



VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

NOVEMBER 3, 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 - Special Meeting - October 20, 2025
 - B. Village Council & Committee of the Whole - Regular Meeting - October 20, 2025
- V. MAYOR'S REPORT**
 - A. As Submitted
- VI. RECESS TO THE COMMITTEE OF THE WHOLE**
- VII. COMMITTEE OF THE WHOLE**
 - A. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE**
SCOTT LAMERAND, CHAIR
 - 1. Consider an Ordinance Reinstating the Planned Development and Designating Custom Design & Product Development LLC as the Builder for Lot 2 in North Haven Estates Subdivision
Council District: One
 - 2. As Submitted
 - B. POLICE POLICY & CODE SERVICES COMMITTEE**
DOUG MYSLINSKI, CHAIR
 - 1. Consider an Ordinance Granting a Special Use to Permit a Medical Office at 150 W. Northwest Highway
Council District: Six

2. Consider an Ordinance Granting a Special use to Permit a Medical Office at 60 W. Palatine Road
Council District: Six
3. Consider an Ordinance Granting a Special Use to Permit a Tobacco and Electronic Cigarette Store at 293 N. Northwest Highway
Council District: Six
4. Consider an Ordinance Granting a Special Use to Permit a Fence to be Set Back Eight Feet from the Side Lot Line Abutting a Street at 550 E. Knox Street
Council District: Three
5. As Submitted

C. INFRASTRUCTURE & ENVIRONMENT COMMITTEE
KOLLIN KOZLOWSKI, CHAIR

1. Consider a Resolution to Approve an Intergovernmental Agreement Between the Village of Palatine and the Palatine Township Road District for Snow and Ice Control Services
2. Consider a Motion to Extend the Contract for 2025-2028 Snow and Ice Control Services for Downtown Palatine, Metra Train Station, Ground Level of the Gateway Center, and Arterial Sidewalks
3. As Submitted

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

1. Consider a Resolution Authorizing an Amendment of the Intergovernmental Agreement Relating to the O'Hare Noise Compatibility Commission
2. As Submitted

E. BUSINESS, FINANCE & BUDGET COMMITTEE
JOE FALKENBERG, CHAIR

1. Consider Continued Discussion of the CY 2026 Proposed Budget & Capital Investment Plan
2. 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 a Motion to Approve Warrant 2025 #21
- B. Consider an Ordinance Reinstating the Planned Development and Designating Custom Design & Product Development LLC as the Builder for Lot 2 in North Haven Estates Subdivision
Council District: One
- C. Consider an Ordinance Granting a Special Use to Permit a Medical Office at 150 W. Northwest Highway
Council District: Six
- D. Consider an Ordinance Granting a Special use to Permit a Medical Office at 60 W. Palatine Road
Council District: Six
- E. Consider an Ordinance Granting a Special Use to Permit a Tobacco and Electronic Cigarette Store at 293 N. Northwest Highway
Council District: Six
- F. Consider a Resolution to Approve an Intergovernmental Agreement Between the Village of Palatine and the Palatine Township Road District for Snow and Ice Control Services
- G. Consider a Motion to Extend the Contract for 2025-2028 Snow and Ice Control Services for Downtown Palatine, Metra Train Station, Ground Level of the Gateway Center, and Arterial Sidewalks
- H. Consider a Resolution Authorizing an Amendment of the Intergovernmental Agreement Relating to the O'Hare Noise Compatibility Commission
- I. Consider a Resolution Approving a Security Deposit Reduction for Olms Subdivision
Council District: Six

X. REPORTS OF STANDING COMMITTEES

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

1. As Submitted

C. **COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE**
SCOTT LAMERAND, CHAIR

1. As Submitted

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

1. As Submitted

E. **INFRASTRUCTURE & ENVIRONMENT COMMITTEE**
KOLLIN KOZLOWSKI, CHAIR

1. As Submitted

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

1. Consider an Ordinance Granting a Special Use to Permit a Fence to be Set Back Eight Feet from the Side Lot Line Abutting a Street at 550 E. Knox Street
Council District: Three
2. 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 20, 2025 AT 6:30 PM

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

MINUTES

SPECIAL MEETING

6:30 PM

I. CALL TO ORDER

Mayor Schwantz called the meeting to order at 6:34 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 :	
ARRIVED :	Councilman District 4 Joe Falkenberg arrived at 6:41 PM.

Also Present:

Village Clerk Maureen Pasqualucci, Village Manager Reid Ottesen, Deputy Village Manager Hadley Skeffington-Vos, Village Attorney Rick Veenstra, Director of Community Development Mike Jacobs, Director of Public Works Matt Barry

III. RECOGNITION OF AUDIENCE

No one came forward.

IV. REQUEST FOR CLOSED SESSION

- A. Consider a Motion Requesting a Closed Session Pursuant to 5 ILCS 120/2 (C) (5), (6), and (21)

Village Manager Reid Ottesen requested a Closed Session Pursuant to 5 ILCS 120/2 (c) (5), (6), and (21) with no intention to return.

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

V. ADJOURNMENT

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

Meeting Adjourned - 6:57 pm

SUBMITTED BY:

Maureen Pasqualucci
Village Clerk



VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

OCTOBER 20, 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 7:01 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 :	
ARRIVED :	

Also Present:

Village Clerk Maureen Pasqualucci, Village Manager Reid Ottesen, Deputy Village Manager Hadley Skeffington-Vos, Village Attorney Rick Veenstra, Director of Community Development Mike Jacobs, Director of Public Works Matt Barry, Police Chief William Nord, IT Director Larry Schroth, Director of Finance Andrew Brown

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 - October 13, 2025

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

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

Mayor Schwantz announced upcoming events:

Friday, October 24: 6 PM

Clayson House After Dark: Halloween Open House
Palatine Historical Society

Saturday, October 25: 10 AM – 2 PM

National Prescription Take Back Event
Palatine Police Headquarters

Saturday, October 25: 10 AM

Trick or Treat in Downtown Palatine
Downtown Palatine Businesses

Friday, October 31: 3 PM – 7 PM

Village of Palatine's Halloween Trick or Treat Hours

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:	Scott Lamerand
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 Variations for Rear Yard Setback and Aggregate Floor Area to Permit a Deck at 502 N. Brockway Street
Council District: Six

Director of Community Development Mike Jacobs spoke about the petitioner's request at 502 N. Brockway Street to permit a variation for a deck. Jacobs mentioned unique circumstances and a new deck setback of 23 feet.

Councilman Myslinski asked if there were comments from neighbors and Jacobs responded that no neighbors came forward.

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

2. As Submitted

Nothing Submitted.

B. BUSINESS FINANCE & BUDGET COMMITTEE
JOE FALKENBERG, CHAIR

1. Consider an Ordinance Amending the Village of Palatine's CY 2025 Budget (3rd Quarter Budget Adjustments)

Director of Finance Andrew Brown discussed the amended CY 2025 3rd Quarter Budget Adjustments. Brown spoke about a standard budget and elaborated on a fiscal surplus transfer, a \$3,250,000 agreement with the Park District for a property exchange, and water contribution revenues. Brown mentioned 95% of the adjustments are similar to last year.

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

2. Consider a Motion to Accept and Place on File the Village's 3rd Quarter 2025 Financial Report

Director of Finance Andrew Brown explained the 3rd quarter 2025 Financial Report. Brown discussed expenditures performing under trend, retirement vacancies leaving room for personnel benefits and the inflationary environment. Brown mentioned Cook County Property Taxes are delayed and discussed impacted interest accruals.

Councilman Kozlowski questioned the arrival time of property tax information.

Brown responded back that in August the Village requested the estimated time of arrival and December was the County's response.

Mayor Schwantz clarified that the reserves are not for these purposes (delayed Cook County property taxes due to a system update) and mentioned penalties (interest payments) for the county.

Village Manager Reid Ottesen spoke about the property tax payments and said that a discussion will be held at the Northwest Municipal Conference Legislative Committee Meeting. Ottesen thanked Brown for bringing up the subject of property tax payments.

Mayor Schwantz discussed the impact of assessed property values and residents receiving consecutive property tax bills.

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

3. As Submitted

Nothing Submitted.

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

1. As Submitted

Nothing Submitted.

D. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE
SCOTT LAMERAND, CHAIR

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

IX. CONSENT AGENDA

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

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

- A. Consider a Motion to Approve Warrant 2025 #20
- B. Consider an Ordinance Granting Variations for Rear Yard Setback and Aggregate Floor Area to Permit a Deck at 502 N. Brockway Street
Council District: Six
Ordinance #O-102-25
- C. Consider an Ordinance Amending the Village of Palatine's CY 2025 Budget (3rd Quarter Budget Adjustments)
Ordinance #O-103-25
- D. Consider a Motion to Accept and Place on File the Village's 3rd Quarter 2025 Financial Report
- E. Consider a Resolution Granting a Security Deposit Reduction for the Slade Street Crossing Subdivision

Council District: Six

Resolution #R-21-25

- F. Consider a Resolution Granting a Security Deposit Reduction for Wilson Street Subdivision

Council District: One

Resolution #R-22-25

X. REPORTS OF STANDING COMMITTEES

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

1. As Submitted

No Report.

