use(s) on the property, if this petition is approved is (are):

Single Family Residential

Current zoning of property:

Planned Development

Size of the property: 4.653 acres

State the specific action requested:

Resubdivide 5 lots within the Dunhaven Woods Subdivision into 4 lots for development of single-family homes. The development of the property will require removal of trees, grading, building construction, sanitary sewer main, sanitary sewer services, water service connections, stormwater detention, a public driveway, and public sidewalk.



PRELIMINARY PLANNED DEVELOPMENT APPLICATION

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

Petitioner Name

Tom McCabe

Business Name (if applicable)

Smith LaSalle Inc

Subject Property Address

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).

All existing land uses on the property:

Vacant

Property acreage and proposed land use:

4 single-family residential homes

Property attributes (acreage and subdivision name):

4.653 acres
Ok Estates

BOUNDARY AND TOPOGRAPHIC SURVEY

LEGEND

- 1. 1" = 10'
- 2. 1" = 20'
- 3. 1" = 40'
- 4. 1" = 80'
- 5. 1" = 160'
- 6. 1" = 320'
- 7. 1" = 640'
- 8. 1" = 1280'
- 9. 1" = 2560'
- 10. 1" = 5120'
- 11. 1" = 10240'
- 12. 1" = 20480'
- 13. 1" = 40960'
- 14. 1" = 81920'
- 15. 1" = 163840'
- 16. 1" = 327680'
- 17. 1" = 655360'
- 18. 1" = 1310720'
- 19. 1" = 2621440'
- 20. 1" = 5242880'
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- 22. 1" = 20971520'
- 23. 1" = 41943040'
- 24. 1" = 83886080'
- 25. 1" = 167772160'
- 26. 1" = 335544320'
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STATE OF ILLINOIS 15
COUNTY OF DECATUR

BEFORE ME, the undersigned authority, on this _____ day of _____, 2008, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2008.

Notary Public in and for the State of Illinois

My Commission Expires: _____

STATE OF ILLINOIS
COUNTY OF DECATUR
BEFORE ME, the undersigned authority, on this _____ day of _____, 2008, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2008.

Notary Public in and for the State of Illinois

My Commission Expires: _____

Page 73 of 325

PART OF LOTS 6 AND 10 AND ALL OF LOTS 7 THROUGH 9 INCLUSIVE, IN DUNHAVEN WOODS, BEING A SUBDIVISION OF THE WEST HALF OF LOT 1 OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 12 ACRES).

1111 1112 1113 1114 1115 1116 1117 1118 1119 1120 1121 1122 1123 1124 1125 1126 1127 1128 1129 1130 1131 1132 1133 1134 1135 1136 1137 1138 1139 1140 1141 1142 1143 1144 1145 1146 1147 1148 1149 1150 1151 1152 1153 1154 1155 1156 1157 1158 1159 1160 1161 1162 1163 1164 1165 1166 1167 1168 1169 1170 1171 1172 1173 1174 1175 1176 1177 1178 1179 1180 1181 1182 1183 1184 1185 1186 1187 1188 1189 1190 1191 1192 1193 1194 1195 1196 1197 1198 1199 1200 1201 1202 1203 1204 1205 1206 1207 1208 1209 1210 1211 1212 1213 1214 1215 1216 1217 1218 1219 1220 1221 1222 1223 1224 1225 1226 1227 1228 1229 1230 1231 1232 1233 1234 1235 1236 1237 1238 1239 1240 1241 1242 1243 1244 1245 1246 1247 1248 1249 1250 1251 1252 1253 1254 1255 1256 1257 1258 1259 1260 1261 1262 1263 1264 1265 1266 1267 1268 1269 1270 1271 1272 1273 1274 1275 1276 1277 1278 1279 1280 1281 1282 1283 1284 1285 1286 1287 1288 1289 1290 1291 1292 1293 1294 1295 1296 1297 1298 1299 1300 1301 1302 1303 1304 1305 1306 1307 1308 1309 1310 1311 1312 1313 1314 1315 1316 1317 1318 1319 1320 1321 1322 1323 1324 1325 1326 1327 1328 1329 1330 1331 1332 1333 1334 1335 1336 1337 1338 1339 1340 1341 1342 1343 1344 1345 1346 1347 1348 1349 1350 1351 1352 1353 1354 1355 1356 1357 1358 1359 1360 1361 1362 1363 1364 1365 1366 1367 1368 1369 1370 1371 1372 1373 1374 1375 1376 1377 1378 1379 1380 1381 1382 1383 1384 1385 1386 1387 1388 1389 1390 1391 1392 1393 1394 1395 1396 1397 1398 1399 1400 1401 1402 1403 1404 1405 1406 1407 1408 1409 1410 1411 1412 1413 1414 1415 1416 1417 1418 1419 1420 1421 1422 1423 1424 1425 1426 1427 1428 1429 1430 1431 1432 1433 1434 1435 1436 1437 1438 1439 1440 1441 1442 1443 1444 1445 1446 1447 1448 1449 1450 1451 1452 1453 1454 1455 1456 1457 1458 1459 1460 1461 1462 1463 1464 1465 1466 1467 1468 1469 1470 1471 1472 1473 1474 1475 1476 1477 1478 1479 1480 1481 1482 1483 1484 1485 1486 1487 1488 1489 1490 1491 1492 1493 1494 1495 1496 1497 1498 1499 1500 1501 1502 1503 1504 1505 1506 1507 1508 1509 1510 1511 1512 1513 1514 1515 1516 1517 1518 1519 1520 1521 1522 1523 1524 1525 1526 1527 1528 1529 1530 1531 1532 1533 1534 1535 1536 1537 1538 1539 1540 1541 1542 1543 1544 1545 1546 1547 1548 1549 1550 1551 1552 1553 1554 1555 1556 1557 1558 1559 1560 1561 1562 1563 1564
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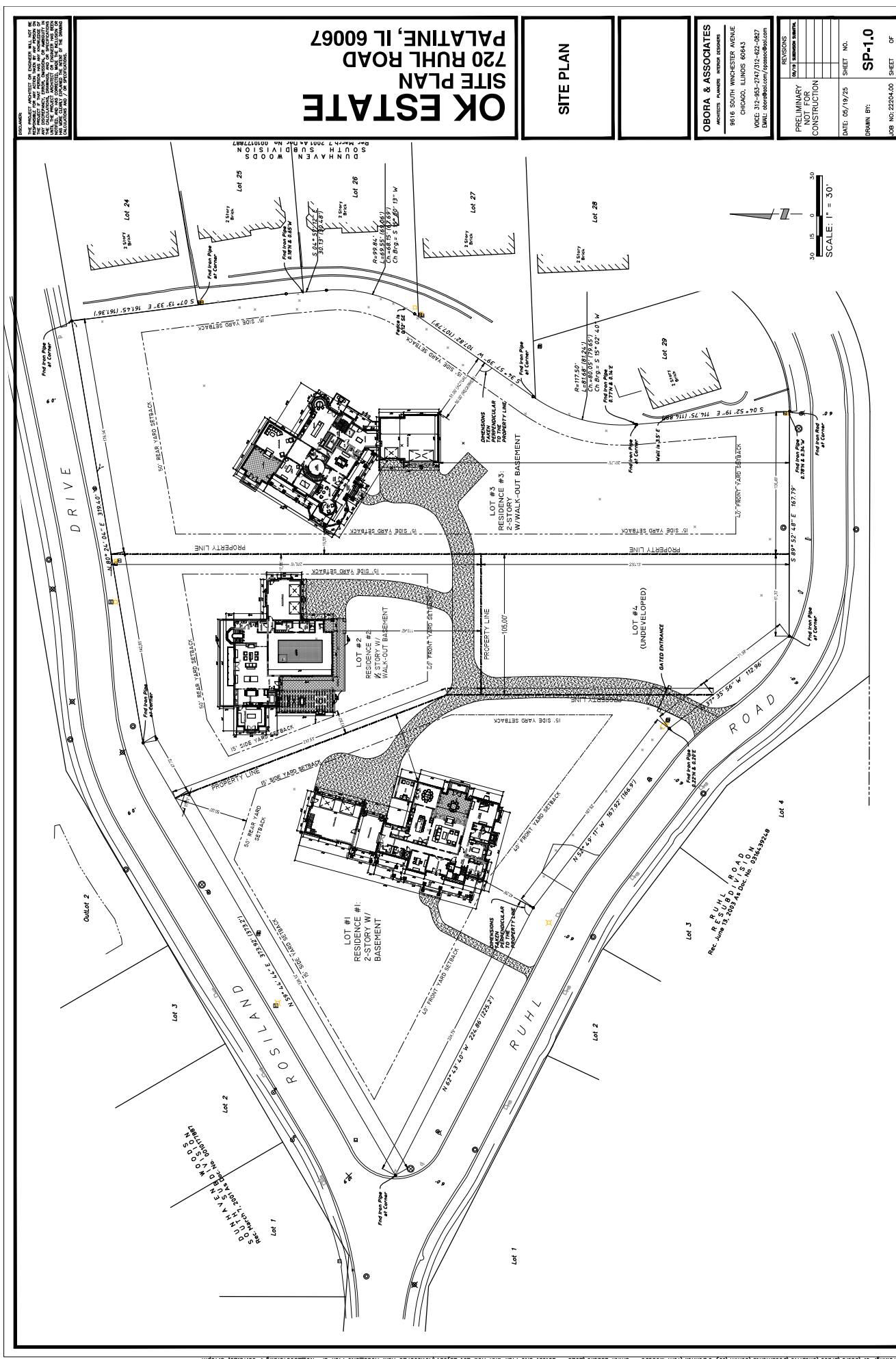


REGIONAL
LAND SERVICES

9512 FOWLER ROAD
ROCKFELLE, ILLINOIS 61068
PHONE: (618) 559-2260

PROJECT NUMBER: 230259
DATE: 2/25/2025
SHEET: 2 OF 3
DRAWING NUMBER: PLAT





IMPROVEMENT PLANS FOR
OK ESTATE
720 W RUHL ROAD
PALATINE, IL 60074

SMITH LASALLE®
10102 PACIFIC AVENUE, FRANKLIN PARK, IL 60131
PROFESSIONAL DESIGN FIRM NO. 184-005732 EXPIRATION DATE: 4/30/2027
SMITH LASALLE PROJECT NO. 613.22

LEGEND

EXISTING

- TREE
- CONTIG LINE
- ROW LINE
- PROPERTY LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- OVERHEAD WIRE
- UTILITY POLE
- STREET LIGHT
- RAIN
- GAS VALVE
- STORM MANHOLE
- STORM SEWER
- SAINTARY MANHOLE
- SAINTARY SEWER
- COMBINED SEWER
- WATERMAIN

PROPOSED

- UTILITY POLE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- OVERHEAD WIRE
- WOOD FENCE LINE
- CHAIN LINK FENCE LINE
- STORM SEWER
- SAINTARY SEWER
- WATERMAIN
- VALVE AND VAULT
- FLOW ARROW
- OVERLAND FLOOD ROUTE

CALL JULLIE. AT 1-800-892-0123

WITH THE FOLLOWING INFORMATION:

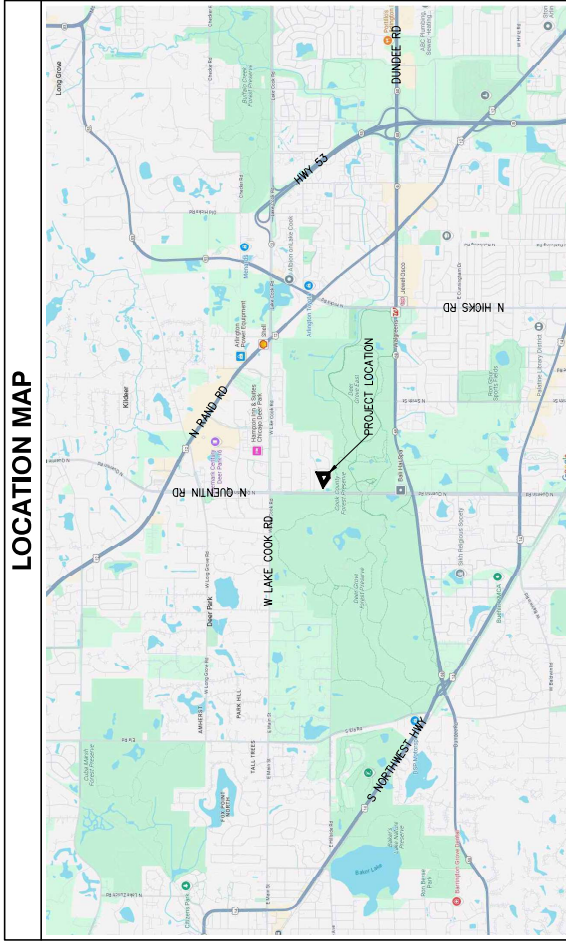
COUNTY - COOK
MUNICIPALITY - VILLAGE OF PALATINE
SECTION, TOWNSHIP, RANGE NW 1/4 SECTION 3, T42N, R10E
48 HOURS BEFORE YOU DIG
EXCLUDING SAT., SUN. & HOLIDAYS

Call **811** or Click Before You Dig.
It's a Free Service.

Contact the Metropolitan
Water Reclamation District
of Greater Chicago 2 days
before starting work.

P (708) 588-4055

E WMOJobStart@mwrdd.org



THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO CONSERVATION DISTRICT SHALL BE NOTIFIED OF THE PRE-CONSTRUCTION MEETING



07/11/2025

DATE

CIVIL ENGINEER

THOMAS MCGABE, JR., P.E.

ILLINOIS REGISTRATION NO.: 062-44159

EXPIRATION DATE: 11/30/2025

THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE, SEAL AND EXPIRATION DATE OF SEAL OF THE ENGINEER

ISSUED FOR
REVIEW

NO.	TITLE
1	TITLE SHEET
2	GENERAL NOTES AND SPECIFICATIONS
3	EXISTING CONDITIONS AND DEMOLITION PLAN
4	GEOMETRIC AND PAVING PLAN
5	GRADING PLAN
6	UTILITY PLAN
7	EROSION CONTROL PLAN
8	EROSION CONTROL DETAILS
9	CONSTRUCTION DETAILS
10	CONSTRUCTION DETAILS

SMITH LASALLE®
10102 PACIFIC AVENUE, FRANKLIN PARK, IL 60131
PROFESSIONAL DESIGN FIRM NO. 184-005732 EXPIRATION DATE: 4/30/2027

NO.	TITLE
1	TITLE SHEET
2	GENERAL NOTES AND SPECIFICATIONS
3	EXISTING CONDITIONS AND DEMOLITION PLAN
4	GEOMETRIC AND PAVING PLAN
5	GRADING PLAN
6	UTILITY PLAN
7	EROSION CONTROL PLAN
8	EROSION CONTROL DETAILS
9	CONSTRUCTION DETAILS
10	CONSTRUCTION DETAILS

GENERAL NOTES

1. PRIOR TO THE COMMENCEMENT OF ANY WORK ON-SITE, THE CONTRACTOR SHALL NOTIFY THE MUNICIPAL ENGINEER AT LEAST 72 HOURS OF THE START OF WORK. THE MUNICIPAL ENGINEER SHALL BE PRESENT AT THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL ENGINEER AND THE LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL ENGINEER AND THE LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL ENGINEER AND THE LOCAL, STATE, AND FEDERAL AGENCIES.

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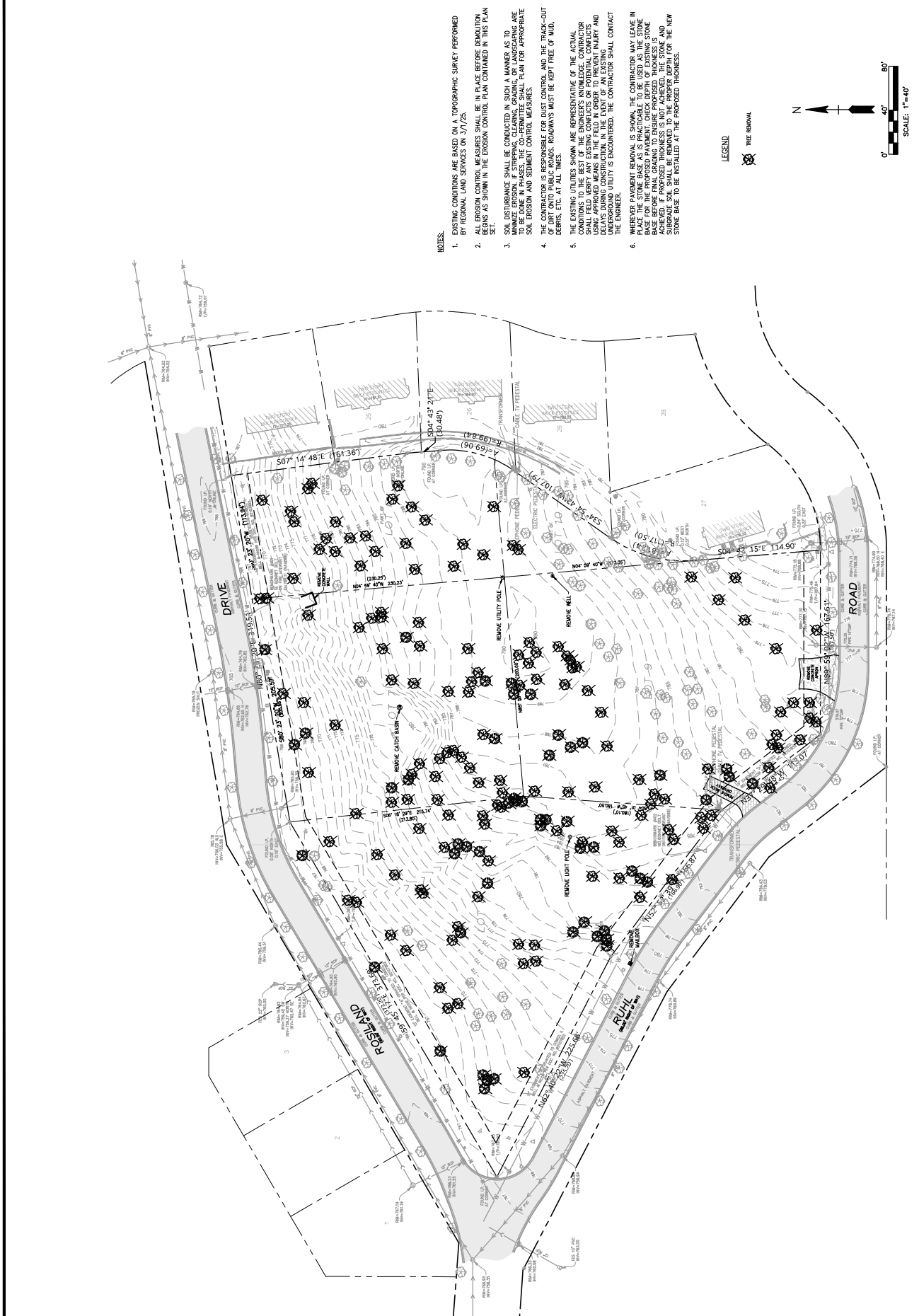
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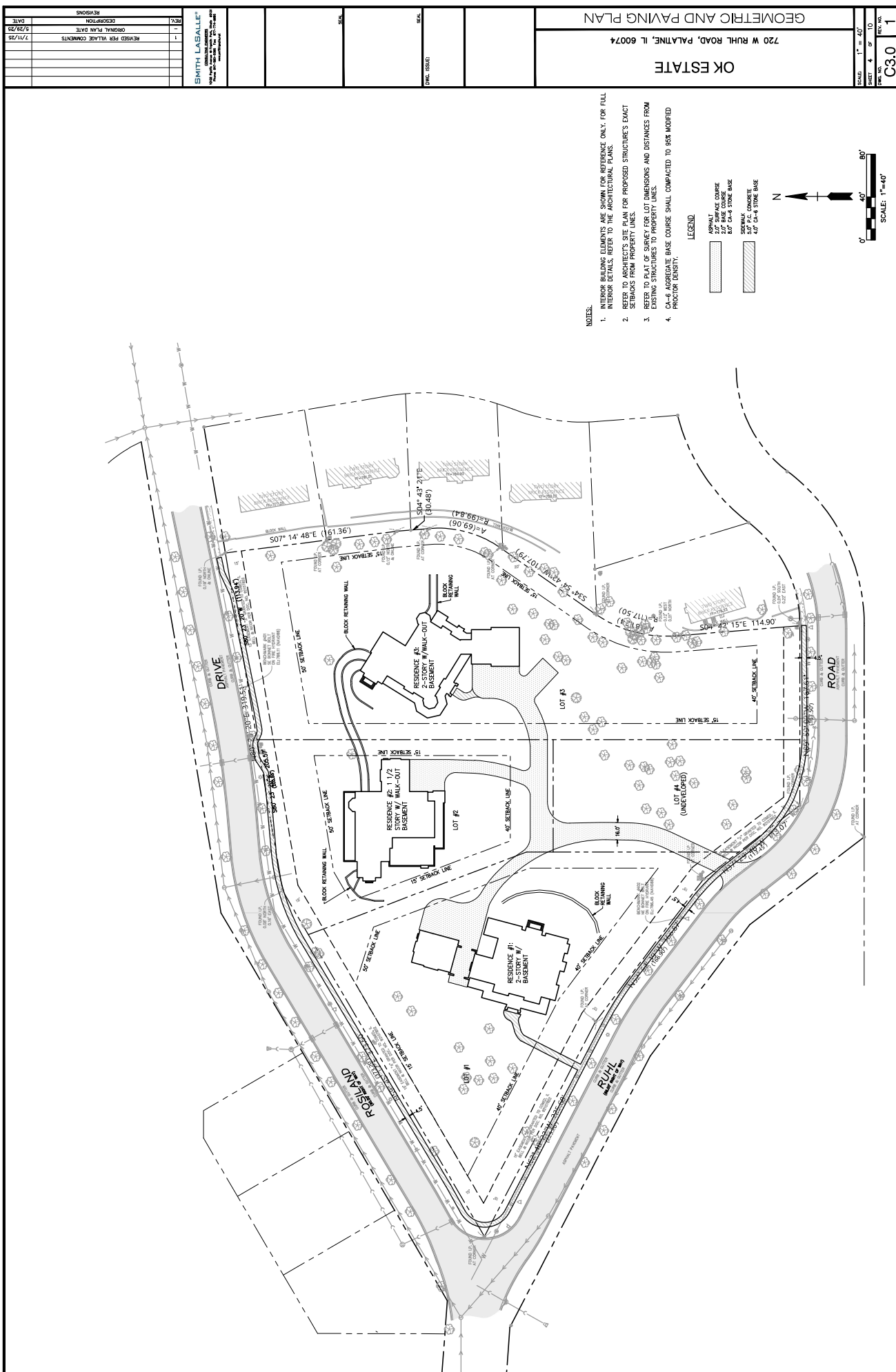
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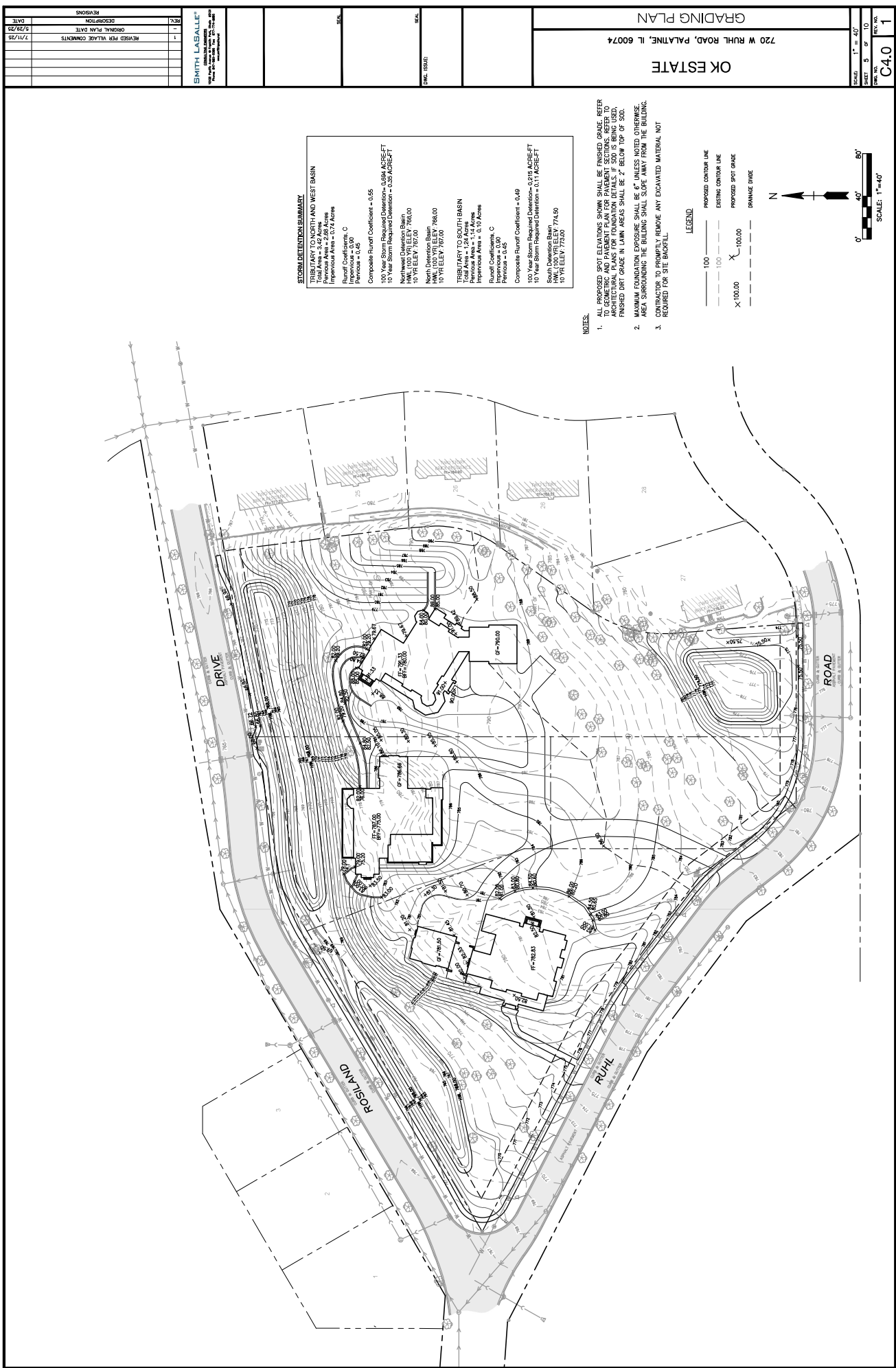
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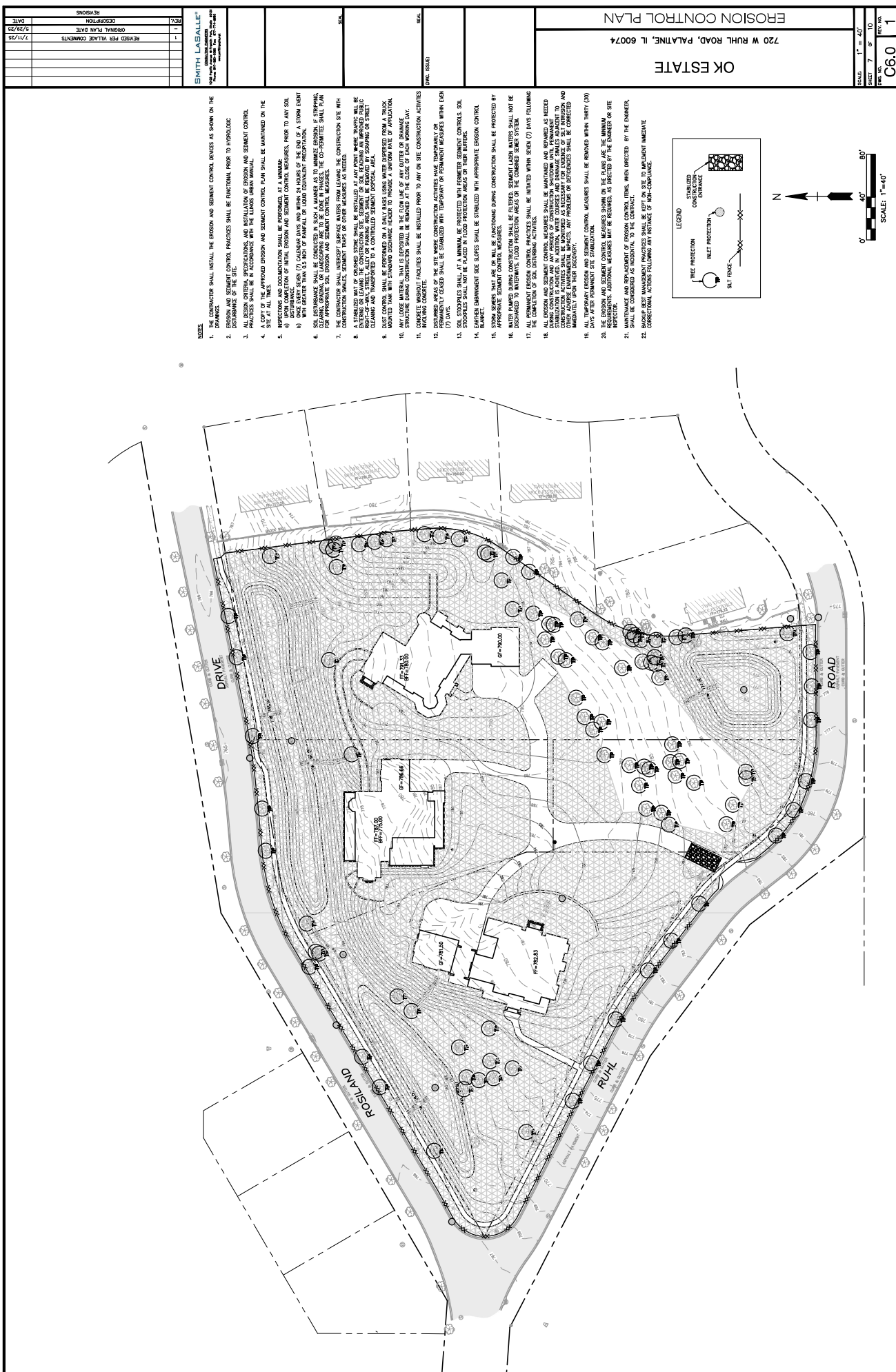
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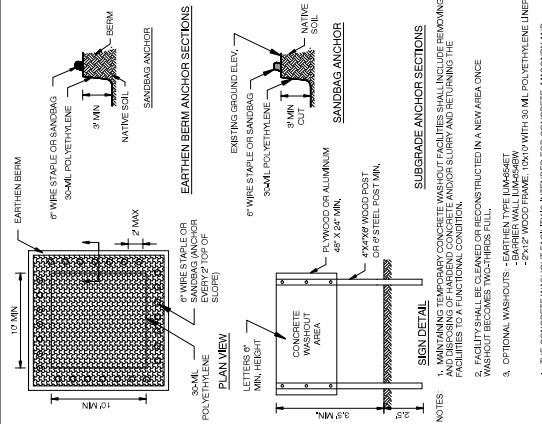




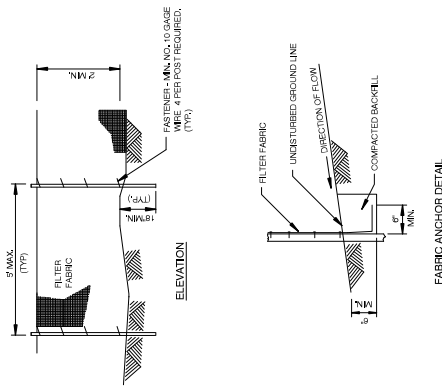


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	54.6 INCL. ISSUES:	54.7 54.8
54.9 54.10 54.11 54.12 54.13 54.14 54.15 54.16 54.17 54.18 54.19 54.20 54.21 54.22 54.23 54.24 54.25 54.26 54.27 54.28 54.29 54.30 54.31 54.32 54.33 54.34 54.35 54.36 54.37 54.38 54.39 54.40 54.41 54.42 54.43 54.44 54.45 54.46 54.47 54.48 54.49 54.50 54.51 54.52 54.53 54.54 54.55 54.56 54.57 54.58 54.59 54.60 54.61 54.62 54.63 54.64 54.65 54.66 54.67 54.68 54.69 54.70 54.71 54.72 54.73 54.74 54.75 54.76 54.77 54.78 54.79 54.80 54.81 54.82 54.83 54.84 54.85 54.86 54.87 54.88 54.89 54.90 54.91 54.92 54.93 54.94 54.95 54.96 54.97 54.98 54.99 54.100		
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54.201 54.202 54.203 54.204 54.205 54.206 54.207 54.208 54.209 54.210 54.211 54.212 54.213 54.214 54.215 54.216 54.217 54.218 54.219 54.220 54.221 54.222 54.223 54.224 54.225 54.226 54.227 54.228 54.229 54.230 54.231 54.232 54.233 54.234 54.235 54.236 54.237 54.238 54.239 54.240 54.241 54.242 54.243 54.244 54.245 54.246 54.247 54.248 54.249 54.250 54.251 54.252 54.253 54.254 54.255 54.256 54.257 54.258 54.259 54.260 54.261 54.262 54.263 54.264 54.265 54.266 54.267 54.268 54.269 54.270 54.271 54.272 54.273 54.274 54.275 54.276 54.277 54.278 54.279 54.280 54.281 54.282 54.283 54.284 54.285 54.286 54.287 54.288 54.289 54.290 54.291 54.292 54.293 54.294 54.295 54.296 54.297 54.298 54.299 54.300		
54.301 54.302 54.303 54.304 54.305 54.306 54.307 54.308 54.309 54.310 54.311 54.312 54.313 54.314 54.315 54.316 54.317 54.318 54.319 54.320 54.321 54.322 54.323 54.324 54.325 54.326 54.327 54.328 54.329 54.330 54.331 54.332 54.333 54.334 54.335 54.336 54.337 54.338 54.339 54.340 54.341 54.342 54.343 54.344 54.345 54.346 54.347 54.348 54.349 54.350 54.351 54.352 54.353 54.354 54.355 54.356 54.357 54.358 54.359 54.360 54.361 54.362 54.363 54.364 54.365 54.366 54.367 54.368 54.369 54.370 54.371 54.372 54		

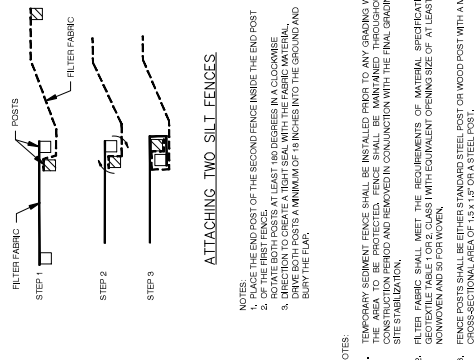
ILLINOIS URBAN MANUAL PRACTICE STANDARD IUM-854



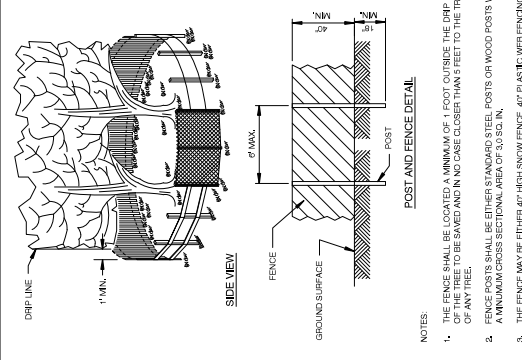
ILLINOIS URBAN MANUAL PRACTICE STANDARD IUM-220 - 1 OF 2



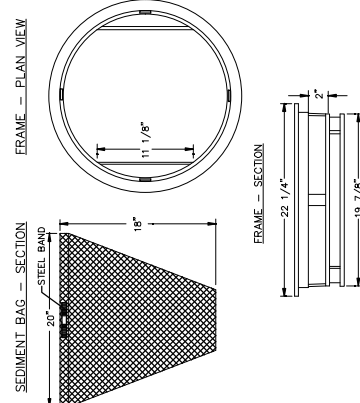
ILLINOIS URBAN MANUAL PRACTICE STANDARD JUM-020 - 2 OF 2



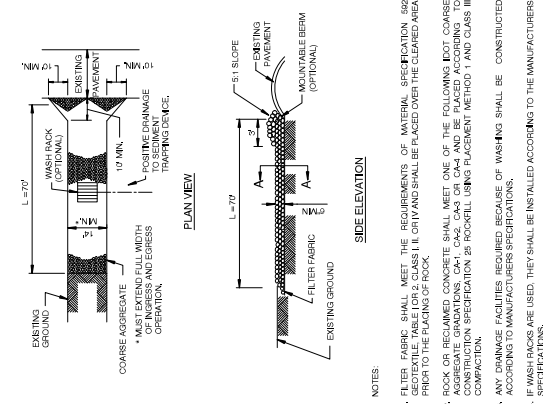
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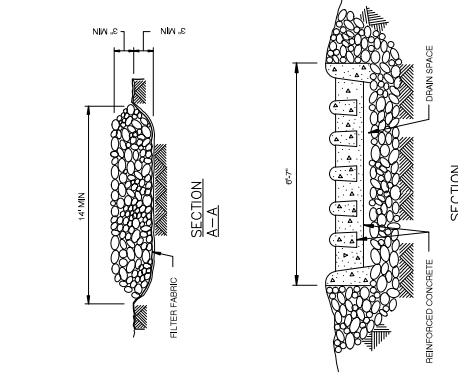
SEDIMENT BAC - SECTION



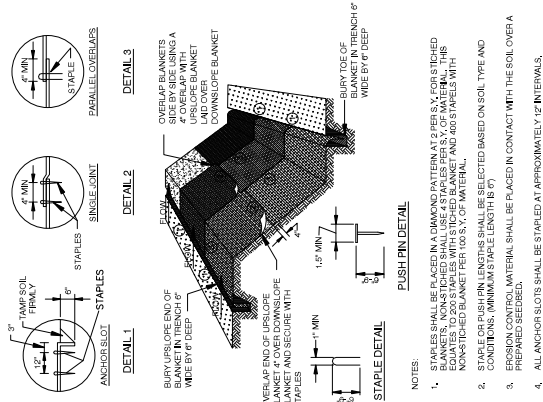
ILLINOIS URBAN MANUAL PRACTICE STANDARD IUM-330 - 1 OF 2

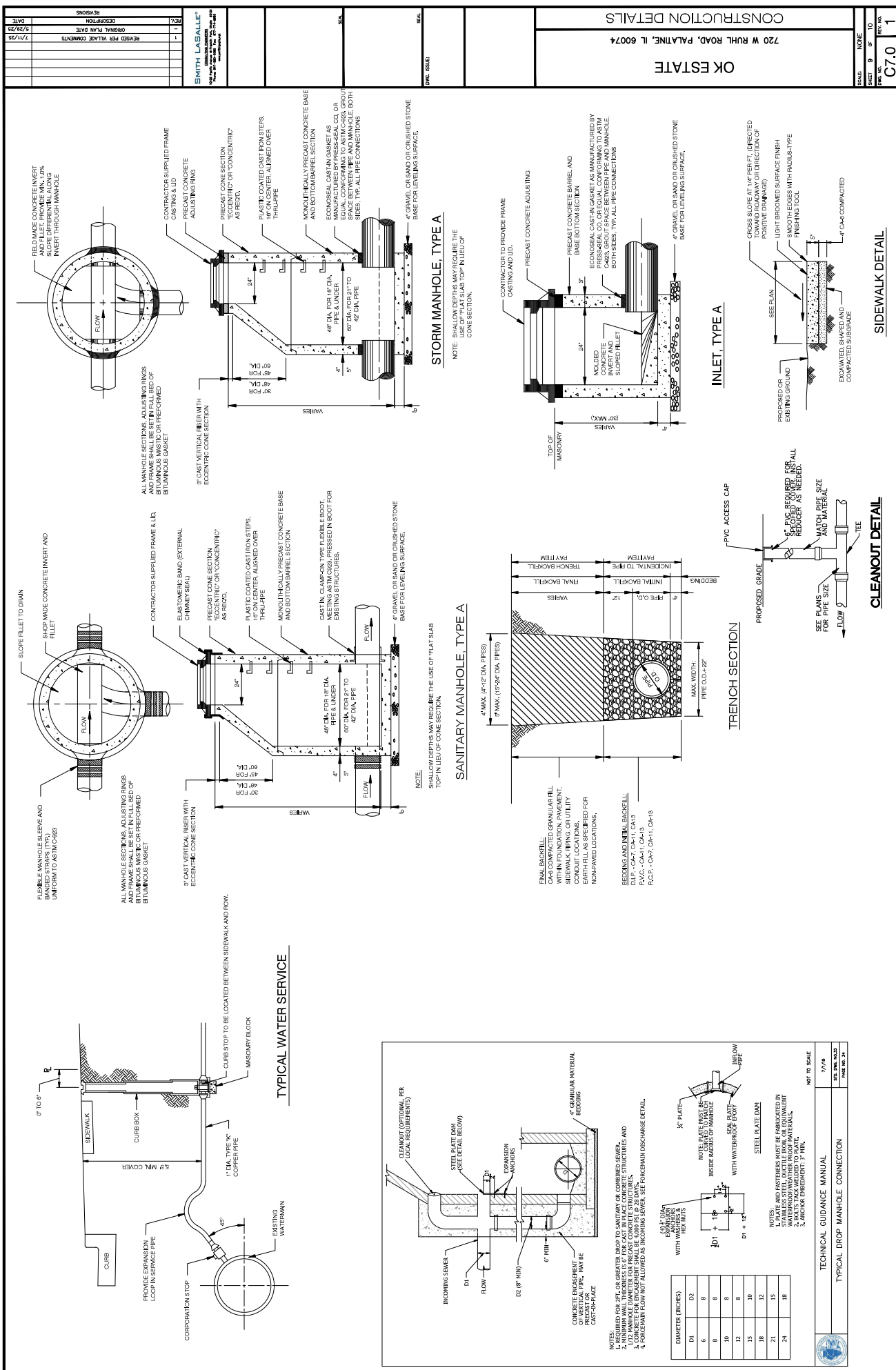


ILLINOIS URBAN MANUAL PRACTICE STANDARD IUM-630 - 2 OF 2



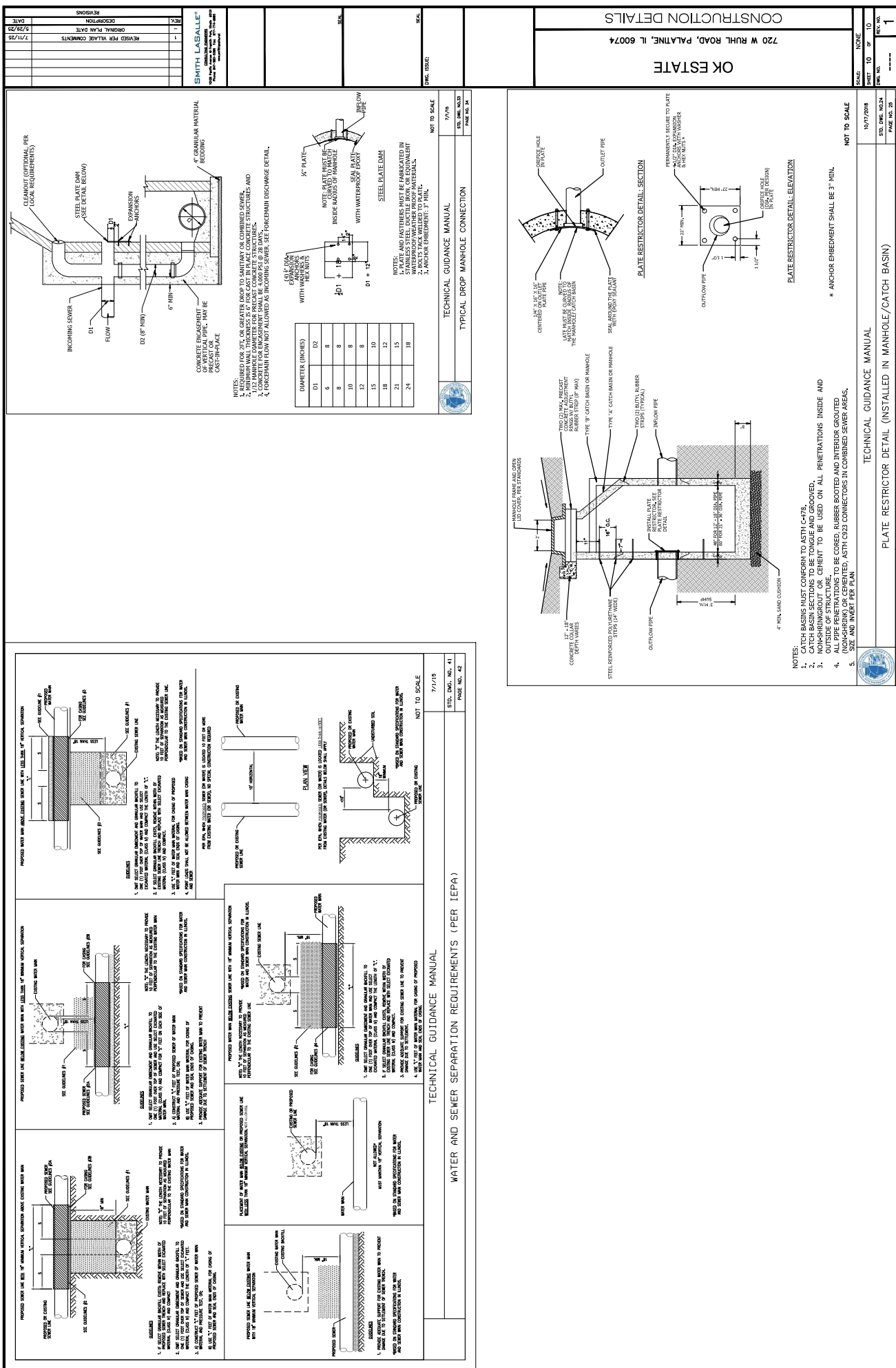
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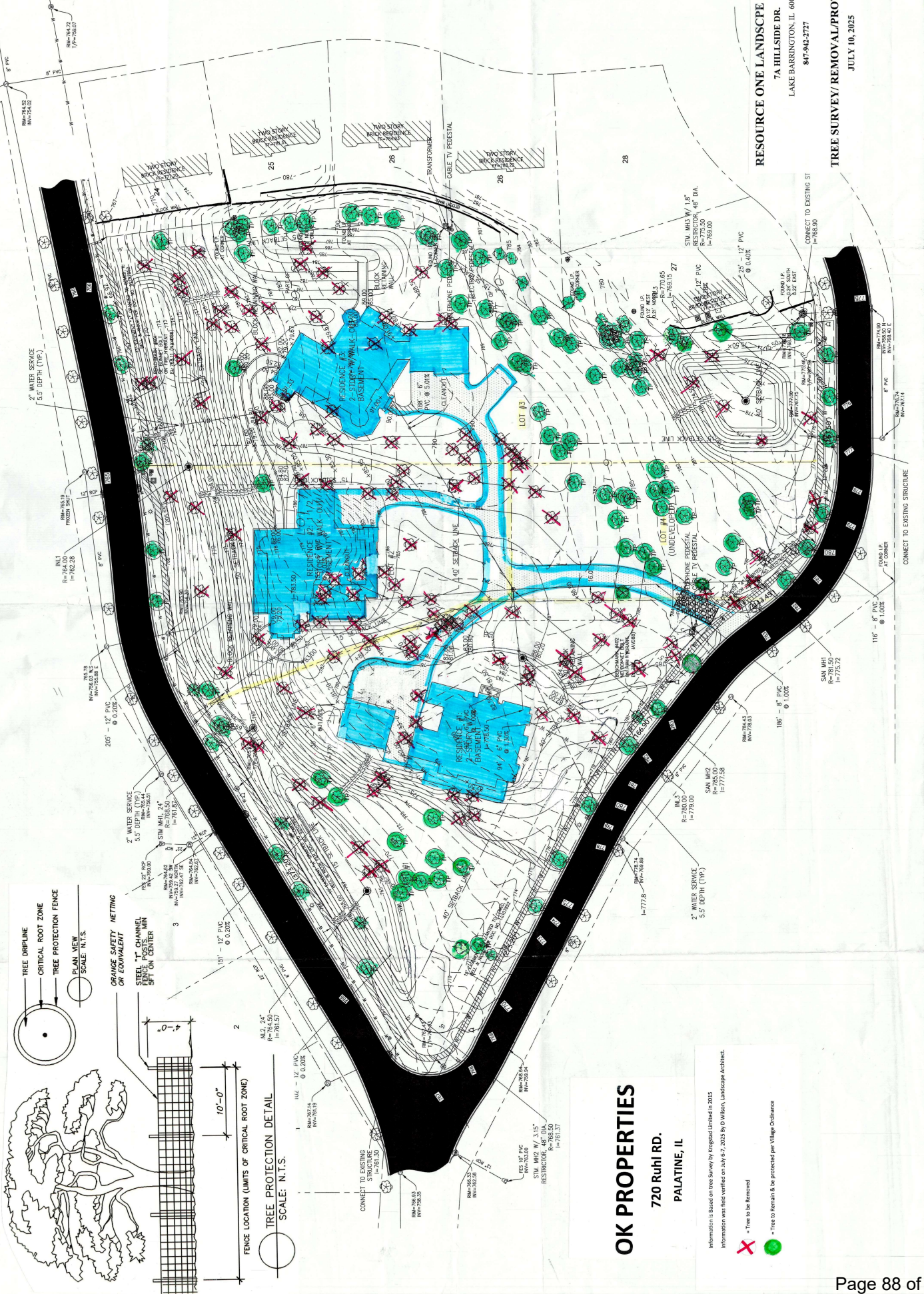




REV	DESCRIPTION	DATE
1	REVISED FOR VALUE COMMENTS	7/11/25
2	DESIGNED BY: J. L. SMITH	12/28/23
3	REVISIONS	

OK ESTATE	720 W Ruhl Road, Palatine, IL 60074	CONSTRUCTION DETAILS
DATE: 08/08/25	SCALE: 1" = 4'-0"	PROJECT: 24-25 (LMS Tech)
NO. 1	NO. 2	NO. 3
C7.0	NO. 4	NO. 5





OK PROPERTIES
PALATINE, IL
720 Ruhl Rd.

