



VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

OCTOBER 13, 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 - October 6, 2025

V. MAYOR'S REPORT

- A. As Submitted

VI. RECESS TO THE COMMITTEE OF THE WHOLE

VII. COMMITTEE OF THE WHOLE

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

1. Consider an Ordinance Granting a Special Use to Permit an Addition Within the Front Yard at 204 S. Ashland Avenue
Council District: Six
2. Consider an Ordinance Granting a Special Use Transfer of a Liquor Store at 44 W. Illinois Avenue
Council District: Two
3. Consider an Ordinance Granting a Special Use Amendment to Permit a Solar Energy Conversion System at 2241 N. Rand Road
Council District: Three
4. As Submitted

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

SCOTT LAMERAND, CHAIR

1. Consider an Ordinance Granting a Planned Development Amendment to Allow Signage Changes at 790 W. Euclid Avenue
Council District: Two
2. As Submitted

C. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

KOLLIN KOZLOWSKI, CHAIR

1. Consider a Motion to Award a Contract for the 2025 Drainage Improvements Project
2. Consider a Motion to Approve Change Order #1 for the 2025 Drainage Improvements Project
3. As Submitted

D. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

GREG LANGER, CHAIR

1. As Submitted

E. BUSINESS FINANCE & BUDGET COMMITTEE

JOE FALKENBERG, CHAIR

1. As Submitted

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

BRAD HELMS, 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 an Ordinance Granting a Special Use to Permit an Addition Within the Front Yard at 204 S. Ashland Avenue
Council District: Six
- B. Consider an Ordinance Granting a Special Use Transfer of a Liquor Store at 44 W. Illinois Avenue
Council District: Two

- C. Consider an Ordinance Granting a Special Use Amendment to Permit a Solar Energy Conversion System at 2241 N. Rand Road
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- D. Consider an Ordinance Granting a Planned Development Amendment to Allow Signage Changes at 790 W. Euclid Avenue
Council District: Two
- E. Consider a Motion to Award a Contract for the 2025 Drainage Improvements Project
- F. Consider a Motion to Approve Change Order #1 for the 2025 Drainage Improvements Project

X. REPORTS OF STANDING COMMITTEES

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

- 1. As Submitted

B. BUSINESS FINANCE & BUDGET COMMITTEE JOE FALKENBERG, CHAIR

- 1. As Submitted

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE SCOTT LAMERAND, CHAIR

- 1. As Submitted

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

- 1. As Submitted

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE KOLLIN KOZLOWSKI, CHAIR

- 1. As Submitted

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

- 1. As Submitted

XI. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted

B. VILLAGE CLERK

1. As Submitted

C. VILLAGE ATTORNEY

1. As Submitted

XII. CLOSED SESSION AS REQUIRED

XIII. RECOGNITION OF AUDIENCE

XIV. ADJOURNMENT



VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

OCTOBER 6, 2025 AT 7:00 PM

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

MINUTES

REGULAR MEETING

7:00 PM

I. CALL TO ORDER

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

II. ROLL CALL

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

Also Present:

Village Clerk Maureen Pasqualucci, Village Manager Reid Ottesen, Village Attorney Rick Veenstra, Director of Community Development Mike Jacobs, Director of Planning & Zoning Ben Vyverberg, Director of Public Works Matt Barry, Police Chief William Nord, Fire Chief 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 - September 15, 2025

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

V. MAYOR'S REPORT**A. As Submitted**

Mayor Schwantz announced upcoming events:

Tuesday, October 7: 3:00 PM – 7:00 PM

Understanding your Reassessment Notice
Harper College

Friday, October 10 – Sunday, October 12

Used Book Sale
Palatine Library

Friday, October 10, 17, 24:

Fire Department / MDA Fill the Boots Drive

Wednesday, October 15: 7:00 PM

District 1 and 2 Fall Residents' Meeting
Village Hall

Thursday, October 16: 12:00 PM – 4:00 PM

Community Blood Drive
Village Hall

Leaf Collection

The Public Works Department will begin its annual Curbside Leaf Collection Program on Monday, October 27, 2025. Be sure to familiarize yourself with the recent changes, highlighted on our website, social media, and newsletters.

VI. RECESS TO THE COMMITTEE OF THE WHOLE

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

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

DOUG MYSLINSKI, CHAIR

1. Consider an Ordinance Granting a Lot Coverage Variation to be 55%, Instead of the Maximum Allowable 45%, for the Property at 255 N. Bothwell Street
Council District: Six

Director of Planning & Zoning Ben Vyverberg discussed a lot coverage variation at 255 N. Bothwell of 55%. The petitioner is proposing to add a deck with an impervious surface while removing the old deck, concrete steps, and an existing sidewalk. Vyverberg noted that there are no flooding concerns expressed by the Village Engineer.

Councilman Myslinski asked about deck material specifics. Vyverberg responded that the material is a wood treated composite.

Resident Norm Malcolm, 255 N. Bothwell, stated that the material is pressure treated and composite.

Councilman Myslinski also questioned if the material is impermeable. Vyverberg responded affirmatively.

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

2. Consider an Ordinance Granting a Special Use for a Fence in the Front Yard at 1480 W. Poplar Street
Council District: One

Director of Planning & Zoning Ben Vyverberg explained the petitioner had applied for a special use for a solid fence several years ago and is now applying for a 5' wrought iron open-style fence placed 21" away from the home's property line. Vyverberg also discussed a gate component of the fence, that there are no issues regarding flood plains, and the unique circumstances of zoning the front-yard. Vyverberg mentioned that no residents commented in opposition.

Councilman Myslinski questioned gate automation. Vyverberg replied that the fire marshal is aware of the requirement and that the condition that the gate is manual would override the site plan, which states the gate would be automatic.

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

3. Consider an Ordinance Granting a Live Entertainment Special Use Condition Review and a Special Use Amendment to Special Use Ordinance #O-91-23 to Permit Changes to the Live Entertainment Business Plan and Floor Plan at 1280 E. Dundee Road
Council District: Five

Director of Planning & Zoning Ben Vyverberg presented a live entertainment special use review for the restaurant, Aragvi, located at 1280 E. Dundee Road. The venue opened in 2023 and is also requesting a special use amendment to add a dance floor.

The original special use declared three requirements that must be met before live entertainment would be allowed at the restaurant:

- 1.) The restaurant must be in operation for at least six months.
- 2.) A review must be conducted by staff with Police site visits.
- 3.) There must be a review by the Village Council.

The first two requirements were met, this is the request for the third.

Councilman Myslinski praised the business for their efforts and growth.

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

4. As Submitted

Nothing Submitted.

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE
SCOTT LAMERAND, CHAIR

1. Consider a Motion to Authorize the Village Manager to Execute an Agreement with BLA Incorporated for the Slade Street Design Engineering Services
Council District: Six

Director of Public Works Matt Barry presented BLA Incorporated designed areas within downtown Palatine in and around Slade Street. Barry discussed utility, fiber optics, and other improvements that would be completed by the Spring of 2026. In the Autumn of 2026, other anticipated improvements are for the open area and pedestrian spaces near Plum Grove Road to Palatine Road. Barry mentioned this area is TIF eligible and part of the capital improvement budget.

Councilman Lamerand asked about the timeline of the project. Barry responded

that the work would be divided up to avoid work during the Summer of 2026 as that is the busiest time for pedestrians and when Street Fest takes place.

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

2. Consider a Discussion Regarding Downtown Parking Signage and Related Issues
Council District: Six

Director of Community Development Mike Jacobs discussed updated signage for downtown parking. Jacobs presented different sign designs and sizes. Jacobs explained the goals to rename lots and make parking uses clearer.

Councilman Helms commented on having specific parking times on the back of the signs, coloring lane lines, and other improvements. Jacobs responded that the plan is to figure out straightforward recognizable signs and then work on educating downtown businesses, their customers, and all residents.

Councilman Myslinski mentioned consistency. Jacobs discussed incorporating and turning signage into way-finding signs.

Councilman Lamerand voiced appreciation for the presented designs.

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

3. Consider an Ordinance Authorizing the Village Manager to Negotiate and Enter Into an Agreement for a TIF District Eligibility Study, Redevelopment Plan, and Designation Services for the Proposed East Northwest Highway Corridor TIF Study Area with SB Friedman Development Advisors

Village Manager Reid Ottesen spoke about a qualification TIF eligibility study to be completed by SB Friedman Development Advisors in the Northwest Highway corridor. This is a six-month process that looks at all parcels in the area and will not exceed \$49,290.

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

4. As Submitted

Nothing Submitted.

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

1. Consider a Motion Authorizing the Village Manager to Execute an Agreement for Managed IT Services with DeKind Computer Consultants

Information Technology Director Larry Schroth presented a proposal for DeKind Computer Consultants to provide services in the amount of \$259,200 for one year with the option of two one-year renewals. Schroth mentioned upcoming retirements within the IT Department and multiple bidders for this proposal, which were narrowed by staff.

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

2. As Submitted

Nothing Submitted.

D. BUSINESS FINANCE & BUDGET COMMITTEE
JOE FALKENBERG, CHAIR

1. Consider a Motion to Authorize the Village Manager to Purchase 2026 Light-Duty Fleet Consistent with the Capital Improvement Plan

Village Manager Reid Ottesen discussed the 2026 order banks bidding process and rapid timeline, which necessitates the authorization of advanced purchases. This action would reduce the 2026 budget.

Councilman Kozlowski questioned a possible purchase in 2026 instead of 2025. Ottesen answered that the commitment is necessary this year, and that a purchase is possible in 2026.

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Greg Langer
SECONDER:	Doug Myslinski
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 an Extension to the Service Agreement with Sikich CPA, LLC

Finance Director Andrew Brown recommended continuation of the Sikich CPA, LLC service agreement. After finishing up a five-year engagement, there are two options to continue the agreement:

- Two-year proposal at \$108,630, a 2.3% per year increase over FY24 cost.
- Three-year proposal at \$162,850, a 2.3% per year increase over FY24 cost

Councilman Lamerand asked about a escalator or cap on increases. Brown responded that an absolute dollar amount was given and mentioned that the increases match the normal CPI increases.

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

3. As Submitted

Nothing Submitted.

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

1. As Submitted

Nothing Submitted.

F. INFRASTRUCTURE & ENVIRONMENT COMMITTEE
KOLLIN KOZLOWSKI, CHAIR

1. As Submitted

Nothing Submitted.

VIII. RECONVENE THE VILLAGE COUNCIL MEETING

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

IX. CONSENT AGENDA

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

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

- A. Consider a Motion to Approve Warrant 2025 #19
- B. Consider an Ordinance Granting a Lot Coverage Variation to be 55%, Instead of the Maximum Allowable 45%, for the Property at 255 N. Bothwell Street
Council District: Six
Ordinance #O-94-25
- C. Consider an Ordinance Granting a Special Use for a Fence in the Front Yard at 1480 W. Poplar Street
Council District: One
Ordinance #O-95-25
- D. Consider an Ordinance Granting a Live Entertainment Special Use Condition Review and a Special Use Amendment to Special Use Ordinance #O-91-23 to Permit Changes to the Live Entertainment Business Plan and Floor Plan at 1280 E. Dundee Road
Council District: Five
Ordinance #O-96-25
- E. Consider a Motion to Authorize the Village Manager to Execute an Agreement with BLA Incorporated for the Slade Street Design Engineering Services
Council District: Six

- F. Consider an Ordinance Authorizing the Village Manager to Negotiate and Enter Into an Agreement for a TIF District Eligibility Study, Redevelopment Plan, and Designation Services for the Proposed East Northwest Highway Corridor TIF Study Area with SB Friedman Development Advisors
Ordinance #O-97-25
- G. Consider a Motion Authorizing the Village Manager to Execute an Agreement for Managed IT Services with DeKind Computer Consultants
- H. Consider a Motion to Authorize the Village Manager to Purchase 2026 Light-Duty Fleet Consistent with the Capital Improvement Plan
- I. Consider a Motion Authorizing the Village Manager to Execute an Extension to the Service Agreement with Sikich CPA, LLC

X. REPORTS OF STANDING COMMITTEES

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

- 1. As Submitted
No Report.

B. BUSINESS FINANCE & BUDGET COMMITTEE JOE FALKENBERG, CHAIR

- 1. As Submitted
No Report.

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE SCOTT LAMERAND, CHAIR

- 1. As Submitted
No Report.

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

- 1. As Submitted
No Report.

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE KOLLIN KOZLOWSKI, CHAIR

- 1. As Submitted

No Report.

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

1. As Submitted

No Report.

XI. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted

No Report.

B. VILLAGE CLERK

1. As Submitted

No Report.

C. VILLAGE ATTORNEY

1. As Submitted

No Report.

XII. CLOSED SESSION AS REQUIRED

No Closed Session requested.

XIII. RECOGNITION OF AUDIENCE

Roman Golash of Palatine's American Legion Post #690 at 122 W. Palatine Road declared that the American Legion will be hosting a Veterans Day ceremony at Cutting Hall on November 11 at 11 AM.

XIV. ADJOURNMENT

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

MEETING ADJOURNED - 7:26 PM.

SUBMITTED BY:

Maureen Pasqualucci
Village Clerk

Consider an Ordinance Granting a Special Use to Permit an Addition Within the Front Yard at 204 S. Ashland Avenue

BACKGROUND:

The Subject Property, zoned R-2 Single-Family Residential, is approximately 7,462 square feet. The property currently consists of a single-family residence with a detached garage in the rear yard. The structure is currently non-conforming with a side yard setback of 0.9 feet from the southern side lot line, and in addition to the R-2 setbacks, there is also a privately recorded 40-foot front building line for the property. Per Code, the privately recorded front building line becomes the minimum required front yard setback.

The Petitioners previously applied for both front and side yard setback relief, which was ultimately denied by the Village Council. The Petitioner revised the plans and resubmitted for zoning relief. The revised plans now include only a front yard setback reduction of 26.7 (26) feet, which still requires relief from the 40-foot setback, but represents an increase of over 6 feet from the initially proposed 21-foot front yard setback.

Additionally, the current plans comply with the required 5-foot side yard setback. The revised plans were determined to be substantially different from the initial plan and the Petitioners were allowed to reapply. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit an addition to be set back 26 feet from the front lot line, instead of the minimum required 40 feet.

KEY ISSUES:

- The Petitioner is proposing to demolish the existing detached garage and construct a one-story addition (approximately 237 square feet) and an attached 2-car garage of approximately 408 square feet. For reference, the existing detached garage maintains a 2.39-foot setback along the north side of the property. The proposed attached garage provides a 5-foot side yard setback, as required. The table below compares the previous and current petitions:

	Initial petition 4/2025	Revised petition 8/2025
Front Yard – 40' Min	21	26.7

(private building line)		
Side Yard - 5' Min	3'	5'

- Based on Staff's review of the Subject Property, the required setbacks and lot configuration would restrict the property such that any front or side building additions, inclusive of an attached garage, would require zoning relief.
- The proposed plans are within the maximum allowable building and lot coverage of 35%/45%, at 21% and 34% respectively.

BUDGET IMPACT:

N/A

RECOMMENDATION:

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

Residents testifying: None. Also, the Petitioners did submit a support petition signed by the 5 property owners directly surrounding the Subject Property.

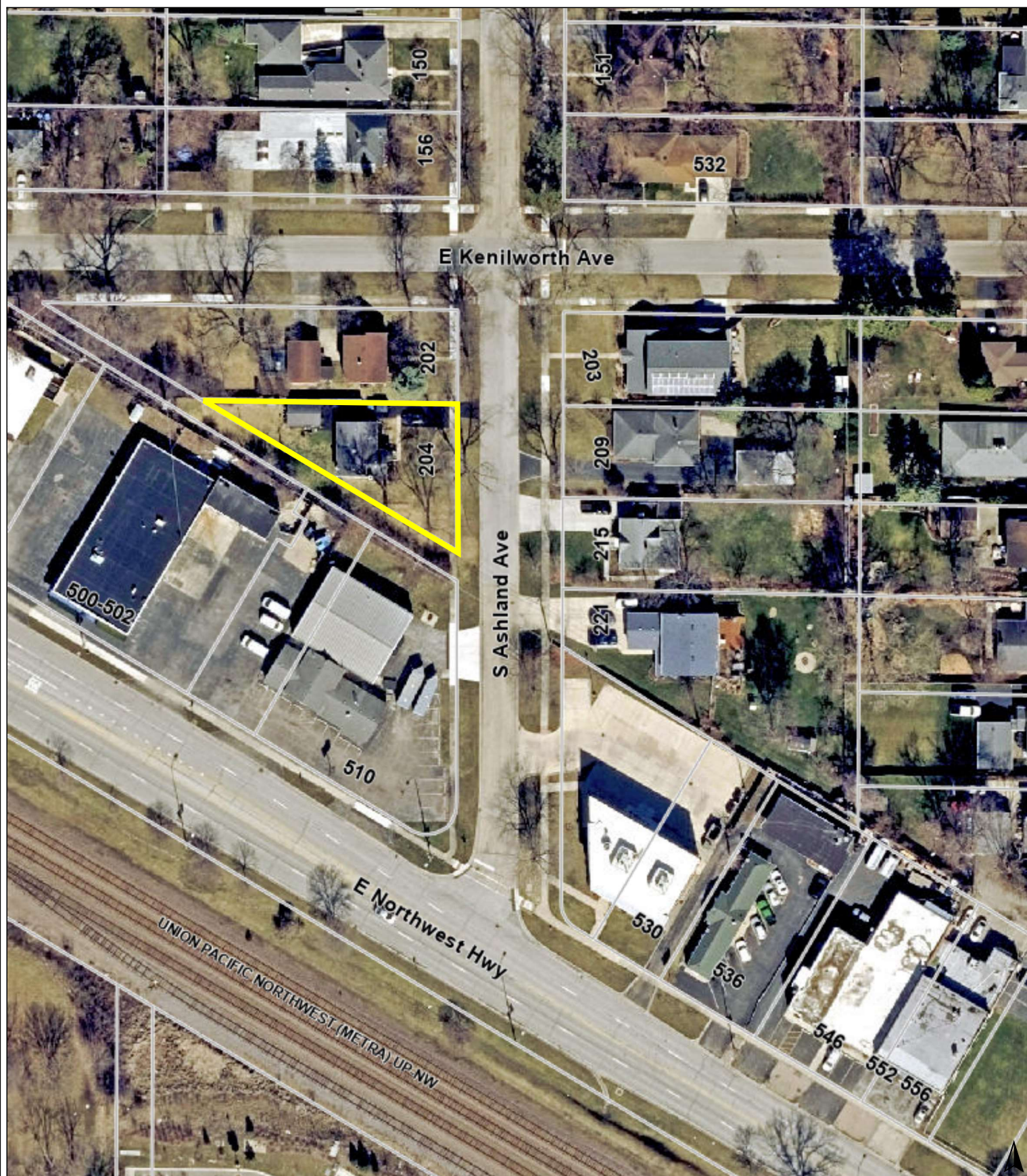
Vote: The PZC voted unanimously to approve the Special Use and Staff maintains action at the Village Council's discretion.

ACTION REQUIRED:

A motion to approve an ordinance granting a Special Use to permit an addition to be set back 26 feet from the front lot line at 205 S. Ashland Avenue.

ATTACHMENTS:

1. Aerial Map
2. ORD SU 204 S Ashland Ave
3. EXHIBIT - Plans
4. Support Petition Redacted
5. PZC Packet 9-23-2025
6. PZC Minutes 9-23-2025
7. Public Notice



0 100 200
ft

Print Date: 4/14/2025

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 AT
204 S. ASHLAND AVENUE**

WHEREAS, pursuant to a petition and public hearing on September 23, 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 an addition to be set back 26 feet from the front lot line, instead of the minimum required 40 feet pursuant to Section 10.06 (h) of the Palatine Zoning Ordinance, on the following legally described property:

**LOT 2 IN BLOCK 17 IN MERRILL'S HOME ADDITION TO PALATINE, A
SUBDIVISION OF THE EAST 1/2 OF SECTION 23, TOWNSHIP 42 NORTH,
RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.**

Commonly known as 204 S. Ashland Avenue (PIN# 02-23-213-010-0000)

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: Special Use to permit an addition to be set back 26 feet from the front lot line, instead of the minimum required 40 feet pursuant to Section 10.06 (h) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

- 1. The Special Use shall substantially conform to the Site Plan and Elevations submitted by Mario Cruz, architect dated 08/11/2025, except as**

such plans may be changed to conform to the Village's Codes and Ordinances.

2. If required by the Village Attorney, the Petitioners shall submit a hold harmless letter, in a manner acceptable to the Village Attorney, for the encroachment into the privately recorded building line.

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

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

PASSED: This _____ day of _____, 2025

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

APPROVED by me this _____ day of _____, 2025

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____ day of _____, 2025

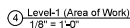
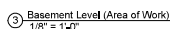
Village Clerk

AREA OF WORK: 00.00 SQ.FT.

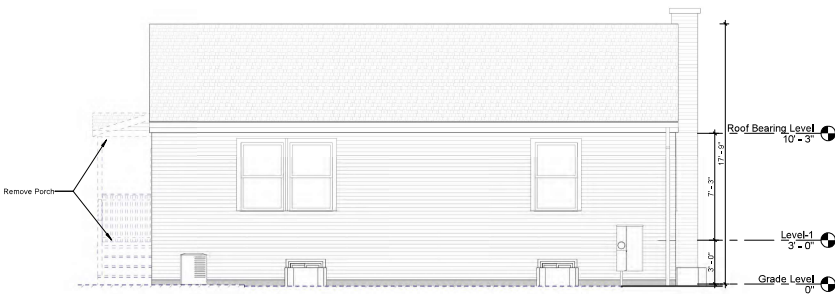


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|----|--|----|---|----|---|
| 1 | Plastering Walls to be removed in existing including but not limited to: niches, doors, closets, etc. Cap all utilities if select, outside/interiors are encountered they shall be capped and wires to be removed. | 2 | Make wall opening bigger for new window or door. | 3 | Install ceiling painting. |
| 4 | Remove existing window, glass and sill to be replaced. | 5 | Remove existing window, gyp, bot & sill to be replaced. | 6 | Remove existing wall, cut and cap piping as required. New cut and cap piping will be installed outside the pipe. |
| 7 | Remove existing window or door, required patch floor and adjacent exterior surface to be matched to adjacent surfaces. | 8 | Remove existing window or framing wall for new window or door opening. | 9 | Remove existing floor, install new floor. |
| 10 | Plastering framing, plaster and sill to be removed. | 11 | Remove existing door, frame, and sill to be replaced. | 12 | Remove existing steps and stairs. |
| 13 | Remove existing window, frame, and sill to be replaced. | 14 | Remove existing door, frame, and sill to be replaced. | 15 | Remove existing Water and Sewer system to accommodate a new staircase. |
| 16 | Remove existing window & Replace new window. | 17 | Remove existing plumbing fixtures and associated piping, cap as required. | 18 | Remove existing Water Heater and venting. |
| 19 | Remove existing window or door, fill opening with Glass Block, masonry or framing system, color and type material match the existing. | 20 | Remove existing kitchen cabinets & countertops. | 21 | Remove existing railing. |
| 22 | Remove existing window/door, fill opening with Glass Block, masonry or framing system, color and type material match the existing. | 23 | Electrical panel to remove. | 24 | Remove existing columns or pier, shoring will be required and remove new wall partitions or floor will be required. |
| 25 | Remove existing window/door, fill opening with Glass Block, masonry or framing system, color and type material will be installed and filled of opening size in masonry block, color and type match the existing. | 26 | Revised existing water service new service will be determine by DOB. | 27 | Remove existing concrete area in basement and provide stairs. |
| 28 | | 29 | Remove existing furring and ductwork. | 30 | Remove existing chimney. |

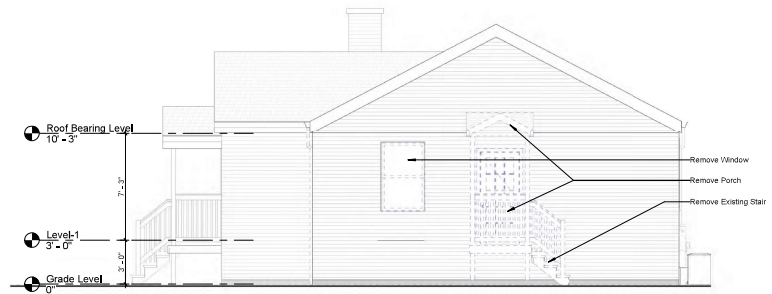
- 18 Remove existing Columns, Beams, shore etc. framing until new framing system will be installed
- 19 Remove existing Floor system, New will be installed
- 20 Remove existing Roof



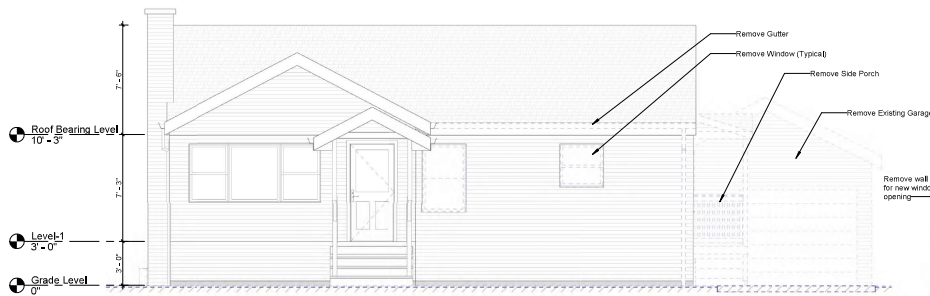
NOTE:
ALL DIMENSIONS TO EXIST. BUILDING ELEMENTS ARE APPROXIMATED. GENERAL CONTRACTOR VERIFY IN FIELD ALL DIMENSIONS (TYP.)



④ Existing West Elevation
1/4" = 1'-0"



③ Existing North Elevation
1/4" = 1'-0"



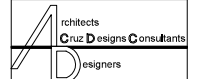
② Existing East Elevation
1/4" = 1'-0"



① Existing South Elevation
1/4" = 1'-0"

NOTE:
ALL DIMENSIONS TO EXIST, BUILDING ELEMENTS ARE APPROXIMATED. GENERAL CONTRACTOR VERIFY IN FIELD ALL DIMENSIONS (TYP.)

- General Legend:**
- Existing Walls to be removed in its entirety including but not limited to anchors, clips, bolts, etc. Cap all utilities, if elect. outlets/receptacles are encountered they shall be capped and wires to be pulled to panel box as required, patch floor and existing adjacent partitions as required to match adjacent surface.
 - Existing framing, plaster and lath to be removed.
 - Remove existing door, frame, and associated hardware.
 - Remove existing window & Replace with new window.
 - Remove existing window or door, fill opening with Class B block, masonry or framing system, color and type of material match the existing.
 - Remove existing window/door, new small window will be installed and if different of opening size w/ masonry brick, color and type match the existing.
 - Replace existing window/door and make wall opening bigger for new window or new door.
 - Remove existing window.
 - Remove existing frame, gyp. bd. & wall finish from existing.
 - Remove existing masonry or framing wall for new window or door opening.
 - Remove Exist. Floor Joist System to accommodate a new staircase.
 - Remove existing plumbing fixtures and associated piping, cap as required.
 - Remove existing kitchen cabinets & Countertops.
 - Electrical panel to remove.
 - Revised existing water service new service will be determine by DCS.
 - Remove existing furnace and ductwork.
 - Remove existing hot water tanks, and all related piping.
 - Remove existing Stair.
 - Remove existing Conc. Landing & Stair.
 - Remove existing gas meter, cut and cap piping as required. New meters will be installed outside the MPO, coordinate exact location in field.
 - Remove existing porch and stairs.
 - Remove existing Water Heater and related piping.
 - Remove existing railing.
 - Remove existing columns or pier, scoring will be required and remove after new wall partitions or floor will be installed.
 - Replace existing concrete slab in basement and sidewalk areas.
 - Remove existing Chimney.
 - Remove existing Columns, Beams, shore dg. Framing until new framing system will be installed.
 - Remove existing Floor system, New will be installed.
 - Remove existing Roof.



Design Firm Architect License
No. 184.008136-0001

ARCHITECTS-CONSULTANTS
2641 WEST ARMITAGE AVE.
CHICAGO ILLINOIS 60647
PH 312.714.0785
Email: mgcarchitect@gmail.com

Mario G. Cruz
ARCHITECT

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MARIO G. CRUZ EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND TRADE DRESS RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WITHOUT THE WRITTEN PERMISSION OF MARIO G. CRUZ.
THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A DATE DIFFERENT THAN ORIGINALS. OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR USE OF THESE DRAWINGS BY ANY OTHER PARTY.
CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

ARCHITECT'S STATEMENT:
I HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, COMPLIANT WITH THE CITY OF PALATINE BUILDING CODE AND ZONING ORDINANCES.



LICENSE SEAL AND SIGNATURE
MARIO G. CRUZ, ILLINOIS LEAD 00103448
Date: January 2025
Drawn By: MS PROJECT MANAGER: MC
Check By: SP PROJECT NUMBER: 21030009

No.	Description	Date

204 S.
ASHLAND
AVE.

Palatine Illinois

Sheet Title:

Existing Elevations

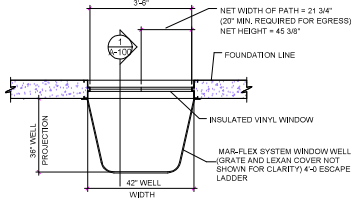
Sheet Number:

D-101

EGRESS WINDOWS AND WINDOW WELLS NOTES:

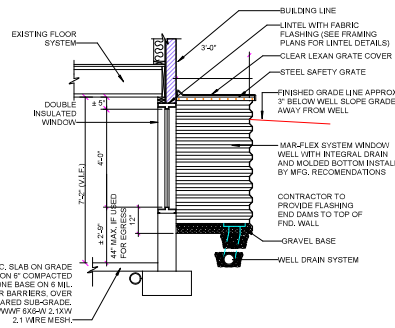
1. EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY AND RESCUE OPENING.
2. WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NO MORE THAN 44" ABOVE THE FLOOR.
3. ALL COMPONENTS AND MATERIAL FROM WHICH THE WINDOW WELL IS CONSTRUCTED SHALL BE CORROSION-RESISTANT.
4. ALL EMERGENCY ESCAPE AND WINDOW OPENINGS SHALL HAVE A MIN. NET AREA OPENING OF 5.7 SQUARE FEET.
5. MINIMUM NET CLEAR HEIGHT EQUALS 42" AND MINIMUM NET CLEAR WIDTH EQUALS 20 INCHES.
6. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS OR SPECIAL KNOWLEDGE: SECTION R301 OF THE 2009 INTERNATIONAL RESIDENTIAL CODE.
7. WINDOW WELLS MUST BE MADE OF RUST RESISTANT METAL.
8. THE MINIMUM HORIZONTAL AREA OF THE WINDOW WELL SHALL BE 9 SQUARE FEET WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36".
9. CONTRACTOR TO VERIFY WITH WINDOW MANUFACTURER EMERGENCY ESCAPE OPENING COMPLIANCE.

C WINDOW ELEVATION WITH WELL



B PLAN VIEW WINDOW WELL

36" PROJECTION REQUIRED FOR EGRESS



3 A-100 TYPICAL WALL SECTION THRU WINDOW WELL

GENERAL KEYNOTES:

1. INSTALL SMOKE/ CARBON MONOXIDE DETECTORS 10'-0" MAX. FROM ALL SLEEPING ROOMS.
2. CASEWORK PER OWNER SELECTION.
3. 1 HR. CEILING FIRE RATED UL Dcs L517 & L518.
4. CLOSET CASEWORK PER OWNER SELECTION.

KITCHEN KEYNOTES:

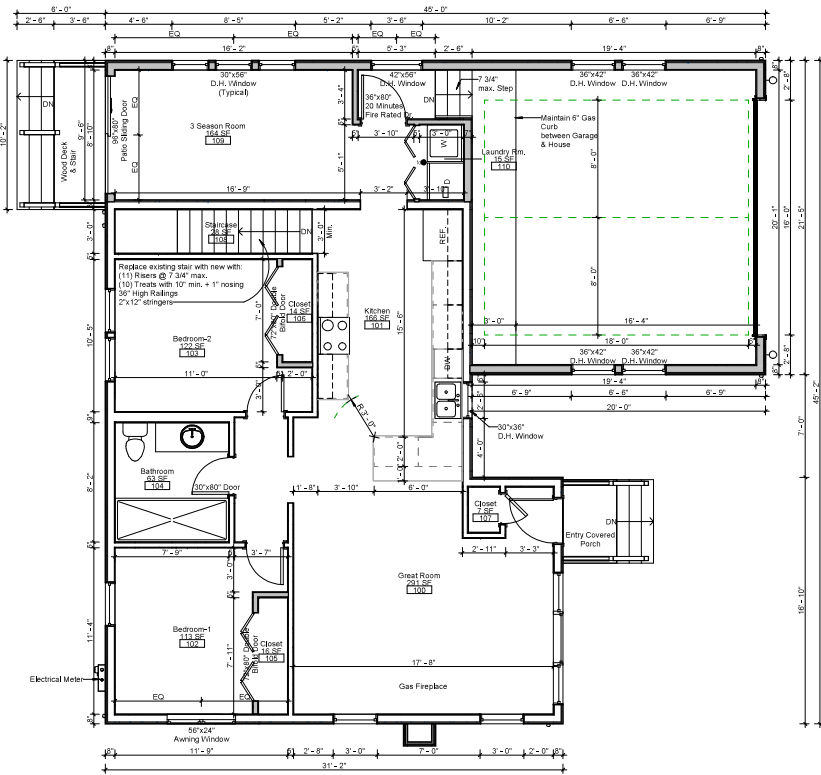
1. APPLIANCES BY WHIRLPOOL OR OWNER SELECTION.
2. STONE COUNTER & WOOD BASE CABINETS PER OWNER SELECTION.
3. TILED BACKSPLASH PER OWNER SELECTION.
4. STAINLESS UNDERMOUNT SINK PER OWNER SELECTION.
5. INSTALL 1" MIN. FILLER PANEL @ WALLS.
6. INSTALL GAS LINE AT STOVE.
7. 12" OVERHANG - SUPPORT AS REQUIRED.
8. PROVIDE FINISH END PANEL AT ALL EXPOSED CABINETS.
9. INSTALL EXHAUST DUCT VENT TO EXTERIOR FOR MICROWAVE FAN.
10. INSTALL FINISH END PANEL AT ALL EXPOSED CABINETS.
11. INSTALL GARBAGE DISPOSAL AT SINKS.

UTILITY KEYNOTES:

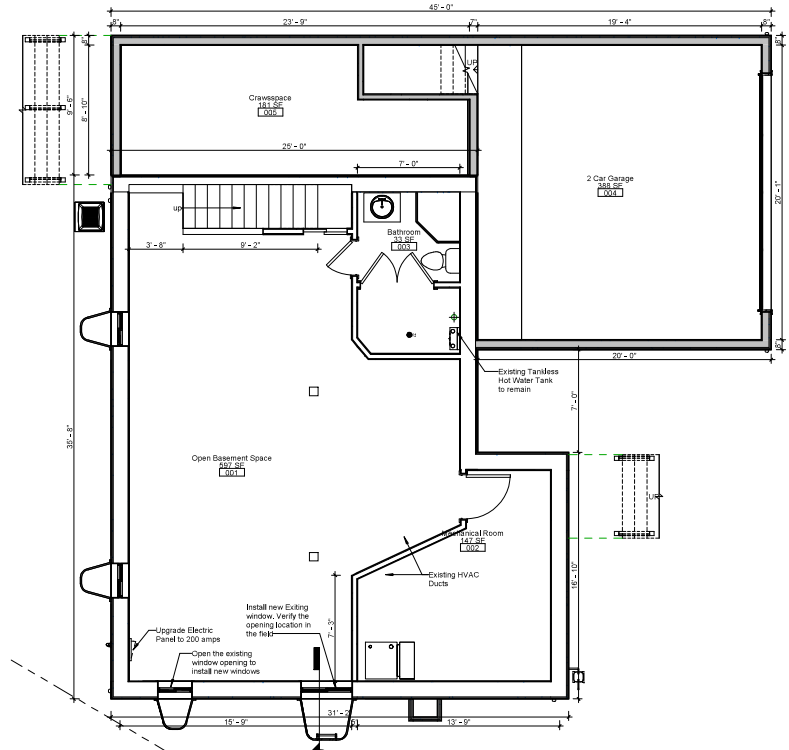
1. INSTALL GAS LINE FOR FURNACE.
2. INSTALL ELECTRIC HEATERS.
3. TILE FLOOR AT MECH. AND UTILITY ROOMS.
4. INSTALL Drip Pans at Washers / Dryers.
5. INSTALL Drip Pans and Floor Drains for Furnaces & Hot Water Tanks.
6. STACKED W/D PER OWNER SELECTION.
7. FOR NEW FURNACES AND HOT WATER TANKS SEE HVAC PLANS.

BATHROOM KEYNOTES:

1. WOOD VANITY & STONE TOP FINISH PER OWNER SELECTION.
2. PLUMBING FIXTURES PER OWNER SELECTION.
3. INSTALL TILE FLOOR & TUB / SHOWER AREA SURROUNDS PER OWNER SELECTION.
4. INSULATE PLUMBING ON EXTERIOR WALL WITH 1" PIPE INSULATION.
5. INSTALL TEMPERED GLASS SHOWER ENCLOSURE.

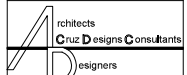


2 Proposed Floor Layout (Level-1)
1/4" = 1'-0"



1 Proposed Floor Layout (Basement Level)
1/4" = 1'-0"

NOTE: ALL DIMENSIONS TO EXIST. BUILDING ELEMENTS ARE APPROXIMATED. GENERAL CONTRACTOR VERIFY IN FIELD ALL DIMENSIONS (TYP.)



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Email: mrcruzarchitect@gmail.com

Mario G. Cruz
ARCHITECT

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ARCHITECT'S STATEMENT:
I HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH THE CITY OF PALATINE BUILDING CODE AND ZONING ORDINANCES.



LICENSE SEAL AND SIGNATURE
MARIO G. CRUZ ILLINOIS LICENSE 001-0223446
Date: January 2025
Drawn By: MC PROJECT MANAGER: MC
Check By: SP PROJECT NUMBER: 21030009

No.	Description	Date

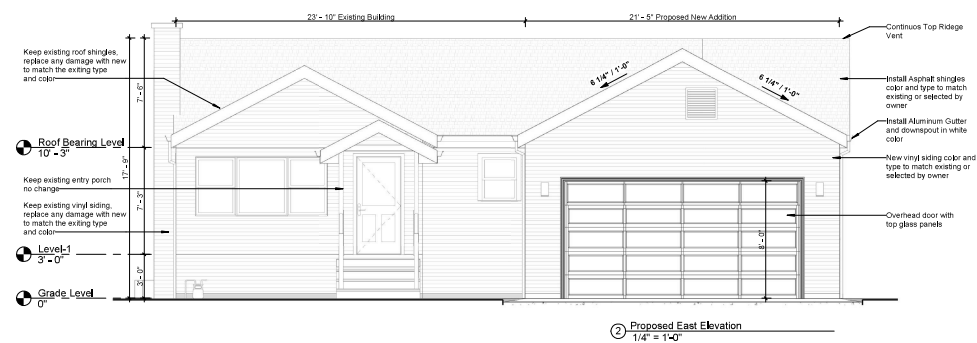
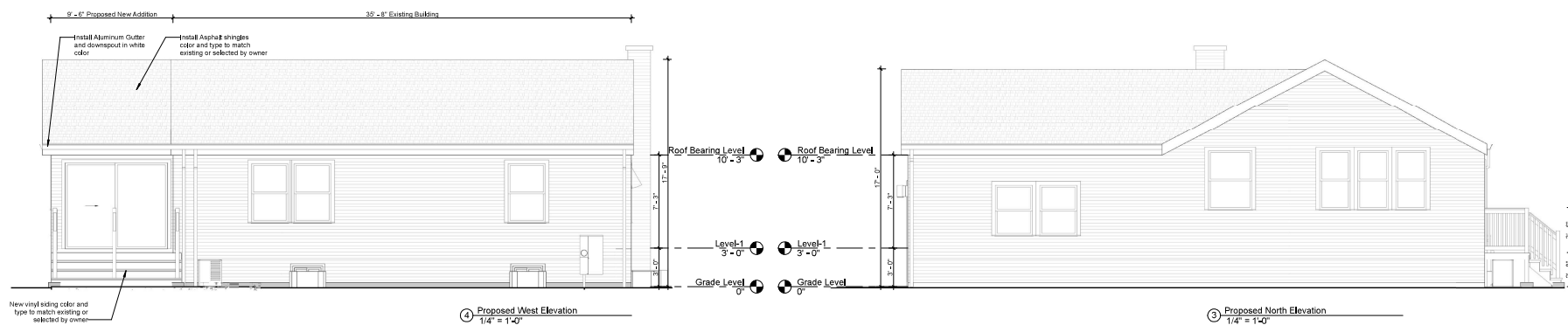
204 S. ASHLAND AVE.