B. BUSINESS FINANCE & BUDGET COMMITTEE
JOE FALKENBERG, CHAIR

1. As Submitted

No Report.

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE
SCOTT LAMERAND, CHAIR

1. As Submitted

No Report.

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

1. As Submitted

No Report.

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE
KOLLIN KOZLOWSKI, CHAIR

1. As Submitted

No Report.

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

1. As Submitted

No Report.

XI. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted

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

No one came forward.

XIV. ADJOURNMENT

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

MEETING ADJOURNED AT 7:13 PM.

SUBMITTED BY:

Maureen Pasqualucci
Village Clerk

Consider an Ordinance Reinstating the Planned Development and Designating Custom Design & Product Development LLC as the Builder for Lot 2 in North Haven Estates Subdivision

BACKGROUND:

The North Haven Estates Subdivision was approved as a two-lot Planned Development in 2008. The two lots fronting on Haven Court remain vacant and undeveloped. Custom Design & Product Development LLC owns Lot 2 and is requesting to be the designated builder.

KEY ISSUES:

- In conjunction with the recent development of the neighboring 4-lot subdivision approval, the sidewalk in front of the lots has been installed, approved, and accepted by the Village.
- Village Council review would also be required if a subsequent builder/developer acquires the remaining lot (Lot 1) in the future, pursuant to the Planned Development condition.
- The Petitioner intends to construct an approximately 4,200 square foot home and has submitted an elevation of the proposed home. Any homes constructed must also comply with the Village's Monotony Code.
- Per Code, a Planned Development Security Deposit in the amount of \$10,000 will also be required to ensure completion of the new home.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the designation of Custom Design & Product Development LLC as the builder for Lot 2 in North Haven Estates Subdivision.

ACTION REQUIRED:

A motion to approve an ordinance reinstating the Planned Development and designating Custom Design & Product Development LLC as the builder for Lot 2 in North Haven Estates Subdivision.

ATTACHMENTS:

1. Aerial
2. ORD Approved Builder - North Haven Estates Lot 2
3. EXHIBIT - Architectural Elevations
4. O-86-08 PUD
5. O-136-15 amending O-86-08

6. North Haven Estates Plat



0 100 200
ft

Print Date: 10/23/2025

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 REINSTATING PLANNED DEVELOPMENT ORDINANCE #O-86-08
AND DESIGNATING CUSTOM DESIGN & PRODUCT DEVELOPMENT LLC AS THE
APPROVED BUILDER FOR LOT 2 IN NORTH HAVEN ESTATES SUBDIVISION
780 W. DUNDEE ROAD**

WHEREAS, Ordinance #O-86-08 granted Final Planned Development approval and Ordinance #O-136-15 granted approval to permit a change in the approved builder.

WHEREAS, the Petitioner – Custom Design & Product Development LLC – has requested approval as the designated builder for Lot 2 pursuant to Village Council review on November 3, 2025, in accordance with the applicable provision of the Village Code, and they have reported their findings on the following legally described property:

Lot 2 in North Haven Estates Subdivision, being a Subdivision of part of the Northwest Quarter of Section 10, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois; being a portion of that part of the Northwest Quarter of Section 10, Township 42 North, Range 10 East of the Third Principal Meridian lying North of the centerline of Dundee Road and described as follows: Commencing at the Northwest corner of the Northwest Quarter of said Section 10; thence East along the North line of said Northwest Quarter for a distance of 330.02 feet for a Place of Beginning; thence Southeasterly along a line which makes an angle with the last described line of 97 degrees 45 minutes and 45 seconds measured from West to Southeast for a distance of 263.0 feet; thence Westerly along a line which makes an angle with the last described line 83 degrees 34 minutes 25 seconds measured from Northwest to West for a distance of 163.86 feet; thence Northeasterly along a line which makes an angle with the last described line 84 degrees 56 minutes 05 seconds measured from East to Northeast for a distance of 264.0 feet to the North line of said Northwest Quarter of Section 10; thence East along said North line of the Northwest Quarter of Section 10, 111.02 feet recorded (111.12 measured) to the Place of Beginning, in Cook County, Illinois.

Commonly known as 780 W Dundee Road (02-10-100-055-0000).

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

SECTION 1: That Custom Design & Product Development LLC is designated as the builder for lot 2 in North Haven Estates Subdivision; and

SECTION 2: That this ordinance shall be in full force and effect upon passage and approval subject to the following conditions:

1. The Custom Design & Product Development LLC is the approved developer to construct a new home on Lot 2 of North Haven Estates Subdivision.
2. All conditions of Ordinance #0-86-08, as amended, shall remain in effect.
3. For Lot 2 (the northern lot), accessory structures or encroachments are prohibited within the 10-foot eastern side yard or rear yard setbacks, except for fences and landscaping.
4. A \$10,000 Planned Development letter of credit shall be submitted in a manner acceptable.
5. A construction management plan, indicated the proposed material delivery routes and contractor parking areas, shall be submitted to the Village Engineer.
6. The Architectural Plans for the home shall comply with the Village's Architectural Design Guidelines - Section 6.41.1 of the Village Code.

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



SOUTH ELEVATION - proposed2
SCALE: 1/4" = 1'-0" **4**
A6



WEST ELEVATION - proposed
SCALE: 1/4" = 1'-0" **4**
A6



NORTH ELEVATION - proposed
SCALE: 1/4" = 1'-0" **1**
A6



EAST ELEVATION - proposed
SCALE: 1/4" = 1'-0" **3**
A6

ORDINANCE NO. 0-86-08

**AN ORDINANCE
GRANTING FINAL PLANNED DEVELOPMENT APPROVAL FOR
THE PROPERTY COMMONLY KNOWN AS THE
VACANT LAND TO THE WEST OF N. HAVEN DRIVE (PIN 02-10-100-047)
(CASE NO. 04-144)**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on July 7, 2008**

ORDINANCE NO. 0-86-08

**AN ORDINANCE GRANTING FINAL PLANNED DEVELOPMENT APPROVAL FOR
THE PROPERTY COMMONLY KNOWN AS THE VACANT LAND TO
THE WEST OF NORTH HAVEN DRIVE PIN 02-10-100-047 (CASE NO. 04-144)**

WHEREAS, upon petition of owners of said property, hearings were held by the Plan Commission of the Village of Palatine on June 3, 2008 in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission, having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for Final Planned Development approval.

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

SECTION 1: That final approval of a Planned Development is hereby granted pursuant to Section 13.05 of the Palatine Zoning Ordinance for the real estate described as follows, to wit:

Lot 4 in Arthur T. McIntosh & Co.'s Deer Grove Farms Subdivision, being a subdivision of part of the Northwest quarter of the Northwest quarter of Section 10, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, recorded July 15, 1938 as Document 12185814.

commonly known as PIN 02-10-100-047 (vacant land to the west of N. Haven Drive).

SECTION 2: That final approval of a Planned Development is hereby granted to the above described property pursuant to Section 13.05 of the Palatine

Zoning Ordinance, subject to the following conditions:

1. The development shall substantially conform to the Engineering Plans by Northwestern Engineering Consultants, P.C. dated July 23, 2003 last revised April 16, 2008 and attached hereto as Exhibit 'A', and to the Architectural Plans by ES Architects dated and last revised February 15, 2008 and attached hereto as Exhibit 'B' except as such plan may be changed to conform to Village Codes and Ordinances and the following conditions:
2. Any building not constructed by the Petitioner shall receive approval from Village Council prior to the issuance of a building permit.
3. A \$50,000 letter of credit shall be submitted in a manner acceptable to the Village Engineer.
4. A letter of credit in the amount of \$35,457.95 shall be submitted.
5. Review fees in the amount of \$1,128.21 shall be submitted.
6. Cash-in-lieu of detention shall be paid in a manner and amount acceptable to the Village Engineer.
7. Recaptures shall be paid in a manner and amount acceptable to the Village Engineer.

SECTION 3: That the petition for preliminary and final planned development, a copy of the public notice, be attached hereto and form a part of this ordinance.