RESOURCE ONE LANDSCAPE ARCHITECTS
7A HILLSIDE DR.
LAKE BARRINGTON, IL 60010
847-942-2727
JULY 10, 2025
TREE SURVEY/ REMOVAL/ PROTECTION PLAN

OK PROPERTIES
720 Ruhl Rd.
PALATINE, IL

Information is based on tree survey by Cogswell Limited in 2015.
Information was field verified on July 6-7, 2025 by D. Wilson, Landscape Architect.
X = Tree to be Removed
● = Tree to Remain & be protected per Village Ordinance

1/2

[illegible]

TREE REMOVALS

D Grd = Detention Area
Drive = Driveway Grading & Alignment
Grd = General Grading
Bld = In the Building footprint or too close to building
gone = Trees is listed on 2015 Survey but gone

gone = Trees is listed on 2013 Survey but is no longer there

2 of 2

TREE REMOVALS LOT 2

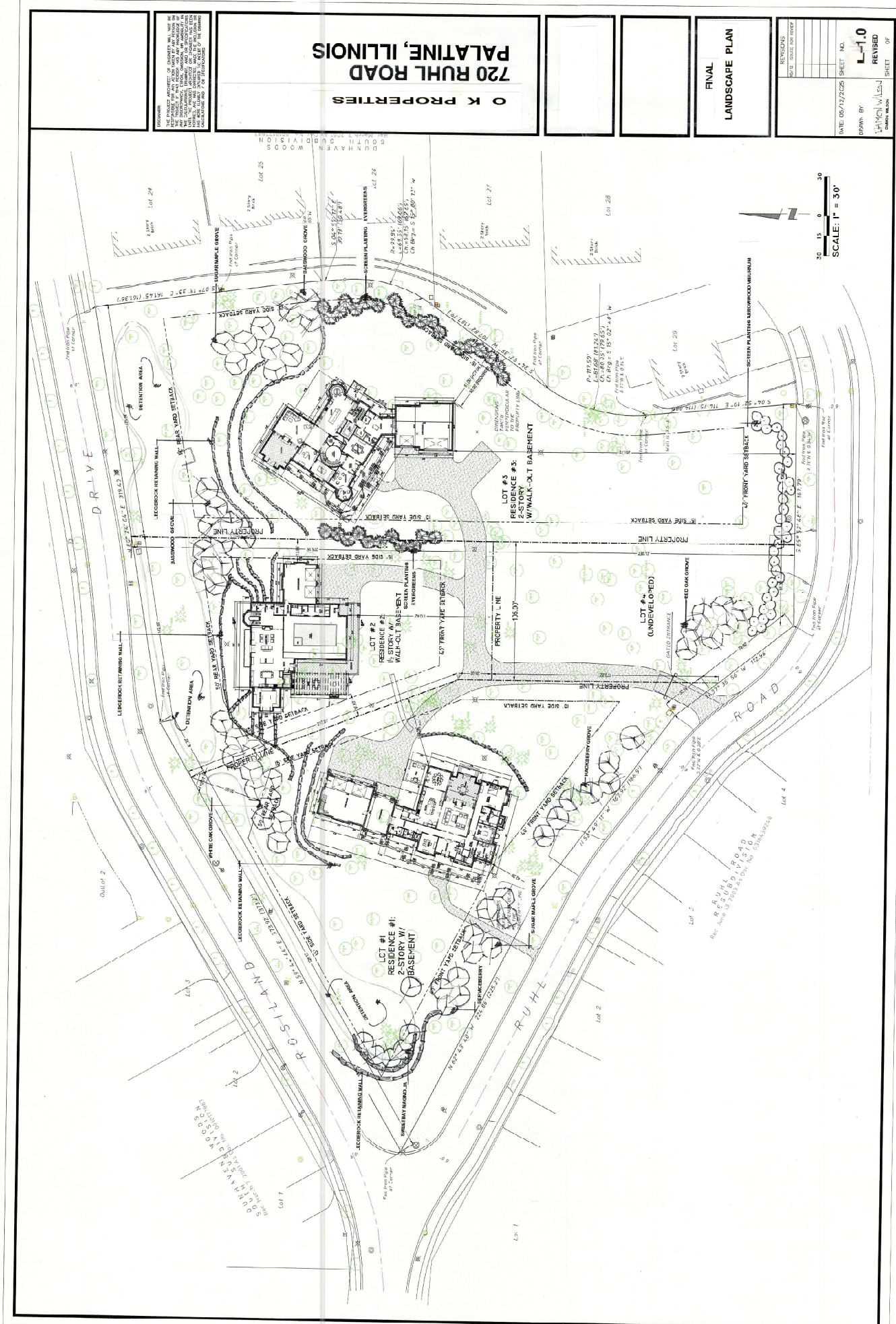
Reason for removal

gone	1372 11"	Shagbark
gone	1373 12"	Shagbark
gone	1374 12"	Shagbark
gone	1375 12"	Burr Oak
gone	1376 12"	Burr Oak
gone	1377 12"	Burr Oak
gone	1378 12"	Burr Oak
gone	1379 12"	Burr Oak
gone	1380 12"	Burr Oak
gone	1381 12"	Burr Oak
gone	1382 12"	Burr Oak
gone	1383 12"	Burr Oak
gone	1384 12"	Burr Oak
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gone	1392 12"	Burr Oak
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gone	1461 12"	Burr Oak
gone	1462 12"	Burr Oak
gone	1463 12"	Burr Oak
gone	1464 12"	Burr Oak

TREE REMOVALS LOT 4

gone	1583 18"	Burr Oak
gone	1581 13"	Sugar Maple
gone	1581 13"	Sugar Maple
gone	1581 13"	Sugar Maple
gone	1581 13"	Sugar Maple
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gone	1581 13"	Sugar Maple
gone	1581 13"	Sugar Maple
gone	1581 13"	Sugar Maple

● - Denotes Trees which are still on site as of 7-7-2025





① RESIDENCE #1 - WEST/FRONT ELEVATION
SCALE: N.T.S.



② RESIDENCE #1 - NORTH-EAST ELEVATION
SCALE: N.T.S.

DISCLAIMER: THE ARCHITECT ASSOCIATES OF CHICAGO, INC. HAS PREPARED THIS SET OF ARCHITECTURAL PLANS FOR THE PURPOSES OF OBTAINING PERMITS AND FOR CONSTRUCTION. THE ARCHITECT ASSOCIATES OF CHICAGO, INC. HAS NOT CONDUCTED A VISUAL QUALITY ANALYSIS OF THE PROPOSED DEVELOPMENT. THE ARCHITECT ASSOCIATES OF CHICAGO, INC. HAS NOT CONDUCTED A VISUAL QUALITY ANALYSIS OF THE PROPOSED DEVELOPMENT. THE ARCHITECT ASSOCIATES OF CHICAGO, INC. HAS NOT CONDUCTED A VISUAL QUALITY ANALYSIS OF THE PROPOSED DEVELOPMENT.

OK ESTATE
LOT #1/RESIDENCE #1
720 RUHL ROAD
PALATINE, IL 60067

RESIDENCE #1
WEST & NORTH
ELEVATIONS

OBORA & ASSOCIATES
ARCHITECTS & INTERIORS DESIGNERS
9816 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643
VOICE 312-853-2747/312-402-4007
EMAIL: obora@aol.com/obora@aol.com

PRELIMINARY CONSTRUCTION CONSTRUCTION	DATE: 05/19/25	SHEET NO.
	DRAWN BY:	A-0.0
JOB NO: 22204.00		SHEET OF



1 RESIDENCE #1 - EAST ELEVATION
SCALE: N.T.S.



2 RESIDENCE #1 - SOUTH-EAST ELEVATION
SCALE: N.T.S.

DISCLAIMER: THESE PLANS AND SPECIFICATIONS ARE PREPARED BY AN ARCHITECT OR ARCHITECTS IN ACCORDANCE WITH THE PROFESSIONAL SEAL AND CHARTER OF THE ARCHITECTS OF THE STATE OF ILLINOIS. THE ARCHITECTS ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENTS. THE ARCHITECTS ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENTS. THE ARCHITECTS ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENTS.

OK ESTATE
LOT #1/RESIDENCE #1
720 RUHL ROAD
PALATINE, IL 60067

RESIDENCE #1
EAST & NORTH
ELEVATIONS

OBORA & ASSOCIATES
ARCHITECTS LANDSCAPE ARCHITECTS
9816 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643
VOICE: 312-853-2747 / 312-402-4007
EMAIL: obora@aol.com / obora@aol.com

PRELIMINARY CONSTRUCTION		REVISIONS	
DATE: 05/19/25	SHEET NO.	05/19/25	REVISIONS
DRAWN BY:	A-0.1		
JOB NO: 22204.00	SHEET		OF

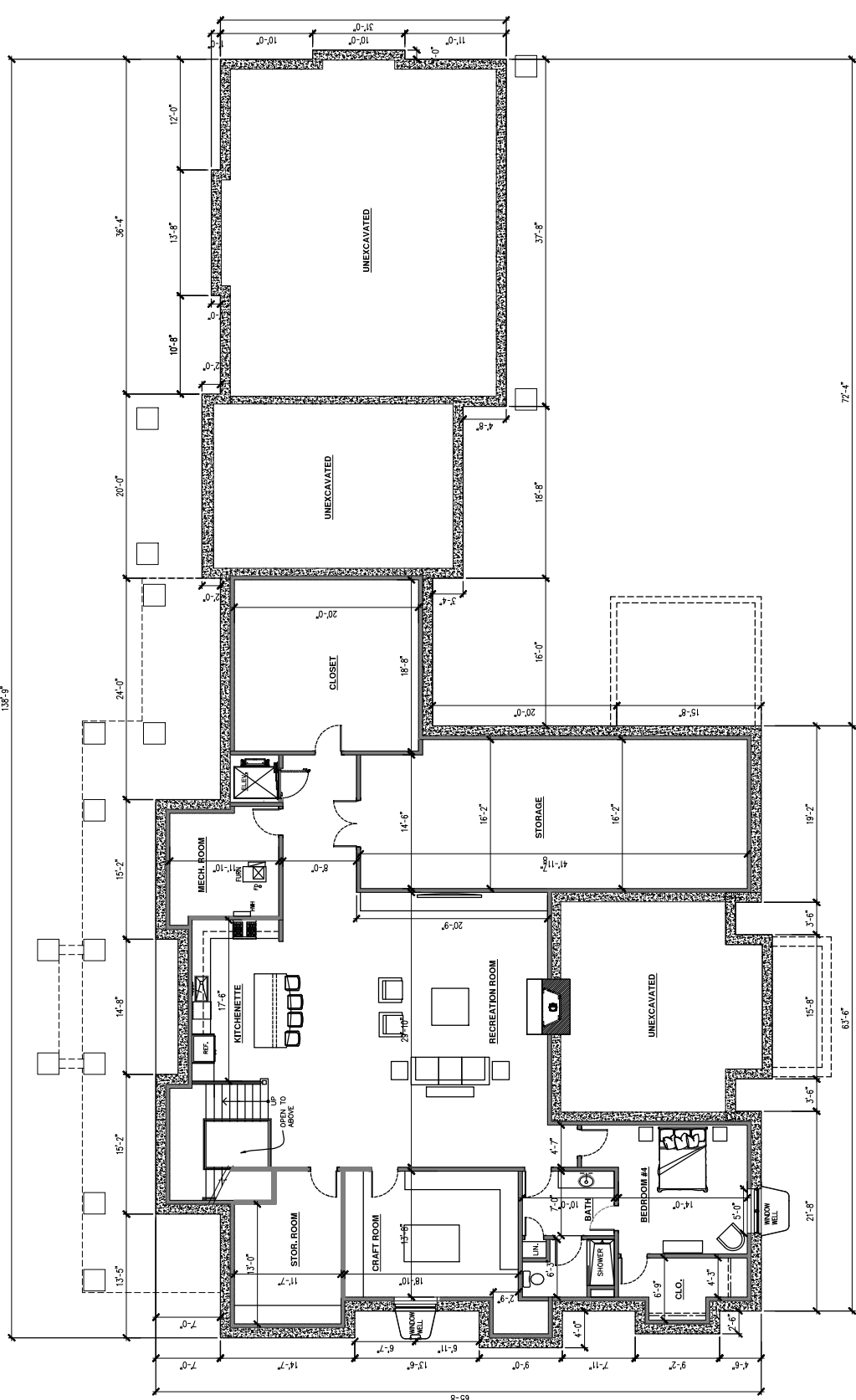
NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISH FLOOR IS 4" THICK CONCRETE ON 4" THICK REINFORCED GRAVEL.
3. FINISH FLOOR IS 4" THICK CONCRETE ON 4" THICK REINFORCED GRAVEL.
4. FINISH FLOOR IS 4" THICK CONCRETE ON 4" THICK REINFORCED GRAVEL.
5. FINISH FLOOR IS 4" THICK CONCRETE ON 4" THICK REINFORCED GRAVEL.
6. FINISH FLOOR IS 4" THICK CONCRETE ON 4" THICK REINFORCED GRAVEL.
7. FINISH FLOOR IS 4" THICK CONCRETE ON 4" THICK REINFORCED GRAVEL.
8. FINISH FLOOR IS 4" THICK CONCRETE ON 4" THICK REINFORCED GRAVEL.
9. FINISH FLOOR IS 4" THICK CONCRETE ON 4" THICK REINFORCED GRAVEL.
10. FINISH FLOOR IS 4" THICK CONCRETE ON 4" THICK REINFORCED GRAVEL.

OK ESTATE
LOT #1/RESIDENCE #1
720 RUHL ROAD
PALATINE, IL 60067

RESIDENCE #1
LOWER LEVEL/
BASEMENT
FLOOR PLAN

OBORA & ASSOCIATES
ARCHITECTS PLANNERS DESIGNERS
9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643
VOICE 312-853-2717/FAX 312-422-3827
EMAIL: obora@aol.com/obora@aol.com

PRELIMINARY DESIGN CONSTRUCTION	REVISIONS
DATE: 05/19/25	SHEET NO.
DRAWN BY:	A-1.0
JOB NO: 22204.00	SHEET OF



RESIDENCE #1 - LOWER LEVEL/BASEMENT FLOOR PLAN
SCALE: 3/16" = 1'-0"

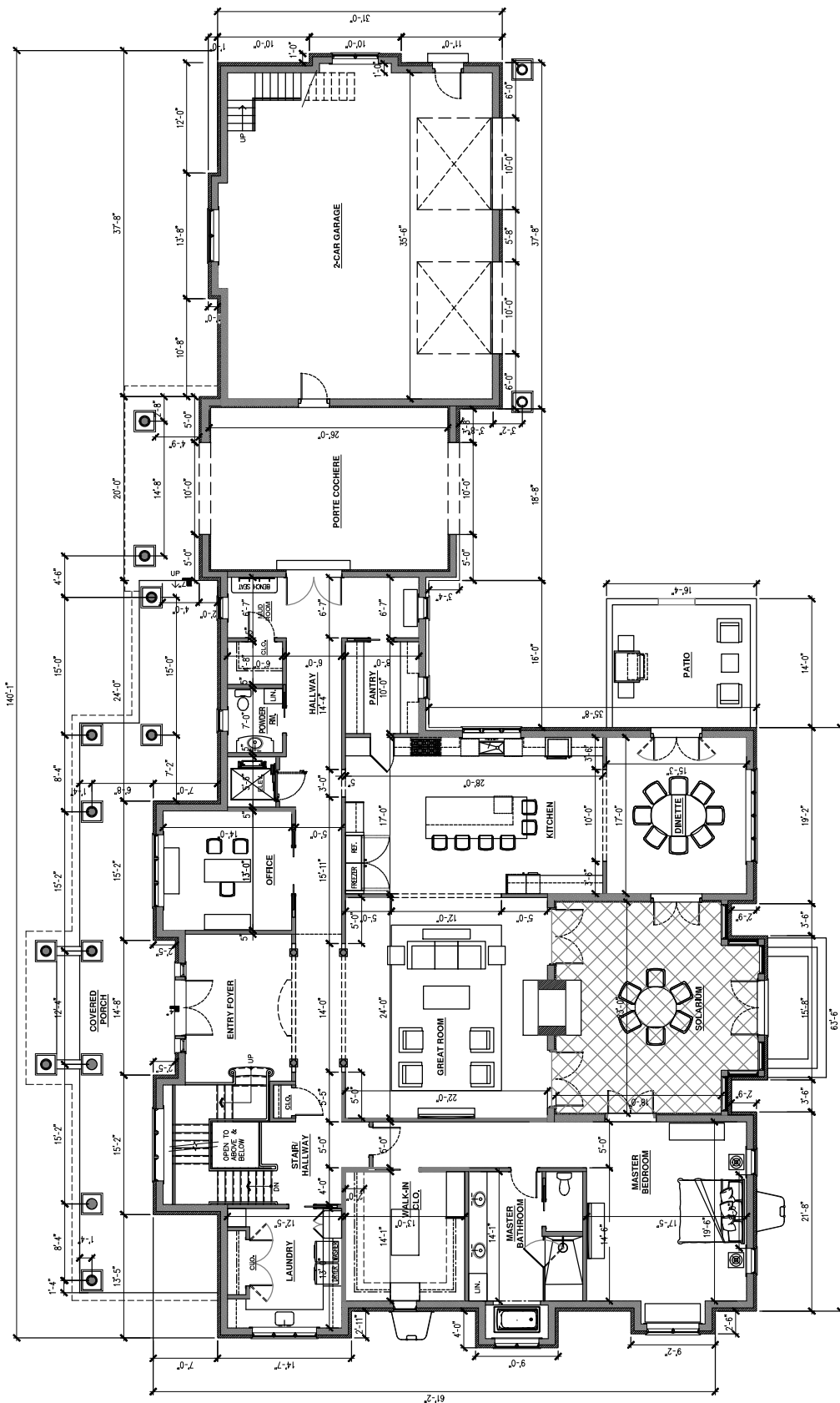
NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
3. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES LOCATIONS AND DEPTHS.
5. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY.
6. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD DRAWINGS.
7. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEY DATA.
8. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ENGINEERING DATA.
9. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSULTANT DATA.
10. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL DATA.

OK ESTATE LOT #1/RESIDENCE #1 720 RUHL ROAD PALATINE, IL 60067

RESIDENCE #1 FIRST FLOOR PLAN

OBORA & ASSOCIATES
ARCHITECTS PLANNERS DESIGN BUILDERS
9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643
VOICE 312-853-2747/FAX 312-422-4827
EMAIL: obora@aoba.com/obora@aoba.com

PRELIMINARY DESIGN CONSTRUCTION	REVISIONS
DATE: 05/19/25	SHEET NO.
DRAWN BY:	A-1.1
JOB NO: 22204.00	SHEET OF



RESIDENCE #1 - FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

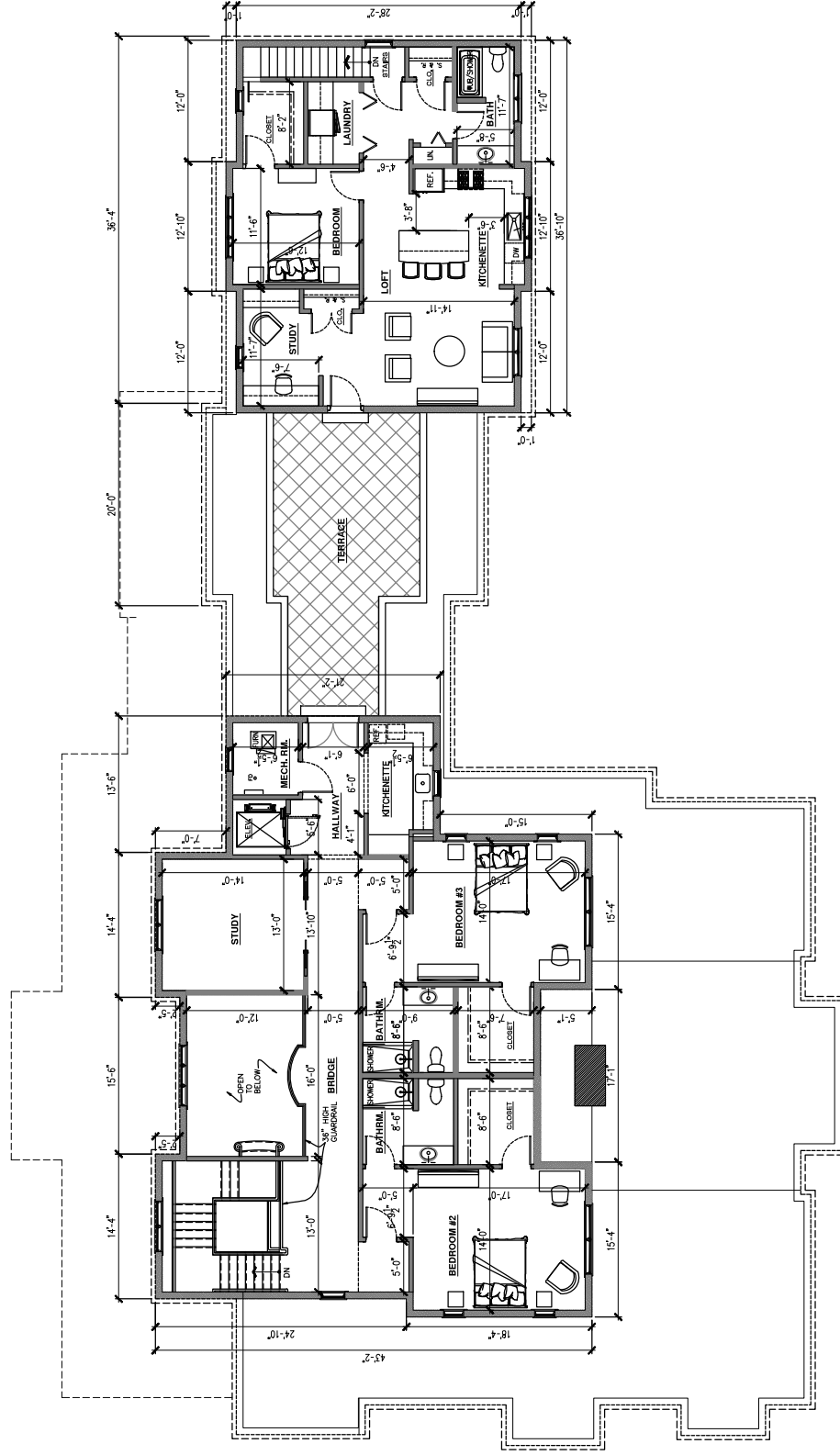
NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISH FLOOR IS 1/2" THICK CONCRETE ON 4" THICK GRAVEL.
3. FINISH FLOOR IS 1/2" THICK CONCRETE ON 4" THICK GRAVEL.
4. FINISH FLOOR IS 1/2" THICK CONCRETE ON 4" THICK GRAVEL.
5. FINISH FLOOR IS 1/2" THICK CONCRETE ON 4" THICK GRAVEL.
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7. FINISH FLOOR IS 1/2" THICK CONCRETE ON 4" THICK GRAVEL.
8. FINISH FLOOR IS 1/2" THICK CONCRETE ON 4" THICK GRAVEL.
9. FINISH FLOOR IS 1/2" THICK CONCRETE ON 4" THICK GRAVEL.
10. FINISH FLOOR IS 1/2" THICK CONCRETE ON 4" THICK GRAVEL.

OK ESTATE
LOT #1/RESIDENCE #1
720 RUHL ROAD
PALATINE, IL 60067

**RESIDENCE #1
SECOND FLOOR
PLAN**

OBORA & ASSOCIATES
ARCHITECTS PLANNERS DESIGN BUILDERS
9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643
VOICE 312-853-2747/312-822-4827
EMAIL: obora@aol.com/obora@aol.com

PRELIMINARY CONSTRUCTION	DATE: 05/19/25	SHEET NO.
DRAWN BY:		A-12
JOB NO. 22204.00		SHEET OF



RESIDENCE #1 - SECOND FLOOR PLAN
① SCALE: 3/16" = 1'-0"

DISCLAIMER: THE ARCHITECT OR ENGINEER WILL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION OR DATA PROVIDED BY ANY OTHER PARTY. THE ARCHITECT OR ENGINEER WILL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION OR DATA PROVIDED BY ANY OTHER PARTY. THE ARCHITECT OR ENGINEER WILL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION OR DATA PROVIDED BY ANY OTHER PARTY.

OK ESTATE

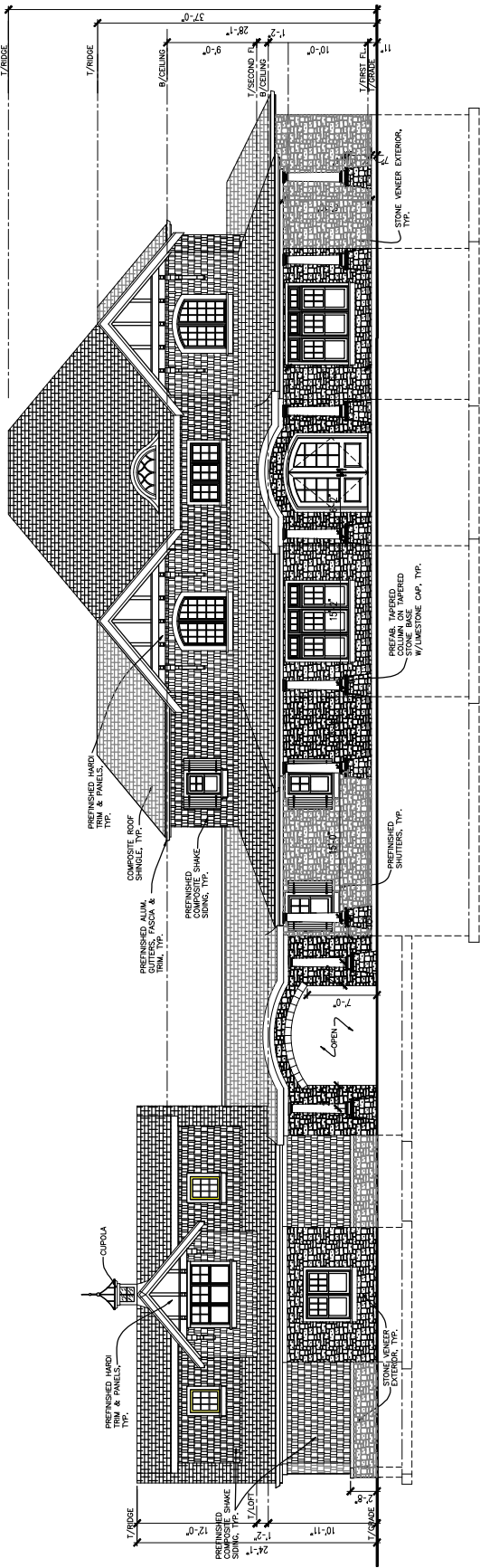
LOT #1/RESIDENCE #1
720 RUHL ROAD
PALATINE, IL 60067

RESIDENCE #1 WEST & SOUTH ELEVATIONS

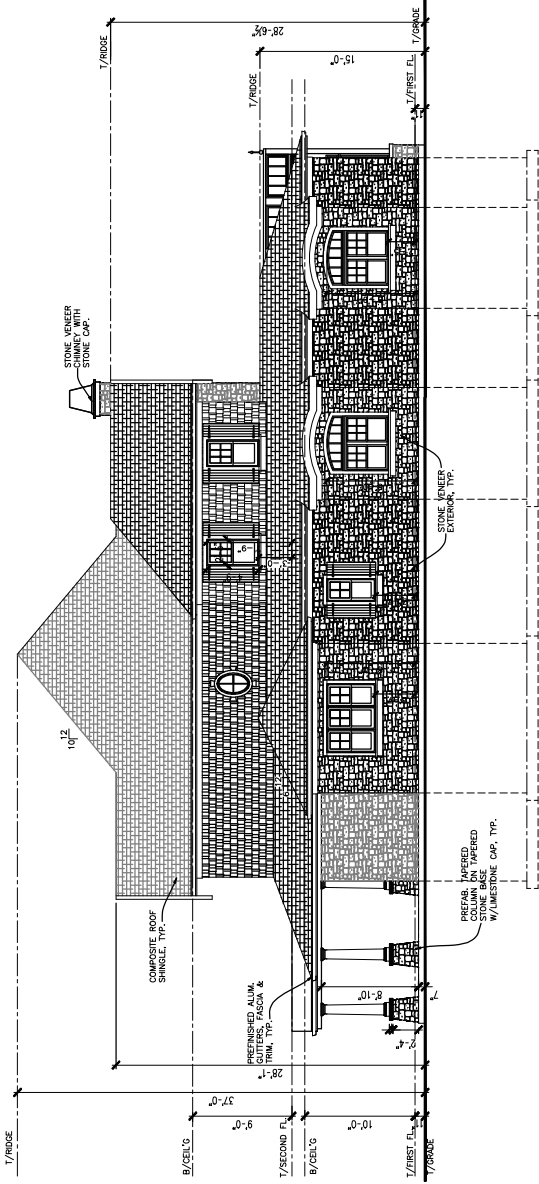
OBORA & ASSOCIATES
ARCHITECTS LANDSCAPE ARCHITECTS
9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643
VOICE 312-853-2747/312-422-2827
EMAIL: obora@aol.com/obora@aol.com

REVISIONS	DATE	DESCRIPTION
1	05/19/25	PRELIMINARY DESIGN FOR CONSTRUCTION
2		
3		
4		
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10		

SHEET NO. **A-2.0**
DATE: 05/19/25
DRAWN BY:
JOB NO: 22204.00 SHEET OF



1 RESIDENCE #1 - FRONT/WEST ELEVATION
SCALE: 3/8" = 1'-0"



2 RESIDENCE #1 - SOUTH ELEVATION
SCALE: 3/8" = 1'-0"

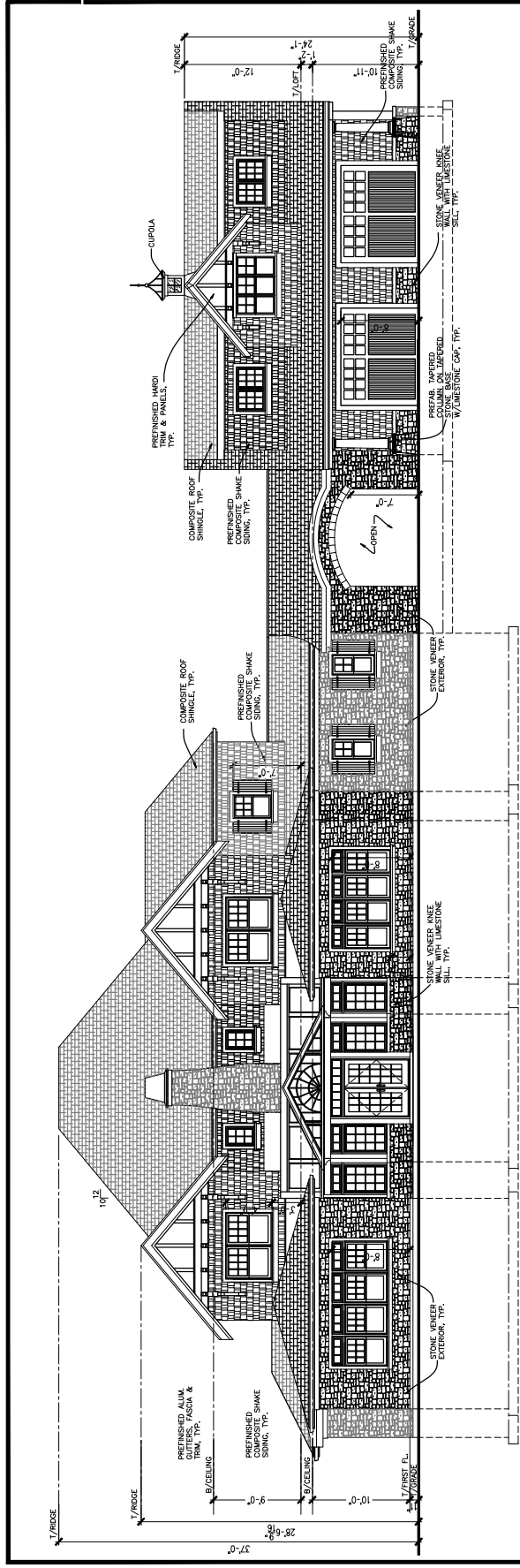
NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISH GRADE SHALL BE DETERMINED BY THE OWNER.
3. THE ELEVATIONS, SECTIONS, AND DETAILS ARE TO BE USED IN CONJUNCTION WITH THE SPECIFICATIONS AND SCHEDULES.
4. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND MATERIALS.
5. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND MATERIALS.
6. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND MATERIALS.
7. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND MATERIALS.

OK ESTATE
LOT #1/RESIDENCE #1
720 RUHL ROAD
PALATINE, IL 60067

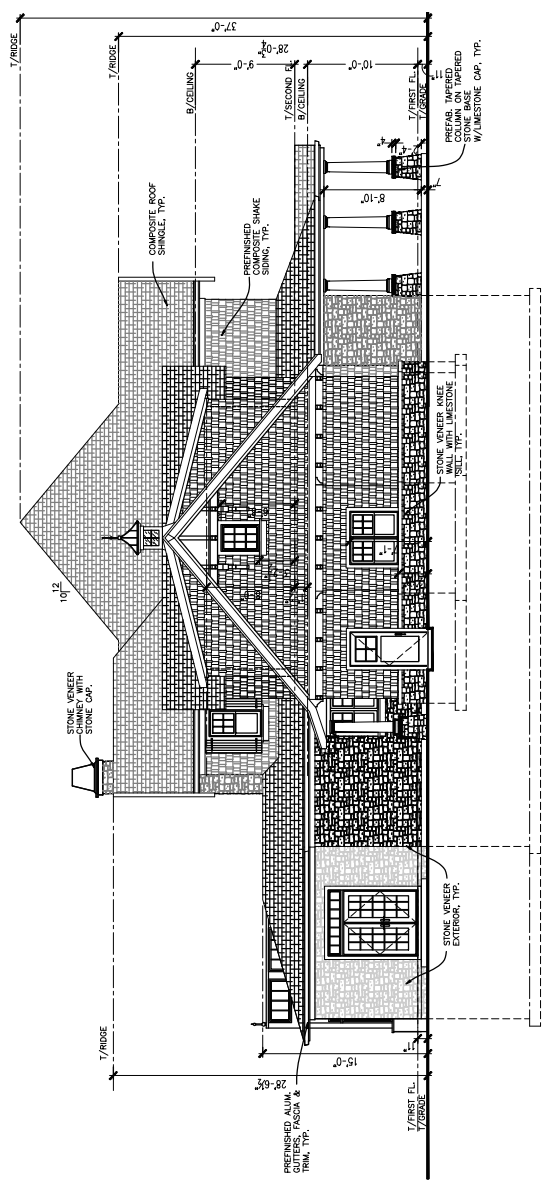
RESIDENCE #1
EAST & NORTH
ELEVATIONS

OBORA & ASSOCIATES
 ARCHITECTS LANDSCAPE ARCHITECTS
 8616 SOUTH WINCHESTER AVENUE
 CHICAGO, ILLINOIS 60643
 VOICE 312-853-2747/FAX 312-853-2827
 EMAIL: obora@aobora.com

PRELIMINARY
 CONSTRUCTION
 DATE: 05/19/25
 SHEET NO.
A-2.1
 DRAWN BY:
 JOB NO: 22204.00 SHEET OF



1 RESIDENCE #1 - EAST ELEVATION
 SCALE: 3/16" = 1'-0"



2 RESIDENCE #1 - NORTH ELEVATION
 SCALE: 3/16" = 1'-0"



① **RESIDENCE #2 - SOUTH/FRONT ELEVATION**
SCALE: N.T.S.



② **RESIDENCE #2 - WEST ELEVATION**
SCALE: N.T.S.

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OK ESTATES
LOT #2/RESIDENCE #2
720 RUHL ROAD
PALATINE, IL 60067

RESIDENCE #2
SOUTH & WEST
ELEVATIONS

OBORA & ASSOCIATES
ARCHITECTS
9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643
VOICE: 312-463-2747/312-462-5827
EMAIL: obora@obora.com/obora@obora.com

REVISIONS					
PRELIMINARY					
CONSTRUCTION					
DATE: 05/19/2025	SHEET NO.				
DRAWN BY:					
JOB NO: 22204-00	SHEET				OF
	A-0.0				

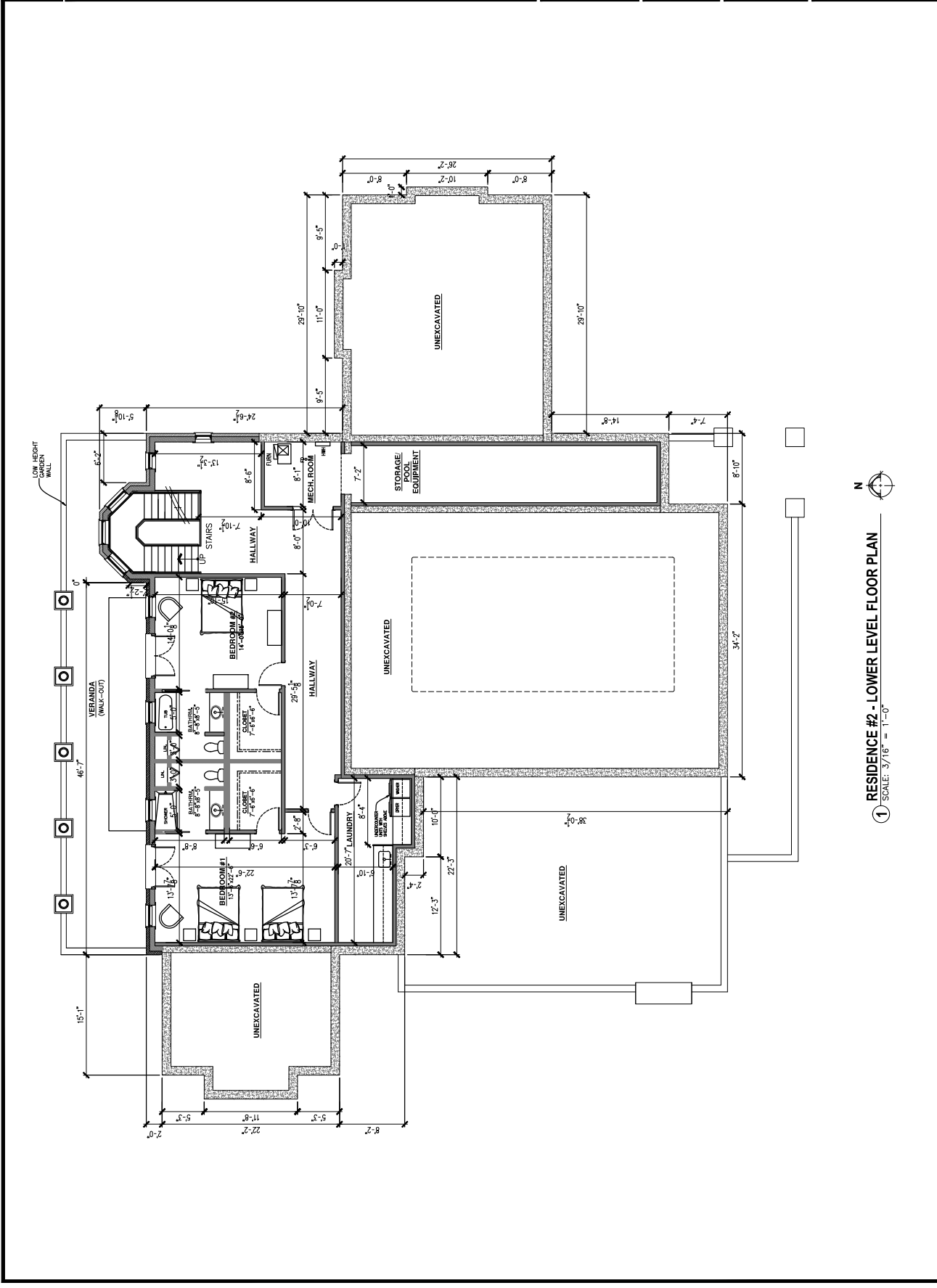
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OK ESTATES
LOT #2/RESIDENCE #2
720 RUHL ROAD
PALATINE, IL 60067

RESIDENCE #2
LOWER LEVEL
FLOOR PLAN

OBORA & ASSOCIATES
ARCHITECTS
9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643
VOICE: 312-463-2747/312-462-5827
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REVISIONS					
PRELIMINARY					
CONSTRUCTION					
DATE: 05/19/2025	SHEET NO.				
DRAWN BY:					
JOB NO: 22204-00	SHEET				



1 RESIDENCE #2 - LOWER LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"

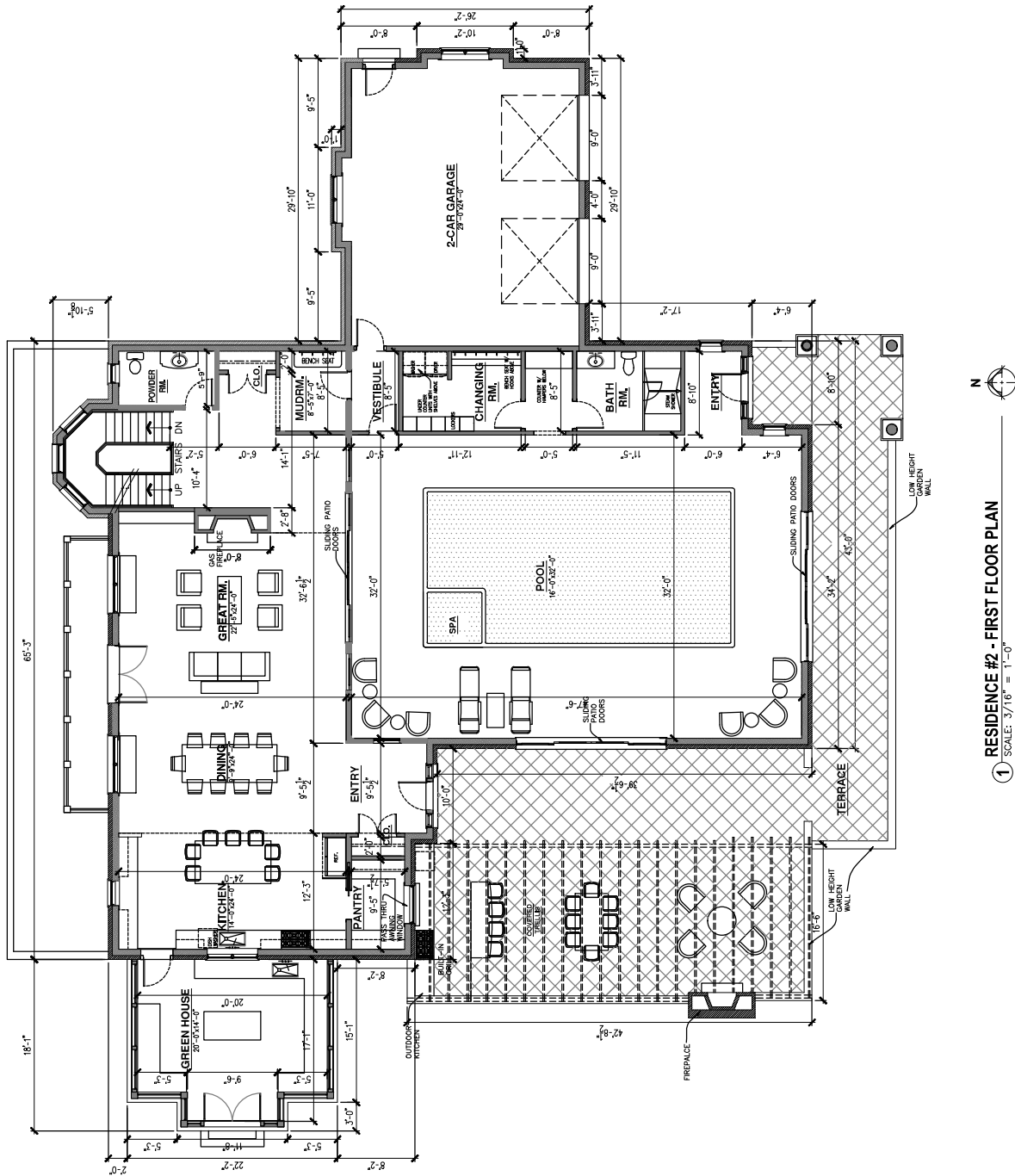
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OK ESTATES LOT #2/RESIDENCE #2 720 RUHL ROAD PALATINE, IL 60067

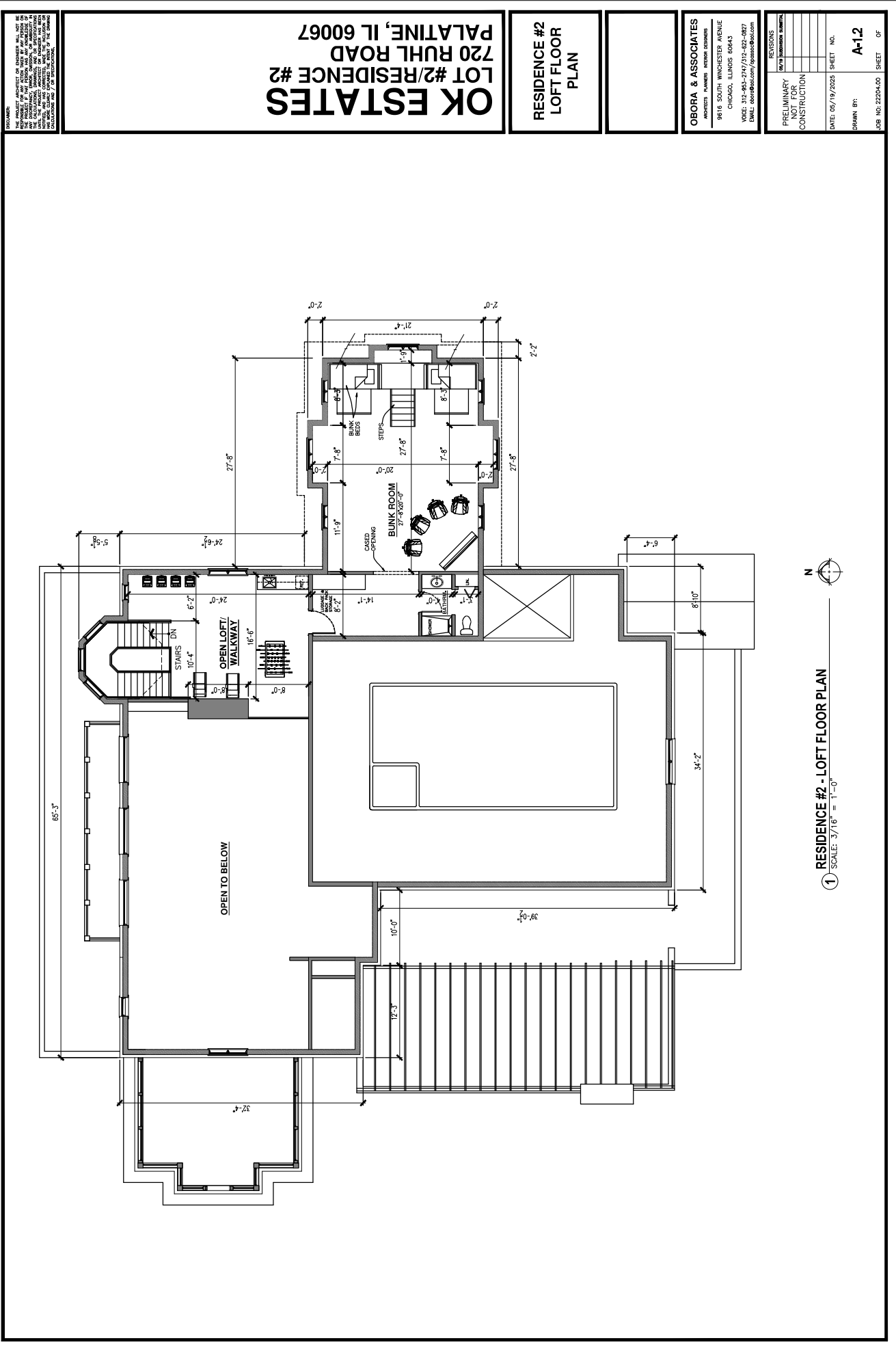
RESIDENCE #2 FIRST FLOOR PLAN

OBORA & ASSOCIATES
ARCHITECTS PLANNERS INTERIOR DESIGNERS
9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643
VOICE 312-463-2747/312-462-5827
EMAIL: obora@obora.com/obora@obora.com

REVISIONS	DATE	BY	NO.
PRELIMINARY			
CONSTRUCTION			
DATE: 05/19/2023	SHEET NO.		
DRAWN BY:			
JOB NO: 22204-00	SHEET		OF



1 RESIDENCE #2 - FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



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OK ESTATES

LOT #2/RESIDENCE #2

720 RUHL ROAD

PALATINE, IL 60067

RESIDENCE #2

LOFT FLOOR

PLAN

OBORA & ASSOCIATES

ARCHITECTS

9616 SOUTH WINCHESTER AVENUE

CHICAGO, ILLINOIS 60643

VOICE 312-463-2747/312-462-5827

EMAIL: oborablog.com / oborablog.com

REVISIONS

PRELIMINARY

CONSTRUCTION

DATE: 05/19/2023

SHEET NO.