Palatine Illinois

Sheet 16:
Proposed Floor Layouts

Sheet Number:

A-100



NOTE:
Finish Siding, Shingles Color & Type Selected by owner



NOTE:
ALL DIMENSIONS TO EXIST. BUILDING ELEMENTS ARE APPROXIMATED. GENERAL CONTRACTOR VERIFY IN FIELD ALL DIMENSIONS (TYP.).

[illegible]

TO: The Village of Palatine Zoning Commission

RE: Petition in Support of a Property Variance for Michael & Mary Fragakis

Date: 8/25/2025

We, the undersigned property owners and residents of the Ashland Avenue area, are writing to express our full support for the property variance requested by Michael and Mary Fragakis for the property located at 204 S Ashland.

As the property owners for address listed above, we are planning a home renovation project to build an attached garage and small home expansion. The goal is to modernize our home while making improvements to allow us to comfortably age in place so this can be our forever home.

Unique Hardship:

The unique shape of the lot combined with neighboring easement makes it impossible to build a home addition without slightly encroaching on the front property setback.

Minimal Impact:

Emphasize that the proposed variance will have a minimal or positive impact on the neighborhood. The design of the addition is conscious of our neighbors' aesthetics and privacy. The setback reduction is the bare minimum necessary to accommodate the project and will not negatively impact anyone's property.

Community Benefit:

This project will improve the appearance of the property and, by extension, the neighborhood. It is consistent with the character of our residential area.

We believe this request meets all the necessary criteria for a variance and respectfully request that the Palatine Zoning Commission favorably consider and approve this petition.

Homeowner's Signature

1. _____

2. _____

Neighbors Name (Print)

Signature

Phone

1. David Curran

2. _____

Address

221 S Ashland Ave

We believe this request meets all the necessary criteria for a variance and respectfully request that the Palatine Zoning Commission favorably consider and approve this petition.

Homeowner's Signature

1. _____

2. _____

Neighbors Name (Print)

Signature

Phone

1. Katrina Vafakos

2. Lamon Berry Jr

Address

215 S. Ashland Ave

We believe this request meets all the necessary criteria for a variance and respectfully request that the Palatine Zoning Commission favorably consider and approve this petition.

Homeowner's Signature

1. ME Faust

2. Mary Fitzgerald

Neighbors Name (Print)

Signature

Phone

1. KATHY MEISTER

2. _____

Address

209 S. ASHLAND AVE.

We believe this request meets all the necessary criteria for a variance and respectfully request that the Palatine Zoning Commission favorably consider and approve this petition.

Homeowner's Signature

1. ME Fugate

2. Mary Fugate

Neighbors Name (Print)

Signature

Phone

1. Jaime Reyes _____

2. _____

Address

203 S Ashland Ave

We believe this request meets all the necessary criteria for a variance and respectfully request that the Palatine Zoning Commission favorably consider and approve this petition.

Homeowner's Signature

1. MC [Signature]
2. Mary Trzasko

Neighbors Name (Print)

Signature

Phone

1. Mario Aguirre
2. ERIC JOHNSON

Address

202 S Ashland Ave



**VILLAGE OF PALATINE
PLANNING AND ZONING COMMISSION**

204 S. Ashland Avenue
September 23, 2025

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Michael Fragakis

PLAN NUMBER: SU-000204-2025

ADDRESS: 204 S. Ashland Avenue

BACKGROUND:

The Subject Property is zoned R-2 Single Family Residential and is approximately 7,462 square feet. The property currently consists of a single-family residence with a detached garage in the rear yard. The structure is currently existing non-conforming with a side yard setback of 0.9 feet from the southern side lot line and in addition to the R-2 setbacks the property has a 40-foot front yard building line.

The Petitioners previously applied for both front and side yard setback relief, which was reviewed and ultimately denied by Village Council. The Petitioner revised the plans and resubmitted a petition which now only includes a reduced front yard setback reduction of 26.7 (26) feet, versus 21 feet, as initially proposed.

Additionally, the current plans comply with the required 5-foot side yard setback. With the increased front yard setback and compliant side yard setback, the plans were determined to be substantially different than the initial plans and the one-year reapplication waiting period was waived. The Petitioner is proposing to build a revised addition, which now only encroaches into the required minimum front yard setback. Therefore, the Petitioner is requesting the following:

Special Use to permit an addition to be set back 26 feet from the front lot line, instead of the minimum required 40 feet.

Surrounding Zoning/Uses:

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

KEY ISSUES:

- The Petitioner is proposing to demolish the existing detached garage and construct a one-story addition (approximately 237 square feet) and an attached 2-car garage of approximately 408 square feet. For reference, the existing detached garage maintains a 2.39-foot setback along the north side of the property. The proposed attached garage provides a side yard setback to 5 feet meeting code. See table below to compare previous request vs the current one.

	Initial petition 4/2025	Revised petition 8/2025
Front Yard – 40' Min (private building line)	21	26.7
Side Yard - 5' Min	3'	5'

- Based on Staff's review of the Subject Property, the required setbacks and lot configuration restrict the property, so that any addition to the front or side of the primary structure, inclusive of an attached garage, would require zoning relief.
- The proposed plans are below the maximum building and lot coverage of 35%/45%, at 21% and 34% respectively.

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's previous proposal included Special Uses for a 21-foot front yard setback and 3-foot side yard setback, which were not approved. The revised plans comply with the required 5-foot interior side yard setback and increase the front yard setback to 26.7 (26) feet. The Subject Property is located on an irregularly shaped lot, which, based upon the proposed plans, necessitates front yard setback relief to accommodate a two-car attached garage.

The subject and surrounding lots in the subdivision all have a privately recorded 40-foot building line from the front property line, which exceed the minimum R-2 district required 30-foot front yard setback. The proposed encroachment (resulting 26.7 (26) -foot front yard setback) into the required 40-foot setback is generally inconsistent with the surrounding neighborhood. Nevertheless, the subdivision is also burdened with a 40-foot privately recorded building line, in excess of the R-2 front yard setback of 30 feet and the revised plans are more complaint than the initial petition.

This property is uniquely situated at the end of the street and directly adjacent to a commercial property, which maintains an approximately 20-foot setback along the same frontage. Therefore, Staff recommends action at the discretion of the proposed Special use. If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. The Special Use shall substantially conform to the Site Plan and Elevations submitted by Mario Cruz, architect dated 08/11/2025, except as such plans may be changed to conform to the Village's Codes and Ordinances.
2. If required by the Village Attorney, the Petitioners shall submit a hold harmless letter, in a manner acceptable to the Village Attorney, for the encroachment into the privately recorded building line.



0 100 200
ft

Print Date: 4/14/2025

Notes

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



SPECIAL USE APPLICATION

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

Petitioner Name

Michael Fragakis

Business Name (if applicable)

Subject Property Address

204 S Ashland Avenue

Please provide a description of your proposed request:

REMODELING OF A SINGLE-FAMILY RESIDENCE, INCLUDING A NEW FRAMED ADDITION TO ACCOMMODATE A TWO-CAR ATTACHED GARAGE AND A THREE-SEASON ROOM, IN ACCORDANCE WITH THE ARCHITECT'S PLANS.

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:

The use is deemed necessary for public convenience at this location because my client requires a new attached garage to provide direct and secure access to their home.

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

This addition will improve safety, functionality, and convenience for the household, while fully complying with fire safety and other requirements stipulated by the building code.

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

The new attached garage and three-season room are designed to be compatible with the character and scale of the neighborhood. The addition will be constructed using materials and finishes that complement the existing homes in the area, thereby preserving the aesthetic quality of the community. Furthermore, by enhancing the property's functionality and curb appeal, this improvement is expected to maintain or potentially increase nearby property values rather than cause any substantial injury.

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.

With respect to the requested front yard setback reduction from 30 feet to 26.70 feet, the proposed design takes into account the Village's standards for fencing in front and side/rear yards abutting a street.

The proposed fencing will:

Preserve existing vistas in the area, ensuring no obstruction of important views.

Enhance the overall appearance of the home and contribute positively to the streetscape by using materials and design compatible with neighboring properties.

Maintain and complement the community's aesthetic character without detracting from it.

Additionally, the fencing is necessary to protect private property and ensure the safety of the residents, providing a secure and welcoming environment.

[illegible]

[illegible]

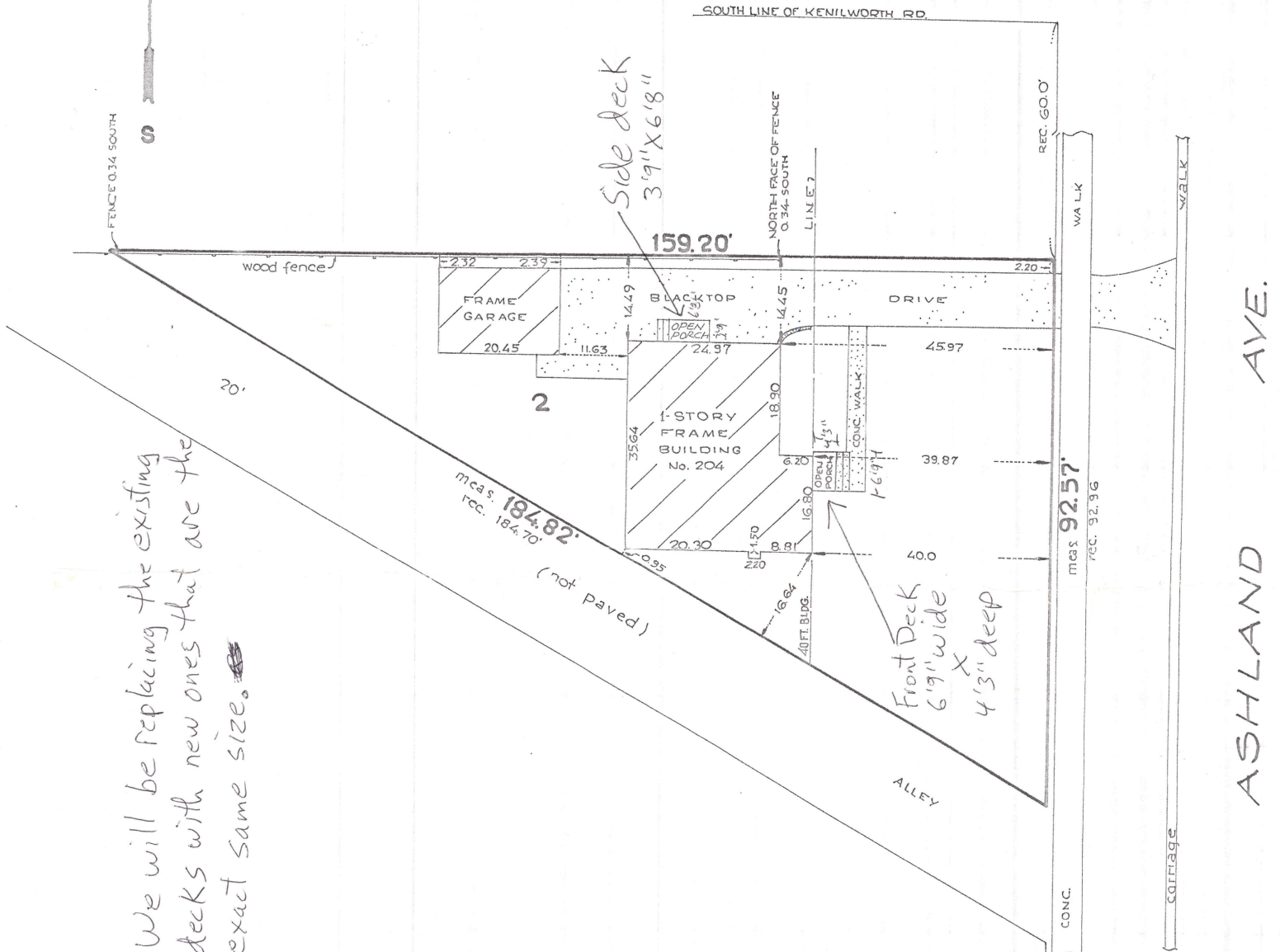
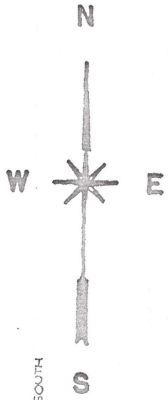
[illegible]

1 Proposed South Elevation
1/4" = 1'-0"

NOTE:
ALL DIMENSIONS TO EXIST. BUILDING ELEMENTS ARE APPROXIMATED. GENERAL CONTRACTOR VERIFY IN FIELD ALL DIMENSIONS (TYP.)

PLAT OF SURVEY

LOT 2 IN BLOCK 17 IN MERRILL'S HOME ADDITION TO PALATINE, A SUBDIVISION OF THE EAST 1/2 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



* We will be replacing the existing decks with new ones that are the exact same size. ~~the~~

APPROVED

APPROVED [Signature] BY 2/28/10
PLANNING & ZONING

P&L Due 31/1/19
B19-359 204 S. Ashland



DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING

ORDER NO. **060580**
SCALE:  FEET
DATE **JULY 3, 2006**
ORDERED BY **ELKA NELSON**

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO
RECORDED IN THE MAPS OTHERWISE REFER TO YOUR DEED OR ABSTRACT

DECIMALS OF A FOOT AND THEIR EQUIVALENT
IN INCHES AND FRACTIONS THEREOF

01 = 1/8"	07 = 7/8"	50 = 6"
02 = 1/4"	08 = 1"	58 = 7"
03 = 3/8"	17 = 2"	67 = 8"
04 = 1/2"	25 = 3"	75 = 9"
05 = 5/8"	33 = 4"	83 = 10"
06 = 3/4"	42 = 5"	92 = 11"
		100 = 12"



COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE

STATE OF ILLINOIS }
COUNTY OF COOK } SS THIS PROFESSIONAL SERVICE CONFORMS TO
THE CURRENT ILLINOIS MINIMUM STANDARDS
FOR A BOUNDARY SURVEY. MONUMENTS
NOT SET PER REQUEST OF CLIENT

WE, CERTIFIED SURVEY CO. DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY

PROFESSIONAL ILLINOIS LAND SURVEYOR
LICENSE EXPIRES NOVEMBER 30, 2006

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday September 23, 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 an addition to be set back 26 feet from the front lot line, instead of the minimum required 40 feet.

The property is commonly known as 204 S Ashland Avenue.

The Petitioner is proposing to demolish the existing detached garage and build a new attached 2-car garage addition. The Subject Property maintains a privately recorded front yard building line of 40 feet. Per Code, the setback reduction is taken from the privately recorded building line and not the underlying R-2 zoning district front yard setback (30-feet). The Petitioner has modified the previous plans, through increasing the front yard setback from 21 feet to 26.7 feet and complying with the required 5-foot side yard setback and eliminating that component of zoning relief.

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

FILE #: SU-000204-2025 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 8th day of September 2025



PLANNING AND ZONING COMMISSION

SEPTEMBER 23, 2025 AT 7:00 PM

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

MINUTES

REGULAR MEETING

7:00 PM

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES

RESULT:	APPROVED
MOVER:	NOONAN
SECONDER:	BETTENHAUSEN
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Patrick Noonan, Rodney Bettenhausen
NAYES:	None

- A. DRAFT PZC Minutes - September 9, 2025

IV. PUBLIC HEARING

- A. 204 S Ashland Avenue

- 1. Special Use to permit an addition to be set back 26 feet from the front lot line, instead of the minimum required 40 feet.

SU-000204-2025 – 204 S Ashland Ave

Notice was published in the Journal & Topics on September 4th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

- 1. **Application**
 - 2. **Proof of Ownership**
 - 3. **Plat of Survey**
 - 4. **Plans**
 - 5. **Public Notice**

Background:

Mr. Vyverberg states that the petitioner has previously applied for front and side yard setback relief. He explains that in April the petitioner requested both a front yard setback reduction and a side yard reduction, but the plans were not approved by Village Council. He notes that code requires a one-year waiting period if a variation or special use is denied by Village Council, unless the plans are substantially revised and the Village Manager determines the new plans are materially different. In this case, the plans were deemed substantially different and therefore not subject to the one-year waiting period.

The petitioner has revised the plans and resubmitted a petition that now only includes a reduced front yard setback of 26.7 feet (rounded to 26 feet), versus the 21 feet originally proposed. The request for side yard reduction has been removed, and the current plans comply with the required 5-foot side yard setback.

With the increased front yard setback and compliant side yard setback, the plans were determined to be substantially different from the original submission, and the one-year reapplication waiting period was waived.

The petitioner is now proposing a revised addition that only encroaches into the required minimum front yard setback. Mr. Vyverberg explains that the subdivision is unique in that it has a 40-foot recorded building line along the front yards of Ashland Avenue. Although the property is zoned R2, where the typical setback is 30 feet, the privately recorded building line requires relief under code. The petitioner seeks relief of just under 14 feet, at 26 feet. He concludes by noting that the revised plans comply with building code and lot coverage requirements, and only the front yard setback relief remains necessary.

Commissioner Cavanaugh asks why Village Council previously denied the request.

Mr. Vyverberg states that concerns were raised about preexisting setbacks for surrounding properties and the lack of testimony from neighbors. He notes the decision was not unanimous. He adds that the petitioners have now obtained the neighbor's sign-off, no longer require the side yard setback reduction, and have increased the front yard request by 5 feet.

Commissioner Schubert asks if the request is for 26.5 feet when 30 feet is required.

Mr. Vyverberg explains that the property is zoned R2, which requires a 30-foot setback. However, the subdivision also has a privately recorded 40-foot building line that supersedes the R2 requirement, and relief is needed from that line.

Chairman Wood asks whether a hold harmless agreement would be required.

Mr. Vyverberg provides clarification on the rules for privately recorded building lines and explains how they apply to this case.

Sworn in petitioners:

Mario Cruz – 40 W Division, Chicago, IL – Architect

Michael Fragakis – 204 S Ashland Ave, Owner

Mary Fragakis – 204 S Ashland Ave, Owner

Mr. Fragakis states that his plan is for a small addition to the side of his house, which would provide additional storage space and relocate the garage to the front of the

house. He explains that the project also includes updates to the roofing, siding, and interior, which will improve the home's livability.

Chairman Wood asks if the design was considered at 30 feet back.

Mr. Fragakis states it does not work.

Chairman Wood recalls that at the last meeting there were concerns about the neighbors' view with the addition. She states that she was not previously in favor but notes the petitioners have since reached out to the neighbors.

Ms. Fragakis states they contacted all the neighbors and provided information about the project. She explains the neighbors were all in favor and had no objections.

Further discussion follows regarding the location of the garage.

Mr. Vyverberg refers to the neighboring commercial properties and points out their setback.

Mr. Fragakis states that the size and shape of the lot was a concern in the past. He explains that the property is surrounded by commercial uses, railroad tracks, a federal highway, and is located at the end of the street adjacent to an easement. He notes there are no houses south or west of the property, and only two houses on the block, with six houses located further to the south. He adds that only one house could be affected by the view, and it does not have a significant view to be impacted.

STAFF RECOMMENDATION:

The Petitioner's previous proposal included Special Uses for a 21-foot front yard setback and 3-foot side yard setback, which were not approved. The revised plans comply with the required 5-foot interior side yard setback and increase the front yard setback to 26.7 (26) feet. The Subject Property is located on an irregularly shaped lot,

which, based upon the proposed plans, necessitates front yard setback relief to accommodate a two-car attached garage.

The subject and surrounding lots in the subdivision all have a privately recorded 40-foot

building line from the front property line, which exceed the minimum R-2 district required

30-foot front yard setback.

The proposed encroachment (resulting 26.7 (26) -foot front yard setback) into the required 40-foot setback is generally inconsistent with the surrounding neighborhood. Nevertheless, the subdivision is also burdened with a 40-foot privately recorded building line, in excess of the R-2 front yard setback of 30 feet and the revised plans are more complaint than the initial petition.

This property is uniquely situated at the end of the street and directly adjacent to a commercial property, which maintains an approximately 20-foot setback along the same

frontage. Staff recommends action at the discretion of the proposed Special use. If the Planning and Zoning Commission recommends approval, Staff recommends

the following conditions:

1. The Special Use shall substantially conform to the Site Plan and Elevations submitted by Mario Cruz, architect dated 08/11/2025, except as such plans may be changed to conform to the Village's Codes and Ordinances.

2. If required by the Village Attorney, the Petitioners shall submit a hold harmless letter, in a manner acceptable to the Village Attorney, for the encroachment into the privately recorded building line.

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

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

DISCUSSION:

Commissioner Schubert states that he applauds the petitioners for sticking with their vision and revising the plans. He is in favor.

Commissioner Roth-Wurster notes that the property was originally platted in 1926 and is not a regularly shaped lot. She states that the petitioners are making improvements to remain in their home and she is in favor. She explains there is no negative impact to surrounding properties, the request meets the health, safety, and welfare requirements, and the neighbors are in favor of the project. She adds the improvements are favorable.

Commissioner Fedota states the petitioners have been sensitive to the concerns raised in the previous meeting, have made changes to accommodate those recommendations, and the project is now aesthetically pleasing.

Chairman Wood states that she was not in favor of the original plans because of the solid line of vision. She notes, however, that with the changes made and the neighbors' support, she is now in favor.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on Monday, October 13th, 2025.

RESULT:	APPROVED
MOVER:	Schubert
SECONDER:	Roth-Wurster
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Patrick Noonan, Rodney Bettenhausen
NAYES:	None

B. 550 E Knox Street

1. Special Use to permit a fence to be set back 8 feet from the side property line abutting a street, instead of the minimum required 20 feet at the subject property.

RESULT:	APPROVED
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PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday September 23, 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 an addition to be set back 26 feet from the front lot line, instead of the minimum required 40 feet.

The property is commonly known as 204 S Ashland Avenue.

The Petitioner is proposing to demolish the existing detached garage and build a new attached 2-car garage addition. The Subject Property maintains a privately recorded front yard building line of 40 feet. Per Code, the setback reduction is taken from the privately recorded building line and not the underlying R-2 zoning district front yard setback (30-feet). The Petitioner has modified the previous plans, through increasing the front yard setback from 21 feet to 26.7 feet and complying with the required 5-foot side yard setback and eliminating that component of zoning relief.

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

FILE #: SU-000204-2025 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 8th day of September 2025

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday September 23, 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 an addition to be set back 26 feet from the front lot line, instead of the minimum required 40 feet.

The property is commonly known as 204 S Ashland Avenue. The Petitioner is proposing to demolish the existing detached garage and build a new attached 2-car garage addition. The Subject Property maintains a privately recorded front yard building line of 40 feet. Per Code, the setback reduction is taken from the privately recorded building line and not the underlying R-2 zoning district front yard setback (30-feet). The Petitioner has modified the previous plans, through increasing the front yard setback from 21 feet to 26.7 feet and complying with the required 5-foot side yard setback and eliminating that component of zoning relief.

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

FILE #: SU-000204-2025 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission
DATED: This 8th day of September 2025
Published in Daily Herald September 8, 2025 (304580)

CERTIFICATE OF PUBLICATION

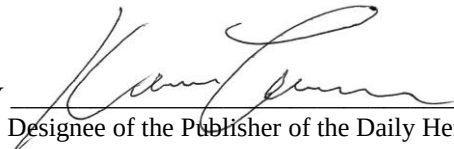
Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 09/08/2025 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY


Designee of the Publisher of the Daily Herald

Control # 304580



Consider an Ordinance Granting a Special Use Transfer of a Liquor Store at 44 W. Illinois Avenue

BACKGROUND:

The Subject Property is zoned "B-2", General Business District, and contains the existing Armanetti's Liquor store. Anil Patel, of KAP CAPITAL LLC , is requesting a transfer of the existing approximately 3,500 square foot package liquor store. Therefore, the Petitioner is requesting approval of the following:

Transfer of Special Use #O-43-22 to permit the continued operation of a package liquor store, for KAP CAPITAL LLC at 44 W. Illinois Avenue.

KEY ISSUES:

- A Special Use for the liquor store (Armanetti's) was originally granted in May 2022 (Ordinance #O-43-22) to U ZARA, Inc.
- The Petitioner is not proposing any changes to store operations or floor plan. Any significant changes to the floor plan or business operations will require Village Council review. The Petitioner presently operates another liquor store in the suburban area.
- The existing hours of operation that would be maintained are Monday-Thursday 9 AM - 10 PM; Friday - Saturday 9 AM - 11 PM; Sunday 9 AM - 10 PM.
- As part of the liquor license application, a background was completed by the Palatine Police Department.
- A Special Use amendment to permit interior/window signage for the liquor store was granted in November 2022 (Ordinance #O-104-22).
- There are no proposed window sign changes included in the application and the Petitioner is aware of the Special Use requirements limiting window signage. The interior signage that exists outside of the approved plans will need to be removed prior to the issuance of the new liquor license.
- A condition of the transfer limits any sale of CBD products and requires the owner to coordinate with the Police Department for appropriate security measures no later than November 1, 2026.

BUDGET IMPACT:

N/A

RECOMMENDATION:

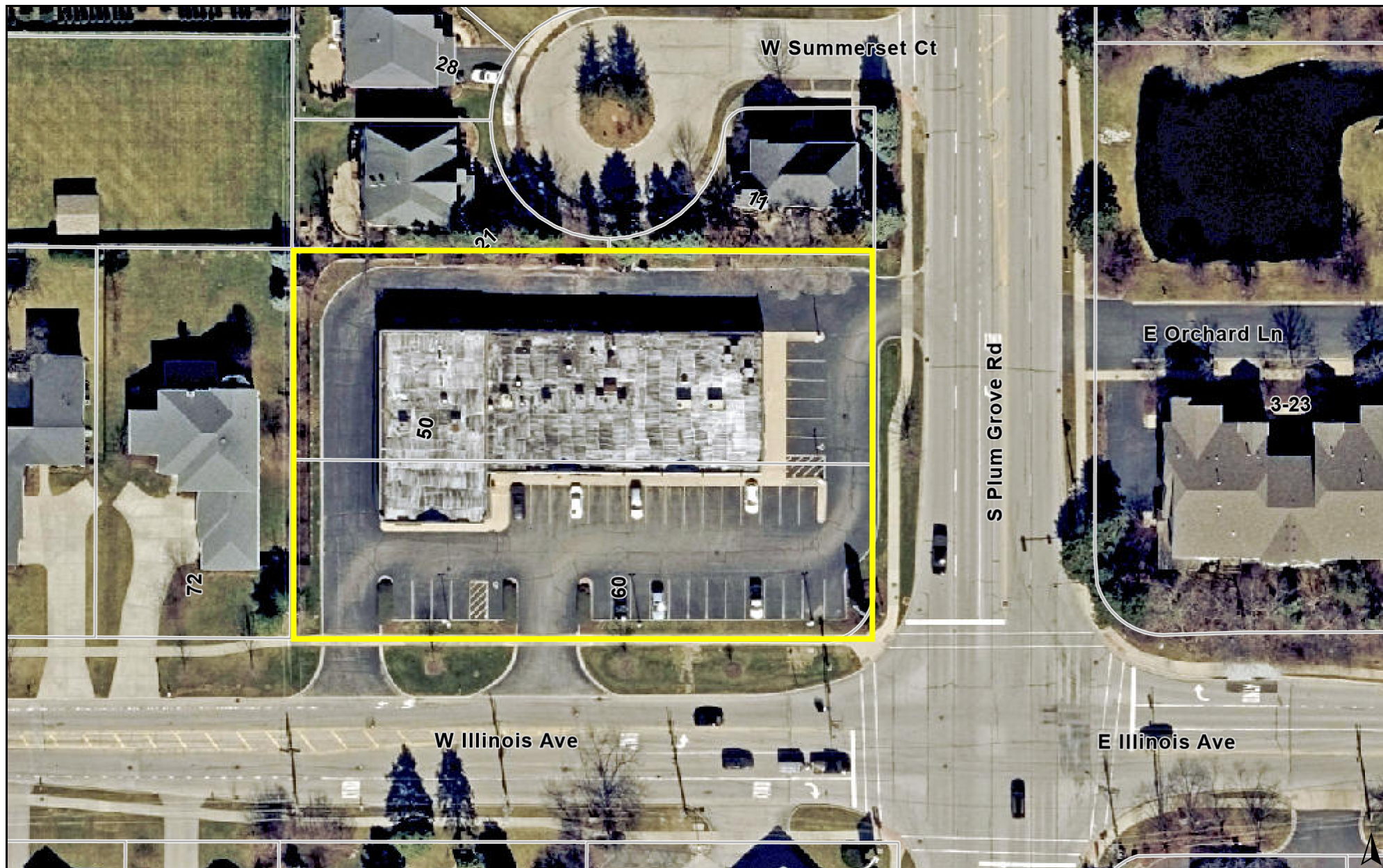
Staff recommends approval of the transfer of the Special Use Ordinance #O-43-22 to Anil Patel, of KAP CAPITAL LLC.

ACTION REQUIRED:

Motion to approve an ordinance transferring Special Use Ordinance #O-43-22 to Anil Patel, of KAP CAPITAL LLC. to permit the continued operation of a liquor store at 44 W. Illinois Avenue.

ATTACHMENTS:

1. Aerial Map
2. ORD SUT - 44 W Illinois Avenue
3. EXHIBIT - Business Plan
4. Special Use Transfer Form
5. O-043-22 - 44 W. Illinois Ave - SU
6. Minor SU Ordinance #O-104-22 - 44 W. Illinois Avenue



0 100 200
ft

Print Date: 10/7/2025

Notes

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

ORDINANCE NO. _____

**AN ORDINANCE TRANSFERRING
SPECIAL USE ORDINANCE #O-43-22, AS AMENDED
44 W. ILLINOIS AVENUE**

WHEREAS, Ordinance # O-43-22 granted a Special Use to permit a package liquor store, on the property commonly known as 44 W. Illinois Avenue; and

WHEREAS, Ordinance # O-104-22 granted a minor Special Use amendment to permit an interior and window signage plan; and

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

WHEREAS, since the Village Council did meet on October 13, 2025, to review a request by Kap Capital LLC – Anil Patel, that the Special Use be transferred to permit the continued operation of a package liquor store, with no substantial changes and it was the recommendation of the Village Council that the transfer of the Special Use to Kap Capital LLC – Anil Patel be approved without amendment.

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

SECTION 1: That the Special Use granted by Ordinance #O-43-22, as amended is hereby transferred to Kap Capital LLC - Anil Patel, to permit the continued operation of package liquor store, pursuant to the attached Special Use Ordinance and associated plans and subject to the following conditions:

- 1. As required, the proposed store shall follow the Village of Palatine's Clean Indoor Air Ordinance and drug paraphernalia regulations in Chapter 12 of the Village Code.**
- 2. Per the submitted business plan, CBD/Hemp/THC product sales are not included and are therefore prohibited from being sold at the store. If, in the future, the Petitioner wishes to include these items for sale at the store, Village Council review and approval or another Public Hearing and Special Use Amendment and Village Council review and approval would be required, as further determined by the Village Manager.**

3. In conjunction with the review and direction from the Village of Palatine Police Department, the Petitioner shall coordinate and construct tenant space/site security measures to address any crime prevention or safety concerns in a manner acceptable solely to the to the Village of Palatine and the Palatine Police Department. Any related improvements shall be completed by no later than November 1,2026.

SECTION 2: All conditions of Special Use Ordinance # O-104-22 shall remain in full force and effect.

DATED: This ____ day of _____, 2025

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

APPROVED by me this ____ day of _____, 2025

Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk

this ____ day of _____, 2025.

Village Clerk

Business Plan

[July 5, 2025]

Armanetti
44 W Illinois Ave,
Palatine, IL 60067

224-392-0936
224-801-8938

KAPCapitalLLC@gmail.com

<https://armanetti.com>

Executive Summary

Armanetti Beverage Marts opened for business in the year 1930, thus marking the beginning of an illustrative career as the Chicagoland's leader in fine wines and spirits.

Armanetti is the market leader in Service, Selection and Savings by offering the best products for the best prices; with 19 local stores and 26 preferred partners throughout the area.

This proposed location will continue to add to Armanetti's long and illustrious history. We are looking to add value to the community by hiring locals and working with officials to improve the neighboring areas through philanthropy and other educational programs.

Armanetti sells a wide variety of snacks, tobacco, beer, wine, spirits, and other similar products at competitive prices in a safe and inviting upscale environment.

Armanetti target market are all consumers of legal age for its products. Our competition is minimal, and we expect to be the industry leader after several months of marketing.

Company Description Worksheet

Business Name	Armanetti
Company Mission Statement	To provide a wide variety of snacks, tobacco, beer, wine, spirits, and similar products at competitive prices in a safe and inviting upscale environment.
Company Philosophy/ Values	Offer the local community a safe place to purchase high quality products at fair market prices.
Company Vision	To continue to support the local community through employment and philanthropy.
Goals & Milestones	1. Promote this business regularly in the community. 2. Work with local leaders to improve the community. 3. Expand in size and location where applicable.
Target Market	All consumers of legal age to purchase our products.
Industry/ Competitors	1. Other liquor stores 2. Convenient stores 3. Grocery stores
Legal Structure/ Ownership	Corporation of partners, where one individual will make all decisions.

Product & Service Description Worksheet

Business Name	Armanetti
Product/ Service Idea	variety of snacks, tobacco, beer, wine, spirits, and similar products
Special Benefits	One stop shop for all products listed above
Unique Features	Always looking to carry new and unique brands in our industry, especially locally manufactured.
Limits and Liabilities	No cooked foods will be served unless Video Gaming is offered. Video gaming may be offered in the future (pending State and Village approval).
Production and Delivery	Products will be delivered by distributors to our location. We will bring in a few products from big box wholesalers.
Suppliers	Beer, Wine, Spirit, snack, and ice suppliers in the area. Each area has their own selected company for their distribution.
Intellectual Property Special Permits	All permits are valid and available on demand. No violations on record.
Product/ Service Description	Variety of snacks that are popular to eat with the consumption of beer and spirits.

SWOT Analysis Worksheet

	Strengths	Weaknesses	Opportunities	Threats
Product/ Service Offering	We offer a great variety in all categories of products	None	To constantly reevaluate the market trends at this location	None
Brand/ Marketing	Armanetti is well known & trusted name in this industry	None	Frequent sales flyer circulation	None
Staff/HR	We have highly qualified managers lined up to run this location	None	To hire local assistant managers & employees	None
Finance	None	None	None	None
Operations/ Management	Highly qualified managers	None	Hire & train local managers	None
Market	This location will greatly benefit from our business	None	This location will grow and help generate great tax revenue	None
Can any of your strengths help with improving your weaknesses or combating your threats? If so, please describe how below.				
We have used our strengths of experience and financial support to improve any previous weaknesses that existed before we acquired any of our locations.				
Based on the information above, what are your immediate goals/next steps?				
Our goal is to increase sales from one month to the next and maximize profitability.				
Based on the information above, what are your long-term goals/next steps?				
Long term goal is to have this location be the leader in our industry in overall management and profitability.				

Competitor Data Collection Plan

Price	<i>We will constantly monitor local competitors' prices and adjust ours accordingly to stay competitive.</i>	
Benefits/Features	<i>Clean location with a variety of products.</i>	
Size/profitability	<i>We will maximize the square footage to carry products to produce maximum profits</i>	
Market strategy	<i>Continue to market to the local community.</i>	

Competitive Analysis Worksheet

For each factor listed in the first column, assess whether you think it's a strength or a weakness (S or W) for your business and for your competitors. Then rank how important each factor is to your target customer on a scale of 1 to 5 (1 = very important; 5 = not very important). Use this information to explain your competitive advantages and disadvantages.

FACTOR	Me	Competitor A	Competitor B	Competitor C	Importance to Customer
Products	S	S	S	S	1
Price	S	W	W	W	1
Quality	S	S	S	S	1
Selection	S	W	W	W	1
Service	S	W	W	W	2
Reliability	S	W	W	W	1
Stability	S	S	S	S	3
Expertise	S	W	W	W	3
Company Reputation	S	W	W	W	5
Location	S	S	W	W	2
Appearance	S	W	W	W	3
Sales Method	S	S	S	S	3
Credit Policies	S	S	S	S	3
Advertising	S	W	W	W	5
Image	S	W	W	W	3

Marketing Expenses Strategy Chart

	Target Market 1	Target Market 2	Target Market 3
One-Time Expenses	Under new management advertisement		
Monthly or Annual Expenses	Local mailers, posters, and radio ads, social media where applicable		
Labor Costs	Hourly employees and salaried managers.		

Pricing Strategy Worksheet

Business Name	Armanetti	
Which of the following pricing strategies will you employ? Circle one.		
Cost Plus <i>The costs of making/obtaining your product or providing your service, plus enough to make a profit</i>	Value Based <i>Based on your competitive advantage and brand (perceived value)</i>	Other:
We use both Cost Plus & Value Based strategies: We will constantly evaluate our prices and compare them to our competitors' prices. We will set prices based on our desirable profitability margin formulas per item categories.		

Distribution Channel Assessment Worksheet

	Distribution Channel 1	Distribution Channel 2	Distribution Channel 3
Ease of Entry	Great corner location with plenty of parking and clear visibility during day and night time driving		
Geographic Proximity	Close proximity to major highways for ease of our distributors to get us our supplies in a timely manner		
Costs	Low overall costs to suppliers thanks to ease of access to this location.		
Competitors' Positions	Not applicable.		
Management Experience	Over 8 years of experience in ownership and operating on a daily open to close basis.		
Staffing Capabilities	Have a great management team in place and will hire and train from the local community.		
Marketing Needs	Armanetti is a well known established company that has great marketing capabilities.		

Management Worksheet

Bio/s	<i>Mr. Anil "Al" Patel</i> <i>Mr. Shivram "Shiv" Patel</i> <i>Owns and manages the following:</i> Armanetti's 1045 South York Rd. Bensenville, IL. Since 2024 Friendly Food & Liquor 1821 S. Cedar Lake Rd, Round Lake, IL. Since 2019
Gaps in Management or Experience	<i>This year marks 6 (six) solid years of owning and operating liquor stores. On average: adding one new store every 5 years.</i>
Advisors	<i>Nikunj "Nick" Patel = partner and consultant</i>



SPECIAL USE TRANSFER

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

CONTACT INFORMATION WORKSHEET

PETITIONER(S) Anil Patel		Business Name (If applicable) Armanetti Beer-Wine-Spirits	
Address [REDACTED]		City/State/Zip Code [REDACTED]	
Telephone [REDACTED]		Fax [REDACTED]	
Email [REDACTED]			
Subject Property Address 44 W. Illinois Ave, Palatine, IL-60067			
AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
Address		City/State/Zip Code	
Telephone		Fax	
Email			



SPECIAL USE TRANSFER

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

Required Materials

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

Business Owner(s):

Anil Patel

Subject Property Address:

44 W. Illinois Ave, Palatine, IL-60067

The owner(s) listed above are requesting that Special Use Ordinance # 0-104-22 be transferred from Chirag Patel to individuals(s) and/or company listed above. I have read the ordinance(s) and agree to comply with all applicable ordinance(s) and any conditions contained therein. As the new business owner(s), the following changes (if any) are proposed to the business operation and/or floor plan:

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

Petitioner's Signature

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

Anil Patel

Name

9/11/2025

Date



Signature

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

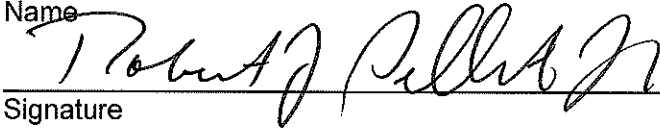
I consent to the Special Use Transfer of the above mentioned property and that the information contained on page 1 herein and in any accompanying documents is accurate to the best of my knowledge.

Robert J. Dellutri

Name

9/12/25

Date



Signature

ORDINANCE NO. O-43-22

**AN ORDINANCE GRANTING A SPECIAL USE AT
44 W. ILLINOIS AVENUE**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on May 9, 2022**

ORDINANCE NO. 0-43-22

**AN ORDINANCE GRANTING A SPECIAL USE
44 W. ILLINOIS AVENUE**

WHEREAS, pursuant to a petition and public hearing on April 12, 2022, 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 packaged liquor store pursuant to Section 11.03 (d) (40) of the Palatine Zoning Ordinance, legally described property:

PARCEL 1: LOT 5 IN BLOCK 6 IN ARTHUR T. Mc INTOSH AND COMPANY'S PALATINE ESTATE UNIT NO. 1 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 22 AND THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 6 IN BLOCK 6 IN ARTHUR T. Mc INTOSH AND COMPANY'S PALATINE ESTATE UNIT NO. 1 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 22 AND THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 44 W. Illinois Avenue (02-22-410-011 and 02-22-410-012).

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

SECTION 1: Special Use to permit a packaged liquor store pursuant to Section 11.03 (d) (40) of the Palatine Zoning Ordinance, subject to the following condition(s):

1. The Special Use shall substantially conform to the Business Plan (including hours of operation and interior renderings), Floor Plan, and façade/elevation improvement plans submitted by the Petitioner Chirag Patel, U Zara Inc., except as such plans may be changed to conform to Village of Palatine Codes and Ordinances.