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

PASSED: This 7th day of July, 2008

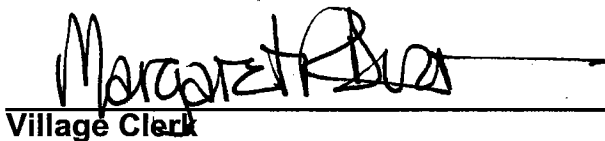
AYES: 6 **NAYS:** 0 **ABSENT:** 0 **PASS:** 0

APPROVED by me this 7th day of July, 2008

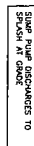
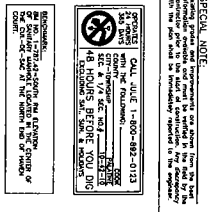


Mayor of the Village of Palatine

ATTESTED and **FILED** in the office of the Village Clerk this 7th day of July, 2008



Village Clerk



CIVIL ENGINEERS SITE PLANNERS LAND SURVEYORS
NORTHWESTERN ENGINEERING
CONSULTANTS, P.C.
1110 LAKE COOK ROAD BUFFALO GROVE, ILLINOIS 60089 (847) 620-8410
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 154-002895 EXPIRES 04-09

SINGLE FAMILY RESIDENCE # 1

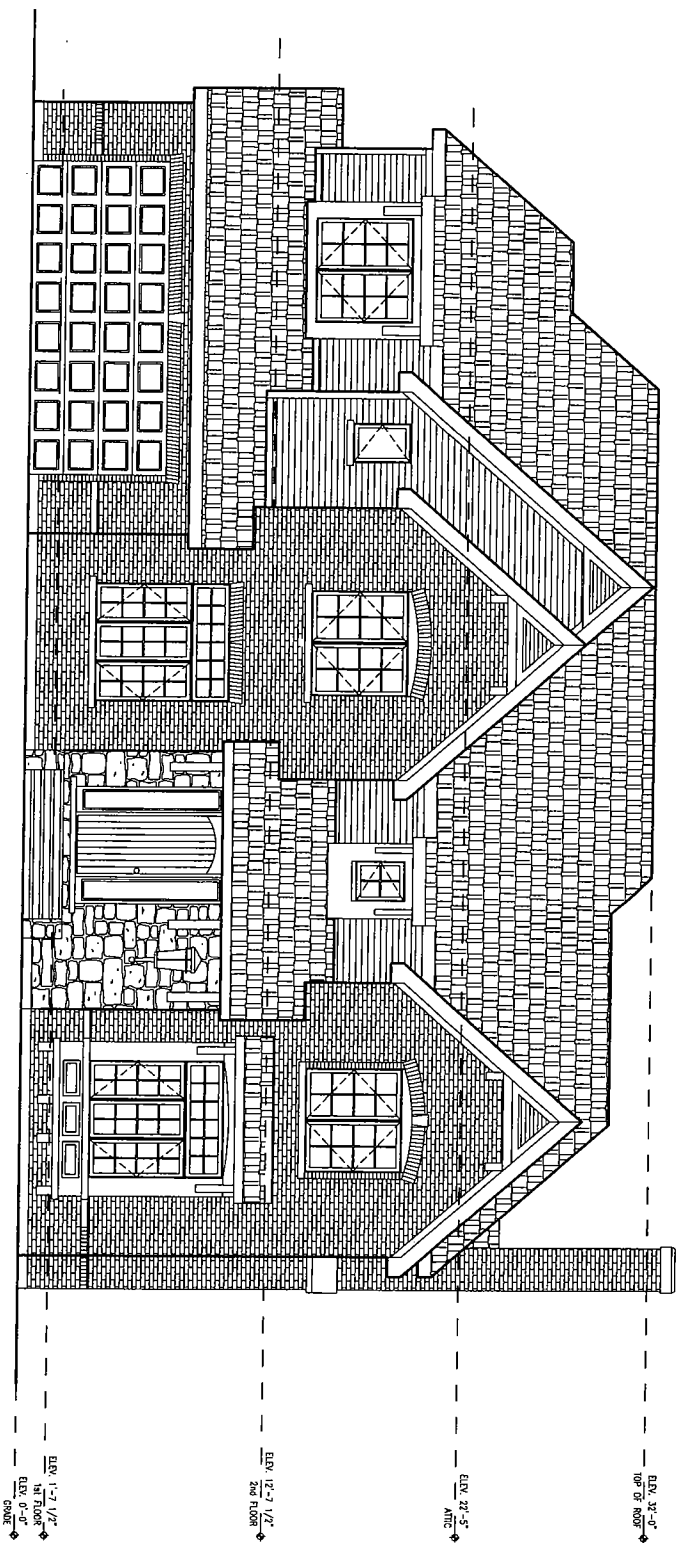


EXHIBIT "B"

es architects

537 W. CLARK STREET, SUITE 200, CHICAGO, ILLINOIS 60606
TEL: (773) 764-8300 FAX: (773) 764-8301

ES AND ARCHITECTS, INC. SHALL BE RESPONSIBLE FOR THE PREPARATION OF THESE PLANS AND ARCHITECTURAL DESIGN. REPRODUCTION, MODIFICATION, OR ALTERATION OF THESE PLANS WITHOUT WRITTEN PERMISSION AND CONSENT OF ES ARCHITECTS, INC. IS PROHIBITED.

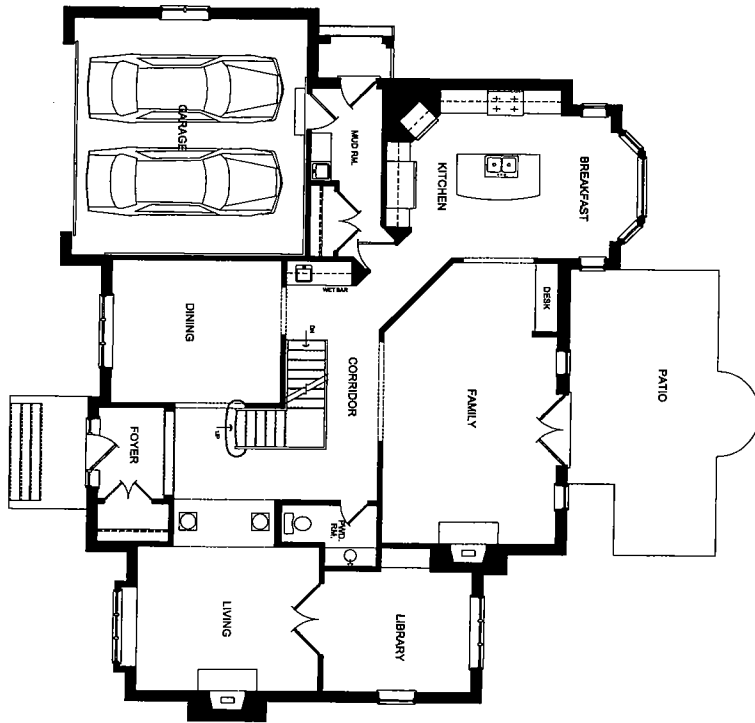
NORTH HAVEN ESTATES SUBDIVISION

NORTH HAVEN COURT
PALATINE, ILLINOIS

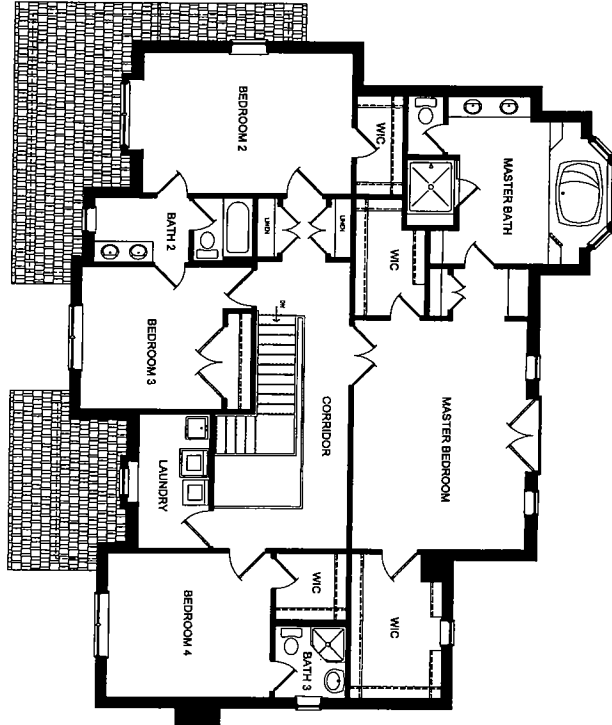
A2

December 5, 2007

SINGLE FAMILY RESIDENCE # 1



FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

EXHIBIT "B"

es architects
537 W. CHAMBERLAIN AVE. SUITE 100A, CHICAGO, ILLINOIS
TEL: (773) 774-8100 FAX: (773) 774-8131