DRAWN BY:

JOB NO: 22204-00

SHEET

OF

1

RESIDENCE #2 - LOFT FLOOR PLAN

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

Page 150 of 184

Page 102 of 325

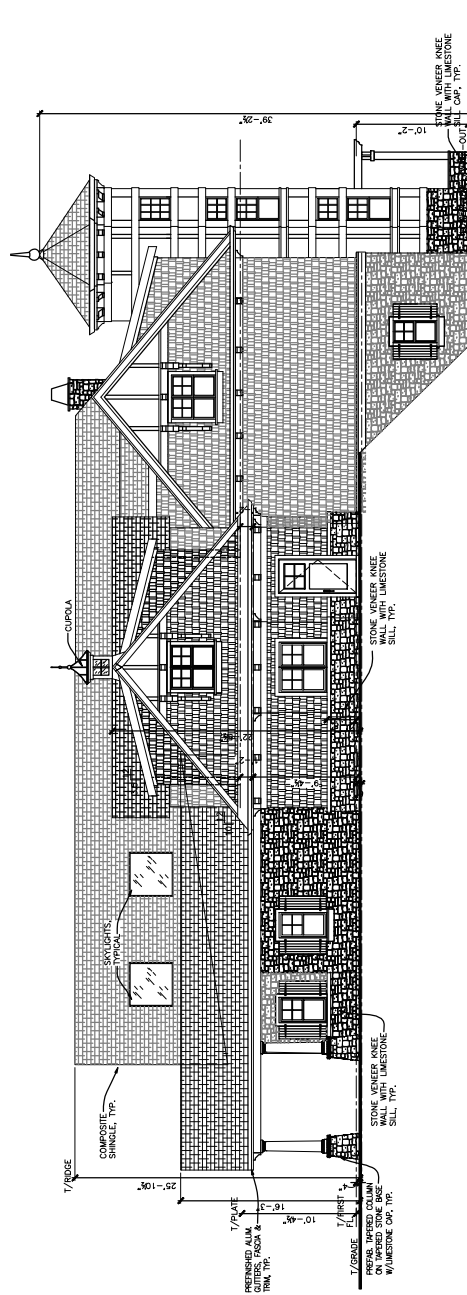
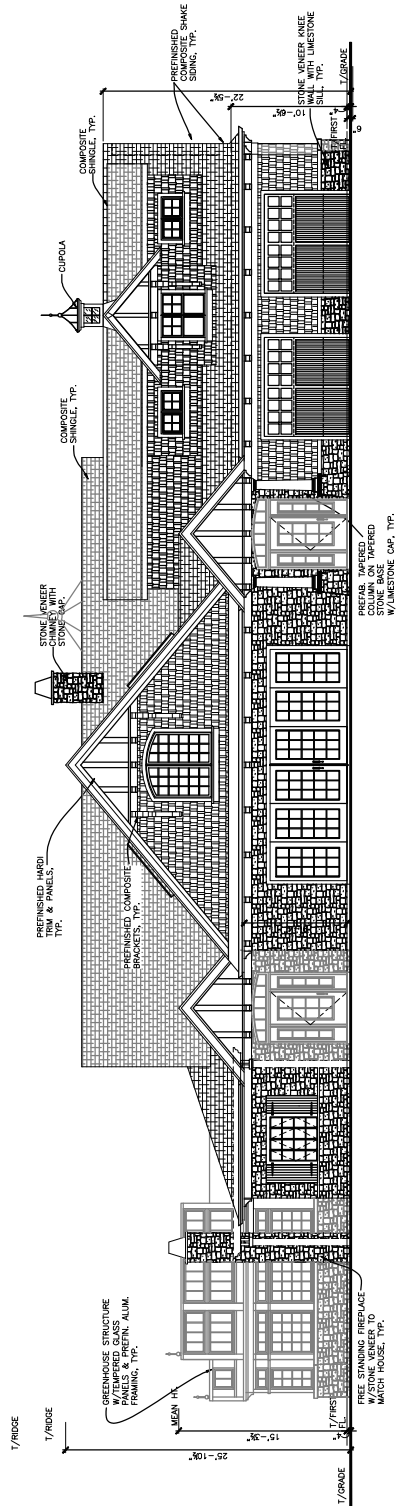
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OK ESTATES
LOT #2/RESIDENCE #2
720 RUHL ROAD
PALATINE, IL 60067

RESIDENCE #2
SOUTH & EAST
ELEVATIONS

OBORA & ASSOCIATES
ARCHITECTS
9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643
VOICE 312-463-2747/FAX 312-462-5827
EMAIL: obora@aobora.com

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY CONSTRUCTION	05/19/2025	NO.
DATE:	05/19/2025	SHEET	NO.
DRAWN BY:			
JOB NO:	22204-00	SHEET	OF





RESIDENCE #3 SOUTH & WEST ELEVATIONS

OBORA & ASSOCIATES
ARCHITECTS PLANNERS INTERIOR DESIGNERS

9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643

VOICE: 312-953-2747/312-622-0827
EMAIL: obora@aol.com/epass@aol.com

PRELIMINARY NOT FOR CONSTRUCTION	REVISIONS	
	DATE	DESCRIPTION
DATE: 05/19/25	SHEET NO.	
DRAWN BY:	A-0.0	
JOB NO: 22204.00	SHEET	OF



① RESIDENCE #3 - NORTH ELEVATION
SCALE: N.T.S.



② RESIDENCE #3 - EAST ELEVATION
SCALE: N.T.S.

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OK ESTATE
LOT #3/RESIDENCE #3
720 RUHL ROAD
PALATINE, IL 60067

RESIDENCE #3
NORTH & EAST
ELEVATIONS

OBORA & ASSOCIATES
ARCHITECTS LANDSCAPE ARCHITECTS
9816 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643
VOICE 312-863-2747/312-402-4027
EMAIL: obora@aol.com/obora@aol.com

PRELIMINARY CONSTRUCTION	REVISIONS
DATE: 05/19/25	SHEET NO.
DRAWN BY:	A-0.1
JOB NO: 22204.00	SHEET OF

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISH FLOOR IS 4" THICK CONCRETE ON 8" THICK GRAVEL.
3. FINISH FLOOR IS 4" THICK CONCRETE ON 8" THICK GRAVEL.
4. FINISH FLOOR IS 4" THICK CONCRETE ON 8" THICK GRAVEL.
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9. FINISH FLOOR IS 4" THICK CONCRETE ON 8" THICK GRAVEL.
10. FINISH FLOOR IS 4" THICK CONCRETE ON 8" THICK GRAVEL.

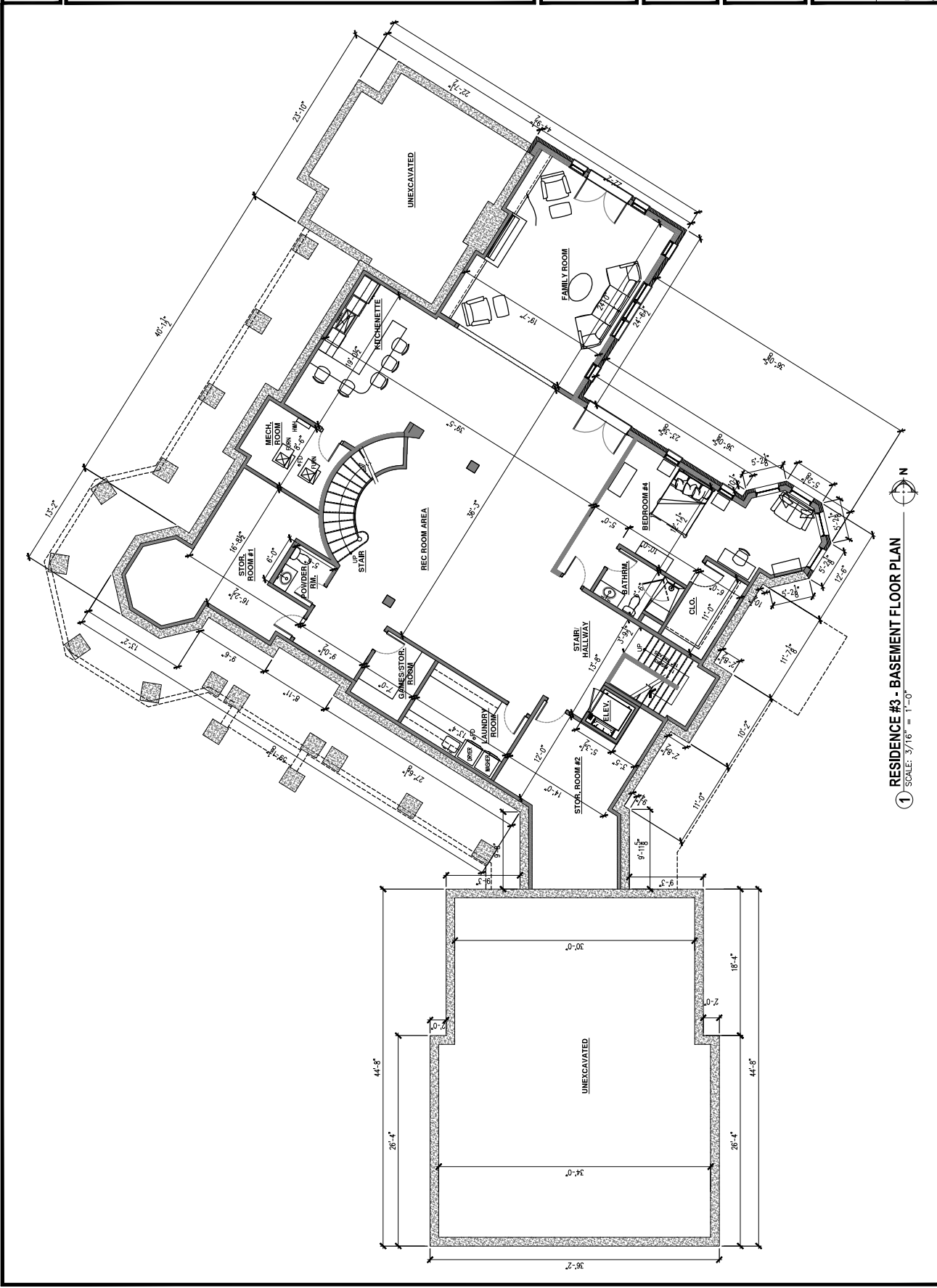
OK ESTATE

LOT #3/RESIDENCE #3
720 RUHL ROAD
PALATINE, IL 60067

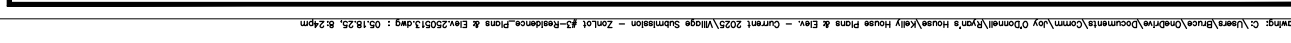
RESIDENCE #3 LOWER LEVEL/ BASEMENT FLOOR PLAN

OBORA & ASSOCIATES
ARCHITECTS LANDSCAPE ARCHITECTS
9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643
VOICE: 312-853-2747/312-422-4827
EMAIL: obora@aoba.com/obora@aoba.com

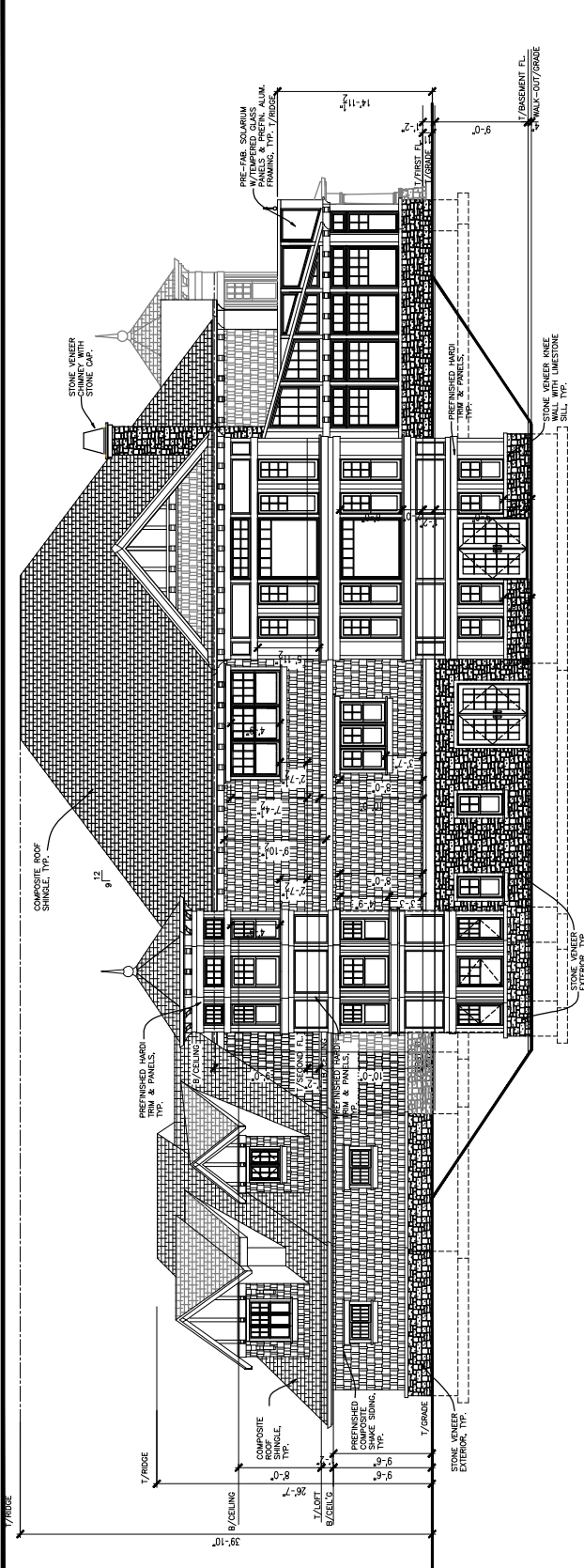
PRELIMINARY CONSTRUCTION	SHEET NO.
DATE: 05/19/25	DRAWN BY:
JOB NO: 22204.00	SHEET OF



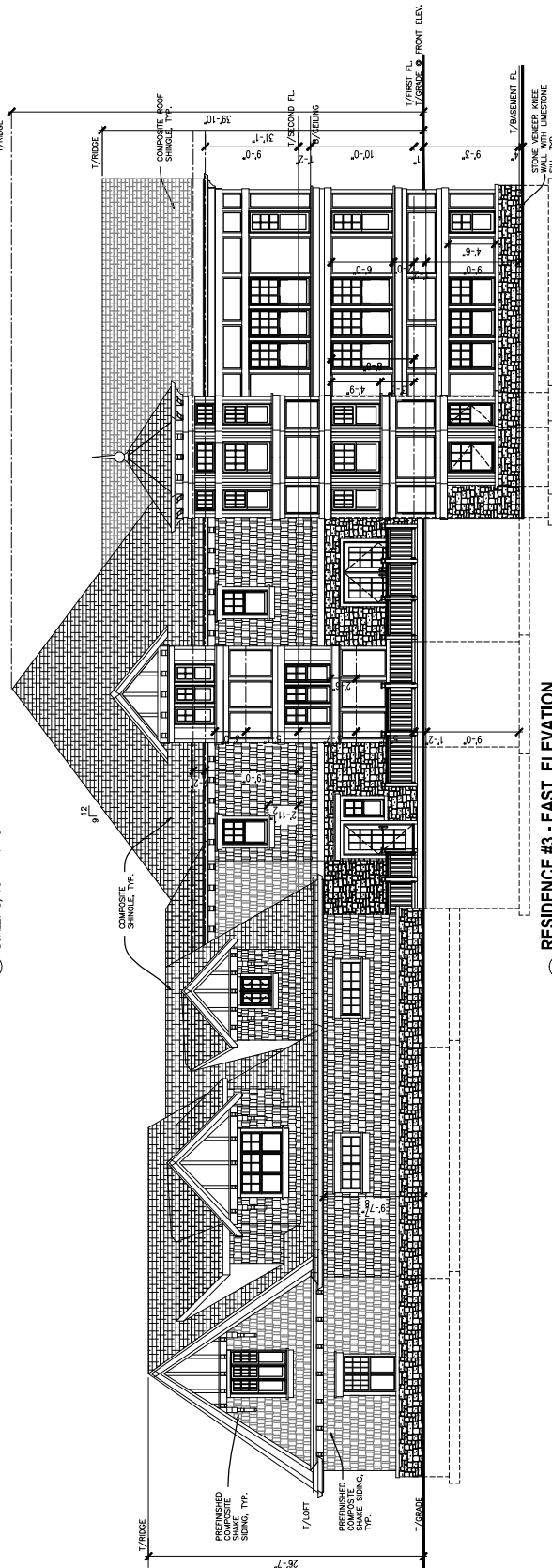
1 RESIDENCE #3 - BASEMENT FLOOR PLAN
SCALE: 3/16" = 1'-0"







1 RESIDENCE #3 - NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 RESIDENCE #3 - EAST ELEVATION
SCALE: 3/16" = 1'-0"

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OK ESTATE
LOT #3/RESIDENCE #3
720 RUHL ROAD
PALATINE, IL 60067

RESIDENCE #3
NORTH & EAST
ELEVATIONS

OBORA & ASSOCIATES
ARCHITECTS LANDSCAPE ARCHITECTS
9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643
VOICE 312-853-2717/312-422-2827
EMAIL: obora@obora.com oboraobora.com

PRELIMINARY CONSTRUCTION	SHEET NO.
DATE: 05/19/25	A-2.1
DRAWN BY:	SHEET OF
JOB NO: 22204.00	

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 the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Preliminary/Final Planned Development to permit a 4-lot single-family residential development.

Preliminary and Final Plat of Subdivision for a 4-lot single-family residential subdivision.

The properties are commonly known as 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).

The Petitioner is proposing to resubdivide 5 lots within the Dunhaven Woods Subdivision into 4 lots for development of single-family homes.

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

FILE #: PFSUB-000013-2025 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning & 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 720 & 684 W. RUHL RD. 1808, 15, 17 W. ROSILAND 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 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

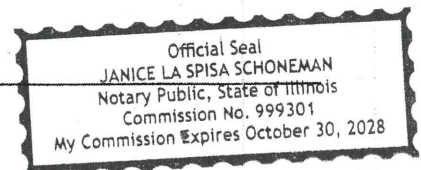
IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 7TH day of AUGUST, A.D., 2025.

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 October, A.D., 2028.

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

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 the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Preliminary/Final Planned Development to permit a 4-lot single-family residential development.

Preliminary and Final Plat of Subdivision for a 4-lot single-family residential subdivision.

The properties are commonly known as 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).

The Petitioner is proposing to resubdivide 5 lots within the Dunhaven Woods Subdivision into 4 lots for development of single-family homes.

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

FILE #: PFSUB-000013-2025 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning & 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 720 & 684 W. RUHL RD. 1808, 15, 17 W. ROSILAND 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 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

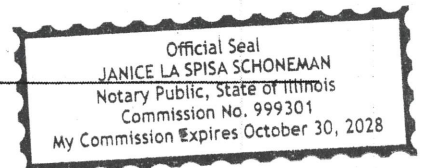
IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 7TH day of AUGUST, A.D., 2025.

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 October, A.D., 2028.

Consider an Ordinance Granting a Special Use to Permit a Restaurant and Bar (Billiards and Snooker) at 1170 E. Dundee Road

BACKGROUND:

The Subject Property, zoned B-1 Shopping Center District, 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. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit a restaurant and bar.

KEY ISSUES:

- The 7,500 square-foot tenant space is located in the Laredo Plaza re-subdivision and is currently vacant. The commercial tenant space was previously used for an event and banquet hall. The Petitioner is requesting to operate a restaurant and bar. The proposed floor plan includes multiple billiard tables (6 snooker & 10 pool) for patron use.
- In addition to the restaurant and bar use, the business plan proposes to use the tenant space for monthly billiard tournaments. The Zoning Ordinance considers the tournament events as incidental to the primary restaurant/bar use. The Business Plan does not include any live on-site entertainment (music or “DJ” performance).
- Alcohol/bar service and the hours of operation are commensurate with the underlying liquor license. The Police Department completed the required liquor license background review, with no issues identified. The Petitioner submitted a preliminary security plan to address these items. The security measures include video surveillance, identification scanning, and include a dedicated security staff, which was also reviewed by the Police Department. The security staff would remain in place until 30 minutes past closing time.
- As a condition of review, the final security plan will require additional coordination with the Police Department. The Police Department initially reviewed the proposed plan and did not identify any additional requirements. Also, prior to the first billiard event, the Petitioner/security team will meet with the Police Department to complete a final security review of the proposed operations. The Petitioner identified the anticipated number of tournament participants to be between 20 and 30 people, in addition to any of the restaurant/bar customers.
- Between the 2009 approval and this application submittal, the retail center continues to largely consist of retail and service tenants. Parking demand has not changed, and the subject retail center does not have a history of parking

deficiencies. There is an existing parking variation (Ordinance #O-77-09) for the shopping center, dating to the banquet hall use. The required parking for the proposed use is within the parking variation requirements and no additional parking relief is required.

BUDGET IMPACT:

N/A

RECOMMENDATION:

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

Residents testifying: None.

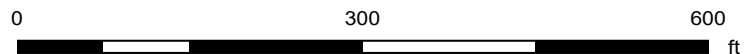
Vote: The PZC voted unanimously to approve the Special Use and Staff concurs.

ACTION REQUIRED:

A motion to approve an ordinance granting a Special Use to operate a restaurant with bar services.

ATTACHMENTS:

1. Aerial Map
2. SU ORD - 1170 E. Dundee Road (9-11-25)
3. EXHIBIT - Floor Plan
4. EXHIBIT - Business Plan
5. EXHIBIT - Security Management Plan
6. PZC Materials - August 26, 2025 meeting
7. Previous banquet hall use Special Use and Variation Ordinance - #O-77-09
8. PZC Minutes - 1170 E Dundee - Regular Meeting - August 26, 2025
9. 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 A SPECIAL USE TO PERMIT
A RESTAURANT AND BAR AT 1170 E. DUNDEE ROAD**

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 Special Use to permit a restaurant and bar, pursuant to Section 11.02 (d) (21) of the Palatine Zoning Ordinance, on the following legally described property:

PARCEL 1:

Lot 1A in Laredo Plaza Resubdivision of Lots 1 and 2 in Laredo Plaza Subdivision of part of the East 1/2 of the Southwest 1/4 of Section 1, Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat of said resubdivision recorded December 20, 2002 as Document 0021418691, in Cook County, Illinois.

commonly known as 1170 E. Dundee Road (02-01-302-081-0000)

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

SECTION 1: A Special Use to permit a restaurant and bar pursuant to Section 11.02 (d) (21) of the Palatine Zoning Ordinance, is hereby granted to The Gentlemen Billiards Bar and Grill Company (Bohdan Stakhura), subject to the following condition(s):

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.

SECTION 2: That a copy of the public notice and the report of the hearing 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



PHONE : 01237044

Business Plan for The Gentlemen Billiards Bar and Grill Company

Business Information

Business Name: The Gentlemen Billiards Bar and Grill Company

Business Address: 1170 E Dundee Rd, Palatine IL 60074

Business Type: Billiards Hall, Sports Bar, and Pub-Style Restaurant

Owner: Bohdan Stakhura

Facility Size: 7,500 square feet

Executive Summary

The Gentlemen Billiards Bar and Grill Company will be a premier destination in Palatine, Illinois, offering a unique combination of upscale billiards, snooker, pub-style food, a full-service bar, and live sports entertainment. The facility will serve as a social and recreational hub for the community, catering to amateur and professional pool players, families, sports fans, and casual diners. A key feature of the business will be its involvement with the American Pool players Association (APA), including hosting regular league tournaments and events.

Business Description

The Gentlemen Billiards Bar and Grill Company is designed to blend the traditional charm of a classic billiards hall with the lively atmosphere of a modern sports bar. The layout will include:

- 6 full-size (12-ft) snooker tables
- 10 pool tables (mix of 7-ft and 9-ft sizes)
- Full-size bar offering beer, wine, cocktails, and spirits
- Kitchen serving a curated menu of pub-style food
- Multiple TVs for broadcasting all major sporting events
- Dedicated space for APA league play and local tournaments

- Pool and snooker school offering lessons and training programs

Hours of Operation

- Monday: 4 PM - 12 AM
- Tuesday - Thursday: 1 PM - 12 AM
- Friday - Saturday: 11 AM - 2 AM
- Sunday: 11 AM - 11 PM

Target Market

- Local residents aged 21-55
- Amateur and professional pool/snooker players
- APA league participants and spectators
- Sports fans and bar-goers
- Families and groups seeking recreational activities
- Local businesses looking for event or team-building venues

Menu Overview

Our menu will feature:

- Classic pub-style appetizers: wings, nachos, mozzarella sticks
- Sandwiches and burgers: cheeseburgers, chicken sandwiches, sliders
- Flatbreads and pizzas
- Salads and vegetarian options
- Soft drinks and a full bar menu including craft cocktails and beer

Staffing Plan

- 2 General Managers (Operations & Bar)
- 2 Bartenders
- 2 Cooks/Kitchen Staff
- 2 Floor Attendants/Servers
- 1 Billiards Instructors
- 1 Marketing/Event Coordinator

Marketing & Promotions

- Grand Opening Tournament & Specials
- APA League promotion and player nights
- Social media marketing (Instagram, Facebook, Google Business)
- Promotions tied to major sports events (e.g. Super Bowl, World Cup)
- Loyalty programs and memberships

Community Engagement

- Partnering with local schools for youth cue sports training
- Hosting charity tournaments and fundraisers
- Offering group lessons and corporate events

Compliance & Licensing

- Will secure all necessary business licenses and permits from the Village of Palatine
- Will obtain all required liquor, food service, and entertainment licenses
- Will ensure ADA compliance and all safety/fire code regulations

Conclusion

The Gentlemen Billiards Bar and Grill Company aims to become a landmark entertainment venue in Palatine. By combining the timeless appeal of cue sports with great food, drinks, and community engagement, we will offer a distinctive and memorable experience for all patrons.

Prepared by: Bohdan Stakhura

06/15/2025

Security Management Plan

Business Name: The Gentlemen Billiards Pub and Grill Company

Business Address: 1170 E Dundee Rd, Palatine, IL 60074

1. Purpose of the Security Plan

The purpose of this Security Plan is to ensure the safety and security of all patrons, staff, and property during regular operations and special events, including pool and snooker tournaments. The plan outlines staffing levels, alcohol age verification procedures, video surveillance, crowd control, and exterior security measures in compliance with the Village of Palatine requirements.

2. Business Hours

- **Sunday–Thursday:** 11:00 AM – 12:00 AM
 - **Friday–Saturday:** 11:00 AM – 2:00 AM (late-night operations)
-

3. Special Events (Pool/Snooker Tournaments)

- **Snooker Tournaments:** Expected **20–30 participants**. These tournaments will be held **once a month**.
- **APA League Pool Tournaments:** Expected **20–30 participants** per event.
- **Spectators:** Approximately **10–25 spectators** during tournaments.
- **Dining & Bar Patrons:** Up to **30 patrons** during tournaments.
- **Total Anticipated Occupancy:** At full capacity during events, **up to 106 people** may be present in the facility in accordance with the floor plan provided.

During tournaments, additional staff and security will be scheduled to ensure proper crowd control and safety.

4. Staffing and Security Levels

Regular Operations:

- 1 Manager on Duty
- 3–5 Servers/Bartenders (all BASSET certified)
- 1 Cook/Kitchen Staff

Tournaments / Late-Night Hours:

- 1 Manager on Duty
 - 4–6 Servers/Bartenders
 - 1 Cook/Kitchen Staff
 - **1 Security Staff** responsible for entry checks, ID verification, and crowd monitoring
-

5. Alcohol Age Verification

- All bartenders and servers will be BASSET certified.
 - An **ID scanning system** will be used at the bar and during tournament entry to verify the age of patrons consuming alcohol.
 - Wristbands will be provided to verified patrons consuming alcohol during tournament events.
-

6. Crowd Management Procedures

Entry Management

- A staff member or security personnel will be positioned at the entrance during tournaments to check IDs and control access.

Interior Control

- Designated seating areas will separate tournament participants/spectators from general restaurant patrons.
- Staff will monitor tables to prevent overcrowding and ensure safe movement within the facility.

Exit Procedures

- Staff and security will ensure an orderly departure of patrons at closing time, especially during late-night hours.

7. Video Surveillance System

- **Interior Cameras:** Covering all pool and snooker tables, the bar area, and all entry/exit points.
 - **Exterior Cameras:** Covering the main entrance, rear exit, and the parking lot area.
 - Video footage will be recorded continuously and stored for a minimum of 30 days.
-

8. Exterior Security Measures

- Adequate lighting will be maintained around the building and in the parking lot.
 - Security staff will monitor patrons exiting the building and transitioning to the parking area during late-night hours.
 - If required by the Police Department, additional exterior patrols can be arranged for larger events.
-

9. Emergency Procedures

- All staff will be trained in emergency response, including contacting law enforcement and emergency services as needed.
 - The Manager on Duty will be responsible for ensuring compliance with safety procedures.
-

10. Compliance with Village Requirements

This Security Management Plan is designed to comply with the Village of Palatine's ordinance requirements for late-night establishments. We will work with the Palatine Police Department to ensure that any additional security measures they require are implemented.



**VILLAGE OF PALATINE
PLANNING AND ZONING COMMISSION**

**1170 E. Dundee Road – Special Use
August 26, 2025**

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ryan Auer

PETITIONER: Bogdan Stakhura

PLAN NUMBER: SU-000188-2025

ADDRESS: 1170 E. Dundee Road

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. Therefore, the Petitioner is requesting:

1. Special Use to permit a restaurant and bar.

Surrounding Zoning/Uses:

North	Planned Development – Windhaven Condominiums
South:	Planned Development – Park Place / Wal-Mart shopping center
East:	“B-2”, General Business District – Dundee Commons shopping center
West:	“R-2”, Single Family District – Capri Gardens Residences

KEY ISSUES:

- The 7,500 square-foot property is located in the Laredo Plaza re-subdivision and is currently vacant. The commercial tenant space was previously used for a banquet /events hall. The petitioner is requesting to operate a restaurant and bar. The proposed floor plan includes multiple billiard tables (6 snooker & 10 pool) for patron use.
- Proposed hours of operation are as follows:
 - **Sunday–Thursday:** 11 AM – 12 AM
 - **Friday–Saturday:** 11 AM – 2 AM
- In addition to the restaurant and bar use, the business plan proposes to use the property for billiards’ tournaments events, on a monthly basis. The Zoning Ordinance considers the tournament events as incidental to the primary restaurant/bar use. The petitioner has stated the proposed business will not include any live entertainment (music or “DJ” performance)

on-site.

- Alcohol and bar service and the hours of operation are commensurate with the underlying liquor license. The Police Department completed the required liquor license background review, with no issues were identified. In conjunction with the proposed bar and assembly uses/tournament activities, Staff required a security plan and measures to ensure business operations comply with the Liquor License requirements and Village Code standards. The Petitioner submitted a preliminary security plan to address these items. Security measures include video surveillance, identification scanning, and a dedicated security staff.
- As a condition of review, the final security plan will require additional coordination with the Police Department. The Police Department initially reviewed the proposed plan and did not initially identify any additional requirements. The Petitioner identified the anticipated number of participant for the pool tournaments, in addition to any of the restaurant/bar customers.
- The Zoning Ordinance requires restaurant uses provide one (“1”) parking space per 100 square feet of gross floor area, or, one (“1”) space per 2.5 seats – whichever total is greater. Staff calculated the required number of spaces using these ratios. Results are listed below. **Bold** highlights the greater total, indicating required number of spaces for the proposed business.

Table 1. Parking Calculations

Parking Calculation	Proposed	Required parking
1 space / 100 square feet of floor area	7,500 square feet	75 spaces required
1 space / 2.5 seats	90 seats	36 spaces required

- In 2009, a parked variation (#O-77-09) granted Laredo Plaza to provide 224 parking spaces. This approval was for the banquet/event hall and accessory live entertainment at the subject property. This use warranted a total of 120 parking spaces. Until 2024, the subject property has operated as banquet/event hall use.
- The required number of parking spaces (displayed in table 1 above) for the proposed use, 75, is well below the required parking for the former banquet/event hall uses. Therefore, no additional parking variations are required.
- Between the 2009 approval and this application submittal, the retail center continues to largely consist of retail and service tenants. Parking demand has not changed and the subject retail center does not have a history of parking deficiencies.
- The Future Land Use map designates the subject property for “Business and Commercial” uses. This proposal aligns with the use types envisioned by the Palatine, IL comprehensive plan.

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.

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.



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

Rohdan Stakhira

Business Name (if applicable)

Subject Property Address

1170 E. Dundee Road

Please provide a description of your proposed request:

Our project is an upscale billiards hall featuring a full-service bar and kitchen, designed to provide a vibrant and family-friendly entertainment destination for the local community. The facility will offer a clean, safe, and professionally managed environment for patrons of all ages to enjoy the game of billiards in a modern setting. In addition to daily recreational use, the business will host weekly local pool competitions, encouraging community engagement and friendly competition among adult players. To further support community involvement and

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:

This use is deemed necessary for public convenience as it will:
Provide a unique entertainment and social experience not currently offered nearby, encourage increased foot traffic and local business synergy, revitalize underused commercial space with a vibrant, controlled, and tax-generating operation, offer employment opportunities for local residents

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

The establishment will meet all applicable health and sanitation codes, including regular inspections, proper food handling, and cleanliness standards in both the kitchen and public areas. Ventilation, restroom facilities, and waste management will be maintained in accordance with local ordinances to provide a clean and safe environment for patrons and staff.
Security measures will be implemented, including surveillance cameras, controlled entry/exit points, and on-site staff supervision at all times to ensure a safe environment. The layout will

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

Our project will not harm the value of nearby properties. In fact, it can help improve the area by filling an empty space and bringing more people and business activity to the location. The business will be clean, well-managed, and focused on creating a safe and welcoming place for adults to enjoy. It's designed to fit in with other nearby businesses and won't create noise or problems for neighbors. By bringing more customers to the area and improving the look of the space, the project may actually help nearby properties maintain or even increase their value.

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

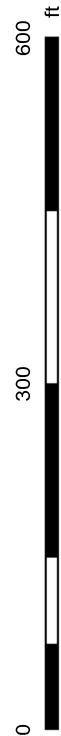
b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

NA

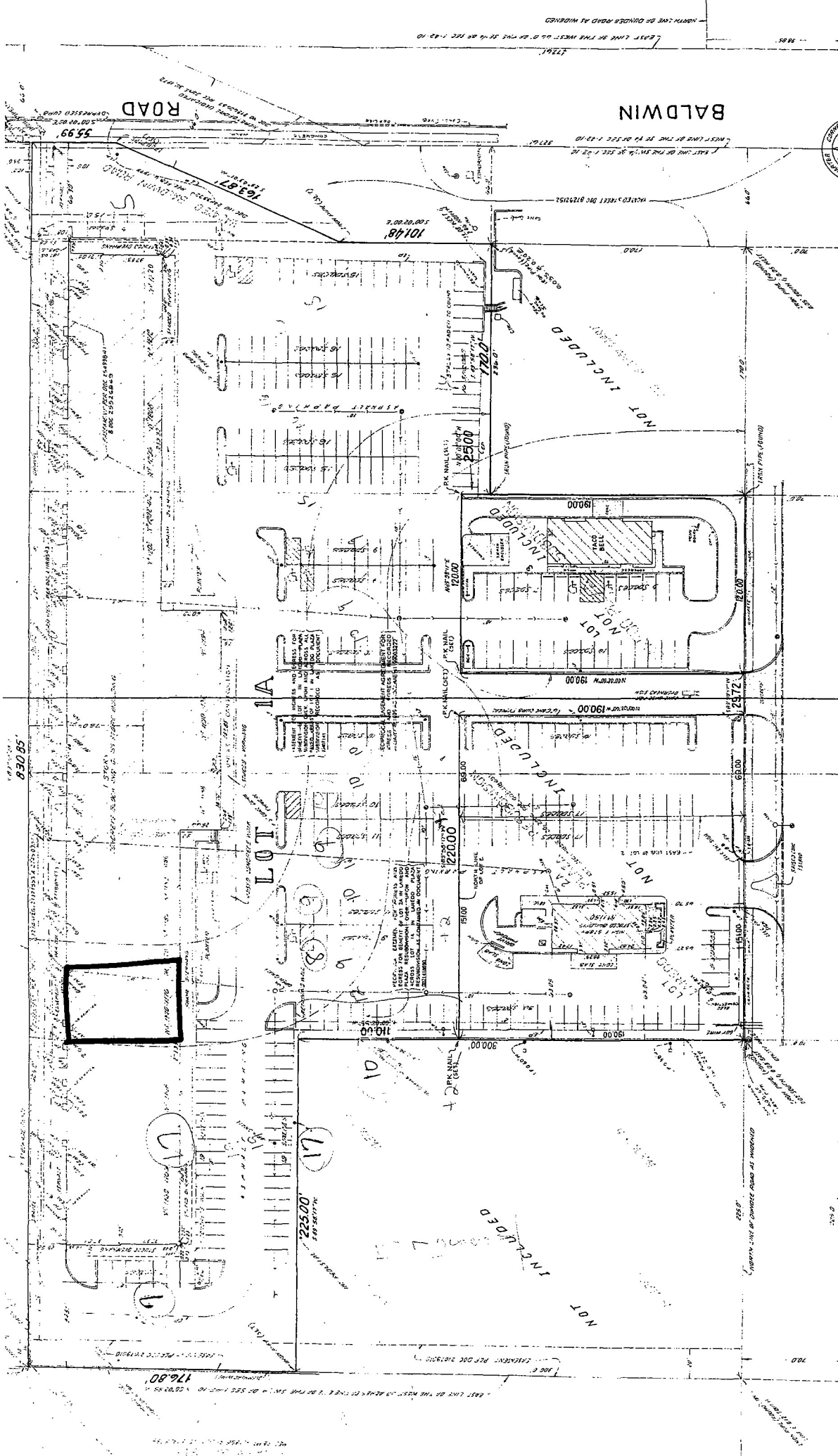


Notes

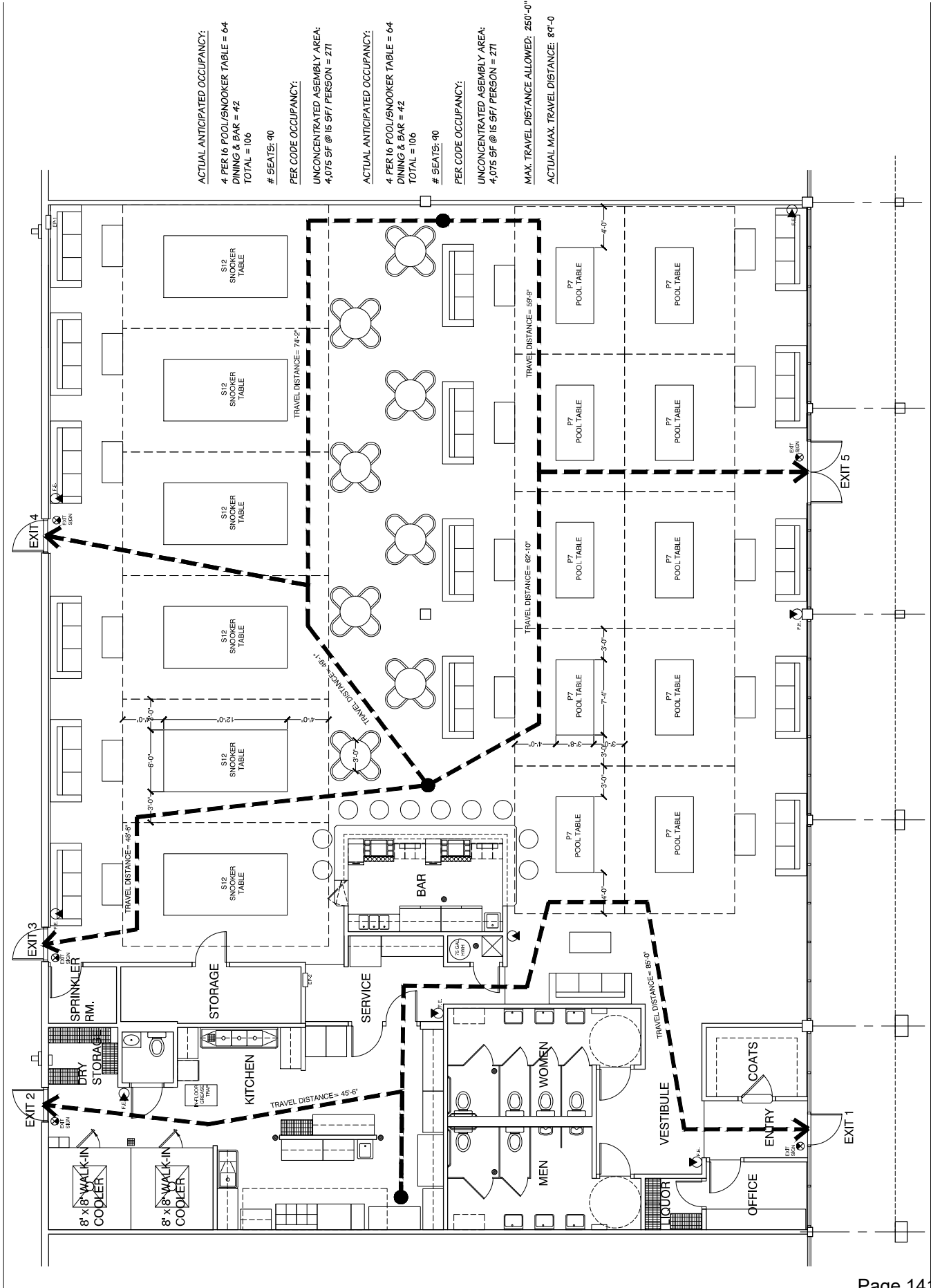
Print Date: 8/5/2025



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Addresses?
1170



PROJECT # 10005

SCALE: 1/8" = 1'-0"

REVISIONS: 1/1/2024

DATE: 09-09-2024

REV. DATE:

REV. DATE:

REV. DATE:

POOL PLAZA LA ROSITA

1170 E. DUNDEE RD., PALATINE, IL 60074

MAEMAR P.C.

A FULL SERVICE ARCHITECTURAL FIRM

9996 CICHARD LANE

CHICAGO, IL 60647

PHONE: (847) 550-8805

WWW.MAEMARP.C.COM

MAEMAR P.C.

THESE PLANS HAVE BEEN PREPARED BY AN ARCHITECT OR ARCHITECTS AND SHALL BE USED IN ACCORDANCE WITH THE ILLINOIS BUILDING CODE.

MAEMAR P.C. 2024

PROPOSED FLOOR PLAN

A1

Business Plan for The Gentlemen Billiards Bar and Grill Company

Business Information

Business Name: The Gentlemen Billiards Bar and Grill Company

Business Address: 1170 E Dundee Rd, Palatine IL 60074

Business Type: Billiards Hall, Sports Bar, and Pub-Style Restaurant

Owner: Bohdan Stakhura

Facility Size: 7,500 square feet

Executive Summary

The Gentlemen Billiards Bar and Grill Company will be a premier destination in Palatine, Illinois, offering a unique combination of upscale billiards, snooker, pub-style food, a full-service bar, and live sports entertainment. The facility will serve as a social and recreational hub for the community, catering to amateur and professional pool players, families, sports fans, and casual diners. A key feature of the business will be its involvement with the American Pool players Association (APA), including hosting regular league tournaments and events.

Business Description

The Gentlemen Billiards Bar and Grill Company is designed to blend the traditional charm of a classic billiards hall with the lively atmosphere of a modern sports bar. The layout will include:

- 6 full-size (12-ft) snooker tables
- 10 pool tables (mix of 7-ft and 9-ft sizes)
- Full-size bar offering beer, wine, cocktails, and spirits
- Kitchen serving a curated menu of pub-style food
- Multiple TVs for broadcasting all major sporting events
- Dedicated space for APA league play and local tournaments

- Pool and snooker school offering lessons and training programs

Hours of Operation

- Monday: 4 PM - 12 AM
- Tuesday - Thursday: 1 PM - 12 AM
- Friday - Saturday: 11 AM - 2 AM
- Sunday: 11 AM - 11 PM

Target Market

- Local residents aged 21-55
- Amateur and professional pool/snooker players
- APA league participants and spectators
- Sports fans and bar-goers
- Families and groups seeking recreational activities
- Local businesses looking for event or team-building venues

Menu Overview

Our menu will feature:

- Classic pub-style appetizers: wings, nachos, mozzarella sticks
- Sandwiches and burgers: cheeseburgers, chicken sandwiches, sliders
- Flatbreads and pizzas
- Salads and vegetarian options
- Soft drinks and a full bar menu including craft cocktails and beer

Staffing Plan

- 2 General Managers (Operations & Bar)
- 2 Bartenders
- 2 Cooks/Kitchen Staff
- 2 Floor Attendants/Servers
- 1 Billiards Instructors
- 1 Marketing/Event Coordinator

Marketing & Promotions

- Grand Opening Tournament & Specials
- APA League promotion and player nights
- Social media marketing (Instagram, Facebook, Google Business)
- Promotions tied to major sports events (e.g. Super Bowl, World Cup)
- Loyalty programs and memberships

Community Engagement

- Partnering with local schools for youth cue sports training
- Hosting charity tournaments and fundraisers
- Offering group lessons and corporate events

Compliance & Licensing

- Will secure all necessary business licenses and permits from the Village of Palatine
- Will obtain all required liquor, food service, and entertainment licenses
- Will ensure ADA compliance and all safety/fire code regulations

Conclusion

The Gentlemen Billiards Bar and Grill Company aims to become a landmark entertainment venue in Palatine. By combining the timeless appeal of cue sports with great food, drinks, and community engagement, we will offer a distinctive and memorable experience for all patrons.

Prepared by: Bohdan Stakhura

06/15/2025

Security Management Plan

Business Name: The Gentlemen Billiards Pub and Grill Company

Business Address: 1170 E Dundee Rd, Palatine, IL 60074

1. Purpose of the Security Plan

The purpose of this Security Plan is to ensure the safety and security of all patrons, staff, and property during regular operations and special events, including pool and snooker tournaments. The plan outlines staffing levels, alcohol age verification procedures, video surveillance, crowd control, and exterior security measures in compliance with the Village of Palatine requirements.

2. Business Hours

- **Sunday–Thursday:** 11:00 AM – 12:00 AM
 - **Friday–Saturday:** 11:00 AM – 2:00 AM (late-night operations)
-

3. Special Events (Pool/Snooker Tournaments)

- **Snooker Tournaments:** Expected **20–30 participants**. These tournaments will be held **once a month**.
- **APA League Pool Tournaments:** Expected **20–30 participants** per event.
- **Spectators:** Approximately **10–25 spectators** during tournaments.
- **Dining & Bar Patrons:** Up to **30 patrons** during tournaments.
- **Total Anticipated Occupancy:** At full capacity during events, **up to 106 people** may be present in the facility in accordance with the floor plan provided.

During tournaments, additional staff and security will be scheduled to ensure proper crowd control and safety.

4. Staffing and Security Levels

Regular Operations:

- 1 Manager on Duty
- 3–5 Servers/Bartenders (all BASSET certified)
- 1 Cook/Kitchen Staff

Tournaments / Late-Night Hours:

- 1 Manager on Duty
 - 4–6 Servers/Bartenders
 - 1 Cook/Kitchen Staff
 - **1 Security Staff** responsible for entry checks, ID verification, and crowd monitoring
-

5. Alcohol Age Verification

- All bartenders and servers will be BASSET certified.
 - An **ID scanning system** will be used at the bar and during tournament entry to verify the age of patrons consuming alcohol.
 - Wristbands will be provided to verified patrons consuming alcohol during tournament events.
-

6. Crowd Management Procedures

Entry Management

- A staff member or security personnel will be positioned at the entrance during tournaments to check IDs and control access.

Interior Control

- Designated seating areas will separate tournament participants/spectators from general restaurant patrons.
- Staff will monitor tables to prevent overcrowding and ensure safe movement within the facility.

Exit Procedures

- Staff and security will ensure an orderly departure of patrons at closing time, especially during late-night hours.

7. Video Surveillance System

- **Interior Cameras:** Covering all pool and snooker tables, the bar area, and all entry/exit points.
 - **Exterior Cameras:** Covering the main entrance, rear exit, and the parking lot area.
 - Video footage will be recorded continuously and stored for a minimum of 30 days.
-

8. Exterior Security Measures

- Adequate lighting will be maintained around the building and in the parking lot.
 - Security staff will monitor patrons exiting the building and transitioning to the parking area during late-night hours.
 - If required by the Police Department, additional exterior patrols can be arranged for larger events.
-

9. Emergency Procedures

- All staff will be trained in emergency response, including contacting law enforcement and emergency services as needed.
 - The Manager on Duty will be responsible for ensuring compliance with safety procedures.
-

10. Compliance with Village Requirements

This Security Management Plan is designed to comply with the Village of Palatine's ordinance requirements for late-night establishments. We will work with the Palatine Police Department to ensure that any additional security measures they require are implemented.