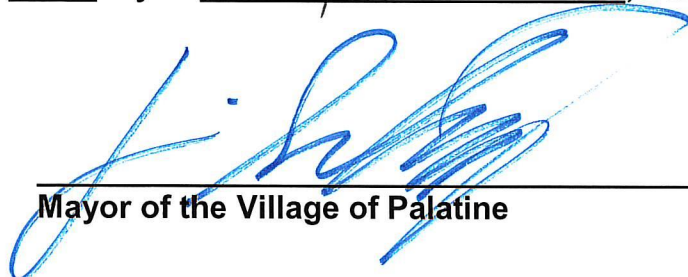
SECTION 2: That a copy of the public notice is attached hereto and form a part of this ordinance.

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

PASSED: This 9 day of May, 2022

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

APPROVED by me this 9 day of May, 2022

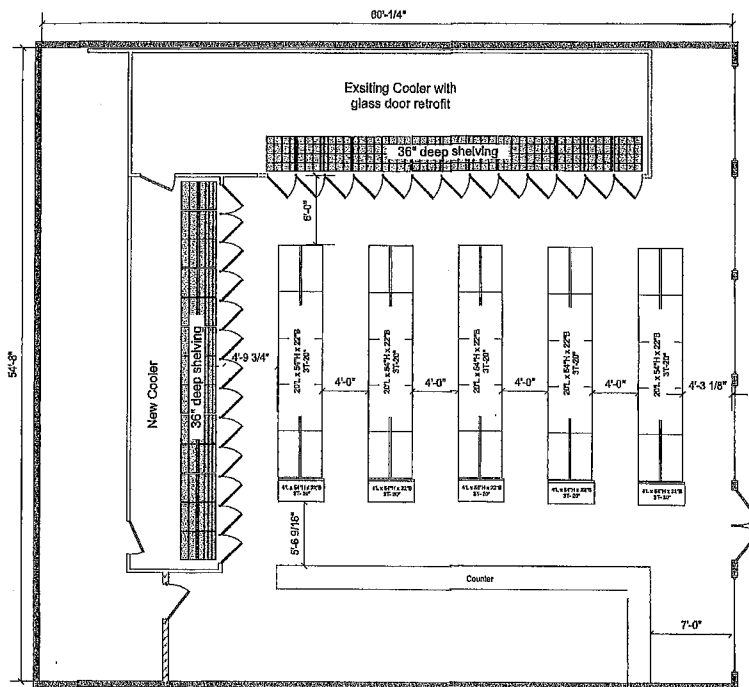


Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this
9 day of May, 2022



Village Clerk



		44 W Illinois Ave., Palatine, IL 60067			
		Armanetti's1			
P - 847.687.3230		SIZE	FORM NO	DWG NO	REV
www.atsccompanies.com		SCALE	1/8" = 1'-0"	SHEET	1 OF 1













Business Plan

[August 10, 2021]

Armanetti

**44 W Illinois Ave,
Palatine, IL 60067**

407-810-0628

321-663-0548

DRGCHIRAG@aol.com

VIPUL.PATEL918@gmail.com

<http://www.armanetti.com/home.php>

Executive Summary

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This proposed location will continue to add to Armanetti's long and illustrious history. We are looking to add value to the community by hiring locals and working with officials to improve the neighboring areas through philanthropy and other educational programs.

Armanetti sells a wide variety of snacks, tobacco, beer, wine, spirits, and other similar products at competitive prices in a safe and inviting upscale environment.

Armanetti target market are all consumers of legal age for its products. Our competition is minimal, and we expect to be the industry leader after several months of marketing.

Armanetti has a strong management team to help with the grand opening. We also have many years of experience establishing new locations by building out new retail outlets.

We use our own funds to acquire and renovate to set up new locations. We do an extensive financial review of the assets involved and only move forward when it makes financial sense. We are ready to move forward with this location.

Company Description Worksheet

Business Name	Armanetti
Company Mission Statement	To provide a wide variety of snacks, tobacco, beer, wine, spirits, and similar products at competitive prices in a safe and inviting upscale environment.
Company Philosophy/ Values	Offer the local community a safe place to purchase high quality products at fair market prices.
Company Vision	To continue to support the local community through employment and philanthropy.
Goals & Milestones	1. Promote this business regularly in the community. 2. Work with local leaders to improve the community. 3. Expand in size and location where applicable.
Target Market	All consumers of legal age to purchase our products.
Industry/ Competitors	1. Other liquor stores 2. Convenient stores 3. Grocery stores
Legal Structure/ Ownership	Corporation of partners, where one individual will make all decisions.

Product & Service Description Worksheet

Business Name	Armanetti
Product/ Service Idea	variety of snacks, tobacco, beer, wine, spirits, and similar products
Special Benefits	One stop shop for all products listed above
Unique Features	Always looking to carry new and unique brands in our industry, especially locally manufactured.
Limits and Liabilities	No cooked foods will be served. No other services will be offered.
Production and Delivery	Products will be delivered by distributors to our location. We will bring in a few products from big box wholesalers.
Suppliers	Beer, Wine, Spirit, snack, and ice suppliers in the area. Each area has their own selected company for their distribution.
Intellectual Property Special Permits	All permits are valid and available on demand. No violations on record.
Product/ Service Description	Variety of snacks that are popular to eat with the consumption of beer and spirits.

SWOT Analysis Worksheet

	Strengths	Weaknesses	Opportunities	Threats
Product/ Service Offering	We offer a great variety in all categories of products	None	To constantly reevaluate the market trends at this location	None
Brand/ Marketing	Armanetti is well known & trusted name in this industry	None	To do a GRAND Opening that impresses the local community	None
Staff/HR	We have highly qualified managers lined up to run this location	None	To hire local assistant managers & employees	None
Finance	None	None	None	None
Operations/ Management	Highly qualified managers	None	Hire & train local managers	None
Market	This location will greatly benefit from our business	None	This location will grow and help generate great tax revenue	None
Can any of your strengths help with improving your weaknesses or combating your threats? If so, please describe how below.				
We have used our strengths of experience and financial support to improve any previous weaknesses that existed before we acquired any of our locations.				
Based on the information above, what are your immediate goals/next steps?				
Our goal is to increase sales from one month to the next and maximize profitability.				
Based on the information above, what are your long-term goals/next steps?				
Long term goal is to have this location be the leader in our industry in overall management and profitability.				

Competitor Data Collection Plan

Price	<i>We will constantly monitor local competitors' prices and adjust ours accordingly to stay competitive.</i>	
Benefits/Features	<i>Clean location with a variety of products.</i>	
Size/profitability	<i>We will maximize the square footage to carry products to produce maximum profits</i>	
Market strategy	<i>Continue to market to the local community.</i>	

Competitive Analysis Worksheet

For each factor listed in the first column, assess whether you think it's a strength or a weakness (S or W) for your business and for your competitors. Then rank how important each factor is to your target customer on a scale of 1 to 5 (1 = very important; 5 = not very important). Use this information to explain your competitive advantages and disadvantages.

FACTOR	Me	Competitor A	Competitor B	Competitor C	Importance to Customer
Products	S	S	S	S	1
Price	S	W	W	W	1
Quality	S	S	S	S	1
Selection	S	W	W	W	1
Service	S	W	W	W	2
Reliability	S	W	W	W	1
Stability	S	S	S	S	3
Expertise	S	W	W	W	3
Company Reputation	S	W	W	W	5
Location	S	S	W	W	2
Appearance	S	W	W	W	4
Sales Method	S	S	S	S	3
Credit Policies	S	S	S	S	3
Advertising	S	W	W	W	5
Image	S	W	W	W	3

Marketing Expenses Strategy Chart

	Target Market 1	Target Market 2	Target Market 3
One-Time Expenses	Grand Opening event		
Monthly or Annual Expenses	Local mailers, posters, and radio ads, social media where applicable		
Labor Costs	Hourly employees and salaried managers.		

Pricing Strategy Worksheet

Business Name	Armanetti	
Which of the following pricing strategies will you employ? Circle one.		
Cost Plus <i>The costs of making/obtaining your product or providing your service, plus enough to make a profit</i>	Value Based <i>Based on your competitive advantage and brand (perceived value)</i>	Other:
We use both Cost Plus & Value Based strategies: We will constantly evaluate our prices and compare them to our competitors' prices. We will set prices based on our desirable profitability margin formulas per item categories.		

Distribution Channel Assessment Worksheet

	Distribution Channel 1	Distribution Channel 2	Distribution Channel 3
Ease of Entry	Great corner location with plenty of parking and clear visibility during day and night time driving		
Geographic Proximity	Close proximity to major highways for ease of our distributors to get us our supplies in a timely manner		
Costs	Low overall costs to suppliers thanks to ease of access to this location.		
Competitors' Positions	Not applicable.		
Management Experience	Over 10 years of experience in ownership and operating on a daily open to close basis.		
Staffing Capabilities	Have a great management team in place and will hire and train from the local community.		
Marketing Needs	Armanetti is a well known established company that has great marketing capabilities.		

Management Worksheet

Bio/s	Mr. Chirag "Craig" Patel <i>Owens and manages the following:</i> 1.)Grand & Western Armanetti's 515 N. Western Ave., Chicago, IL. since 2019 2.)Town Armanetti 10000 S. Western Ave., Chicago, IL since 2015 3.)Armanetti Express 4757 W. Fullerton Ave., Chicago, IL. since 2015 4.) Armanetti's 1045 South York Rd. Bensenville, IL. Since 2012 5.) R & B Cardinal 7756 S. Harlem Ave., Bridgeview, IL. since 2016
Gaps in Management or Experience	<i>This year marks 10 (ten) solid years of owning and operating liquor stores. On average: adding one new store every 2 years.</i>
Advisors	<i>Vipul Patel = partner and consultant</i>

ORDINANCE NO. O-104-22

**AN ORDINANCE APPROVING A MINOR SPECIAL USE AMENDMENT
TO ORDINANCE #O-43-22 44 W. ILLINOIS AVENUE**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on November 14, 2022**

ORDINANCE NO. 0-104-22

AN ORDINANCE APPROVING A MINOR
SPECIAL USE AMENDMENT TO ORDINANCE #O-43-22
44 W. ILLINOIS AVENUE

WHEREAS, Ordinance #O-43-22 granted a Special Use for a liquor store on the property commonly known as 44 W. Illinois Avenue; and

WHEREAS, pursuant to Section 14.05 in Appendix A of the Village of Palatine Code of Ordinances and Ordinance #O-43-22, the final interior sign plan may be approved with the review and consent of the Village Council; and

WHEREAS, since the Village Council did meet on November 14, 2022 to review the final interior sign plan that the Minor Special Use Amendment was the recommendation of the Village Council that the final interior sign plan be approved, without amendment.

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

SECTION 1: That the Special Use granted by Ordinance #O-43-22 is hereby granted a minor special use amendment to permit the final interior sign plan, subject to the following conditions:

1. Excepting one static "Open" sign of approximately 2.5 square feet, no other interior signage shall be permitted, as indicated on the attached final interior sign exhibit.

SECTION 2: All conditions of Special Use Ordinance #O-43-22 shall remain in full force and effect.

DATED: This 14 day of November, 2022

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

APPROVED by me this _____ day of _____, 2022



Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk

this 14 day of November, 2022

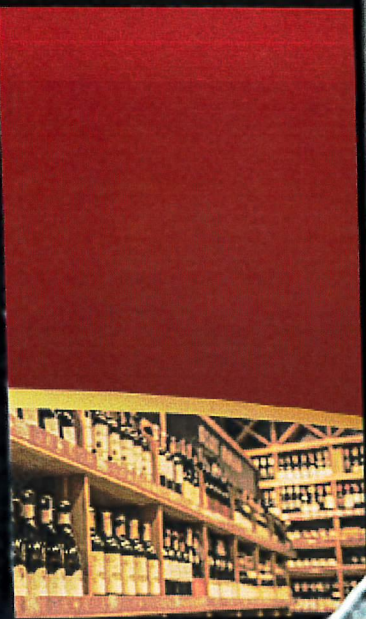
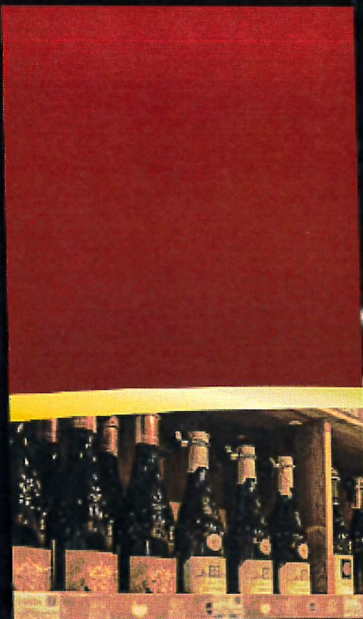


Village Clerk



Armanetti

**BEER - WINES
SPIRITS**



Consider an Ordinance Granting a Special Use Amendment to Permit a Solar Energy Conversion System at 2241 N. Rand Road

BACKGROUND:

The Subject Property is zoned B-5 Highway Business District and is approximately 3 acres in area. The Subject Property received Special Use approval for an automotive laundry (car-wash) use in 2023, and is currently under construction. The approved plans included a detention area in the rear yard. The Petitioner is seeking a Special Use Amendment to install a freestanding solar energy conversion array in the rear yard of the property. The Petitioner's intention is to supply power to the car wash and reduce overall energy use.

Therefore, the petitioner is requesting approval of the following:

Special Use Amendment to Ordinance #O-64-23 to permit a solar energy conversion system.

KEY ISSUES:

- The Subject Property is located on Rand Road, with the northern portion of the property abutting a wetland/detention area, between Lake Cook Road, Hicks Road, and Rand Road.
- Energy conversion systems require Special Use review in the Village's business districts.
- The proposed energy conversion structure will consist of multiple solar arrays surrounded by a six-foot-high vinyl fence. The fence will be set back eight feet from the array. The fence will screen the array from view, as the array is approximately two feet in height. The initial plans contemplated a white vinyl fence. Through discussions with the Planning and Zoning Commission at the Public Hearing, the Petitioner confirmed a willingness to switch from a white fence to a more muted brown color. This is addressed as a condition of the proposed ordinance and could be revised through the permit process.
- Per the submitted plans, the proposed arrays are approximately 2,900 square feet in area. The array is made up of four separate modules, with each module sized at 660 square feet.
- The proposed array is partially located within the 50-foot wetland-buffer zone projecting from the body of water encroaching upon the property from the north. This delineation is categorized as a "no-build" buffer zone by the Army Corps of Engineers. This wetland-buffer zone is under the jurisdiction of the Metropolitan Water Reclamation District (MWRD), who has initially reviewed the plans and permitted its submission, subject to final MWRD permit review and conditions.
- The submitted plans include an engineering review schedule to perform an annual review of earthwork and site quality. Final construction plans are subject

to the approval of the Village Engineer and MWRD.

BUDGET IMPACT:

N/A

RECOMMENDATION:

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

Residents testifying: None.

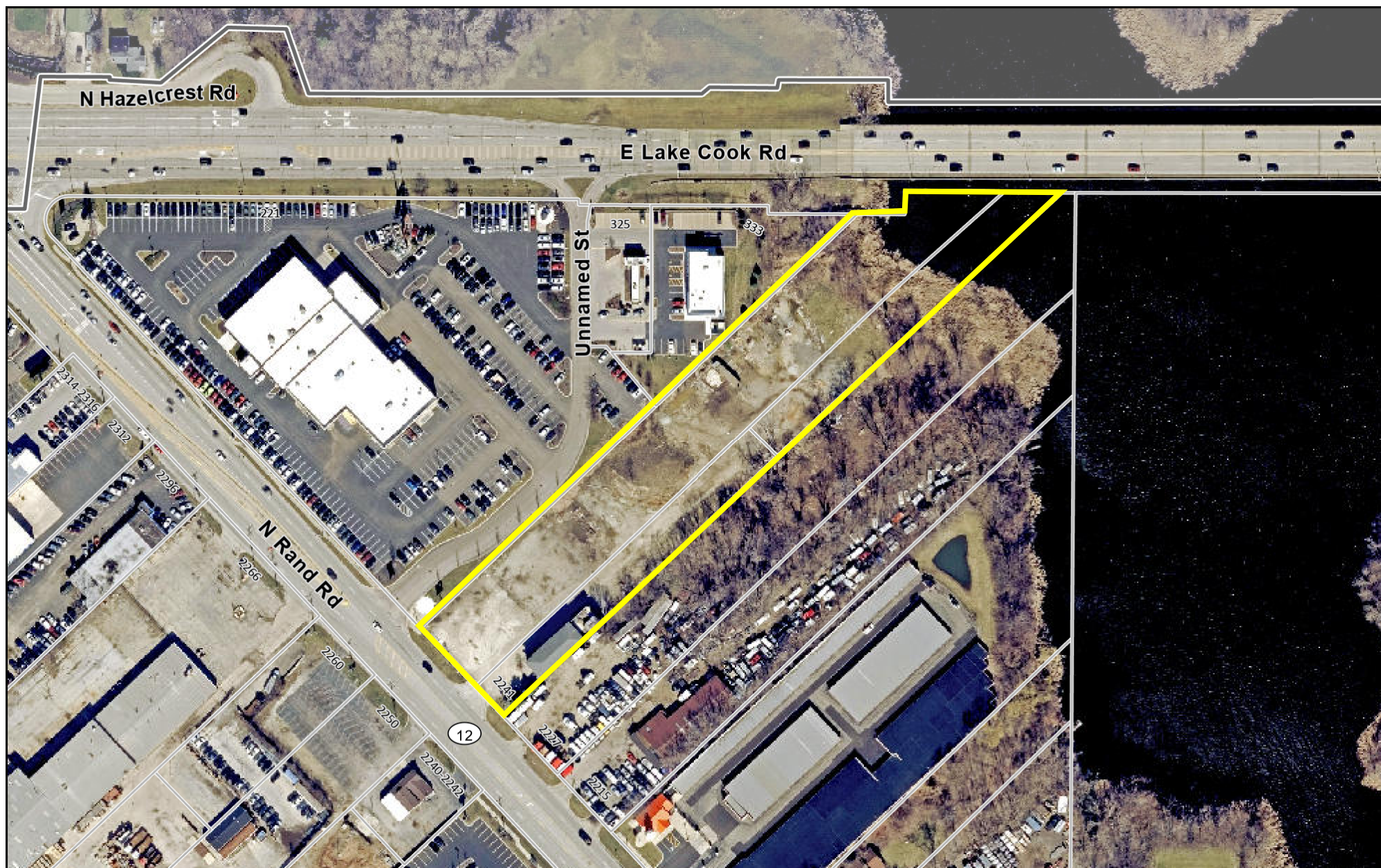
Vote: The PZC voted unanimously to approve the Special Use and Staff maintains its recommendation of action at the Village Council's discretion.

ACTION REQUIRED:

A motion to approve an ordinance granting a Special Use Amendment to Ordinance #O-64-23 permit a solar energy conversion system.

ATTACHMENTS:

1. Aerial Map
2. ORD SUA 2241 N Rand Road
3. EXHIBIT - Plans
4. EXHIBIT - Proposed Elevations
5. PZC Materials
6. PZC Minutes - 09-23-25
7. Public Notice



Print Date: 9/18/2025

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.

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A SPECIAL USE AMENDMENT AT
2241 N. RAND ROAD**

WHEREAS, pursuant to a petition and public hearing on September 23, 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 Amendment to Ordinance #O-64-23 to permit a solar energy conversion system subject to the of the 11.06 (e)(28) Palatine Zoning Ordinance on the following legally described property:

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE WEST 4 ACRES OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF RAND ROAD WITH THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; SAID POINT OF INTERSECTION BEING 16.12 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF RAND ROAD 954 FEET TO THE PLACE OF BEGINNING.;

THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF RAND ROAD, 100 FEET; THENCE NORTHEASTERLY IN STRAIGHT LINE 1037.63 FEET TO A POINT IN THE NORTH LINE OF SAID SECTION 2 THAT IS 1409.41 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE WEST ALONG THE NORTH LINE OF SECTION 2 AFORESAID, 145.94 FEET, THENCE SOUTHWESTERLY IN A STRAIGHT LINE 931.34 FEET TO THE PLACE OF BEGINNING, (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, AND THE WEST 4 ACRES OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 4 ACRES OF THE

NORTHWEST QUARTER OF THE NORTHEAST QUARTER AFORESAID WITH A LINE 50 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 2; THENCE WEST PARALLEL WITH SAID NORTH LINE TO A POINT THAT IS 94 FEET WEST OF AND 50 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2 (AS MEASURED ON SAID NORTH LINE AND ON A LINE AT RIGHT ANGLES THEREOF); THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 30 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 2, TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2), IN COOK COUNTY, ILLINOIS.

commonly known as 2239 - 2251 N. Rand Road.

(PIN# 02-02-102-011, 02-02-102-023, and 02-02-102-024)

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 Amendment to Ordinance #O-64-23 to permit a solar energy conversion system, pursuant to Section 11.06 (e)(28) of the Palatine Zoning Ordinance is hereby granted, subject to the following condition(s):

- 1. The Special Use shall substantially conform to the plans prepared by the Terra Consulting Group, dated 06/30/2025, except as such plans may be changed to conform to Village Codes and Ordinances.**
- 2. The final fence elevation and color shall be submitted in a manner acceptable to the Director of Planning and Zoning, as part of the building permit process.**
- 3. Final engineering plans shall be submitted in a manner acceptable to Metropolitan Water Reclamation District(MWRD) and Village of Palatine, IL Engineering staff.**
- 4. A maintained vegetative surface or a noncombustible base, approved by the Fire Marshal, shall be installed and maintained under the photovoltaic array and associated electrical equipment installations. Plans shall be submitted in a manner acceptable to Fire Marshal.**

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

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

PASSED: This _____ day of _____, 2025

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

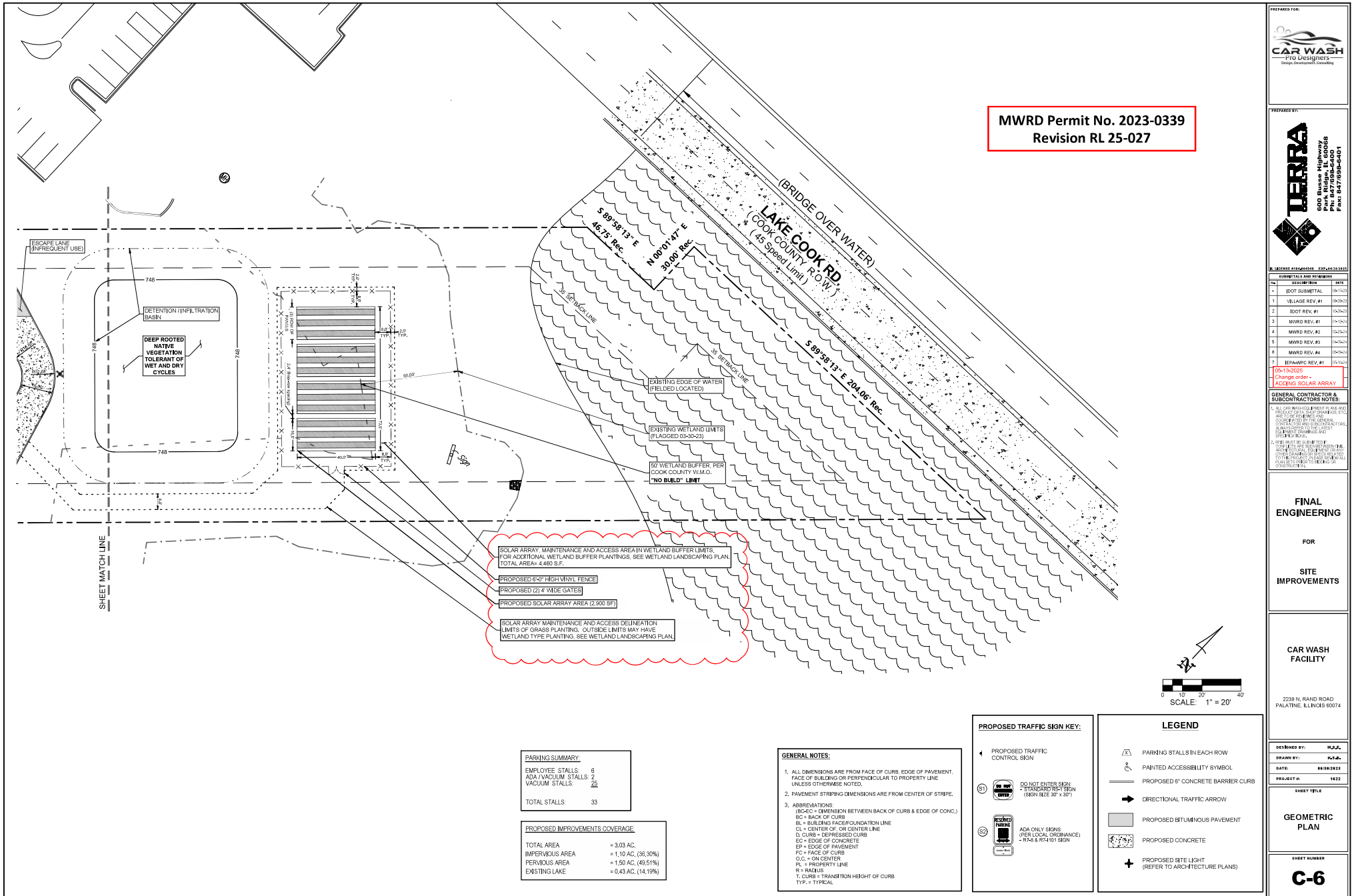
APPROVED by me this _____ day of _____, 2025

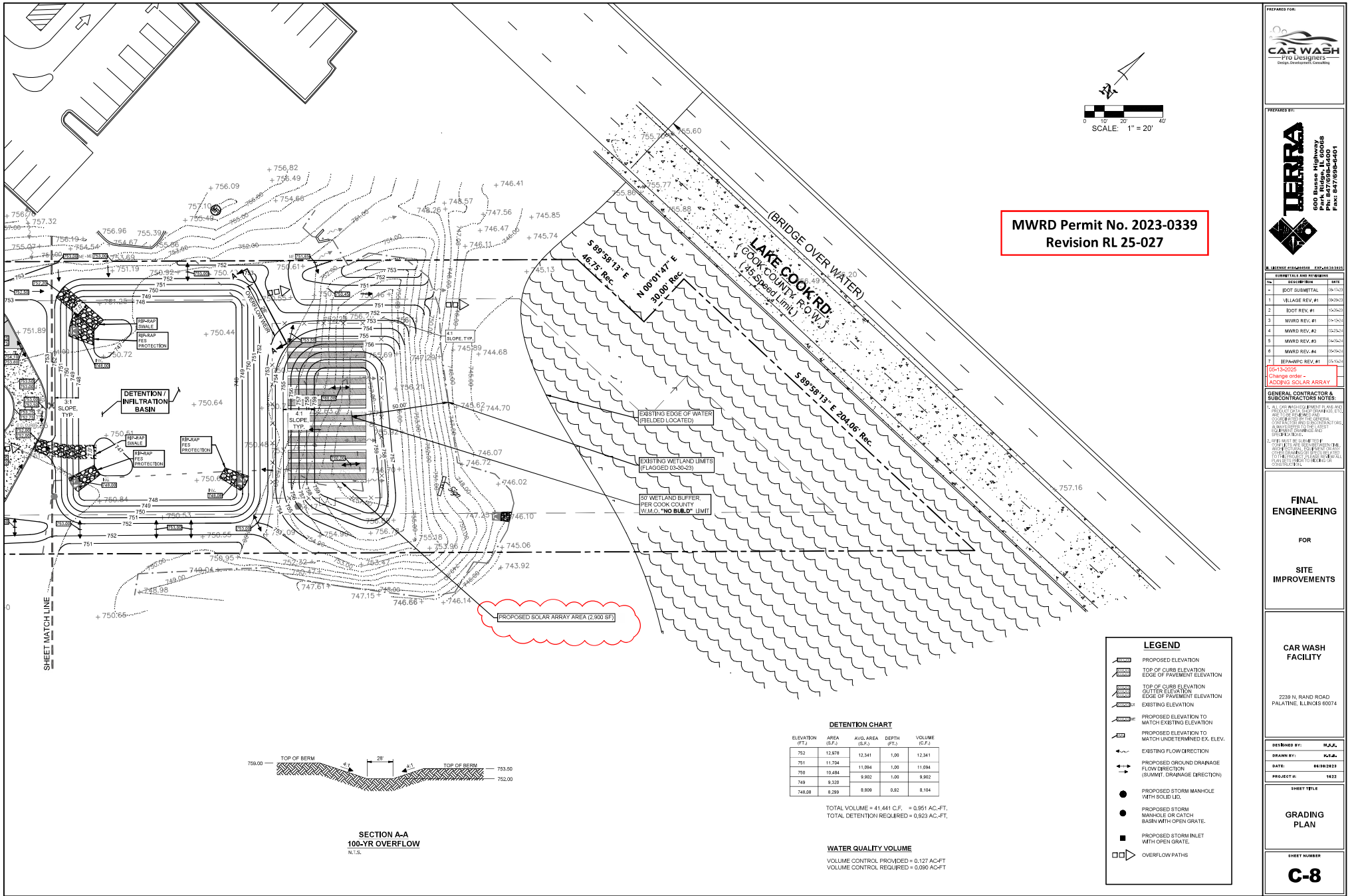
Mayor of the Village of Palatine

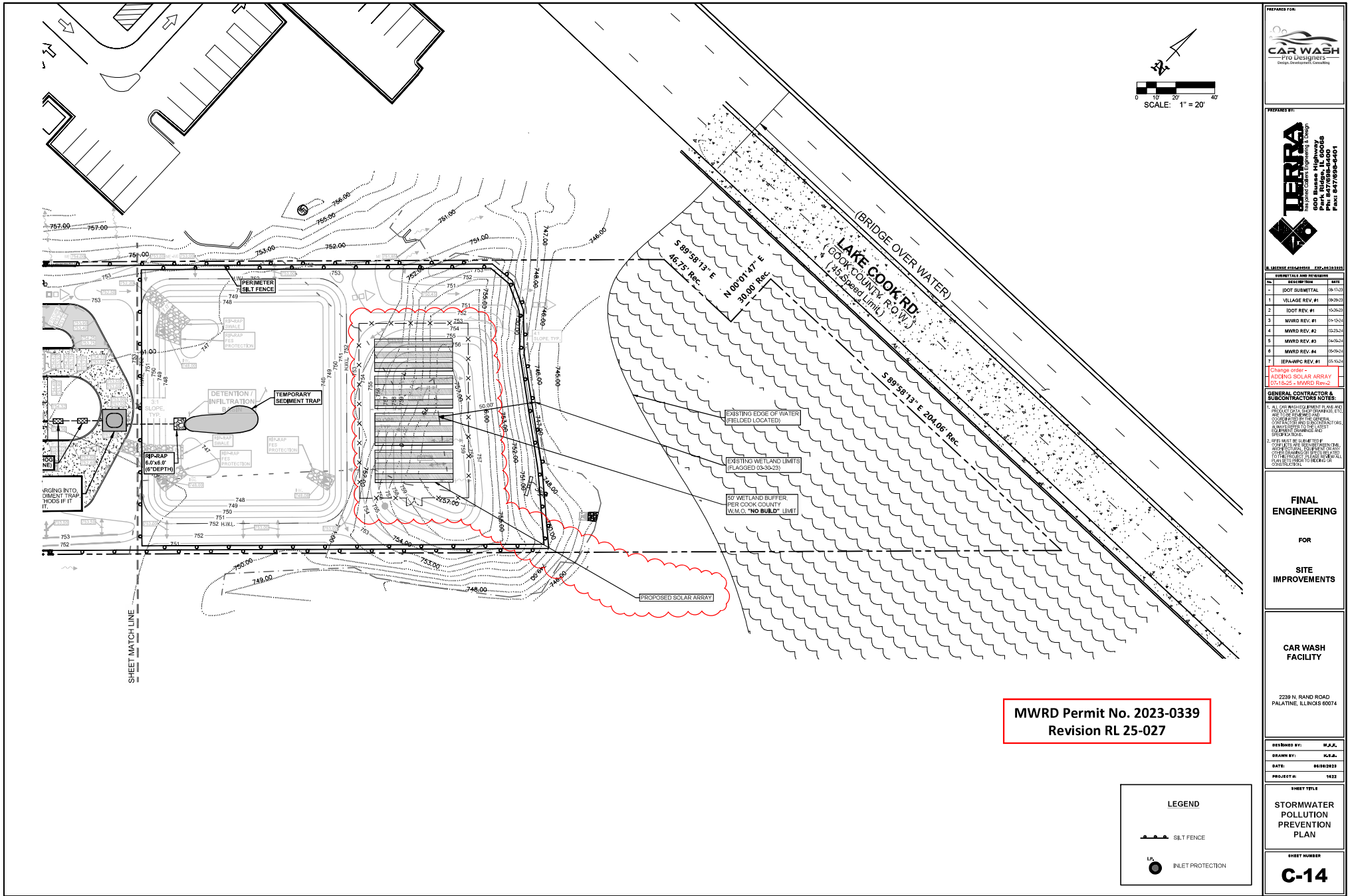
ATTESTED and FILED in the office of the Village Clerk this

_____ day of _____, 2025

Village Clerk







MWRD Permit No. 2023-0339
Revision RL 25-027

CAR WASH
Pro Designers
Design & Construction Consulting

PREPARED BY:

DERRA
Environmental Management & Design
6000 Park Ridge, IL 60066
Tel: 847/998-4400
Fax: 847/998-4401

REVISIONS AND REVISIONS

NO.	DESCRIPTION	DATE
1	DOT SUBMITTAL	04/15/23
2	VALUAGE REV. #1	04/20/23
3	DOT REV. #1	05/02/23
4	MWRD REV. #1	05/10/23
5	MWRD REV. #2	05/10/23
6	MWRD REV. #3	05/10/23
7	MWRD REV. #4	05/10/23
8	IEPA/MPC REV. #1	05/10/23

Change order -
ADDING SOLAR ARRAY
05/10/23 - MWRD Rev-2

GENERAL CONTRACTOR & SUBCONTRACTORS NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE MWRD PERMIT AND THE MWRD SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

FINAL
ENGINEERING

FOR

SITE
IMPROVEMENTS

CAR WASH
FACILITY

2239 N. RAND ROAD
PALATKA, ILLINOIS 60074

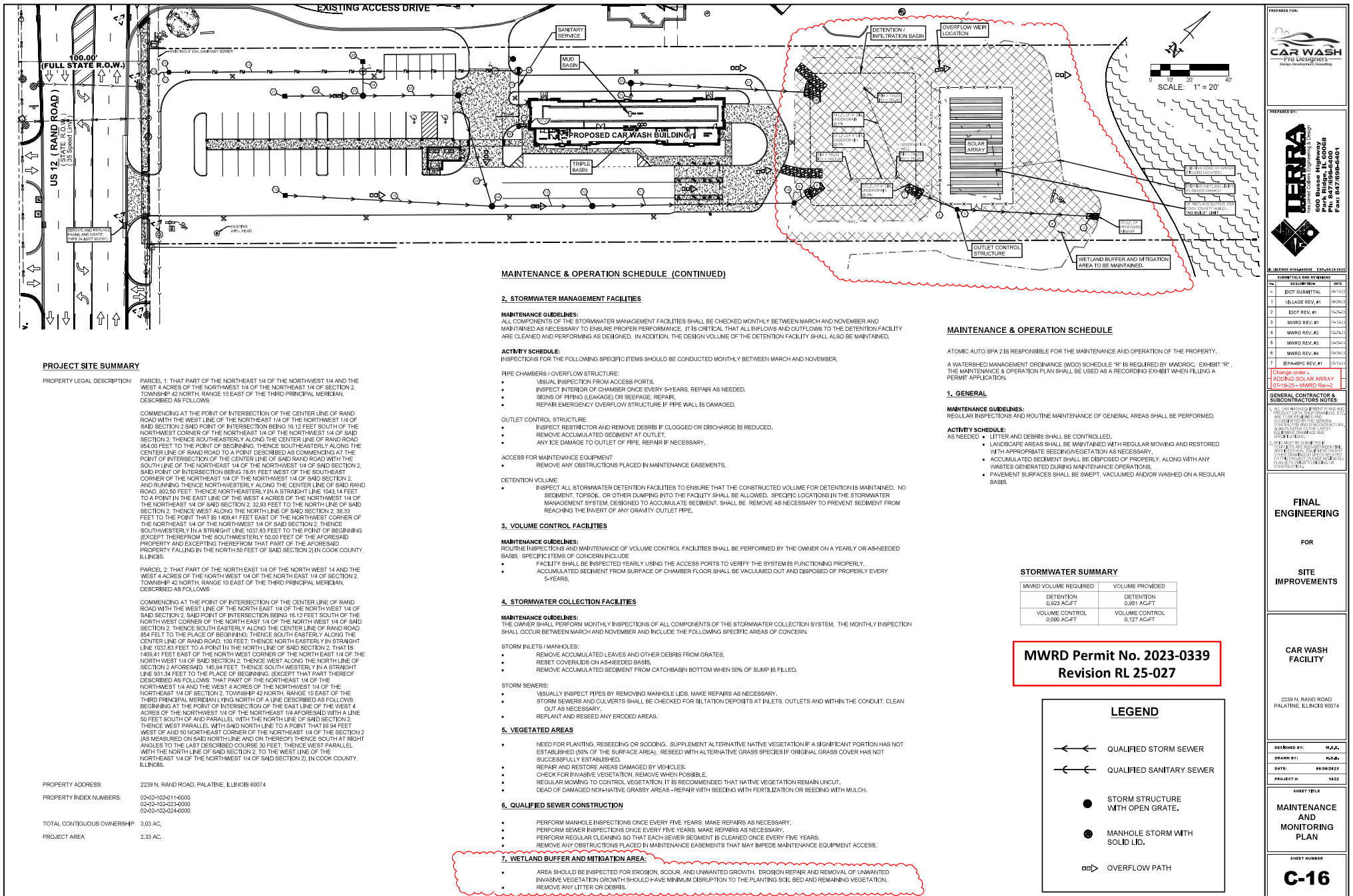
DESIGNED BY: H.J.A.
DRAWN BY: H.J.A.
DATE: 06/08/2023
PROJECT NO: 1022

SHEET TITLE

STORMWATER
POLLUTION
PREVENTION
PLAN

SHEET NUMBER

C-14





2313
05.23.25
Z-12



VIEW #1 FROM STARBUCKS

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

**New Automated
Car Wash Facility**
2239 N. RAND ROAD
PALATINE, ILLINOIS 60074

NERI
ARCHITECTS

6400 N. NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL 847.825.5400



2313
05.23.25
Z-13

1
Z-13 VIEW #2 FROM CARWASH
SCALE: 12" = 1'-0"

**New Automated
Car Wash Facility**
2239 N. RAND ROAD
PALATINE, ILLINOIS 60074





2313
05.23.25
Z-14

1
Z-14
VIEW #3 FROM LAKE COOK RD.
SCALE: 12" = 1'-0"

**New Automated
Car Wash Facility**

2239 N. RAND ROAD
PALATINE, ILLINOIS 60074





2313
05.23.25
Z-15

VIEW #3 FROM LAKE COOK RD. (WINTER
TIME)
SCALE: 12" = 1'-0"

**New Automated
Car Wash Facility**
2239 N. RAND ROAD
PALATINE, ILLINOIS 60074





**VILLAGE OF PALATINE
PLANNING AND ZONING COMMISSION**

2241 N. Rand Road – Special Use
September 23, 2025

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ryan Auer

PETITIONER: AJ Levin, Kingston Valley Enterprises LLC

PLAN NUMBER: SU-000189-2025

ADDRESS: 2241 N. Rand Road

BACKGROUND:

The Petitioner is seeking a Special Use Amendment approval to install freestanding solar energy conversion arrays in the rear yard of a commercial property. Therefore, the petitioner is requesting the following:

- 1. Special Use Amendment to Ordinance #O-64-23 permit a solar energy conversion system.**
- 2. Special use to construct a new structure within a floodplain-buffer area.**

Surrounding Zoning/Uses:

North	"P", Planned Development District (Palatine Hyundai)
South:	"P", Planned Development District, "R-1" Single Family District (International Auto Brokers / Public Storage)
East:	"P" Planned Development District (Deerpath Lake Residential subdivision)
West:	Planned Development District (former Contractors Material site, Palatine Motors)

KEY ISSUES:

- The Subject Property is zoned "B-5", Highway business district and is

approximately 3 acres in total area. The north portion of the property is located within a body of water. This body of water spans the majority of lake cook road between N. Hicks Road and N. Rand Road.