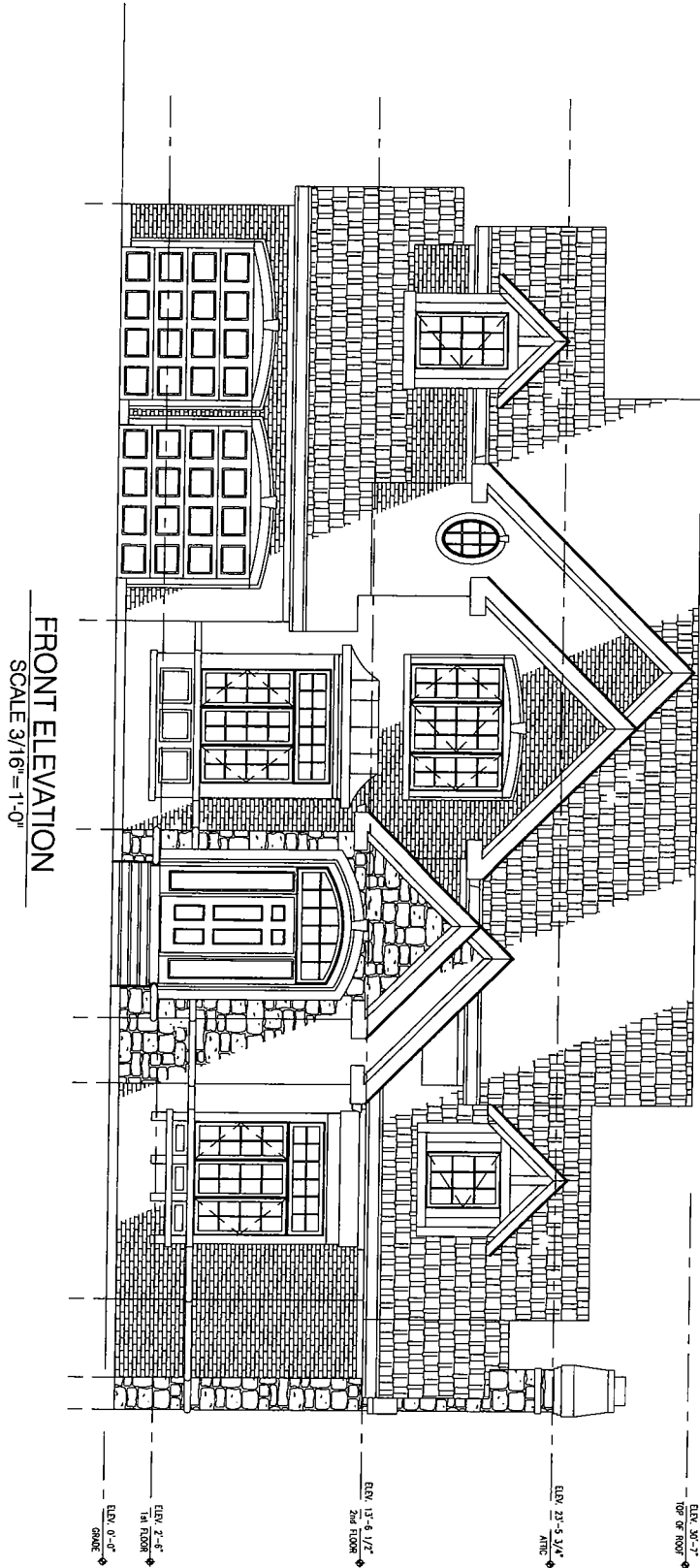
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NORTH HAVEN ESTATES SUBDIVISION
NORTH HAVEN COURT
PALATINE, ILLINOIS

A3
December 5, 2007

SINGLE FAMILY RESIDENCE # 2

EXHIBIT "B"



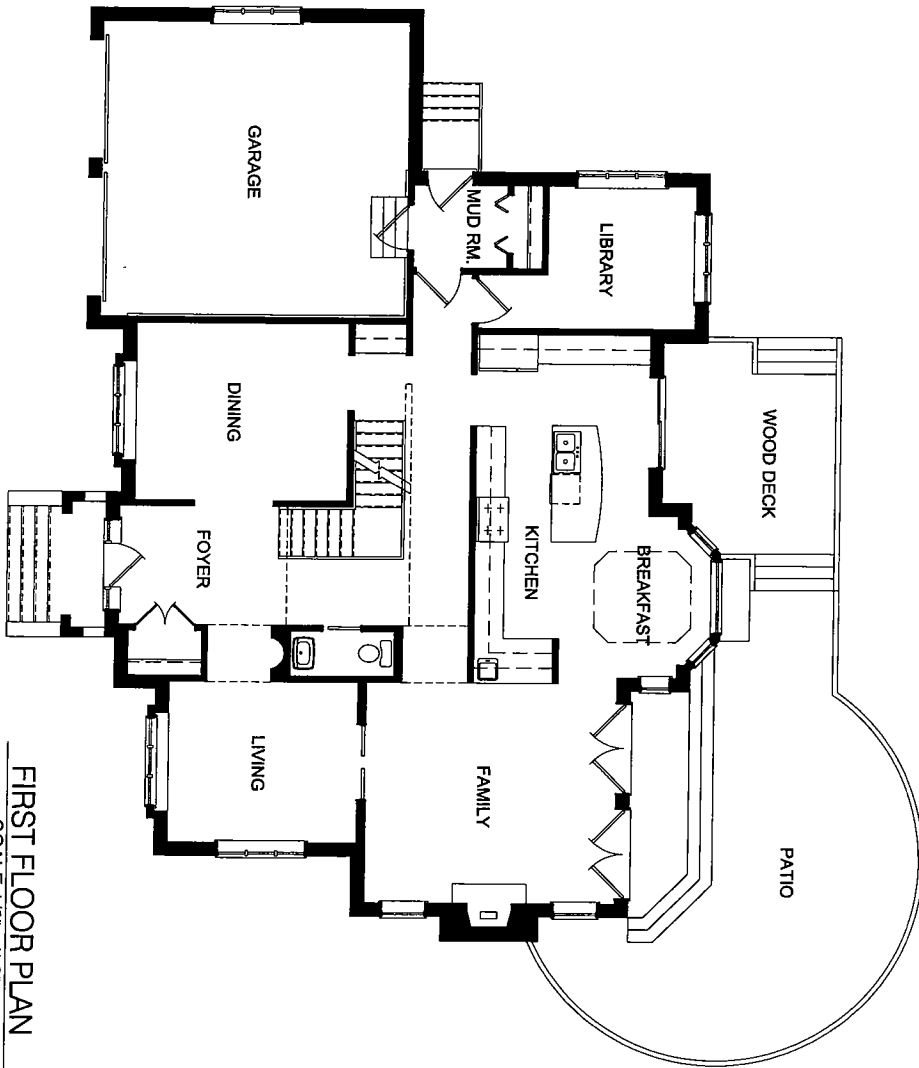
es architects
581W. CUBERTSON AVE. SUITE 1000 CHICAGO, ILLINOIS
TEL: (773) 774-8130 FAX: (773) 774-8131

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NORTH HAVEN ESTATES SUBDIVISION
NORTH HAVEN COURT
PALATINE, ILLINOIS

A4
December 5, 2007

SINGLE FAMILY RESIDENCE # 2



FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

EXHIBIT "B"

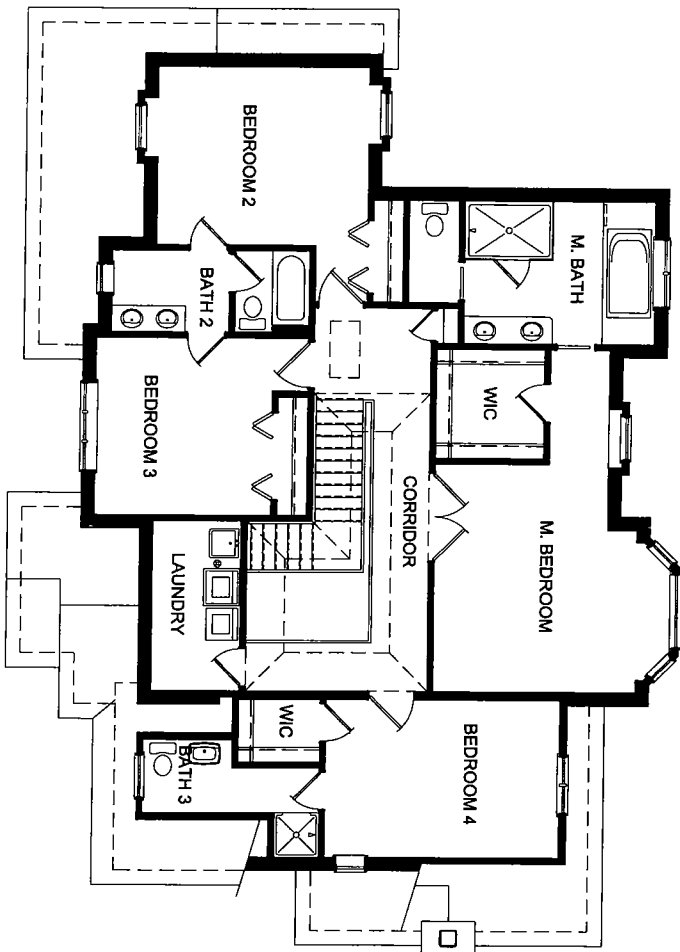
es architects
631 W. CAMDENLAND AVE. SUITE 1000 CHICAGO, ILLINOIS
TEL: (773) 774-5130 FAX: (773) 774-5131

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NORTH HAVEN ESTATES SUBDIVISION
NORTH HAVEN COURT
PALATINE, ILLINOIS