ORDINANCE NO. 0-77-09

**AN ORDINANCE GRANTING A SPECIAL USE AND VARIATIONS
1168-1170 E. DUNDEE ROAD (CASE NO. 09-018) (BANQUET FACILITY)**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on June 15, 2009**

ORDINANCE NO. 0-77-09

**AN ORDINANCE GRANTING A SPECIAL USE AND VARIATIONS
1168-1170 E. DUNDEE ROAD (CASE NO. 09-018)**

WHEREAS, pursuant to a petition and public hearing on May 12, 2009 of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit a banquet and meeting facility, including the service of food, liquor and live entertainment, pursuant to Section 11.02 (d) (3) of the Palatine Zoning Ordinance; and a Variation of 87 parking spaces to permit a shopping center to have 224 parking spaces instead of the minimum required 311 parking spaces pursuant to Section 7.03 (b) (1) (d) of the Palatine Zoning Ordinance, on the following legally described property.

Lot 1A in Laredo Plaza Resubdivision of Lots 1 and 2 in Laredo Plaza Subdivision of part of the East 1/2 of the Southwest 1/4 of Section 1, Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat of said resubdivision recorded December 20, 2002 as Document 0021418691, in Cook County, Illinois.

commonly known as 1168 – 1170 E. Dundee Road (PIN #02-28-109-005).

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

SECTION 1: A Special Use to permit a banquet and meeting facility, including the service of food, liquor and live entertainment, pursuant to Section 11.02 (d) (3) of the Palatine Zoning Ordinance; and a Variation of 87 parking spaces to permit a shopping center to have 224 parking spaces instead of the minimum required 311 parking spaces pursuant to Section 7.03 (b) (1) (d) of the Palatine Zoning Ordinance, is hereby granted, subject to the following conditions:

1. The Special Use shall substantially conform to the business plan attached hereto as Exhibit 'A,' and the floorplan attached hereto as Exhibit 'B,' and the site circulation plan attached hereto as Exhibit 'C,' except as such plans may be changed to conform to Village Codes and Ordinances.
2. The Banquet Facility may remain open until 1 AM (Monday – Friday) and 2 AM on Saturday and Sunday.
3. Security shall be provided until 1 AM (Monday – Friday) or 2 AM (Saturday – Sunday) or 30 minutes after closing, whichever is later. Security shall be coordinated with the Palatine Police Department and shall be provided for the banquet facility, as well as the rest of the shopping center (1164-1220 E. Dundee Road).
4. Food service including either full multiple course meals, hors d'oeuvres, buffet or smorgasbord will be provided at all events in accordance with the Class "H" Liquor License.
5. The banquet facility shall be permitted to hold events such as weddings, baptisms, cotillions, quinceñeras, social club events, reunions, family events, funeral luncheons, scheduled events or cultural events supporting a non-profit, religious, or community organization, or other similar events.
6. The Village of Palatine shall conduct a review of the operations, parking and traffic, no earlier than 6-months after the Petitioner receives a Certificate of Occupancy.

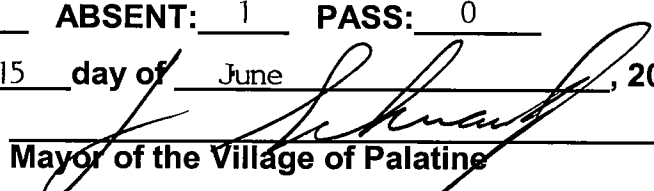
SECTION 2: That the petition for Special Use and variation, a copy of the public notice and the report of the hearing be attached hereto and form a part of this ordinance.

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 15 day of June, 2009

AYES: 5 **NAYS:** 0 **ABSENT:** 1 **PASS:** 0

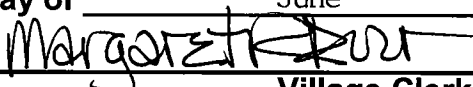
APPROVED by me this 15 day of June, 2009



Mayor of the Village of Palatine

ATTESTED and **FILED** in the office of the Village Clerk this

15 day of June, 2009



Village Clerk

Petitioner Justification:

1. The use is deemed necessary for the public convenience at that location
2. The use is designed, located, and proposed to be operated that the public health, safety and welfare will be protected
3. The use will not cause substantial injury to nearby property values
4. With respect to live entertainment uses, the use shall not:
 - a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
 - b. Impose undue health, sanitation or safety burdens on the village
 - c. Create excessive demands on the Village of Palatine Police Department
 - d. Be of nature otherwise prohibited by law or village ordinance

Business Plan:

Nature of business – banquets, weddings, baptisms, cotillions, quinceaneras, social club events, reunions, family events, funeral luncheons, and other scheduled events or cultural events held in conjunction with a non-profit, religious, or other community organization.

Food service will be provided at all events in a manner consistent with the requirements for the Class "H" Liquor License.

Proposed Hours of operation – Friday until 2:00 a.m., Saturday until 2:00 a.m., Sunday until 1:00 a.m. and Holidays (could fall during a week day) ex: Thanksgiving Day, Christmas Eve and New Years Eve hours until 2:00 a.m.

Open mornings to hold community meetings or special events as early as 8:00 a.m.

Number of employees – 6 to 10 employees plus security guards on the nights of the events

Floor plan and menu – 7500 SF (floor plan and menu attached)

Proposed number of tables is 25 to 30 to seat 8 to 10 persons at each for an estimated total of 200 to 300 persons.

Mission Statement:

"To offer an affordable alternative to a culturally diverse community to hold unforgettable memories within the beauty of an event hall in an ever growing city without sacrificing the financial discomfort".

NOTES:

Dancing and family union is such a big part of the Hispanic community and there is no location in this area to hold such events at affordable prices. Being bilingual we have access to a larger client base and a unique perspective on things. Where some competitors do not have that multicultural aspect, for us, it is inherent.

Multiuse of the hall and plan to use for meetings that benefit the community such as morning bilingual book club to encourage verbal skills in English and other community meetings.

Community service place to meet, there is no place for meetings or events that serves the Hispanic community in Spanish.

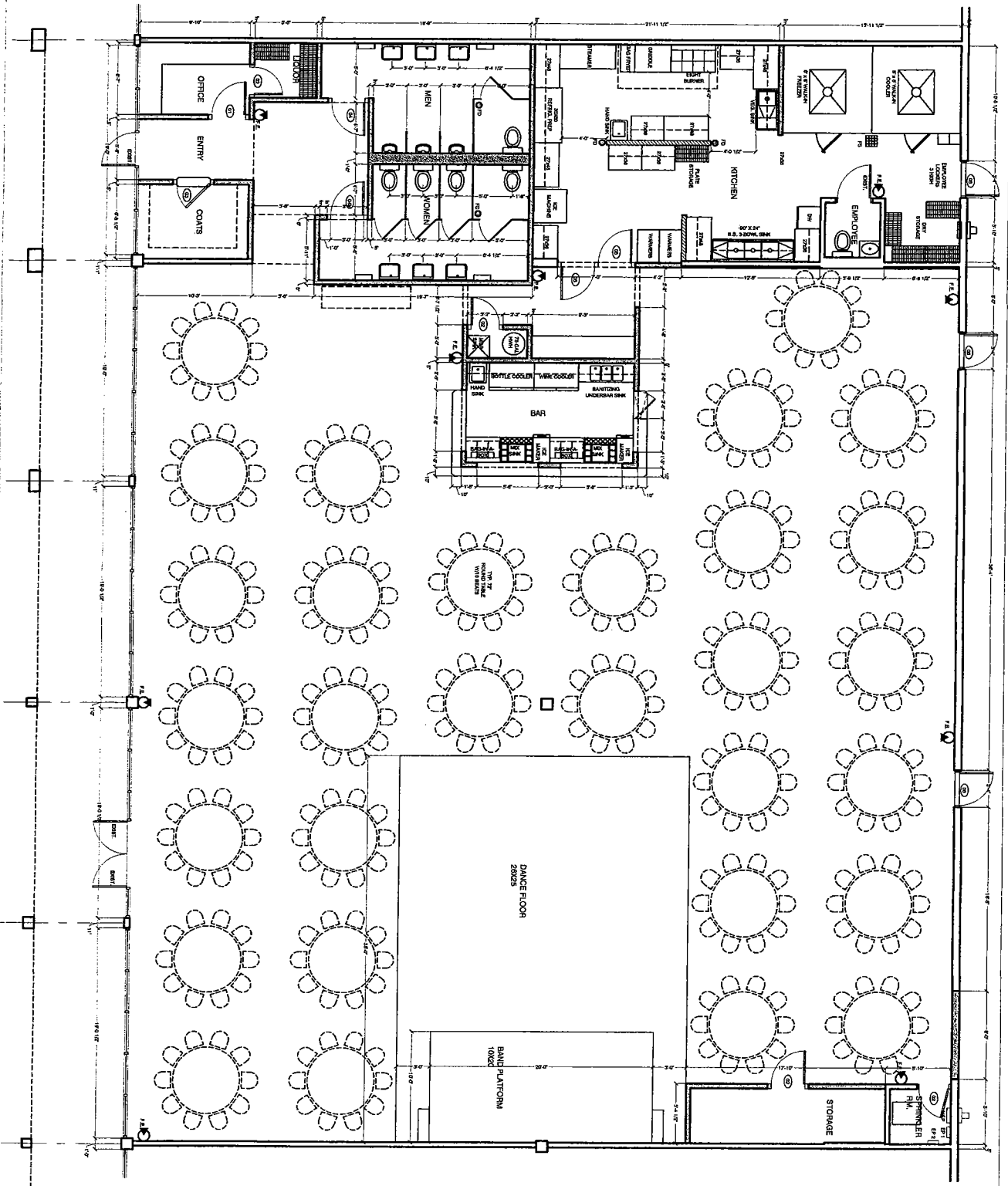
Security cameras will be installed inside the hall and outside as well as security guards during certain events.

Juan Pablo is the Co-Founder of State of Zacatecas, Mexico Social Club est. 1994 in Palatine and State of Zacatecas Federation Club representing several towns of the State of Zacatecas. Juan Pablo has extensive experience in event coordinating.

Juan Pablo has several years experience in the restaurant business worked for Marriot Lincolnshire Resort restaurant and has worked at various other restaurants as kitchen helper, bus boy and food server.

A family owned and operated business our daughter and son have current food handlers certificate with the State of Illinois, and our daughter is Basset Certified. We will comply with the Village of Palatine regulations on food handling classes for all working in the kitchen to be certified. Food will be served at of the events.

**Revised 6-12-09* EXHIBIT 'A'



PRELIMINARY - NOT FOR CONSTRUCTION

BANQUET FACILITY

1170 E. DUNDEE RD., IL

MAEMAR P.C.

A FULL SERVICE ARCHITECTURAL PRACTICE

3998 ORCHARD LANE
LONG GROVE, IL 60047
PHONE: (847) 555-9805
FAX: (847) 555-9815



SHEET #

A1

SHEET TITLE

PROPOSED FLOOR PLAN

DATE: 10-06

ISSUED FOR CLIENT REVIEW

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

PROJECT # 0608

REV. DATE:

REV. DATE:

REV. DATE:

REV. DATE:

THE UNDERSIGNED CERTIFIES THAT THESE PLANS

HAVE BEEN PREPARED UNDER MY DIRECT

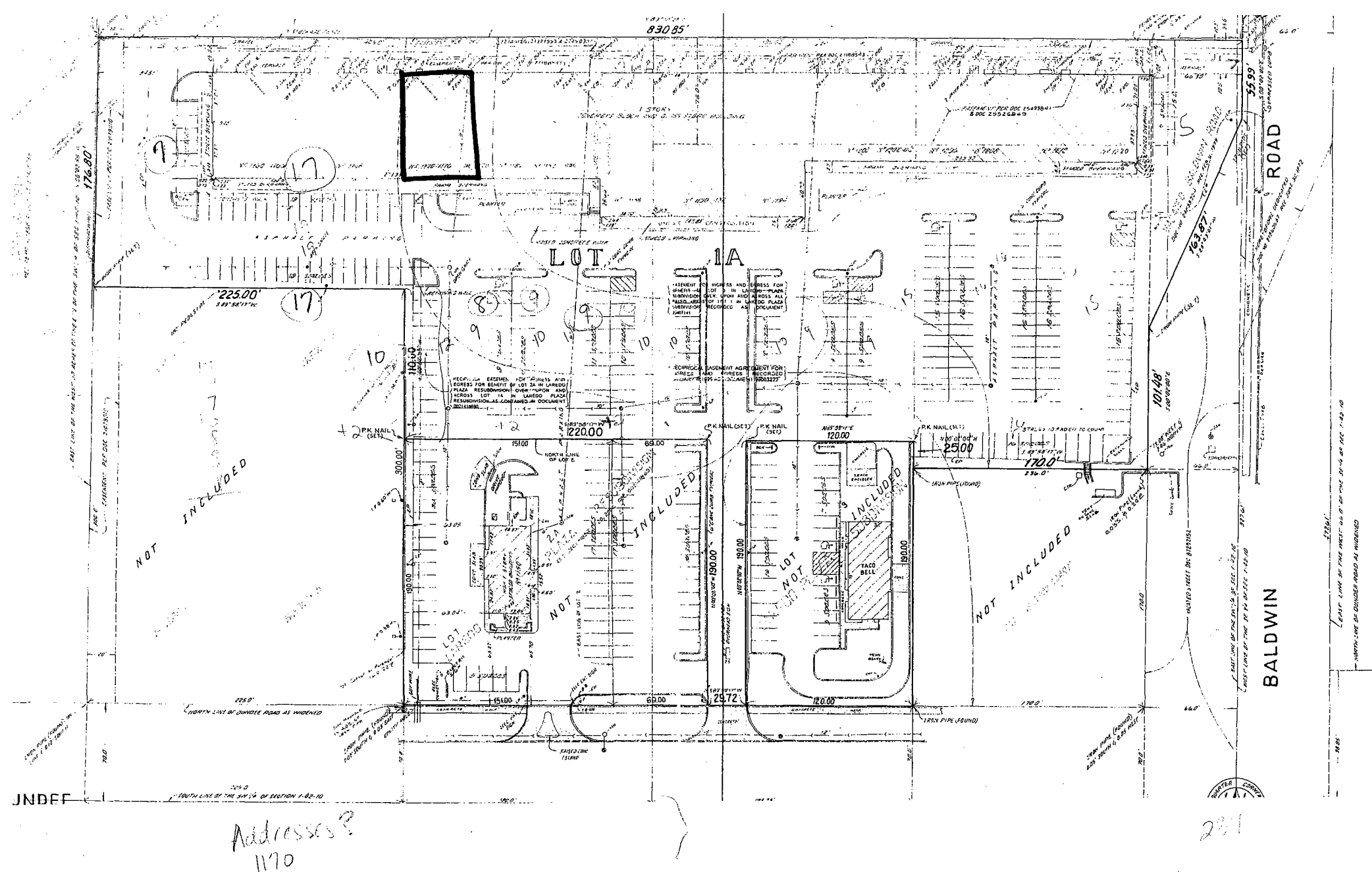
SUPERVISION AND THAT TO THE BEST OF MY

KNOWLEDGE AND BELIEF THEY MEET THE REQUIREMENTS

OF THE ILLINOIS BUILDING CODE.

MURRAY FAYAN/ARCHITECT

LICENSE # 001011710 EXP. 11/04/2012



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

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:

Special use to permit a restaurant, with alcohol service

The property is commonly known as 1170 E. Dundee Road.

The petitioner is requesting Special Use approval to operate a restaurant and associated billiards hall use, including alcohol and food service. This proposal includes assembly uses, as an accessory use for tournament events.

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

FILE #: SU-000188-2025

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 1170 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 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

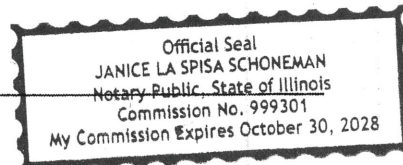
IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 7TH day of AUGUST, A.D., 2025.

By Todd Wassell

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 the Code of Ordinances Chapter 3, Section 3-25 Liquor Licenses Increasing Class D (Restaurant) Liquor Licenses by One for Gentlemen Billiards Bar & Grill Located at 1170 E. Dundee Road

BACKGROUND:

On this evening's agenda is a request for a Special Use for the Gentlemen Billiards Bar & Grill located at 1170 E. Dundee Road. The petitioner, Bohdan Stakhura, wishes to apply for a Class D (Restaurant) Liquor License for a restaurant/bar. The proposed hours of operation are: Monday 4 PM to 12 AM; Tuesday - Thursday 1 PM to 12 AM; Friday - Saturday 11 AM to 2 AM; and Sunday 11 AM to 11 PM. The permitted hours for a Class D Liquor License are Sunday - Wednesday 6 AM to 1 AM and Thursday - Saturday 6 AM to 2 AM.

KEY ISSUES:

- Increase the number of Class D (Restaurant) Liquor Licenses by one for a total of 36.

BUDGET IMPACT:

The annual fee for a Class D Liquor License is \$4,071.

RECOMMENDATION:

Action is at the discretion of the committee.

ACTION REQUIRED:

Action is at the discretion of the Committee.

ATTACHMENTS:

1. ORD Increase Class D Liquor - Gentlemen Billiards
2. Gentlemen Billiards Business Plan
3. Gentlemen Billiards Floor Plan
4. Gentlemen Billiards Menu

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES CHAPTER 3, SECTION 3-35 LIQUOR LICENSES INCREASING CLASS D (RESTAURANT) LIQUOR LICENSES BY ONE FOR GENTLEMEN BILLIARDS BAR & GRILL LOCATED AT 1170 E. DUNDEE ROAD

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:

SECTION 1: That the Code of Ordinances of the Village of Palatine, Illinois, as amended, be and the same is hereby further amended by increasing the number of Class “D” Liquor Licenses listed in Section 3-35 Chapter 3 by one for a total of 36 for Gentlemen Billiards Bar & Grill located at 1170 E. Dundee Road.

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

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

Business Plan for The Gentlemen Billiards Bar and Grill Company

Business Information

Business Name: The Gentlemen Billiards Bar and Grill Company

Business Address: 1170 E Dundee Rd, Palatine IL 60074

Business Type: Billiards Hall, Sports Bar, and Pub-Style Restaurant

Owner: Bohdan Stakhura

Facility Size: 7,500 square feet

Executive Summary

The Gentlemen Billiards Bar and Grill Company will be a premier destination in Palatine, Illinois, offering a unique combination of upscale billiards, snooker, pub-style food, a full-service bar, and live sports entertainment. The facility will serve as a social and recreational hub for the community, catering to amateur and professional pool players, families, sports fans, and casual diners. A key feature of the business will be its involvement with the American Pool players Association (APA), including hosting regular league tournaments and events.

Business Description

The Gentlemen Billiards Bar and Grill Company is designed to blend the traditional charm of a classic billiards hall with the lively atmosphere of a modern sports bar. The layout will include:

- 6 full-size (12-ft) snooker tables
- 10 pool tables (mix of 7-ft and 9-ft sizes)
- Full-size bar offering beer, wine, cocktails, and spirits
- Kitchen serving a curated menu of pub-style food
- Multiple TVs for broadcasting all major sporting events
- Dedicated space for APA league play and local tournaments

- Pool and snooker school offering lessons and training programs

Hours of Operation

- Monday: 4 PM - 12 AM
- Tuesday - Thursday: 1 PM - 12 AM
- Friday - Saturday: 11 AM - 2 AM
- Sunday: 11 AM - 11 PM

Target Market

- Local residents aged 21-55
- Amateur and professional pool/snooker players
- APA league participants and spectators
- Sports fans and bar-goers
- Families and groups seeking recreational activities
- Local businesses looking for event or team-building venues

Menu Overview

Our menu will feature:

- Classic pub-style appetizers: wings, nachos, mozzarella sticks
- Sandwiches and burgers: cheeseburgers, chicken sandwiches, sliders
- Flatbreads and pizzas
- Salads and vegetarian options
- Soft drinks and a full bar menu including craft cocktails and beer

Staffing Plan

- 2 General Managers (Operations & Bar)
- 2 Bartenders
- 2 Cooks/Kitchen Staff
- 2 Floor Attendants/Servers
- 1 Billiards Instructors
- 1 Marketing/Event Coordinator

Marketing & Promotions

- Grand Opening Tournament & Specials
- APA League promotion and player nights
- Social media marketing (Instagram, Facebook, Google Business)
- Promotions tied to major sports events (e.g. Super Bowl, World Cup)
- Loyalty programs and memberships

Community Engagement

- Partnering with local schools for youth cue sports training
- Hosting charity tournaments and fundraisers
- Offering group lessons and corporate events

Compliance & Licensing

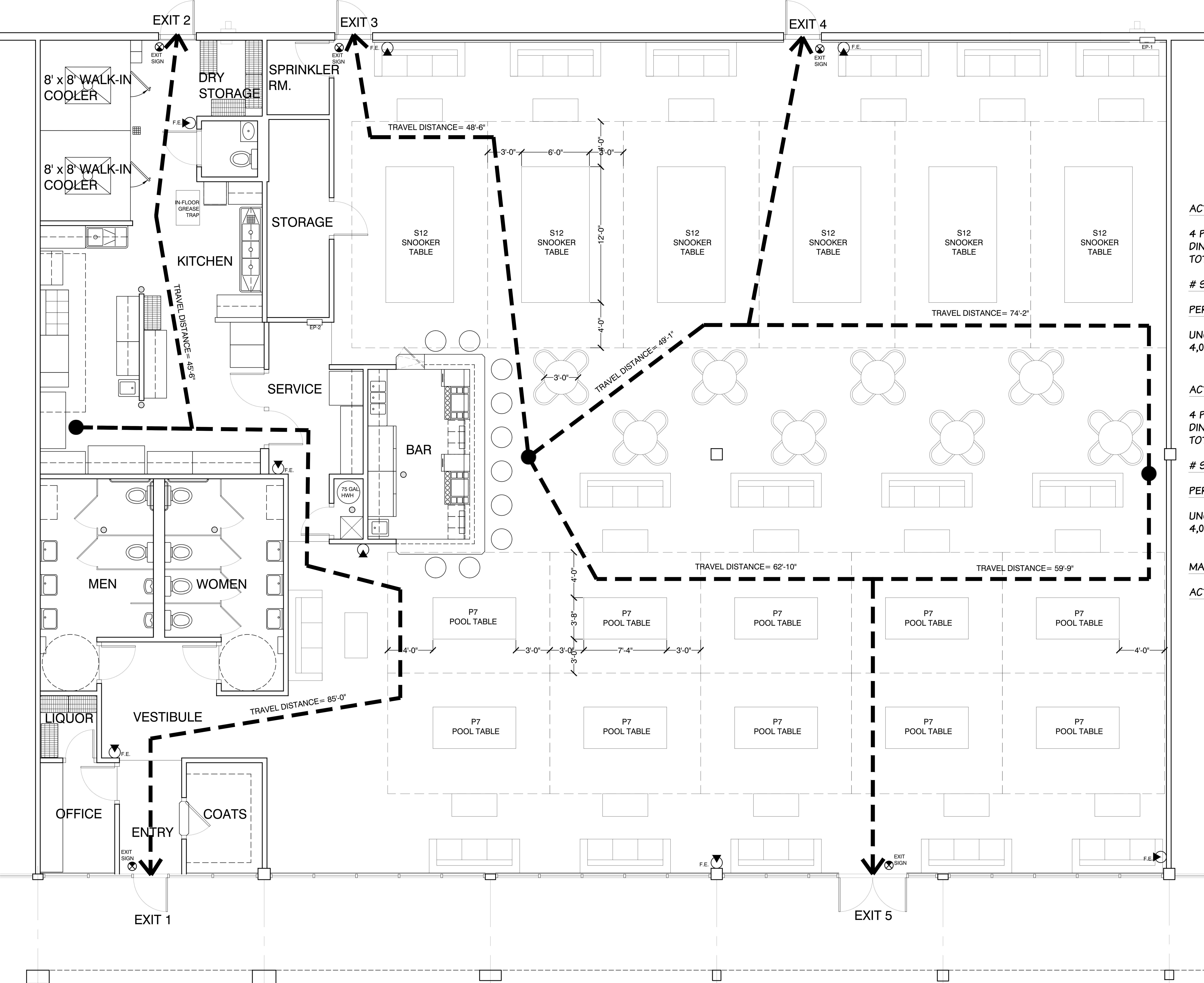
- Will secure all necessary business licenses and permits from the Village of Palatine
- Will obtain all required liquor, food service, and entertainment licenses
- Will ensure ADA compliance and all safety/fire code regulations

Conclusion

The Gentlemen Billiards Bar and Grill Company aims to become a landmark entertainment venue in Palatine. By combining the timeless appeal of cue sports with great food, drinks, and community engagement, we will offer a distinctive and memorable experience for all patrons.

Prepared by: Bohdan Stakhura

06/15/2025



ACTUAL ANTICIPATED OCCUPANCY:

4 PER 16 POOL/SNOOKER TABLE = 64
DINING & BAR = 42
TOTAL = 106

SEATS: 90

PER CODE OCCUPANCY:

UNCONCENTRATED ASSEMBLY AREA:
4,075 SF @ 15 SF/ PERSON = 271

ACTUAL ANTICIPATED OCCUPANCY:

4 PER 16 POOL/SNOOKER TABLE = 64
DINING & BAR = 42
TOTAL = 106

SEATS: 90

PER CODE OCCUPANCY:

UNCONCENTRATED ASSEMBLY AREA:
4,075 SF @ 15 SF/ PERSON = 271

MAX. TRAVEL DISTANCE ALLOWED: 250'-0"

ACTUAL MAX. TRAVEL DISTANCE: 89'-0

POOL PLAZA LA ROSITA
1170 E. DUNDEE RD., PALATINE, IL 60074

MAEMAR P.C.
A FULL SERVICE ARCHITECTURAL PRACTICE

3996 ORCHARD LANE
LONG GROVE, IL 60047
PHONE : (647) 550-9805
www.maemarpc.com

SHEET #
A1

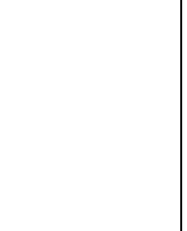
SHEET TITLE
PROPOSED FLOOR PLAN

DATE: 06-20-25
ISSUED FOR: PERMIT
SCALE: 1"=1'-4"
PROJECT #: 0905

REV. DATE:
REV. DATE:
REV. DATE:

THE UNDERSIGNED CERTIFIES THAT THESE PLANS
HAVE BEEN PREPARED UNDER MY DIRECT
SUPERVISION AND TO THE BEST OF MY
KNOWLEDGE & BELIEF THEY MEET THE REQUIREMENTS
OF ADA AND PALATINE BUILDING CODE.

MERHAN FARHANI POUR
LICENSE # 001-011719 EXP. 11/30/2036



The Gentlemen Billiards Bar and Grill

Food & Drink Menu

Starters & Shareables

- Mozzarella Sticks
- Loaded Nachos
- Buffalo Wings (mild, hot, BBQ)
- Jalapeño Poppers
- Onion Rings
- Chicken Tenders

Burgers & Sandwiches

- Classic Cheeseburger
- BBQ Bacon Burger
- Spicy Chicken Sandwich
- Grilled Chicken Club
- Philly Cheesesteak
- Veggie Burger

Pizzas (12" Hand-Tossed)

- Cheese
- Pepperoni
- Sausage & Mushroom
- Supreme
- BBQ Chicken
- Veggie

Pub Entrées

- Fish & Chips
- Chicken Quesadilla
- Grilled Chicken Caesar Wrap
- Shrimp Basket
- Sliders Sampler

The Gentlemen Billiards Bar and Grill

Food & Drink Menu

Sides

- French Fries
- Sweet Potato Fries
- Side Salad
- Coleslaw
- Mac & Cheese

Kids Menu

- Chicken Nuggets
- Mini Cheeseburgers
- Grilled Cheese
- Kids Pizza Slice

Desserts

- Brownie Sundae
- Cheesecake
- Ice Cream Cup

The Gentlemen Billiards Bar and Grill

Food & Drink Menu

Draft Beer (16 oz / 22 oz)

- Bud Light
- Miller Lite
- Guinness
- Blue Moon
- Lagunitas IPA
- Revolution Anti-Hero IPA
- Seasonal Craft Rotating Tap

Bottled Beer & Seltzers

- Corona
- Heineken
- Modelo
- Stella Artois
- White Claw (various flavors)
- Truly Hard Seltzer
- Budweiser

House Cocktails

- Gentlemen's Old Fashioned
- Poolside Mule
- Billiard Breeze
- Palatine Margarita
- Chicago Sour
- Classic Mojito

Wine (by the Glass / Bottle)

- White: Chardonnay, Pinot Grigio, Sauvignon Blanc
- Red: Cabernet Sauvignon, Merlot, Pinot Noir
- Rosé & Sparkling: Rosé, Prosecco

The Gentlemen Billiards Bar and Grill

Food & Drink Menu

Spirits

- Vodka: Tito's, Grey Goose, Smirnoff
- Whiskey/Bourbon: Jameson, Maker's Mark, Jack Daniel's, Bulleit
- Rum: Bacardi, Captain Morgan, Malibu
- Tequila: Jose Cuervo, Espolon, Patron
- Gin: Bombay Sapphire, Tanqueray
- Liqueurs: Baileys, Kahlua, Amaretto

Consider a Motion Approving a License Agreement to Allow for the Reconstruction of an Existing Driveway in the N. Forest Avenue Right-of-Way, South of W. North Street

BACKGROUND:

The Subject Property is an existing single-family home, located directly south of W. North Street, along the unimproved right-of-way of N. Forest Avenue. As an existing condition of the home at 1267 N. Forest Avenue, which was constructed in unincorporated Cook County, the private driveway was constructed in the N. Forest Avenue right-of-way. Along with the other properties in the Northwest Sub Area, this property was annexed into the Village in 2005. The subdivision and right-of-way were platted in 1926. The Petitioner has applied for a building permit to reconstruct the driveway, and, as it is located in the now-Village right-of-way, a license agreement would be required to memorialize the driveway encroachment. In addition to the property at 1267 N. Forest Avenue, the property at 1274 N. Forest and 1215 N. Forest Avenue could also be included in future license agreements for driveway reconstruction or future access to this right-of-way. Therefore, the Petitioner is requesting a license agreement to allow a private driveway to be reconstructed in the N. Forest Avenue right-of-way, south of W. North Street.

KEY ISSUES:

- As an existing condition, the Subject Property was developed in unincorporated Cook County and annexed into the Village in 2005. The 1267 N. Forest Avenue home obtained its access through a private drive constructed in the N. Forest Avenue right-of-way when it was built in Cook County.
- The current homeowner has applied for a building permit to allow for the reconstruction of the driveway. As there is not a license agreement in place to allow for both the encroachment of the driveway and a landscaped bulb, the building permit application is an appropriate opportunity to require the license agreement.
- The proposed license agreement language requires the Petitioner to be responsible for all construction and maintenance responsibilities and snow removal activities. It will also memorialize the reconstruction of the existing driveway and partially landscaped island, within the right-of-way.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the license agreement for the N. Forest Avenue right-of-way, south of W. North Street.

ACTION REQUIRED:

Staff recommends authorization to execute a License Agreement, subject to the final review and approval by the Village Attorney, for the Forest Avenue right-of-way, south of W. North Street.

ATTACHMENTS:

1. Aerial Map
2. FINAL DRAFT - Forest Avenue access license agreement

**Legend****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.

LICENSE AGREEMENT BETWEEN THE VILLAGE OF PALATINE AND MANSUKH J. PIPALIYA AND SMITABEN PIPALIYA – PROPERTY OWNERS OF LOT DIRECTLY EAST OF THE N. FOREST AVENUE RIGHT-OF-WAY AT 1267 N. FOREST AVENUE

This License Agreement ("Agreement") is made as of this day of _____, 2025, by and between Village Of Palatine, an Illinois municipal home rule corporation ("Village") and MANSUKHBHAI PIPALIYA, SMITABEN PIPALIYA, and, 1267 N. Forest Avenue, Palatine, Illinois ("Licensees").

The following recitals of fact are a material part of this Agreement.

A. Village is a home rule unit of government in accordance with Article VII, Section 6, of the Constitution of the State of Illinois, 1970;

B. Village is the owner of a certain right of way in the Village of Palatine, County of Cook and State of Illinois, graphically depicted on Exhibit A attached hereto and made a part hereof (the "Right of Way").

C. Licensees are the owners of the lot directly east of the N. Forest Avenue right of way (02-09-117-002-0000) Palatine, Illinois, of which the lot is abutting the unimproved N. Forest Avenue Right of Way, and would otherwise not have any direct access to the Village-owned Right of Way. This platted lot is part of the Percy Wilson's Forest View Highlands Subdivision. In order to provide access for said lot, without a driveway extension intersecting and encroaching the existing public Right of Way, a new public street and private driveway access would have to be constructed between N. Forest Avenue and the subject lot. As the subject lot has access to a constructed public street only by way of the existing driveway constructed in the Right-of-Way - the Licenseesproperty owners are requesting to re-surface and maintain a private driveway in the Village-owned right-of-way, to provide access to an existing single-family home on the subject lot. The home and its driveway construction in the right-of-way were completed, prior to annexation into the Village of Palatine.

i. Additional licensees(listed below) include the owners of the lots abutting the N. Forest Avenue right of way from the west. These properties have existing access, or, would not be accessible other than the use of the N. Forest Avenue Right of Way and warrant access. Licensees listed below are subject to all requirements listed in this document.

a. 1215 N FOREST AVE (02-09-116-004-0000)

b. 1274 N FOREST AVE (02-09-116-005-0000)

D. Village wishes to grant, and Licensees wishes to receive, a non-exclusive license to access and utilize the N. Forest Avenue Right of Way for the purpose of provided a driveway access for an existing home, as set forth herein, all as more fully set forth below.

E. Said unimproved N. Forest Avenue Right of Way and North Street was annexed into the Village in 2005.

NOW, THEREFORE, in consideration of the foregoing, the mutual agreement of the parties hereto and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Grant of License. Village hereby grants to Licensees, a non-exclusive license to construct a pavement overlay and landscaped areas onto N. Forest Avenue in the Right of Way, at a manner and location acceptable to the Village. The pavement shall be placed and installed in accordance with the plans attached hereto as Exhibit B and pursuant to a Village of Palatine building/site development permit review. It is expressly understood and agreed by the Licensees that no other temporary or permanent structures shall be allowed to be placed within the Right of Way. Any additional requirements will be further identified in the required site development permit application and review. Further, no landscaping other than grass, shrubs, brick-paver-ribbon, and small trees (with likeness to the existing landscaped driveway-circle as of this date) shall be permitted in the Right of Way, without the prior written authorization of the Village Manager. Additional licensees listed in section C(i) shall be permitted to only construct pavement improvements (prohibiting landscaping, etc.) in the N. Forest Avenue area, subject to a Village of Palatine building/site development permit review. Violation of these terms shall be grounds for immediate termination of this Agreement.

2. Term of License. The license granted hereunder shall commence on the date hereof and shall terminate (the "Termination Date") upon the earlier of: (a) upon thirty (30) days notice from the Village or (b) upon a breach of the terms hereof. Upon the occurrence of any of the events described in the preceding sentence, this License shall immediately expire and Licensees shall remove any non-permitted improvements and any other items in the Right of Way placed by Licensees, within fourteen (14) days after receipt of written notice from the Village.

3. License Only. This Agreement creates a license only with respect to Paragraphs 1 and 2 hereof and part of the right-of-way and Licensees acknowledges that Licensees does not and shall not claim at any time any interest or estate of any kind or extent whatsoever in the Right of Way by virtue of such licenses or Licensees' use of the Right of Way pursuant hereto.

4. Return of the Right of Way. At the termination of this Agreement, Licensees shall repair and restore the Right of Way and shall remove any unpermitted improvements to the condition the right of way existed; prior to the Licensed activities.

5. Maintenance of Ppavement Oeoverlay in the Right of Way. During the term of this Agreement, Licensees shall maintain the pavement overlay and landscaped areas to be in good condition and repair and in full compliance with the Village of Palatine Code of Ordinances, at its sole cost and expense. Licensees shall have sole responsibility for the condition and use of the pavement overlay, including snow removal, and compliance with all applicable laws, statutes, ordinances, codes, rules, regulations, orders and decrees. Licensees at its sole cost and expense, shall obtain any required permits in connection therewith. The maintenance area will include the entire driveway, as extended, from the existing driveway connection at N. Forest Avenue located in the Right of Way, to the point serving the existing home at 1267 N. Forest Avenue, as set forth on Exhibit B. The maintenance area also includes landscaped areas described in section 1 above. Maintenance areas for additional licensees listed in C(i) are limited to the following:

- ii. The maintenance area will include the entire driveway, as extended, from the existing driveway connection at N. Forest Avenue located in the Right of Way, to the point serving the properties listed in C(i), as described in Exhibit "C" and "D". This maintenance area anticipates a future driveway connection in the Right of Way for the property listed in C(i)(b) – as described in Exhibit "C". The future driveway connection is subject to all standards listed within this agreement.

6. Reservation of Rights by Village. The right to use the Right of Way is expressly reserved by Village, its successors, grantees, invitees, employees, elected officials and assigns. In addition, and not by limitation, but by way of example, Village, its successors, grantees, invitees, employees, elected officials and assigns, reserve the right from time to time to grant additional licenses and easements, upon the Right of Way, provided that such licenses do not unreasonably interfere with Licensees' use of the Right of Way pursuant to the terms hereof.

7. No Transfer by Licensees. Licensees shall not transfer any of its rights hereunder without the prior written consent of Village. Any such assignment made without the prior written consent of Village shall be null and void and of no further force or effect and shall entitle Village to terminate this Agreement.

8. Indemnity and Hold Harmless. Except for damage caused by Village, Licensees for and on behalf of itself and each of them, all successors, grantees, invitees, family members and assigns, assumes sole and entire responsibility for any and all loss of life, injury to persons or damage to Right of Way that may be sustained directly or indirectly due to the installation of the pavement overlay, condition or presence of the pavement overlay or the activities, operations or use of the Right of Way by Licensees, and each of them, or its successors, grantees, invitees, agents, family members and assigns or the general public. Further, and except for damage caused by Village Licensees, for itself, and each of them, its successors, grantees, invitees, family members and assigns, and for those claiming by, through or under any of them, hereby releases Village, its members, agents, and employees and elected officials (collectively, the "Indemnitees") from any and all claims or demands for loss, liability, expense, cost or damage (whether to person or Right of Way), including, without limitation, reasonable attorneys' fees and litigation costs incurred by the Indemnitees in connection therewith, that may arise from the installation, condition or presence of pavement overlay in the Right of Way by Licensees, and each of them, its agents, successors, grantees, invitees, family members and assigns, officers, directors, employees, representatives and agents. Except for damage caused by Village or its successors, Licensees hereby agrees to indemnify, defend and hold harmless the Indemnitees from and against any and all liability, loss, claim, demand, lien, damage, penalty, fine, interest, cost and expense (including without limitation, reasonable attorneys' fees and litigation costs) incurred by the Indemnitees for injuries to persons (including, without limitation, loss of life) and for damage, destruction or breach of the pavement overlay which is directly or indirectly due to the activity, work or thing done, permitted or suffered by Licensees on or about the pavement overlay, or for any act or omission of Licensees, or each of them, its agents, successors, grantees, invitees, family members and assigns and any of their officers, directors, employees, representatives and agents. Licensees shall cooperate with Village in the defense of any such claims, demands or action, including, without limitation, the employment, at the sole expense of Licensees, of legal counsel reasonably satisfactory to Village. Licensees also agree to indemnify, defend, and hold harmless the indemnities against any and all liability, loss, claim, demands, and/or damage claims resulting from the licensee's reconstruction of or connection to the existing driveway, in the W. North Street right-of-way, serving the

home at 1325 N. Grove Avenue. Nothing herein contained shall constitute a waiver by the Village by the Village of any right, privilege or defense available to the Village, under statutory or common law, including, but not limited to the Illinois Local Governmental and Governmental Employees Tort Immunity Act, 745 ILCS 10/1-101 et seq., as amended.

9. Insurance. Licensees at its sole cost and expense, shall purchase and keep in full force and effect during the term hereof, Commercial General Public Liability Insurance (including, but not limited to, contractual liability insurance covering, without limitation, Licensees' indemnification obligations hereunder) in an amount not less than Three Million and no /100 Dollars (\$3,000,000) on a combined single limit basis per occurrence and provided that same shall not be cancelled without thirty (30) days prior notice to Owner. Licensees, concurrently with execution hereof, or upon Licensees' commencement of use of the Right of Way as permitted hereunder, whichever is earlier, shall deposit with Village, insurance certificates and endorsements evidencing the foregoing coverages, together with satisfactory evidence of payment of the premiums thereon. All such insurance shall name the Village and Indemnitees as additional insureds on the policy. Licensees shall deliver said insurance certificates and endorsements to the Village at 200 East Wood Street, Palatine, Illinois, 60067, or as otherwise directed by Village from time to time.

10. No Liens. Licensees shall not permit any lien to be filed against any portion of the Right of Way or any improvements thereon for any labor or materials in connection with work of any character performed or claimed to have been performed on the Right of Way at the direction or sufferance of Licensees.

In the event any such lien is filed against any portion of the Right of Way, Licensees shall in good faith diligently attempt to remove or cause to be removed such lien within thirty (30) days of written notice from Village, or immediately upon receiving notice of any lien. In the event Licensees does not remove or cause to be removed such lien within sixty (60) days, Village shall have the right, but not the obligation, to cause such lien to be released and Licensees shall pay on demand all of Village's costs in connection therewith, together with interest thereon at the interest rate set forth in Paragraph 12 hereof, accruing from and after the date of such demand until Village's receipt of full payment thereof.

11. Code Violation. Licensees shall not permit any code violation related to the pavement overlay or Right of Way to be filed against the Right of Way or any improvements. In the event Licensees receive notice of such a code violation, either from the Village or its successors, Licensees shall remove or cause to be removed such violation within the time specified in said code violation notice. In the event Licensees do not remove or cause to be removed such code violation within said time period, Village shall have the right, but not the obligation, to cause such violation removed and Licensees shall pay on demand all of Village's costs in connection therewith, together with interest thereon at the interest rate set forth in Paragraph 12 hereof, accruing from and after the date of such demand until Village's receipt of full payment thereof.

12. Breach by Licensees. If Licensees breach any provision in this Agreement and fails to cure any such breach within ten (10) days after written notice thereof, in addition to any other right or remedy available at law or in equity, Village shall have the right, but not the obligation, to cure any such breach and Licensees agrees to reimburse Village for the cost thereof upon demand, together with interest accruing thereon at an annual rate of interest equal to twelve percent (12%) from and after the date of Village's demand therefore until Village's receipt of full payment therefore.

13. No Warranty; Integration. Village hereby makes and has made no representations, statements, warranties or agreements to Licensees in or in connection with this Agreement or the Right of Way. This Agreement embodies the entire understanding of the parties hereto, and there are no further or other agreements or understanding, written or oral, in effect between the parties relating to the subject matter hereof.

14. Notices. All notices and other communications given pursuant to this Agreement shall be in writing and shall be deemed properly served if delivered in person to the party to whom it is addressed or on the third (3rd) day after deposit in the U.S. mail as registered or certified mail, return receipt requested, postage prepaid or sent by facsimile transmission (followed by a nationally recognized overnight courier), as follows:

If to Village:

Village of Palatine
200 East Wood Street
Palatine, Illinois 60067
Attention: Village Manager
Fax: (847) 359 -9094

With copies to:

Schain, Banks
Three First National Plaza
70 W. Madison St., Suite 5400
Chicago, Illinois 60602 -4252
Attention: Patrick T. Brankin
Fax: (312) 345 -5700

If to Licensees:

MANSUKH J. PIPALIYA
SMITABEN PIPALIYA
1267 N. Forest Avenue
Palatine, IL 60067

RYAN MARCHAND
MEGAN MARCHAND
1274 FOREST LANE, PALATINE, IL
60067

BONNIE GRIFFIN
JIM GRIFFIN
1692 GRANDVIEW DR, HEBRON,
KY 41048-9318

15. Prevailing Party. In the event either party shall use legal counsel to enforce this Agreement, the non - prevailing party shall pay the legal fees of the prevailing party.

16. Assignment. No party shall delegate or assign this Agreement or any rights or duties hereunder (including by the merger or consolidation of a party with any third person) without the prior, written consent of the other. This Agreement shall be binding upon and shall inure to the benefit of the Village and the Licensees and the

respective successors and permitted assigns of each upon execution hereof by the Village and the Licensees. Two (2) duly executed duplicate originals of this Agreement shall be provided to each party. This Agreement creates no rights as a third party beneficiary or otherwise in any person not a party.

17. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed to be an original and all of which shall together constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

VILLAGE

VILLAGE OF PALATINE,

an Illinois municipal home rule corporation

By: _____
Jim Schwantz, Mayor

Attest: _____
Village Clerk

LICENSEES:

MANSUKH J. PIPALIYA

SMITABEN PIPALIYA

By: _____

Printed Name: _____

By: _____

Printed Name: _____

LICENSEES:

RYAN MARCHAND

MEGAN MARCHAND

By: _____

Printed Name: _____

By: _____

Printed Name: _____

LICENSEES:

BONNIE GRIFFIN

JIM GRIFFIN

By: _____

Printed Name: _____

By: _____

Printed Name: _____

EXHIBIT 'A' – RIGHT-OF-WAY and 1267 N. Forest Avenue



Exhibit "C" – Properties listed in section C(i) (highlighted yellow), anticipated future Right-of-Way connection for property C(i)(b) (highlighted purple). Palatine, IL Right-of-Way (highlighted Orange).

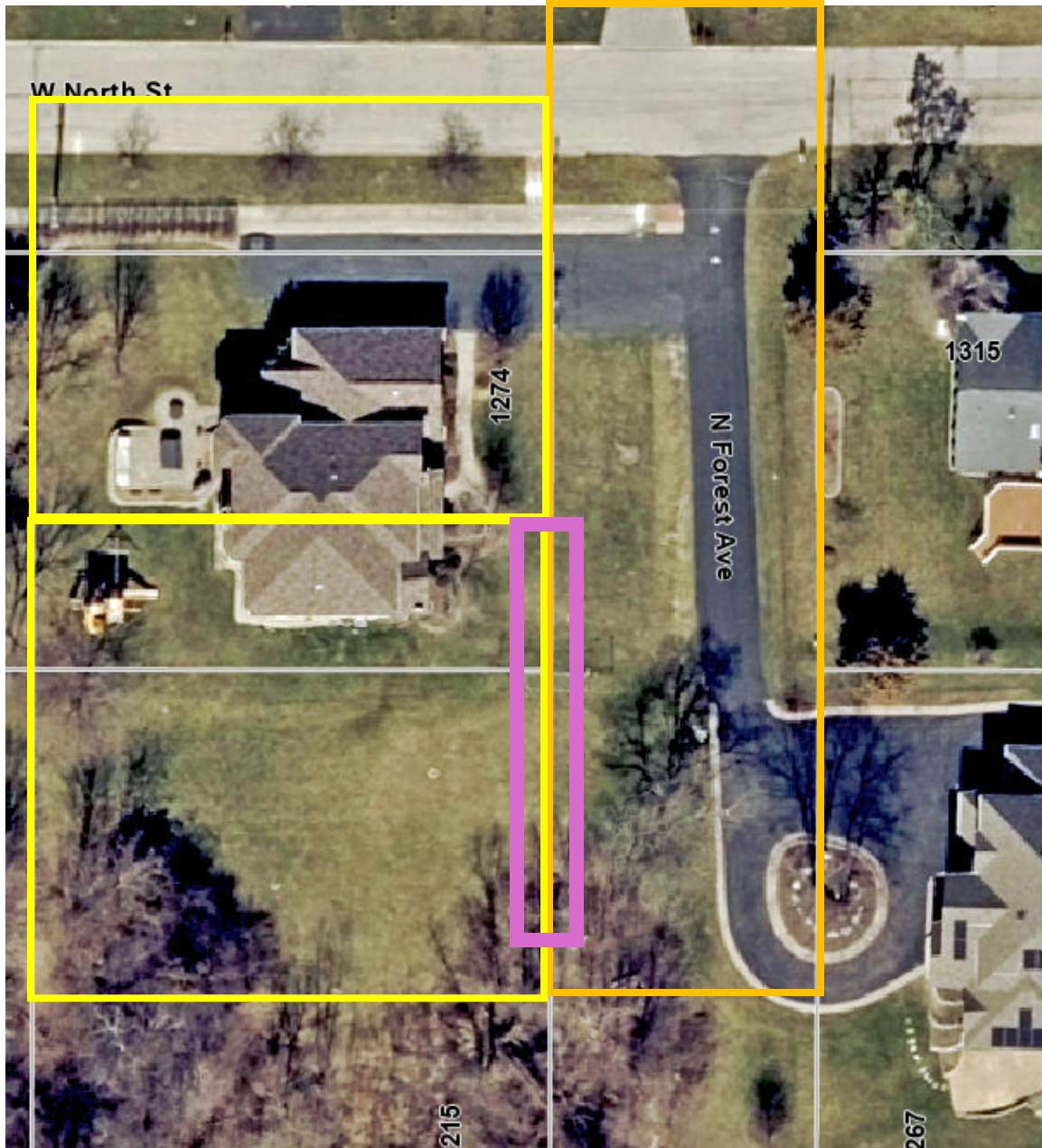
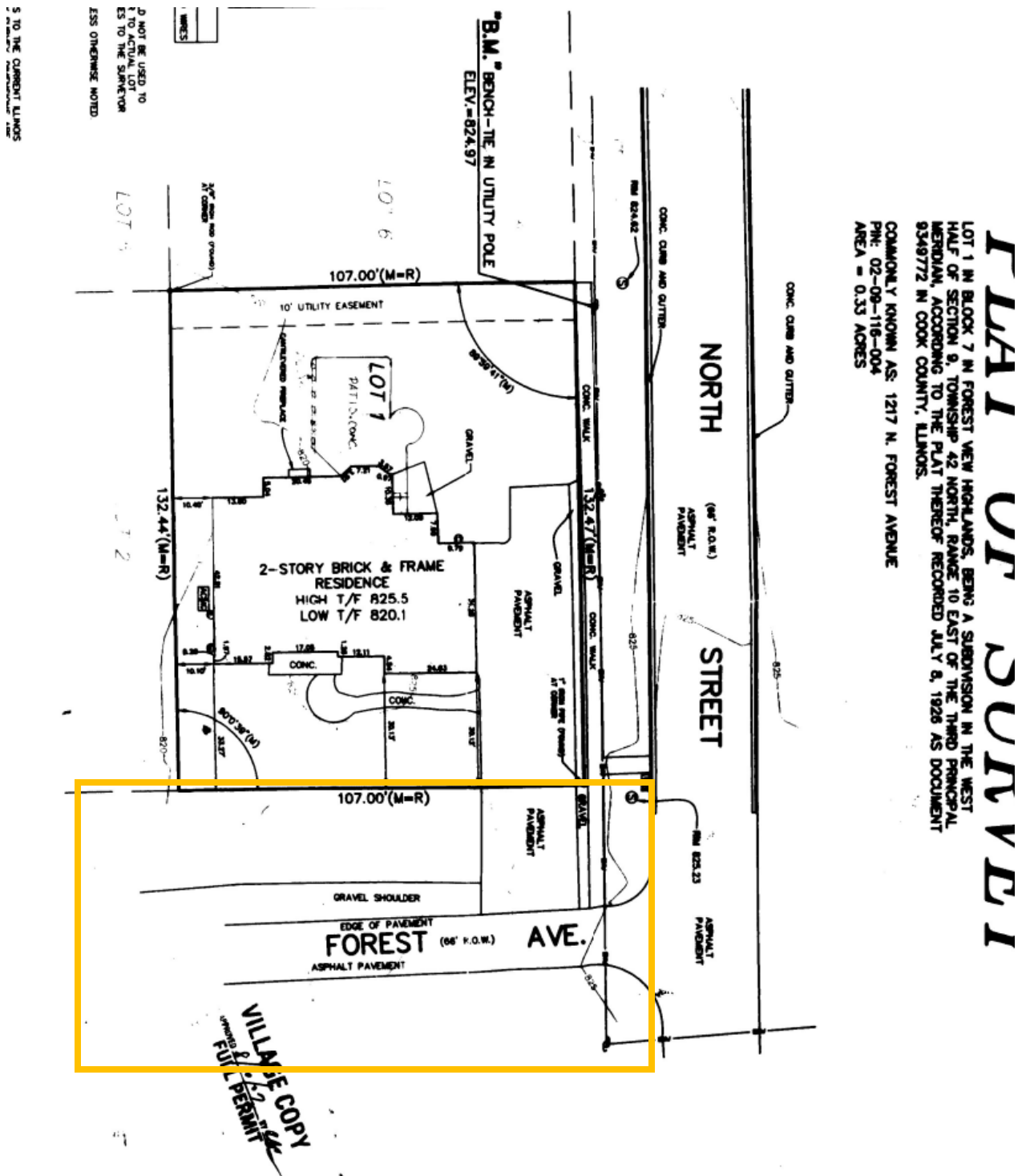


Exhibit "D" - 1274 N. Forest Avenue - Right of way and driveway connection, Palatine, IL Right of Way (highlighted Orange).