- The subject property received Special use approval for an automotive laundry (car-wash) use in 2023. The car wash facility is in the early stages of construction and inspections. The approved plans included proposed detention facilities in the rear yard. The applicant's motive is to supply power to the car wash through the proposed arrays and reduce energy use.
- Set forth by 11.03(d)(33) of the Palatine, IL zoning code, energy conversion systems are permitted in the "B-2" zoning district, following Special Use approval.
- The proposed energy conversion structure will consist of four solar arrays surrounded by a six-foot-high vinyl fence. The fence will be setback eight feet from the arrays. The fence will screen the arrays from view as the arrays are two feet in height.
- Plans submitted by the applicant exhibit the proposed array size is approximately 2,900 square feet in total area. The array is made up of four separate modules, with each module sized at 660 square feet in area.
- The proposed array is *partially* located within the 50-foot wetland buffer zone projecting from the body of water encroaching upon the property from the north. This delineation is categorized as a "no-build" flood plain buffer zone by the Army Corps of Engineers. This floodplain area is under jurisdiction of Metropolitan Water Reclamation District (MWRD).
- Subject to 6.08(d)(2) "Special Uses" of the Palatine, IL Site Development regulations, new structures are permitted to be constructed in floodplain buffer zones following Special use approval from the Village Council. Construction in these areas must meet the grading and earth-work specifications listed in the ordinance.
- The proposal has been reviewed by MWRD and has granted preliminary approval of: a) the location of the solar arrays, and, b) the modifications to the flood plain buffer zone to accommodate the solar structures. The submitted plans include an engineering review schedule to perform an annual review of earth work and site quality. Final construction plans are subject to the approval of Village engineering staff and MWRD.

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), (3), and (5) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

Staff does not anticipate the proposed arrays to create adverse impacts upon the surrounding area. The proposed 6-foot fence will largely screen the arrays from surrounding view. The location and sizing of arrays meet standards of the "B-5" zoning district and regulations for structures. The array is to be located in a flood plain buffer zone, warranting specific engineering enhancements for the site. The applicant has submitted plans and have satisfied the requirements of MWRD and Village Engineering staff.

Therefore, Staff recommends action at the discretion of the Planning and Zoning Commission. If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. The Special Use and shall substantially conform to the plans prepared by the Terra Consulting Group, dated 06/30/2025, except as such plans may be changed to conform to Village Codes and Ordinances.
2. Final engineering plans shall be submitted in a manner acceptable to Metropolitan Water Reclamation District(MWRD) and Village of Palatine, IL Engineering staff.
3. A maintained vegetative surface or a noncombustible base, approved by the Fire Marshal, shall be installed and maintained under the photovoltaic arrays and associated electrical equipment installations. Plans shall be submitted in a manner acceptable to Fire Marshal.



Notes

Print Date: 9/18/2025



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



SPECIAL USE APPLICATION

Department of Planning & Zoning

200 E. Wood Street · Palatine, IL · 60067-5339

Telephone: (847) 359-9047 · Fax (847) 963-6247

Petitioner Name

AJ Levin

Business Name (if applicable)

Kingston Valley Enterprises, LLC

Subject Property Address

2241 N Rand RD palatine, IL 60074

Please provide a description of your proposed request:

Adding Solar panel arrays to the subject property. Arrays will be located in the rear yard nearest lake cook road.

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:

A Special Use has been approved for a car wash and is under construction. We are adding solar panels to the site.

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

The addition of solar panels will reduce energy use and burden on the grid nationally and locality.

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

Solar panels are used frequently in residence uses and business uses and are promoted by government entities.

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.

The fencing included in this proposal will both secure and screen the solar panels. The proposed fencing will not detract from the visual quality of the surrounding area.

MWRD Permit No. 2023-0339
Revision RL 25-027

LEGEND	
DESCRIPTION	EXISTING PROPOSED
1. DRIVEWAY	
2. DRIVEWAY	
3. DRIVEWAY	
4. DRIVEWAY	
5. DRIVEWAY	
6. DRIVEWAY	
7. DRIVEWAY	
8. DRIVEWAY	
9. DRIVEWAY	
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PERMIT AGENCIES		SERIAL NUMBER	SERIAL #	SALT VALUE
STATE OF ILLINOIS	MINORITY	B-00000000000000000000	00000000000000000000	
ILLINOIS DEPARTMENT OF TRANSPORTATION (DOT)		00000000000000000000	00000000000000000000	
METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO		00000000000000000000	00000000000000000000	
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY - WATER POLLUTION CONTROL		00000000000000000000	00000000000000000000	
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY - NOTICE OF INTENT		00000000000000000000	00000000000000000000	

ANY ROADWAY DAMAGE DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING OR BETTER CONDITIONS WITH A TOPSOIL CLASS 2A SEEDING, EROSION CONTROL, MULCH, AND ALL OTHER APPROPRIATE MEASURES AS NECESSARY TO COMPLETE WORK IN ACCORDANCE WITH APPROVED PANS AND ALL applicable SPECIFICATIONS.

UTILITIES CONTACTS	
THE CONTRACTOR FOR ALL CONTRACTS SHALL NOTIFY:	
NAME	CONTACT PERSON
PLUMBING (sewer/gas)	PHONE NUMBER (720) 726-1423
CONCRETE (sewer/gas)	PHONE NUMBER (504) 350-1934
WATER (sewer/gas)	PHONE NUMBER (817) 452-1682
ELECTRIC (sewer/gas)	

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

P (708) 588-4055
E WDOJobStart@mwd.org

DRAINAGE CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE PROPOSED DEVELOPMENT. ANY DRAINAGE PATTERNS WILL BE CHANGED, IF NECESSARY, TO ACCOMMODATE THE PROPOSED DEVELOPMENT. READY-MADE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO THE PUBLIC STORM DRAINS PROVIDED FOR THE USE BY THE MUNICIPAL ENGINEER AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICE SO AS TO REDUCE THE UNLIKELIHOOD OF DAMAGES TO ADJACENT

MICHAEL S. ELLIOTT
REGISTERED PROFESSIONAL ENGINEER
LICENSE #: 080-053580

MICHAEL S. ELLIOTT
REGISTERED PROFESSIONAL ENGINEER
LICENSE # 062-453690

BEFORE TO BEGIN ANY CONSTRUCTION, AND COMPENSATE YOU.
REBATE ON THE GROUND, THE LOCATION OF UNDERGROUND PIPES,
CONDUITS, OR CABLES ADJOINING OR CROSSING PROPOSED
CONSTRUCTION.

Professional Design Firm License No. 184-003632

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**GENERAL CONTRACTOR &
SUBCONTRACTORS NOTES:**

1. ALL CURRENT EQUIPMENT PLANS AND PRODUCT DATA SHIP WITH THE PROJECT. ALL PLANS MUST BE APPROVED BY THE GENERAL CONTRACTOR AND SUBCONTRACTORS. ALWAYS REFER TO THE LATEST EQUIPMENT DRAWINGS AND SPECIFICATIONS.

2. RISKS MUST BE SUBMITTED IF CONFLICTS ARE IDENTIFIED WITH CIVIL. RELATED TO THIS PROJECT, PLEASE REVIEW ALL PLANS PRIOR TO BUILDING OR CONSTRUCTION.

FLOOD PROTECTION AREA STATEMENT

TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE IS NO PRESENCE OF FLOOD PROTECTED AREAS WITHIN THE AREA OF THE DEVELOPMENT, ON THE SITE OR 100 FEET BEYOND THE AREA OF DEVELOPMENT. IN ADDITION, THE STORMWATER FLOWS, AND VELOCITIES WILL NOT INCREASE EITHER UPSTREAM OR DOWNSTREAM AS A RESULT OF THE PROPOSED DEVELOPMENT.

MICHAEL S. ELLIOTT

LICENSE #: 060-053590

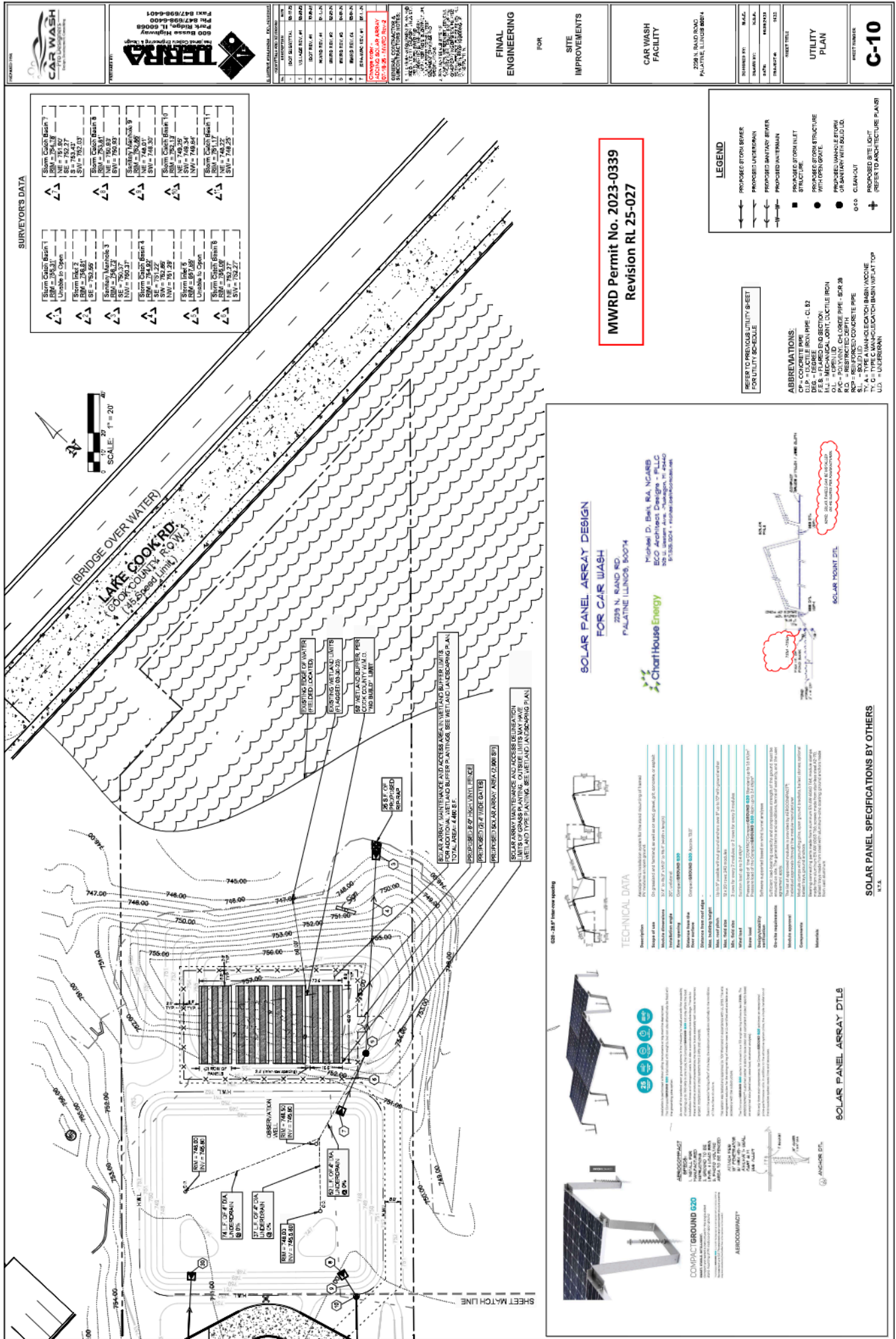
LICENSE EXPIRATION DATE: 11-30-2025

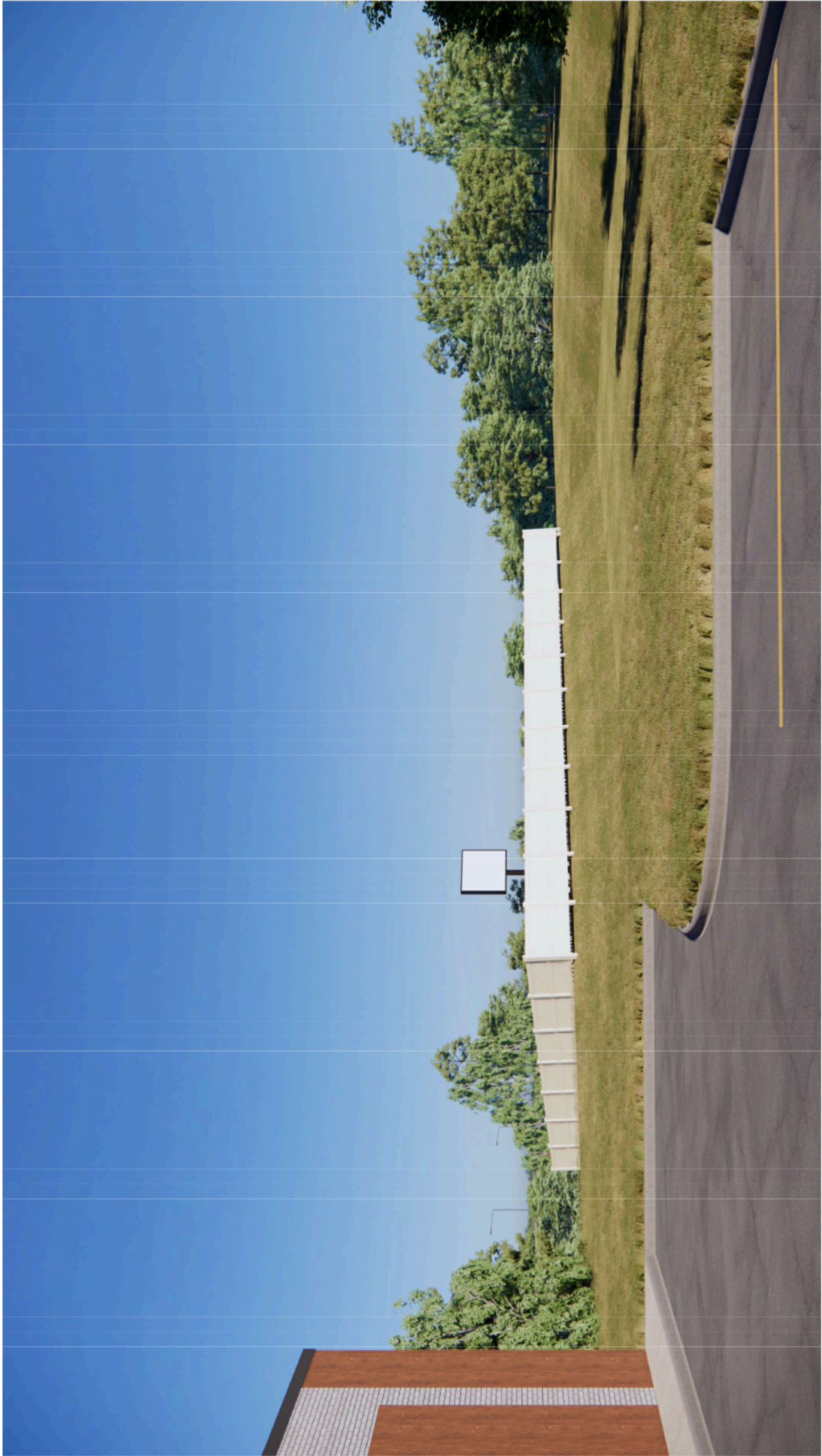
LICENSE EXPIRATION DATE: 11/30/2026

BEFORE TO BEGIN ANY CONSTRUCTION, AND COMPENSATE YOU.
REBATE ON THE GROUND, THE LOCATION OF UNDERGROUND PIPES,
CONDUITS, OR CABLES ADJOINING OR CROSSING PROPOSED
CONSTRUCTION.

Professional Design Firm License No. 184-003632

119 of 245





2313

05.23.25

Z-12

1 VIEW #1 FROM STARBUCKS
Z-12 SCALE: 1/2" = 1'-0"

New Automated Car Wash Facility

2239 N. RAND ROAD
PALATINE, ILLINOIS 60074

N E R I
ARCHITECTS

8400 N. NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL 847.855.8400



2313

05.23.25

Z-13

1 VIEW #2 FROM CARWASH
Z-13 SCALE: 1/2" = 1'-0"

**New Automated
Car Wash Facility**
2239 N. RAND ROAD
PALATINE, ILLINOIS 60074

N E R I
ARCHITECTS

8400 N. NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL 847.855.8400



2313

05.23.25

Z-14

1 VIEW #3 FROM LAKE COOK RD.

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

New Automated Car Wash Facility

2239 N. RAND ROAD
PALATINE, ILLINOIS 60074

N E R I
ARCHITECTS

8400 N. NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL: 847.855.8400



VIEW #3 FROM LAKE COOK RD. (WINTER

1
TIME
Z-15

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

2313

05.23.25

Z-15

New Automated Car Wash Facility

2239 N. RAND ROAD
PALATINE, ILLINOIS 60074

N E R I
ARCHITECTS

8400 N. NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL 847.855.8400

ORDINANCE NO. O-64-23

**AN ORDINANCE GRANTING A SPECIAL USE
AT 2239 & 2251 N. RAND ROAD**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on June 5, 2023**

ORDINANCE NO. D-64-23

AN ORDINANCE GRANTING A SPECIAL USE
AT 2239 & 2251 N. RAND ROAD

WHEREAS, pursuant to a petition and public hearing on May 23, 2023, 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 an automotive laundry pursuant to Section 11.06 (e) (7) of the Palatine Zoning Ordinance, on the following legally described property:

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE WEST 4 ACRES OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF RAND ROAD WITH THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; SAID POINT OF INTERSECTION BEING 16.12 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF RAND ROAD 854 FEET TO THE PLACE OF BEGINNING.;

THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF RAND ROAD, 100 FEET; THENCE NORTHEASTERLY IN STRAIGHT LINE 1037.63 FEET TO A POINT IN THE NORTH LINE OF SAID SECTION 2 THAT IS 1409.41 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE WEST ALONG THE NORTH LINE OF SECTION 2 AFORESAID, 145.94 FEET, THENCE SOUTHWESTERLY IN A STRAIGHT LINE 931.34 FEET TO THE PLACE OF BEGINNING, (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, AND THE WEST 4 ACRES OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING

AT A POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 4 ACRES OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AFORESAID WITH A LINE 50 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 2; THENCE WEST PARALLEL WITH SAID NORTH LINE TO A POINT THAT IS 94 FEET WEST OF AND 50 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2 (AS MEASURED ON SAID NORTH LINE AND ON A LINE AT RIGHT ANGLES THEREOF); THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 30 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 2, TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2), IN COOK COUNTY, ILLINOIS.

commonly known as 2239 N. Rand Road & 2251 N. Rand Road

(PIN# 02-02-102-011, 02-02-102-023, and 02-02-102-024)

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

SECTION 1: Special Use to permit an automotive laundry pursuant to Section 11.06 (e) (7) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

- 1. The Special Use shall substantially conform to the Site Plans, Floor Plans, and Elevation Plans submitted by the Petitioner, Krisch Capital Partners, LLC, except as such plans may be changed to conform to Village Codes and Ordinances.**
- 2. Any improvements to the existing freestanding sign, located within the US Army Corps. of Engineers "No Build" Limit and the final freestanding sign plans shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning.**
- 3. A license agreement and maintenance agreement addressing the cross-access driveway to the north and sign maintenance for the Patrick Hyundai lots shall be submitted in a manner acceptable to the Village Attorney and Director of Planning and Zoning.**

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

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

PASSED: This 5 day of June, 2023

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

APPROVED by me this 5 day of June, 2023



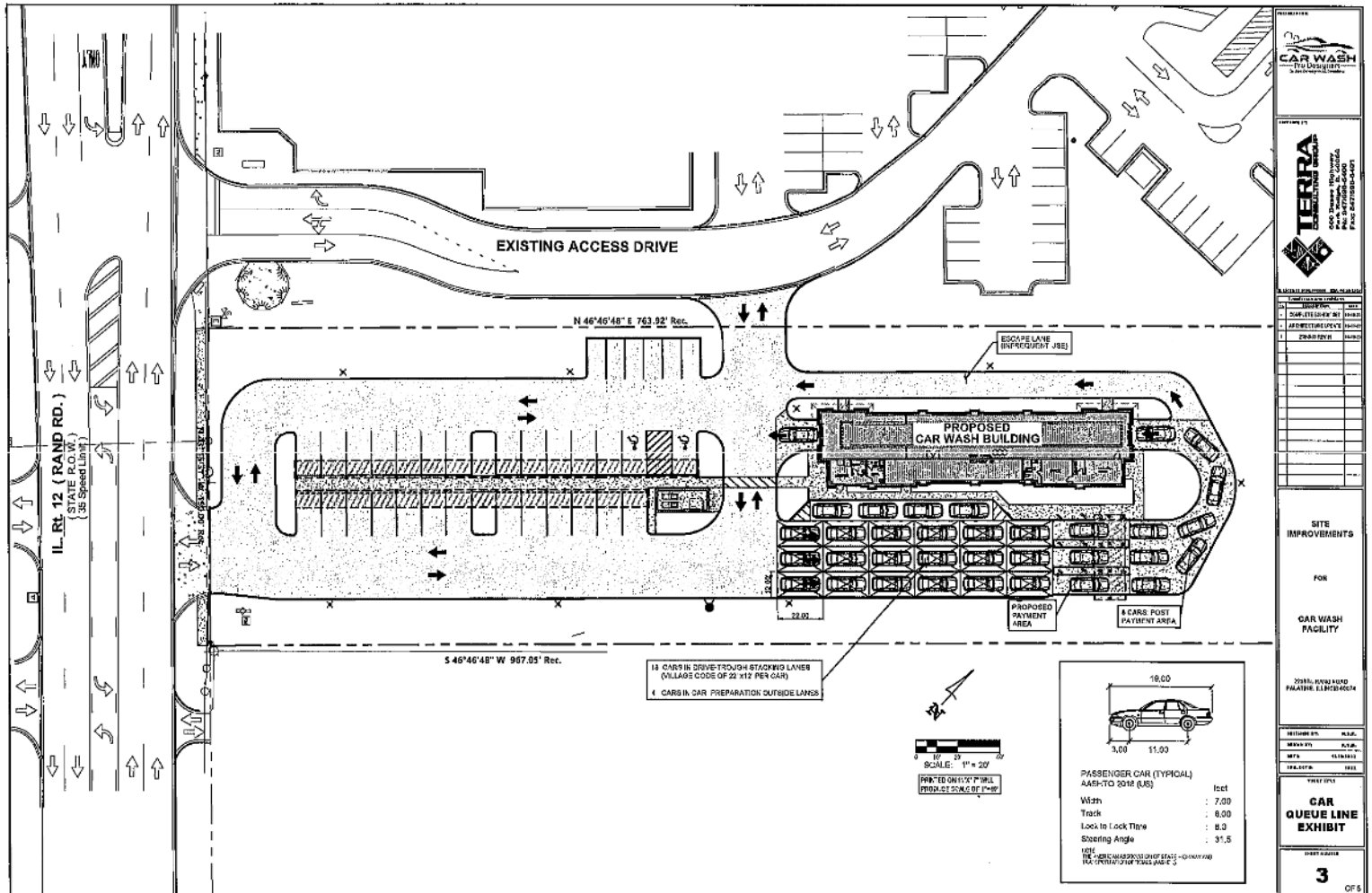
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

5 day of June, 2023



Village Clerk



CAR WASH
The Original

TERRA
The Original

NO.	DESCRIPTION	DATE	BY
1	DESIGN	10/10/15	J.M.
2	REVISION	10/10/15	J.M.
3	REVISION	10/10/15	J.M.
4	REVISION	10/10/15	J.M.
5	REVISION	10/10/15	J.M.
6	REVISION	10/10/15	J.M.
7	REVISION	10/10/15	J.M.
8	REVISION	10/10/15	J.M.
9	REVISION	10/10/15	J.M.
10	REVISION	10/10/15	J.M.

SITE IMPROVEMENTS FOR CAR WASH FACILITY

2015-2016 (R/S)

DESIGNED BY: J.M.

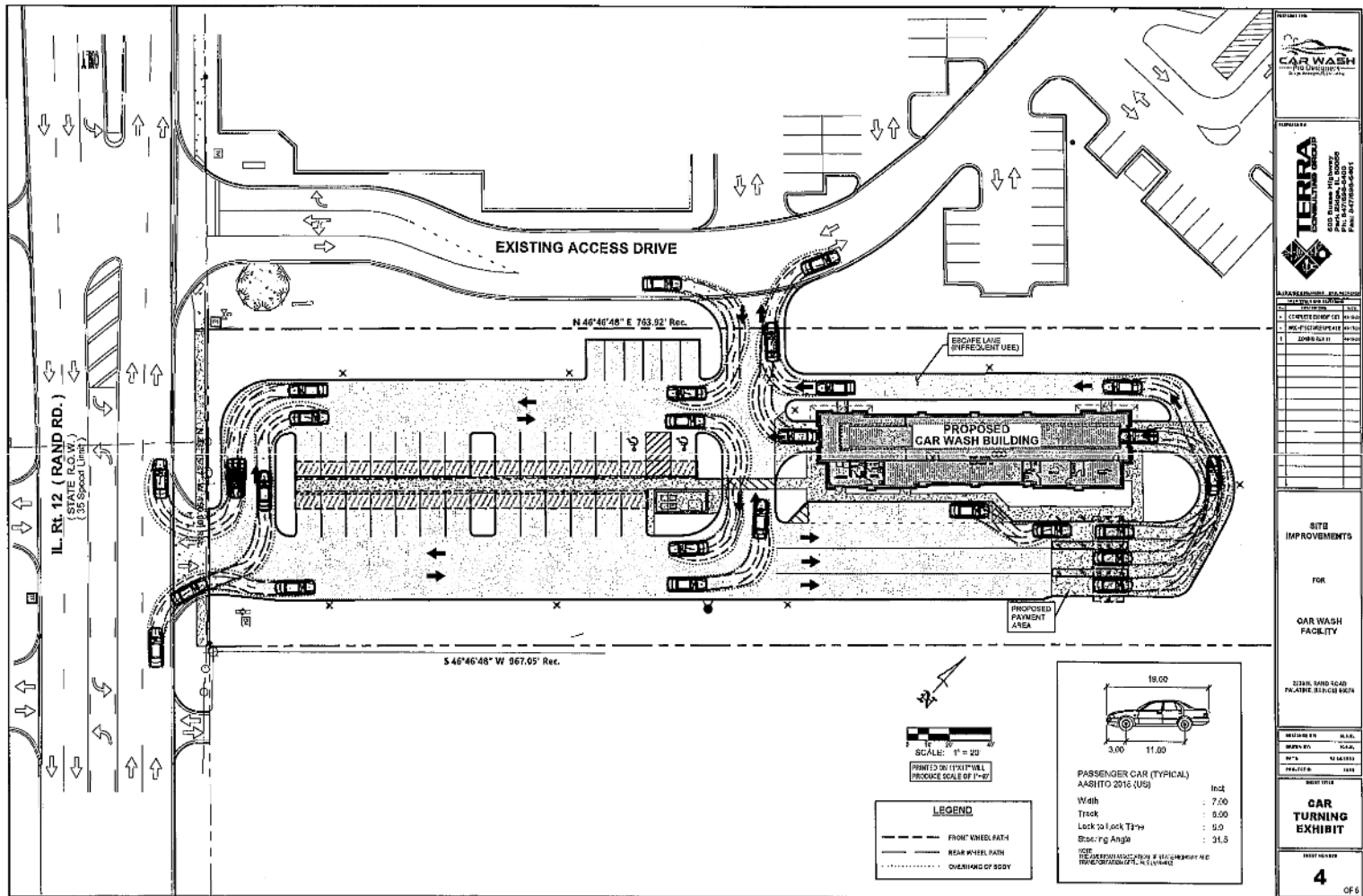
APPROVED BY: J.M.

DATE: 10/10/15

SCALE: 1"=20'

CAR QUEUE LINE EXHIBIT

3 OF 5



CAR WASH
S.P. ENGINEERING, INC.

TERRA
4000 Shawnee Highway
P.O. Box 10000
P.O. Box 10000
P.O. Box 10000

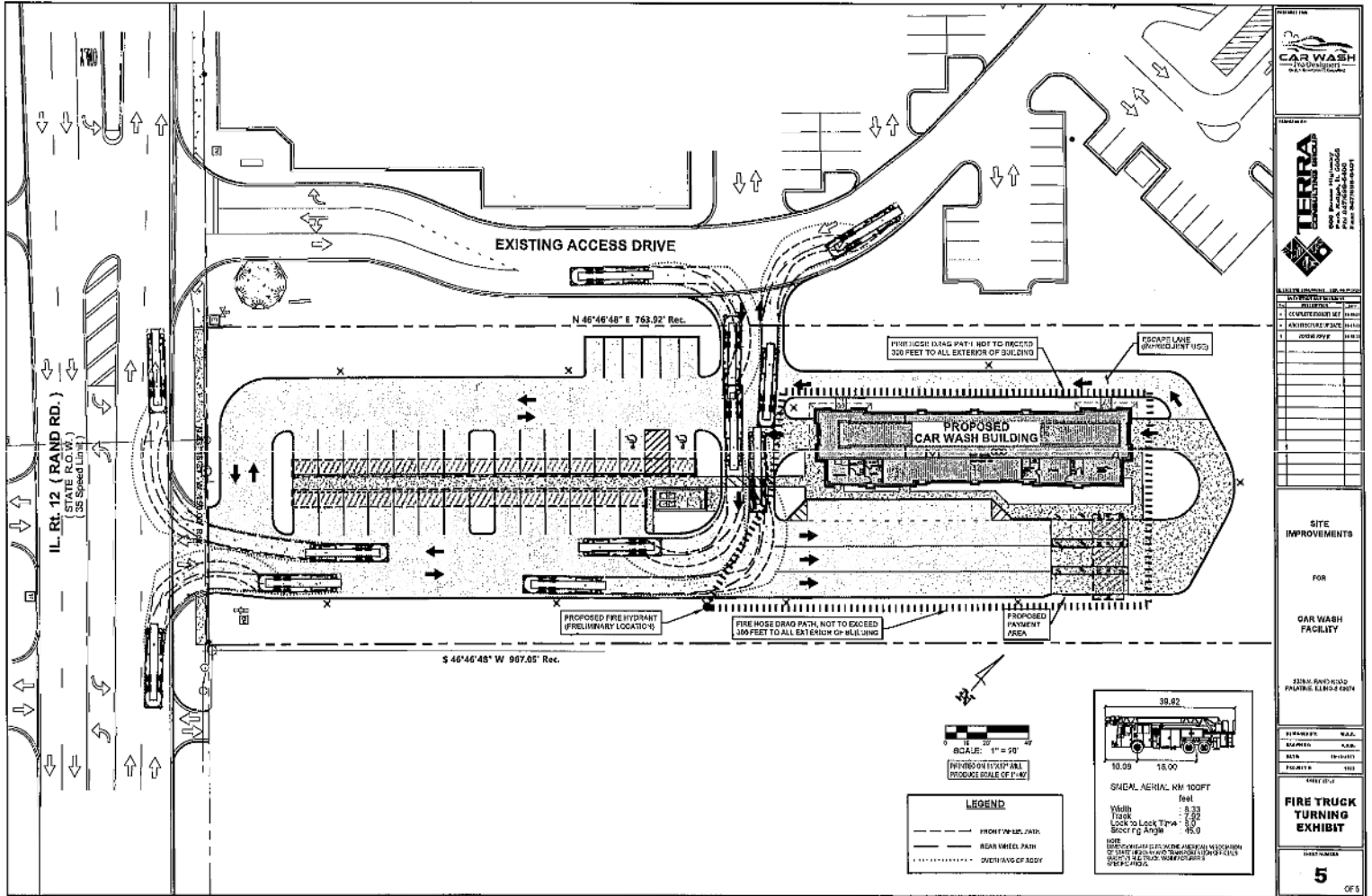
SITE IMPROVEMENTS
FOR
CAR WASH FACILITY

3200 S. RAND ROAD
PALATKA, FL 32909

REVISION	DATE	BY	CHKD.
1	01/11/16	SKA	SKA
2	02/04/16	SKA	SKA
3	02/04/16	SKA	SKA

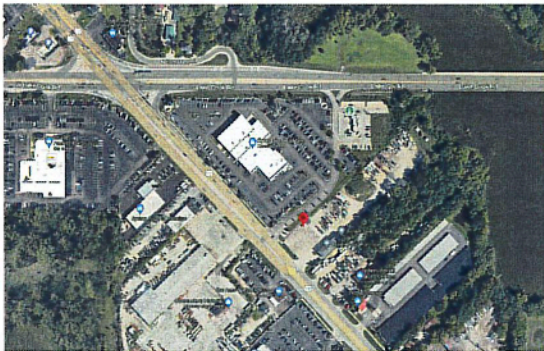
CAR TURNING EXHIBIT

4 OF 6



ARCHITECT
NERI ARCHITECTS
8450 N. NORTHWEST HWY, SUITE 4
CHICAGO, IL 60631
P. 847.633.5450
LICENSE # 130107132
EXPIRATION DATE: MARCH 31, 2023

CONSULTANTS INFO:



ZONING & LOT DATA

ADDRESS 2239 N. RAND ROAD PALATINE, ILLINOIS 60074
PID# 02-02-102-01-1-0200
ACREAGE 3.328 AC ±
ZONING B-S HIGHWAY BUSINESS DISTRICT

PROJECT DATA

SCOPE OF WORK NEW COMMERCIAL BUILDING
APPLICABLE CODES:
(Building codes have been adopted by the Village of Palatine)
• 2018 INTERNATIONAL BUILDING CODE
• 2018 INTERNATIONAL FIRE CODE
• 2018 INTERNATIONAL FUEL GAS CODE
• 2018 INTERNATIONAL & IBC ILLINOIS ENERGY CONSERVATION CODE
• 2018 INTERNATIONAL MECHANICAL CODE
• 2017 NATIONAL ELECTRICAL CODE
• 2018 INTERNATIONAL EXISTING BUILDING CODE
• 2009 LIFE SAFETY CODE NFPA 101
• ILLINOIS PLUMBING CODE, LATEST EDITION
• ILLINOIS ACCESSIBILITY CODE, LATEST EDITION

CLIMATE ZONE 5A

EXISTING USE COMMERCIAL BUILDING

BUILDING DESCRIPTION

USE GROUP: "B" - COMMERCIAL CARWASH

OCCUPANCY LOADS: 22 (Breakdown on A-2)

BUILDING AREA: ONE STORY (30'-0")

CONSTRUCTION TYPE: IB / Non-Sprinkled

PROPOSED BUILDING AREA: 4,343 SQ. FT.

PROJECT NOTES, CODES, STANDARDS, AND PROCEDURES

- ALL CONSTRUCTION SHALL COMPLY WITH INTERNATIONAL BUILDING CODES, CSHA, AND ZONING CODES, VILLAGE OF PALATINE, STATE OF ILLINOIS, AND ALL OF THE UNITED STATES OF AMERICA FEDERAL AGENCY REQUIREMENTS.
- BEFORE DOING ANY CONSTRUCTION, CONTACT LOCAL ELECTRIC COMPANY AND ASK FOR THE "NEW BUSINESS GROUP". REQUEST AN ON-SITE MEETING AND COORDINATION OF PROPOSED WORK, BRING ARCHITECTURAL DRAWINGS AND OBTAIN APPROVAL ON CLEARANCES FOR ALL NEW STRUCTURES BEING BUILT AND/OR ELECTRIC SERVICE BEING MOVED AND/OR UPGRADED.
- BEFORE DOING ANY CONSTRUCTION, CONTACT JULIE L. TO DETERMINE THE LOCATION OF ANY UNDERGROUND UTILITIES WHICH MAY AFFECT PROPOSED SITE WORK. 8-11 IS THE NATIONWIDE TOLL-FREE NUMBER FOR LOCATION SERVICES. CALL JULIE'S TOLL-FREE NUMBER 1-888-839-0123.
- ALL CARWASH EQUIPMENT SHALL BE PROVIDED BY NATIONAL CARWASH SOLUTIONS (NCS) AND COORDINATED W/ NERI ARCHITECTS' INFORMATION.
- ALL REFERENCES TO CODES, SPECIFICATIONS, AND STANDARDS, REFERRED TO IN THE SPECIFICATIONS AND/OR DRAWINGS SHALL MEAN THE LATEST EDITION, AMENDMENT OR REVISION OF SUCH REFERENCE IN EFFECT AS OF THE LATEST DATE OF THE CONTRACT DOCUMENTS.
- ALL WORK SHALL COMPLY WITH THE REQUIREMENTS, POLICIES AND PROCEDURES OF THE OWNER.
- DRAWINGS AND SPECIFICATIONS ARE TO BE ISSUED TO THE SUBCONTRACTORS IN COMPLETE SETS SO THAT THE FULL EXTENT OF WORK IS SHOWN AND COORDINATION OF WORK IS MADE POSSIBLE.
- ALL WORK SHALL BE OF THE HIGHEST QUALITY FOLLOWING THE CONTRACT DOCUMENTS, PROJECT SPECIFICATIONS, MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS, AND THE BEST ACCEPTED TRADE PRACTICES AND STANDARDS.
- DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PRIORITIES AND TYPES OF DETAILING REQUIRED FOR THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE DETAILS.
- PROVIDE ALL SHOP DRAWINGS, CATALOG CUTS, SAMPLES, ETC. FOR THE NECESSARY WORK REQUIRED AND FOR ARCHITECT'S REVIEW PRIOR TO COMMENCEMENT OF THE WORK.
- EACH CONTRACTOR SHALL KEEP ACCURATE RECORDS OF ALL WORK WHICH DIFFERS FROM CONTRACT DOCUMENTS SO THAT ACCURATE RECORD DRAWINGS AND SPECIFICATIONS CAN BE KEPT AND PROVIDED TO THE OWNER AT PROJECT CLOSEOUT.
- EACH CONTRACTOR SHALL VISIT THE SITE AND BE KNOWLEDGEABLE OF CONDITIONS THERE OF. FAILURE TO EXAMINE THE SITE AND DETERMINE EXISTING CONDITIONS OR NATURE OF NEW CONSTRUCTION OR NATURE AND EXTENT OF WORK TO BE PERFORMED BY OTHER TRADES WILL NOT BE CONSIDERED A BASIS FOR GRANTING OF ADDITIONAL COMPENSATION.
- THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY CONFLICTS CONTRARY TO THE CONSTRUCTION DOCUMENTS THAT REQUIRE MODIFICATION BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING SITE ELEMENTS FROM DAMAGE DUE TO THE CONSTRUCTION OPERATIONS AND REPAIR OR REPLACE ANY ELEMENTS DAMAGED DURING THE PROJECT.
- ANY UTILITY SHUT-OFFS AS REQUIRED BY THE CONTRACTOR FOR COMPLETION OF THEIR WORK SUCH AS ELECTRICAL, GAS, AND/OR WATER SHOULD BE COORDINATED W/ NERI ARCHITECTS' INFORMATION.