AS
December 5, 2007

SINGLE FAMILY RESIDENCE # 2



SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

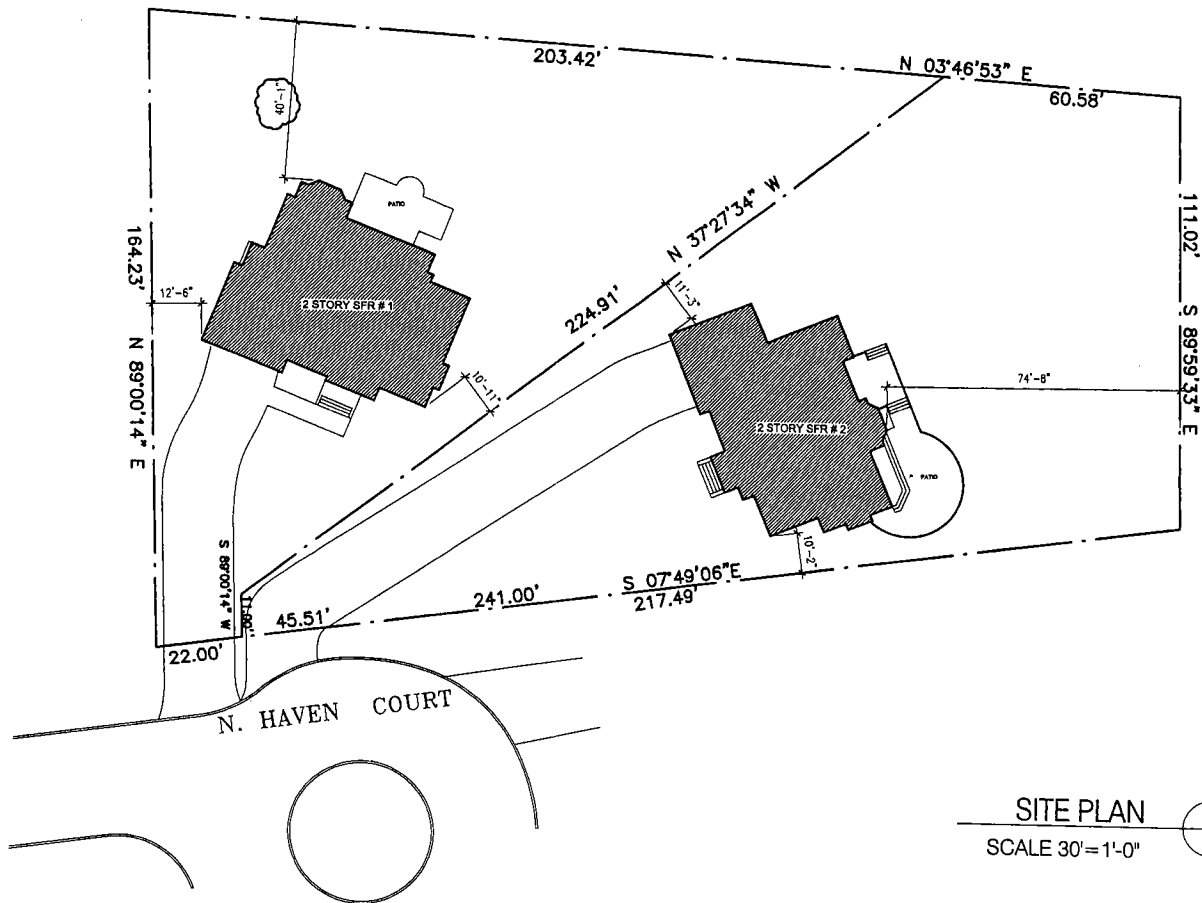
EXHIBIT "B"

es architects
5018 W. CLARENCE AVE. SUITE 1000 CHICAGO, ILLINOIS
TEL: (773) 744-8300 FAX: (773) 744-8311

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NORTH HAVEN ESTATES SUBDIVISION
NORTH HAVEN COURT
PALATINE, ILLINOIS

A6
December 5, 2007



SITE PLAN
SCALE 30' = 1" - 0"

PLAN COMMISSION
Tuesday, June 3, 2008

Present: Dennis Dwyer, Conrad Hansen, Patrick Noonan, Matthew
Lewandowski, Katherine Sawyer, Sally Sinacore, Liz Noe, Dave Seiffert,
Teri Williams, Ben Applegate, Planner Kevin Anderson.
Absent: Russ Smith

The minutes of the May 20 meeting were approved as distributed.

**Report of Public Hearing – Case 07-151 – Northwest corner of Benton st. and
unimproved Winnetka ave. (PIN 02-26-105-004)**

The notice of public hearing was read by the chairman. The petitioner in Case 07-151, Flood Enterprises, seeks approval of a preliminary and final plat of subdivision to permit a two-lot single family residential subdivision at the northwest corner of Benton st. and unimproved Winnetka ave.

The following petitioner's exhibits were introduced:

1. Petition for Preliminary Plat of Subdivision
2. Palatine Real Estate Interest Disclosure Form
3. Warranty Deed
4. Plat of Survey
5. Plat of Subdivision
6. Engineering Plans revised May 14, 2008

Planner Kevin Anderson said the petitioner has asked for a continuation to a future date.

Appleby moved, Noonan seconded that the plan commission grant the petitioner a continuance to a date uncertain.

Unanimously carried
(9-0)

As an alternate, Seiffert's vote will not be needed at this meeting.

Report of Public Hearing – Case 04-144 – Land west of N. Haven dr.

The notice of public hearing was read by the chairman. The petitioner in Case 04-144, Dariusz Gancarz, seeks annexation to the village of Palatine; approval of a preliminary and final planned development to permit a 2-lot single-family residential development; approval of a preliminary and final plat of subdivision; rezoning from R1 to P for 0.83 acres located north of 780 W. Dundee rd. (PIN 02-10-100-047).

The following petitioner's exhibits were introduced:

1. Petition for Annexation
2. Petition for Preliminary and Final Planned Development
3. Palatine Real Estate Interest Disclosure Form
4. Trustee's Deed

plan commission
tuesday, june 3, 2008

page 2

5. Plat of Survey
6. Site Plan and Architectural Plans
7. Plat of Annexation
8. Plat of Subdivision
9. Engineering Plans revised 4/16/08
10. Minutes of April 2, 1996, Plan Commission Meeting

Richard Chelminski, attorney, and Dariusz Gancarz, petitioner, were sworn in.

Chelminski said the developer would subdivide the parcel into two lots and build homes similar to those on N. Haven ct. Both lots would have access onto Haven.

Kevin Anderson was sworn in.

He said that the 7-lot Mark's Landing PUD was approved in 1998. Final residence in Mark's Landing was completed in 2006. This parcel, still located in Cook county, was divided by tax division between 2004 and 2007. No notice of this division was given to the village. Palatine does not recognize such a division, however, as creating buildable lots. The village needs a formal plat of subdivision. Anderson said that contiguity to Palatine is through the forest preserve.

He said that to compensate for having insufficient frontage for both lots (45 feet total instead of 100 feet), the petitioner is proposing a 50-foot building line on proposed lot #1 and a 60-foot building line on proposed lot #2. At these setbacks, the building pads for the proposed lots would be approximately 74 feet wide, becoming wider towards the rear of the property. Lot areas (16,995 square feet and 19,071 square feet) would be well in excess of R2 requirements and more than the average lot size of 11,960 square feet in Mark's Landing. Proposed setbacks meet R2 requirements. Setbacks in Mark's Landing are less than R2 requirements.

Proposed residences would connect to existing sewer and water services in the Haven dr. right-of-way.

Staff Recommendation

The proposed development is consistent with the Comprehensive Plan designation. Redevelopment of the subject property was contemplated at the time Mark's Landing was approved and constructed. Despite the lack of frontage, the location, orientation, setbacks and bulk of the proposed structures are consistent with the Mark's Landing development. Therefore, Staff recommends approval of the Annexation and Development subject to the following conditions:

plan commission
tuesday, june 3, 2008

page 3

1. The development shall substantially conform to the Engineering Plans by Northwestern Engineering Consultants, P.C. dated July 23, 2003, last revised April 16, 2008, and attached hereto as Exhibit 'A', and to the Architectural Plans by ES Architects dated and last revised February 15, 2008, and attached hereto as Exhibit 'B' except as such plan may be changed to conform to Village Codes and Ordinances and the following conditions:
2. Any building not constructed by the Petitioner shall receive approval from Village Council prior to the issuance of a building permit.
3. A \$50,000 letter of credit shall be submitted in a manner acceptable to the Village Engineer.
4. A letter of credit in the amount of \$35,457.95 shall be submitted.
5. Review fees in the amount of \$1,128.21 shall be submitted.
6. Cash-in-lieu of detention shall be paid in a manner and amount acceptable to the Village Engineer.
7. Recaptures shall be paid in a manner and amount acceptable to the Village Engineer.
8. The Plat of Annexation shall be submitted on Mylar with all required signatures prior to the Village Council hearing.
9. The Final Plat of Subdivision shall substantially conform to the Plat of Subdivision prepared by Northwestern Engineering Consultants dated January 23, 2008 and attached hereto as Exhibit 'A'.
10. Recording fees shall be submitted in a manner acceptable to the Village Clerk.
11. The Petitioner shall submit a fully executed Subdivision Improvement Agreement in a manner acceptable to the Village Attorney prior to the Recordation of the Plat of Subdivision.
12. The Final Plat of Subdivision shall be submitted on Mylar with all required signatures.

Gancarz said he is able to comply with all staff conditions.

The public hearing was closed at 8:20 p.m.

RECOMMENDATION

Mrs. Williams moved, Lewandowski seconded that the plan commission recommend to the village council that it approve the request of the petitioner in Case 04-144, Dariusz Gancarz, who seeks annexation to the village of Palatine; approval of a preliminary and final planned development to permit a 2-lot single-family residential development; approval of a preliminary and final plat of subdivision; rezoning from R1 to P for 0.83 acres located north of 780 W. Dundee rd. (PIN 02-10-100-047).

plan commission
tuesday, june 3, 2008

page 4

Such approval shall be contingent upon petitioner's compliance with the 12 staff conditions listed above.

Unanimously carried.
(9-0)

Report of Public Hearing – Case 07-167 – 714 S. Wilke rd.