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:

This item was continued from the September 2nd Council Meeting, with revisions to the Ordinance including:

- **Allowing those with a learner's permit to use untitled motor driven vehicles.**
- **Allowing those over 18 years old to use untitled motor driven vehicles, without a driver's license requirement.**

- 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.). **This condition has been**

modified following Committee discussion to allow operation at 15 years of age with a valid learners permit and to eliminate the need for a license for those aged 18 and older.

- 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

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 care

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.

(b) No person under the age of eighteen (18) shall operate an Untitled Motor Driven Vehicle upon any Village street unless such person possesses a valid driver's license or permit. A person who is not prohibited from operating an Untitled Motor Driven Vehicle on a Village street by this paragraph shall not constitute an intended nor permitted user of such street, operates at such person's own risk, and waives any claim such person may have against the Village, its officers or employees arising from or related to the conditions of said Village street including but not limited to, traffic signaling and signage, intersection design, or maintenance.

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

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

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

1. Lamps and Reflectors. Every Untitled Motor Driven Vehicle in use after sunset must be equipped with a lamp on the front that emits a white light visible from a distance of at least 500 feet to the front, and with a red reflector on the rear which shall be visible from all distances from 50 feet to 600 hundred feet to the rear when directly in front

1 of lawful lower beam of headlamps on a motor vehicle. A lamp
2 emitting a red light visible from a distance of 500 feet to
3 the rear may be used as an alternative to the red reflector.

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

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

10 (g) No person shall alter an Untitled Motor Driven Vehicle
11 to operate in a fashion other than originally designed, nor operate
12 Untitled Motor Driven Vehicle that has been so altered.

13 (h) No person shall operate an Untitled Motor Driven Vehicle
14 while carrying a package, bundle, or article that prevents the
15 operator from keeping both hands upon the handlebars or steering
16 device.

17 (i) No person shall operate an Untitled Motor Driven Vehicle,
18 other than a personal mobility device or a toy vehicle that the
19 operator must operate from a seated position in accordance with
20 this section without wearing a helmet.

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
14 property in 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.

1 **ARTICLE IX UNTITLED MOTOR DRIVEN VEHICLES SCOOTERS**

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 care
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 Code⁷.

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 under the age of eighteen (18) shall -operate
7 an Untitled Motor Driven Vehicle upon any Village street unless
8 such person possesses a valid driver's license or permit. Persons
9 eighteen (18) years of age or older are not required to possess a
10 driver's license to operate these devices. unless such person
11 possesses a valid driver's license. A person who is not prohibited
12 from operating an Untitled Motor Driven Vehicle on a Village street
13 by this paragraph—does, shall not constitute an intended nor
14 permitted user of such street, operates at such person's own risk,
15 and waives any claim such person may have against the Village, its
16 officers or employees arising from or related to the conditions of
17 said Village street including but not limited to, traffic signaling
18 and signage, intersection design, or maintenance.

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

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

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

3 1. Lamps and Reflectors. Every Untitled Motor Driven
4 Vehicle in use after sunset must be equipped with a lamp on
5 the front that emits a white light visible from a distance of
6 at least 500 feet to the front, and with a red reflector on
7 the rear which shall be visible from all distances from 50
8 feet to 600 hundred feet to the rear when directly in front
9 of lawful lower beam of headlamps on a motor vehicle. A lamp
10 emitting a red light visible from a distance of 500 feet to
11 the rear may be used as an alternative to the red reflector.

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

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

18 (g) No person shall alter an Untitled Motor Driven Vehicle
19 to operate in a fashion other than originally designed, nor operate
20 Untitled Motor Driven Vehicle that has been so altered.

21 (h) No person shall operate an Untitled Motor Driven Vehicle
22 while carrying a package, bundle, or article that prevents the
23 operator from keeping both hands upon the handlebars or steering
24 device.

1 No person shall operate an Untitled Motor Driven Vehicle,
2 other than a personal mobility device or a toy vehicle that the
3 operator must operate from a seated position in accordance with
4 this section without wearing a helmet.

5 (i) No person shall operate a motor driven scooter upon any
6 public street, sidewalk, public parking lot, bike path, park,
7 reservoir or any other public property.

8 Sec. 18- 186. Exemptions.

9 The following shall be exempt from the prohibitions contained
10 in this Article:

11 1. Any Untitled Motor Driven Vehicle operated by an employee
12 of a governmental unit, including a school district or a community
13 college district, while in the performance of such employees'
14 official duties and not as transportation to or from the place of
15 employment ~~police vehicle, fire vehicle, special district vehicle,~~
16 ~~County vehicle or Forest Preserve District vehicle operated by an~~
17 ~~employee in the course of his or her duties.~~

18 2. A personal mobility device ~~Motorized wheelchairs. For the~~
19 ~~purpose of this Article, a Motorized Wheelchair means any motorized~~
20 ~~vehicle designated for and used by a person with disabilities~~ when
21 operated by a person with disabilities.

22 3. Toy vehicles, when operated by a child under the age of
23 eight years, upon sidewalks or paths within the Village, or when
24 driven across a public street within a designated crosswalk under

1 the supervision of the child's parent or guardian. Electric
2 ~~personal assistance mobility devices, as defined in section 5/ 1-~~
3 ~~117.7 of the Illinois Vehicle Code (625 ILCS 5- 100 et. Seq.).~~

4 Sec. 18- 187. Applicability of this Article

5 Without limitation, this Article applies to all public
6 property in the Village ~~of Palatine.~~

7 Sec. 18- 188. Violations

8 Any person found guilty of violating any provision of this
9 aArticle shall be subject to a fine as provided by ordinance or
10 resolution of the Village Council Sections 18- 184 through 18- 187
11 ~~shall be fined not less than seventy five dollars (\$75.00) nor~~
12 ~~more than seven hundred fifty dollars (\$750.00).~~ An offense
13 committed by a minor under the direct control or with the consent
14 of a parent or guardian may be subject the parent or guardian to
15 the penalties provided in this Section. The police shall have the
16 authority to either impound or immediately release the motor driven
17 scooter to a parent or guardian.

Consider a Motion to Affirm the Purchase of a Police Vehicle

BACKGROUND:

Police Investigations Gang Unit vehicle T-458, a 2018 Chevrolet Tahoe, was a total loss from an accident in which the Village was at no fault in August 2025. It was scheduled to be replaced as part of the Capital Vehicle Replacement Plan for 2026. This vehicle purchase could not be delayed until its scheduled replacement due to the critical nature of the Gang Unit. The Village Manager authorized the purchase utilizing the emergency purchasing provisions of Village Code Section 2-108.10.c.

KEY ISSUES:

- Order banks for the 2025 Chevrolet Tahoe are closed. Staff began searching for in-stock police-rated units at dealers in Illinois and increased the search area to include the Midwest and Northeast regions due to limited availability. Staff was able to locate a comparable unit at a dealer in Janesville, Wisconsin.
- One 2025 Chevrolet Tahoe Police Pursuit SUV was purchased from Kayser Chevrolet Buick GMC of Janesville, Wisconsin in the amount of \$54,535.
- Outfitting of emergency lighting, pre-emption equipment, and radios is estimated to not exceed \$15,000.
- The Village will receive insurance money and the vehicle will be sold for salvage. The 2026 Capital Budget was holding \$76,540 for this purchase and will now be reduced.

BUDGET IMPACT:

This vehicle and outfitting purchases will be funded from the insurance proceeds and capital equipment fund balance. There will be a corresponding reduction in our proposed 2026 capital equipment budget request.

RECOMMENDATION:

Staff recommends affirming the vehicle pre-purchased from the 2026 replacement schedule in the amount of \$54,535 and estimated outfitting costs of \$15,000, for a total amount not to exceed \$69,535.

ACTION REQUIRED:

Motion to affirm the vehicle pre-purchased from the 2026 replacement schedule in the amount of \$54,535 and estimated outfitting costs of \$15,000, for a total amount not to exceed \$69,535.

ATTACHMENTS:

1. Kayser Quote



JANESVILLE



GMC



09/02/25

Quote Number 090225

Village of Palatine

200 E. Wood St

Palatine IL 60067-5332

Product Description

Amount

2025 Chevy Tahoe Police Vehicle

\$54,535.00

VIN# 1GNS6UED1SR350270

Total Amount Due

\$54,535.00



Consider a Resolution Recommending Halloween Trick-or-Treat Hours for October 31, 2025

BACKGROUND:

Every year, the Palatine Police Department recommends hours for Trick-or-Treating on Halloween, a time when ghosts and goblins traditionally go door to door for treats. This year, Halloween falls on a Friday and the Police Department recommends that the festivities occur between 3 PM and 7 PM. When approved, the Resolution is distributed to area schools for their students' guidelines.

KEY ISSUES:

- The Trick or Treat hours of 3 PM to 7 PM appear to be appropriate. This year's proposed hours are consistent with neighboring communities' trick-or-treating times and with past years' hours.
- The Palatine Police Department strongly suggests that parents accompany their children on their rounds and, if possible, neighborhood parties. They also remind parents to instruct their children not to eat any of their treats until parents have inspected them.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Action is at the discretion of the Council.

ACTION REQUIRED:

A motion to approve the Resolution recommending Halloween trick-or-treat hours for October 31, 2025.

ATTACHMENTS:

1. Resolution Halloween Trick or Treat Hours

RESOLUTION NO. _____

**ESTABLISHING HALLOWEEN TRICK OR TREAT HOURS FOR
OCTOBER 31, 2025**

WHEREAS, certain ghosts and goblins have petitioned the Village of Palatine for numerous block parties within the Village; and

WHEREAS, certain ghosts and goblins propose door-to-door spine-tingling events; and

WHEREAS, the prolongation of such events may unduly stress the residents of the Village of Palatine.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Village Council of the Village of Palatine, that all ghosts and goblins should display compassion by limiting their eerie appearances to the hours from 3:00 P.M. to 7:00 P.M. on Halloween Day, Friday, October 31, 2025.

DATED: September 15, 2025

Mayor of the Village of Palatine

ATTEST:

Village Clerk

Village of Palatine

Village Clerk

Mayor

Warrant # 18 having been approved by the Village Council on 09-15-25 hereby authorizes the Treasurer to deposit funds from the accounts indicated below

		Check/ACH	Electronic	Manual	UB Refunds	Fund
		Disbursements	(EFT/W-T) Disbursements	Checks	Processed	Expense
General Fund	100	227,784.24	41,834.92	-	-	269,619.16
Motor Fuel Tax Fund	205	219,068.30	-	-	-	219,068.30
Federal Equitable Sharing Fund	221	3,900.00	-	-	-	3,900.00
Downtown TIF Fund	233	33,504.12	-	-	-	33,504.12
ARPA Fund	256	298,744.02	-	-	-	298,744.02
Opioid Settlement Fund	257	1,397.55	-	-	-	1,397.55
Debt Service Fund	300	475.00	-	-	-	475.00
Capital Equipment Fund	401	19,907.55	257.07	54,535.00	-	74,699.62
Capital Improvements Fund	402	19,851.90	-	-	-	19,851.90
CSF Renovation Fund	435	7,000.00	-	-	-	7,000.00
Water Fund	605	820,375.06	594.53	-	-	820,969.59
Sewer Fund	610	15,296.29	566.43	-	-	15,862.72
Refuse Fund	615	117,616.00	275,078.51	-	672.92	393,367.43
Parking Fund	620	12,539.02	-	-	-	12,539.02
Fleet Services Fund	710	50,106.90	7,069.57	-	-	57,176.47
Total Report		1,847,565.95	325,401.03	54,535.00	672.92	2,228,174.90



Warrant #18

Invoice Due Date Range 08/01/25 - 10/07/25
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 4040 - 1st Ayd Corporation									
PSI807028	Parts - STOCK	Open		08/14/2025	09/13/2025	09/09/2025			580.34
Vendor 4040 - 1st Ayd Corporation Totals							Invoices	1	\$580.34
Vendor 1553 - Acme Truck & Brake Supply									
01_486348	Parts - T-450	Open		08/26/2025	09/25/2025	09/09/2025			26.38
Vendor 1553 - Acme Truck & Brake Supply Totals							Invoices	1	\$26.38
Vendor 5416 - Advance Auto Parts									
6432519943717	Parts - STOCK	Open		07/18/2025	09/01/2025	09/09/2025			32.35
6432522730455	Parts - T-405	Open		08/15/2025	09/14/2025	09/09/2025			32.02
6432522730456	Parts - T-405	Open		08/15/2025	09/14/2025	09/09/2025			17.64
6432522730457	Parts - T-527	Open		08/15/2025	09/14/2025	09/09/2025			11.07
6432523167549	Parts - T-499	Open		08/19/2025	09/18/2025	09/09/2025			5.29
6432523167550	Parts - STOCK	Open		08/19/2025	09/18/2025	09/09/2025			116.05
6432523530692	Parts - STOCK	Open		08/23/2025	09/22/2025	09/09/2025			246.23
6432523767879	Parts - T-417	Open		08/25/2025	09/24/2025	09/09/2025			5.29
6432523830776	Parts - T-458	Open		08/26/2025	09/25/2025	09/09/2025			25.44
6432523845168	Parts - STOCK	Open		08/26/2025	09/25/2025	09/09/2025			313.02
6432523845169	Parts - STOCK	Open		08/26/2025	09/25/2025	09/09/2025			25.62
6432523845170	Parts - STOCK	Open		08/26/2025	09/25/2025	09/09/2025			121.91
6432523845171	Parts - G-020	Open		08/26/2025	09/25/2025	09/09/2025			21.52
6432523845172	Parts - STOCK	Open		08/26/2025	09/25/2025	09/09/2025			39.56
6432523930795	Parts - T-528	Open		08/27/2025	09/26/2025	09/09/2025			16.23
6432524030857	Parts - PT-427	Open		08/28/2025	09/27/2025	09/09/2025			23.22
6432524130905	Parts - STOCK	Open		08/29/2025	09/28/2025	09/09/2025			79.14
6432524568149	Parts - STOCK	Open		09/02/2025	10/02/2025	09/09/2025			66.86
Vendor 5416 - Advance Auto Parts Totals							Invoices	18	\$1,198.46
Vendor 5350 - Airespring Inc									
200096168	Phone and Internet Bill	Open		09/01/2025	10/01/2025	09/04/2025			1,801.29
Vendor 5350 - Airespring Inc Totals							Invoices	1	\$1,801.29
Vendor 2611 - Al Warren Oil Co									
W1773383	Motor Fuel	Open		08/19/2025	09/18/2025	08/25/2025			18,256.37
W1775259	Motor Fuel	Open		08/26/2025	09/25/2025	09/08/2025			2,526.50
Vendor 2611 - Al Warren Oil Co Totals							Invoices	2	\$20,782.87
Vendor 2718 - Alexander Chemical Corporation									
98923	Water Treatment Chemical Rental Fee	Open		08/28/2025	09/27/2025	08/29/2025			130.50
Vendor 2718 - Alexander Chemical Corporation Totals							Invoices	1	\$130.50
Vendor 2496 - Altorfer Industries, Inc									



Warrant #18

Invoice Due Date Range 08/01/25 - 10/07/25
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
P56C0070433	Parts - E-221	Open		08/15/2025	09/14/2025	09/09/2025			1,705.01
P53C0203752	Parts - E-603	Open		08/22/2025	09/21/2025	09/09/2025			850.00
P56C0071122	Parts - E-646	Open		08/29/2025	09/28/2025	09/09/2025			61.02
			Vendor	2496 - Altorfer Industries, Inc Totals		Invoices	3		<u>\$2,616.03</u>
Vendor 4650 - Amalgamated Bank of Chicago									
68260925	Paying Agent Fees - 2018	Open		09/01/2025	10/01/2025	09/10/2025			475.00
			Vendor	4650 - Amalgamated Bank of Chicago Totals		Invoices	1		<u>\$475.00</u>
Vendor 2345 - Amerigas									
3180773039	Propane Cylinders	Open		08/28/2025	09/27/2025	09/08/2025			99.10
			Vendor	2345 - Amerigas Totals		Invoices	1		<u>\$99.10</u>
Vendor 5640 - Brian L Anderson									
2025-00000785	Lead Water Service Line Replacement Program Reimbursement	Open		07/30/2025	09/05/2025	09/05/2025			11,501.00
			Vendor	5640 - Brian L Anderson Totals		Invoices	1		<u>\$11,501.00</u>
Vendor 5021 - Arlington Heights Ford LLC									
166309H	Parts - T-517	Open		08/26/2025	09/25/2025	09/09/2025			54.55
			Vendor	5021 - Arlington Heights Ford LLC Totals		Invoices	1		<u>\$54.55</u>
Vendor 1443 - Arlington Power Equipment									
246466	Small Tools Fuel	Open		09/03/2025	10/02/2025	09/04/2025			323.88
243348	Parts - PT-245	Open		08/06/2025	09/05/2025	09/09/2025			284.67
243632	Parts - PT-187	Open		08/08/2025	09/07/2025	09/09/2025			539.42
244662	Parts - PT-422	Open		08/18/2025	09/17/2025	09/09/2025			23.28
244663	Parts - PT-018	Open		08/18/2025	09/17/2025	09/09/2025			6.66
245080	Parts - PT-430	Open		08/21/2025	09/20/2025	09/09/2025			7.99
246087	Parts - PT-425	Open		08/29/2025	09/28/2025	09/09/2025			76.42
			Vendor	1443 - Arlington Power Equipment Totals		Invoices	7		<u>\$1,262.32</u>
Vendor 2282 - Baxter And Woodman									
0275674	Design Engineering Services for Well 15 Rehabilitation	Open		08/18/2025	09/17/2025	08/25/2025			7,799.00
			Vendor	2282 - Baxter And Woodman Totals		Invoices	1		<u>\$7,799.00</u>
Vendor 1101 - Beverly Materials LLC									
324304	Wash Stone-WMB Restoration Repair	Open		08/16/2025	09/15/2025	08/29/2025			864.60
324727	Wash Stone-WMB Restoration Repair	Open		08/23/2025	09/22/2025	08/29/2025			809.38
325154	Wash Stone-WMB Restoration Repair	Open		08/31/2025	09/30/2025	08/29/2025			2,410.14



Warrant #18

Invoice Due Date Range 08/01/25 - 10/07/25
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 1101 - Beverly Materials LLC Totals						Invoices	3		\$4,084.12
Vendor 1492 - Bound Tree Medical LLC									
85870028	EMS Equipment	Open		08/05/2025	09/04/2025	09/04/2025			100.07
85873417	Vacuum Splint	Open		08/07/2025	09/06/2025	09/04/2025			789.99
85880705	EMS Equipment	Open		08/13/2025	09/12/2025	09/04/2025			113.56
85888099	Rescue Packs	Open		08/19/2025	09/18/2025	09/04/2025			177.45
Vendor 1492 - Bound Tree Medical LLC Totals						Invoices	4		\$1,181.07
Vendor 1857 - Brian Edward Landscaping Inc									
25334	September 2025 Landscape Maintenance	Open		09/01/2025	10/01/2025	09/08/2025			10,604.75
25335	Irrigation Repairs-Various Locations	Open		09/01/2025	10/01/2025	09/09/2025			1,020.00
25336	Irrigation System Work at Slade and Brockway	Open		09/01/2025	10/01/2025	09/08/2025			3,000.00
Vendor 1857 - Brian Edward Landscaping Inc Totals						Invoices	3		\$14,624.75
Vendor 2243 - Bristol Hose & Fitting									
3586660	Parts - STOCK	Open		08/26/2025	09/25/2025	09/09/2025			1,038.37
Vendor 2243 - Bristol Hose & Fitting Totals						Invoices	1		\$1,038.37
Vendor 4850 - Builders Asphalt, Llc									
175026	Binder and Surface for Hot Paving	Open		08/27/2025	09/26/2025	09/08/2025			240.72
175177	Binder and Surface for Hot Paving	Open		08/28/2025	09/27/2025	09/08/2025			770.22
175670	Binder and Surface for Hot Paving	Open		08/29/2025	09/28/2025	09/08/2025			527.68
Vendor 4850 - Builders Asphalt, Llc Totals						Invoices	3		\$1,538.62
Vendor 5144 - Caguax dba McDonalds #87									
2025-00000796	Prisoner Meals (08/01/25 - 08/31/25)	Open		09/01/2025	09/15/2025	09/09/2025			153.88
Vendor 5144 - Caguax dba McDonalds #87 Totals						Invoices	1		\$153.88
Vendor 2650 - Case Lots									
3146	Multi-Fold Towels, Can Liners, Dish/Laundry Soap & Toilet Tissue	Open		08/28/2025	09/27/2025	09/08/2025			1,722.20
Vendor 2650 - Case Lots Totals						Invoices	1		\$1,722.20
Vendor 5218 - Casey Automotive									
421375	Repairs & Maintenance - T-509	Open		08/25/2025	09/24/2025	09/09/2025			95.87
424655	Repairs & Maintenance - T-209	Open		08/25/2025	09/24/2025	09/09/2025			2,478.71



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425113	Repairs & Maintenance - T-416	Open		08/28/2025	09/27/2025	09/09/2025			1,285.37
Vendor 5218 - Casey Automotive Totals									Invoices 3
									\$3,859.95
Vendor 2453 - CDS Office Technologies									
INV1712133	Council Chambers UPSs	Open		07/30/2025	09/08/2025	09/08/2025			2,288.00
Vendor 2453 - CDS Office Technologies Totals									Invoices 1
									\$2,288.00
Vendor 3050 - Cintas #22									
4241054381	CSF Carpets	Open		08/22/2025	09/21/2025	08/14/2025			160.00
4241054430	Uniform Cleaning	Open		08/22/2025	09/21/2025	08/14/2025			137.05
4241054457	Shop Rags	Open		08/22/2025	09/21/2025	08/14/2025			18.07
4241201949	Village Hall Carpets	Open		08/25/2025	09/24/2025	09/09/2025			155.79
4241685285	Shop Rags	Open		08/28/2025	09/27/2025	09/09/2025			18.07
4241685309	Uniform Cleaning	Open		08/28/2025	09/27/2025	09/09/2025			154.58
4242535691	CSF Carpets	Open		09/05/2025	10/05/2025	09/09/2025			160.00
4242535719	Uniform Cleaning	Open		09/05/2025	10/05/2025	09/09/2025			135.22
4242535777	Shop Rags	Open		09/05/2025	10/05/2025	09/09/2025			18.07
Vendor 3050 - Cintas #22 Totals									Invoices 9
									\$956.85
Vendor 4199 - Clark Baird Smith LLP									
2557	2025 CBS (August) Project Matters: PD, PW, FD, General	Open		08/31/2025	09/09/2025	09/09/2025			3,431.25
Vendor 4199 - Clark Baird Smith LLP Totals									Invoices 1
									\$3,431.25
Vendor 1488 - CNS Tire Supply									
27806	Parts - T-499	Open		08/07/2025	09/06/2025	09/09/2025			665.28
27819	Parts - PT-244	Open		08/20/2025	09/19/2025	09/09/2025			746.52
27821	Repairs - T-440	Open		08/21/2025	09/20/2025	09/09/2025			536.00
Vendor 1488 - CNS Tire Supply Totals									Invoices 3
									\$1,947.80
Vendor 2383 - Colfax Welding & Fabricating									
64755	Parts - T-385	Open		08/12/2025	09/11/2025	09/09/2025			409.50
64757	Parts - E-209	Open		08/12/2025	09/11/2025	09/09/2025			52.80
Vendor 2383 - Colfax Welding & Fabricating Totals									Invoices 2
									\$462.30
Vendor 3033 - Comcast Cable									
FD83 08-25 A	Backup Internet Connections	Open		08/24/2025	09/21/2025	09/04/2025			86.39
PW 08-25 A	Backup Internet Connections	Open		08/24/2025	09/21/2025	09/04/2025			6.93
CC 08-25 B	Backup Internet Connections	Open		08/25/2025	09/22/2025	09/04/2025			59.70
PD 08-25 A	Backup Internet Connections	Open		08/25/2025	09/22/2025	09/04/2025			319.28
Vendor 3033 - Comcast Cable Totals									Invoices 4
									\$472.30
Vendor 5604 - Compassion Funeral Service, Inc									



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2505002	Body Transport to Cook County Medical Examiners Ofc (25-006306)	Open		08/17/2025	09/01/2025	09/09/2025			393.50
2504972	Body Transport to Cook County Medical Examiners Ofc (25-006244)	Open		08/19/2025	09/03/2025	09/09/2025			542.00
2505412	Body Transport to Cook County Medical Examiners Ofc (25-006790)	Open		09/08/2025	09/23/2025	09/09/2025			436.50
Vendor 5604 - Compassion Funeral Service, Inc			Totals			Invoices	3		\$1,372.00
Vendor 3810 - Conrad Polygraph Inc 6699	2025 Conrad Polygraph Inc - Pal FD 3 new hires (LM/DD/NH) Poly Ex	Open		08/29/2025	09/03/2025	09/03/2025			600.00
Vendor 3810 - Conrad Polygraph Inc			Totals			Invoices	1		\$600.00
Vendor 2741 - Conserv FS 65201283	Wheelbarrow, Trimmer String, Penn Mulch	Open		09/04/2025	10/04/2025	09/09/2025			700.13
Vendor 2741 - Conserv FS			Totals			Invoices	1		\$700.13
Vendor 3706 - Constellation NewEnergy Inc 71331412601	Electricity-700 N. North Court RT/25 Street Lighting	Open		08/15/2025	09/14/2025	09/04/2025			47.82
71331565801	Electricity-884 E. Lilly Lane Rose and Lilly Lift Station	Open		08/15/2025	09/14/2025	09/04/2025			343.50
71331984101	Electricity-1199 W. Northwest Highway Countryside Pump Station	Open		08/15/2025	09/14/2025	09/04/2025			2,773.61
71339361601	Electricity-0 N. Smith St/1 N Cherrywood Dr. Street Lighting	Open		08/18/2025	09/17/2025	09/04/2025			6,110.52
71339547701	Electricity-251 W. Colfax Street RT/25 Parking Lot Lighting	Open		08/18/2025	09/17/2025	09/04/2025			14.48
71340057501	Electricity-47 W. Slade Street RT/25 Street Lighting	Open		08/18/2025	09/17/2025	09/04/2025			22.06
71340349301	Electricity-0 N. Smith St/King George Ct RT/23 Street Lighting	Open		08/18/2025	09/17/2025	09/04/2025			7,212.28
71340536001	Electricity-0 W. Rohlwing Road RT/25 Street Lighting	Open		08/18/2025	09/17/2025	09/04/2025			140.65
71348549401	Electricity-2175 N. Coach Road Long Grove Pump Station	Open		08/18/2025	09/17/2025	09/04/2025			98.80



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71348178601	Electricity-2399 N. Dee Lane Deer Park Booster Station	Open		08/19/2025	09/18/2025	09/04/2025			181.41
71348448401	Electricity-2175 N. Coach Road Long Grove Well 15	Open		08/19/2025	09/18/2025	09/04/2025			32.83
71348554101	Electricity-0 Haleyshill Court Dunhaven Woods Lift Station	Open		08/19/2025	09/18/2025	09/04/2025			153.25
71348193601	Electricity-1501 N. Hicks Road Hicks and Dundee Pump Station	Open		08/20/2025	09/19/2025	09/04/2025			874.63
71357063001	Electricity-1465 E. Evergreen Drive Randville Lift Station	Open		08/20/2025	09/19/2025	09/04/2025			1,044.02
71357106601	Electricity-429 N. Hicks Road Holiday Lighting	Open		08/20/2025	09/19/2025	09/04/2025			26.32
71357280501	Electricity-1 N. Plum Grove Rd. Rotary Plaza Sign	Open		08/20/2025	09/19/2025	09/04/2025			46.85
71357397801	Electricity-251 W. Colfax Street Parking Deck	Open		08/20/2025	09/19/2025	09/04/2025			3,272.85
71357448301	Electricity-1381 N. Rohlwing Road North Supply Pump Station	Open		08/20/2025	09/19/2025	09/04/2025			4,119.12
71357449101	Electricity-137 W. Wood Street Unit 1 Parking Lot Lights	Open		08/20/2025	09/19/2025	09/04/2025			375.54
71357466801	Electricity-1484 N. Oak Street Pepper Tree Lift Station	Open		08/20/2025	09/19/2025	09/04/2025			311.41
71357496601	Electricity-803 W. Panorama Drive Deer Grove Lift Station	Open		08/20/2025	09/19/2025	09/04/2025			182.58
71357501201	Electricity-137 W. Wood Street Unit 3 Conscious Cup	Open		08/20/2025	09/19/2025	09/04/2025			213.68
71357527901	Electricity-0 N. Hicks Pl./1 W. Northwest Hwy. Holiday Lighting	Open		08/20/2025	09/19/2025	09/04/2025			57.14
71364718601	Electricity-0 Benton and Wilmette Wilmette Lift Station	Open		08/20/2025	09/19/2025	09/04/2025			104.05
71357096401	Electricity-Heron Drive Well 10 Pump Station	Open		08/21/2025	09/20/2025	09/04/2025			8,453.17
71364033701	Electricity-560 S. Hale Street Storm Water Lift Station	Open		08/21/2025	09/20/2025	09/04/2025			48.73
71364303001	Electricity-50 N. Brockway Street Parking Lot Lighting	Open		08/21/2025	09/20/2025	09/04/2025			76.96
71364405601	Electricity-550 N. Smith Street Well 7 Pump Station	Open		08/21/2025	09/20/2025	09/04/2025			127.57
71364407201	Electricity-Palatine and Oak Street Lighting	Open		08/21/2025	09/20/2025	09/04/2025			73.10



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71364426201	Electricity-Dundee Rd and Park Place Traffic Signal	Open		08/21/2025	09/20/2025	09/04/2025			35.02
71364427101	Electricity-0 Kenilworth and Elizabeth Winston Tank	Open		08/21/2025	09/20/2025	09/04/2025			46.65
71364427501	Electricity-0 N. Smith Street Union Pacific Box	Open		08/21/2025	09/20/2025	09/04/2025			57.05
71364583101	Electricity-Palatine and Bothwell Street Lighting	Open		08/21/2025	09/20/2025	09/04/2025			185.55
71364625901	Electricity-519 S. Consumers Ave Arlington Crest Lift Station	Open		08/21/2025	09/20/2025	09/04/2025			146.92
71364735101	Electricity-150 W. Wilson St. Clu Building	Open		08/21/2025	09/20/2025	09/04/2025			450.23
71364815501	Electricity-25 W. Palatine Rd American Data Building	Open		08/21/2025	09/20/2025	09/04/2025			45.97
71364850701	Electricity-1830 N. Baldwin Road Kasuba Lift Station	Open		08/21/2025	09/20/2025	09/04/2025			1,087.93
71374721801	Electricity-149 W. Michigan Avenue South Supply Pump Station	Open		08/22/2025	09/21/2025	09/04/2025			9,020.79
71374724201	Electricity-826 W. Exner Court Pond Aerator	Open		08/22/2025	09/21/2025	09/04/2025			150.75
71374755401	Electricity-914 W. Lukas Avenue Square D Lift Station	Open		08/22/2025	09/21/2025	09/04/2025			98.62
71374807501	Electricity-1279 W. Palatine Road Entrance Sign	Open		08/22/2025	09/21/2025	09/04/2025			6.74
71374859601	Electricity-1100 W. Illinois Av. Well 5	Open		08/22/2025	09/21/2025	09/04/2025			1,304.61
71374862001	Electricity-0 Harper Well 6	Open		08/22/2025	09/21/2025	09/04/2025			596.11
71357080401	Electricity-137 W. Wood Street Unit 2 Train Station	Open		08/26/2025	09/25/2025	09/04/2025			972.53
71391067001	Electricity-50 N. Brockway Street Parking Lot Lighting	Open		08/26/2025	09/25/2025	09/04/2025			9.66
71417779501	Electricity-1525-35 S. Roselle Road Shires Lift Station	Open		09/02/2025	10/02/2025	09/04/2025			234.42
Vendor 3706 - Constellation NewEnergy Inc Totals						Invoices	46		\$50,988.48
Vendor 2981 - Continental Weather Service									
196611	Monthly Weather Forecasting-September 2025	Open		09/01/2025	10/01/2025	09/08/2025			150.00
Vendor 2981 - Continental Weather Service Totals						Invoices	1		\$150.00
Vendor 2773 - Core & Main LP									
X601427	Water Meter Internal Battery Replacements	Open		08/25/2025	09/24/2025	09/10/2025			8,768.00
Vendor 2773 - Core & Main LP Totals						Invoices	1		\$8,768.00



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Vendor 3840 - Crown Trophy									
27011	Retirement Plaques for Felde & Kluch	Open		09/02/2025	09/15/2025	09/09/2025			184.25
16	Retirement Badge Name Plate (Felde)	Open		09/04/2025	09/15/2025	09/09/2025			11.50
Vendor 3840 - Crown Trophy Totals							Invoices	2	\$195.75
Vendor 4918 - DACRA Tech LLC									
DT 2025-08083	Municipal Enforcement Software Monthly Service & Citation Fee's	Open		08/31/2025	08/31/2025	09/09/2025			2,346.24
Vendor 4918 - DACRA Tech LLC Totals							Invoices	1	\$2,346.24
Vendor 1929 - Delta Sonic Car Wash Systems									
INV-0029474	Car Wash	Open		08/29/2025	09/28/2025	09/08/2025			56.96
Vendor 1929 - Delta Sonic Car Wash Systems Totals							Invoices	1	\$56.96
Vendor 5342 - Design Workshop, Inc									
0082458	Downtown Parking and Wayfinding Sign Plan	Open		09/05/2025	10/05/2025	09/08/2025			1,875.00
Vendor 5342 - Design Workshop, Inc Totals							Invoices	1	\$1,875.00
Vendor 5527 - DetectaChem, Inc									
INV20316	Drug Testing Kits for Patrol/Investigations Units	Open		09/02/2025	10/02/2025	09/09/2025			443.80
Vendor 5527 - DetectaChem, Inc Totals							Invoices	1	\$443.80
Vendor 4781 - Document Imaging Services, LLC									
3590	Toner	Open		08/18/2025	09/17/2025	08/22/2025			269.00
Vendor 4781 - Document Imaging Services, LLC Totals							Invoices	1	\$269.00
Vendor 1728 - Doland Engineering, LLC									
25-11059	August 2025 Engineering Plan Review Services	Open		08/31/2025	09/30/2025	09/08/2025			1,875.00
25-11061	August 2025 Site Development Permit Inspection Fees	Open		08/31/2025	09/30/2025	09/08/2025			6,106.00
25-11070	2025 WM Improvements Contract 1/2 Const. Eng DPW-2521/2522	Open		08/31/2025	09/30/2025	09/08/2025			53,422.50
25-11073	Fire Stations 82 and 85 Renovations Pre-Construction Services	Open		08/31/2025	09/30/2025	09/08/2025			1,625.00
25-11086	Site Construction Inspection and Coordination-50 N. Brockway	Open		08/31/2025	09/30/2025	09/08/2025			3,824.00



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Vendor 1728 - Doland Engineering, LLC Totals						Invoices	5		\$66,852.50
Vendor 5635 - Patrick Driscoll									
2025-00000787	Lead Water Service Line Replacement Program Reimbursement	Open		08/05/2025	09/05/2025	09/05/2025			17,583.60
Vendor 5635 - Patrick Driscoll Totals						Invoices	1		\$17,583.60
Vendor 5592 - Joseph R Duer									
2025-00000794	Hurricane Helene Deployment Per Diem	Open		09/10/2025	09/10/2025	09/10/2025			216.50
Vendor 5592 - Joseph R Duer Totals						Invoices	1		\$216.50
Vendor 5509 - Efraim Carlson & Son Inc									
10	Fire Station 82 Addition and Renovations DPW-2453	Open		07/28/2025	09/08/2025	09/08/2025			298,744.02
Vendor 5509 - Efraim Carlson & Son Inc Totals						Invoices	1		\$298,744.02
Vendor 2786 - EJ Equipment Inc									
P17070	Parts - T-454	Open		07/22/2025	09/11/2025	09/08/2025			673.17
P17071	Parts - T-454	Open		07/22/2025	09/11/2025	09/08/2025			424.48
Vendor 2786 - EJ Equipment Inc Totals						Invoices	2		\$1,097.65
Vendor 3270 - Elevated Safety LLC									
9401	Rope Rescue- Boyd	Open		07/22/2025	08/21/2025	09/04/2025			1,300.00
Vendor 3270 - Elevated Safety LLC Totals						Invoices	1		\$1,300.00
Vendor 5573 - Fiserv, Inc									
2025-00000791	Fiserve Refund on UB Acct 425410001-001	Open		09/09/2025	09/09/2025	09/09/2025			86.98
Vendor 5573 - Fiserv, Inc Totals						Invoices	1		\$86.98
Vendor 2195 - FMP									
CMP34267	Credit Memo	Open		06/18/2025	09/12/2025	09/10/2025			(1,708.17)
162-213677	Parts - Stock	Open		08/05/2025	09/12/2025	09/10/2025			83.20
50-6233664	Parts - T-420	Open		08/05/2025	09/12/2025	09/10/2025			268.26
50-6236986	Parts -Stock	Open		08/07/2025	09/12/2025	09/10/2025			281.00
162--214015	Parts -T-480	Open		08/11/2025	09/12/2025	09/10/2025			21.59
162-214146	Parts - Stock	Open		08/12/2025	09/12/2025	09/10/2025			71.94
50-6245317	Parts - T-448	Open		08/12/2025	09/12/2025	09/10/2025			259.37
162-214491	Parts - PT-230	Open		08/19/2025	09/12/2025	09/10/2025			25.63
50-6257754	Lubricants & Additives	Open		08/19/2025	09/12/2025	09/10/2025			719.20
Vendor 2195 - FMP Totals						Invoices	9		\$22.02
Vendor 2281 - Grainger									



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9610020803	Drinking Fountains with Bottle Fillers-CSF	Open		08/18/2025	09/18/2025	09/08/2025			2,968.90
9618912217	Displacement Connector - Meters	Open		08/25/2025	09/24/2025	08/22/2025			131.35
			Vendor	2281 - Grainger Totals		Invoices	2		\$3,100.25
Vendor 1173 - Graybar Electric Company, Inc.									
9350024949	Village Hall Vestibule Lights	Open		08/28/2025	09/27/2025	09/09/2025			3,011.50
			Vendor	1173 - Graybar Electric Company, Inc. Totals		Invoices	1		\$3,011.50
Vendor 1638 - H & H Electric Co.									
46986	Ground Fault Repair-610-652 N. Williams Drive	Open		08/16/2025	09/15/2025	09/08/2025			11,036.47
			Vendor	1638 - H & H Electric Co. Totals		Invoices	1		\$11,036.47
Vendor 1775 - HBK Water Meter Service, Inc.									
250361	Rubber Gaskets & Adapt Rings-Meters	Open		08/22/2025	09/21/2025	08/22/2025			41.88
250366	Flange Gaskets-Meters	Open		08/27/2025	09/26/2025	09/10/2025			36.70
			Vendor	1775 - HBK Water Meter Service, Inc. Totals		Invoices	2		\$78.58
Vendor 4595 - Identity Automation LP									
INV-08704	Multi-Factor Authentication & Advanced Support Annual Subscript	Open		08/26/2025	09/25/2025	09/09/2025			14,775.00
			Vendor	4595 - Identity Automation LP Totals		Invoices	1		\$14,775.00
Vendor 4591 - IL Department of Innovation & Technology									
T2600140	Custom Bandwidth	Open		08/25/2025	09/24/2025	09/04/2025			1,010.00
			Vendor	4591 - IL Department of Innovation & Technology Totals		Invoices	1		\$1,010.00
Vendor 3687 - Illinois Homicide Investigators Association									
2025A-0122	2025 ILHIA Training Conference Registration (x8)	Open		09/02/2025	10/02/2025	09/09/2025			2,360.00
			Vendor	3687 - Illinois Homicide Investigators Association Totals		Invoices	1		\$2,360.00
Vendor 2822 - Illinois Secretary Of State									
PWVM 2025 T-515	License Plate Renewal T-515	Open		08/01/2025	09/11/2025	09/08/2025			151.00
			Vendor	2822 - Illinois Secretary Of State Totals		Invoices	1		\$151.00
Vendor 1604 - Illinois State Police									
20250701570	Fingerprinting for Liquor Licensing (1570-July)	Open		08/01/2025	09/15/2025	09/09/2025			243.00
			Vendor	1604 - Illinois State Police Totals		Invoices	1		\$243.00
Vendor 5474 - Imagetec LP									



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5035448369	HP Copier Lease Payment	Open		08/09/2025	09/23/2025	08/13/2025			862.64
			Vendor 5474 - Imagetec LP Totals			Invoices	1		\$862.64
Vendor 1596 - Imaging Essentials, Inc									
SINV109747	KIP & Plotter Maintenance	Open		08/31/2025	09/30/2025	09/04/2025			148.00
			Vendor 1596 - Imaging Essentials, Inc Totals			Invoices	1		\$148.00
Vendor 4951 - Interstate Batteries of North Chicago									
23054171	Parts - STOCK	Open		08/26/2025	09/25/2025	09/09/2025			1,151.43
			Vendor 4951 - Interstate Batteries of North Chicago Totals			Invoices	1		\$1,151.43
Vendor 4366 - Interstate Power Systems Inc									
C042080343:01	Parts - STOCK	Open		08/26/2025	09/25/2025	09/09/2025			576.12
			Vendor 4366 - Interstate Power Systems Inc Totals			Invoices	1		\$576.12
Vendor 2992 - James Messineo									
JM AUGUST 2025	Administrative Adjudication	Open		08/29/2025	09/15/2025	09/02/2025			1,425.00
			Vendor 2992 - James Messineo Totals			Invoices	1		\$1,425.00
Vendor 3869 - John Nelson Architect Inc									
JN 9/8/25	plan review/consultation 8/27-9/5	Open		09/08/2025	09/08/2025	08/26/2025			1,050.00
			Vendor 3869 - John Nelson Architect Inc Totals			Invoices	1		\$1,050.00
Vendor 2268 - Journal & Topics Newspapers									
195031	legal notice 204 S Ashland	Open		08/20/2025	09/19/2025	08/26/2025			77.00
195032	legal notice 255 N Bothwell St	Open		08/20/2025	09/19/2025	08/26/2025			60.50
195108	legal notice 790 W Euclid	Open		09/03/2025	10/03/2025	08/26/2025			63.83
195109	legal notice 2241 N Rand Rd	Open		09/03/2025	10/03/2025	08/26/2025			69.38
			Vendor 2268 - Journal & Topics Newspapers Totals			Invoices	4		\$270.71
Vendor 3357 - KONE Inc									
1158995231	Annual Elevator Testing QEI Fees-Parking Deck	Open		08/31/2025	09/30/2025	09/09/2025			3,722.40
			Vendor 3357 - KONE Inc Totals			Invoices	1		\$3,722.40
Vendor 5636 - KorTerra, Inc									
26340	Locate Management System Setup Fee and Service Fee	Open		07/01/2025	09/10/2025	09/10/2025			6,330.00
			Vendor 5636 - KorTerra, Inc Totals			Invoices	1		\$6,330.00
Vendor 5664 - Georgi Kyosev									
2025-00000792	Squad Fuel for Travel to/from PTI Academy in Champaign	Open		09/09/2025	09/15/2025	09/09/2025			599.74



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			Vendor 5664 - Georgi Kyosev Totals				Invoices	1	\$599.74
Vendor 5137 - Lakeshore Recycling Systems, LLC V937597	Waste Disposal	Open		08/31/2025	09/30/2025	09/08/2025			196.18
			Vendor 5137 - Lakeshore Recycling Systems, LLC Totals				Invoices	1	\$196.18
Vendor 4857 - Joe Leone 2025-00000789	clothing reimbursment- leone	Open		09/08/2025	09/08/2025	08/26/2025			145.10
			Vendor 4857 - Joe Leone Totals				Invoices	1	\$145.10
Vendor 2641 - Lyons Electric Company, Inc 32612	JULIE Locate-Palatine Rd. & Rohlwing Rd.	Open		08/27/2025	09/26/2025	09/09/2025			382.08
20197	Monthly Traffic Signal Maintenance - August 2025	Open		08/31/2025	09/30/2025	09/09/2025			940.00
			Vendor 2641 - Lyons Electric Company, Inc Totals				Invoices	2	\$1,322.08
Vendor 5128 - M.J. Taylor Law, LLC MJT AUGUST 2025	Village Prosecution Legal Services	Open		08/27/2025	09/15/2025	09/02/2025			3,450.00
			Vendor 5128 - M.J. Taylor Law, LLC Totals				Invoices	1	\$3,450.00
Vendor 4957 - MacQueen Equipment, LLC P35080	Parts - T-467	Open		08/15/2025	09/14/2025	09/09/2025			753.56
			Vendor 4957 - MacQueen Equipment, LLC Totals				Invoices	1	\$753.56
Vendor 5392 - Many Paws Global Rescue, Inc 25-115727	Vaccine's for PPD Strays Rescue Program	Open		09/03/2025	09/15/2025	09/09/2025			163.90
			Vendor 5392 - Many Paws Global Rescue, Inc Totals				Invoices	1	\$163.90
Vendor 4998 - Marco Technologies, LLC INV14219994	Copier Maintenance Agreement	Open		08/20/2025	09/20/2025	08/22/2025			167.71
			Vendor 4998 - Marco Technologies, LLC Totals				Invoices	1	\$167.71
Vendor 4065 - Master Truck & Trailer Llc S107297	Parts - STOCK	Open		08/21/2025	09/20/2025	09/09/2025			821.80
S128290	Parts - STOCK	Open		08/25/2025	09/24/2025	09/09/2025			402.90
S128402	Parts - STOCK	Open		08/28/2025	09/24/2025	09/09/2025			(390.40)
			Vendor 4065 - Master Truck & Trailer Llc Totals				Invoices	3	\$834.30
Vendor 5549 - Masters Telecom LLC 65818	POTS Lines	Open		09/03/2025	10/03/2025	09/04/2025			69.60
			Vendor 5549 - Masters Telecom LLC Totals				Invoices	1	\$69.60