SHEET INDEX

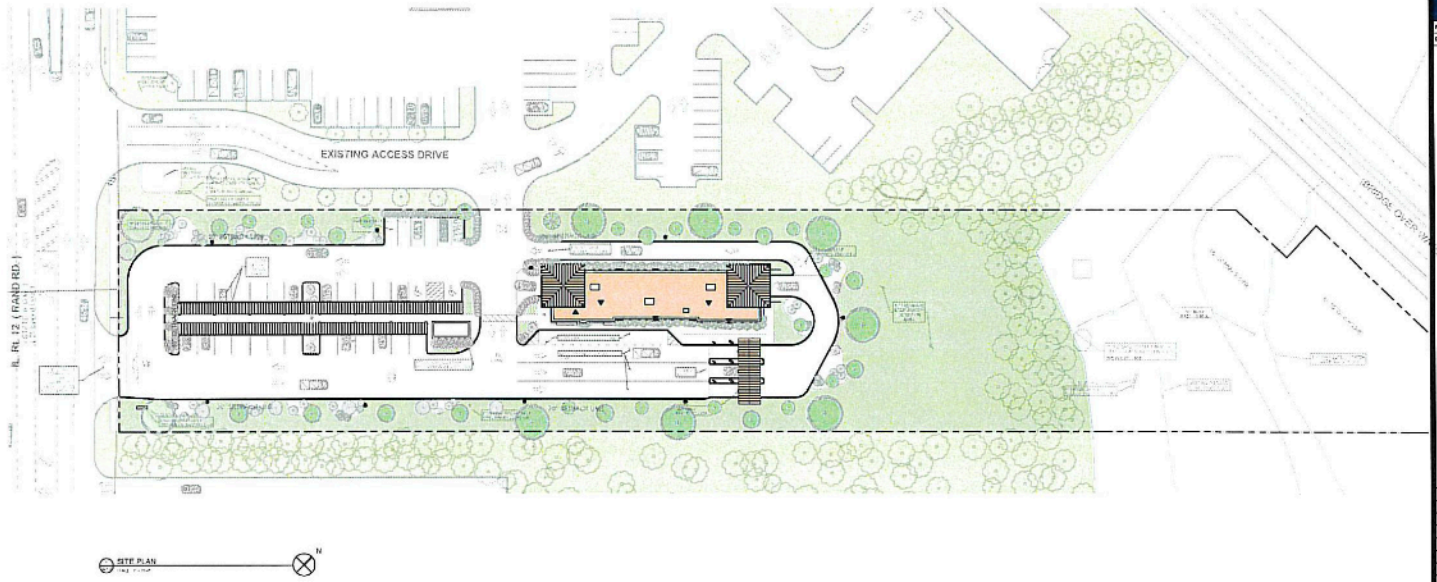
TITLE	COVER SHEET & PROJECT INFO	STRUCTURAL
C-1	TITLE SHEET	S-101 GENERAL NOTES
C-2	SPECIFICATIONS	S-101 FOUNDATION & FLOOR PLAN
C-3	EXISTING CONDITIONS & DEMOLITION PLAN	S-102 ROOF FRAMING PLAN
C-4	GEOMETRIC PLAN	S-101 SECTIONS & DETAILS
C-5	GRADING PLAN	S-102 SECTIONS & DETAILS
C-6	UTILITY PLAN	
C-7	STORMWATER POLLUTION PREVENTION PLAN	MECHANICAL
C-8	STORMWATER POLLUTION PREVENTION DETAILS	M-2-0 SITE PLAN
C-9	DRAINAGE EXHIBIT	M-2-1 FLOOR & ROOF PLAN
C-10	DETAILS	M-2-0 MECH SCHEDULES, NOTES, DETAILS
C-11	DETAILS	M-2-1 MECH SCHEDULES, NOTES, DETAILS
C-12	DETAILS	M-2-2 MECH SCHEDULES, NOTES, DETAILS
C-13	DETAILS	M-2-3 MECH SCHEDULES, NOTES, DETAILS
GENERAL NOTES		ELECTRICAL
G-1-1	GENERAL NOTES	E-2-1 1ST FLOOR PLAN & EQUIP. PLAN
G-1-2	SITE PLAN	E-2-2 REFLECTED CEILING PLAN
LANDSCAPE		E-2-3 ROOF & TOWER PLANS
L-1-1	LANDSCAPE PLAN	E-2-4 PARALLELIZATION DETAILS
ARCHITECTURAL		E-2-5 ELEC SCHEDULES, NOTES & DETAILS
A-2-0	FOUNDATION PLAN	E-2-6 ELEC SCHEDULES, NOTES & DETAILS
A-2-1	FLOOR PLAN	E-2-7 ELEC SCHEDULES, NOTES & DETAILS
A-2-2	CEILING PLAN	E-2-8 ELEC SCHEDULES, NOTES & DETAILS
A-2-3	ROOF & TOWER PLANS	E-2-9 ELEC SCHEDULES, NOTES & DETAILS
A-2-4	BATHROOM PLANS & ELEVATIONS	E-2-10 ELEC SCHEDULES, NOTES & DETAILS
A-2-5	MAIN ELEVATIONS	E-2-11 ELEC SCHEDULES, NOTES & DETAILS
A-2-6	MAIN ELEVATIONS & WINDOW SCHED.	E-2-12 ELEC SCHEDULES, NOTES & DETAILS
A-2-7	BUILDING SECTIONS	E-2-13 ELEC SCHEDULES, NOTES & DETAILS
A-2-8	DETAIL SECTIONS	E-2-14 ELEC SCHEDULES, NOTES & DETAILS
A-2-9	FINISH SCHEDULES	E-2-15 ELEC SCHEDULES, NOTES & DETAILS
A-2-10	SCHEDULE, REFUSE, PAY STATION	E-2-16 ELEC SCHEDULES, NOTES & DETAILS
A-2-11	LOGO, VACUUM STATION	E-2-17 ELEC SCHEDULES, NOTES & DETAILS
A-2-12	DOOR SCHEDULE	E-2-18 ELEC SCHEDULES, NOTES & DETAILS

NERI ARCHITECTS
8450 N. NORTHWEST HWY, SUITE 4
CHICAGO, IL 60631
TEL: 847.633.5450

PROJECT # 2216
DATE: 04/05/23

NEW AUTOMATED CARWASH FACILITY
2239 N. RAND ROAD PALATINE, ILLINOIS 60074
PERMIT REVIEW - NOT FOR CONSTRUCTION

DATE: 04/05/23
DRAWN BY: JMM
APPROVED BY: JMM
SCALE: AS SHOWN
REVISIONS:
1. COVER SHEET & PROJECT INFO
SHEET NO. T-1.0



NERI ARCHITECTS
 800 N. WEST WISCONSIN AVE.
 SUITE 100
 CHICAGO, IL 60610

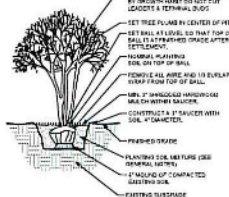
PROJECT # 2216
 DATE: 03/03/21

NEW AUTOMATED CARWASH FACILITY
 2239 N. RAND ROAD PALATINE,
 ILLINOIS 60074

PERMIT REVIEW - NOT FOR CONSTRUCTION

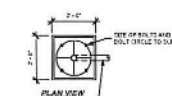
REV	DATE	DESCRIPTION
1	04.21.21	ISSUING PERMITS
2	03.17.21	CONTRACT REVIEW
3	03.17.21	REVISIONS

DRAWN BY: NAD APPROVED BY: JCH/1000 SCALE: AS NOTED DESCRIPTION: SITE PLAN	SHEET NO. G-1.2
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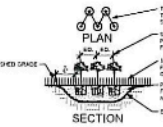
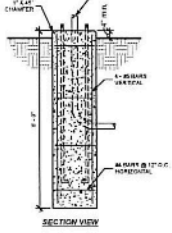


 RATED CEILING PARTITION

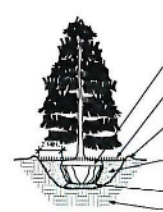
Source: *author*



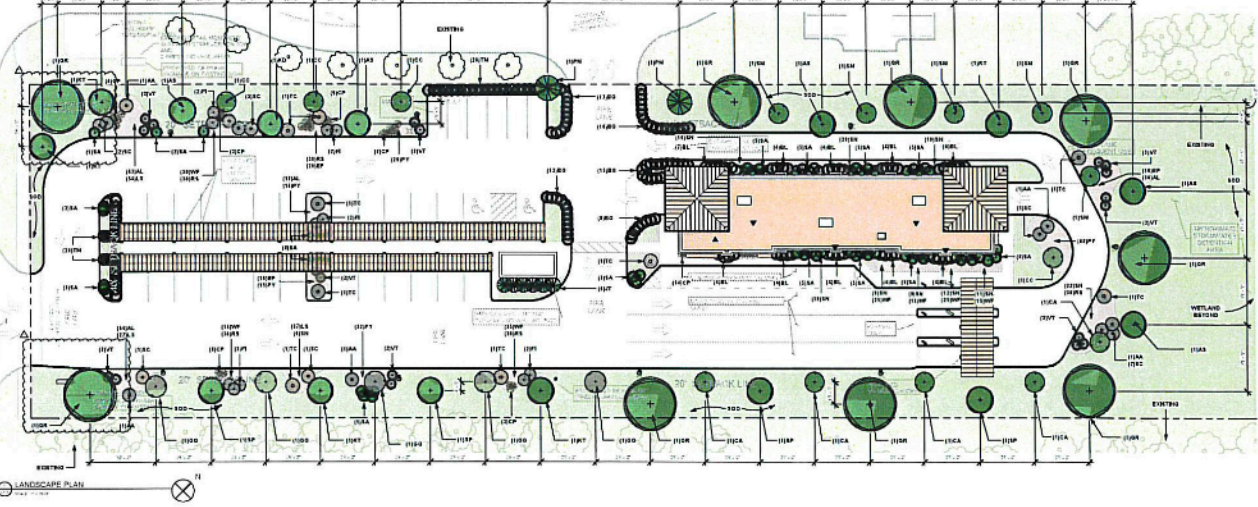
SIZE AND NUMBER OF CONDUITS TO SUIT



○ GROUND COVER PLANTING DETAIL



Planning Schedule						
Week	Start	End	Activities	Days	Time	Notes/Comments
1	1/15	1/22	1. Review of the project goals and objectives.	1/15	10:00 AM	1/22
2	1/23	1/30	2. Initial meeting with the client to discuss the project scope and requirements.	1/23	10:00 AM	1/30
3	1/31	2/7	3. Development of the project plan and timeline.	1/31	10:00 AM	2/7
4	2/8	2/15	4. Review of the project plan and timeline with the client.	2/8	10:00 AM	2/15
5	2/16	2/23	5. Development of the project budget and resource allocation.	2/16	10:00 AM	2/23
6	2/24	3/2	6. Review of the project budget and resource allocation with the client.	2/24	10:00 AM	3/2
7	3/3	3/10	7. Development of the project risk management plan.	3/3	10:00 AM	3/10
8	3/11	3/18	8. Review of the project risk management plan with the client.	3/11	10:00 AM	3/18
9	3/19	3/26	9. Development of the project communication plan.	3/19	10:00 AM	3/26
10	3/27	4/3	10. Review of the project communication plan with the client.	3/27	10:00 AM	4/3
11	4/4	4/11	11. Development of the project quality management plan.	4/4	10:00 AM	4/11
12	4/12	4/19	12. Review of the project quality management plan with the client.	4/12	10:00 AM	4/19
13	4/20	4/27	13. Development of the project stakeholder management plan.	4/20	10:00 AM	4/27
14	4/28	5/5	14. Review of the project stakeholder management plan with the client.	4/28	10:00 AM	5/5
15	5/6	5/13	15. Development of the project procurement management plan.	5/6	10:00 AM	5/13
16	5/14	5/21	16. Review of the project procurement management plan with the client.	5/14	10:00 AM	5/21
17	5/22	5/29	17. Development of the project integration management plan.	5/22	10:00 AM	5/29
18	5/30	6/6	18. Review of the project integration management plan with the client.	5/30	10:00 AM	6/6
19	6/7	6/14	19. Development of the project monitoring and evaluation plan.	6/7	10:00 AM	6/14
20	6/15	6/22	20. Review of the project monitoring and evaluation plan with the client.	6/15	10:00 AM	6/22
21	6/23	6/30	21. Development of the project closure plan.	6/23	10:00 AM	6/30
22	7/1	7/8	22. Review of the project closure plan with the client.	7/1	10:00 AM	7/8
23	7/9	7/16	23. Development of the project final report.	7/9	10:00 AM	7/16
24	7/17	7/24	24. Review of the project final report with the client.	7/17	10:00 AM	7/24
25	7/25	8/1	25. Development of the project post-project review plan.	7/25	10:00 AM	8/1
26	8/2	8/9	26. Review of the project post-project review plan with the client.	8/2	10:00 AM	8/9
27	8/10	8/17	27. Development of the project final presentation.	8/10	10:00 AM	8/17
28	8/18	8/25	28. Review of the project final presentation with the client.	8/18	10:00 AM	8/25
29	8/26	9/2	29. Development of the project final report and presentation.	8/26	10:00 AM	9/2
30	9/3	9/10	30. Review of the project final report and presentation with the client.	9/3	10:00 AM	9/10
31	9/11	9/18	31. Development of the project final report and presentation.	9/11	10:00 AM	9/18
32	9/19	9/26	32. Review of the project final report and presentation with the client.	9/19	10:00 AM	9/26
33	9/27	10/4	33. Development of the project final report and presentation.	9/27	10:00 AM	10/4
34	10/5	10/12	34. Review of the project final report and presentation with the client.	10/5	10:00 AM	10/12
35	10/13	10/20	35. Development of the project final report and presentation.	10/13	10:00 AM	10/20
36	10/21	10/28	36. Review of the project final report and presentation with the client.	10/21	10:00 AM	10/28
37	10/29	11/5	37. Development of the project final report and presentation.	10/29	10:00 AM	11/5
38	11/6	11/13	38. Review of the project final report and presentation with the client.	11/6	10:00 AM	11/13
39	11/14	11/21	39. Development of the project final report and presentation.	11/14	10:00 AM	11/21
40	11/22	11/29	40. Review of the project final report and presentation with the client.	11/22	10:00 AM	11/29
41	12/1	12/8	41. Development of the project final report and presentation.	12/1	10:00 AM	12/8
42	12/9	12/16	42. Review of the project final report and presentation with the client.	12/9	10:00 AM	12/16
43	12/17	12/24	43. Development of the project final report and presentation.	12/17	10:00 AM	12/24
44	12/25	1/1	44. Review of the project final report and presentation with the client.	12/25	10:00 AM	1/1
45	1/2	1/9	45. Development of the project final report and presentation.	1/2	10:00 AM	1/9
46	1/10	1/17	46. Review of the project final report and presentation with the client.	1/10	10:00 AM	1/17
47	1/18	1/25	47. Development of the project final report and presentation.	1/18	10:00 AM	1/25
48	1/26	2/2	48. Review of the project final report and presentation	1/26	10:00 AM	2/2



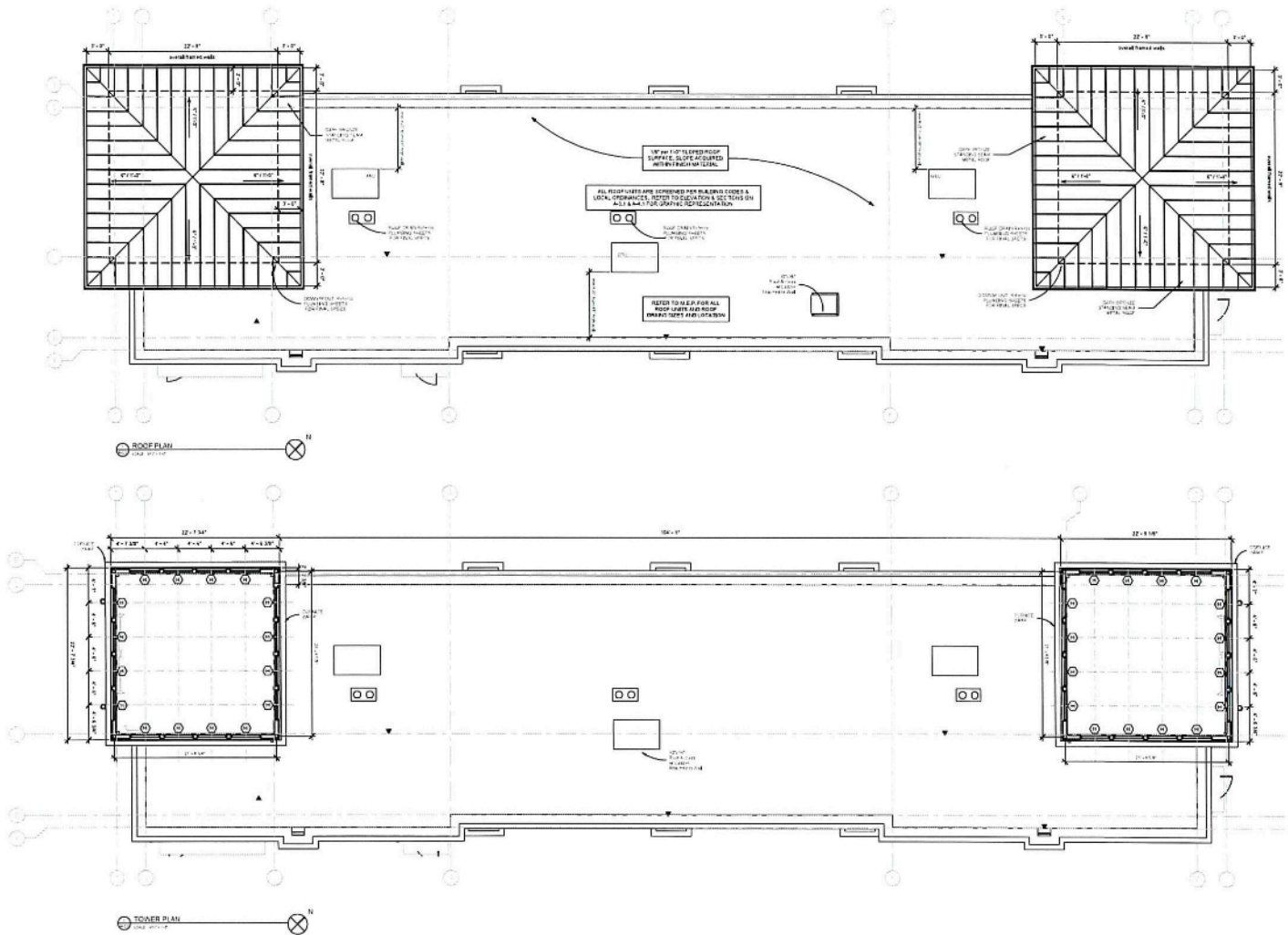
LANDSCAPE PLAN

L. Rt. 12 (RAND RD.) -
(STAIR ROW)
(35 Signed Line)

[illegible]



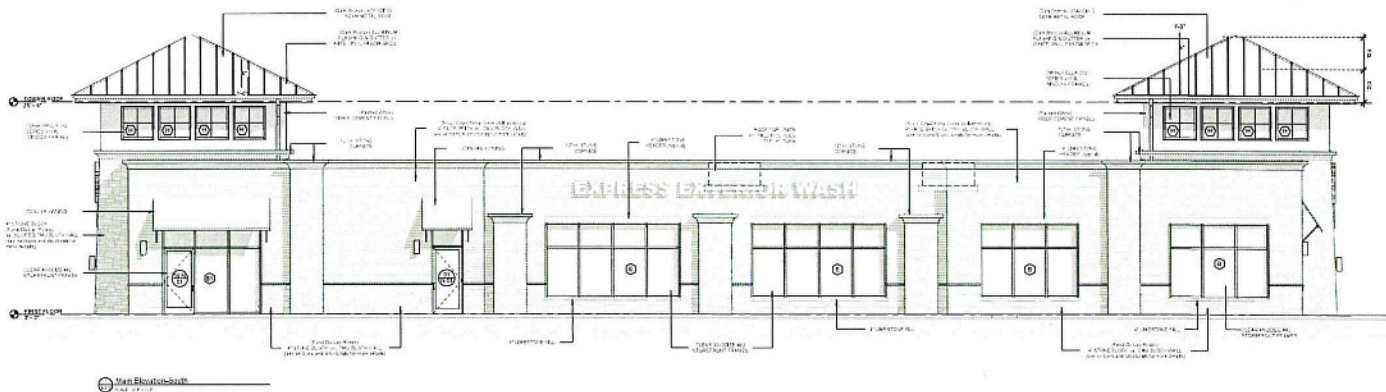
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NERI ARCHITECTS
8400 N. NORTHWEST HWY.
CHICAGO, IL 60631
(773) 442-1100

NEW AUTOMATED CARWASH FACILITY
2239 N. RAND ROAD PALATINE,
ILLINOIS 60074
PERMIT REVIEW - NOT FOR CONSTRUCTION

PROJECT #	2016	DATE	2016	DESIGNER	ARCHITECT																																																																		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">NO.</td> <td style="width: 10%;">DATE</td> <td style="width: 10%;">REVISION</td> <td style="width: 10%;">BY</td> <td style="width: 10%;">CHECKED</td> <td style="width: 10%;">APPROVED</td> </tr> <tr> <td>1</td> <td>01.17.16</td> <td>DESIGN REVIEW</td> <td>REVISOR</td> <td></td> <td></td> </tr> <tr> <td>2</td> <td>01.17.16</td> <td>DESIGN REVIEW</td> <td>REVISOR</td> <td></td> <td></td> </tr> <tr> <td>3</td> <td>01.17.16</td> <td>DESIGN REVIEW</td> <td>REVISOR</td> <td></td> <td></td> </tr> <tr> <td>4</td> <td>01.17.16</td> <td>DESIGN REVIEW</td> <td>REVISOR</td> <td></td> <td></td> </tr> <tr> <td>5</td> <td>01.17.16</td> <td>DESIGN REVIEW</td> <td>REVISOR</td> <td></td> <td></td> </tr> <tr> <td>6</td> <td>01.17.16</td> <td>DESIGN REVIEW</td> <td>REVISOR</td> <td></td> <td></td> </tr> <tr> <td>7</td> <td>01.17.16</td> <td>DESIGN REVIEW</td> <td>REVISOR</td> <td></td> <td></td> </tr> <tr> <td>8</td> <td>01.17.16</td> <td>DESIGN REVIEW</td> <td>REVISOR</td> <td></td> <td></td> </tr> <tr> <td>9</td> <td>01.17.16</td> <td>DESIGN REVIEW</td> <td>REVISOR</td> <td></td> <td></td> </tr> <tr> <td>10</td> <td>01.17.16</td> <td>DESIGN REVIEW</td> <td>REVISOR</td> <td></td> <td></td> </tr> </table>						NO.	DATE	REVISION	BY	CHECKED	APPROVED	1	01.17.16	DESIGN REVIEW	REVISOR			2	01.17.16	DESIGN REVIEW	REVISOR			3	01.17.16	DESIGN REVIEW	REVISOR			4	01.17.16	DESIGN REVIEW	REVISOR			5	01.17.16	DESIGN REVIEW	REVISOR			6	01.17.16	DESIGN REVIEW	REVISOR			7	01.17.16	DESIGN REVIEW	REVISOR			8	01.17.16	DESIGN REVIEW	REVISOR			9	01.17.16	DESIGN REVIEW	REVISOR			10	01.17.16	DESIGN REVIEW	REVISOR		
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SCALE: AS NOTED DESCRIPTION: ROOF & TOWER PLANS SHEET NO. A-2.3																																																																							



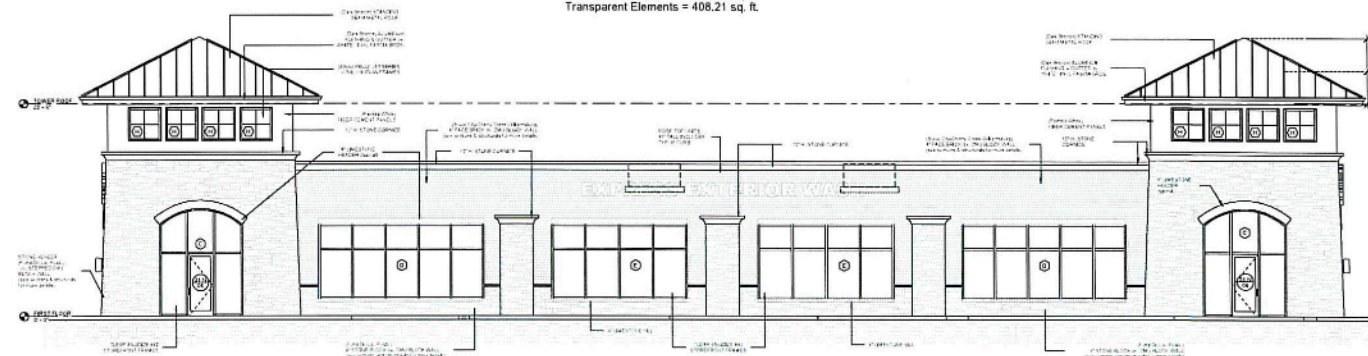
Main Elevation-South

Primary Materials
Face Brick & Stone Block (64%)

Accent Material
Fiber Cement Panels (8.6%)

A minimum of 35% shall be transparent Ground Level :
Ground level shall be defined to be between
2'-0" & 8'-0" measured vertically from the adjacent grade.
Proposed Transparent = 45% (of Ground Level)
Ground Level Zone = 903.94 sq. ft.
Transparent Elements = 408.21 sq. ft.

- **Tower Roofs**
Metal-(Dark Bronze)
- **Main Body of Building**
4" Face Brick - (Sioux City-Cherry Creek Williamsburg)
4" 5" Stone Block (Fond Du Lac Rustic)
- **Accent Walls - Upper Tower Walls**
Fiber Cement Panels (White)



Side Elevation-East

Primary Materials
Face Brick & Stone Block (57.4%)

Accent Material
Fiber Cement Panels (8.6%)

NERI

ARCHITECTS

800 S. NORTH WABASH STREET
 CHICAGO, ILLINOIS 60607

PROJECT # 2210

DATE: 09/07/20

NEW AUTOMATED CARWASH FACILITY

2239 N. RAND ROAD PALATINE,
ILLINOIS 60074

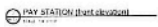
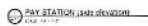
PERMIT REVIEW - NOT FOR CONSTRUCTION

NO.	REVISION	DATE
1	FOR SUBMITTAL	09/07/20
2	FOR PERMIT REVIEW	09/07/20

DRAWN BY: JMM
 CHECKED BY: JMM
 SCALE: AS NOTED
 DESCRIPTION: MAIN ELEVATIONS

A-5.0



 **BUILDING SIGN**
SINCE 1977



2313
03/17/23
Z-1


ARIAL VIEW LOOKING SOUTHEAST
 SCALE: 1/2" = 1'-0"

**New Automated
Car Wash Facility**
2239 N. RAND ROAD
PALATINE, ILLINOIS 60074





2313
03/17/23
Z-2


ARIAL VIEW LOOKING EAST
 SCALE 1/2" = 1'-0"

**New Automated
Car Wash Facility**
2239 N. RAND ROAD
PALATINE, ILLINOIS 60074





2313
03/17/23
Z-3

1 ARIAL VIEW LOOKING SOUTH
7-3 SCALE: 1/2" = 1'-0"

**New Automated
Car Wash Facility**
2239 N. RAND ROAD
PALATINE, ILLINOIS 60074

NERI
ARCHITECTS
8400 N. NORTHWEST HWY.
SUITE 4
CHICAGO, IL 60631
TEL: 847.828.9400



2313
03/17/23
Z-4


GENERAL VIEW LOOKING NORTH
 SCALE: 1/2" = 1'-0"

**New Automated
Car Wash Facility**
2239 N. RAND ROAD
PALATINE, ILLINOIS 60074





2313
03/17/23
Z-5

1
2-5
VIEW LOOKING WEST
SCALE: 1/2" = 1'-0"

**New Automated
Car Wash Facility**
2239 N. RAND ROAD
PALATINE, ILLINOIS 60074





2313
03/17/23
Z-6


VIEW LOOKING NORTH
 SCALE: 1/2" = 1'-0"

**New Automated
Car Wash Facility**
2239 N. RAND ROAD
PALATINE, ILLINOIS 60074





2313
03/17/23
Z-7


VIEW LOOKING EAST
 SCALE: 1/2" = 1'-0"

**New Automated
Car Wash Facility**
2239 N. RAND ROAD
PALATINE, ILLINOIS 60074





2313

03/17/23

Z-8

VIEW LOOKING SOUTH
SCALE: 1/2" = 1'-0"

New Automated Car Wash Facility

2239 N. RAND ROAD
PALATINE, ILLINOIS 60074

NERI
ARCHITECTS

6410 N. NORTHWEST HWY.
SUITE 4
CHICAGO, IL 60631
TEL: 847.828.9400



2313
03/17/23
Z-9

VACUUM STATION VIEW LOOKING
NORTHEAST

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

**New Automated
Car Wash Facility**
2239 N. RAND ROAD
PALATINE, ILLINOIS 60074





2313
03/17/23
Z-10

1
Z-10
SCALE: 1/2" = 1'-0"

VACUUM STATION VIEW LOOKING EAST

**New Automated
Car Wash Facility**
2239 N. RAND ROAD
PALATINE, ILLINOIS 60074



PUBLIC NOTICE
A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, May 23, 2023 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 to construct and open an automobile laundry facility at the subject property.
The property is commonly known as 2239 N. Rand Road & 2251 N. Rand Road.
The Petitioner is proposing to demolish the existing buildings on the property and redevelop site to construct a drive-through touchless car wash, Zoomies Express Car Wash, that will include a bay of covered vacuums.
The above petition has been filed by Alan Jacob, Car Wash Pro Designers, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: SU-000029-2023
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Planning and Zoning Commission
DATED: This 4th day of May 2023
Published In Daily Herald
May 8, 2023 (4599519)

3.5.j

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the fi Publication of the attached notice, and a newspaper as defined by 715 ILCS 5

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaj as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That notice of which the annexed printed slip is a true copy, was published 05/08/2023 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed a statewide public notice website as required by 5 ILCS 5/2.1.

BY

Designee of the Publisher of the Daily Herald

Control # 4599519



Attachment: Public Notice (2239 N. Rand Road - SU Auto Laundry)

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday September 23, 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 Amendment to Ordinance #O-64-23 permit a solar energy conversion system.

Special use to construct a new structure within a floodplain-buffer area.

The property is commonly known as 2241 N. Rand Road and contains the Atomic Car Wash, which is currently under construction.

The Petitioner is proposing to add a solar array area in the rear of the to the car wash property. The proposed solar arrays would be located behind a fence and also screened with existing landscaping along Lake Cook Road.

The above petition has been filed by Alan Jacob – Car Wash Pro Designers, on behalf of Kingston Valley Enterprises, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: SU-000189 -2024 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 4th day of September 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 2241 N. RAND RD.



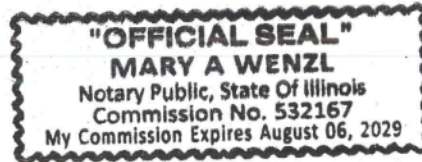
County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 4TH day of SEPTEMBER, A.D. 2025, and the last publication thereof was made on the 4TH day of SEPTEMBER, 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



Mary A. Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 4TH day of SEPTEMBER A.D., 2025.

By _____

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 4TH day of SEPTEMBER A.D., 2025.

My commission expires the 6TH day of AUGUST A.D., 2029.

conditions; seconded by Commissioner Noonan.

DISCUSSION:

Commissioner Cavanaugh notes that not much is changing and the request is an improvement over the existing conditions. He is in favor.

Chairman Wood states that this is a large shopping center with a large frontage and plaza. She finds the request reasonable and not obtrusive. She explains that she is typically conservative with sign requests, as most businesses would prefer larger signs, but this is a small increase that is directional in nature. She supports the request and finds that it meets the standards.

Commissioner Roth-Wurster states that the request is straightforward, updating to corporate branding, and adding "Palatine" is a nice touch.

Commissioner Bettenhausen states that the new signage is attractive and freshens up the building. He is in favor.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on Monday October 13th, 2025.

RESULT:	APPROVED
MOVER:	Cavanaugh
SECONDER:	Noonan
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Patrick Noonan, Rodney Bettenhausen
NAYES:	None

D. 2241 N. Rand Road

1. Special Use Amendment to permit a solar energy conversion system.
2. Special Use Amendment to construct a new structure within a floodplain-buffer area.

SU-000189-2024 – 2241 N Rand Road

Notice was published in the Journal & Topics on September 4th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Final Engineering**

5. Real Estate disclosure form**6. Public Notice****Background:**

The Petitioner is seeking a Special Use Amendment approval to install freestanding solar energy conversion arrays in the rear yard of a commercial property. The petitioner is requesting a Special Use Amendment to Ordinance #O-64-23 to permit a solar energy conversion system and Special use to construct a new structure within a flood plain-buffer area.

Sworn in petitioner:

Alan Jacob 4900 N River Road, Schiller Park, Consultant
AJ Levin – owner of property – 340 Anthony Trail, Northbrook, IL
Nick Spalone – 4900 N River Rd, Schiller Park - Consultant

Mr. Jacob explains that they are filing an amendment to the Special Use to add a solar array to the property. As part of SBA 504(b) green loan conditions, they are required to incorporate green initiatives into the project, and the solar array fulfills that requirement. Anticipates completion of this project in 4th quarter of 2025. He notes that they have another location in Algonquin where a nearly identical solar array was installed in 2024. The array will sit approximately 2 feet off the ground, surrounded by a 6-foot fence, and will not be visible to the public.

Chairman Wood asks if this is being done to meet the lender's green initiative requirements. Mr. Jacob confirms this is correct and notes that similar uses have been approved with other SBA loans.

Staff provides additional information, stating that the site is zoned B-5 and that the solar array is partially located within a flood zone buffer area. The highest point of the array will be 25 inches, with a 6-foot fence placed 8 feet from each side of the array. Staff presents the site plan and solar array details.

Chairman Wood asks about the red and white areas shown on the plan.

Village Planner Ryan Auer explains they are wetland buffer areas and that the array will partially encroach into the buffer but not into the floodplain. Mr. Jacob's confirms they filed the petition with both the Army Corps of Engineers and the Metropolitan Water Reclamation District (MWRD), and approvals were granted as drawn.

Commissioner Bettenhausen asks what color the fence will be.

Mr. Jacob states white. Commissioner Bettenhausen suggests green or brown to blend with the trees. Mr. Jacob indicates he would consider this.

Commissioner Schubert asks if the fence is a requirement.

Mr. Jacob's states it is not required but was included for aesthetics and screening, even though the panels would not be visible.

Commissioner Fedota asks about maintenance under the array, since shading may prevent grass from growing.

Consultant Alan Jacob explains that after back-and-forth with MWRD and the Army Corps, only certain native species that tolerate shade and water retention were approved for planting.

Commissioner Schubert asks if there will be battery storage.

Mr. Spalone states there will not be; the system will be direct-feed with no battery collection. He notes the project cost is approximately \$400,000 and that while it was not something they originally wanted to do, it is required under the green initiative program.

Commissioner Roth-Wurster asks if any wildlife or environmental studies have been conducted.

Mr. Spalone states no specific studies were performed.

Commissioner Bettenhausen asks how the site would be accessed.

Mr. Spalone explains that access is available from both sides with a 10-foot path on each side to allow vehicle, mower, or tractor entry.

Mr. Auer states that the proposed vegetation surface and non-combustible materials have been reviewed and approved by the Fire Marshal, and would be conditions if approved. He adds that the proposed array and fence do not affect setback or lot coverage requirements.

Chairman Wood asks if MWRD has approved the plan.

Mr. Auer confirms that preliminary approval was granted.

Commissioner Schubert asks about the existing billboard on site.

Mr. Auer confirms there is one.

Commissioner Cavanaugh notes that the Village has not had a petition like this before.

Mr. Auer explains that a solar project was approved at 1415 Roselle Road, though it was of a different design. The current proposal is a traditional row-panel array.

STAFF RECOMMENDATION:

Staff does not anticipate the proposed arrays to create adverse impacts upon the surrounding area. The proposed 6-foot fence will largely screen the arrays from surrounding view. The location and sizing of arrays meet standards of the "B-5" zoning district and regulations for structures. The array is to be located in a flood plain buffer zone, warranting specific engineering enhancements for the site. The applicant has submitted plans and has satisfied the requirements of MWRD and Village Engineering staff.

Therefore, Staff recommends action at the discretion of the Planning and Zoning Commission. If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. The Special Use shall substantially conform to the plans prepared by the Terra Consulting Group, dated 06/30/2025, except as such plans may be changed to conform to Village Codes and Ordinances.

2. Final engineering plans shall be submitted in a manner acceptable to Metropolitan Water Reclamation District(MWRD) and Village of Palatine, IL Engineering staff.
3. A maintained vegetative surface or a noncombustible base, approved by the Fire Marshal, shall be installed and maintained under the photovoltaic arrays and associated electrical equipment installations. Plans shall be submitted in a manner acceptable to Fire Marshal.

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

Commissioner Fedota Made a motion to approve subject staff's conditions: seconded by Commissioner Bettenhausen.

DISCUSSION:

Commissioner Schubert comments that it is good to see a business incorporating clean energy and commends the engineering. He notes that security and wildlife considerations have been addressed and that the project is an improvement to the property.

Chairman Wood states that the petition presents no adverse effect, that MWRD requirements have been met, and that public health, safety, and welfare are protected. She notes there will be no injury to the value of nearby properties and is in favor.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on Monday, October 13th, 2025.

RESULT:	APPROVED
MOVER:	FEDOTA
SECONDER:	BETTENHAUSEN
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Patrick Noonan, Rodney Bettenhausen
NAYES:	None

V. PUBLIC COMMENT

VI. ADJOURNMENT

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FILE #: SU-000189 -2024 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 4th day of September 2025

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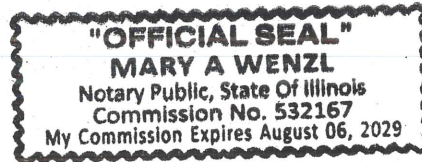
County of COOK

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Mary A. Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 4TH day of SEPTEMBER, A.D., 2025.

By _____

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 4TH day of SEPTEMBER, A.D., 2025.

My commission expires the 6TH day of AUGUST, A.D., 2029.

Consider an Ordinance Granting a Planned Development Amendment to Allow Signage Changes at 790 W. Euclid Avenue

BACKGROUND:

The Subject Property, Regency Plaza, is zoned Planned Development. The Petitioner is proposing to update the signage in conjunction with the rebranding of the True Value Hardware Store. Therefore, the Petitioner is requesting approval of the following:

Planned Development Amendment to Ordinance #O-24-86, as amended, to allow for a change in the approved sign details.

KEY ISSUES:

- The Subject Tenant Space contains the True Value Hardware Store. True Value is requesting to update their existing signage plans, with a new design. The approved signage is linked directly to the Planned Development. Therefore, another Planned Development Amendment is required. The most recent Regency Plaza signage amendment occurred in 2007 and was also for the True Value store.
- The proposed signage consists of 6 signs. This includes one logo sign on the west end of the building (replacing an existing True Value sign, which was part of the 2007 Amendment), one logo sign with text on the front of the building and 4 retail offerings. The existing True Value signage consists of 4 signs and would increase the signage by 2 signs and 30 square feet total.

	Existing Sign Square Footage	Proposed Sign Square Footage
West Side Logo	46	49
True Value Sign	101	173
Product Signage 1	32.5	11.55
Product Signage 2	47.9	5.78
Product Signage 3	N/A	5.78
Product Signage 4	N/A	11.55
Total Square Footage Comparison	227	257

- Per Code, signage square footage is calculated by using the total square footage, based upon the maximum dimensions around the entire sign. Due to the layout of the proposed signage, Staff notes that 48 additional square feet of open space are included within the calculations.

- Per the previously approved sign amendment, the logo sign on the west elevation facing S. Quentin Road shall only be illuminated during store hours.

BUDGET IMPACT:

N/A

RECOMMENDATION:

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

Residents testifying: None.

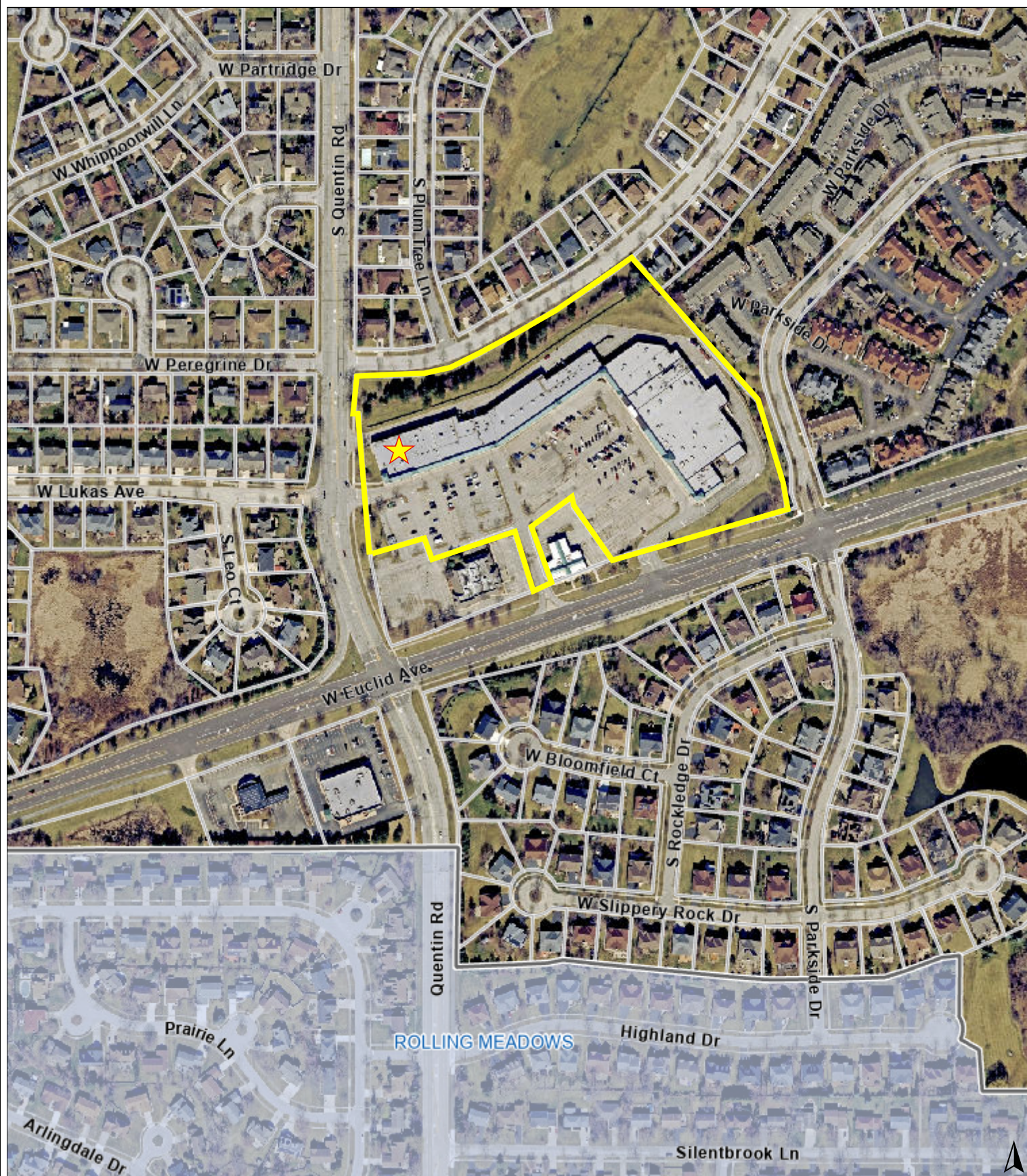
Vote: The PZC voted unanimously to approve the Special Use and Staff concurs.