The notice of public hearing was read by the chairman. The petitioner in Case 07-167, Batavia Holdings, seeks approval of an amendment to Nick's Subdivision Planned Development Ordinance #O-182-05 to permit a residence that was to be demolished to remain and approval of a preliminary and final plat of subdivision to permit a resubdivision of lots #8 and #9 of Nicks Subdivision No. 2 for property at 714 S. Wilke rd.

The following petitioner's exhibits were introduced:

1. Petition for Planned Development Amendment
2. Palatine Real Estate Interest Disclosure Form
3. Warranty Deed
4. Plat of Survey
5. Letter from David Gravel dated September 20, 2007
6. Site Plan
7. Plat of Subdivision
8. Pictures (23)

The following objectors' exhibits were introduced:

1. Letter from Michael and Barbara Perkovich dated May 29, 2008
2. E-mail from Elizabeth Ahlenius dated June 2, 2008
3. Letter from Tara and Jeremy Sobek dated June 3, 2008

Frank Schwab was sworn in to present the request:

He stated that Jim and Heidi Thomas are the current renters and propose to purchase the house located on lot #9 in Nick's Subdivision No. 2. He said the house is a perfectly good home and asks that the village not require its demolition.

Planner Anderson noted that the home straddles the lot line that was approved for this PUD that expires in September 2008. Schwab said he seeks a resubdivision so the house would no longer be on two lots, and lot #8 would still be buildable. The setback on the west lot line would be 5 feet instead of the required 10 feet. By shifting the common lot line 12 feet to the west, Schwab said the proposed lots size would increase for lot #9 from 8,139 square feet to 9,084 square feet, still less than the 10,000 required on corner lots in the R2 zone. The size of lot #8 would be reduced to 10,800 square feet, larger than the 9,000 square feet required for interior lots in the R2 district..

DEPT. OF PLANNING AND ZONING
VILLAGE OF PALATINE

PETITION FOR HEARING

Zoning Docket #

Property recorded in Torrens

Filing Fee: \$ _____ Date Filed

PRELIMINARY AND FINAL PLANNED
DEVELOPMENT

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): DARTUSZ GANCARZ

Address: 5931 W. LAWRENCE AVE, CHICAGO, ILLINOIS 60630

Telephone No. 773-283-3320 Business No. 773-283-3320

Email _____

2. Authorized Agent of Petitioner (if different):

Name: RICHARD S. CHELMINSKI

Address: 5521 N. CUMBERLAND AVE. SUITE 1109, CHICAGO, ILLINOIS 60656

Telephone No. 773-775-7400 Business No. 773-775-7400

Email _____

Relationship to Petitioner: ATTORNEY

3. Property Interest of Petitioner(s): OWNER

Owner, Lessee, Contract Purchaser, etc.

4. Address of the property for which this application is being filed:

780 W. DUNDEE ROAD, Palatine, Illinois

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

6. Current zoning of property: _____ Size of the property: 0-83 acres

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

SPLIT LOT IN 2 SEPARATE LOTS ON WHICH TO BE BUILT 2 SINGLE FAMILY RESIDENCES.

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

NONE

PETITIONER'S EXHIBIT

2

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of

Algonquin, Antioch, Arlington Heights, 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, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Campton Hills

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 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published May 19, 2008 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

Joey Bratowick
Authorized Agent

Control # T4066523

PUBLIC NOTICE

A public hearing will be held before the Palatine Plan Commission on Tuesday, June 3, 2008, 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. Annexation into the Village of Palatine;
2. Preliminary and Final Planned Development to permit a 2 lot single family development;
3. Preliminary and Final Plat of Subdivision to permit a 2 lot single-family residential subdivision; and
4. Rezoning from R-1 single-family residential (upon annexation) to P Planned Development.

The property is commonly known as PIN 02-10-100-047 (vacant land to the west of N. Haven Drive). The proposal would allow the construction of two new single-family residences.

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

FILE #: 04-144
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 19th day of May, 2008
Published in Daily Herald
May 19, 2008 (4066523)N

DESCRIPTION: Consideration of 1) Annexation into the Village of Palatine; 2) Preliminary and Final Planned Development to permit the construction of 2 single-family residences; 3) Preliminary and Final Plat of Subdivision; and 4) Rezoning from R-1 Single-Family (upon annexation) to P Planned Development for the vacant property west of North Haven Drive (PIN 02-10-100-047).

(Gancarz – Case #04-144)

(District: 3)

COMMITTEE ACTION:

DATE:

BACKGROUND:

The Subject Property, approximately 0.83 acres, is currently a vacant lot located in unincorporated Cook County. The Petitioner, owner of the property is seeking to annex into the Village of Palatine, subdivide the property and construct two new single-family residences at this location. Therefore, the Petitioner is seeking approval of the following:

1. **Annexation into the Village of Palatine;**
2. **Preliminary and Final Planned Development to permit a 2 lot single family development;**
3. **Preliminary and Final Plat of Subdivision to permit a 2 lot single-family residential subdivision; and**
4. **Rezoning from R-1 single-family residential (upon annexation) to P Planned Development.**

KEY ISSUES:

- Mark's Landing Planned Development consists of 7 single-family residences oriented toward the North Haven Drive cul-de-sac. This development was approved in 1998. At the time the original development was approved, the Plan Commission and the developer specifically contemplated allowing future roadways to extend from Haven Drive to the west to allow a more comprehensive redevelopment of property north of Dundee Road. In 1999 the property directly west of the subject property was developed with a new strip mall and townhouses (Quentin Court Subdivision).
- Due to the configuration of the Haven Drive cul-de-sac, the proposed two residences would share approximately 45' of frontage on the right-of-way. Each lot has approximately 22 feet of frontage.
- The Petitioner is proposing a 50 foot building line on proposed Lot 1 and a 60' building line on proposed Lot 2. At these setbacks, the building pads for the proposed lots would be approximately 74 feet wide, becoming wider toward the rear of the property.
- The proposed lot areas meet the minimum standards of the Subdivision Regulations. Lot 1 would be approximately 16,995 square feet and Lot 2 would be approximately 19,071 square feet. The average lot size of Mark's Landing Planned Development is approximately 11,960 square feet.
- Setbacks for the proposed structures meet the minimum R-2 standards. The setbacks for Mark's Landing Planned Development were allowed to be less than the R-2 standards.

ALTERNATIVES:

1. Recommend approval of the proposed development.
2. Do not recommend approval of the proposed development.

RECOMMENDATION:

Public Hearing: June 3, 2008 Plan Commission

Residents Testifying: None

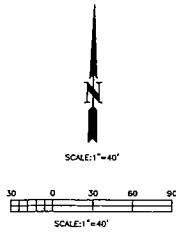
Concerns: None

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

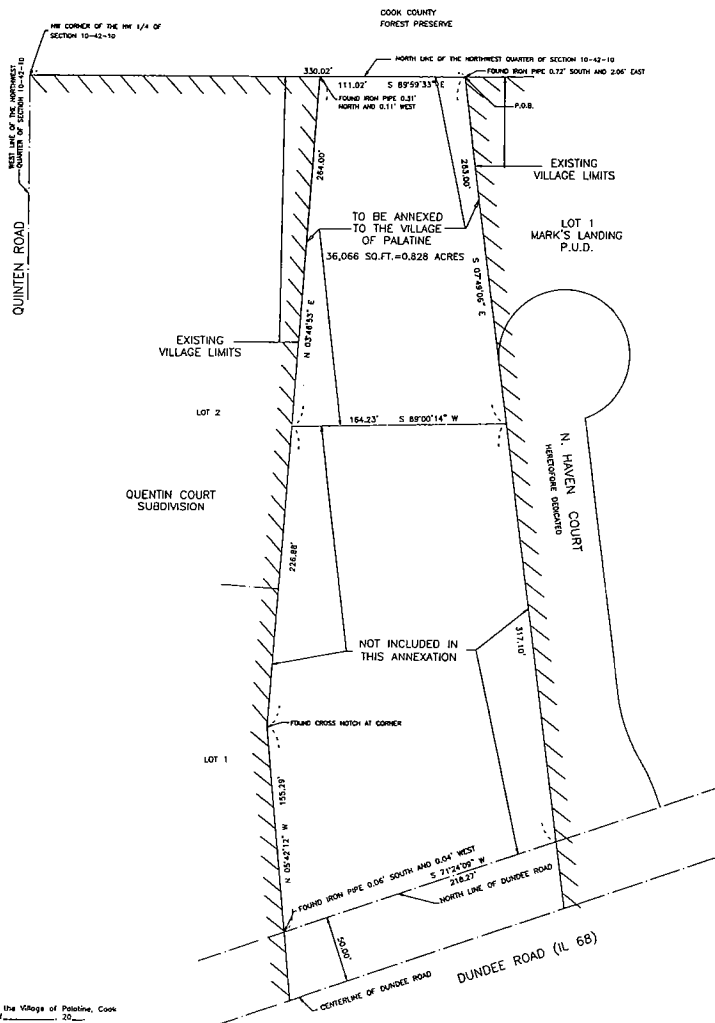
ACTION REQUIRED:

Consideration approving a Resolution and Ordinance granting the following 1) Annexation into the Village of Palatine; 2) Preliminary and Final Planned Development to permit the construction of 2 single-family residences; 3) Preliminary and Final Plat of Subdivision; and 4) Rezoning from R-1 Single-Family (upon annexation) to P Planned Development for the vacant property west of North Haven Drive (PIN 02-10-100-047).