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Vendor 1178 - Mauro Sewer									
2510.2	2025 Water Main Replacement Contract 2 DPW-2522	Open		08/28/2025	09/27/2025	09/08/2025			441,308.16
Vendor 1178 - Mauro Sewer Totals									Invoices 1 441,308.16
Vendor 2756 - Mc Master Carr Supply Co.									
48053936	Parts - T-454	Open		06/30/2025	09/11/2025	09/09/2025			69.16
50008261	Parts - T-554	Open		08/06/2025	09/05/2025	09/09/2025			86.50
50621715	Parts - E-221	Open		08/18/2025	09/17/2025	09/09/2025			24.96
50908230	Parts - G-020	Open		08/22/2025	09/21/2025	09/09/2025			63.21
Vendor 2756 - Mc Master Carr Supply Co. Totals									Invoices 4 243.83
Vendor 5584 - MES Service Company LLC									
IN2329211	SCBA Repairs	Open		08/29/2025	09/28/2025	09/04/2025			2,253.90
Vendor 5584 - MES Service Company LLC Totals									Invoices 1 2,253.90
Vendor 5644 - James D Morris									
2025-00000784	Lead Service Line Replacement & Sewer Program Reimbursement	Open		07/30/2025	09/05/2025	09/05/2025			14,876.82
Vendor 5644 - James D Morris Totals									Invoices 1 14,876.82
Vendor 1405 - MPC Communications & Lighting Inc									
25-1201	Upfit (1) 2025 Dodge Durango Pursuit-T-545	Open		08/20/2025	09/19/2025	09/03/2025			15,127.05
25-1210	Upfit (1) 2025 Dodge Durango Pursuit-T-545	Open		08/26/2025	09/25/2025	09/03/2025			277.00
25-1218	Upfitting-T-559, T-560 & T-561	Open		09/04/2025	10/04/2025	09/08/2025			415.50
Vendor 1405 - MPC Communications & Lighting Inc Totals									Invoices 3 15,819.55
Vendor 5440 - Municipal Collections of America, Inc									
70285	Remit Collection Processing Fees - August 2025	Open		09/09/2025	09/09/2025	09/09/2025			2,818.31
Vendor 5440 - Municipal Collections of America, Inc Totals									Invoices 1 2,818.31
Vendor 5118 - Municipal GIS Partners, Inc									
8286	Sept Bill	Open		09/02/2025	09/02/2025	09/02/2025			20,033.03
Vendor 5118 - Municipal GIS Partners, Inc Totals									Invoices 1 20,033.03
Vendor 2312 - Myers Tire Supply Chicago									
50949178	Parts - Stock	Open		08/27/2025	09/26/2025	09/09/2025			174.33
Vendor 2312 - Myers Tire Supply Chicago Totals									Invoices 1 174.33
Vendor 5599 - Napa Auto Parts									



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482070	Parts - E-221	Open		08/12/2025	09/11/2025	09/09/2025			36.06
482705	Parts - T-410	Open		08/19/2025	09/18/2025	09/09/2025			137.20
482707	Parts - PT-230	Open		08/19/2025	09/18/2025	09/09/2025			49.57
482913	Parts - Stock	Open		08/20/2025	09/19/2025	09/09/2025			94.56
482921	Parts - PT-430	Open		08/20/2025	09/19/2025	09/09/2025			11.94
482942	Parts - Stock	Open		08/20/2025	09/19/2025	09/09/2025			149.13
483290	Parts - T-450	Open		08/25/2025	09/24/2025	09/09/2025			137.20
483454	Parts - T-450	Open		08/26/2025	09/25/2025	09/09/2025			137.20
			Vendor	5599 - Napa Auto Parts Totals		Invoices	8		\$752.86
Vendor 5068 - National Testing Network, Inc 20410	2025 NTN 3yr Membership (Pal PD) Valid:July 1, 2025- July 1, 2028	Open		08/29/2025	09/03/2025	09/03/2025			4,350.00
			Vendor	5068 - National Testing Network, Inc Totals		Invoices	1		\$4,350.00
Vendor 1468 - Newcastle Electric 2887	Service Call-Heron Pump Station	Open		08/11/2025	09/10/2025	08/29/2025			735.00
			Vendor	1468 - Newcastle Electric Totals		Invoices	1		\$735.00
Vendor 2616 - Nicor Gas									
39263126664-8/25	Natural Gas-25 W. Palatine Rd. American Data	Open		08/18/2025	09/17/2025	09/09/2025			58.07
93126652572-8/25	Natural Gas-150 W. Wilson Street Clu Building	Open		08/18/2025	09/17/2025	09/09/2025			149.53
37917400006-8/25	Natural Gas-914 W. Lukas Avenue Square D Lift Station	Open		08/19/2025	09/18/2025	09/09/2025			85.13
55424779829-8/25	Natural Gas-1545-47 Shires Court Lift Station	Open		08/20/2025	09/19/2025	09/09/2025			82.03
19505219626-8/25	Natural Gas-251 W. Colfax Street Parking Deck	Open		08/25/2025	09/24/2025	09/09/2025			158.87
46007255576-8/25	Natural Gas-804 W. Panorama Drive Deer Grove Lift Station	Open		08/25/2025	09/24/2025	09/09/2025			61.29
83980510966-8/25	Natural Gas-550 N. Smith Street Well 7 Generator	Open		08/25/2025	09/24/2025	09/09/2025			55.51
25623386239-8/25	Natural Gas-1484 N. Oak Street Pepper Tree Lift Station	Open		08/26/2025	09/25/2025	09/09/2025			56.56
66457600006-8/25	Natural Gas-555 E. Dundee Road Hicks and Dundee Pump Station	Open		08/26/2025	09/25/2025	09/09/2025			59.73
68017400000-8/25	Natural Gas-137 W. Wood Street Train Station	Open		08/26/2025	09/25/2025	09/09/2025			187.35



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70018165616-8/25	Natural Gas-432 W. Haleys Hill Court Dunhaven Woods Lift Station	Open		08/26/2025	09/25/2025	09/09/2025			60.59
88271305703-8/25	Natural Gas-1465 E. Evergreen Drive Randville Lift Station	Open		08/27/2025	09/26/2025	09/09/2025			169.36
36756460568-8/25	Natural Gas-884 E. Lilly Lane Rose and Lilly Lift Station	Open		08/28/2025	09/27/2025	09/09/2025			156.11
88097600006 8/25	Natural Gas-2175 N. Coach Road Long Grove Pump Station	Open		08/28/2025	09/27/2025	09/09/2025			72.30
			Vendor 2616 - Nicor Gas Totals				Invoices	14	\$1,412.43
Vendor 5668 - Norman Mechanical, Inc									
HRDRPW09052025	Hydrant Meter Deposit Refund	Open		09/05/2025	09/16/2025	09/10/2025			808.52
			Vendor 5668 - Norman Mechanical, Inc Totals				Invoices	1	\$808.52
Vendor 1413 - Northwest Central Dispatch Syst									
9837	2025 Member Assessment Fee's (PD & FD) (Oct)	Open		09/01/2025	10/01/2025	09/09/2025			41,785.47
			Vendor 1413 - Northwest Central Dispatch Syst Totals				Invoices	1	\$41,785.47
Vendor 5203 - ODP Business Solutions, LLC									
37230431	Shared Office Supplies & Paper	Open		08/31/2025	09/22/2025	09/08/2025			145.37
37230480	Department Office Supplies	Open		08/31/2025	09/30/2025	09/09/2025			331.19
			Vendor 5203 - ODP Business Solutions, LLC Totals				Invoices	2	\$476.56
Vendor 5400 - Oil Equipment Company Inc									
0360391-IN	PD Fuel Island	Open		07/08/2025	09/08/2025	09/09/2025			342.00
			Vendor 5400 - Oil Equipment Company Inc Totals				Invoices	1	\$342.00
Vendor 1214 - On Time Embroidery Inc.									
132908	Clothing	Open		08/22/2025	09/21/2025	09/04/2025			198.00
143253	Clothing	Open		08/22/2025	09/21/2025	09/04/2025			39.00
143340	Clothing	Open		08/22/2025	09/21/2025	09/04/2025			196.00
143374	Clothing	Open		08/22/2025	09/21/2025	09/04/2025			189.00
144543	Clothing	Open		08/27/2025	09/26/2025	09/04/2025			19.00
145282	Clothing	Open		08/27/2025	09/26/2025	09/04/2025			261.00
145283	Clothing	Open		08/27/2025	09/26/2025	09/04/2025			291.00
144545	Clothing	Open		09/03/2025	10/02/2025	09/04/2025			152.00
145521	Clothing	Open		09/03/2025	10/02/2025	09/04/2025			79.00
			Vendor 1214 - On Time Embroidery Inc. Totals				Invoices	9	\$1,424.00
Vendor 5151 - Pace Analytical Services, LLC									



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257225303	Water Sample Testing	Open		08/29/2025	09/28/2025	08/29/2025			2,310.00
Vendor 5151 - Pace Analytical Services, LLC Totals							Invoices	1	\$2,310.00
Vendor 1583 - Palatine Park District									
25-1070	2025 Grass Mowing Services Reimbursement	Open		09/05/2025	10/05/2025	09/08/2025			7,328.36
Vendor 1583 - Palatine Park District Totals							Invoices	1	\$7,328.36
Vendor 4834 - Palumbo Management LLC									
S-INV031941	Hauling of Smith Street Staging Pile	Open		08/18/2025	09/17/2025	08/22/2025			4,320.00
Vendor 4834 - Palumbo Management LLC Totals							Invoices	1	\$4,320.00
Vendor 1784 - Parent Petroleum									
1767416	Lubricants & Additives	Open		08/18/2025	09/17/2025	08/25/2025			2,247.57
Vendor 1784 - Parent Petroleum Totals							Invoices	1	\$2,247.57
Vendor 2167 - Pomp's Tire Service, Inc.									
280175691	Parts - T-533	Open		08/19/2025	09/18/2025	09/09/2025			5,127.94
280175703	Parts - Stock	Open		08/22/2025	09/21/2025	09/09/2025			2,077.13
Vendor 2167 - Pomp's Tire Service, Inc. Totals							Invoices	2	\$7,205.07
Vendor 5518 - Primera Engineers, Ltd									
0066938	Rail Walk and Schematic Parking Lot Phase II Design Engineering	Open		08/18/2025	09/17/2025	08/25/2025			22,605.12
Vendor 5518 - Primera Engineers, Ltd Totals							Invoices	1	\$22,605.12
Vendor 2954 - Quadient Leasing USA, Inc									
Q1999521	Village Wide Postage Machine Lease	Open		08/31/2025	09/29/2025	09/05/2025			1,114.44
Vendor 2954 - Quadient Leasing USA, Inc Totals							Invoices	1	\$1,114.44
Vendor 4885 - Qubit Networks, LLC									
16999	Extreme Professional Services	Open		09/02/2025	09/02/2025	09/02/2025			12,450.00
Vendor 4885 - Qubit Networks, LLC Totals							Invoices	1	\$12,450.00
Vendor 1944 - Quill LLC									
45493135	office supplies	Open		08/26/2025	09/25/2025	09/10/2025			198.34
Vendor 1944 - Quill LLC Totals							Invoices	1	\$198.34
Vendor 4300 - Ray O'Herron Co, Inc									
2426823	NIPAS Tactical Armor Kit (Auman)	Open		08/08/2025	09/07/2025	09/09/2025			3,900.00
Vendor 4300 - Ray O'Herron Co, Inc Totals							Invoices	1	\$3,900.00



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Vendor 5643 - Sue Reynolds									
2025-00000786	Lead Water Service Line Replacement Program Reimbursement	Open		08/07/2025	09/05/2025	09/05/2025			10,566.26
			Vendor 5643 - Sue Reynolds Totals			Invoices	1		<u>\$10,566.26</u>
Vendor 4545 - Robinson Engineering Ltd									
25090063	Fuel System Improvement Evaluation	Open		09/04/2025	10/04/2025	09/08/2025			7,000.00
			Vendor 4545 - Robinson Engineering Ltd Totals			Invoices	1		<u>\$7,000.00</u>
Vendor 3983 - Rock River Sports LLC									
802	Dive Equipment Repair	Open		07/23/2025	08/22/2025	09/04/2025			329.86
			Vendor 3983 - Rock River Sports LLC Totals			Invoices	1		<u>\$329.86</u>
Vendor 4019 - Rush Truck Centers									
3042780512	Parts - Stock	Open		08/14/2025	09/13/2025	09/09/2025			39.30
3042906024	Parts - Stock	Open		08/19/2025	09/18/2025	09/09/2025			47.34
3042958807	Parts - T-405	Open		08/26/2025	09/25/2025	09/09/2025			47.22
			Vendor 4019 - Rush Truck Centers Totals			Invoices	3		<u>\$133.86</u>
Vendor 3556 - Schroeder Asphalt Services Inc									
2025-303	2025 Roadway Rehabilitation Improvements DPW-2416	Open		08/26/2025	09/25/2025	09/08/2025			219,068.30
			Vendor 3556 - Schroeder Asphalt Services Inc Totals			Invoices	1		<u>\$219,068.30</u>
Vendor 5631 - Shaw Integrated and Turf Solutions, Inc									
999188571	Village Hall Carpet	Open		08/12/2025	09/11/2025	09/10/2025			17,579.50
			Vendor 5631 - Shaw Integrated and Turf Solutions, Inc Totals			Invoices	1		<u>\$17,579.50</u>
Vendor 1609 - Sherwin-Williams									
3663-0	Paint-Dock Plate at Village Hall	Open		08/22/2025	09/21/2025	08/27/2025			128.40
5109-8	Road Striping Paint	Open		08/22/2025	09/21/2025	08/22/2025			475.00
5596-6	Recycling Box	Open		09/02/2025	10/02/2025	09/08/2025			45.75
			Vendor 1609 - Sherwin-Williams Totals			Invoices	3		<u>\$649.15</u>
Vendor 5233 - Hadley Skeffington-Vos									
HSV-082925	Water for Council	Open		08/29/2025	09/29/2025	08/29/2025			28.56
			Vendor 5233 - Hadley Skeffington-Vos Totals			Invoices	1		<u>\$28.56</u>
Vendor 4308 - Solid Waste Agency of Northern Cook County									
7924	Refuse Service - October	Open		09/01/2025	09/24/2025	09/05/2025			117,616.00
			Vendor 4308 - Solid Waste Agency of Northern Cook County Totals			Invoices	1		<u>\$117,616.00</u>
Vendor 5082 - State Graphics									



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110505	Business Cards - Banczak	Open		08/29/2025	09/28/2025	09/05/2025			198.00
110245	Business Cards-Jay Kernan	Open		08/20/2025	09/19/2025	08/14/2025			77.69
Vendor 5082 - State Graphics Totals						Invoices	2		\$275.69
Vendor 1776 - Suburban Accents, Inc.									
36913	Upfitting-T-557	Open		08/25/2025	09/24/2025	09/03/2025			600.00
36914	Upfitting-T-556	Open		08/25/2025	09/24/2025	09/03/2025			600.00
36959	Upfitting-T-555	Open		08/29/2025	09/28/2025	09/08/2025			600.00
Vendor 1776 - Suburban Accents, Inc. Totals						Invoices	3		\$1,800.00
Vendor 2111 - Terminal Supply Co									
52025-00	Parts - Stock	Open		08/26/2025	09/25/2025	09/09/2025			304.32
Vendor 2111 - Terminal Supply Co Totals						Invoices	1		\$304.32
Vendor 2491 - Terminix-Anderson									
83367881	wasp- 1102 W Hunting Ct	Open		08/21/2025	09/20/2025	08/13/2025			145.00
83389669	wasp- 302 N Bothwell	Open		08/23/2025	09/22/2025	08/13/2025			145.00
83389695	wasp- 1930 N Capri	Open		08/23/2025	09/22/2025	08/13/2025			145.00
83402871	wasp 1531 N Pendleton	Open		08/26/2025	09/25/2025	08/26/2025			145.00
83493837	wasp 25 E Helen	Open		09/03/2025	10/03/2025	08/26/2025			145.00
83493905	wasp 817 N Wente	Open		09/03/2025	10/03/2025	08/26/2025			145.00
83514019	wasp 672 N Benton	Open		09/05/2025	10/05/2025	08/26/2025			145.00
83514129	wasp 220	Open		09/05/2025	10/05/2025	08/26/2025			145.00
82890119	Pest Control Services September 2025-CSF	Open		09/02/2025	10/02/2025	09/09/2025			85.20
Vendor 2491 - Terminix-Anderson Totals						Invoices	9		\$1,245.20
Vendor 1199 - Thompson Elevator Inspection Service Inc									
25-1888	24 S Plum Grove	Open		08/26/2025	09/25/2025	08/26/2025			75.00
Vendor 1199 - Thompson Elevator Inspection Service Inc Totals						Invoices	1		\$75.00
Vendor 4553 - Total Parking Solutions Inc									
107480	Service Call-CWT Escrow Unit	Open		08/15/2025	09/14/2025	09/09/2025			1,247.00
Vendor 4553 - Total Parking Solutions Inc Totals						Invoices	1		\$1,247.00
Vendor 4940 - Richard Tracy									
2025-00000798	Tuition Reimbursement	Open		09/10/2025	09/10/2025	09/10/2025			810.00
Vendor 4940 - Richard Tracy Totals						Invoices	1		\$810.00
Vendor 3364 - Trittech Forensics									
01204579	Forensic Unit Supplies	Open		08/29/2025	09/28/2025	09/09/2025			468.06
Vendor 3364 - Trittech Forensics Totals						Invoices	1		\$468.06
Vendor 4037 - True North Consultants Inc									



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INV7714	Soil Assessments for Fire Station 82 Addition	Open		08/29/2025	09/28/2025	09/08/2025			3,269.00
INV7715	Soil Assessments for Fire Station 82 Addition	Open		08/29/2025	09/28/2025	09/08/2025			2,223.00
Vendor 4037 - True North Consultants Inc Totals						Invoices	2		\$5,492.00
Vendor 3187 - ULINE									
197305126	Supplies for Evidence Collection	Open		08/29/2025	09/28/2025	09/09/2025			188.86
Vendor 3187 - ULINE Totals						Invoices	1		\$188.86
Vendor 1674 - Ultimate Plumbing Supply									
S1041361	R&M Supplies - Utility System	Open		08/21/2025	09/20/2025	09/10/2025			50.98
Vendor 1674 - Ultimate Plumbing Supply Totals						Invoices	1		\$50.98
Vendor 1181 - Union Pacific Railroad Company									
342283346	Maintenance Consent Letter ROE Fee	Open		08/26/2025	09/26/2025	09/08/2025			2,200.00
Vendor 1181 - Union Pacific Railroad Company Totals						Invoices	1		\$2,200.00
Vendor 1327 - University Of Illinois									
UPI13089	Basic Law Enforcement Academy Class (x4) (05/04/25 - 08/21/25)	Open		08/21/2025	09/20/2025	09/09/2025			32,708.00
Vendor 1327 - University Of Illinois Totals						Invoices	1		\$32,708.00
Vendor 5281 - USA Blue Book									
INV00805903	Deionized Water & Buffer Packs	Open		08/21/2025	09/20/2025	08/22/2025			87.67
Vendor 5281 - USA Blue Book Totals						Invoices	1		\$87.67
Vendor 3156 - Utility Service Co, Inc									
633075	South Supply 1 North Reservoir Water Tank Maintenance SemiAnnual	Open		09/01/2025	10/01/2025	09/08/2025			130,008.00
633109	Hicks & Dundee Ground Storage Water Tank Maintenance Semi Annual	Open		09/01/2025	10/01/2025	09/08/2025			47,085.50
633376	South Supply 2 South Reservoir Water Tank Maintenance SemiAnnual	Open		09/01/2025	10/01/2025	09/08/2025			12,500.00
Vendor 3156 - Utility Service Co, Inc Totals						Invoices	3		\$189,593.50
Vendor 5570 - Vega Building Maintenance and Supplies, Inc.									
101631	Cleaning Services for CSF and Police HQ-August 2025	Open		08/27/2025	09/26/2025	09/09/2025			4,345.30



Warrant #18

Invoice Due Date Range 08/01/25 - 10/07/25
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 5570 - Vega Building Maintenance and Supplies, Inc. Totals							Invoices	1	\$4,345.30
Vendor 5547 - Verizon									
386000070958	PW Telematics Program Monthly Service Fee - August	Open		09/02/2025	10/02/2025	09/08/2025			319.00
Vendor 5547 - Verizon Totals							Invoices	1	\$319.00
Vendor 3709 - Verizon Wireless									
6120929947	Cellular Usage	Open		08/12/2025	09/04/2025	09/02/2025			5,285.34
Vendor 3709 - Verizon Wireless Totals							Invoices	1	\$5,285.34
Vendor 1716 - Village Of Arlington Heights									
3855	Training Tower	Open		08/18/2025	09/17/2025	09/04/2025			1,237.50
Vendor 1716 - Village Of Arlington Heights Totals							Invoices	1	\$1,237.50
Vendor 3020 - Village of Palatine Petty Cash									
PWPCKL082825	Lapid-Transportation to APWA Conference	Open		08/28/2025	09/16/2025	09/10/2025			13.50
Vendor 3020 - Village of Palatine Petty Cash Totals							Invoices	1	\$13.50
Vendor 2780 - Walgreen Company									
500107063	Prisoner Prescriptions (August)	Open		09/03/2025	10/02/2025	09/09/2025			140.15
Vendor 2780 - Walgreen Company Totals							Invoices	1	\$140.15
Vendor 5557 - Water Well Solutions Illinois, LLC									
IL25-08-134	Well 10 Motor Service	Open		08/29/2025	09/28/2025	09/08/2025			3,780.00
Vendor 5557 - Water Well Solutions Illinois, LLC Totals							Invoices	1	\$3,780.00
Vendor 2752 - West Side Tractor Sales									
W34424	Parts - PT-407	Open		08/14/2025	09/13/2025	09/09/2025			82.22
Vendor 2752 - West Side Tractor Sales Totals							Invoices	1	\$82.22
Vendor 3476 - Wirfs Industries Inc									
34164	Pump and Ladder Testing	Open		08/15/2025	09/14/2025	09/04/2025			633.00
34166	Pump and Ladder Testing	Open		08/15/2025	09/14/2025	09/04/2025			625.00
34167	Pump and Ladder Testing	Open		08/18/2025	09/17/2025	09/04/2025			625.00
31469	Pump and Ladder Testing	Open		08/19/2025	09/18/2025	09/04/2025			775.00
Vendor 3476 - Wirfs Industries Inc Totals							Invoices	4	\$2,658.00
Vendor 3185 - Ziebell Water Service Products Inc									
270262-000	B-Box Tops & Repair Sleeves	Open		08/18/2025	09/17/2025	08/22/2025			4,222.86
270273-000	Utility System Supplies	Open		08/19/2025	09/18/2025	08/29/2025			2,380.56
Vendor 3185 - Ziebell Water Service Products Inc Totals							Invoices	2	\$6,603.42



Warrant #18

Invoice Due Date Range 08/01/25 - 10/07/25
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 1919 - Zoll Medical Corporation 4308796	Thermal Paper	Open		08/20/2025	09/19/2025	09/04/2025			216.48
Vendor 1919 - Zoll Medical Corporation Totals						Invoices	1		\$216.48
Vendor Timothy Brennan 2025-00000795	Refund Duplicate Charge Parking Permit	Open		09/10/2025	09/10/2025	09/10/2025			40.00
Vendor Timothy Brennan Totals						Invoices	1		\$40.00
Vendor Chris George 2025-00000782	Refund - Zoning Sign Deposit	Open		09/04/2025	09/04/2025	09/04/2025			125.00
Vendor Chris George Totals						Invoices	1		\$125.00
Vendor Mary Beth Grant 2025-00000756	50/50 Sidewalk Replacement Program Reimbursement	Open		08/29/2025	09/10/2025	08/29/2025			351.00
Vendor Mary Beth Grant Totals						Invoices	1		\$351.00
Vendor Gerry Harbison 2025-00000793	50/50 Sidewalk Replacement Program Reimbursement	Open		09/08/2025	09/09/2025	09/08/2025			296.40
Vendor Gerry Harbison Totals						Invoices	1		\$296.40
Vendor Pavel Ivanoff 2025-00000757	Sign Refund - 1280 E Dundee	Open		08/29/2025	08/29/2025	08/29/2025			125.00
Vendor Pavel Ivanoff Totals						Invoices	1		\$125.00
Vendor Joy O'Donnell 2025-00000781	Sign Refund 720 W Ruhl Rd	Open		09/04/2025	09/04/2025	09/04/2025			250.00
Vendor Joy O'Donnell Totals						Invoices	1		\$250.00
Vendor Nisbet Zackary 2025-00000788	Sign Refund 541-569 E Dundee	Open		09/05/2025	09/05/2025	09/05/2025			125.00
Vendor Nisbet Zackary Totals						Invoices	1		\$125.00
Grand Totals						Invoices	321		\$1,847,565.95



Warrant #18 EFT #1

Payment Date Range 09/02/25 - 09/02/25
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 2048 - Quadient Finance USA, Inc BH3801315562	Village Wide Postage for Postage Meter	Paid by EFT #15565		09/02/2025	09/02/2025	09/02/2025		09/02/2025	8,500.00
Vendor 2048 - Quadient Finance USA, Inc Totals						Invoices	1		\$8,500.00
Grand Totals						Invoices	1		\$8,500.00



Warrant #18 EFT #2
Payment Date Range 09/04/25 - 09/04/25
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 2048 - Quadient Finance USA, Inc BH3801487625	Village Wide Postage for Postage Meter	Paid by EFT #15566		09/04/2025	09/04/2025	09/04/2025		09/04/2025	45.00
Vendor 2048 - Quadient Finance USA, Inc Totals						Invoices	1		\$45.00
Grand Totals						Invoices	1		\$45.00



Warrant #18 EFT #3

Payment Date Range 09/08/25 - 09/08/25
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 4466 - JP Morgan Chase Bank Commercial Card									
HSV-082525-1	SESAC 8662185823	Paid by EFT #15758		08/25/2025	09/08/2025	09/08/2025		09/08/2025	663.00
HSV-082525-2	MUTUAL ACE HDWR-PALETT	Paid by EFT #15759		08/25/2025	09/08/2025	09/08/2025		09/08/2025	25.28
HSV-082525-3	AMAZON.COM*1P6HN	Paid by EFT #15760		08/25/2025	09/08/2025	09/08/2025		09/08/2025	9.57
LO-082525-1	JEWEL OSCO 3474	Paid by EFT #15699		08/25/2025	09/08/2025	09/08/2025		09/08/2025	21.98
	PALATINE IL								
LO-082525-2	JEWEL OSCO 3445	Paid by EFT #15700		08/25/2025	09/08/2025	09/08/2025		09/08/2025	15.35
	PALATINE IL								
LO-082525-3	JIMMY JOHNS - 0233	Paid by EFT #15701		08/25/2025	09/08/2025	09/08/2025		09/08/2025	47.28
	PALATINE IL								
RTO-082525-1	AMAZON MKTPL	Paid by EFT #15752		08/25/2025	09/08/2025	09/08/2025		09/08/2025	14.34
	*4N1VV3UK3								
RTO-082525-2	UNITED 01623190125896	Paid by EFT #15753		08/25/2025	09/08/2025	09/08/2025		09/08/2025	322.69
RTO-082525-3	UNITED 01643182615583	Paid by EFT #15754		08/25/2025	09/08/2025	09/08/2025		09/08/2025	85.99
RTO-082525-4	UNITED 01643182615594	Paid by EFT #15755		08/25/2025	09/08/2025	09/08/2025		09/08/2025	85.99
RTO-082525-5	UNITED 01643189931891	Paid by EFT #15756		08/25/2025	09/08/2025	09/08/2025		09/08/2025	18.27
RTO-082525-6	UNITED 01643189934433	Paid by EFT #15757		08/25/2025	09/08/2025	09/08/2025		09/08/2025	13.98
ADB-082525-1	ILCMA	Paid by EFT #15702		08/25/2025	09/08/2025	09/08/2025		09/08/2025	256.00
ADB-082525-2	Durty Nellies	Paid by EFT #15703		08/25/2025	09/08/2025	09/08/2025		09/08/2025	88.90
FIN-082525-1	Amazon	Paid by EFT #15568		08/25/2025	09/08/2025	09/08/2025		09/08/2025	7.58
FIN-082525-2	Amazon	Paid by EFT #15569		08/25/2025	09/08/2025	09/08/2025		09/08/2025	25.92
FIN-082525-3	Amazon	Paid by EFT #15570		08/25/2025	09/08/2025	09/08/2025		09/08/2025	53.99
FIN-082525-4	Amazon	Paid by EFT #15571		08/25/2025	09/08/2025	09/08/2025		09/08/2025	8.79
FIN-082525-5	Groot Industries	Paid by EFT #15572		08/25/2025	09/08/2025	09/08/2025		09/08/2025	275,078.51
FIN-082525-6	Federal Express	Paid by EFT #15573		08/25/2025	09/08/2025	09/08/2025		09/08/2025	29.76
SMS-082525-1	LL Bean	Paid by EFT #15638		08/25/2025	09/08/2025	09/08/2025		09/08/2025	9.95
SMS-082525-2	LL Bean	Paid by EFT #15639		08/25/2025	09/08/2025	09/08/2025		09/08/2025	109.00
SMS-082525-3	GFOA	Paid by EFT #15640		08/25/2025	09/08/2025	09/08/2025		09/08/2025	1,500.00
MPP-082525-1	Society For Human	Paid by EFT #15610		08/25/2025	09/08/2025	09/08/2025		09/08/2025	299.00
	Resources								
MPP-082525-2	JOBMATCH - APPLICANT	Paid by EFT #15611		08/25/2025	09/08/2025	09/08/2025		09/08/2025	1,272.00
	PRO								
MPP-082525-3	Tuition Assistance -	Paid by EFT #15612		08/25/2025	09/08/2025	09/08/2025		09/08/2025	633.38
	Meghann Post								
BDK-082525-1	AJTek	Paid by EFT #15664		08/25/2025	09/08/2025	09/08/2025		09/08/2025	90.00
LAS-082525-1	Google	Paid by EFT #15720		08/25/2025	09/08/2025	09/08/2025		09/08/2025	80.90
LAS-082525-10	Amazon	Paid by EFT #15724		08/25/2025	09/08/2025	09/08/2025		09/08/2025	34.97
LAS-082525-11	Amazon	Paid by EFT #15725		08/25/2025	09/08/2025	09/08/2025		09/08/2025	64.46
LAS-082525-12	Tap House Grill - Palatine	Paid by EFT #15726		08/25/2025	09/08/2025	09/08/2025		09/08/2025	80.62
LAS-082525-2	Microsoft Azure	Paid by EFT #15727		08/25/2025	09/08/2025	09/08/2025		09/08/2025	520.25
LAS-082525-3	CDW	Paid by EFT #15728		08/25/2025	09/08/2025	09/08/2025		09/08/2025	192.28
LAS-082525-4	CDW	Paid by EFT #15730		08/25/2025	09/08/2025	09/08/2025		09/08/2025	96.14
LAS-082525-5	CDW	Paid by EFT #15729		08/25/2025	09/08/2025	09/08/2025		09/08/2025	192.28



Warrant #18 EFT #3

Payment Date Range 09/08/25 - 09/08/25
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
LAS-082525-6	Amazon	Paid by EFT #15721		08/25/2025	09/08/2025	09/08/2025		09/08/2025	9.95
LAS-082525-7	Amazon	Paid by EFT #15722		08/25/2025	09/08/2025	09/08/2025		09/08/2025	8.99
LAS-082525-8	ChatGPT	Paid by EFT #15723		08/25/2025	09/08/2025	09/08/2025		09/08/2025	20.00
LAS-082525-9	B&H Photo	Paid by EFT #15731		08/25/2025	09/08/2025	09/08/2025		09/08/2025	1,325.00
DLG-082525-1	DSW Arboretum of S Bar	Paid by EFT #15650		08/25/2025	09/08/2025	09/08/2025		09/08/2025	48.39
DLG-082525-2	Starved Rocks Lodge	Paid by EFT #15651		08/25/2025	09/08/2025	09/08/2025		09/08/2025	94.04
DLG-082525-3	Starved Rocks Lodge	Paid by EFT #15652		08/25/2025	09/08/2025	09/08/2025		09/08/2025	94.04
MWJ-082525-1	LLBEAN- Direct Freeport ME	Paid by EFT #15784		08/25/2025	09/08/2025	09/08/2025		09/08/2025	(120.00)
MWJ-082525-2	INT'L Code Council Inc	Paid by EFT #15785		08/25/2025	09/08/2025	09/08/2025		09/08/2025	69.00
MWJ-082525-3	INT'L Code Council Inc	Paid by EFT #15786		08/25/2025	09/08/2025	09/08/2025		09/08/2025	711.15
BJG-082525-1	United	Paid by EFT #15732		08/25/2025	09/08/2025	09/08/2025		09/08/2025	916.96
BJG-082525-2	United	Paid by EFT #15733		08/25/2025	09/08/2025	09/08/2025		09/08/2025	118.24
BJG-082525-3	Courtyard by Marriott - CA	Paid by EFT #15734		08/25/2025	09/08/2025	09/08/2025		09/08/2025	214.36
BJG-082525-4	Travel Guard Group	Paid by EFT #15735		08/25/2025	09/08/2025	09/08/2025		09/08/2025	25.67
DEB-082525-1	Facebook	Paid by EFT #15665		08/25/2025	09/08/2025	09/08/2025		09/08/2025	2.01
DEB-082525-2	Facebook	Paid by EFT #15666		08/25/2025	09/08/2025	09/08/2025		09/08/2025	2.00
DEB-082525-3	Facebook	Paid by EFT #15667		08/25/2025	09/08/2025	09/08/2025		09/08/2025	2.00
DEB-082525-4	Facebook	Paid by EFT #15668		08/25/2025	09/08/2025	09/08/2025		09/08/2025	2.00
DEB-082525-5	Facebook	Paid by EFT #15669		08/25/2025	09/08/2025	09/08/2025		09/08/2025	2.00
PAC-082525-1	Amazon Marketplace	Paid by EFT #15641		08/25/2025	09/08/2025	09/08/2025		09/08/2025	43.99
PAC-082525-2	Amazon Marketplace	Paid by EFT #15642		08/25/2025	09/08/2025	09/08/2025		09/08/2025	26.59
PAC-082525-3	Amazon Marketplace	Paid by EFT #15643		08/25/2025	09/08/2025	09/08/2025		09/08/2025	87.98
PAC-082525-4	Amazon Marketplace	Paid by EFT #15644		08/25/2025	09/08/2025	09/08/2025		09/08/2025	35.99
PAC-082525-5	Ray O'Herron Co	Paid by EFT #15645		08/25/2025	09/08/2025	09/08/2025		09/08/2025	1,290.37
PAC-082525-6	Association of Police Social Services	Paid by EFT #15646		08/25/2025	09/08/2025	09/08/2025		09/08/2025	100.00
PAC-082525-7	UPS	Paid by EFT #15647		08/25/2025	09/08/2025	09/08/2025		09/08/2025	21.74
WEN-082525-1	FBINAA IL	Paid by EFT #15739		08/25/2025	09/08/2025	09/08/2025		09/08/2025	400.00
WEN-082525-10	United Airlines	Paid by EFT #15748		08/25/2025	09/08/2025	09/08/2025		09/08/2025	85.99
WEN-082525-11	United Airlines	Paid by EFT #15749		08/25/2025	09/08/2025	09/08/2025		09/08/2025	85.99
WEN-082525-12	United Airlines	Paid by EFT #15750		08/25/2025	09/08/2025	09/08/2025		09/08/2025	82.76
WEN-082525-13	United Airlines	Paid by EFT #15751		08/25/2025	09/08/2025	09/08/2025		09/08/2025	85.99
WEN-082525-2	United Airlines	Paid by EFT #15740		08/25/2025	09/08/2025	09/08/2025		09/08/2025	382.96
WEN-082525-3	United Airlines	Paid by EFT #15741		08/25/2025	09/08/2025	09/08/2025		09/08/2025	382.96
WEN-082525-4	United Airlines	Paid by EFT #15742		08/25/2025	09/08/2025	09/08/2025		09/08/2025	382.96
WEN-082525-5	United Airlines	Paid by EFT #15743		08/25/2025	09/08/2025	09/08/2025		09/08/2025	382.96
WEN-082525-6	United Airlines	Paid by EFT #15744		08/25/2025	09/08/2025	09/08/2025		09/08/2025	85.99
WEN-082525-7	United Airlines	Paid by EFT #15745		08/25/2025	09/08/2025	09/08/2025		09/08/2025	85.99
WEN-082525-8	United Airlines	Paid by EFT #15746		08/25/2025	09/08/2025	09/08/2025		09/08/2025	85.99
WEN-082525-9	United Airlines	Paid by EFT #15747		08/25/2025	09/08/2025	09/08/2025		09/08/2025	85.99
APW-082525-1	Magnetic Mic	Paid by EFT #15608		08/25/2025	09/08/2025	09/08/2025		09/08/2025	50.85
ARL-082525-1	Ace Hardware	Paid by EFT #15691		08/25/2025	09/08/2025	09/08/2025		09/08/2025	10.98



Warrant #18 EFT #3

Payment Date Range 09/08/25 - 09/08/25
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
ARL-082525-2	Ace Hardware	Paid by EFT #15692		08/25/2025	09/08/2025	09/08/2025		09/08/2025	52.17
CJZ-082525-1	Home Depot	Paid by EFT #15693		08/25/2025	09/08/2025	09/08/2025		09/08/2025	4.17
CJZ-082525-2	Ace Hardware	Paid by EFT #15694		08/25/2025	09/08/2025	09/08/2025		09/08/2025	14.39
CJZ-082525-3	Pizza Bella	Paid by EFT #15695		08/25/2025	09/08/2025	09/08/2025		09/08/2025	39.83
CJZ-082525-4	Dairy Queen	Paid by EFT #15696		08/25/2025	09/08/2025	09/08/2025		09/08/2025	39.89
JJA-082525-1	Amazon	Paid by EFT #15736		08/25/2025	09/08/2025	09/08/2025		09/08/2025	23.49
JJA-082525-2	Amazon	Paid by EFT #15737		08/25/2025	09/08/2025	09/08/2025		09/08/2025	6.20
JJA-082525-3	Illinois Fire Inspector	Paid by EFT #15738		08/25/2025	09/08/2025	09/08/2025		09/08/2025	100.00
MDB-082525-1	Edward Hosp Class	Paid by EFT #15787		08/25/2025	09/08/2025	09/08/2025		09/08/2025	65.00
MDB-082525-2	Ace Hardware	Paid by EFT #15788		08/25/2025	09/08/2025	09/08/2025		09/08/2025	12.98
MDB-082525-3	Home Depot	Paid by EFT #15789		08/25/2025	09/08/2025	09/08/2025		09/08/2025	56.80
MON-082525-1	Ace Hardware	Paid by EFT #15648		08/25/2025	09/08/2025	09/08/2025		09/08/2025	43.18
MON-082525-2	IAAI	Paid by EFT #15649		08/25/2025	09/08/2025	09/08/2025		09/08/2025	133.00
PMG-082525-1	PayPal- Metro Fire Chief	Paid by EFT #15697		08/25/2025	09/08/2025	09/08/2025		09/08/2025	50.00
PMG-082525-2	Southern Bell's	Paid by EFT #15698		08/25/2025	09/08/2025	09/08/2025		09/08/2025	23.93
RRK-082525-1	Ace Hardware	Paid by EFT #15605		08/25/2025	09/08/2025	09/08/2025		09/08/2025	48.15
RRK-082525-2	Ace Hardware	Paid by EFT #15606		08/25/2025	09/08/2025	09/08/2025		09/08/2025	52.17
RRK-082525-3	Rosati's Pizza	Paid by EFT #15607		08/25/2025	09/08/2025	09/08/2025		09/08/2025	107.73
SAM-082525-1	Subway	Paid by EFT #15715		08/25/2025	09/08/2025	09/08/2025		09/08/2025	46.55
SAM-082525-2	Honey Biscuit	Paid by EFT #15716		08/25/2025	09/08/2025	09/08/2025		09/08/2025	78.53
SEM-082525-1	Amazon	Paid by EFT #15761		08/25/2025	09/08/2025	09/08/2025		09/08/2025	77.91
SEM-082525-10	Bills Grove Florist	Paid by EFT #15770		08/25/2025	09/08/2025	09/08/2025		09/08/2025	117.70
SEM-082525-11	Pacific Biomedical	Paid by EFT #15771		08/25/2025	09/08/2025	09/08/2025		09/08/2025	201.39
SEM-082525-12	IL DPT PUB HEALTH	Paid by EFT #15772		08/25/2025	09/08/2025	09/08/2025		09/08/2025	41.00
SEM-082525-13	IL DPT PUB HEALTH	Paid by EFT #15773		08/25/2025	09/08/2025	09/08/2025		09/08/2025	41.00
SEM-082525-14	ZIP Specialties	Paid by EFT #15774		08/25/2025	09/08/2025	09/08/2025		09/08/2025	320.00
SEM-082525-15	Home Depot	Paid by EFT #15775		08/25/2025	09/08/2025	09/08/2025		09/08/2025	23.98
SEM-082525-16	Amazon	Paid by EFT #15776		08/25/2025	09/08/2025	09/08/2025		09/08/2025	26.40
SEM-082525-17	Firesmart Promotions	Paid by EFT #15777		08/25/2025	09/08/2025	09/08/2025		09/08/2025	880.00
SEM-082525-18	Marianos	Paid by EFT #15778		08/25/2025	09/08/2025	09/08/2025		09/08/2025	28.08
SEM-082525-19	Creative Step	Paid by EFT #15779		08/25/2025	09/08/2025	09/08/2025		09/08/2025	591.00
SEM-082525-2	Amazon	Paid by EFT #15762		08/25/2025	09/08/2025	09/08/2025		09/08/2025	43.55
SEM-082525-20	Amazon	Paid by EFT #15780		08/25/2025	09/08/2025	09/08/2025		09/08/2025	63.57
SEM-082525-21	UPS	Paid by EFT #15781		08/25/2025	09/08/2025	09/08/2025		09/08/2025	77.56
SEM-082525-22	Capri Deli	Paid by EFT #15782		08/25/2025	09/08/2025	09/08/2025		09/08/2025	161.26
SEM-082525-23	UPS	Paid by EFT #15783		08/25/2025	09/08/2025	09/08/2025		09/08/2025	23.97
SEM-082525-3	Home Depot	Paid by EFT #15763		08/25/2025	09/08/2025	09/08/2025		09/08/2025	387.00
SEM-082525-4	TycoIntegrated Security	Paid by EFT #15764		08/25/2025	09/08/2025	09/08/2025		09/08/2025	76.12
SEM-082525-5	TycoIntegrated Security	Paid by EFT #15765		08/25/2025	09/08/2025	09/08/2025		09/08/2025	76.12
SEM-082525-6	TycoIntegrated Security	Paid by EFT #15766		08/25/2025	09/08/2025	09/08/2025		09/08/2025	76.12
SEM-082525-7	TycoIntegrated Security	Paid by EFT #15767		08/25/2025	09/08/2025	09/08/2025		09/08/2025	65.87
SEM-082525-8	Amazon	Paid by EFT #15768		08/25/2025	09/08/2025	09/08/2025		09/08/2025	12.63



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SEM-082525-9	Marianos	Paid by EFT #15769		08/25/2025	09/08/2025	09/08/2025		09/08/2025	32.23
AJB-082525-1	ebay	Paid by EFT #15656		08/25/2025	09/08/2025	09/08/2025		09/08/2025	285.00
AJB-082525-2	Grainger	Paid by EFT #15657		08/25/2025	09/08/2025	09/08/2025		09/08/2025	177.48
AJB-082525-3	Supplyhouse.com	Paid by EFT #15658		08/25/2025	09/08/2025	09/08/2025		09/08/2025	169.36
AJB-082525-4	Grainger	Paid by EFT #15659		08/25/2025	09/08/2025	09/08/2025		09/08/2025	182.76
AJB-082525-5	ebay	Paid by EFT #15660		08/25/2025	09/08/2025	09/08/2025		09/08/2025	68.16
AJB-082525-6	Supplyhouse.com	Paid by EFT #15661		08/25/2025	09/08/2025	09/08/2025		09/08/2025	6.90
AJB-082525-7	ebay	Paid by EFT #15662		08/25/2025	09/08/2025	09/08/2025		09/08/2025	241.12
AJB-082525-8	ebay	Paid by EFT #15663		08/25/2025	09/08/2025	09/08/2025		09/08/2025	120.56
AJG-082525-1	MLK Self Park	Paid by EFT #15653		08/25/2025	09/08/2025	09/08/2025		09/08/2025	27.00
CGJ-082525-1	Home Depot	Paid by EFT #15707		08/25/2025	09/08/2025	09/08/2025		09/08/2025	131.96
CGJ-082525-2	Behrens Landscaping	Paid by EFT #15708		08/25/2025	09/08/2025	09/08/2025		09/08/2025	168.00
CJG-082525-1	Home Depot	Paid by EFT #15704		08/25/2025	09/08/2025	09/08/2025		09/08/2025	37.91
DVN-082525-1	MLK Self Park	Paid by EFT #15678		08/25/2025	09/08/2025	09/08/2025		09/08/2025	27.00
GSR-082525-1	Colorado State University	Paid by EFT #15654		08/25/2025	09/08/2025	09/08/2025		09/08/2025	1,500.00
GSR-082525-2	MLK Self Park	Paid by EFT #15655		08/25/2025	09/08/2025	09/08/2025		09/08/2025	27.00
JM-082525-1	Amazon Marketplace	Paid by EFT #15582		08/25/2025	09/08/2025	09/08/2025		09/08/2025	23.68
JM-082525-10	Amazon Marketplace	Paid by EFT #15591		08/25/2025	09/08/2025	09/08/2025		09/08/2025	450.84
JM-082525-11	Amazon.com	Paid by EFT #15592		08/25/2025	09/08/2025	09/08/2025		09/08/2025	132.76
JM-082525-12	Amazon Marketplace	Paid by EFT #15593		08/25/2025	09/08/2025	09/08/2025		09/08/2025	13.99
JM-082525-13	SavATree	Paid by EFT #15594		08/25/2025	09/08/2025	09/08/2025		09/08/2025	156.00
JM-082525-14	Amazon Marketplace	Paid by EFT #15595		08/25/2025	09/08/2025	09/08/2025		09/08/2025	132.96
JM-082525-15	Amazon Marketplace	Paid by EFT #15600		08/25/2025	09/08/2025	09/08/2025		09/08/2025	25.59
JM-082525-16	Amazon Marketplace	Paid by EFT #15596		08/25/2025	09/08/2025	09/08/2025		09/08/2025	94.98
JM-082525-17	Amazon Marketplace	Paid by EFT #15599		08/25/2025	09/08/2025	09/08/2025		09/08/2025	62.59
JM-082525-18	Amazon.com	Paid by EFT #15597		08/25/2025	09/08/2025	09/08/2025		09/08/2025	32.90
JM-082525-19	Amazon Marketplace	Paid by EFT #15598		08/25/2025	09/08/2025	09/08/2025		09/08/2025	(375.70)
JM-082525-2	Amazon Marketplace	Paid by EFT #15583		08/25/2025	09/08/2025	09/08/2025		09/08/2025	9.65
JM-082525-20	BT Blanks/USA	Paid by EFT #15601		08/25/2025	09/08/2025	09/08/2025		09/08/2025	95.11
JM-082525-21	Amazon Marketplace	Paid by EFT #15602		08/25/2025	09/08/2025	09/08/2025		09/08/2025	54.57
JM-082525-22	Amazon Marketplace	Paid by EFT #15603		08/25/2025	09/08/2025	09/08/2025		09/08/2025	69.99
JM-082525-23	Amazon Marketplace	Paid by EFT #15604		08/25/2025	09/08/2025	09/08/2025		09/08/2025	24.99
JM-082525-3	Supplyhouse.com	Paid by EFT #15584		08/25/2025	09/08/2025	09/08/2025		09/08/2025	91.61
JM-082525-4	Amazon Marketplace	Paid by EFT #15585		08/25/2025	09/08/2025	09/08/2025		09/08/2025	13.74
JM-082525-5	Amazon Marketplace	Paid by EFT #15586		08/25/2025	09/08/2025	09/08/2025		09/08/2025	42.53
JM-082525-6	Amazon.com	Paid by EFT #15587		08/25/2025	09/08/2025	09/08/2025		09/08/2025	13.57
JM-082525-7	Amazon Marketplace	Paid by EFT #15588		08/25/2025	09/08/2025	09/08/2025		09/08/2025	59.95
JM-082525-8	Amazon.com	Paid by EFT #15589		08/25/2025	09/08/2025	09/08/2025		09/08/2025	30.56
JM-082525-9	Amazon Marketplace	Paid by EFT #15590		08/25/2025	09/08/2025	09/08/2025		09/08/2025	78.86
JRK-082525-1	Home Depot	Paid by EFT #15679		08/25/2025	09/08/2025	09/08/2025		09/08/2025	172.61
JRK-082525-10	Home Depot	Paid by EFT #15688		08/25/2025	09/08/2025	09/08/2025		09/08/2025	35.94
JRK-082525-11	International	Paid by EFT #15685		08/25/2025	09/08/2025	09/08/2025		09/08/2025	1,296.00