ACTION REQUIRED:

A motion to approve an ordinance granting a Planned Development Amendment to Ordinance #O-24-86, as amended, to allow for a change in the approved sign details at 790 W. Euclid Avenue (Regency Plaza).

ATTACHMENTS:

1. Aerial Map
2. ORD PD Amend 790 W Euclid Ave
3. EXHIBIT - Sign Elevations
4. PZC Packet 9-23-2025
5. PZC Minutes 9-23-2025
6. True Value Sign Ord# O-38-07
7. Pubic Notice



0 450 900
ft

Print Date: 9/10/2025

Notes

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

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A PLANNED DEVELOPMENT AMENDMENT AT
790 W. EUCLID AVENUE**

WHEREAS, pursuant to a petition and public hearing on September 23, 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 Planned Development Amendment to Ordinance #O-24-86, as amended, to allow for a change in the approved sign details, pursuant to Section 13.05 of the Village of Palatine Zoning Ordinance, on the following legally described property:

BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

commonly known as 704-790 W. Euclid Avenue (PIN # 02-27-301-007-0000).

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 Planned Development Amendment to Ordinance #O-24-86, as amended, to allow for a change in the approved sign details, pursuant to Section 13.05 of the Village of Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. The Planned Development Amendment to Planned Development #O-24-86, as amended, shall substantially conform to the sign elevation plans submitted by the Petitioner on 08-26-2025, except as such shall be changed to conform with Village Codes and Ordinances.
2. The logo sign on the west elevation facing S. Quentin Road shall only be illuminated during store hours.

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

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

PASSED: This ____ day of _____, 2025

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

APPROVED by me this ____ day of _____, 2025

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

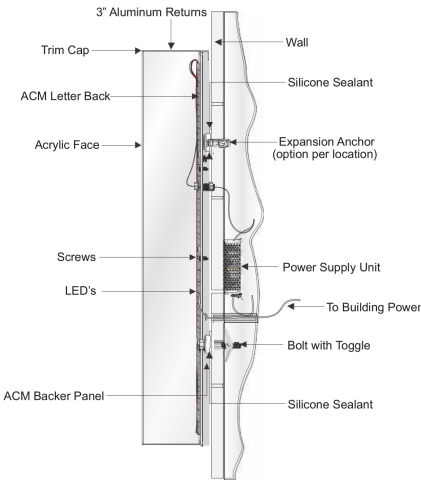
____ day of _____, 2025

Village Clerk

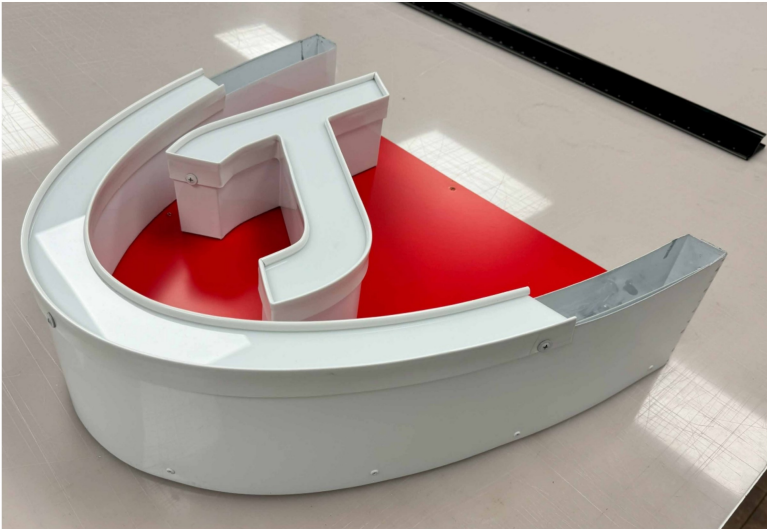
Signage Detail

FACE-LIT CHANNEL LETTERS ON ACM BACKER PANEL

- FACES: 3/16" thick white acrylic
- TRIMCAP: 1" white Jewelite
- RETURNS: 3" deep - .040" alum.; pre-finished White
- BACKS: White ACM
- ILLUMINATION: LED's White
- BACKER : Red ACM



MOUNTING DETAIL / TYPICAL / NTS



**SIGN TO BE U.L. LISTED
AND SHALL MEET N.E.C. STANDARDS**

 Underwriters
Laboratories Inc.
ELECTRIC SIGN

PRIMARIES AND FINAL CONNECTION TO SIGN BY:
CERTIFIED ELECTRICIAN

ALL ELECTRICAL COMPONENTS TO BE U.L. LISTED,
APPROVED AND MARKED PER N.E.C. 600-4.
ALL TO BE ELECTRICALLY GROUNDED PER N.E.C. 250.
ALL POWER SUPPLIES TO BE FUSED PER U. L. 48, 28.2.1
GROUNDING AND BONDING PER N.E.C. 250-90, 92-94-96.

SIGN TO MEET N.E.C. AND U. L. 48
STANDARDS FOR ELECTRICAL SIGNS
GROUNDING & BONDING
AS PER N.E.C. 250-90 & NEC 600-7

**ELECTRICAL
LOAD**

1.1 KVA
120V

EXISTING POWER

**U-DESIGN
SIGNS & GRAPHICS**

9306 S. 300 W. Sandy, UT 84070
801-233-2906 | udnsigns.com

NOTE: COLORS ON THIS RENDERING ARE INDICATIONS ONLY & MAY NOT MATCH ACTUAL SIGN COLOR, SEE DESCRIPTION FOR ACTUAL COLOR SPECS.

THIS IS AN ORIGINAL DRAWING CREATED BY U-DESIGN SIGNS SUBMITTED FOR YOUR PERSONAL USE. HOWEVER, IT REMAINS THE PROPERTY OF U-DESIGN SIGNS. YOU ARE NOT AUTHORIZED TO REPRODUCE, COPY OR EXHIBIT IN ANY WAY, SHAPE OR FORM.

True Value

ADDRESS

PAGE #

CLIENT SIGNATURE

DATE

REVISIONS

DATE:

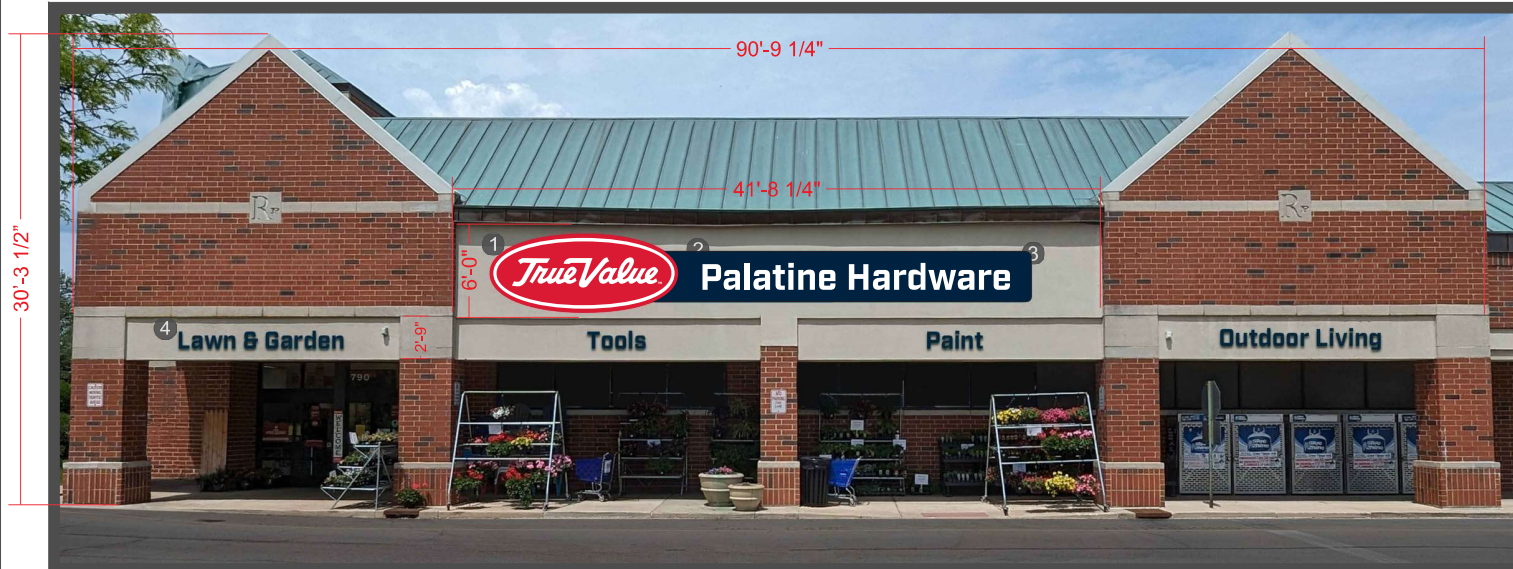
DESCRIPTION:

PM

APPROVAL DATE

DESIGN

FILE NAME



PROPOSED FRONT ELEVATION

- ① ILLUMINATED CHANNEL TRUE VALUE LOGO SIGN PMS186C RED/WHITE
- ② ILLUMINATED CHANNEL STORE NAME SIGN - WHITE - INDUSTRY FONT
- ③ PMS 2965C BLUE BACKER PANEL
- ④ PMS 2965C ACRYLIC DEPARTMENT SIGNS - INDUSTRY FONT



EXISTING FRONT ELEVATION



1'-1" **Lawn & Garden**
Tools
Paint
Outdoor Living

U-DESIGN SIGNS & GRAPHICS

9306 S. 300 W. Sandy, UT 84070
 801-233-2906 | udesignsigns.com



True Value - Palatine - 21779



Michael Zimmer



michael.zimmer@truevalue.com



847-347-6957

File: FILE NAME

scope of work:

Manufacture and install

sign description:

- Faces
- Returns
- Backs
- Trim
- LED
- Mounting
- Print

ALWAYS USE A PHOTO CELL!

Vinyl colors/PMS

Licensed & Insured



PROJECTED INSTALL DATE: TBD - AFTER PROOF & DEPOSIT ARE APPROVED

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U-DESIGN SIGNS & GRAPHICS

9306 S. 300 W. Sandy, UT 84070
801-233-2906 | udesignsigns.com



True Value - Palatine - 21779



Michael Zimmer



michael.zimmer@truevalue.com



847-347-6957

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PROPOSED

- 1 ILLUMINATED CHANNEL TRUE VALUE LOGO SIGN w/ HARDWARE
PMS186C RED/WHITE

10'-9 1/2"

4'-6"

1'-7 1/4"



EXISTING



**VILLAGE OF PALATINE
PLANNING AND ZONING COMMISSION**

790 W. Euclid Avenue
September 23, 2025

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Sean Gale, True Value Hardware

PLAN NUMBER: FPD-000210-2025

ADDRESS: 790 W. Euclid Avenue

BACKGROUND:

The Subject Property is zoned Planned Development and is in the Regency Shopping Plaza. The Petitioner is proposing to update the signage in conjunction with a rebrand for the True Value Hardware Store. Therefore, the Petitioner is requesting:

Planned Development Amendment to Ordinance #O-24-86, as amended, to allow for a change in the approved sign details.

Surrounding Zoning/Uses:

North	R-2 – Single Family Residential
South:	Planned Development – Single Family Residential
East:	Planned Development – Multi-Family Residential
West:	Planned Development – Single Family Residential

KEY ISSUES:

- The Subject Tenant Space contains True Value Hardware. The franchise is updating signage, with a with new design. The signage is directly tied to the Planned Development therefore requiring a Planned Development Amendment. The last signage amendment in Regency Plaza was also for the True Value Store in 2007.
- The proposed signage consists of 6 signs. This includes one logo sign on the west end of the building, one logo sign with text on the front of the building and 4 retail offerings. The existing True Value signage consists of 4 signs and would increase the signage by 2 signs and 30 square feet total.

	Existing Sign Square Footage	Proposed Sign Square Footage
West Side Logo	46	49
True Value Sign	101	173
Product Signage 1	32.5	11.55
Product Signage 2	47.9	5.78
Product Signage 3	N/A	5.78
Product Signage 4	N/A	11.55
Total Square Footage Comparison	227	257

- Per Code, signage square footage is calculated by using the total square footage, based upon the maximum dimensions around the entire sign. Due to the layout of the proposed signage, Staff notes that there are 48 square feet of open space included within the calculations.

STANDARDS FOR ALL PLANNED DEVELOPMENTS

All planned developments shall comply with the following general standards.

- 1) The planned development shall be designed, located and proposed to be operated so that the public health, safety and welfare will be protected.
- 2) The planned development shall not cause substantial injury to the value of other property in the area in which it is located.
- 3) The establishment of the planned development shall not impede the normal and orderly development and improvement of surrounding property.
- 4) Adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.
- 5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

STAFF RECOMMENDATION:

The Petitioner is requesting approval to update the existing signage for the True Value Hardware Store. The proposal includes adding two additional signs, for a total of six, four of which will identify available products, within the store. The overall sign area increases by 30 square feet. This type of signage request is common for hardware store locations and is not anticipated to have a negative impact on the surrounding area.

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

1. The Planned Development Amendment to Planned Development #O-24-86, as amended, shall substantially conform to the sign elevation plan submitted by the Petitioner on 08-26-2025, except as such shall be changed to conform with Village Codes and Ordinances.



0 450 900
ft

Print Date: 9/10/2025

Notes

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



FINAL 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

Sean Gale

Business Name (if applicable)

True Value Hardware

Subject Property Address

790 W Euclid Avenue

Project Description

update signage on existing building with new corporate signage aimed at enhancing both the store and surrounding area

1.1) Illuminated Channel True Vale Logo

1.2) Illuminated Channel Store Name

1.3) Backer Panel for Store Name

2.1) Non-illuminated lettering of departments

3.1) Illuminated channel of True Value Hardware logo

All existing land uses on the property:

strip mall / retail

Property acreage and proposed land use:

12.63, land use to remain the same

Property attributes (acreage and subdivision name):

Regency Plaza

Signage Detail

FACE-LIT CHANNEL LETTERS ON ACM BACKER PANEL

FACES: 3/16" thick white acrylic

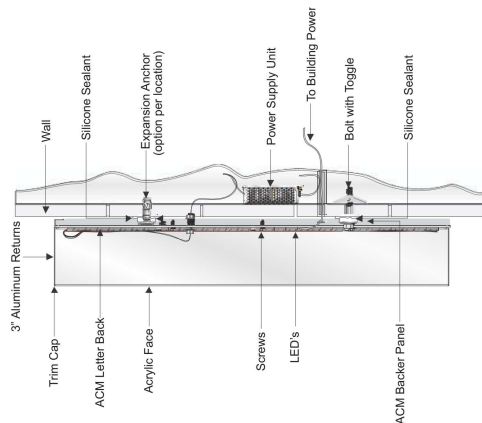
TRIMCAP: 1" white Jewelite

RETURNS: 3" deep - .040" alum.; pre-finished White

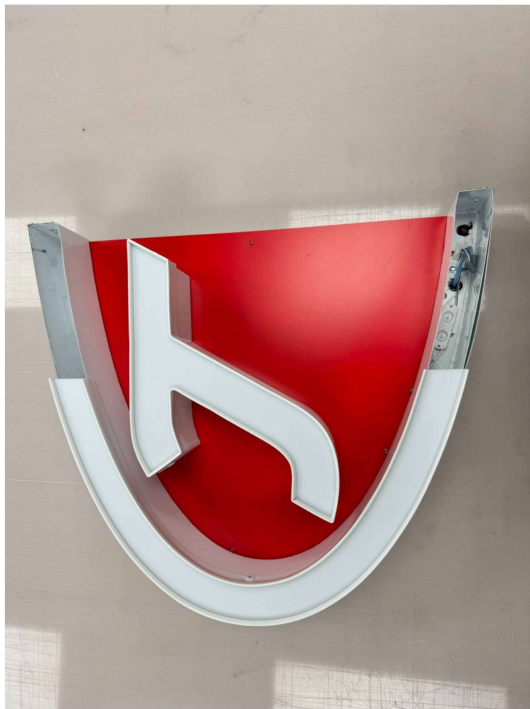
BACKS: White ACM

ILLUMINATION: LED's White

BACKER: Red ACM



MOUNTING DETAIL / TYPICAL / NTS



**SIGN TO BE U.L. LISTED
AND SHALL MEET N.E.C. STANDARDS**

 **Underwriters
Laboratories Inc.**
INTL

ELECTRIC SIGN

ALL ELECTRICAL COMPONENTS TO BE U.L. LISTED.
APPROVED AND MARKED PER N.E.C. 800.4
ALL TO BE ELECTRICALLY GROUNDING PER NEC 250
ALL POWER SUPPLIES TO BE FUSED PER U.L. 48 263.1
GROUNDING AND BONDING PER N.E.C. 250.90 - 92, 264.1
SIGN TO MEET N.E.C. AND U.L. 48
STANDARDS FOR ELECTRICAL SIGNS
GROUNDING & BONDING
AS PER N.E.C. 250.90 & NEC 600.7

PRIMARIES AND FINAL CONNECTION TO SIGN BY:

**ELECTRICAL
LOAD**

1.1 KVA
120V

EXISTING POWER

U-DESIGN SIGNS & GRAPHICS

9306 S. 300 W. Sandy, UT 84070
801-233-2906 | udnsgns.com

NOTE: COLORS ON THIS RENDERING ARE INDICATIONS ONLY & MAY NOT MATCH ACTUAL SIGN COLOR, SEE DESCRIPTION FOR ACTUAL COLOR SPECS.

THIS IS AN ORIGINAL DRAWING CREATED BY U-DESIGN SIGNS SUBMITTED FOR YOUR PERSONAL USE. HOWEVER, IT REMAINS THE PROPERTY OF U-DESIGN SIGNS. YOU ARE NOT AUTHORIZED TO REPRODUCE, COPY OR EXHIBIT IN ANY WAY, SHAPE OR FORM.

		CLIENT SIGNATURE		DATE		REVISONS	
						DATE: DESCRIPTION:	
ADDRESS		PAGE #		PM			
		APPROVAL DATE		DESIGN			
				FILE NAME			
						Page 42 of 122	

True Value - Palatine - 21779
 Michael Zimmer
 michael.zimmer@truevalue.com
 847-347-6957



File: FILE NAME
scope of work:
 Manufacture and install
sign description:

- Faces
- Returns
- Backs
- Trim
- LED
- Mounting
- Print

ALWAYS USE A PHOTO CELL!

Vinyl colors/PMS

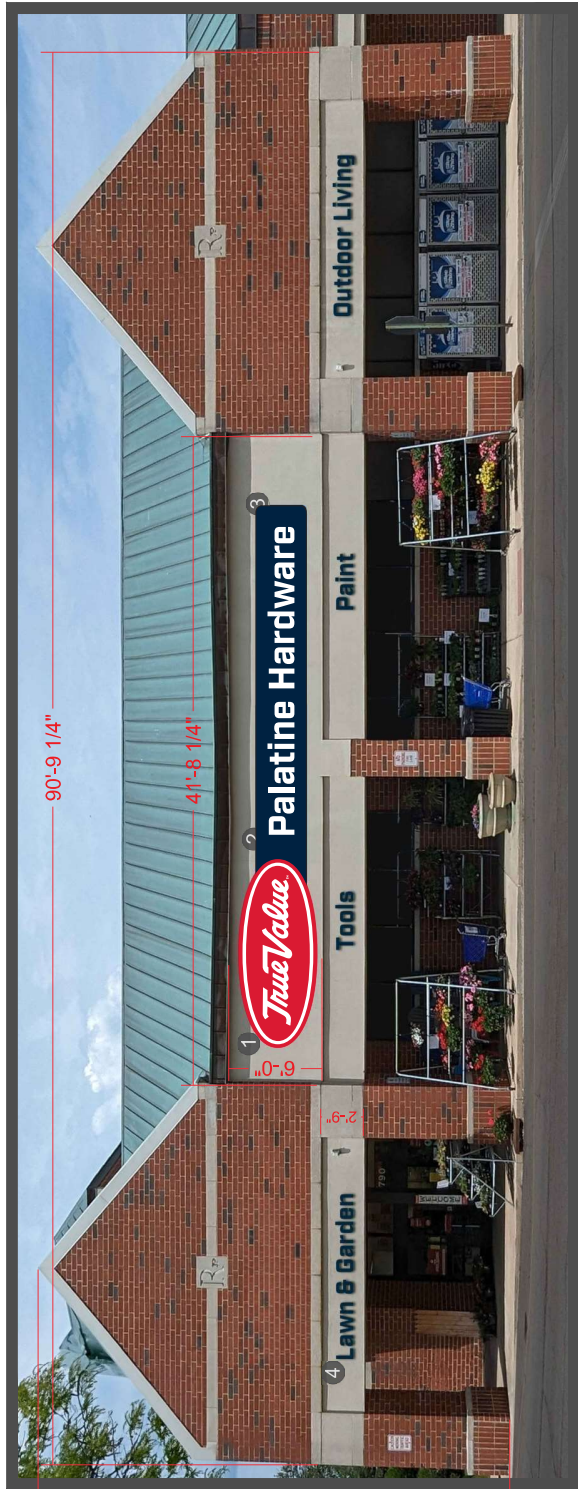


Licensed & Insured

PROJECTED INSTALL DATE: TBD - AFTER PROOF & DEPOSIT ARE APPROVED

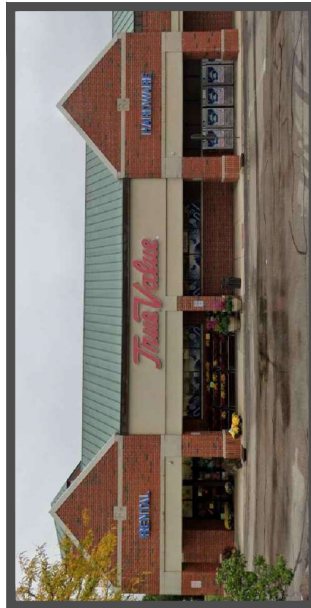
NOTE: COLORS ON THIS RENDERING ARE INDICATIONS ONLY & MAY NOT MATCH ACTUAL SIGN COLOR, SEE DESCRIPTION FOR ACTUAL COLOR SPECS.

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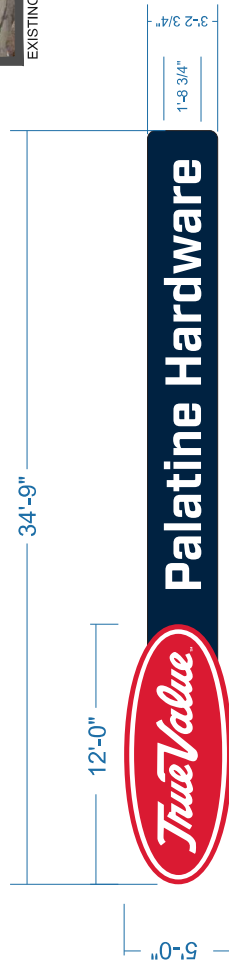


PROPOSED FRONT ELEVATION

- 1 ILLUMINATED CHANNEL TRUE VALUE LOGO SIGN PMS186C RED/WHITE
- 2 ILLUMINATED CHANNEL STORE NAME SIGN - WHITE - INDUSTRY FONT
- 3 PMS 2965C BLUE BACKER PANEL
- 4 PMS 2965C ACRYLIC DEPARTMENT SIGNS - INDUSTRY FONT



EXISTING FRONT ELEVATION



1'-1" Lawn & Garden
 Tools
 Paint
 Outdoor Living



True Value - Palatine - 21779

Michael Zimmer

michael.zimmer@truevalue.com

847-347-6957



File: FILE NAME

scope of work:

Manufacture and install

sign description:

- Faces
- Returns
- Backs
- Trim
- LED
- Mounting
- Print

ALWAYS USE A PHOTO CELL!

Vinyl colors/PMS



Licensed & Insured

PROJECTED INSTALL DATE: TBD - AFTER PROOF & DEPOSIT ARE APPROVED

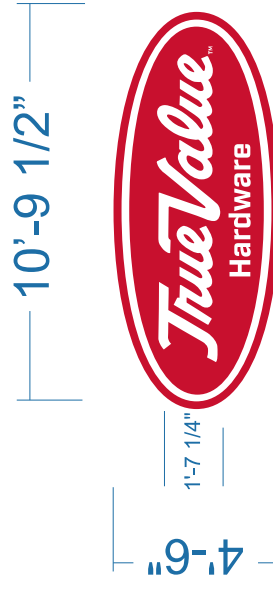
NOTE: COLORS ON THIS RENDERING ARE INDICATIONS ONLY & MAY NOT MATCH ACTUAL SIGN COLOR, SEE DESCRIPTION FOR ACTUAL COLOR SPECS.

THIS IS AN ORIGINAL DRAWING CREATED BY U-DESIGN SIGNS SUBMITTED FOR YOUR PERSONAL USE. HOWEVER, IT REMAINS THE PROPERTY OF U-DESIGN SIGNS. YOU ARE NOT AUTHORIZED TO REPRODUCE, COPY OR EXHIBIT IN ANY WAY, SHAPE OR FORM.



PROPOSED

- 1 ILLUMINATED CHANNEL TRUE VALUE LOGO SIGN w/ HARDWARE
PMS186C RED/WHITE



EXISTING



Members of The Palatine Planning & Zoning Commission,

We are seeking approval for a new exterior sign at our True Value store in Palatine, as part of an update aimed at enhancing both the store and the surrounding area. The new signage will replace the existing cracked and faded signs, reflecting our commitment to improving the neighborhood's aesthetic.

The proposed new True Value logo, with the addition of "Palatine Hardware," demonstrates our ongoing investment in the community. This rebranding is more than just a visual update; it signifies our dedication to enhancing the local retail environment and ensuring our store remains a relevant and reliable resource for residents' home improvement needs. The exterior upgrade coincides with a refresh of the interior signs, an update in product offerings, and a commitment to continue servicing the community.

Our goal is for True Value Palatine Hardware to become a cornerstone of the community, offering quality service and products while maintaining an exterior presence that reflects that commitment. We are proud to have the landlord's approval for the signage and believe this update will significantly enhance the visual appeal of Regency Plaza.

Thank you for considering this signage update.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Lane", written over a horizontal line.

Eric Lane – Senior Vice President Marketing True Value

ORDINANCE NO. 0-38-07

**AN ORDINANCE AMENDING PLANNED DEVELOPMENT
ORDINANCE #0-24-86, AS AMENDED BY #0-258-04 AND #0-105-05
790 W. EUCLID AVE. (REGENCY PLAZA SHOPPING CENTER) (CASE NO. 07-20)**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On April 2, 2007**

ORDINANCE NO. 0-38-07

**AN ORDINANCE AMENDING PLANNED DEVELOPMENT
ORDINANCE #0-24-86, AS AMENDED BY #0-258-04 AND #0-105-05
790 W. EUCLID AVENUE (REGENCY PLAZA SHOPPING CENTER)
(CASE NO. 07-20)**

WHEREAS, Ordinance #0-24-86, as amended by #0-258-04 and #0-105-05, granted Final Planned Development approval; and

WHEREAS, the Petitioner has requested a Planned Development Amendment to allow a change in the approved sign details; and

WHEREAS, the Plan Commission of the Village of Palatine held the required hearing for amendment to the Planned Development on March 20, 2007, on the following legally described property:

PARCEL 1:

That part of the West half of Section 27, Township 42 North, Range 10, East of the Third Principal Meridian lying North of the Northerly line of Euclid Avenue and East of the Easterly line of Quentin Road as shown on Document Number 23511292 and as described by Document Numbers 22786906, 22786902, and 22786905 and lying South of the South line of Peregrine Drive as shown on Plat of Plum Grove Hills Unit One, recorded as Document Number including that part of vacated Quentin Road lying North of the Northerly line of Euclid Avenue as shown on Plat of Vacation recorded as Document Number 25401562 and lying Westerly of the following described line: Commencing at the intersection of the East line of Quentin Road and South line of Peregrine Drive; thence Easterly and Northeasterly along the aforesaid South line of Peregrine Drive for 585.97 feet to a point of curvature of a curve concave to the North West and having a radius of 1404.18 feet; thence Northeasterly along said curved line for 212.34 feet to the place of beginning; thence Southeasterly along a line radial, to the last described curve at the last described point for 462.87 feet; thence Southeasterly along a line that forms an angle of 20 degrees 38 minutes 28 seconds to the right with a prolongation of the last described line at the last described point for 330 feet to a bend point in the aforesaid Northerly line of Euclid Avenue, all in Cook County, Illinois.

PARCEL 2:

That part of the West half of Section 27, Township 42 North, Range 10, East of the Third Principal Meridian lying North of the Northerly line of Euclid Avenue and East of the Easterly line of Quentin Road as shown on document number 23511292 and as described by document number 22786900, number 22786902 and number 22786905 and lying South of the South line of Peregrine Drive as shown on Plat of Plum Grove Hills Unit One, recorded as document number 23683794, described as follows:

Commencing at the intersection of the East line of Quentin Road and the South line of Peregrine Drive, as shown on the Plat of Subdivision of aforesaid Plum Grove Hills Unit One; thence Easterly and Northeasterly along the aforesaid South line of Peregrine Drive for 585.97 feet to a point of curvature of a Curve concave to the North West and having radius of 1404.18 feet; thence Northeasterly along said curved line for 212.34 feet; thence Southeasterly along a radial to the last described curve at the last described point (said radial line bearing South 39 degrees 09 minutes 52 seconds East) for 322.87 feet to the point of beginning; thence continuing Southeasterly along the last described course for 140.00 feet; thence South 18 degrees 31 minutes 24 seconds East for 330.00 feet to a bend point in the aforesaid Northerly line of Euclid Avenue; (said last described 330.00 foot line is hereinafter referred to as Line "A"); thence North 06 degrees 28 minutes 51 seconds West 76.69 feet, (said point being 16.00 feet Easterly as measured perpendicularly to said Line "A"); thence North 14 degrees 31 minutes 09 seconds West 100.24 feet, (said point being 23.00 feet Easterly as measured perpendicularly to said Line "A"); thence North 18 degrees 31 minutes 24 seconds West along a line parallel with, and 23.00 feet Easterly (as measured perpendicularly to said Line "A") for 125.00 feet; thence North 42 degrees 43 minutes 13 seconds West 176.52 feet to the point of beginning, all in Cook County, Illinois.

commonly known as 790 W. Euclid Avenue (PIN# 02-27-301-006).

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

SECTION 1: That an amendment to Planned Development Ordinance #0-24-86, as amended by #0-258-04 and #0-105-05, to allow a change in the approved sign details, is hereby granted, subject to the following conditions:

1. The signage shall substantially conform to the sign plans by Olympic Signs dated 6/21/06 and attached hereto as Exhibit 'A' except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions:

2. This Ordinance shall be assigned to True Value Hardware and may be transferred to a future user only after review and approval of the Village Council.
3. The sign shall only be illuminated during store hours.

SECTION 3: The petition for Planned Development Amendment, a copy of the public notice and minutes of the Plan Commission are attached hereto and form a part hereof.

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

PASSED: This 2 day of April , 2007

AYES: 4 **NAYS:** 3 **ABSENT:** 0 **PASS:** 0

APPROVED by me this 2 day of April , 2007



Mayor of the Village of Palatine

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

 2 day of April , 2007



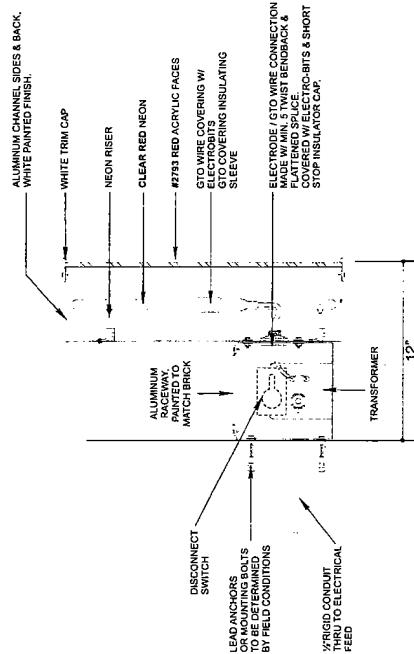
Village Clerk

14'-10"

True Value®

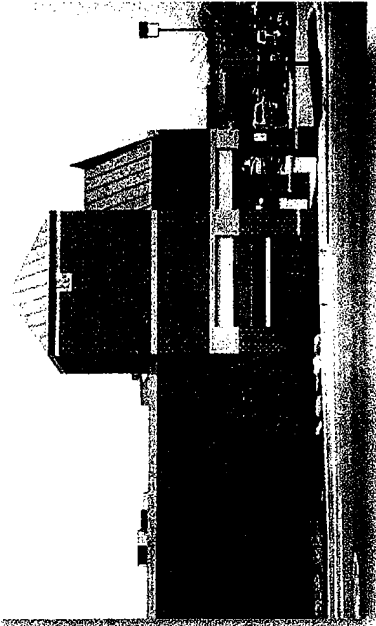
INDIVIDUAL INT. NEON ILLUMINATED LETTER DISPLAY 3/8" = 1'-0"

NOTE: E.C.O. ALUMINUM
REGISTRATION MARK
PMS #300 RED PAINTED
FINISH, FLUSH MTD.

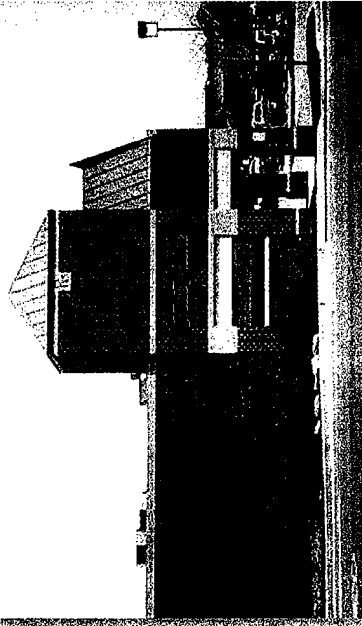


INTERNALLY ILLUM. CHANNEL LTR. MTD. ON RACEWAY

EXISTING



PROPOSED



OLYMPIC SIGNS

account representative
E. PYTER

True Value
730 W. ELLIOT RD. PALATINE, IL

Job #: 06-2504
6-21-06
REV. # 7-11-06

Comments:

THIS IS AN ORIGINAL UNPUBLISHED DRAWING SUBMITTED IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU. THIS IS NOT TO BE COPIED, REPRODUCED, ENLARGED OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF OLYMPIC SIGNS, INC. ANYHOW IS EXCLUSIVE PROPERTY OF OLYMPIC SIGNS, INC.

page 2 of 3

PETITIONER'S EXHIBIT

5

EXHIBIT "A"

0 6 5 0 1 7 1 1

REGENCY PLAZA

ORDINANCE NO. 0-24-86

86581711

AN ORDINANCE
GRANTING A SPECIAL USE FOR A PLANNED DEVELOPMENT
REGENCY PLAZA

WHEREAS, upon petition of owners of said property, hearings were held by the Plan Commission of the Village of Palatine, 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 written report to the President and Board of Trustees of the Village of Palatine,

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of Palatine, County of Cook, State of Illinois, acting in the exercise of their home rule powers:

SECTION 1: Final approval of a Planned Development is hereby granted as set forth in Section 11.08 of Appendix A, Zoning Ordinance of the Palatine Code of Ordinances for the real estate described as follows, to wit:

See Legal Description attached hereto as Exhibit A" commonly described as Regency Plaza proposed at the Northeast corner of Euclid Avenue and Quentin Road.

SECTION 2: Final Planned Development approval shall be subject to the following conditions:

1. The project be developed according to the final Site Plan (Exhibit B-Sheet SP-1) Landscaping Plan (Exhibit B-Sheets LP-1 and LP-2), Architectural Plans (Exhibit B, Sheets A, B, C, D, I), Lighting Plan (Exhibit B, Sheet L-1), Engineering Plan (Exhibit C, Sheets C-1, C-2, C-3, C-4, and C-5) and Pylon Sign Drawing (Exhibit D) except as the above plans are revised pursuant to this ordinance.
2. The six (6) foot high solid board-on-board redwood fence to be constructed along the entire length of the service drive shall be replaced in its entirety every twelve (12) years.

PETITIONER'S EXHIBIT

6

3. Phase I (main commercial building) be completed thirty-six (36) months after receiving final approval. Phase II (outbuildings) be completed forty-eight (48) months after receiving final approval.

4. A Letter of Credit in the amount of \$189,032. and a cash deposit in the amount of \$18,903.20, be submitted for public improvements before issuance of a building permit.

5. A Letter of Credit in the amount of \$50,000. shall be submitted to the Village of Palatine before the issuance of building permits, in lieu of the ten (10) percent required in Section 11.08 (f) (4) of Appendix "A" of the Code of Ordinances, Village of Palatine. Said Letter of Credit shall remain in effect until condition #3 of this ordinance is met.

6. All erosion and sedimentation control be implemented prior to the commencement of any site development and the clearing and stripping operations.

7. No occupancy permits be granted for any structure within the development until:

a. All buffers and landscaping are installed and acceptable to the Village.

b. Required watermains, sanitary sewers and storm sewers, and other drainage facilities have been installed and found acceptable to the Village.

8. Maintenance agreements for the center, the landscaped buffer area, and the terraced area are to be approved in advance by the Village Manager before issuance of building permits and tied to the developer and successors.

9. Total building of the project be 133,000 square feet (both main building and out buildings) and the primary tenant space(s) may consist of two (2) separate uses with a total area not to exceed 65,000 square feet and a single use no larger than 50,000 square feet. However, the center shall contain a primary tenant space of at least 30,000 sq. feet, unless the Planned Development is amended at a future date by the Village Board.

10. Shopping hours shall be no more than those of centers of comparable size in Palatine, except that no hours beyond midnight without amending the planned development.

11. Only the uses listed in Exhibit "E" shall be allowed in the project as "permitted" uses or "special" uses.

12. The landscaped berm area along Peregrine Drive be subject to a restrictive covenant, Exhibit "F"; attached hereto and made a part hereof, which covenant shall be executed before issuance of a building permit.

13. The Owners agree to pay their share of traffic signals at entrance to the development on Euclid and/or Quentin, if a traffic study authorized by the Village warrants them and the County approves.

14. The Village shall have no responsibility, liability, or obligation of any kind whatsoever to maintain watermains, sanitary sewers, storm sewers or other drainage facilities constructed and installed as part of this development. It is also a condition of this approval that the Owner of the property execute a grant of easement, incorporating the

following language, prior to Village issuance of building permits.

"In the event maintenance of any watermains, sanitary sewer, storm sewers or other drainage facilities serving the property is not performed by the developer or its successors in interest as owners of the property, and the Village deems, in its sole judgement and discretion, that the Village must perform such storm sewer, watermains, sanitary sewer or other drainage facilities maintenance pursuant to its reasonable interpretation of the law or by order of competent jurisdiction, the developer hereby grants to the Village the right to enter the property, or any other property under the ownership or control of the developer, or its successors or assigns wherein such storm sewer, watermains, sanitary sewer or other drainage facilities, and to restore the premises thereafter. In the event of the performance by the Village, or its agents, of any such repair or maintenance work and restoration work, the cost thereof shall be paid by the developer or its successors or assigns and until paid shall constitute a lien upon the entire property including all improvements thereon. Such lien may be enforced by the Village, which also may recover all reasonable costs and attorney's fees in so doing, in the manner provided by law for enforcement and foreclosure of liens."

15. All architecture, landscaping, garbage and refuse areas and bins, screening, detention areas and accessory embellishments be maintained in a manner that is consistent with the original project plans. Owner of the property shall be liable with penalties as provided in the Zoning Ordinance.

16. Rear of commercial buildings shall be covered with a split face block to match the front facades of the buildings.

17. Lighting plans (Exhibit B-Sheet L-1) be revised and submitted for Village approval, before issuance of building permit, to show lighting poles in the parking lot area not exceeding twenty-two (22) feet in height.

18. Landscaping Plans (Exhibit B-Sheets LP-1 and LP-2) be revised and submitted for Village approval before issuance of building permits, to show the following changes:

a) Installation instructions for the mulch and seeding areas.

b) One (1) continuous berm along the entire north property line not less than ten (10) feet in height, with additional landscaping and plant materials acceptable to the Village as to type, quantity and location, including substantial numbers of arbor vitae and other types of evergreens at least fourteen (14) feet in height along the top of said berm; all of which landscaping shall be subject to final review and approval by the Village within ninety (90) days after completion.

19. The site plans for the outlot parcels will require final approval via amendment(s) to the Planned Development.

20. Architectural plans, Exhibit B, Sheets A, B, C, D and I, be revised and resubmitted prior to issuance of any building permits to show adjustment of building elevations

acceptable to the Village to correspond with the drop in grade elevations.