PLAT OF ANNEXATION TO THE VILLAGE OF PALATINE, ILLINOIS



That part of the Northwest Quarter of Section 10, Township 42 North, Range 10, East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of the Northwest Quarter of said Section 10; then run S 89 degrees 59 minutes 33 seconds E along the North line of said Northwest Quarter a distance of 330.02 feet to the northwest corner of Mark's Landing P.U.D. and the Place of Beginning; then run S 07 degrees 49 minutes 06 seconds E along the west line of Mark's Landing P.U.D. a distance of 263.00 feet; then run S 89 degrees 00 minutes 14 seconds west a distance of 164.23 feet to the east line of Quentin Court Subdivision; then run N 03 degrees 46 minutes 53 seconds E along the east line of Quentin Court Subdivision a distance of 264.00 feet to the northeast corner of Quentin Court Subdivision and the North Line of the Northwest Quarter of Section 10; then run S 89 degrees 59 minutes 33 seconds E along the North line of said Northwest Quarter of Section 10 a distance of 111.02 feet to the Point of Beginning, in Cook County, Illinois.



Approved by the Village Council of the Village of Palatine, Cook County, Illinois, this _____ day of _____, 20____.

Signed: _____ Mayor
Attest: _____ Village Clerk

PREPARED BY:
NORTHWESTERN ENGINEERING CONSULTANTS, P.C.
1110 LAKE COOK ROAD
BUFFALO GROVE, ILLINOIS 60089
(847) 520-8410
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO.184-002695 EXPIRES 04-09
JANUARY 23, 2008

STATE OF ILLINOIS) ss
COUNTY OF LAKE) ss

WE, NORTHWESTERN ENGINEERING CONSULTANTS, P.C., DO HEREBY CERTIFY THAT THIS PLAT HEREIN SHOWN HAS BEEN PREPARED FROM OFFICIAL PLATS AND INSTRUMENTS OF PUBLIC RECORD FOR THE PURPOSE OF ANNEXATION AND THAT IT IS A CORRECT REPRESENTATION OF THE PROPERTY DESCRIBED HEREIN.

WE HEREBY AUTHORIZE THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS TO SUBMIT THIS PLAT FOR RECORDING ON OUR BEHALF.

BUFFALO GROVE, ILLINOIS
DATED THIS 23RD DAY OF JANUARY, A.D., 2008.

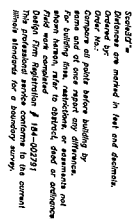
BY:
MARSHALL E. STUBBS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2727

0317ANN

Residential
Commercial
ALTA
Tel. (815) 485-0445
Fax (815) 485-0328

Topographical
Condominium
Site Plans

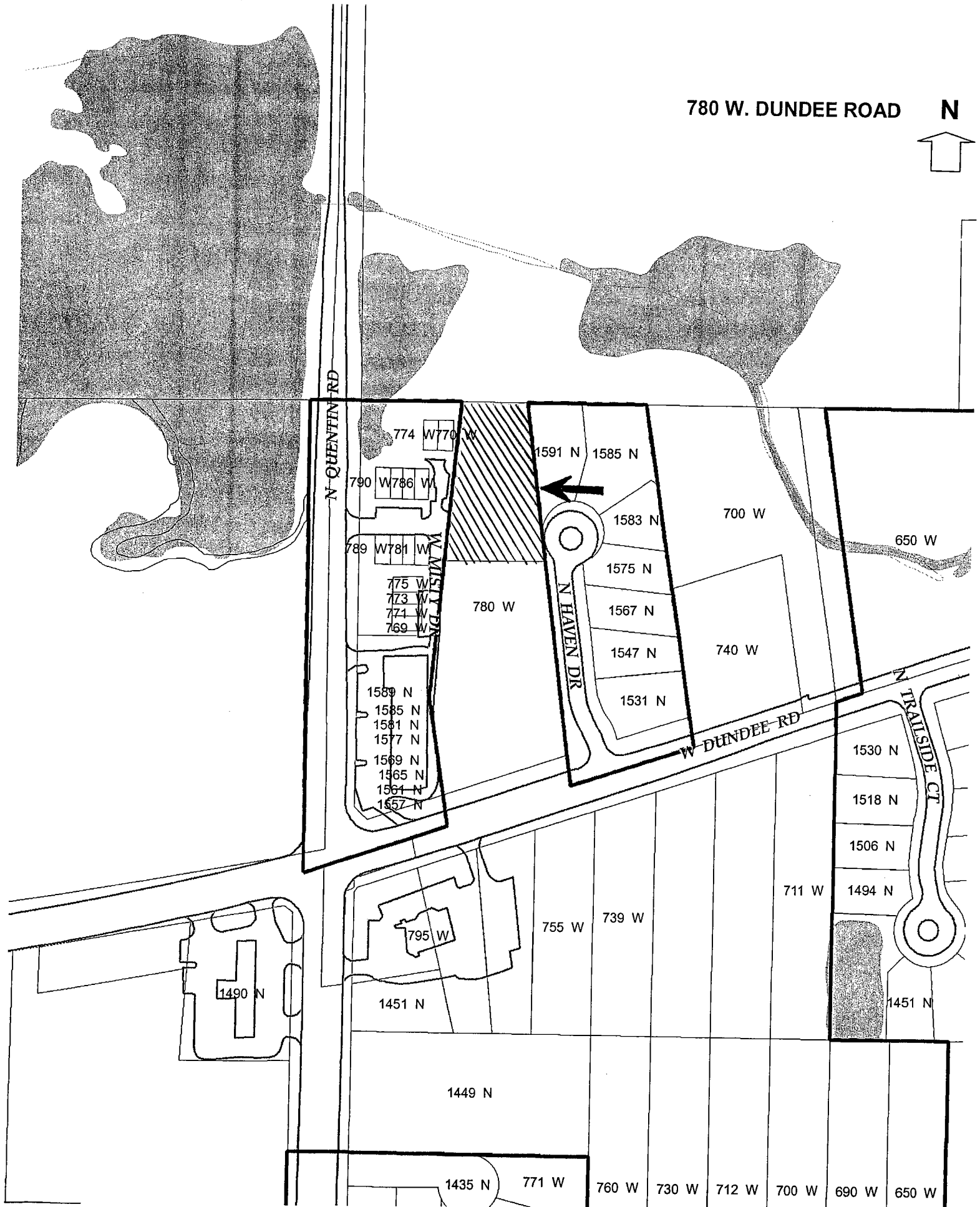
38 AS DOCUMENT 12185814.



STATE OF ILLINOIS }
COUNTY OF WILL }
SS
Stubbs and Associates, Ltd., an Illinois Land Surveying Corporation, hereby certifies that it has surveyed the property described above and which is the basis of our map, and that the plat hereon drawn is correct representation of said survey.
New Lenox, Ill. _____

by: License No. 3304 Expires 11/30/04

780 W. DUNDEE ROAD N



ORDINANCE NO. 0-136-15

**AN ORDINANCE REINSTATING AND TRANSFERRING THE
NORTH HAVEN ESTATES SUBDIVISION PLANNED DEVELOPMENT
ORDINANCE #0-86-08, N. HAVEN DRIVE (CASE NO. 15-102)**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on November 9, 2015**

ORDINANCE NO. 0-136-15

**AN ORDINANCE REINSTATING AND TRANSFERRING THE NORTH HAVEN
ESTATES SUBDIVISION PLANNED DEVELOPMENT ORDINANCE #0-86-08 -
N. HAVEN DRIVE (CASE NO. 15-102)**

WHEREAS, Planned Development Ordinance #0-86-08 granted a Planned Development approval for a 2-lot single-family residential development; and

WHEREAS, K. Hovnanian T & C Homes now proposes to reinstate and transfer the development responsibilities to K. Hovnanian Homes to complete the construction and sale of the remaining two home sites, and

WHEREAS, K. Hovnanian is requesting to reinstate and transfer the following legally described property:

Lot 4 in Arthus T. McIntosh & Co.'s Deer Grove Farms Subdivision, being a subdivision of part of the Northwest quarter of the Northwest quarter of Section 10, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, recorded July 15, 1938 as document #12185814

Commonly known as PIN 02-10-100-047 (vacant land to the west of N. Haven Drive).

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 the North Haven Estates Subdivision Planned Development Ordinance #0-86-08 is hereby granted, subject to the following conditions:

1. All of the existing conditions of the Planned Development #0-86-08, as amended, shall remain in full force and effect, except as such plans may be changed to conform to Village Codes and Ordinances, including Chapter 6 – Monotony Code.
2. K. Hovnanian Homes shall execute the required securities and letters of credit in a manner acceptable to the Village Attorney.
3. For the northern lot - Lot 2, no accessory structures or encroachments will be allowed (other than a fence or landscaping), within the 10-foot side yard setback on the eastern property line.

SECTION 2: This ordinance shall be in full force and effect from and after is passage and approval as provided by law.