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JRK-082525-12	Rainstorm	Paid by EFT #15690		08/25/2025	09/08/2025	09/08/2025		09/08/2025	479.60
JRK-082525-2	Home Depot	Paid by EFT #15680		08/25/2025	09/08/2025	09/08/2025		09/08/2025	24.88
JRK-082525-3	Grainger	Paid by EFT #15681		08/25/2025	09/08/2025	09/08/2025		09/08/2025	169.46
JRK-082525-4	Grainger	Paid by EFT #15682		08/25/2025	09/08/2025	09/08/2025		09/08/2025	215.69
JRK-082525-5	Home Depot	Paid by EFT #15683		08/25/2025	09/08/2025	09/08/2025		09/08/2025	129.00
JRK-082525-6	Grainger	Paid by EFT #15686		08/25/2025	09/08/2025	09/08/2025		09/08/2025	62.27
JRK-082525-7	Grainger	Paid by EFT #15687		08/25/2025	09/08/2025	09/08/2025		09/08/2025	37.10
JRK-082525-8	Jet Rack	Paid by EFT #15689		08/25/2025	09/08/2025	09/08/2025		09/08/2025	157.70
JRK-082525-9	Global Industrial	Paid by EFT #15684		08/25/2025	09/08/2025	09/08/2025		09/08/2025	634.65
KCH-082525-1	Home Depot	Paid by EFT #15705		08/25/2025	09/08/2025	09/08/2025		09/08/2025	129.00
KCH-082525-2	USABlueBook	Paid by EFT #15706		08/25/2025	09/08/2025	09/08/2025		09/08/2025	113.15
KML-082525-1	USPS	Paid by EFT #15717		08/25/2025	09/08/2025	09/08/2025		09/08/2025	31.40
KML-082525-2	USPS	Paid by EFT #15718		08/25/2025	09/08/2025	09/08/2025		09/08/2025	6.95
KML-082525-3	Village of Palatine	Paid by EFT #15719		08/25/2025	09/08/2025	09/08/2025		09/08/2025	2.20
LW-082525-1	Mutual Ace Palatine	Paid by EFT #15609		08/25/2025	09/08/2025	09/08/2025		09/08/2025	6.29
MB-082525-1	Jewel Osco	Paid by EFT #15574		08/25/2025	09/08/2025	09/08/2025		09/08/2025	65.08
MB-082525-2	ASFP	Paid by EFT #15575		08/25/2025	09/08/2025	09/08/2025		09/08/2025	50.00
MB-082525-3	United	Paid by EFT #15576		08/25/2025	09/08/2025	09/08/2025		09/08/2025	382.96
MB-082525-4	United	Paid by EFT #15577		08/25/2025	09/08/2025	09/08/2025		09/08/2025	85.99
MB-082525-5	United	Paid by EFT #15578		08/25/2025	09/08/2025	09/08/2025		09/08/2025	85.99
MB-082525-6	Navy Pier	Paid by EFT #15579		08/25/2025	09/08/2025	09/08/2025		09/08/2025	49.00
MB-082525-7	Mexico Uno	Paid by EFT #15580		08/25/2025	09/08/2025	09/08/2025		09/08/2025	338.04
MG-082525-1	Mutual Ace Palatine	Paid by EFT #15709		08/25/2025	09/08/2025	09/08/2025		09/08/2025	5.20
MG-082525-2	Mutual Ace Palatine	Paid by EFT #15710		08/25/2025	09/08/2025	09/08/2025		09/08/2025	335.41
MG-082525-3	Home Depot	Paid by EFT #15711		08/25/2025	09/08/2025	09/08/2025		09/08/2025	39.98
MG-082525-4	Home Depot	Paid by EFT #15712		08/25/2025	09/08/2025	09/08/2025		09/08/2025	19.96
MIH-082525-1	Home Depot	Paid by EFT #15713		08/25/2025	09/08/2025	09/08/2025		09/08/2025	25.23
MIH-082525-2	Mutual Ace Palatine	Paid by EFT #15714		08/25/2025	09/08/2025	09/08/2025		09/08/2025	21.58
MJK-082525-1	Mutual Ace Palatine	Paid by EFT #15637		08/25/2025	09/08/2025	09/08/2025		09/08/2025	29.69
MWK-082525-1	Grainger	Paid by EFT #15613		08/25/2025	09/08/2025	09/08/2025		09/08/2025	132.87
MWK-082525-10	Austin Hardware	Paid by EFT #15622		08/25/2025	09/08/2025	09/08/2025		09/08/2025	165.60
MWK-082525-11	Grainger	Paid by EFT #15623		08/25/2025	09/08/2025	09/08/2025		09/08/2025	97.52
MWK-082525-12	Grainger	Paid by EFT #15624		08/25/2025	09/08/2025	09/08/2025		09/08/2025	1.60
MWK-082525-13	Grainger	Paid by EFT #15625		08/25/2025	09/08/2025	09/08/2025		09/08/2025	227.51
MWK-082525-14	Grainger	Paid by EFT #15626		08/25/2025	09/08/2025	09/08/2025		09/08/2025	15.01
MWK-082525-15	Grainger	Paid by EFT #15627		08/25/2025	09/08/2025	09/08/2025		09/08/2025	426.89
MWK-082525-16	Grainger	Paid by EFT #15628		08/25/2025	09/08/2025	09/08/2025		09/08/2025	32.52
MWK-082525-17	Trident Emergency Products	Paid by EFT #15629		08/25/2025	09/08/2025	09/08/2025		09/08/2025	267.54
MWK-082525-18	Ebay	Paid by EFT #15630		08/25/2025	09/08/2025	09/08/2025		09/08/2025	171.92
MWK-082525-19	Grainger	Paid by EFT #15631		08/25/2025	09/08/2025	09/08/2025		09/08/2025	396.76
MWK-082525-2	Grainger	Paid by EFT #15614		08/25/2025	09/08/2025	09/08/2025		09/08/2025	35.64
MWK-082525-20	Grainger	Paid by EFT #15632		08/25/2025	09/08/2025	09/08/2025		09/08/2025	101.04



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MWK-082525-21	Grainger	Paid by EFT #15633		08/25/2025	09/08/2025	09/08/2025		09/08/2025	43.74
MWK-082525-22	Grainger	Paid by EFT #15634		08/25/2025	09/08/2025	09/08/2025		09/08/2025	183.70
MWK-082525-23	Grainger	Paid by EFT #15635		08/25/2025	09/08/2025	09/08/2025		09/08/2025	43.31
MWK-082525-24	Chevrolet Of Palatine	Paid by EFT #15636		08/25/2025	09/08/2025	09/08/2025		09/08/2025	180.52
MWK-082525-3	Grainger	Paid by EFT #15615		08/25/2025	09/08/2025	09/08/2025		09/08/2025	483.34
MWK-082525-4	Trident Emergency Products	Paid by EFT #15616		08/25/2025	09/08/2025	09/08/2025		09/08/2025	101.99
MWK-082525-5	Grainger	Paid by EFT #15617		08/25/2025	09/08/2025	09/08/2025		09/08/2025	35.64
MWK-082525-6	Grainger	Paid by EFT #15618		08/25/2025	09/08/2025	09/08/2025		09/08/2025	245.44
MWK-082525-7	Trident Emergency Products	Paid by EFT #15619		08/25/2025	09/08/2025	09/08/2025		09/08/2025	93.98
MWK-082525-8	Grainger	Paid by EFT #15620		08/25/2025	09/08/2025	09/08/2025		09/08/2025	15.14
MWK-082525-9	Grainger	Paid by EFT #15621		08/25/2025	09/08/2025	09/08/2025		09/08/2025	27.04
SAD-082525-1	Home Depot	Paid by EFT #15581		08/25/2025	09/08/2025	09/08/2025		09/08/2025	44.00
SC-082525-1	Home Depot	Paid by EFT #15670		08/25/2025	09/08/2025	09/08/2025		09/08/2025	30.21
SC-082525-2	Menards	Paid by EFT #15671		08/25/2025	09/08/2025	09/08/2025		09/08/2025	40.08
SC-082525-3	Home Depot	Paid by EFT #15672		08/25/2025	09/08/2025	09/08/2025		09/08/2025	12.47
SC-082525-4	Home Depot	Paid by EFT #15673		08/25/2025	09/08/2025	09/08/2025		09/08/2025	16.98
SC-082525-5	Menards	Paid by EFT #15674		08/25/2025	09/08/2025	09/08/2025		09/08/2025	68.03
SC-082525-6	Home Depot	Paid by EFT #15675		08/25/2025	09/08/2025	09/08/2025		09/08/2025	12.47
SC-082525-7	Mutual Ace Palatine	Paid by EFT #15676		08/25/2025	09/08/2025	09/08/2025		09/08/2025	10.77
SC-082525-8	Menards	Paid by EFT #15677		08/25/2025	09/08/2025	09/08/2025		09/08/2025	59.99
Vendor 4466 - JP Morgan Chase Bank Commercial Card Totals						Invoices	222		\$307,887.03
Grand Totals						Invoices	222		\$307,887.03



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Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 2048 - Quadient Finance USA, Inc BH3801646562	Village Wide Postage for Postage Meter	Paid by EFT #15791		09/08/2025	09/08/2025	09/08/2025		09/08/2025	8,545.00
Vendor 2048 - Quadient Finance USA, Inc Totals						Invoices	1		\$8,545.00
Grand Totals						Invoices	1		\$8,545.00



Warrant #18 EFT #5

Payment Date Range 09/10/25 - 09/10/25
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 1462 - Allied Benefit Systems, Inc. 0000536775	2025 September - Allied Benefit Systems - Flex Spending Fees	Paid by EFT #15790		08/13/2025	09/10/2025	09/10/2025		09/10/2025	424.00
Vendor 1462 - Allied Benefit Systems, Inc. Totals						Invoices	1		\$424.00
Grand Totals						Invoices	1		\$424.00



Warrant #18 Manual #1

Payment Date Range 09/08/25 - 09/08/25
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 5667 - Kayser Chevrolet GMC LLC 090225	(1) 2025 Chevrolet Tahoe Police Pursuit Vehicle	Paid by Check #268296		09/02/2025	09/08/2025	09/05/2025		09/08/2025	54,535.00
Vendor 5667 - Kayser Chevrolet GMC LLC Totals						Invoices	1		\$54,535.00
Grand Totals						Invoices	1		\$54,535.00

Village of Palatine

Payment Batch Register

Bank Account: AP - Accounts Payable ZBA

Batch Date: 08/29/2025

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA						
Check	08/29/2025	268287	Utility Management Refund	PRAJAPATI , DAHYABHAI		62.89
		Account Type	Account Number	Transaction Date	Transaction Type	
AP Accounts Payable ZBA Totals:				Transactions: 1		\$62.89
Checks:		1	\$62.89			

Village of Palatine
Payment Batch Register
 Bank Account: AP - Accounts Payable ZBA
 Batch Date: 09/05/2025

Type	Date	Number Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA					
Check	09/05/2025	268288 Utility Management Refund	DESENS , ANNE		17.58
		Account Type	Account Number	Transaction Date	Transaction Type
		Residential - Single Family	209085002-001	09/03/2025	Refund
Check	09/05/2025	268289 Utility Management Refund	FILECIA , RON		17.76
		Account Type	Account Number	Transaction Date	Transaction Type
		Residential - Single Family	230020502-004	09/03/2025	Refund
Check	09/05/2025	268290 Utility Management Refund	HOLBACH , DAN		130.07
		Account Type	Account Number	Transaction Date	Transaction Type
		Residential - Single Family	230066001-003	09/03/2025	Refund
Check	09/05/2025	268291 Utility Management Refund	HORTIN , JUDITH		15.56
		Account Type	Account Number	Transaction Date	Transaction Type
		Residential - Single Family	410149901-001	09/03/2025	Refund
Check	09/05/2025	268292 Utility Management Refund	JABRI , MOHAMED		70.83
		Account Type	Account Number	Transaction Date	Transaction Type
		Residential - Single Family	211836405-006	09/03/2025	Refund
Check	09/05/2025	268293 Utility Management Refund	JAMESON , ANN		136.87
		Account Type	Account Number	Transaction Date	Transaction Type
		Residential - Single Family	419037501-002	09/03/2025	Refund
AP Accounts Payable ZBA Totals:			Transactions: 6		\$388.67
Checks: 6			\$388.67		

Village of Palatine
Payment Batch Register

Bank Account: AP - Accounts Payable ZBA

Batch Date: 09/05/2025

Type	Date	Number Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA					
Check	09/05/2025	268294 Utility Management Refund	KWAK , IRENE		98.85
		Account Type	Account Number	Transaction Date	Transaction Type
		Residential - Single Family	480006803-007	09/03/2025	Refund
Check	09/05/2025	268295 Utility Management Refund	RODRIGUES , KEITH		122.51
		Account Type	Account Number	Transaction Date	Transaction Type
		Residential - Single Family	309702002-003	09/01/2025	Refund
AP Accounts Payable ZBA Totals:			Transactions: 2		\$221.36
Checks:		2	\$221.36		

Consider an Ordinance Granting a Preliminary & Final Planned Development and a Resolution Granting a Preliminary & Final Plat of Subdivision for a Four-Lot Single-Family Residential Subdivision at 720 & 684 W. Ruhl Road and 1808, 1815 & 1817 W. Rosiland Road

BACKGROUND:

The Subject Property was annexed into Palatine in 2002 and consists of 5 existing lots of record, totaling approximately 202,687 square feet (4.65 acres). In 2015, a Final Planned Development was approved for a 13-lot subdivision. While that project never commenced, the properties were rezoned to Planned Development, which is its current zoning classification. The surrounding residential subdivisions (Dunhaven Wood South and East) are zoned Planned Development and follow the R-2 District's requirements. The Petitioner is requesting a Preliminary & Final Planned Development and Preliminary & Final Subdivision for 4 lots to construct 3 homes. Therefore, the Petitioner is requesting approval of the following:

Preliminary/Final Planned Development to permit a 4-lot Single-family Residential Development.

Preliminary/Final Plat of Subdivision to permit a 4-lot Single-family Residential Development.

KEY ISSUES:

Zoning and Site Design

- The Petitioner is requesting zoning approval for a subdivision, consisting of 4 lots. The proposed site plan shows 3 homes being constructed on Lots 1–3 and Lot 4 would be initially undeveloped, with the private shared drive located along its western side. A cross access easement is a conditional requirement for the subdivision.
- The lots range from 22,895 to 78,053 square feet. Given the proposed setbacks and characteristics, Staff is recommending that the Planned Development align with the R-1 bulk standards. As such, the lots all exceed the minimum R-1 single-family residential requirements. The table below details the lot data compared to the R-1, District Requirements:

	Lot Size (R-1 = 20,000 sq. ft.)	Lot Width (R-1=100 feet)	Lot Depth (R-1=110' required)
Lot 1	64,375 sq. ft.	373'	392'
Lot 2	37,364 sq. ft.	190'	276'
Lot 3	78,053 sq. ft.	106'	506'

Lot 4	22,895 sq. ft	133'	172'
--------------	---------------	------	------

- From recent discussions with the architect and engineer, the Petitioner is further evaluating the contemplated construction of the home on Lot 2, given the significant grade differential to the north and its potential impact. While the required public improvements and stormwater management plan will accommodate the proposed home construction on Lot 2, if the Petitioner ultimately chooses not to construct a home on this lot, a Planned Development Amendment or additional Village review could be required in the future.

Engineering

- The lots are currently vacant. As required, the proposed lots will connect to Village water and sewer, utilizing the existing utilities along Rosiland Drive and Ruhl Road. The Subdivision and Site Development Ordinance requires the installation of sidewalks along Rosiland and Ruhl frontages.
- All storm water would be collected on site and directed into three detention basins before ultimately being released into the existing storm sewer system in the Dunhaven Woods Subdivision. The Village Engineer has also reviewed and approved the preliminary storm water management plan.
- Per the tree preservation plan, approximately 1/3 of the trees would be preserved. The majority of the trees proposed to be removed would be impacted by the proposed driveway, utility services, grading, or housing pads. For reference, the previously approved Dunhaven Ridge Subdivision engineering plans were approved, removing a majority of the existing trees within the site.

Architecture

- The Petitioner submitted architectural plans for 3 of the homes, currently leaving the 4th lot vacant. The proposed include floor plans, which range from 2,900 to 4,000 square feet. Elevations for all the homes contemplate a combination of stone, pre-finished Hardi siding, and pre-finished composite shake siding.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Public Hearing: Planning & Zoning Commission (PZC) meeting on August 23, 2025.

Residents testifying: 1 — Questions on how drainage would be managed.

Vote: The PZC voted unanimously to approve the Preliminary & Final Planned Development and Preliminary & Final Subdivision and Staff concurs.

ACTION REQUIRED:

A motion to approve an ordinance granting a Preliminary and Final Planned Development and a Resolution granting a Preliminary and Final Plat of Subdivision for a 4-lot Single-Family Residential Subdivision at 720 & 684 W. Ruhl Road and 1808, 1815 & 1817 W. Rosiland Road.

ATTACHMENTS:

None

Consider an Ordinance Granting a Special Use to Permit a Restaurant and Bar (Billiards and Snooker) at 1170 E. Dundee Road

BACKGROUND:

The Subject Property, zoned B-1 Shopping Center District, 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. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit a restaurant and bar.

KEY ISSUES:

- The 7,500 square-foot tenant space is located in the Laredo Plaza re-subdivision and is currently vacant. The commercial tenant space was previously used for an event and banquet hall. The Petitioner is requesting to operate a restaurant and bar. The proposed floor plan includes multiple billiard tables (6 snooker & 10 pool) for patron use.
- In addition to the restaurant and bar use, the business plan proposes to use the tenant space for monthly billiard tournaments. The Zoning Ordinance considers the tournament events as incidental to the primary restaurant/bar use. The Business Plan does not include any live on-site entertainment (music or “DJ” performance).
- Alcohol/bar service and the hours of operation are commensurate with the underlying liquor license. The Police Department completed the required liquor license background review, with no issues identified. The Petitioner submitted a preliminary security plan to address these items. The security measures include video surveillance, identification scanning, and include a dedicated security staff, which was also reviewed by the Police Department. The security staff would remain in place until 30 minutes past closing time.
- As a condition of review, the final security plan will require additional coordination with the Police Department. The Police Department initially reviewed the proposed plan and did not identify any additional requirements. Also, prior to the first billiard event, the Petitioner/security team will meet with the Police Department to complete a final security review of the proposed operations. The Petitioner identified the anticipated number of tournament participants to be between 20 and 30 people, in addition to any of the restaurant/bar customers.
- Between the 2009 approval and this application submittal, the retail center continues to largely consist of retail and service tenants. Parking demand has not changed, and the subject retail center does not have a history of parking deficiencies. There is an existing parking variation (Ordinance #O-77-09) for the shopping center, dating to the banquet hall use. The required parking for the

proposed use is within the parking variation requirements and no additional parking relief is required.

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 a Special Use to operate a restaurant with bar services.

ATTACHMENTS:

None

Consider an Ordinance Amending the Code of Ordinances Chapter 3, Section 3-25 Liquor Licenses Increasing Class D (Restaurant) Liquor Licenses by One for Gentlemen Billiards Bar & Grill Located at 1170 E. Dundee Road

BACKGROUND:

On this evening's agenda is a request for a Special Use for the Gentlemen Billiards Bar & Grill located at 1170 E. Dundee Road. The petitioner, Bohdan Stakhura, wishes to apply for a Class D (Restaurant) Liquor License for a restaurant/bar. The proposed hours of operation are: Monday 4 PM to 12 AM; Tuesday - Thursday 1 PM to 12 AM; Friday - Saturday 11 AM to 2 AM; and Sunday 11 AM to 11 PM. The permitted hours for a Class D Liquor License are Sunday - Wednesday 6 AM to 1 AM and Thursday - Saturday 6 AM to 2 AM.

KEY ISSUES:

- Increase the number of Class D (Restaurant) Liquor Licenses by one for a total of 36.

BUDGET IMPACT:

The annual fee for a Class D Liquor License is \$4,071.

RECOMMENDATION:

Action is at the discretion of the committee.

ACTION REQUIRED:

Action is at the discretion of the Committee.

ATTACHMENTS:

None

Consider a Motion Approving a License Agreement to Allow for the Reconstruction of an Existing Driveway in the N. Forest Avenue Right-of-Way, South of W. North Street

BACKGROUND:

The Subject Property is an existing single-family home, located directly south of W. North Street, along the unimproved right-of-way of N. Forest Avenue. As an existing condition of the home at 1267 N. Forest Avenue, which was constructed in unincorporated Cook County, the private driveway was constructed in the N. Forest Avenue right-of-way. Along with the other properties in the Northwest Sub Area, this property was annexed into the Village in 2005. The subdivision and right-of-way were platted in 1926. The Petitioner has applied for a building permit to reconstruct the driveway, and, as it is located in the now-Village right-of-way, a license agreement would be required to memorialize the driveway encroachment. In addition to the property at 1267 N. Forest Avenue, the property at 1274 N. Forest and 1215 N. Forest Avenue could also be included in future license agreements for driveway reconstruction or future access to this right-of-way. Therefore, the Petitioner is requesting a license agreement to allow a private driveway to be reconstructed in the N. Forest Avenue right-of-way, south of W. North Street.

KEY ISSUES:

- As an existing condition, the Subject Property was developed in unincorporated Cook County and annexed into the Village in 2005. The 1267 N. Forest Avenue home obtained its access through a private drive constructed in the N. Forest Avenue right-of-way when it was built in Cook County.
- The current homeowner has applied for a building permit to allow for the reconstruction of the driveway. As there is not a license agreement in place to allow for both the encroachment of the driveway and a landscaped bulb, the building permit application is an appropriate opportunity to require the license agreement.
- The proposed license agreement language requires the Petitioner to be responsible for all construction and maintenance responsibilities and snow removal activities. It will also memorialize the reconstruction of the existing driveway and partially landscaped island, within the right-of-way.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the license agreement for the N. Forest Avenue right-of-way, south of W. North Street.

ACTION REQUIRED:

Staff recommends authorization to execute a License Agreement, subject to the final review and approval by the Village Attorney, for the Forest Avenue right-of-way, south of W. North Street.

ATTACHMENTS:

None

Consider a Motion to Affirm the Purchase of a Police Vehicle

BACKGROUND:

Police Investigations Gang Unit vehicle T-458, a 2018 Chevrolet Tahoe, was a total loss from an accident in which the Village was at no fault in August 2025. It was scheduled to be replaced as part of the Capital Vehicle Replacement Plan for 2026. This vehicle purchase could not be delayed until its scheduled replacement due to the critical nature of the Gang Unit. The Village Manager authorized the purchase utilizing the emergency purchasing provisions of Village Code Section 2-108.10.c.

KEY ISSUES:

- Order banks for the 2025 Chevrolet Tahoe are closed. Staff began searching for in-stock police-rated units at dealers in Illinois and increased the search area to include the Midwest and Northeast regions due to limited availability. Staff was able to locate a comparable unit at a dealer in Janesville, Wisconsin.
- One 2025 Chevrolet Tahoe Police Pursuit SUV was purchased from Kayser Chevrolet Buick GMC of Janesville, Wisconsin in the amount of \$54,535.
- Outfitting of emergency lighting, pre-emption equipment, and radios is estimated to not exceed \$15,000.
- The Village will receive insurance money and the vehicle will be sold for salvage. The 2026 Capital Budget was holding \$76,540 for this purchase and will now be reduced.

BUDGET IMPACT:

This vehicle and outfitting purchases will be funded from the insurance proceeds and capital equipment fund balance. There will be a corresponding reduction in our proposed 2026 capital equipment budget request.

RECOMMENDATION:

Staff recommends affirming the vehicle pre-purchased from the 2026 replacement schedule in the amount of \$54,535 and estimated outfitting costs of \$15,000, for a total amount not to exceed \$69,535.

ACTION REQUIRED:

Motion to affirm the vehicle pre-purchased from the 2026 replacement schedule in the amount of \$54,535 and estimated outfitting costs of \$15,000, for a total amount not to exceed \$69,535.

ATTACHMENTS:

None

Consider a Resolution Recommending Halloween Trick-or-Treat Hours for October 31, 2025

BACKGROUND:

Every year, the Palatine Police Department recommends hours for Trick-or-Treating on Halloween, a time when ghosts and goblins traditionally go door to door for treats. This year, Halloween falls on a Friday and the Police Department recommends that the festivities occur between 3 PM and 7 PM. When approved, the Resolution is distributed to area schools for their students' guidelines.

KEY ISSUES:

- The Trick or Treat hours of 3 PM to 7 PM appear to be appropriate. This year's proposed hours are consistent with neighboring communities' trick-or-treating times and with past years' hours.
- The Palatine Police Department strongly suggests that parents accompany their children on their rounds and, if possible, neighborhood parties. They also remind parents to instruct their children not to eat any of their treats until parents have inspected them.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Action is at the discretion of the Council.

ACTION REQUIRED:

A motion to approve the Resolution recommending Halloween trick-or-treat hours for October 31, 2025.

ATTACHMENTS:

None

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

BACKGROUND:

At the September 2, 2025 Village Council meeting, this item was reviewed and initially recommended for approval by the Committee of the Whole and then continued to the September 15, 2025 Village Council meeting to allow the Petitioner to provide additional business plan information and further clarify the planned use of the Accoustiblok/sound limiting material, within the tenant space walls. The business plan addendum and materials were submitted on September 9, 2025. In summary, the Petitioner intends to use Accoustiblok to construct a new full-height demising wall, with a new full-height partition wall to be constructed parallel to the demising wall. In addition to a 1" air gap, the newly constructed wall will also be full height, with metal studs and a 1/8" Accoustiblok and 5/8" drywall will then be added. These improvements would be in addition to the masonry facade of the shopping center.

Also, a sound study for another location from several years ago was previously submitted through the review process and included with these materials. Finally, the overhead door specifications were also provided, and the addendum indicates that the windows would be open from 7 AM-7 PM, while the dogs are utilizing that area, unless noise becomes an issue and the doors could be closed. The southern door may remain closed when the facility approaches full capacity.

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.

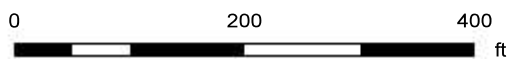
ACTION REQUIRED:

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 (9-11-25)

3. EXHIBIT A- September 9. 2025 - K-9 business Plan addendum information
4. EXHIBIT - Floor Plan
5. EXHIBIT - Elevation
6. EXHIBIT - Business Plan
7. K-9 Resorts of Palatine Presentation
8. Sound Study information for K-9 and other location example (003)
9. PZC meeting materials - 8-12-25
10. PZC Minutes 8-12-25
11. Public Notice



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 FERNDALE 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 updated addendum submitted on 09/09/2025, 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. The Petitioner shall install sound attenuation materials, as well as overhead doors for the proposed window openings on the east and south walls, in a manner consistent with the attached e-mail dated September 9, 2025 (attached hereto as Exhibit A).
7. The dog daycare and boarding facility shall subject to a review by Village Staff within the first six months of it opening. If determined to be necessary by the Village Staff review, an additional Village Council review may be required. If additional Village Council review is required, the Village Council reserves the right to impose any additional conditions on the Special Use, at such time of the review. Nothing shall preclude the Village from any other enforcement and/or compliance actions afforded under the Code of 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 ____ 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

Business Plan Addendum – Use of Acoustikblok and southern façade door usage

From: Berberian, Talar A. <TBerberian@thompsoncoburn.com>

Sent: Tuesday, September 9, 2025 5:32 PM

To: Ben Vyverberg <BVyverberg@palatine.il.us>; Lyn Bremanis <LBremanis@palatine.il.us>

Cc: Murphy, Meghan L. <MMurphy@thompsoncoburn.com>; Zack Nisbet <zack.nisbet@lphik9.com>

Subject: RE: Updated Elevations for K9 Resorts

Ben,

Thank you for the opportunity to clarify the proposed construction of the proposed K9 Resort at 541-569 W. Dundee Road.

Sound Attenuation Materials: Application Details

Presentations have referred to Acoustiblok and its application throughout the facility. The material is intended to dampen noise such that it is not a nuisance to nearby neighbors, whether commercial or residential. Construction materials are selected and installed to achieve that purpose.

The demising wall extend to full height, right to the underside of the roof deck and new, full height partition wall will be built running parallel to the demising wall. A 1" air gap will be left and new wall will be constructed with full height metal studs. One 1/8" thick layer of Acoustiblok will be applied to the studs and a layer of 5/8 inch drywall will be attached over the top of that. The result will be a double layer of drywall with Acoustiblok and a 1" air gap to maximize the efficacy of the material. In this application, Acoustiblok has an STC Rating (sound transmission class) of approximately 26. Or, it reduces noise by approximately 26 decibels.

Exterior walls of the indoor-like play area will be masonry. Ordinary masonry or CMU has an STC rating of between 45 and 50 – so sound is reduced by approximately 45 decibels. Openings will be outfitted with the EverServe 521S model overhead door. A spec. sheet for which is attached here. The color will be a black, powder coated surface.

The walls between the indoor-like play area and the inside area will either be full height CMU or 6" metal stud framing. On the interior side it will receive continuous insulation board, metal stud furring and one layer of drywall from the slab to the underside of the roof deck.

Accordingly, Acoustiblok will be applied where it is necessary to reduce noise to a level that is not disruptive to neighbors. If it is determined that additional sound dampening needs to be added, Acoustiblok or other sound attenuating treatments should be added to the walls between the indoor-like play area and the inside area, then it will be applied there as well.

Window Openings Plan

Attached is a spec sheet of the EverServe 521S model overhead door, which are the window/door model selected for the proposed K9 Resort. The intent is to leave the windows open as long as there is no concern for noise disturbing the nearby residential neighbors.

For example, in the facility's ramp up period when only a handful of dogs will be in the outdoor-like area, the windows may remain open from 7:00 am -7:00 pm, for the duration of the time the dogs will remain outdoors. When the facility is closer to full capacity, the south-facing windows may remain closed from 7:00 am to 7:00 pm or for some significant portion of that time.

If it is deemed necessary, the East facing windows could also be closed from time to time to ensure that there is no disturbance created for neighbors.

Because occupancy varies seasonally, it would be difficult to identify a time period during which the window coverings would remain closed.

General Notes re Sound Attenuation

K9 Resorts operates 44 dog boarding and day care resorts throughout the country. In connection with these resorts, it has also conducted numerous sound studies that discuss how the sound created by the use affects the surrounding area.

The sound study submitted as part of our application and response materials, prepared by Ostergaard Acoustical Associates was completed for a proposed site in Chandler, Arizona, which was located within 200 feet of nearby residences. The study focused on a location with exterior fencing rather than an outdoor-like play area and concluded that the sound attenuation provided by an 8" Vinyl fence, which reduced noise by approximately 17 decibels right outside the fence was enough to screen noise from 30 dogs playing outside such that the resulting noise was not disturbing to nearby residences.

In this case, the proposed outdoor-like area is surrounded by a masonry wall with large openings that will have a closure mechanism, as well as the existing roof system. Masonry is much better at screening sound than the vinyl fence proposed in Arizona. Furthermore, the window openings are 8'7" off of the ground – higher than the fencing proposed every other K9 Resort in the country. Even with just Vinyl fencing, no K9 resort has ever been closed down or faced a noise concern that was not easily addressed by operational measures or additional sound attenuation measures implemented by management.

Thank you,
Talar

Talar A. Berberian

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SPRINGLESS ALUMINUM FULL VIEW



MAXIMUM LIGHT INFILTRATION AND SPRINGLESS DESIGN

- Innovative springless design within sectional platform
- Springless operation eliminating the need for a counterbalance
- Performance and functionality with minimum maintenance requirements and limited downtime
- 30x standard sectional door with 300,000 cycle life
- Opening speed up to 15" per second
- Universal components for ease of maintenance
- Floor-level controller for simple access
- Direct drive integrated gear/motor/brake assembly; built-in braking mechanism provides additional peace-of-mind against uncontrolled curtain travel.
- Available for wind load applications using existing Model 521 FBC or TDI approvals. Approvals limited to max height 18'1" and max width 20'2"



**INDUSTRY EXPERTS,
DELIVERING TOTAL SOLUTIONS**

MODEL 521S EVERSERVE® SPRINGLESS ALUMINUM FULL VIEW

Standard Features at a Glance

Maximum standard height	18'1" (5512 mm)
Maximum standard width	20'2" (6147 mm)
Material	Extruded 6061-T6 aluminum
Standard finish	204R-1 clear anodized (painted white at no charge)
Bottom rail width	3 3/4" (95 mm) or 4 1/2" (114 mm)
Track	3"(76.2 mm) angle in or angle out, standard lift 15" radius
Mounting	Side mount, left or right, vertical only
Safety devices	Wireless sensing edge; built-in braking mechanism
Operation	Direct drive integrated gear/motor/brake assembly; Drive assembly and limit sensors are factory pre-assembled; Manual hand chain for power outage; Horsepower appropriate to door size/weight; 230V AC 3-phase motor (operating range 208-245V)
Actuator	Single open/close/stop push button station incorporated into control panel
Rollers	Nylon (standard), steel (wind load)
Warranty	24 Month, 300k Limited

Options

Glazing options†: 1/8" (3 mm) DSB; 1/8" (3 mm) or 1/4" (6 mm) acrylic; 1/8" (3 mm) or 1/4" (6 mm) tempered; 1/8" (3 mm) or 1/4" (6 mm) clear polycarbonate; 1/4" (6mm) and 3/8" twin-wall polycarbonate, 5/8" triple-wall polycarbonate; 1/4" (6 mm) 3/8" (10 mm) and 5/8" (16 mm) twin-wall polycarbonate, triple-wall polycarbonate 1/4" (6 mm) wire glass; 1/2" (12 mm) insulated glass

Operation options:

208 volts, single phase, 60 Hz (190-207V range)
208 volts, three phase, 60 Hz (190-207V range)
230 volts, single phase, 60 Hz (208-245V range)
230 volts, three phase, 60 Hz (208-245V range)
460 volts, three phase, 60 Hz (456-495V range)
575 volts, three phase, 60 Hz (517-632V range)

Lock: Interior galvanized single unit with interlock

Bronze anodization

Powder coat finish

†Contact your local Overhead Door™ Distributor for special glazing requirements. Verify 1/4" (6 mm) glass applications with factory.

Standard Accessories

Cable tension switches LH/RH;
Hand chain switch on motor;
Encoder plug and play;
8-port junction box

Optional Accessories

Receivers/transmitter's/Radio control;
Loop detectors/motion detectors;
Additional push button station/Treadle switch/Horn/Strobe;
Key switch/Traffic light/Warning light/LED system break;
Cover/Gearbox heater/Transformer 9KVA;
Coil-cord kit/Hand chain extension/Hoist switch extension;
Photo-eye

Finish and Glass Options

Anodized finishes



Clear (standard)



Light Bronze



Medium Bronze



Dark Bronze

Powder coat finishes

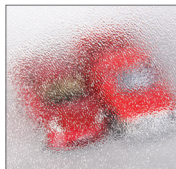
Select from approximately 200 RAL powder coat color options.



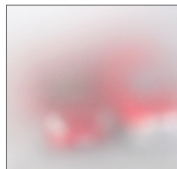
Glass options



Double Strength DSB* (Standard)



Obscure



Satin Etched



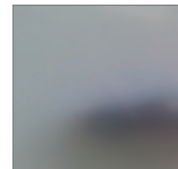
Gray Tint



Green Tint



Bronze Tint



Impact Frosted Polycarbonate

Actual finish and glass may vary from brochure photos due to fluctuations in the printing process. Always request a color sample from your Overhead Door™ Distributor for accurate color matching.

* Insulated options available.



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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:

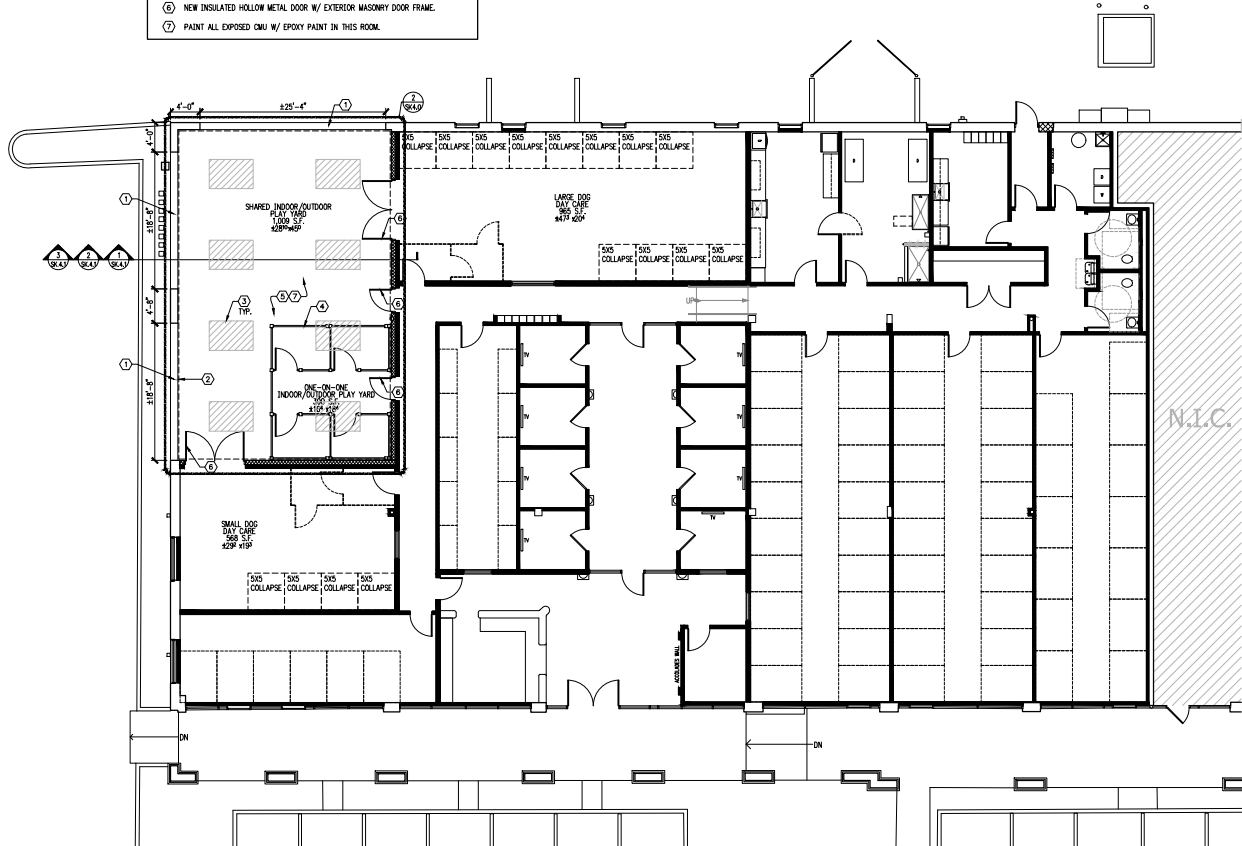
INSTALL A NEW DRY, UPRIGHT SPRINKLER HEAD SYSTEM ALONG THE UNDERSIDE OF THE ROOF DECK IN THE SHARED INDOOR/OUTDOOR PLAY YARD.

STEEL PAINTING NOTE:

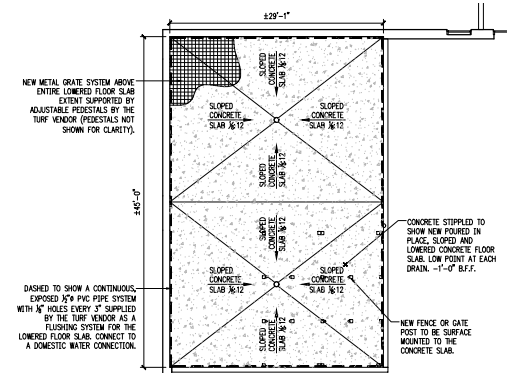
ALL EXPOSED STEEL BEAMS, COLUMNS, PURLINS, JOISTS AND CORRUGATED METAL ROOF DECKING TO BE PAINTED WITH NEW GALVANIZED PAINT THROUGHOUT THE ENTIRE INDOOR/OUTDOOR PLAY YARDS.

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 2/39A.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"

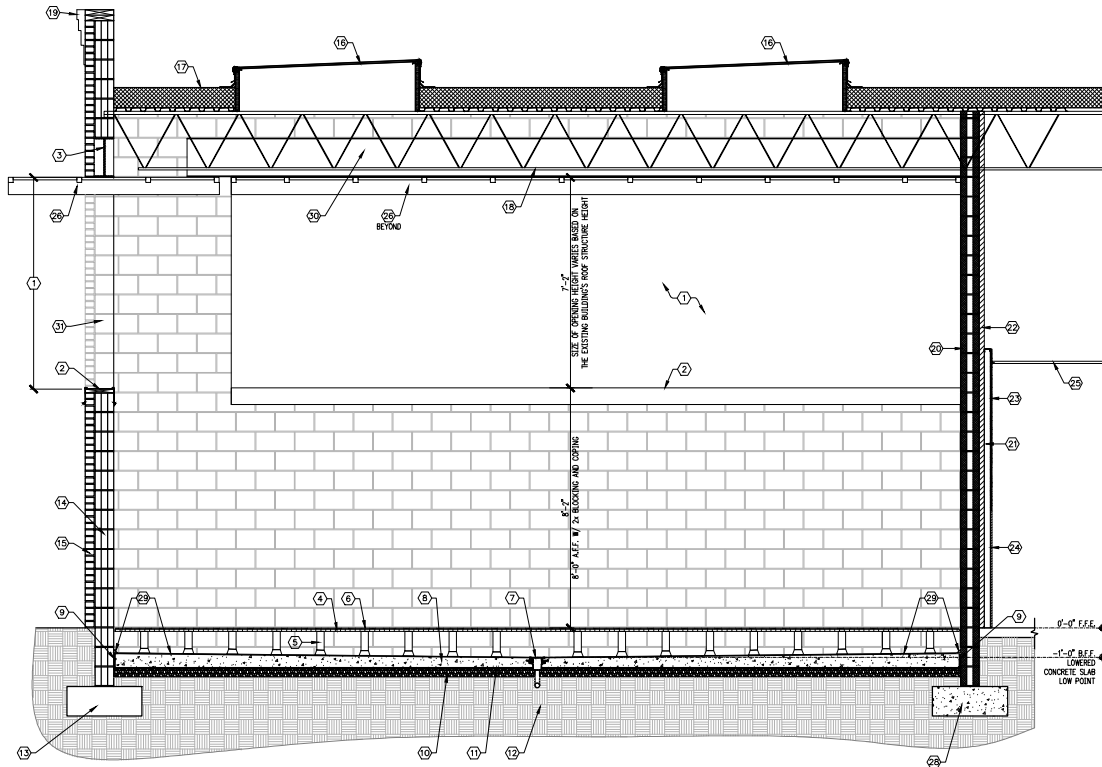
SK.4.0

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

RHJ ASSOCIATES, PC
ARCHITECTS - PLANNERS - DESIGNERS

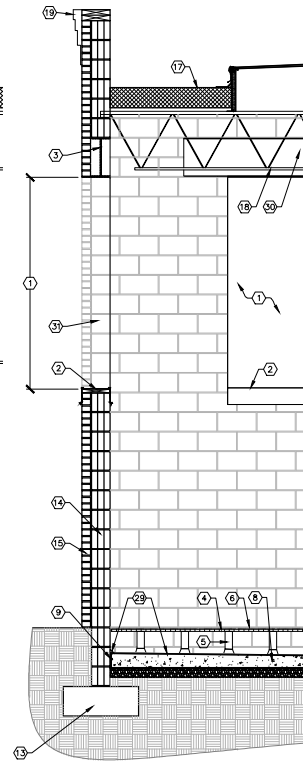
XING OF PRUSSIA, PA 610.337.4555 MOUNT LAUREL, NJ 856.252.0040 PHILADELPHIA, PA 215.279.5845 WILMINGTON, DE 302.482.2269
www.rhjassoc.com

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



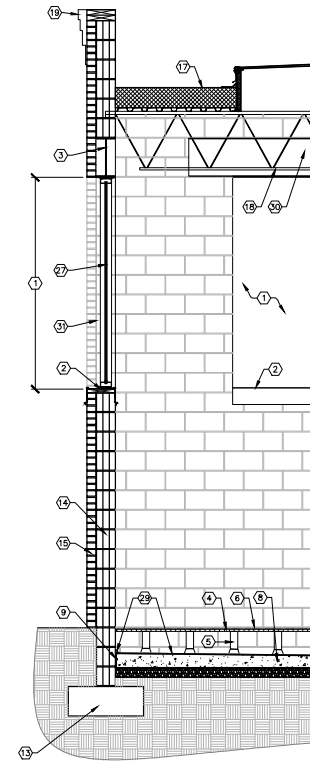
OPTION 1 - CROSS SECTION WITH TILT-UP CANOPY SYSTEM

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" ONI. PAINT.
 - ㉔ INSTALL NEW 3/4" PURPLE BOARD IN LIEU OF 1/2" ONI WHERE PT MAINTENANCE IS OCCURRING. [ONI 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 CORNE.
 - 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

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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

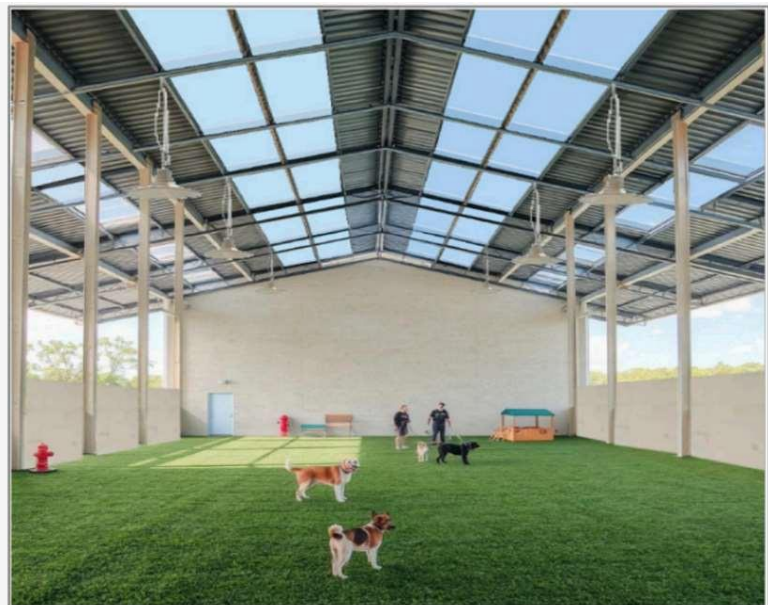
The tenant intends to occupy the 10,619 SF vacant space in the Northwest Shopping Center. The resort at 541 - 569 E Dundee Rd will be open to the public from 7 AM - 7 PM on weekdays and 9 AM - 5:30 PM on weekends.

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.