SECTION 3: That the petition for special use, a copy of the public notice, and the report of the Plan Commission reporting on this petition be attached hereto and form a part of this ordinance.

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

PASSED: This 25 day of March, 1986

AYES: 4 NAYS: 1 ABSENT: 0 PASS: 0

APPROVED by me this 25 day of March, 1986

Frank R. Zurcher
President of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this
25 day of March, 1986

Diane B. Greenlee
Deputy Village Clerk

PARCEL 1:

That part of the west half of Section 27, Township 42 North, Range 10 East of the Third principal Meridian lying north of the northerly line of Euclid Avenue and East of the Easterly line of Quentin Road as shown on Document No. 23511292 and as described by Document No. 22786900 and No. 22786905 and lying south of the South line of Peregrine Drive as shown by plat of Plum Grove Hills Unit One, recorded as Document No. 23683794, including that part of vacated Quentin Road lying north of the northerly line of Euclid Avenue as shown on plat of vacation recorded as Document No. 25401562, and lying westerly of the following described line: Commencing at the intersection of the east line of Quentin Road and South Line of Peregrine Drive: Thence easterly and northeasterly along the aforesaid south line of Peregrine Drive for 585.97 feet to a point of curvature of a curve concave to the northwest and having a radius of 1404.18 feet: thence northeasterly along said curved line for 212.34 feet to the place of beginning; thence southeasterly along a line radial to the last described curve at the last described point for 462.87 feet; thence southeasterly along a line that forms an angle of $20^{\circ}-38'-28''$ to the right with a prolongation of the last described line at the last described point for 330 feet to a bend point in the aforesaid northerly line of Euclid avenue, all in Cook County, Illinois.

Also that part commencing at the northeast corner of parcel 1, thence south $39^{\circ}-09'-52''$ east along the east line of parcel 1 for 240 feet for a place of beginning, thence south $49^{\circ}-09'-52''$ for 260 feet, thence south $13^{\circ}-09'-52''$ east for 82 feet, thence south $36^{\circ}-09'-52''$ east for 104 feet, thence south $31^{\circ}-18'-51''$ west for 69.16 feet, thence south $18^{\circ}-31'-24''$ east for 88 feet to a point in the northerly line of Euclid Avenue right-of-way that is 25 feet easterly of the southeast corner of Parcel 1, as measured along the northerly line of said right-of-way, thence south $68^{\circ}-00'-32''$ west for 25 feet to the southeast corner of Parcel 1, thence north $18^{\circ}-31'-24''$ west along the east line of parcel 1 for 330 feet to a bend point in the east line of parcel 1, thence north $39^{\circ}-09'-52''$ east along the west line of parcel 1 for 222.87 feet to the place of beginning,

EXCEPT That part of Parcel No. 1 lying Northerly of the following described line: Commencing at the Northeast corner of said Parcel, thence S. $39^{\circ}-09'-52''$ E. along the Easterly line of Parcel No. 1 for 82 feet for a place of beginning, thence S. $54^{\circ}-50'-23''$ W. for 448.95 feet, thence S. $68^{\circ}-54'-02''$ W. for 340 feet, thence East 67.40 feet to a point in the West line of Parcel No. 1.

commonly known as Regency Plaza proposed at the Northeast corner of Euclid Avenue and Quentin Road.

LIST OF PROPOSED USES
QUENTIN & EUCLID SHOPPING CENTER

RETAIL BUSINESS USES.

Antique shops

Appliance stores

Art galleries

Art supply stores

~~Auction rooms~~

Bakeries, in which the manufacture of goods is limited to goods retailed on the premises only

Bicycle sales and repair shops

Book and stationery stores

Business machine sales and service

Camera and photographic supply stores

Candy and confectionery stores

Carpet and rug stores

~~Catering establishments~~

China and glassware stores

Coin, philatelic, stamp, and numismatic stores

Dairy products stores

Delicatessens (Special Use)

Department stores

Drapery stores

Drug stores and pharmacies

Dry goods stores

Electrical and household appliance stores

Florist shops and conservatories

Food stores, grocery stores, meat markets, fish markets.

Frozen food stores, including locker rental in conjunction therewith

Furniture stores, including upholstering when conducted as part of the retail operations and secondary to the principal use.

C-5) and Pylon Sign Drawing (Exhibit D), and plans are revised pursuant to this ordinance.

2. The six (6) foot high solid board-on-board redwood fence to be constructed along the entire length of the service drive shall be replaced in its entirety every twelve (12) years.

EXHIBIT "E"

6 Pages
0-24-06

Furrier shops, including the incidental storage and conditioning of furs.

~~Garden supply and seed stores~~

Gift shops

~~Greenhouses and nurseries; retail sales~~

Haberdasheries

Hardware stores

Hearing aid stores

Hobby shops

Ice and milk sales

Ice cream stores

Jewelry stores

Leather goods and luggage stores

Linoleum and tile stores

Millinery shops

Musical instrument sales and repair

~~Newsstands~~

Notions stores

Office supply stores

Optician sales; retail

Orthopedic and medical appliance stores, but not including the assembly or manufacture of such articles.

~~Orthopedic brace and limb fitting and assembly.~~

Package liquor stores (Special Use)

Paint and wallpaper stores

~~Pet stores~~

Picture framing; when conducted for on-premises retail trade.

Phonograph record, tape, and sheet music stores

Radio and television sales.

2.

Engineering Plan (Exhibit C-5) and Pylon Sign Drawing (Exhibit D) except as the above plans are revised pursuant to this ordinance.

2. The six (6) foot high solid board-on-board redwood fence to be constructed along the entire length of the service drive shall be replaced in its entirety every twelve (12) years.

Restaurants, including live entertainment, dancing, and/or the serving of alcoholic beverages. (Special Use)

~~Roadside stands, commercial.~~

School supply stores

~~Second-hand stores~~

Shoe stores

Sporting goods stores

Taverns (Special Use)

~~Taxidermists~~

Tobacco shops

Toy stores

~~Trading stamp stores~~

Wearing apparel shops

2. SERVICE USES

Artists' studios

Banks, including drive-in facilities

Barber shops

Beauty parlors

Blueprinting and photostating establishments.

Clothes-pressing establishments

Clothing rental agencies

~~Currency exchanges~~ Day & Ever Green, per Ord 0-10343

Dry cleaners and laundries, but not a central plant serving more than one (1) retail outlet.

~~Dry cleaners and laundries, laundrettes, self-service only.~~

Financial institutions.

Fix-it shops; for general minor repair

3.

Engineering plans, C-5) and Pylon Sign Drawing (Exhibit D) except as the above plans are revised pursuant to this ordinance.

2. The six (6) foot high solid board-on-board redwood fence to be constructed along the entire length of the service drive shall be replaced in its entirety every twelve (12) years.

Interior decorating studios, including upholstering and making of draperies, slip covers, and other similar articles, when conducted as part of the retail operations and secondary to the principal use.

Investment companies

Loan companies

Locksmith shops

~~News syndicates~~

~~Newspaper distribution agencies~~

Photographic studios

Radio service and repair shops

Recording studios

Savings and loans, including drive-in facilities

Shoe, clothing, and hat repair stores

Tailor and dress-making shops

Telegraph offices

Television service and repair shops

Ticket agencies; amusement

Travel agencies and bureaus and transportation ticket offices

3. OFFICE USES

Accounting, auditing, and bookkeeping offices

~~Animal hospitals, for care and treatment of domestic pets and animals only.~~

Architect's offices

Attorney and law offices

Chambers of commerce

Chiropodist's offices

Chiropractor's offices

Dental clinics

Dental laboratories

4.

Engineering plans (Exhibit C-5) and Pylon Sign Drawing (Exhibit D) except as the above plans are revised pursuant to this ordinance.

2. The six (6) foot high solid board-on-board redwood fence to be constructed along the entire length of the service drive shall be replaced in its entirety every twelve (12) years.

Dentist's offices
Detective agencies
Doctor's, surgeon's, and/or physician's offices
Employment agencies
Engineer's offices
Insurance agencies
Labor unions and organizations
Land surveyor's offices
Landscape architectural and urban planning services
Medical clinics
Medical laboratories
Merchant's associations
Newspaper offices
Offices, business and professional; miscellaneous
Optician's offices
Osteopath's offices
Political organization offices
Real Estate offices
Secretarial services
Security and commodity brokers

4. RECREATION AND SOCIAL FACILITIES

~~Billiard and pool halls.~~

~~Clubs, private (non-profit)~~

~~Gymnasiums, commercial~~

Health clubs (Special Use)

~~Indoor tennis~~

5. PUBLIC UTILITY AND SERVICE USES

5.
Essential services - gas regulator stations, telephone exchanges, electric substations.

Engineering Drawing (Exhibit C-5) and Pylon Sign Drawing (Exhibit D) except as the plans are revised pursuant to this ordinance.

2. The six (6) foot high solid board-on-board redwood fence to be constructed along the entire length of the service drive shall be replaced in its entirety every twelve (12) years.

~~Post offices~~

Post office substations

6. EDUCATIONAL INSTITUTIONS

Dance schools and studios

Music schools

7. RELIGIOUS INSTITUTIONS

Religious reading rooms

8. MISCELLANEOUS

~~Philanthropic and eleemosynary institutions~~

For additional permitted uses, see
O-115-90.

Amended to add yogurt sales

hair salon

tanning/manicure

health food sales

home improvements

print shop

videosaless/rental

6.

Engineering Plan (Exhibit C-5) and Pylon Sign Drawing (Exhibit D) except as the above plans are revised pursuant to this ordinance.

2. The six (6) foot high solid board-on-board redwood fence to be constructed along the entire length of the service drive shall be replaced in its entirety every twelve (12) years.

plan commission
tuesday, march 20, 2007

page 3

RECOMMENDATION

Smith moved, Mrs. Williams seconded that the plan commission recommend to the village council that it approve the request of the petitioners in Case #07-19, Dion Romano and Ed Mendrala, who seek rezoning from R1 to R2 for a 19,800 square foot parcel at 945 W. Ellis st.

Unanimously carried.

Report of Public Hearing – Case #07-20 – 790 W. Euclid av..

The notice of public hearing was read by the chairman. The petitioner in Case #07-20, True Value Hardware Store, seeks an amendment to PUD Ordinance O-24-86 to permit a change in the approved sign details for property at 790 W. Euclid ave.

The following petitioner's exhibits were introduced:

1. Petition for Planned Development amendment
2. Palatine Real Estate Interest Disclosure Form
3. Sublease dated June 22, 2006
4. Plat of Survey
5. Sign Plans
6. Ordinance O-24-86

Conrad Hansen recused himself and left the room since he owns a True Value Hardware store.

Mrs. Noe recused herself, since she lives in the neighborhood, and sat in the audience, so she could address the petition.

Tim Gale, owner of the True Value Hardware store at 790 W. Euclid ave., was sworn in. He said he seeks to install a sign on the west side of his building. The store currently has a pylon sign on Euclid and a sign on the front façade of the building.

He proposes a 46 square foot red sign that would be internally illuminated.

Commissioner Laymon said he thought the sign would be an improvement and would be helpful to motorists driving south on Quentin rd.

Terrence Haven, 1216 S. Leo ct., was sworn in. He presented picture of his house and a view of the hardware store taken from his front porch. His concern with the sign is that it will lower property values. The light would shine into his house, he said.

Laymon noted that the lighting would create a back lighting glow. Haven responded that the glow would reflect off his windows and become magnified.

plan commission
tuesday, march 20, 2007

page 4

Mrs. Williams noted that the new signage would be blocked by the monument sign at the subdivision's entrance.

Haven said the street light at Quentin lights the interior of his home.

He feels the amount of light from this kind of sign would be minimal. He said the distance from the store to the structure at 1221 S. Leo, the home across the street from Haven's home, is 320 feet

Haven said he feels this sign would give minimal exposure over and above the sign on the front façade and the pylon sign.

Liz Noe, 1228 S. Leo ct. was sworn in. She said she can see the Dominick's sign from her home. This is an inconvenience that hinders the lifestyle of residents in her subdivision. They did know the shopping center existed when they purchased their homes, she said.

Staff Recommendation

Staff recommends approval of the Planned Development Amendment subject to the following conditions:

1. The signage shall substantially conform to the sign plans by Olympic Signs dated 6/21/06 and attached hereto as Exhibit 'A' except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions:
2. This Ordinance shall be assigned to True Value Hardware and may be transferred to a future user only after review and approval of the Village Council.

Gale said he is able to comply with staff conditions.

The public hearing was closed at 8:55 p.m.

Lamarand and Laymon said they feel the sign would be beneficial to those traveling south on Quentin rd.

McPherson said he feels this makes sense from a business standpoint. He feels it is unreasonable to assume it will affect homes 300 feet away.

Mrs. Williams said she feels this could bring added value to the shopping center that is looking empty now.

plan commission
tuesday, march 20, 2007

page 5

RECOMMENDATION

Laymon moved, Smith seconded that the plan commission recommend to the village council that it approve the request of the petitioner in Case #07-20, True Value Hardware Store, who seeks an amendment to PUD Ordinance O-24-86 to permit a change in the approved sign details for property at 790 W. Euclid ave.

Said approval shall be conditional upon petitioner's compliance with two staff conditions listed above and the following plan commission condition:

The sign shall be illuminated only during the store's hours of operation.

Those voting aye: Lamarand, McPherson, Laymon, Mrs. Williams, Smith, Applegate.
Those voting nay: Dwyer.

The motion carried.

Dwyer said he opposes the sign because it faces the homes across the street.

Report of Public Hearing – Case #07-26 – 1295 N. Rand rd.

The notice of public hearing was read by the chairman. The petitioner in Case #07-26, Sunil Mosa, seeks approval of the final planned development to permit a new gas station, convenience store, car wash, and doughnut/sandwich shop, the vacation of the unimproved 40 foot Baldwin rd. right-of-way, and rezoning from B2 to P for property at 1295 N. Rand rd.

The following petitioner's exhibits were introduced:

1. Petition for Final Planned Development
2. Palatine Real Estate Interest Disclosure Form
3. Warranty Deed
4. Plat of Survey
5. Lighting Plan
6. Engineering Plans
7. Landscape Plan revised November 16, 2006
8. Plat of Consolidation
9. Plat of Vacation
10. Architectural Plans revised December 11, 2006

The following persons were sworn in to represent the petitioner:

Sunil Mosa, petitioner
Alecs Ho, engineer

Anderson read the 13 conditions of preliminary approval and how well they had been met into the record.

DEPT. OF COMMUNITY DEVELOPMENT

VILLAGE OF PALATINE

PETITION FOR HEARING

PLANNED DEVELOPMENT
AMENDMENT

FOR OFFICE USE ONLY

Zoning Docket # _____

Property recorded in Torrens _____

Filing Fee \$ _____ Date Filed _____

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): TIM GALE, TRUE VALVE HARDWARE
Address: 790 W. EUCLID AVE, PALATINE, IL 60067
Telephone No. 8479719868 Business Telephone No. 8477059200
City, State, Zip
2. Authorized Agent of Petitioner (if different):
Name: _____
Address: _____
City, State, Zip
Telephone No. _____
3. Property interest of Petitioner(s): LESSEE
Owner, Lessee, Contract Purchaser, etc.
4. Address of the property for which this application is being filed: 790 W. EUCLID AVE

Palatine, Illinois
5. All existing land uses on the property are:
SHOPPING PLAZA: RETAIL
6. Current zoning of property in question: P Size of the Property: _____ acres
7. Briefly describe the approved Planned Development plan. Discuss any changes being proposed which are different from the approved plan, if any.
POT TRUE VALVE SIGN ON WEST SIDE OF BUILDING-
8. Attach a list of the Conditions of Final Approval. Describe on a separate sheet how the Conditions of Final Approval are being proposed to be amended. A status of all Conditions of Final Approval must be submitted before this item will be scheduled for a public hearing.

PETITIONER'S EXHIBIT

#

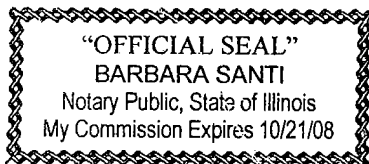
9. The attached Checklist of Documents outlines all required submittals before a project may be scheduled for the required public hearing before the Plan Commission. All required documents must be submitted with this petition, unless determined not applicable by the Community Development Department.
10. This applicant's signature below indicates that the information contained in this application and on any accompanying documents is true and correct to the best of his(her) knowledge.

Date: _____

2/6/07

[Signature]

SUBSCRIBED AND SWORN to before me this 6 day of February, 2007.



[Signature]
Notary Public

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

PUBLIC NOTICE

A public hearing will be held before the Palatine Plan Commission on Tuesday, March 20, 2007, at 8:00 PM, in the Village Council Chambers in the Palatine Community Center, 200 E. Wood Street, relative to a request for the following:

1. Planned Development Amendment to allow a change in the approved sign details.

The property is commonly known as 790 W. Euclid Avenue (PIN# 02-27-301-006).

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

FILE #: 07-20
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 5th day of March, 2007

Published in Daily Herald
March 5, 2007
(3892737)N

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

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published March 5, 2007 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Nancy Bratovich
Authorized Agent

Control # T3892737

TYPE: ORDINANCE SUBMITTED BY: PLANNING & ZONING DATE: 4/2/2007

W

DESCRIPTION: Consider a Planned Development Amendment to Planned Development Ordinance O-24-86 to allow a change in the approved sign details for the property at 790 W. Euclid Avenue.

(True Value Hardware – File #07-20)

(District: 2)

COMMITTEE ACTION:

DATE:

BACKGROUND:

The Subject Property is a tenant space within the Regency Plaza Planned Development. The Petitioner, lessee of the tenant space, is seeking to construct a new attached sign on the property facing Quentin Road. The proposed sign would not conform to the signage regulations of the Planned Development Ordinance. Therefore, the Petitioner is seeking approval of the following:

Planned Development Amendment to Planned Development Ordinance O-24-86 to allow a change in the approved sign details.

KEY ISSUES:

- The Regency Plaza corner tenant space at 790 W. Euclid Avenue is currently occupied by a True Value Hardware store.
- The Petitioner is proposing to construct a new attached sign on the western façade of the building, facing Quentin Road. The original Planned Development never contemplated attached signage along the Quentin Road frontage.
- The proposed sign would be approximately 46 square feet (14'10" x 3'1").
- The sign would be a red, internally illuminated, channel letter sign with the name "True Value".

ALTERNATIVES:

1. Recommend approval of the Rezoning
2. Do not recommend approval of the Rezoning

RECOMMENDATION:

Public Hearing: March 20, 2007 Plan Commission

Residents Testifying: Two

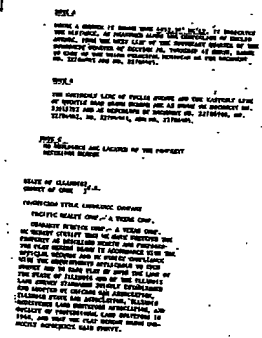
Concerns: Glare and appearance

Vote: The Plan Commission voted unanimously to approve the proposal. Staff concurs with this recommendation.

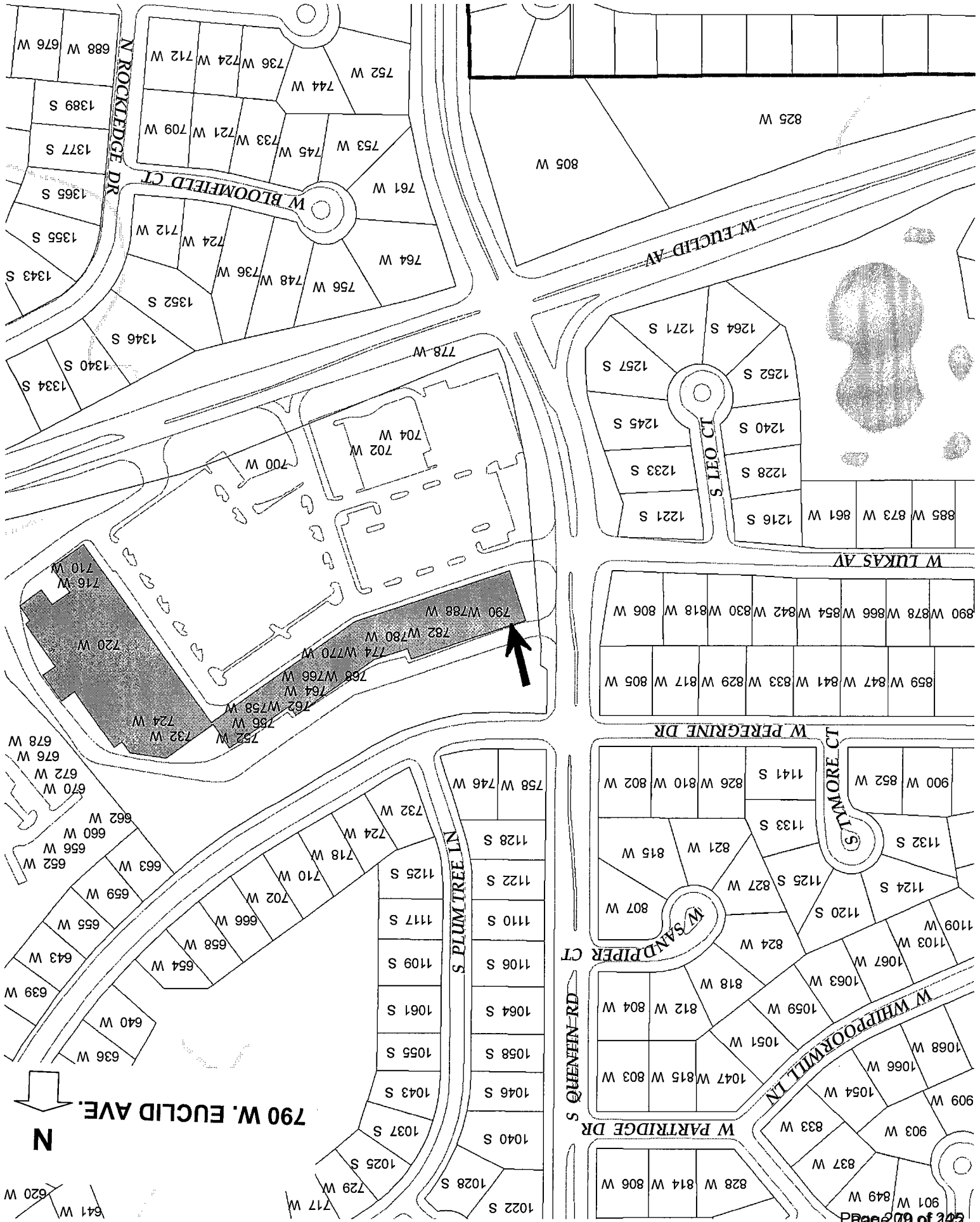
ACTION REQUIRED:

Consider a Planned Development Amendment to Planned Development Ordinance O-24-86 to allow a change in the approved sign details for the property at 790 W. Euclid Avenue.

CH

[illegible]

4



PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday September 23, 2025 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Planned Development Amendment to Ordinance #O-24-86 allow a change in the approved sign details.

The property is commonly known as 790 W. Euclid Avenue.

The Petitioner is proposing to update the signage as part of the rebranding of the True Value Hardware Store. The request includes one attached sign on the west end of the building and 5 attached signs on the front of the building. The existing signage consists of 4 signs increasing the signage by 2 signs and 30 square feet.

The above petition has been filed by Sean Gale, True Value Hardware, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: FPD-000210-2025 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 4th day of September 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

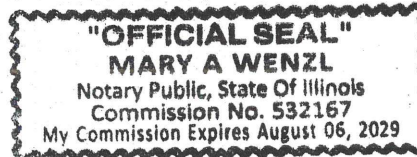
(Village) (Town) (City) (Township) of PALATINE 790 W. EUCLID AVE.



County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 4TH day of SEPTEMBER, A.D. 2025, and the last publication thereof was made on the 4TH day of SEPTEMBER, 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

Mary A. Wenzl
IN WITNESS WHEREOF, THE DES PLAINES JOURNAL,
INC., has caused this certificate to be signed and its corporate
seal affixed hereto at Des Plaines, Illinois this 4TH
day of SEPTEMBER A.D., 2025.

By Tedd Wenzl

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 4TH day of
SEPTEMBER A.D., 2025.

My commission expires the 6TH day of
AUGUST A.D., 2029.

MOVER:	NOONAN
SECONDER:	ROTH-WURSTER
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Patrick Noonan, Rodney Bettenhausen
NAYES:	None

C. 790 W. Euclid Avenue

1. Planned Development Amendment to Ordinance #O-24-86 to allow a change in the approved sign details.

FPD-000210-2025- 790 W Euclid Ave

Notice was published in the Journal & Topics on September 4th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Sign Elevations**
5. **Request Narrative**
6. **Public Notice**

Background:

The Subject Property is zoned Planned Development originally approved in 1986 and is in the Regency Shopping Plaza. The Petitioner is requesting a Planned Development amendment proposing to update the signage in conjunction with a rebrand for the True Value Hardware Store. Therefore, the Petitioner is requesting a Planned Development Amendment to Ordinance #O-24-86, as amended, to allow for a change in the approved sign details.

Sworn in petitioner:

Michael Zimmer – 8600 W Bryn Mawr Ave, Chicago, IL – Represents True Value Co.

Mr. Zimmer states that True Value acquired the store in 2022. He explains that they are working to improve the store and that the current signage is in poor condition, with the exterior sign on the front elevation extensively faded and the side sign wind-damaged. He states they want to update the signs to meet company logo standards while emphasizing the neighborhood hardware store identity. He notes that the updated logo includes "Palatine Hardware" to reflect the local market and that this store will serve as a flagship location for the company's 2026 brand campaign. He

provides further details on the design of the signage.

Chairman Wood clarifies that they are the new True Value owners.

Mr. Zimmer confirms that is correct and notes the store is now corporately owned. Chairman Wood asks if the signs are illuminated.

Mr. Zimmer explains how the new signage will be illuminated and compares it to the existing conditions.

Mr. Vyverberg explains that the existing 2007 Planned Development amendment allowed four signs approved by the Village Council and refers to the submitted elevations. He states that the request would increase the number of signs from four to six with an additional 30 square feet. He explains that the code requires the larger portion of the signage to be boxed, but from a code perspective and based on Council's prior approval of signage for corner tenant space, the request is not an issue. He provides further clarification regarding code and signage requirements. Chairman Wood asks how much square footage the store has.

Commissioner Cavanaugh asks if the existing conditions have all signs illuminated.

Mr. Vyverberg states that he believes that is correct and notes the previous requirement that signs not be illuminated when the store is closed would remain in place.

Commissioner Cavanaugh notes that this is a modest change, going from four illuminated signs down to two.

Mr. Zimmer confirms and explains which portions of the new signage would be illuminated.

Chairman Wood again asks about square footage.

Mr. Zimmer states the interior is 10,000 square feet of retail space with 3,000 square feet of back-of-house space, for a total of 13,000 square feet.

Commissioner Fedota asks if the monument sign is being changed.

Mr. Zimmer states there are no changes to the monument signs.

STAFF RECOMMENDATION:

The Petitioner is requesting approval to update the existing signage for the True Value Hardware Store. The proposal includes adding two additional signs, for a total of six, four of which will identify available products, within the store. The overall sign area

increases by 30 square feet. This type of signage request is common for hardware store locations and is not anticipated to have a negative impact on the surrounding area. Therefore, Staff recommends approval of the proposal subject to the following conditions:

1. The Planned Development Amendment to Planned Development #O-24-86, as amended, shall substantially conform to the sign elevation plan submitted by the Petitioner on 08-26-2025, except as such shall be changed to conform with Village Codes and Ordinances.

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

Commissioner Cavanaugh Made a motion to approve subject staff's

conditions; seconded by Commissioner Noonan.

DISCUSSION:

Commissioner Cavanaugh notes that not much is changing and the request is an improvement over the existing conditions. He is in favor.

Chairman Wood states that this is a large shopping center with a large frontage and plaza. She finds the request reasonable and not obtrusive. She explains that she is typically conservative with sign requests, as most businesses would prefer larger signs, but this is a small increase that is directional in nature. She supports the request and finds that it meets the standards.

Commissioner Roth-Wurster states that the request is straightforward, updating to corporate branding, and adding "Palatine" is a nice touch.

Commissioner Bettenhausen states that the new signage is attractive and freshens up the building. He is in favor.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on Monday October 13th, 2025.

RESULT:	APPROVED
MOVER:	Cavanaugh
SECONDER:	Noonan
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Patrick Noonan, Rodney Bettenhausen
NAYES:	None

- D. 2241 N. Rand Road
1. Special Use Amendment to permit a solar energy conversion system.
 2. Special Use Amendment to construct a new structure within a floodplain-buffer area.

SU-000189-2024 – 2241 N Rand Road

Notice was published in the Journal & Topics on September 4th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application
2. Proof of Ownership
3. Plat of Survey
4. Final Engineering
5. Real Estate disclosure form

ORDINANCE NO. 0-38-07

**AN ORDINANCE AMENDING PLANNED DEVELOPMENT
ORDINANCE #0-24-86, AS AMENDED BY #0-258-04 AND #0-105-05
790 W. EUCLID AVE. (REGENCY PLAZA SHOPPING CENTER) (CASE NO. 07-20)**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On April 2, 2007**

ORDINANCE NO. 0-38-07

**AN ORDINANCE AMENDING PLANNED DEVELOPMENT
ORDINANCE #0-24-86, AS AMENDED BY #0-258-04 AND #0-105-05
790 W. EUCLID AVENUE (REGENCY PLAZA SHOPPING CENTER)
(CASE NO. 07-20)**

WHEREAS, Ordinance #0-24-86, as amended by #0-258-04 and #0-105-05, granted Final Planned Development approval; and

WHEREAS, the Petitioner has requested a Planned Development Amendment to allow a change in the approved sign details; and

WHEREAS, the Plan Commission of the Village of Palatine held the required hearing for amendment to the Planned Development on March 20, 2007, on the following legally described property:

PARCEL 1:

That part of the West half of Section 27, Township 42 North, Range 10, East of the Third Principal Meridian lying North of the Northerly line of Euclid Avenue and East of the Easterly line of Quentin Road as shown on Document Number 23511292 and as described by Document Numbers 22786906, 22786902, and 22786905 and lying South of the South line of Peregrine Drive as shown on Plat of Plum Grove Hills Unit One, recorded ns Document Number including that part of vacated Quentin Road lying North of the Northerly line of Euclid Avenue as shown on Plat of Vacation recorded as Document Number 25401562 and lying Westerly of the following described line: Commencing at the intersection of the East line of Quentin Road and South line of Peregrine Drive; thence Easterly and Northeasterly along the aforesaid South line of Peregrine Drive for 585.97 feet to a point of curvature of a curve concave to the North West and having a radius of 1404.18 feet; thence Northeasterly along said curved line for 212.34 feet to the place of beginning; thence Southeasterly along a line radial, to the last described curve at the last described point for 462.87 feet; thence Southeasterly along a line that forms an angle of 20 degrees 38 minutes 28 seconds to the right with a prolongation of the last described line at the last described point for 330 feet to a bend point in the aforesaid Northerly line of Euclid Avenue, all in Cook County, Illinois.

PARCEL 2:

That part of the West half of Section 27, Township 42 North, Range 10, East of the Third Principal Meridian lying North of the Northerly line of Euclid Avenue and East of the Easterly line of Quentin Road as shown on document number 23511292 and as described by document number 22786900, number 22786902 and number 22786905 and lying South of the South line of Peregrine Drive as shown on Plat of Plum Grove Hills Unit One, recorded as document number 23683794, described as follows:

Commencing at the intersection of the East line of Quentin Road and the South line of Peregrine Drive, as shown on the Plat of Subdivision of aforesaid Plum Grove Hills Unit One; thence Easterly and Northeasterly along the aforesaid South line of Peregrine Drive for 585.97 feet to a point of curvature of a Curve concave to the North West and having radius of 1404.18 feet; thence Northeasterly along said curved line for 212.34 feet; thence Southeasterly along a radial to the last described curve at the last described point (said radial line bearing South 39 degrees 09 minutes 52 seconds East) for 322.87 feet to the point of beginning; thence continuing Southeasterly along the last described course for 140.00 feet; thence South 18 degrees 31 minutes 24 seconds East for 330.00 feet to a bend point in the aforesaid Northerly line of Euclid Avenue; (said last described 330.00 foot line is hereinafter referred to as Line "A"); thence North 06 degrees 28 minutes 51 seconds West 76.69 feet, (said point being 16.00 feet Easterly as measured perpendicularly to said Line "A"); thence North 14 degrees 31 minutes 09 seconds West 100.24 feet, (said point being 23.00 feet Easterly as measured perpendicularly to said Line "A"); thence North 18 degrees 31 minutes 24 seconds West along a line parallel with, and 23.00 feet Easterly (as measured perpendicularly to said Line "A") for 125.00 feet; thence North 42 degrees 43 minutes 13 seconds West 176.52 feet to the point of beginning, all in Cook County, Illinois.

commonly known as 790 W. Euclid Avenue (PIN# 02-27-301-006).

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

SECTION 1: That an amendment to Planned Development Ordinance #0-24-86, as amended by #0-258-04 and #0-105-05, to allow a change in the approved sign details, is hereby granted, subject to the following conditions:

1. The signage shall substantially conform to the sign plans by Olympic Signs dated 6/21/06 and attached hereto as Exhibit 'A' except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions:

2. This Ordinance shall be assigned to True Value Hardware and may be transferred to a future user only after review and approval of the Village Council.
3. The sign shall only be illuminated during store hours.

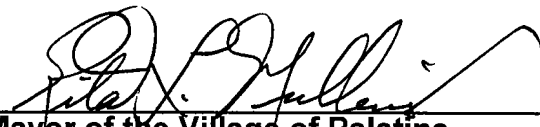
SECTION 3: The petition for Planned Development Amendment, a copy of the public notice and minutes of the Plan Commission are attached hereto and form a part hereof.

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

PASSED: This 2 day of April , 2007

AYES: 4 **NAYS:** 3 **ABSENT:** 0 **PASS:** 0

APPROVED by me this 2 **day of** April , 2007



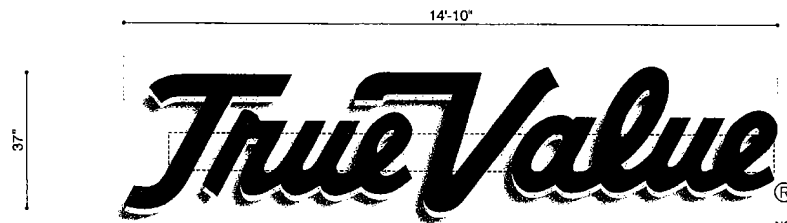
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

 2 **day of** April , 2007

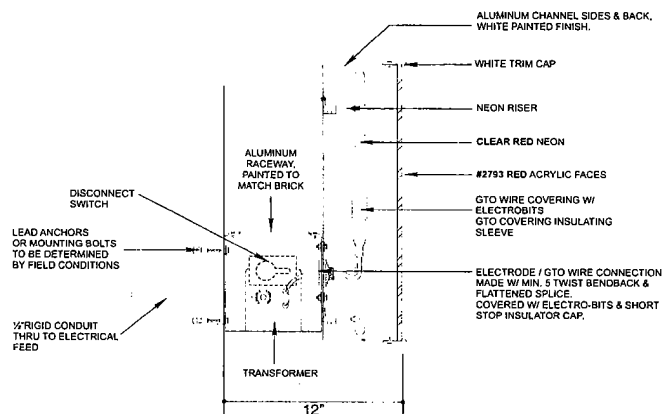


Village Clerk



INDIVIDUAL INT. NEON ILLUMINATED LETTER DISPLAY 3/8" = 1'-0"

NOTE: F.C.O. ALUMINUM
REGISTRATION MARK
PMS #200 RED PAINTED
FINISH. FLUSH MTD.



INTERNALLY ILLUM. CHANNEL LTR. MTD. ON RACEWAY

EXISTING



PROPOSED



**OLYMPIC
SIGNS**

account representative / client
E PYTER

True Value
790 W EUCLID RD. PALATINE, IL

drawn by
JOHN W

• job#: 06-2504
• 6-21-06
• rev.# 7-11-06

Comments:

1130 N. Garfield
Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

THIS IS AN ORIGINAL, UNPUBLISHED DRAWING SUBMITTED IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU. THIS IS NOT TO BE COPIED, REPRODUCED, EXHIBITED OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF OLYMPIC SIGNS, INC. ANYWORK IS EXCLUSIVE PROPERTY OF OLYMPIC SIGN INC.

page 2 of 3

PETITIONER'S EXHIBIT

5

EXHIBIT "A"

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday September 23, 2025 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Planned Development Amendment to Ordinance #O-24-86 allow a change in the approved sign details.

The property is commonly known as 790 W. Euclid Avenue.

The Petitioner is proposing to update the signage as part of the rebranding of the True Value Hardware Store. The request includes one attached sign on the west end of the building and 5 attached signs on the front of the building. The existing signage consists of 4 signs increasing the signage by 2 signs and 30 square feet.

The above petition has been filed by Sean Gale, True Value Hardware, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: FPD-000210-2025 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 4th day of September 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

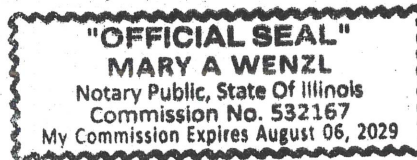
(Village) (Town) (City) (Township) of PALATINE 790 W. EUCLID AVE.



County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 4TH day of SEPTEMBER, A.D. 2025, and the last publication thereof was made on the 4TH day of SEPTEMBER, 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

Mary A. Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 4TH day of SEPTEMBER, A.D., 2025.

By Todd Wenzel

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 4TH day of SEPTEMBER, A.D., 2025.

My commission expires the 6TH day of AUGUST, A.D., 2029.

Consider a Motion to Award a Contract for the 2025 Drainage Improvements Project

BACKGROUND:

As part of the annual budget, funding is identified for spot drainage improvements at various locations throughout the Village. The program is designed to address smaller, localized areas that experience flooding or drainage issues. As in years past, this project has been combined with the small diameter drainage program to solicit additional bidders and encompass economies of scale.

KEY ISSUES:

- On Tuesday, October 7, 2025, sixteen bids were received ranging from a high of \$298,874 to a low of \$112,828.
- The low responsive and responsible bidder was DeVinci Construction of Oak Brook, Illinois in the amount of \$112,828.
- The drainage projects include improvements: in front 1226 E. Kenilworth Avenue; on King Edwards Court, south of Dundee Road; in front of 434 S. Oak Street; in front of 503 S. Benton Street; in front of 508 S. Benton Street; in front of 59 E. Glade Street; in front of 362 S. Quentin Road; in front of 724/732 Mill Valley Road; and on Nichols Road, west of Baldwin Road.
- The Engineer's estimate was \$221,931.

BUDGET IMPACT:

Sewer funds in the amount of \$275,000 have been appropriated in the 2025 Capital Improvement Program to accommodate this work.

RECOMMENDATION:

Staff recommends the contract for the 2025 Drainage Improvements Project be awarded to DeVinci Construction.

ACTION REQUIRED:

Motion to award the contract for the 2025 Drainage Improvements Project to DeVinci Construction, Incorporated of Oak Brook, Illinois in the amount of \$112,828.