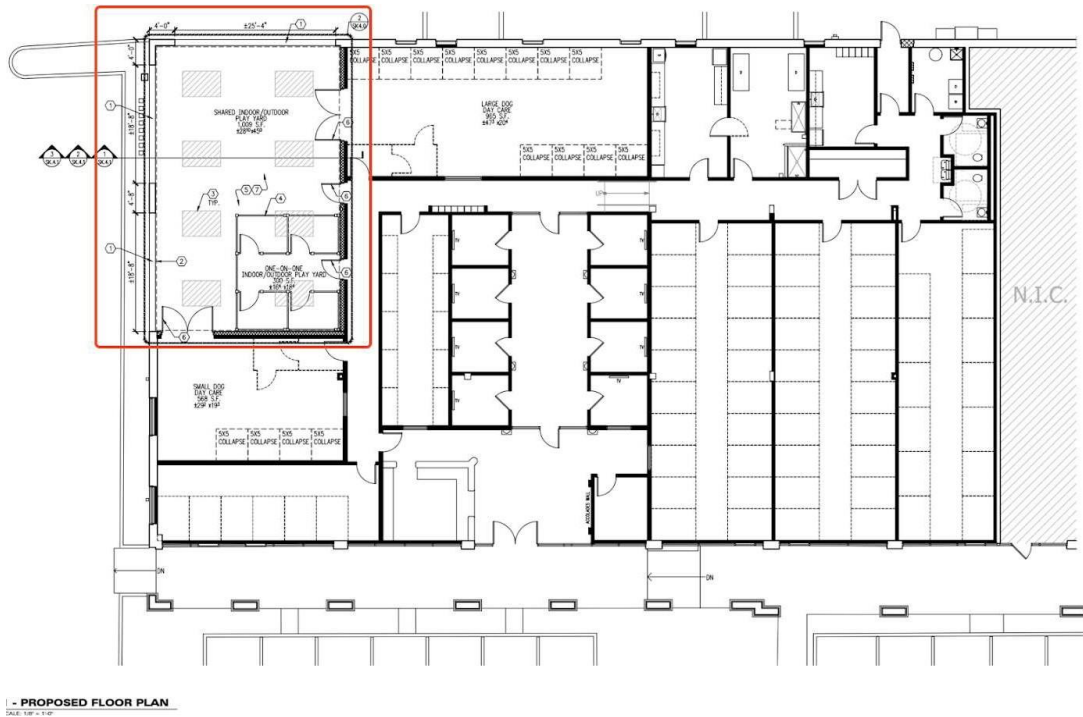
Based on the SF of the building, the maximum capacity of dogs in the resort is estimated to be around 102 dogs, and occupancy rates are expected to stabilize around 50%, meaning there will be around 50 dogs at the resort per day. There are a small number of days per year when demand is high due to holidays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

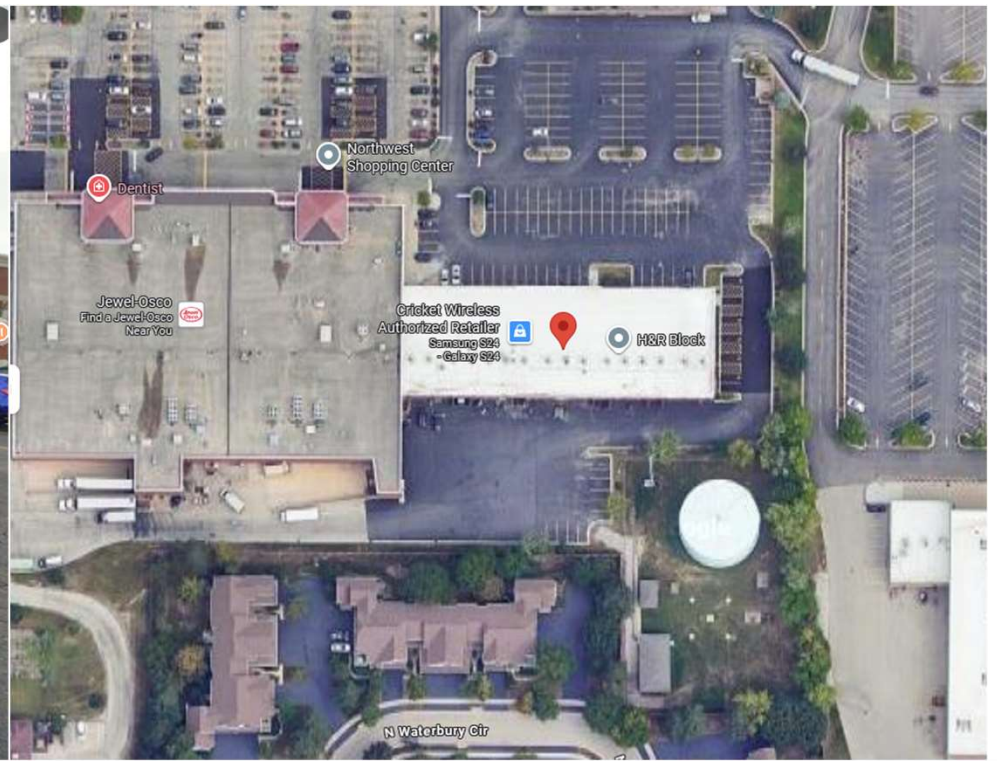




K9 RESORTS

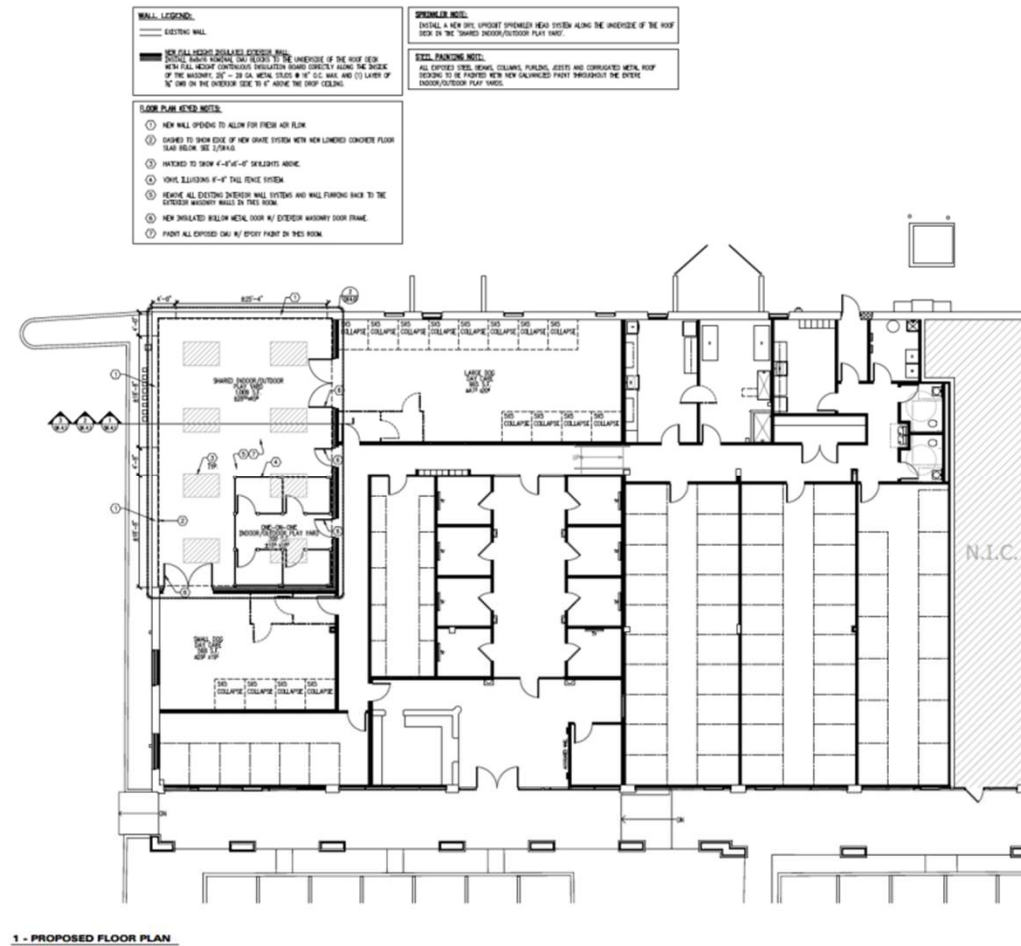
K9 Resorts of Palatine Project Overview

541-569 E. Dundee

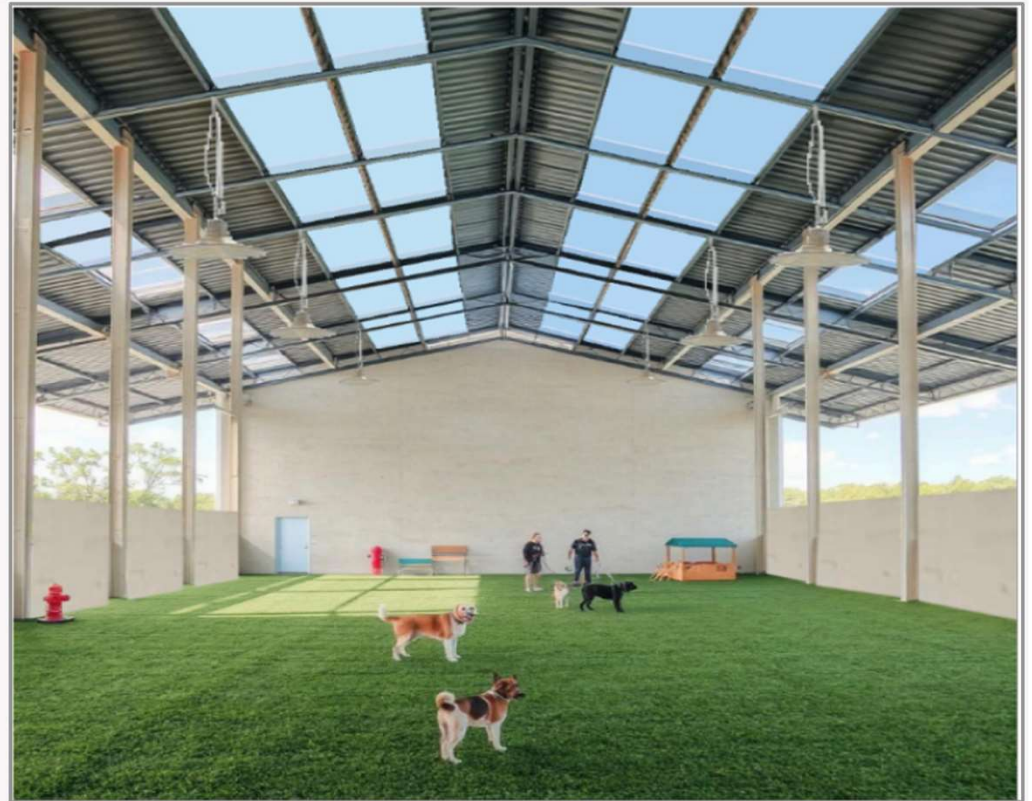


Sketch Plan

- 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

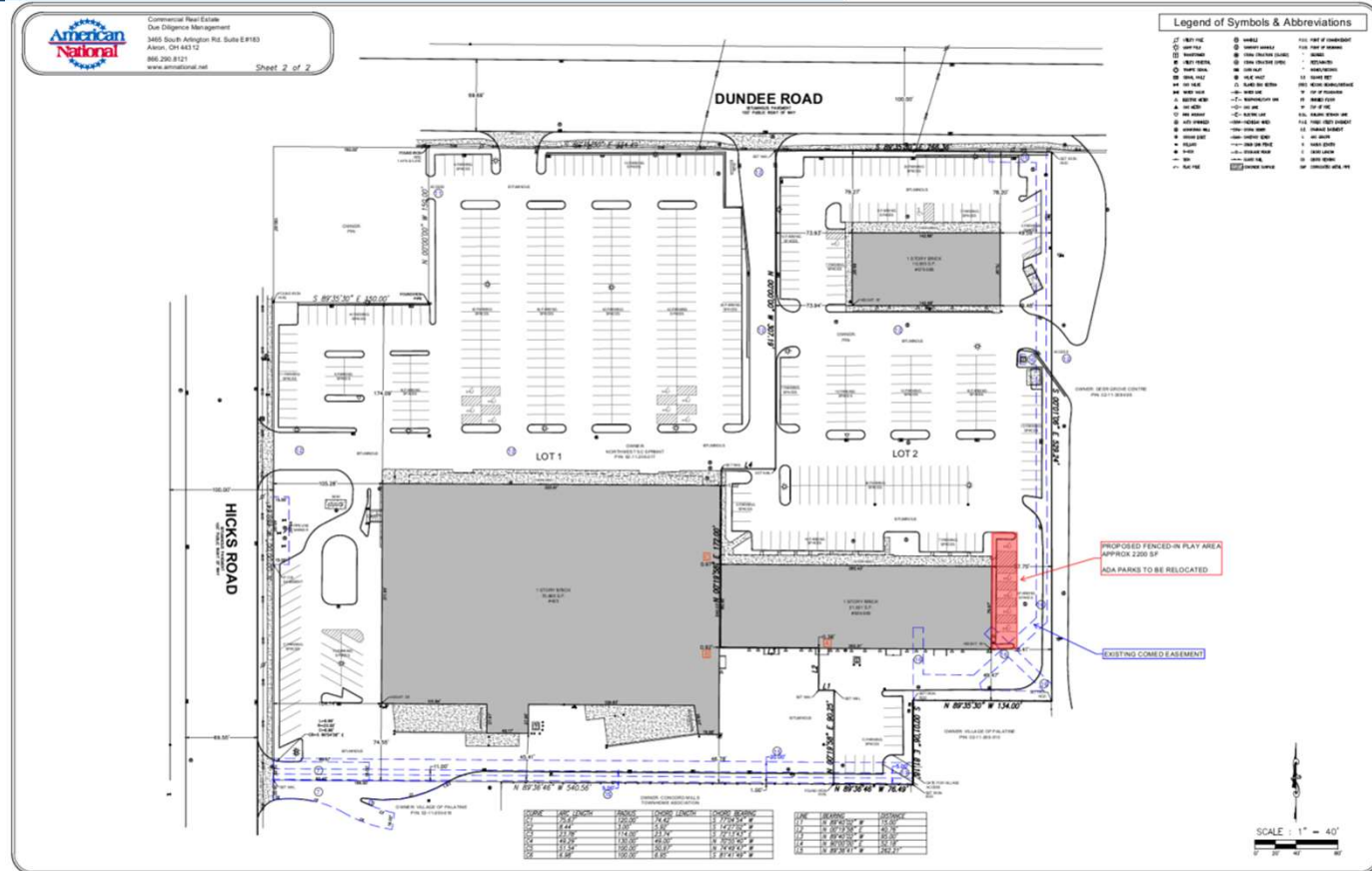


Outdoor Like Area Renderings



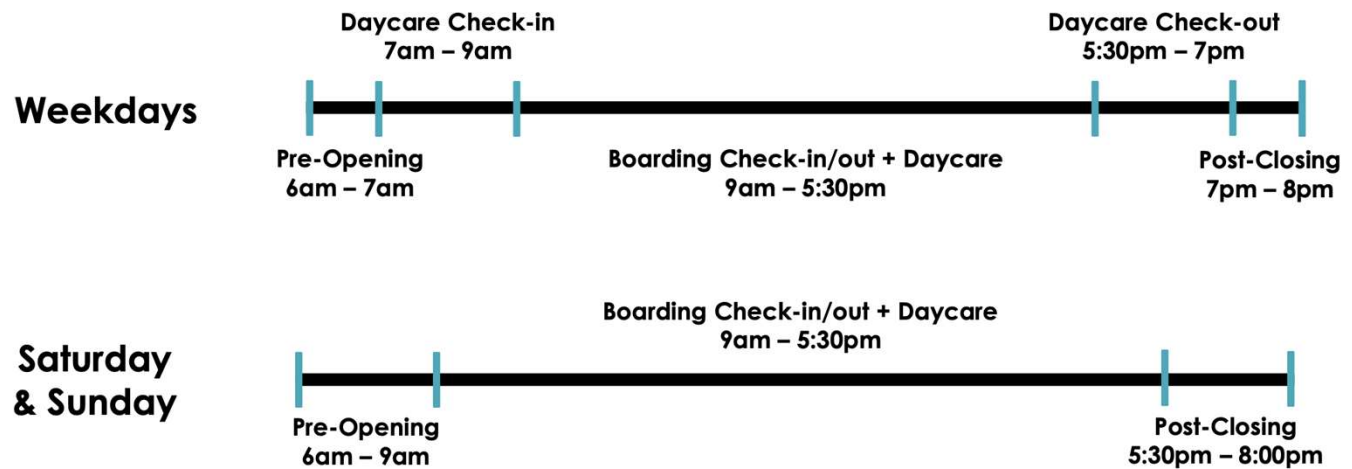
Site Plan

- 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 Wolfsped, 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

In most cases, large dogs bark between 80 and 90 decibels (dBA,) which sounds like a shouting human. An average medium size dogs bark in decibels is 70dBA while a small dog is 40dBA according to Babelbark.com. The reduction in dBA's is as follows.

Distance from the source has to be taken in to consideration first. Sound reduces at given distances outlined below.

Source: HME Engineering Department Sound Study

Without fencing a dog bark would dissipate as follows.

1 foot 90 dBA (Gas lawn mower)
4 feet 77 dBA (City traffic)
16 feet 65 dBA (Laughter)
32 feet 58 dBA (Commercial area traffic)

Reduction in decibels using the Bufftech Molded Fence, the closer the dog is to the fence the more sound the fence absorbs.

6ft Height Fence (distance of dog to fence is below)

4 ft away = 12dBA blocked by fence
16 ft away = 10dBA blocked by fence
32 ft away = 9dBA blocked by fence (Distance from the building to the end of the play area is 33')

8ft Height Fence (distance of dog to fence is below)

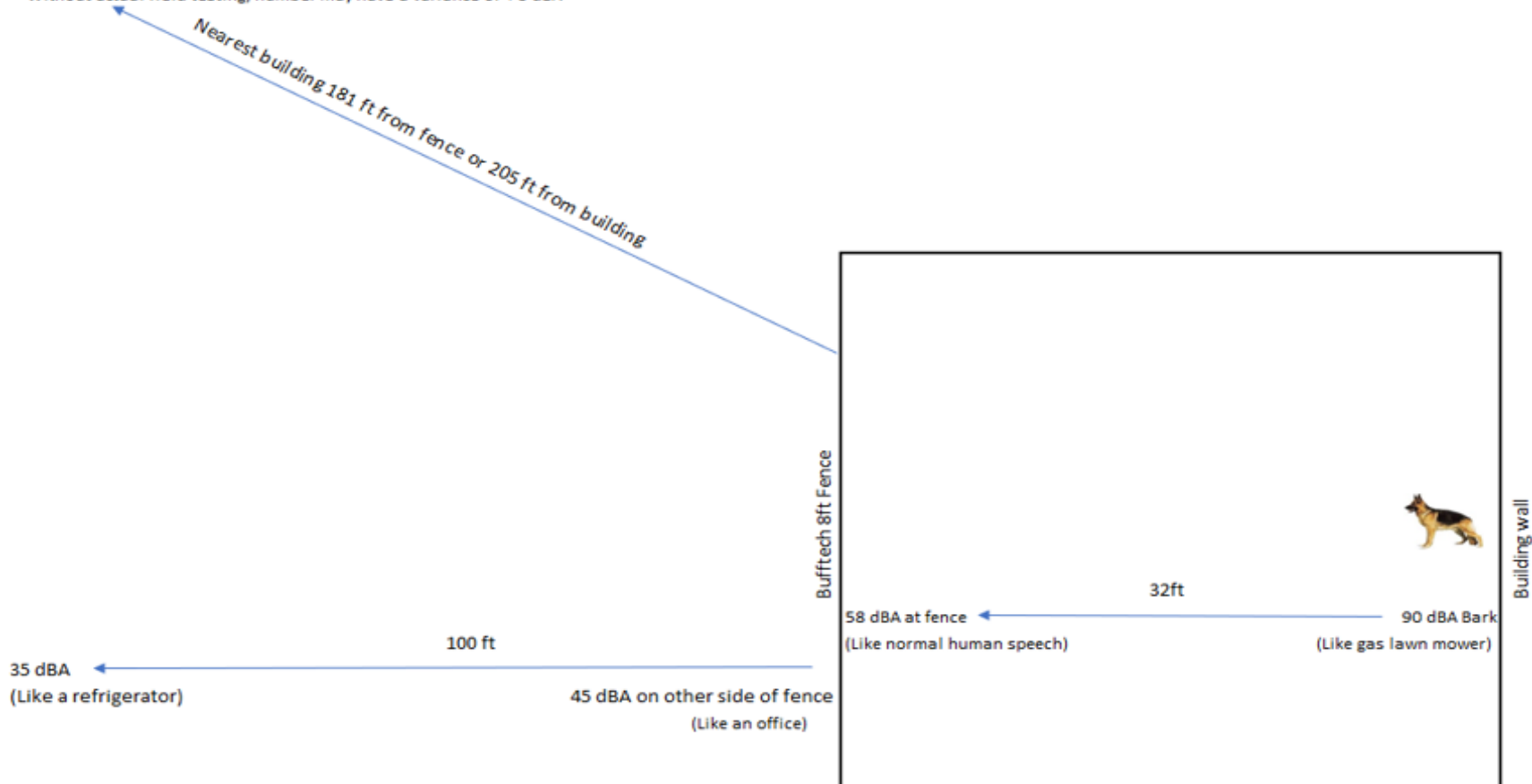
4 ft away = 17dBA blocked by fence
16 ft away = 15dBA blocked by fence
32 ft away = 13dBA blocked by fence (Distance from the building to the end of the play area is 33')

Please see chart below illustrating the impact of Bufftech fencing on sound dissipation. Without actual field testing, numbers may have a variance of 4-5 dBA.

Spencer Kelly
Architectural and Engineering Specialist
Saint-Gobain - North America
Spencer.Kelly@saint-gobain.com
702-616-8493

90 dBA bark - equivalent of a gas lawn mower							
	Distance	6 ft fence			8 ft fence		
Dogs distance from the fence inside play area	Remaining sound level from distance alone (dBA)	6 ft fence reduces by (dBA)	Remaning sound directly outside of fence (dBA)	Sound level 100 ft from the fence (dBA)	8 ft fence reduces by (dBA)	Remaning sound directly outside of fence (dBA)	Sound level 100 ft from the fence (dBA)
4 feet	77	12	65	49	17	60	44
16 feet	65	10	55	43	15	50	38
32 feet (maximum length of play area is 33')	58	9	49	39	13	45	35

Without actual field testing, number may have a variance of 4-5 dBA

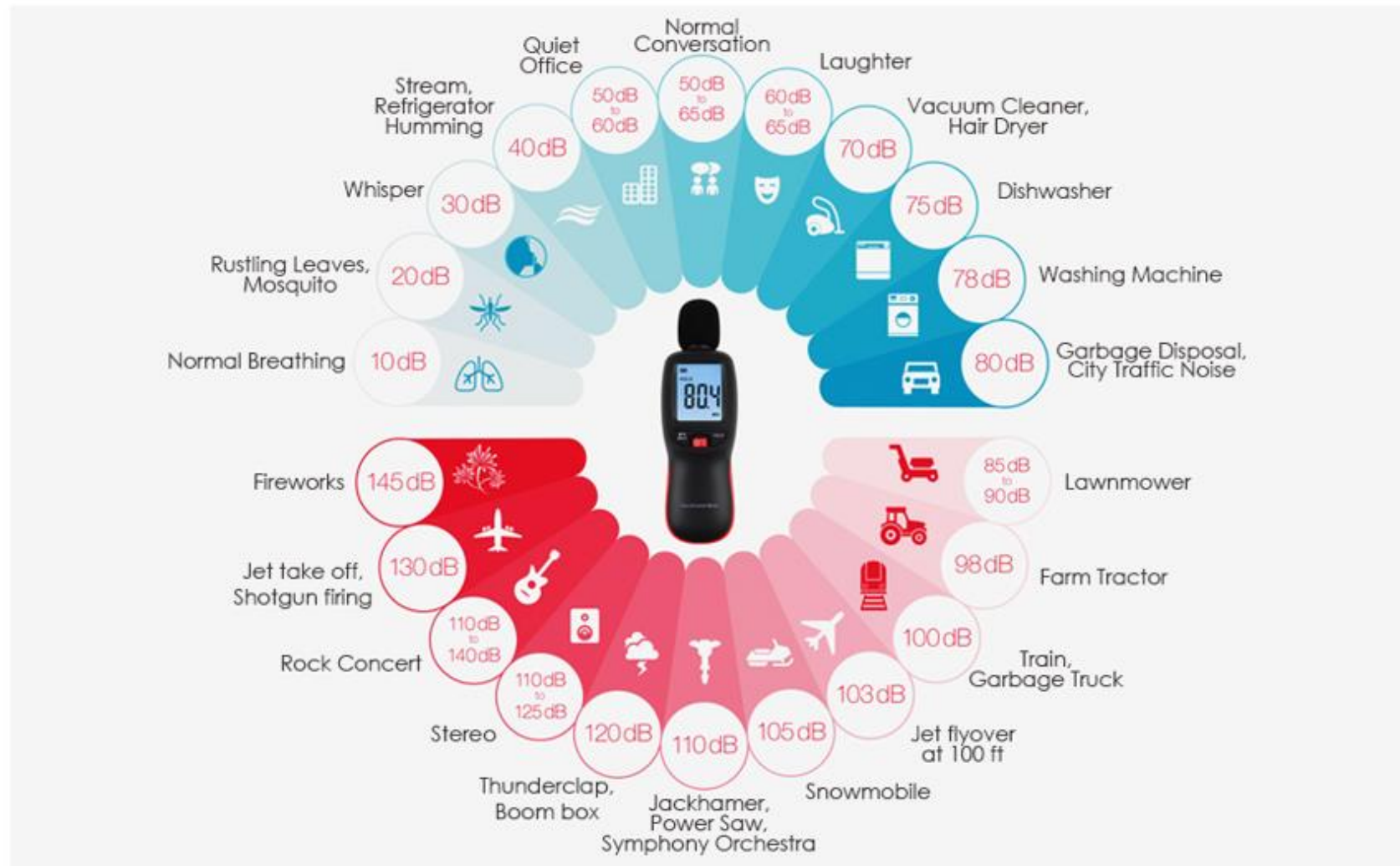


**TABLE 1
TYPICAL NOISE LEVELS**

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	--110--	Rock Band
Jet Fly-over at 300 m (1,000 ft)	--100--	
Gas Lawn Mower at 1 m (3 ft)	--90--	
Diesel Truck at 15 m (50 ft), at 80 km/hr (50 mph)	--80--	Food Blender at 1 m (3 ft) Garbage Disposal at 1 m (3 ft)
Noisy Urban Area, Daytime Gas Lawn Mower, 30 m (100 ft)	--70--	Vacuum Cleaner at 3 m (10 ft)
Commercial Area Heavy Traffic at 90 m (300 ft)	--60--	Normal Speech at 1 m (3 ft)
Quiet Urban Daytime	--50--	Large Business Office Dishwasher in Next Room
Quiet Urban Nighttime	--40--	Theater, Large Conference Room (Background)
Quiet Suburban Nighttime	--30--	Library
Quiet Rural Nighttime	--20--	Bedroom at Night, Concert Hall (Background)
	--10--	Broadcast/Recording Studio
Lowest Threshold of Human Hearing	--0--	Lowest Threshold of Human Hearing

Source: Caltrans, Technical Noise Supplement, Traffic Noise Analysis Protocol. November, 2009.

SOUND LEVEL CHART:



Source: [Danoplus Sound Meter](#)

This example shows the dissipation of sound over distance.

The sound pressure levels from the menu board or speaker post are as follows:

1. Sound pressure level (SPL) contours (A weighted) were measured on a typical HME SPP2 speaker post. The test condition was for pink noise set to 84 dBA at 1 foot in front of the speaker. All measurements were conducted outside with the speaker post placed 8 feet from a non-absorbing building wall and at an oblique angle to the wall. These measurements should not be construed to guarantee performance with any particular speaker post in any particular environment. They are typical results obtained under the conditions described above.
2. The SPL levels are presented for different distances from the speaker post:

Distance from the Speaker (Feet)	SPL (dBA)
1 foot	84 dBA
2 feet	78 dBA
4 feet	72 dBA
8 feet	66 dBA
16 feet	60 dBA
32 feet	54 dBA

Source: HME Engineering Department

VIA EMAIL ONLY knick436@gmail.com

23 October 2019

Mr. Keith Nicholson
K9 Resorts Daycare & Luxury Hotel Franchise
1870 West Germann Road
Chandler, AZ 85286

cc: Mr. Timothy Katsch, tim@k9resorts.com

Re: Acoustical Evaluation of Dog Sound
K-9 Resorts Daycare & Luxury Hotel Franchise, Chandler, AZ
OAA File 4076A

Dear Mr. Nicholson:

As requested, Ostergaard Acoustical Associates (OAA) evaluated potential sound emissions related to dog barking from a new K9 Resorts facility proposed at 1870 West Germann Road in Chandler, Arizona. The site is part of The Shops at Pecos Ranch shopping plaza where the facility will occupy the western half of the northeastern-most building. There is also an outdoor exercise area for dogs northwest of the building. The proposed site is outlined in red in Figure 1, which is based on aerial photos obtained from Google Earth. Properties immediately west and south of the site are other retail spaces in the plaza. East and north of the site are single-family residences. A six-foot concrete wall surrounds both the plaza and residences. The retail space west of the facility is Fresh Cleaners and Alterations. The other half of the building is currently unoccupied. Overall, retail uses are considered non-noise-sensitive. Sound emissions from the site are of most concern to the north, where residential receptors are about 140 feet away across Gatling Way from the outdoor exercise area. Sound emissions at the multi-family residences to the east are not as much of a concern because they mostly shielded from the exercise area.

The focus of our study was to evaluate dog barking in outdoor exercise areas at nearby homes. A review of the site plans by RHJ Associates, dated 23 July 2019, shows renovation of the on-site existing building to accommodate a dog daycare facility. Inside the facility will be office space, kennels, and play areas. Outside the northwestern side of the building will be three outdoor exercise areas enclosed by 8-foot high solid vinyl fences. We understand that dogs may use the exercise area multiple times per day. A parking lot surrounds the building.



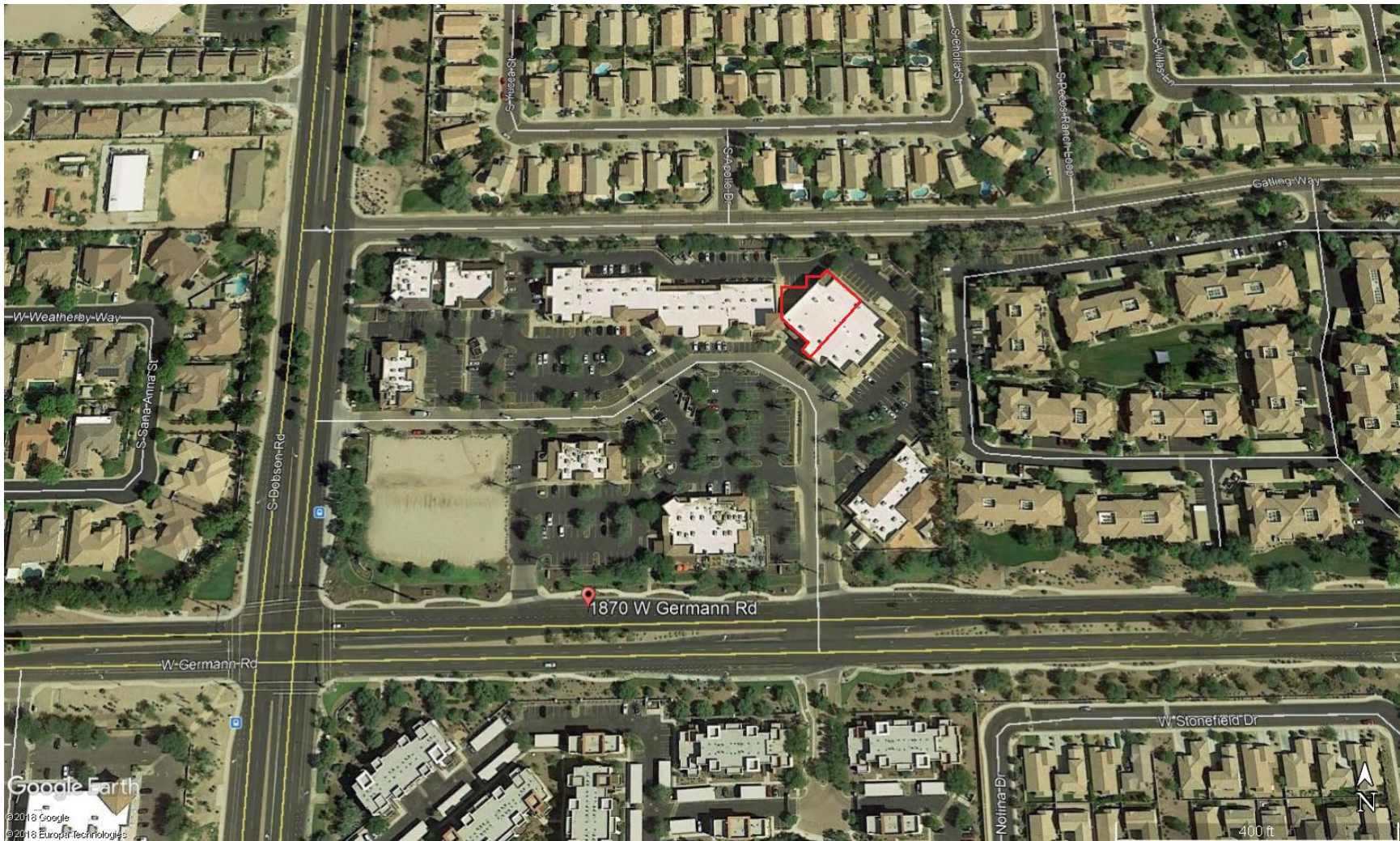


Figure 1 — Site of proposed dog daycare facility in Chandler, AZ, outlined in red. Outdoor exercise area is northwest of the building.

CRITERIA

Site sound emissions from a commercial facility such as this are regulated by local, County and State noise. The City of Chandler discusses noise primarily in Part III – Public Safety under Chapter 11 – Curfew, Graffiti, Smoking, and Miscellaneous Offenses. Specifically, Section 11-10 “Disturbing the Peace” prohibits any person from disturbing the peace, quiet, and comfort of any neighborhood. Most relevant to this analysis is that harboring or having custody of any dog that barks, howls, or makes noises by day or night which disturbs the peace and quiet is prohibited. There is no Arizona noise code that could be found. Maricopa County Noise Ordinance is a nuisance style ordinance and only discusses noise qualitatively.

Although no quantitative code limits exist, a project noise goal should be established to ensure that site operations do not disturb the peace and quiet of the neighborhood. Dog barking from the outdoor exercise areas is only anticipated during daytime hours. During the nighttime, dogs will be inside the building and will not be an acoustical concern at surrounding properties. An acceptable goal for daytime barking sound at residences is to not exceed 65 dB(A) at nearby residential property lines. This aligns with typical daytime ordinances seen throughout the country. In addition, levels of this magnitude will not be any greater than maximum sound levels from passing vehicles on Gatling Way.

PROJECTION OF DOG SOUND LEVELS

As you are aware, OAA has assisted K9 Resorts with previous sound studies. As part of those studies, we visited their facility at 43 South Avenue, Fanwood, NJ, to witness a dog exercise period and to obtain calibrated acoustical data of dog barking sound in 2012. Data from this visit were used for this analysis. This K9 Resorts Fanwood facility has outdoor exercise activity similar in nature to what is expected in the Chandler location. The exercise area is also surrounded by a tall vinyl fence. Various measurements of typical site activity were obtained; results showed that dog barking was not a common occurrence, even with 30 dogs outside simultaneously.

Despite this finding, to carry out a worst-case sound analysis a more controlled 2012 test was arranged by prompting a single Doberman Pinscher to bark. Data acquired at human head height, 5 feet outside the solid vinyl fence with the dog about 25 feet from the microphone, resulted in an average A-weighted sound level of 77 dB(A) and a maximum of 80 dB(A) using the fast time constant based on an analysis of 25 consecutive barks. These data include any reduction provided by a standard vinyl fence.

The data acquired 25 feet from a barking dog can be used to accurately project this sound to distances that are applicable to the Chandler application. This is a common technique used for acoustical analysis, and allows accurate data collected close to the source to be used for a conservative analysis; these data are less contaminated by other ambient sound such as noise from nearby traffic. The closest noise-sensitive dwelling to the Chandler site is to the north across Gatling Way, about 150 feet from the exercise area. West receptors are about 180 feet from the dog exercise areas; the on-site building blocks direct line of sight for these vantage points.

Based on the dog bark data acquired at Fanwood in 2012 and with adjustments for distance alone, the following sound level projections are applicable for the Chandler site:

Noise-Sensitive Receptor	Distance from Exercise Area (feet)	Dog Bark Sound Level, dB(A)	
		Average	Maximum
House to north	150	61	64
House to east	180	60	63

The results show that if and when dogs bark in exercise areas, maximum sound level will be below 65 dB(A) at residential receptors. Levels of this magnitude are not anticipated to generate any complaints or cause a disturbance in the neighborhood. Further, barks are expected to be below the prevailing maximum sound levels likely contributed due to vehicle passbys on Gatling Way.

It should be noted that dog barks are impulsive sounds, less than one second in duration, and do not cumulatively add. Therefore, regardless of the number of dogs in the exercise area, the projected sound levels above are representative of the level that results from either one dog bark or multiple dog barks.

CONCLUSIONS

1. Analyses show that sound emitted by typical dog barking will be controlled by distance and fence shielding to meet recommended noise goals at noise-sensitive receptors.
2. Barking sound is also not expected to result in adverse noise impact, since barking sounds, when present, are expected to be lower in level than presumed prevailing maximum vehicle passby sound levels.
3. Based on our observations at similar facilities, dogs are monitored while outside; inappropriate barking is strongly discouraged and addressed by staff workers.
4. Dog barking will not be an acoustical issue during the night, as dogs are kept indoors and any sound will be significantly attenuated by the building façade.
5. Based on our analyses above, the facility is not anticipated to disturb the peace and quiet of the neighborhood at nearby residential receptors.

□ □ □ □

I trust that the above is helpful and I look forward to answering any questions you may have.

Sincerely,

OSTERGAARD ACOUSTICAL ASSOCIATES



Benjamin C. Mueller, P.E., Principal
bmueller@acousticalconsultant.com

BCM:amc



**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 05/305/2025 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 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.





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 #183
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

Sheet 1 of 2

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 WAS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ACT FOR THE REGULATION OF THE LAND SURVEYING PROFESSION, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF LAND SURVEYING, AND THAT THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND CONTROL, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF ILLINOIS, EXAMINE 11-0310-022.

3, 4, 8, 9, 11a, 13, 14, 15, 17, AND 18 OF TABLE A THERETO. THE FIELD WORK WAS COMPLETED ON APRIL 28, 2022.



James L. Henshaw
Land Surveyor No. 0706-1190
In the State of Illinois, Expires 11-30-2022

SURVEYED BY:
ADRIANO INC.
910 GERRA STREET
BOSTON, MA 02126
617-254-0005 • 866-476-7676
info@adriano.com

Date of Last Revision: _____

North Reference: 020203090407

Legal Description

LOT 6, IN NORTHWEST QUARTER, CENTER SUBDIVISION, OF PART SEC. 30 T. 1 N. R. 14 E. S. 1 E. N. DELGADO, & HENRY FERNANDEZ MARKET AND PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 12 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Page 2

INSURANCE COMPANY
COUNTY NUMBER NECA 1208-2-11
ISSUANCE DATE OF POLICY 01/2008
POLICY NUMBER NECA 1208-2-11
POLICY EFFECTIVE DATE OF POLICY 01/2008

Legend of Symbols & Abbreviations

[illegible]

Zoning Notes

ZONING INFORMATION			
STATUS	REQUIRED	OBSERVED	STATUS
Control in use or not required - add for zoning information.			
PERMITTED USE			
MIN LOT AREA		3.54 AC	
MIN FLOORAGE			
MAX BLDG COVERAGE		37,298 SF	
MAX BUILDING HEIGHT		18'	
MIN SETBACK FRONT		78.42'	Not required, but we will use this for the setback zoning.
MIN SETBACK SIDE		49.47'	Not required, but we will use this for the setback zoning.
MIN SETBACK REAR		25.3'	Not required, but we will use this for the setback zoning.
PARKING REGULAR		7	
PARKING HANDICAP		210	
PARKING TOTAL			

FLOOD NOTE: BASED ON THE FOLLOWING INFORMATION, THE FLOODING OF THIS PROPERTY IS IN ZONE(S) X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 1703100043. THE FLOODING BEGINS AN EFFECTIVE DATE OF 06/19/2005 AND IS NOT IN A SPECIAL STUDY FLOOD HAZARD AREA. BY CONTACT DATED 05/03/2007, THE COMMUNITY HAS ADVISED THAT THE FLOODING IS NOT IN A SPECIAL STUDY FLOOD HAZARD AREA. THE COMMUNITY DOES CURRENTLY PARTICIPATE IN THE NATIONAL FLOOD SURVEILLANCE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THE ELEVATION OF THE FLOODING. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL FLOOD INSURANCE PROGRAM.

Notes Corresponding to Schedule B

[illegible]

6 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 352-202, BUT RELYING ANY COVENANT, CONDITION OR RESTRICTION HEREON, OR ANY COVENANT, CONDITION OR RESTRICTION HEREON, IN FAVOR OF, OR AGAINST, ANY PERSON, FAMILY, STATUS OR NATIONAL RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604C, DOCUMENT IS LEGIBLE. ITEMS NOT SHOWN.

7. 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)

8 TERMS AND PROVISIONS CONTAINED IN OPERATION AND EASEMENT AGREEMENT RECORDED MAY 19, 1999 AS DOCUMENT 994837710, 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 9889712 AMENDED BY ORDINANCE RECORDED MARCH 6, 2003 AS DOCUMENT 0030316785. ITEM IS BLANKET IN NATURE AND NOT SHOWN.

**(13) TERMS AND PROVISIONS CONTAINED IN SPECIAL USE ORDINANCE
RECORDED MAY 19, 1999 AS DOCUMENT 99483706. ITEM IS BLANKET IN
NATURE AND NOT SHOWN.**

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

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. ITEMS SHOWN.

(13) EASEMENT IN FAVOR OF NORTHERN ILINOIS 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.

(15) EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY FOR POLE LINES, CONDUITS AND MAINTENANCE PURPOSES GRANTED BY DOCUMENT 65001220, RECORDED ON MAY 1, 1985, AND THE TERMS AND CONDITIONS THEREOF, DOCUMENT IS ILLEGIBLE AND IS SHOWN GRAPHICALLY ONLY.

Vicinity Map



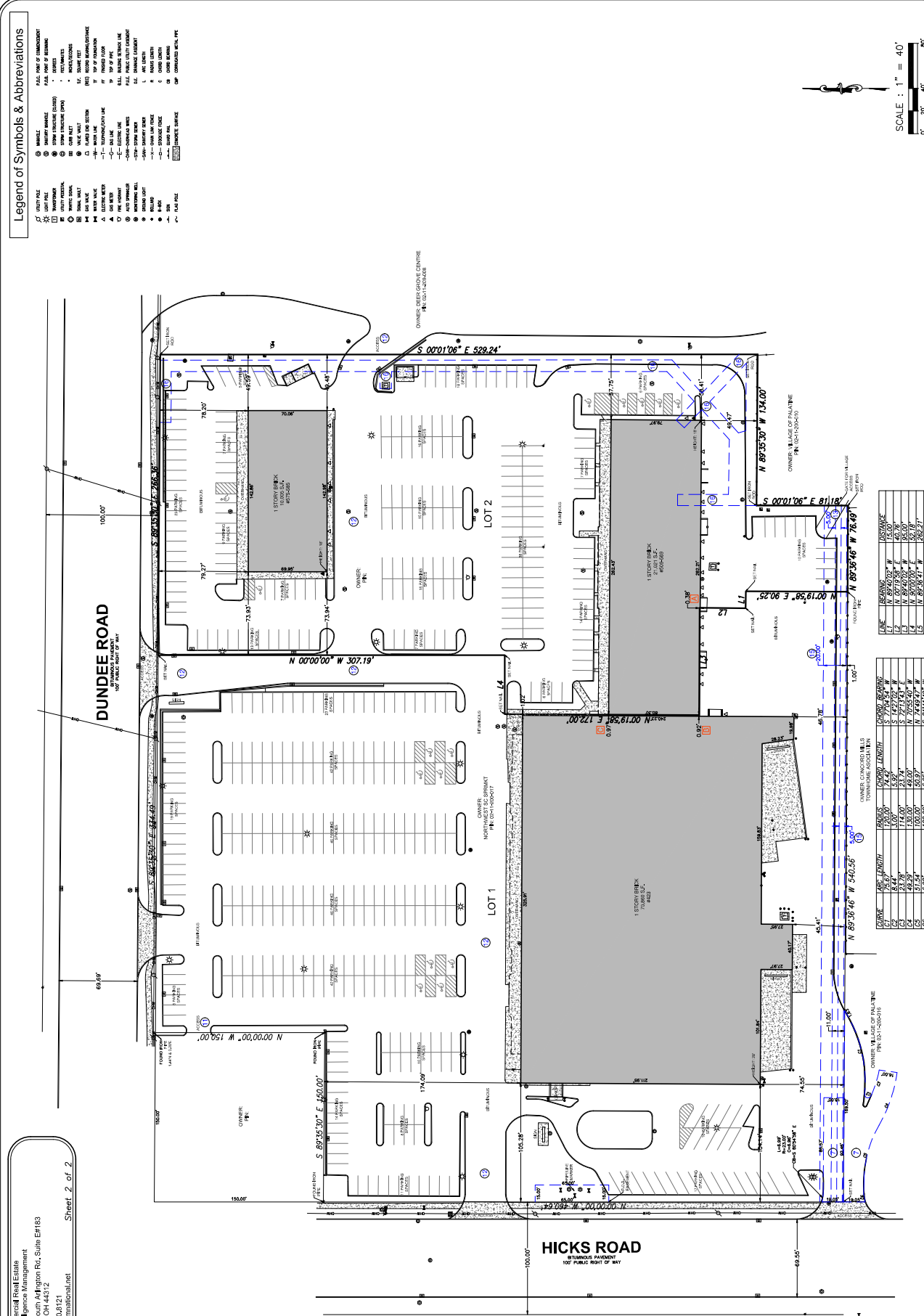
Significant Observations

- 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

- | | |
|--------|---|
| (A)(6) | All field measurements were taken by recorders who are familiar with the precision requirements of all surveys specifications. |
| (A)(6) | This professional analysis conforms to the current Florida Manual Standards for a boundary survey. |
| (A)(6) | All streets shown are public right of way unless otherwise noted. |
| (A)(6) | ASSUED BEARING: THE SOUTH RIGHT OF WAY LINE OF DUNDREE ROAD TO THE SOUTH 80 DEGREES 35 MINUTES 30 SECONDS EAST. |
| (A)(6) | AT THE TIME OF THIS SURVEY, THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY OR BURNING GROUND. |
| (A)(6) | AT THE TIME OF THIS SURVEY, THE ADDRESS WAS POSTED AS 599-588 DUNDREE ROAD. |
| (A)(6) | THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM DUNDREE ROAD AND ACCESS IN NECESSARY EXPRESS ENLARGEMENTS TO THOSE WHICH ARE GOVERNED BY THE VILLAGE OF PALMATE. |
| (A)(6) | IN REGARDS TO TABLE "X," ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO MBBE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADJUNCTIONS. |
| (A)(6) | IN REGARDS TO TABLE "X," ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO FRONT STREET OR SIDEWALK OR DRIVEWAY OR DRIVEWAY OR IMPROVED FRONT OR BACK CORNERS PROVIDED. |
| (A)(6) | PERMANENT INDEX NUMBER: 91-1260-017-5000. |





OPTION 2 - SECTION WITH OPENING ONLY

OPTION 1 - CROSS SECTION WITH TILT-UP CANOPY SYSTEM

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

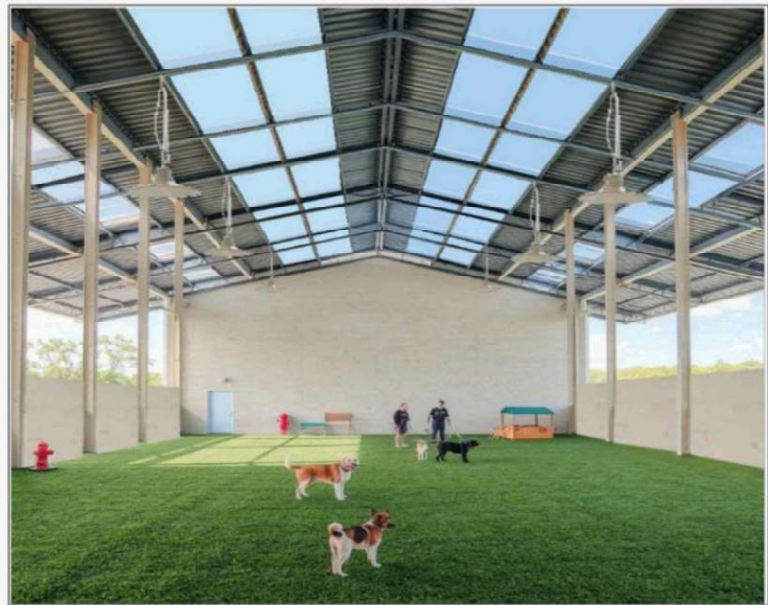
The tenant intends to occupy the 10,619 SF vacant space in the Northwest Shopping Center. The resort at 541 - 569 E Dundee Rd will be open to the public from 7 AM - 7 PM on weekdays and 9 AM - 5:30 PM on weekends.

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.

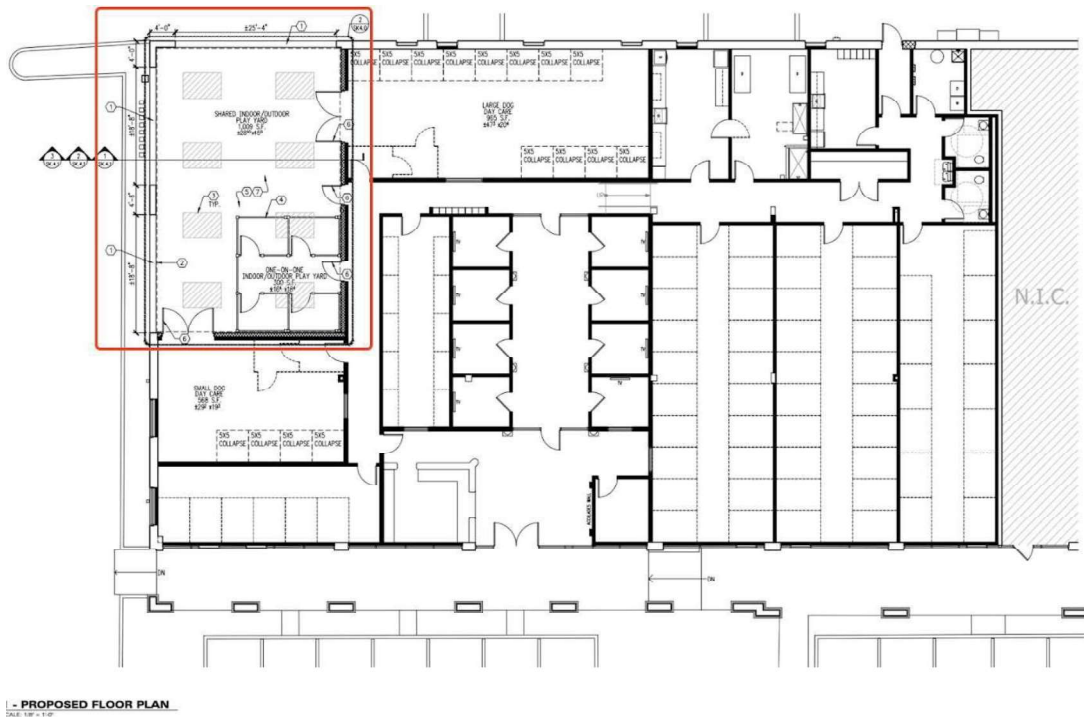
Based on the SF of the building, the maximum capacity of dogs in the resort is estimated to be around 102 dogs, and occupancy rates are expected to stabilize around 50%, meaning there will be around 50 dogs at the resort per day. There are a small number of days per year when demand is high due to holidays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

PUBLIC NOTICE

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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:

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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

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

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
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- ☐ Niles Journal
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- ☐ 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 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:

This item was continued from the September 2nd Council Meeting, with revisions to the Ordinance including:

- **Allowing those with a learner's permit to use untitled motor driven vehicles.**
- **Allowing those over 18 years old to use untitled motor driven vehicles, without a driver's license requirement.**

- 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.). **This condition has been modified following Committee discussion to allow operation at 15**

years of age with a valid learners permit and to eliminate the need for a license for those aged 18 and older.

- 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