ATTACHMENTS:

1. Bid Tab-2025 Drainage Improvements -Summary of bids
2. 2025 Drainage Improvements - Location Map



Bidding Summary
2025 Drainage Improvements
October 7, 2025

	Bidding Contractors	As Read Bid Amount	As Corrected Bid Amount
1	DeVinci Construction, Inc.	\$ 116,594.00	\$ 112,828.00
2	Veterans Vac Services	\$ 132,447.82	\$ 157,107.82
3	Ganziano Sewer & Water Inc.	\$ 179,324.00	Correct as Read
4	Gerardi Sewer and Water	\$ 182,081.00	Correct as Read
5	John Neri Construction	\$ 184,361.00	Correct as Read

BID OPENING
Date: October 7, 2025
Time: 11:00 AM
Location: Village Hall

VILLAGE OF PALATINE - DEPARTMENT OF PUBLIC WORKS
TABULATION OF BIDS
FOR
2025 Drainage Improvements
DPW- 2502

Section # N/A

COMPUTED BY: KML

Red unit price = unit price is above median unit price Blue unit price = unit price is equal to median unit price Green unit price = unit price is below median unit price				Cost Estimate		Low Bidder DeVinci Construction, Inc. P.O. Box 4716 Oak Brook, IL 60522 (630) 548-3400 Fax (630) 548-3402		2 Veterans Vac Services 518 State Rte. 31, #104 McHenry, IL 60050 (815) 963-7700		3 Ganziano Sewer & Water Inc. 14020 Pleasant Valley Rd Woodstock, IL 60098 (912) 210-3327		4 Gerardi Sewer and Water 1785 W. Armitage Ct Addison, IL 60101 (630) 519-5116	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	Pre-Construction Video	LS	1	\$2,477.00	\$2,477.00	\$500.00	\$500.00	\$513.82	\$513.82	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
2	Soil Testing and LPC-662/663 Forms	LS	1	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$1,540.00	\$1,540.00	\$2,875.00	\$2,875.00	\$2,500.00	\$2,500.00
3	Construction Layout	LS	1	\$5,000.00	\$5,000.00	\$1,000.00	\$1,000.00	\$25,200.00	\$25,200.00	\$2,500.00	\$2,500.00	\$3,500.00	\$3,500.00
4	Traffic Control & Protection	LS	1	\$20,000.00	\$20,000.00	\$1,000.00	\$1,000.00	\$4,591.00	\$4,591.00	\$3,750.00	\$3,750.00	\$12,000.00	\$12,000.00
5	Pipe Under Drain, 6" PVC SDR 26 (SP)	FT	195	\$83.00	\$16,185.00	\$44.00	\$8,580.00	\$33.00	\$6,435.00	\$55.00	\$10,725.00	\$80.00	\$15,600.00
6	Storm Sewer, 6" PVC SDR 26	FT	267	\$90.00	\$24,030.00	\$43.00	\$11,481.00	\$34.00	\$9,078.00	\$112.00	\$29,904.00	\$80.00	\$21,360.00
7	Storm Sewer, 8" PVC SDR 26	FT	106	\$100.00	\$10,600.00	\$63.00	\$6,678.00	\$60.00	\$6,360.00	\$150.00	\$15,900.00	\$125.00	\$13,250.00
8	Storm Sewer, 18" PVC SDR-26	FT	72	\$175.00	\$12,600.00	\$128.00	\$9,216.00	\$100.00	\$7,200.00	\$185.00	\$13,320.00	\$145.00	\$10,440.00
9	Storm Sewer, 18" RCP	FT	10	\$175.00	\$1,750.00	\$65.00	\$650.00	\$150.00	\$1,500.00	\$200.00	\$2,000.00	\$300.00	\$3,000.00
10	Pipe Removal	FT	87	\$12.00	\$1,044.00	\$5.00	\$435.00	\$19.00	\$1,653.00	\$10.00	\$870.00	\$10.00	\$870.00
11	18" HDPE Flared End Section	EA	2	\$500.00	\$1,000.00	\$680.00	\$1,360.00	\$797.00	\$1,594.00	\$1,250.00	\$2,500.00	\$800.00	\$1,600.00
12	3" Rip-Rap on Geotech Fabric	SY	5	\$285.00	\$1,425.00	\$105.00	\$525.00	\$180.00	\$900.00	\$200.00	\$1,000.00	\$100.00	\$500.00
13	48" Manhole with TY1, Closed Lid	EA	1	\$3,000.00	\$3,000.00	\$6,275.00	\$6,275.00	\$3,341.00	\$3,341.00	\$6,250.00	\$6,250.00	\$9,000.00	\$9,000.00
14	Inlet Type A 24" Dia, Frame & Grate as shown on plans	EA	6	\$2,000.00	\$12,000.00	\$1,800.00	\$10,800.00	\$1,529.00	\$9,174.00	\$2,600.00	\$15,600.00	\$2,000.00	\$12,000.00
15	12x12 NDS Basin	EA	4	\$1,000.00	\$4,000.00	\$300.00	\$1,200.00	\$1,501.00	\$6,004.00	\$1,450.00	\$5,800.00	\$600.00	\$2,400.00
16	Core Connection to Existing Storm Structure		10	\$1,100.00	\$11,000.00	\$150.00	\$1,500.00	\$818.00	\$8,180.00	\$1,250.00	\$12,500.00	\$500.00	\$5,000.00
17	8" Inserta-Tee Connection	EA	1	\$1,000.00	\$1,000.00	\$500.00	\$500.00	\$940.00	\$940.00	\$1,500.00	\$1,500.00	\$800.00	\$800.00
18	PCC Combination Curb and Gutter Removal and Replacement	LF	208	\$115.00	\$23,920.00	\$62.50	\$13,000.00	\$59.00	\$12,272.00	\$55.00	\$11,440.00	\$80.00	\$16,640.00
19	Concrete Ribbon, Removal & Replacement	LF	20	\$115.00	\$2,300.00	\$62.50	\$1,250.00	\$130.00	\$2,600.00	\$135.00	\$2,700.00	\$100.00	\$2,000.00
20	PCC Sidewalk Removal & Replacement	SF	195	\$30.00	\$5,850.00	\$22.00	\$4,290.00	\$17.00	\$3,315.00	\$18.00	\$3,510.00	\$25.00	\$4,875.00
21	PCC Driveway Pavement, Removal and Replacement, 6"	SY	9	\$180.00	\$1,620.00	\$148.00	\$1,332.00	\$516.00	\$4,644.00	\$115.00	\$1,035.00	\$150.00	\$1,350.00

BID OPENING
Date: October 7, 2025
Time: 11:00 AM
Location: Village Hall

VILLAGE OF PALATINE - DEPARTMENT OF PUBLIC WORKS
TABULATION OF BIDS
FOR
2025 Drainage Improvements
DPW- 2502
Section # N/A

COMPUTED BY: KML

Red unit price = unit price is above median unit price Blue unit price = unit price is equal to median unit price Green unit price = unit price is below median unit price				Cost Estimate		Low Bidder DeVinci Construction, Inc. P.O. Box 4716 Oak Brook, IL 60522 (630) 548-3400 Fax (630) 548-3402		2 Veterans Vac Services 518 State Rte. 31, #104 McHenry, IL 60050 (815) 963-7700		3 Ganziano Sewer & Water Inc. 14020 Pleasant Valley Rd Woodstock, IL 60098 (912) 210-3327		4 Gerardi Sewer and Water 1785 W. Armitage Ct Addison, IL 60101 (630) 519-5116	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
22	Class D patch 6"	SY	137	\$135.00	\$18,495.00	\$148.00	\$20,276.00	\$200.00	\$27,400.00	\$95.00	\$13,015.00	\$135.00	\$18,495.00
23	Bituminous Concrete Driveway 3" Removal and Replacement	SY	21	\$115.00	\$2,415.00	\$90.00	\$1,890.00	\$107.00	\$2,247.00	\$250.00	\$5,250.00	\$81.00	\$1,701.00
24	Ditch Grading	FT	85	\$32.00	\$2,720.00	\$14.00	\$1,190.00	\$30.00	\$2,550.00	\$28.00	\$2,380.00	\$20.00	\$1,700.00
25	Sodding (special)	LS	1	\$35,000.00	\$35,000.00	\$5,400.00	\$5,400.00	\$7,876.00	\$7,876.00	\$11,500.00	\$11,500.00	\$20,000.00	\$20,000.00
TOTAL BASE BID AS READ				\$ 221,931.00		\$ 116,594.00		\$ 132,447.82		\$ 179,324.00		\$ 182,081.00	
TOTAL BID AS CORRECTED						\$ 112,828.00		\$ 157,107.82					
PROPOSAL GUARANTEE						5.00%		5.00%		5.00%		5.00%	
COMMENTS													

BID OPENING**Date:** October 7, 2025**Time:** 11:00 AM**Location:** Village Hall

Red unit price = unit price is above median unit price Blue unit price = unit price is equal to median unit price Green unit price = unit price is below median unit price				5 John Neri Construction 770 Factory Road Addison, IL 60101 (630) 6029-8384 Fax (630) 629-7001		6 Beritus Inc. 1910 S. Washtenaw Ave Chicago, IL 60608 (773) 988-8481		7 Maneval Construction Co., Inc. 28090 W. Concrete Drive Ingleside, IL 60041 (815) 355-0356		8 Performance Construction & E 217 W. John Street Plano, IL 60545 (630) 273-2693		9 D'Land Construction 1300 Chase Street Algonquin, IL 60102 (224) 678-7095 FAX (224) 678-7610	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	Pre-Construction Video	LS	1	\$1,800.00	\$1,800.00	\$4,000.00	\$4,000.00	\$4,895.00	\$4,895.00	\$1,500.00	\$1,500.00	\$2,500.00	\$2,500.00
2	Soil Testing and LPC-662/663 Forms	LS	1	\$3,000.00	\$3,000.00	\$3,500.00	\$3,500.00	\$2,900.00	\$2,900.00	\$1,500.00	\$1,500.00	\$7,500.00	\$7,500.00
3	Construction Layout	LS	1	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$12,433.00	\$12,433.00	\$1,000.00	\$1,000.00	\$5,000.00	\$5,000.00
4	Traffic Control & Protection	LS	1	\$16,500.00	\$16,500.00	\$10,000.00	\$10,000.00	\$1,500.00	\$1,500.00	\$47,210.00	\$47,210.00	\$18,000.00	\$18,000.00
5	Pipe Under Drain, 6" PVC SDR 26 (SP)	FT	195	\$85.00	\$16,575.00	\$80.00	\$15,600.00	\$76.00	\$14,820.00	\$75.00	\$14,625.00	\$75.00	\$14,625.00
6	Storm Sewer, 6" PVC SDR 26	FT	267	\$83.00	\$22,161.00	\$80.00	\$21,360.00	\$75.00	\$20,025.00	\$105.00	\$28,035.00	\$123.00	\$32,841.00
7	Storm Sewer, 8" PVC SDR 26	FT	106	\$95.00	\$10,070.00	\$120.00	\$12,720.00	\$84.00	\$8,904.00	\$125.00	\$13,250.00	\$220.00	\$23,320.00
8	Storm Sewer, 18" PVC SDR-26	FT	72	\$215.00	\$15,480.00	\$250.00	\$18,000.00	\$224.00	\$16,128.00	\$170.00	\$12,240.00	\$220.00	\$15,840.00
9	Storm Sewer, 18" RCP	FT	10	\$75.00	\$750.00	\$200.00	\$2,000.00	\$242.00	\$2,420.00	\$150.00	\$1,500.00	\$193.00	\$1,930.00
10	Pipe Removal	FT	87	\$10.00	\$870.00	\$50.00	\$4,350.00	\$45.00	\$3,915.00	\$15.00	\$1,305.00	\$20.00	\$1,740.00
11	18" HDPE Flared End Section	EA	2	\$600.00	\$1,200.00	\$1,500.00	\$3,000.00	\$2,415.00	\$4,830.00	\$1,200.00	\$2,400.00	\$1,132.00	\$2,264.00
12	3" Rip-Rap on Geotech Fabric	SY	5	\$100.00	\$500.00	\$150.00	\$750.00	\$280.00	\$1,400.00	\$300.00	\$1,500.00	\$500.00	\$2,500.00
13	48" Manhole with TY1, Closed Lid	EA	1	\$5,800.00	\$5,800.00	\$7,000.00	\$7,000.00	\$4,886.00	\$4,886.00	\$10,550.00	\$10,550.00	\$4,403.00	\$4,403.00
14	Inlet Type A 24" Dia, Frame & Grate as shown on plans	EA	6	\$2,500.00	\$15,000.00	\$3,000.00	\$18,000.00	\$4,520.00	\$27,120.00	\$2,600.00	\$15,600.00	\$2,445.00	\$14,670.00
15	12x12 NDS Basin	EA	4	\$600.00	\$2,400.00	\$750.00	\$3,000.00	\$1,780.00	\$7,120.00	\$750.00	\$3,000.00	\$900.00	\$3,600.00
16	Core Connection to Existing Storm Structure		10	\$600.00	\$6,000.00	\$1,000.00	\$10,000.00	\$486.00	\$4,860.00	\$750.00	\$7,500.00	\$500.00	\$5,000.00
17	8" Inserta-Tee Connection	EA	1	\$1,200.00	\$1,200.00	\$500.00	\$500.00	\$1,537.00	\$1,537.00	\$4,500.00	\$4,500.00	\$1,200.00	\$1,200.00
18	PCC Combination Curb and Gutter Removal and Replacement	LF	208	\$90.00	\$18,720.00	\$75.00	\$15,600.00	\$69.00	\$14,352.00	\$61.50	\$12,792.00	\$65.00	\$13,520.00
19	Concrete Ribbon, Removal & Replacement	LF	20	\$90.00	\$1,800.00	\$70.00	\$1,400.00	\$101.00	\$2,020.00	\$61.50	\$1,230.00	\$95.00	\$1,900.00
20	PCC Sidewalk Removal & Replacement	SF	195	\$24.00	\$4,680.00	\$25.00	\$4,875.00	\$23.00	\$4,485.00	\$17.00	\$3,315.00	\$15.00	\$2,925.00
21	PCC Driveway Pavement, Removal and Replacement, 6"	SY	9	\$200.00	\$1,800.00	\$200.00	\$1,800.00	\$388.00	\$3,492.00	\$161.00	\$1,449.00	\$195.00	\$1,755.00

BID OPENING**Date:** October 7, 2025**Time:** 11:00 AM**Location:** Village Hall

Red unit price = unit price is above median unit price Blue unit price = unit price is equal to median unit price Green unit price = unit price is below median unit price				5 John Neri Construction 770 Factory Road Addison, IL 60101 (630) 6029-8384 Fax (630) 629-7001		6 Beritus Inc. 1910 S. Washtenaw Ave Chicago, IL 60608 (773) 988-8481		7 Maneval Construction Co., Inc 28090 W. Concrete Drive Ingleside, IL 60041 (815) 355-0356		8 Performance Construction & E 217 W. John Street Plano, IL 60545 (630) 273-2693		9 D'Land Construction 1300 Chase Street Algonquin, IL 60102 (224) 678-7095 FAX (224) 678-7610	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
22	Class D patch 6"	SY	137	\$115.00	\$15,755.00	\$130.00	\$17,810.00	\$147.00	\$20,139.00	\$135.00	\$18,495.00	\$148.00	\$20,276.00
23	Bituminous Concrete Driveway 3" Removal and Replacement	SY	21	\$75.00	\$1,575.00	\$150.00	\$3,150.00	\$209.00	\$4,389.00	\$101.00	\$2,121.00	\$105.00	\$2,205.00
24	Ditch Grading	FT	85	\$25.00	\$2,125.00	\$50.00	\$4,250.00	\$10.00	\$850.00	\$26.00	\$2,210.00	\$45.00	\$3,825.00
25	Sodding (special)	LS	1	\$13,600.00	\$13,600.00	\$9,000.00	\$9,000.00	\$10,550.00	\$10,550.00	\$20,000.00	\$20,000.00	\$36,300.00	\$36,300.00
TOTAL BASE BID AS READ				\$	184,361.00	\$	196,665.00	\$	199,970.00	\$	228,827.00	\$	239,639.00
TOTAL BID AS CORRECTED													
PROPOSAL GUARANTEE				5.00%		5.00%		5.00%		5.00%		5.00%	
COMMENTS													

BID OPENING**Date:** October 7, 2025**Time:** 11:00 AM**Location:** Village Hall

Red unit price = unit price is above median unit price Blue unit price = unit price is equal to median unit price Green unit price = unit price is below median unit price				10 Mauro Sewer Construction, Inc. 1251 Redeker Road Des Plaines, IL 60016 (847) 803-2033 Fax (847) 803-2034		11 Landmark Contractors, Inc. 11916 W. Main Street Huntley, IL 60142 (847) 669-5474 Fax (847) 669-5529		12 A Lamp Concrete Contractors, 1900 Wright Boulevard Schaumburg, IL 60193 (847) 891-6000 Fax (847) 891-6100		13 Martam Construction, Inc. 1200 Gasket Drive Elgin, IL 60120 (847) 608-6800 Fax (847) 608-6804		14 Trine Construction Corp. 1041 Trine Court, Suite A St. Charles, IL 60174 (630) 668-4626 Fax (630) 668-4828	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	Pre-Construction Video	LS	1	\$2,000.00	\$2,000.00	\$695.00	\$695.00	\$1,000.00	\$1,000.00	\$4,000.00	\$4,000.00	\$6,050.00	\$6,050.00
2	Soil Testing and LPC-662/663 Forms	LS	1	\$5,000.00	\$5,000.00	\$6,500.00	\$6,500.00	\$2,500.00	\$2,500.00	\$8,900.00	\$8,900.00	\$3,500.00	\$3,500.00
3	Construction Layout	LS	1	\$9,000.00	\$9,000.00	\$6,000.00	\$6,000.00	\$7,500.00	\$7,500.00	\$6,500.00	\$6,500.00	\$11,034.64	\$11,034.64
4	Traffic Control & Protection	LS	1	\$30,000.00	\$30,000.00	\$24,900.00	\$24,900.00	\$52,000.00	\$52,000.00	\$40,000.00	\$40,000.00	\$4,290.00	\$4,290.00
5	Pipe Under Drain, 6" PVC SDR 26 (SP)	FT	195	\$85.00	\$16,575.00	\$98.10	\$19,129.50	\$97.00	\$18,915.00	\$88.00	\$17,160.00	\$55.32	\$10,787.40
6	Storm Sewer, 6" PVC SDR 26	FT	267	\$100.00	\$26,700.00	\$134.10	\$35,804.70	\$147.00	\$39,249.00	\$88.00	\$23,496.00	\$101.11	\$26,996.37
7	Storm Sewer, 8" PVC SDR 26	FT	106	\$140.00	\$14,840.00	\$125.00	\$13,250.00	\$182.00	\$19,292.00	\$116.00	\$12,296.00	\$127.82	\$13,548.92
8	Storm Sewer, 18" PVC SDR-26	FT	72	\$300.00	\$21,600.00	\$193.30	\$13,917.60	\$372.00	\$26,784.00	\$344.00	\$24,768.00	\$223.82	\$16,115.04
9	Storm Sewer, 18" RCP	FT	10	\$800.00	\$8,000.00	\$211.05	\$2,110.50	\$377.00	\$3,770.00	\$266.00	\$2,660.00	\$1,160.63	\$11,606.30
10	Pipe Removal	FT	87	\$20.00	\$1,740.00	\$40.50	\$3,523.50	\$10.00	\$870.00	\$26.00	\$2,262.00	\$127.80	\$11,118.60
11	18" HDPE Flared End Section	EA	2	\$1,000.00	\$2,000.00	\$665.00	\$1,330.00	\$2,500.00	\$5,000.00	\$1,160.00	\$2,320.00	\$995.95	\$1,991.90
12	3" Rip-Rap on Geotech Fabric	SY	5	\$200.00	\$1,000.00	\$165.00	\$825.00	\$175.00	\$875.00	\$680.00	\$3,400.00	\$71.50	\$357.50
13	48" Manhole with TY1, Closed Lid	EA	1	\$15,000.00	\$15,000.00	\$6,995.00	\$6,995.00	\$6,125.00	\$6,125.00	\$8,680.00	\$8,680.00	\$7,190.80	\$7,190.80
14	Inlet Type A 24" Dia, Frame & Grate as shown on plans	EA	6	\$2,000.00	\$12,000.00	\$2,518.50	\$15,111.00	\$4,250.00	\$25,500.00	\$3,320.00	\$19,920.00	\$4,710.63	\$28,263.78
15	12x12 NDS Basin	EA	4	\$1,800.00	\$7,200.00	\$720.00	\$2,880.00	\$2,875.00	\$11,500.00	\$960.00	\$3,840.00	\$2,911.75	\$11,647.00
16	Core Connection to Existing Storm Structure		10	\$850.00	\$8,500.00	\$2,200.00	\$22,000.00	\$1,350.00	\$13,500.00	\$1,440.00	\$14,400.00	\$5,698.10	\$56,981.00
17	8" Inserta-Tee Connection	EA	1	\$1,000.00	\$1,000.00	\$612.75	\$612.75	\$1,625.00	\$1,625.00	\$2,240.00	\$2,240.00	\$5,875.75	\$5,875.75
18	PCC Combination Curb and Gutter Removal and Replacement	LF	208	\$89.00	\$18,512.00	\$95.95	\$19,957.60	\$65.00	\$13,520.00	\$88.00	\$18,304.00	\$60.50	\$12,584.00
19	Concrete Ribbon, Removal & Replacement	LF	20	\$125.00	\$2,500.00	\$94.90	\$1,898.00	\$150.00	\$3,000.00	\$88.00	\$1,760.00	\$82.50	\$1,650.00
20	PCC Sidewalk Removal & Replacement	SF	195	\$29.00	\$5,655.00	\$17.30	\$3,373.50	\$21.00	\$4,095.00	\$28.00	\$5,460.00	\$55.00	\$10,725.00
21	PCC Driveway Pavement, Removal and Replacement, 6"	SY	9	\$200.00	\$1,800.00	\$207.00	\$1,863.00	\$400.00	\$3,600.00	\$288.00	\$2,592.00	\$209.00	\$1,881.00

BID OPENING**Date:** October 7, 2025**Time:** 11:00 AM**Location:** Village Hall

Red unit price = unit price is above median unit price Blue unit price = unit price is equal to median unit price Green unit price = unit price is below median unit price				10 Mauro Sewer Construction, Inc. 1251 Redeker Road Des Plaines, IL 60016 (847) 803-2033 Fax (847) 803-2034		11 Landmark Contractors, Inc. 11916 W. Main Street Huntley, IL 60142 (847) 669-5474 Fax (847) 669-5529		12 A Lamp Concrete Contractors, 1900 Wright Boulevard Schaumburg, IL 60193 (847) 891-6000 Fax (847) 891-6100		13 Martam Construction, Inc. 1200 Gasket Drive Elgin, IL 60120 (847) 608-6800 Fax (847) 608-6804		14 Trine Construction Corp. 1041 Trine Court, Suite A St. Charles, IL 60174 (630) 668-4626 Fax (630) 668-4828	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
22	Class D patch 6"	SY	137	\$175.00	\$23,975.00	\$215.00	\$29,455.00	\$100.00	\$13,700.00	\$166.00	\$22,742.00	\$114.40	\$15,672.80
23	Bituminous Concrete Driveway 3" Removal and Replacement	SY	21	\$100.00	\$2,100.00	\$268.00	\$5,628.00	\$200.00	\$4,200.00	\$166.00	\$3,486.00	\$85.80	\$1,801.80
24	Ditch Grading	FT	85	\$60.00	\$5,100.00	\$56.95	\$4,840.75	\$22.00	\$1,870.00	\$66.00	\$5,610.00	\$22.24	\$1,890.40
25	Sodding (special)	LS	1	\$24,000.00	\$24,000.00	\$33,000.00	\$33,000.00	\$15,000.00	\$15,000.00	\$41,000.00	\$41,000.00	\$6,600.00	\$6,600.00
TOTAL BASE BID AS READ				\$	265,797.00	\$	275,600.40	\$	294,990.00	\$	297,796.00	\$	280,160.00
TOTAL BID AS CORRECTED													
PROPOSAL GUARANTEE				5.00%		5.00%		5.00%		5.00%		5.00%	
COMMENTS													

BID OPENING
Date: October 7, 2025
Time: 11:00 AM
Location: Village Hall

Red unit price = unit price is above median unit price Blue unit price = unit price is equal to median unit price Green unit price = unit price is below median unit price				15 Alliance Contractors, Inc. 1166 Lake Avenue Woodstock, IL 60098 (815) 338-5900 Fax (815) 338-9109		16 Midwest Excavators P.O. Box 180 Wasco, IL 60183 (847) 650-1000	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	Pre-Construction Video	LS	1	\$500.00	\$500.00	\$900.00	\$900.00
2	Soil Testing and LPC-662/663 Forms	LS	1	\$500.00	\$500.00	\$4,500.00	\$4,500.00
3	Construction Layout	LS	1	\$5,900.00	\$5,900.00	\$6,000.00	\$6,000.00
4	Traffic Control & Protection	LS	1	\$15,240.00	\$15,240.00	\$28,680.00	\$28,680.00
5	Pipe Under Drain, 6" PVC SDR 26 (SP)	FT	195	\$151.00	\$29,445.00	\$102.00	\$19,890.00
6	Storm Sewer, 6" PVC SDR 26	FT	267	\$149.00	\$39,783.00	\$96.00	\$25,632.00
7	Storm Sewer, 8" PVC SDR 26	FT	106	\$157.25	\$16,668.50	\$131.00	\$13,886.00
8	Storm Sewer, 18" PVC SDR-26	FT	72	\$202.00	\$14,544.00	\$220.00	\$15,840.00
9	Storm Sewer, 18" RCP	FT	10	\$200.00	\$2,000.00	\$1,250.00	\$12,500.00
10	Pipe Removal	FT	87	\$10.00	\$870.00	\$40.00	\$3,480.00
11	18" HDPE Flared End Section	EA	2	\$1,400.00	\$2,800.00	\$2,100.00	\$4,200.00
12	3" Rip-Rap on Geotech Fabric	SY	5	\$65.00	\$325.00	\$500.00	\$2,500.00
13	48" Manhole with TY1, Closed Lid	EA	1	\$9,750.00	\$9,750.00	\$8,700.00	\$8,700.00
14	Inlet Type A 24" Dia, Frame & Grate as shown on plans	EA	6	\$5,400.00	\$32,400.00	\$2,950.00	\$17,700.00
15	12x12 NDS Basin	EA	4	\$950.00	\$3,800.00	\$2,500.00	\$10,000.00
16	Core Connection to Existing Storm Structure		10	\$1,500.00	\$15,000.00	\$1,800.00	\$18,000.00
17	8" Inserta-Tee Connection	EA	1	\$2,375.00	\$2,375.00	\$4,200.00	\$4,200.00
18	PCC Combination Curb and Gutter Removal and Replacement	LF	208	\$190.15	\$39,551.20	\$117.00	\$24,336.00
19	Concrete Ribbon, Removal & Replacement	LF	20	\$162.15	\$3,243.00	\$40.00	\$800.00
20	PCC Sidewalk Removal & Replacement	SF	195	\$24.35	\$4,748.25	\$19.00	\$3,705.00
21	PCC Driveway Pavement, Removal and Replacement, 6"	SY	9	\$245.00	\$2,205.00	\$277.00	\$2,493.00

BID OPENING
Date: October 7, 2025
Time: 11:00 AM
Location: Village Hall

Red unit price = unit price is above median unit price Blue unit price = unit price is equal to median unit price Green unit price = unit price is below median unit price				15 Alliance Contractors, Inc. 1166 Lake Avenue Woodstock, IL 60098 (815) 338-5900 Fax (815) 338-9109		16 Midwest Excavators P.O. Box 180 Wasco, IL 60183 (847) 650-1000	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
22	Class D patch 6"	SY	137	\$135.00	\$18,495.00	\$109.00	\$14,933.00
23	Bituminous Concrete Driveway 3" Removal and Replacement	SY	21	\$81.00	\$1,701.00	\$119.00	\$2,499.00
24	Ditch Grading	FT	85	\$41.00	\$3,485.00	\$100.00	\$8,500.00
25	Sodding (special)	LS	1	\$33,000.00	\$33,000.00	\$45,000.00	\$45,000.00
TOTAL BASE BID AS READ				\$	298,328.95	\$	298,874.00
TOTAL BID AS CORRECTED							
PROPOSAL GUARANTEE				5.00%		5.00%	
COMMENTS							



SITE IMPROVEMENTS AT
MULTIPLE LOCATIONS
Palatine, IL

DOLAND ENGINEERING, LLC
- CIVIL ENGINEERING ~ LAND SURVEYING ~ LAND PLANNING -
334 EAST COLFAX STREET, SUITE C
PALATINE, ILLINOIS 60067
(847) 991-5088 (847) 934-3427-FAX

REVISIONS
09/23/25 PER VILLAGE NOTES AND DIRECTIONS
09/23/25



Consider a Motion to Approve Change Order #1 for the 2025 Drainage Improvements Project

BACKGROUND:

Pursuant to Village Staff request, DeVinci Construction, Incorporated of Oak Brook, Illinois has submitted pricing for drainage related work to be accomplished with fall curb repairs. The unit prices are consistent with recent bid work and this is proposed to be considered Change Order #1 for expansion of work covered within the 2025 Drainage Improvements Project in the amount of \$61,525.

KEY ISSUES:

- The proposed change order expands the scope of work from the original bid to include additional tasks that should be completed in the fall of 2025.
- DeVinci Construction has the scheduling ability to complete the work of the proposed Change Order to meet the Villages' project deadlines.
- This additional work primarily consists of adjustment of manholes and drainage structures in preparation for the in-house resurfacing streets. This will allow for the Village to more expeditiously complete the 2026 road program.
- The proposed change order would increase the total cost by an amount not to exceed \$61,525 to complete the additional work. This can be funded through savings in the base bid and will reduce pressure on the 2026 budget.

BUDGET IMPACT:

Funding is available in the Sewer Fund of the 2025 Capital Improvement Program to accommodate the proposed work.

RECOMMENDATION:

Staff recommends Change Order #1 for the 2025 Drainage Improvements Project be approved for DeVinci Construction in the amount not to exceed \$61,525.

ACTION REQUIRED:

Motion to approve Change Order #1 for the 2025 Drainage Improvements Project to DeVinci Construction, Incorporated of Oak Brook, Illinois in the amount of \$61,525, for a revised contract price of \$174,353.

ATTACHMENTS:

1. Change Order #1



October 8, 2025

PALATINE 2026 IN HOUSE RESURFACING PROGRAM

#	BID DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
1	STRUCTURE ADJ	EA	45	\$ 425.00	\$ 19,125.00
2	STR RECONSTRUCT	EA	0	\$ 1,400.00	\$ -
3	F&L ADJ SPC.	EA	38	\$ 900.00	\$ 34,200.00
4	REPLACE F&G TY 1	EA	10	\$ 400.00	\$ 4,000.00
5	FRAME & GRATE SPECIAL	EA	7	\$ 600.00	\$ 4,200.00

TOTAL

\$ 61,525.00

EXCLUSIONS:

Bond, staking & layout, permits, restoration, pavement patching, soil testing,
tree trimming or removal, street sweeping, root pruning, curb removal or replacement.

Consider an Ordinance Granting a Special Use to Permit an Addition Within the Front Yard at 204 S. Ashland Avenue

BACKGROUND:

The Subject Property, zoned R-2 Single-Family Residential, is approximately 7,462 square feet. The property currently consists of a single-family residence with a detached garage in the rear yard. The structure is currently non-conforming with a side yard setback of 0.9 feet from the southern side lot line, and in addition to the R-2 setbacks, there is also a privately recorded 40-foot front building line for the property. Per Code, the privately recorded front building line becomes the minimum required front yard setback.

The Petitioners previously applied for both front and side yard setback relief, which was ultimately denied by the Village Council. The Petitioner revised the plans and resubmitted for zoning relief. The revised plans now include only a front yard setback reduction of 26.7 (26) feet, which still requires relief from the 40-foot setback, but represents an increase of over 6 feet from the initially proposed 21-foot front yard setback.

Additionally, the current plans comply with the required 5-foot side yard setback. The revised plans were determined to be substantially different from the initial plan and the Petitioners were allowed to reapply. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit an addition to be set back 26 feet from the front lot line, instead of the minimum required 40 feet.

KEY ISSUES:

- The Petitioner is proposing to demolish the existing detached garage and construct a one-story addition (approximately 237 square feet) and an attached 2-car garage of approximately 408 square feet. For reference, the existing detached garage maintains a 2.39-foot setback along the north side of the property. The proposed attached garage provides a 5-foot side yard setback, as required. The table below compares the previous and current petitions:

	Initial petition 4/2025	Revised petition 8/2025
Front Yard – 40' Min	21	26.7

(private building line)		
Side Yard - 5' Min	3'	5'

- Based on Staff's review of the Subject Property, the required setbacks and lot configuration would restrict the property such that any front or side building additions, inclusive of an attached garage, would require zoning relief.
- The proposed plans are within the maximum allowable building and lot coverage of 35%/45%, at 21% and 34% respectively.

BUDGET IMPACT:

N/A

RECOMMENDATION:

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

Residents testifying: None. Also, the Petitioners did submit a support petition signed by the 5 property owners directly surrounding the Subject Property.

Vote: The PZC voted unanimously to approve the Special Use and Staff maintains action at the Village Council's discretion.

ACTION REQUIRED:

A motion to approve an ordinance granting a Special Use to permit an addition to be set back 26 feet from the front lot line at 205 S. Ashland Avenue.

ATTACHMENTS:

None

Consider an Ordinance Granting a Special Use Transfer of a Liquor Store at 44 W. Illinois Avenue

BACKGROUND:

The Subject Property is zoned "B-2", General Business District, and contains the existing Armanetti's Liquor store. Anil Patel, of KAP CAPITAL LLC , is requesting a transfer of the existing approximately 3,500 square foot package liquor store. Therefore, the Petitioner is requesting approval of the following:

Transfer of Special Use #O-43-22 to permit the continued operation of a package liquor store, for KAP CAPITAL LLC at 44 W. Illinois Avenue.

KEY ISSUES:

- A Special Use for the liquor store (Armanetti's) was originally granted in May 2022 (Ordinance #O-43-22) to U ZARA, Inc.
- The Petitioner is not proposing any changes to store operations or floor plan. Any significant changes to the floor plan or business operations will require Village Council review. The Petitioner presently operates another liquor store in the suburban area.
- The existing hours of operation that would be maintained are Monday-Thursday 9 AM - 10 PM; Friday - Saturday 9 AM - 11 PM; Sunday 9 AM - 10 PM.
- As part of the liquor license application, a background was completed by the Palatine Police Department.
- A Special Use amendment to permit interior/window signage for the liquor store was granted in November 2022 (Ordinance #O-104-22).
- There are no proposed window sign changes included in the application and the Petitioner is aware of the Special Use requirements limiting window signage. The interior signage that exists outside of the approved plans will need to be removed prior to the issuance of the new liquor license.
- A condition of the transfer limits any sale of CBD products and requires the owner to coordinate with the Police Department for appropriate security measures no later than November 1, 2026.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the transfer of the Special Use Ordinance #O-43-22 to Anil Patel, of KAP CAPITAL LLC.

ACTION REQUIRED:

Motion to approve an ordinance transferring Special Use Ordinance #O-43-22 to Anil Patel, of KAP CAPITAL LLC. to permit the continued operation of a liquor store at 44 W. Illinois Avenue.

ATTACHMENTS:

None

Consider an Ordinance Granting a Special Use Amendment to Permit a Solar Energy Conversion System at 2241 N. Rand Road

BACKGROUND:

The Subject Property is zoned B-5 Highway Business District and is approximately 3 acres in area. The Subject Property received Special Use approval for an automotive laundry (car-wash) use in 2023, and is currently under construction. The approved plans included a detention area in the rear yard. The Petitioner is seeking a Special Use Amendment to install a freestanding solar energy conversion array in the rear yard of the property. The Petitioner's intention is to supply power to the car wash and reduce overall energy use.

Therefore, the petitioner is requesting approval of the following:

Special Use Amendment to Ordinance #O-64-23 to permit a solar energy conversion system.

KEY ISSUES:

- The Subject Property is located on Rand Road, with the northern portion of the property abutting a wetland/detention area, between Lake Cook Road, Hicks Road, and Rand Road.
- Energy conversion systems require Special Use review in the Village's business districts.
- The proposed energy conversion structure will consist of multiple solar arrays surrounded by a six-foot-high vinyl fence. The fence will be set back eight feet from the array. The fence will screen the array from view, as the array is approximately two feet in height. The initial plans contemplated a white vinyl fence. Through discussions with the Planning and Zoning Commission at the Public Hearing, the Petitioner confirmed a willingness to switch from a white fence to a more muted brown color. This is addressed as a condition of the proposed ordinance and could be revised through the permit process.
- Per the submitted plans, the proposed arrays are approximately 2,900 square feet in area. The array is made up of four separate modules, with each module sized at 660 square feet.
- The proposed array is partially located within the 50-foot wetland-buffer zone projecting from the body of water encroaching upon the property from the north. This delineation is categorized as a "no-build" buffer zone by the Army Corps of Engineers. This wetland-buffer zone is under the jurisdiction of the Metropolitan Water Reclamation District (MWRD), who has initially reviewed the plans and permitted its submission, subject to final MWRD permit review and conditions.
- The submitted plans include an engineering review schedule to perform an annual review of earthwork and site quality. Final construction plans are subject

to the approval of the Village Engineer and MWRD.

BUDGET IMPACT:

N/A

RECOMMENDATION:

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

Residents testifying: None.

Vote: The PZC voted unanimously to approve the Special Use and Staff maintains its recommendation of action at the Village Council's discretion.

ACTION REQUIRED:

A motion to approve an ordinance granting a Special Use Amendment to Ordinance #O-64-23 permit a solar energy conversion system.

ATTACHMENTS:

None

Consider an Ordinance Granting a Planned Development Amendment to Allow Signage Changes at 790 W. Euclid Avenue

BACKGROUND:

The Subject Property, Regency Plaza, is zoned Planned Development. The Petitioner is proposing to update the signage in conjunction with the rebranding of the True Value Hardware Store. Therefore, the Petitioner is requesting approval of the following:

Planned Development Amendment to Ordinance #O-24-86, as amended, to allow for a change in the approved sign details.

KEY ISSUES:

- The Subject Tenant Space contains the True Value Hardware Store. True Value is requesting to update their existing signage plans, with a new design. The approved signage is linked directly to the Planned Development. Therefore, another Planned Development Amendment is required. The most recent Regency Plaza signage amendment occurred in 2007 and was also for the True Value store.
- The proposed signage consists of 6 signs. This includes one logo sign on the west end of the building (replacing an existing True Value sign, which was part of the 2007 Amendment), one logo sign with text on the front of the building and 4 retail offerings. The existing True Value signage consists of 4 signs and would increase the signage by 2 signs and 30 square feet total.

	Existing Sign Square Footage	Proposed Sign Square Footage
West Side Logo	46	49
True Value Sign	101	173
Product Signage 1	32.5	11.55
Product Signage 2	47.9	5.78
Product Signage 3	N/A	5.78
Product Signage 4	N/A	11.55
Total Square Footage Comparison	227	257

- Per Code, signage square footage is calculated by using the total square footage, based upon the maximum dimensions around the entire sign. Due to the layout of the proposed signage, Staff notes that 48 additional square feet of open space are included within the calculations.

- Per the previously approved sign amendment, the logo sign on the west elevation facing S. Quentin Road shall only be illuminated during store hours.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Public Hearing: Planning & Zoning Commission (PZC) meeting on September 23, 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 Planned Development Amendment to Ordinance #O-24-86, as amended, to allow for a change in the approved sign details at 790 W. Euclid Avenue (Regency Plaza).

ATTACHMENTS:

None

Consider a Motion to Award a Contract for the 2025 Drainage Improvements Project

BACKGROUND:

As part of the annual budget, funding is identified for spot drainage improvements at various locations throughout the Village. The program is designed to address smaller, localized areas that experience flooding or drainage issues. As in years past, this project has been combined with the small diameter drainage program to solicit additional bidders and encompass economies of scale.

KEY ISSUES:

- On Tuesday, October 7, 2025, sixteen bids were received ranging from a high of \$298,874 to a low of \$112,828.
- The low responsive and responsible bidder was DeVinci Construction of Oak Brook, Illinois in the amount of \$112,828.
- The drainage projects include improvements: in front 1226 E. Kenilworth Avenue; on King Edwards Court, south of Dundee Road; in front of 434 S. Oak Street; in front of 503 S. Benton Street; in front of 508 S. Benton Street; in front of 59 E. Glade Street; in front of 362 S. Quentin Road; in front of 724/732 Mill Valley Road; and on Nichols Road, west of Baldwin Road.
- The Engineer's estimate was \$221,931.

BUDGET IMPACT:

Sewer funds in the amount of \$275,000 have been appropriated in the 2025 Capital Improvement Program to accommodate this work.

RECOMMENDATION:

Staff recommends the contract for the 2025 Drainage Improvements Project be awarded to DeVinci Construction.

ACTION REQUIRED:

Motion to award the contract for the 2025 Drainage Improvements Project to DeVinci Construction, Incorporated of Oak Brook, Illinois in the amount of \$112,828.

ATTACHMENTS:

None

Consider a Motion to Approve Change Order #1 for the 2025 Drainage Improvements Project

BACKGROUND:

Pursuant to Village Staff request, DeVinci Construction, Incorporated of Oak Brook, Illinois has submitted pricing for drainage related work to be accomplished with fall curb repairs. The unit prices are consistent with recent bid work and this is proposed to be considered Change Order #1 for expansion of work covered within the 2025 Drainage Improvements Project in the amount of \$61,525.

KEY ISSUES:

- The proposed change order expands the scope of work from the original bid to include additional tasks that should be completed in the fall of 2025.
- DeVinci Construction has the scheduling ability to complete the work of the proposed Change Order to meet the Villages' project deadlines.
- This additional work primarily consists of adjustment of manholes and drainage structures in preparation for the in-house resurfacing streets. This will allow for the Village to more expeditiously complete the 2026 road program.
- The proposed change order would increase the total cost by an amount not to exceed \$61,525 to complete the additional work. This can be funded through savings in the base bid and will reduce pressure on the 2026 budget.

BUDGET IMPACT:

Funding is available in the Sewer Fund of the 2025 Capital Improvement Program to accommodate the proposed work.

RECOMMENDATION:

Staff recommends Change Order #1 for the 2025 Drainage Improvements Project be approved for DeVinci Construction in the amount not to exceed \$61,525.

ACTION REQUIRED:

Motion to approve Change Order #1 for the 2025 Drainage Improvements Project to DeVinci Construction, Incorporated of Oak Brook, Illinois in the amount of \$61,525, for a revised contract price of \$174,353.

ATTACHMENTS:

None