PASSED: This 9 day of November, 2015

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

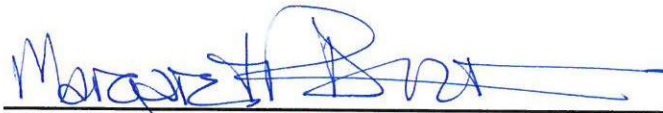
APPROVED by me this 9 day of November, 2015



Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this 9th day of November, 2015



Village Clerk



October 13, 2015

Kevin Anderson
Assistant Director of Planning and Zoning
Village of Palatine
200 E. Wood Street
Palatine, IL 60067

RE: Transmittal Letter to reinstate development of North Haven Estates Lots 780 & 782 W
Dundee Rd, Palatine, IL.

Dear Mr. Anderson:

This letter is to inform the Village of Palatine that K. Hovnanian T&C Homes at Illinois, L.L.C. ("KHOV") is the Contract Purchaser of the two (2) lots from the Owner, Dariusz Gancarz and Miroslaw Praczuk. KHOV would like to request the following:

1. Reinstatement of the Planned Unit Development for the subject property (Ordinance No. 0-86-08) for a period of three (3) years from the date of reinstatement.
2. Approval from the Village of Palatine to have KHOV be recognized as the Developer of the subject property.
3. Approval of the conceptual color elevations dated 10/13/2015.

KHOV has read the following document and will comply with all of the conditions therein:

- Ordinance No. 0-86-08 – An Ordinance Granting Final Planned Development Approval For The Property Commonly Known As The Vacant Land To The West Of N. Haven Drive (PIN 02-10-100-047) (Case No. 04-144).

We look forward to answering and addressing any questions or concerns you may have. Please advise on any additional information or fees that the Village of Palatine will require prior to the Village Council meeting. We look forward to working with you on the construction of two (2) new single family residential homes. Please do not hesitate to contact me with any questions or concerns.

Best Regards,

K. HOVNANIAN HOMES T&C HOMES AT ILLINOIS, L.L.C.

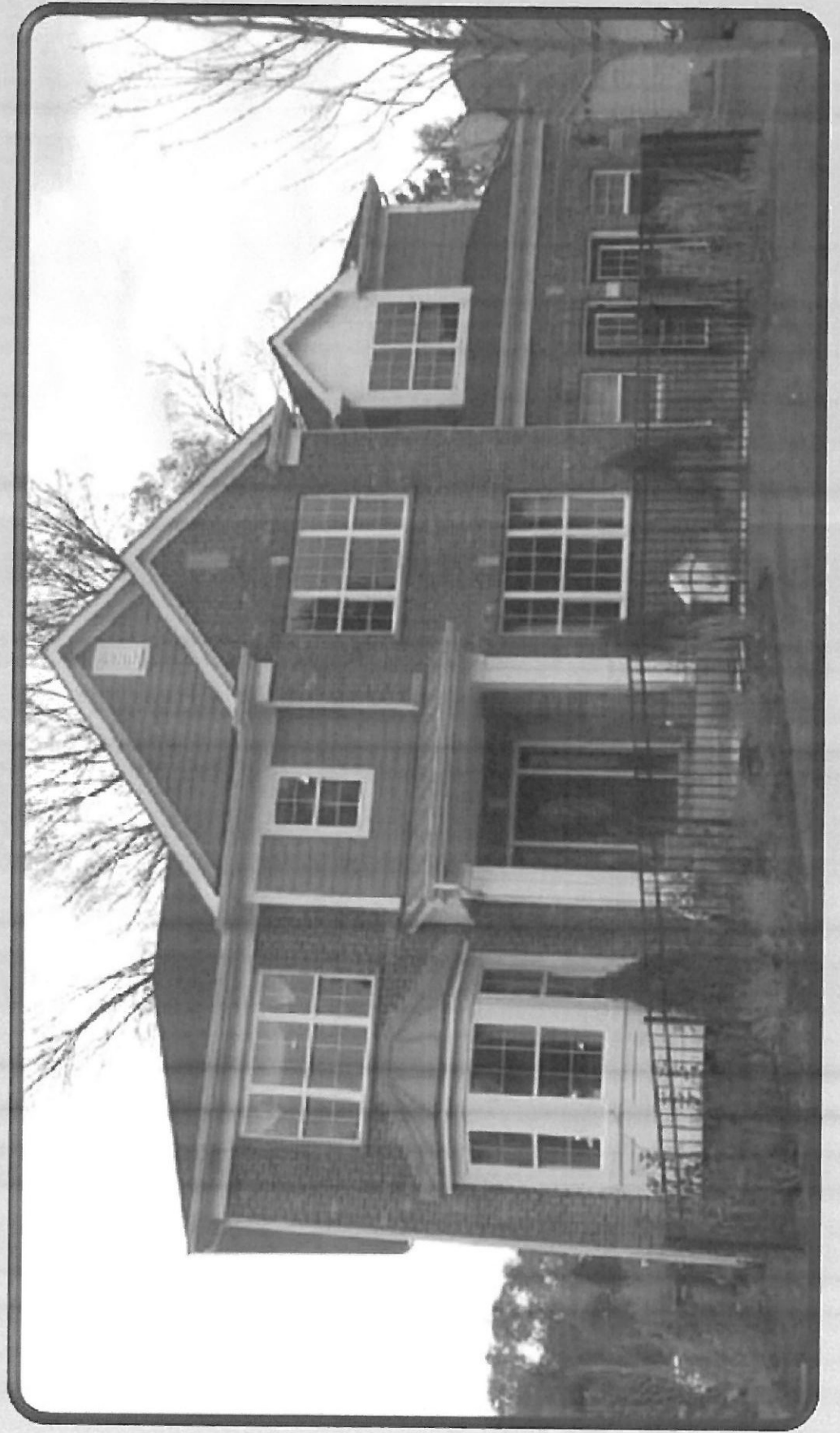
John Konovodoff, Land Acquisition Manager
Phone: (630) 210-8894
Fax: (630) 946-6629
JKonovodoff@khov.com

1804 Naper Blvd., Suite 200, Naperville, IL 60563
Tel: (630) 210-8888 Fax: (630) 946-6629 Khov.com

780 & 782 W Dundee - Palatine, IL

Single Family Product

October 13, 2015

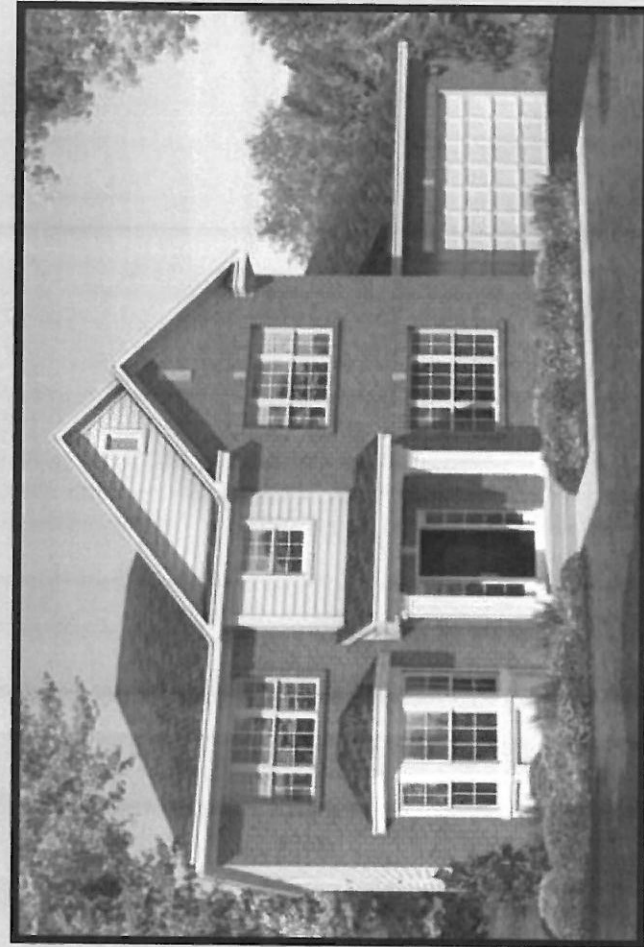


Product Matrix

Plan	Sq Ft	Width	Depth	Garage	Bed	Loft	Bath
Morton	3,167	56'	48'	3	4	Opt	2.5



Elevation B



Elevation A



September 18, 2015

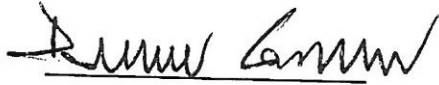
Mr. John Konovodoff, Land Acquisition Manager
K.Hovnanian T&C Homes at Illinois, LLC
d/b/a K.Hovnanian Homes
1804 N Naper Blvd., Suite 200
Naperville, IL 60563
Via email: jkonovodoff@khov.com

**RE: OWNER'S AUTHORIZATION TO PETITION CITY OF PALATINE
NORTH HAVEN ESTATES lots 780 & 782 W Dundee Rd, PALATINE, IL**

Dear Mr. Konovodoff:

As owners of the subject property, North Haven Estates lots 780 & 782 W Dundee Rd, Dariusz Gancarz and Mirosław Praczuk hereby authorize their Contract Purchaser K. Hovnanian, to file Application(s) / Petition(s) to the City of Palatine and third-party jurisdictions in conjunction with the prospective development. This authorization shall extend throughout the effective life of the Purchase Agreement.

Sincerely,





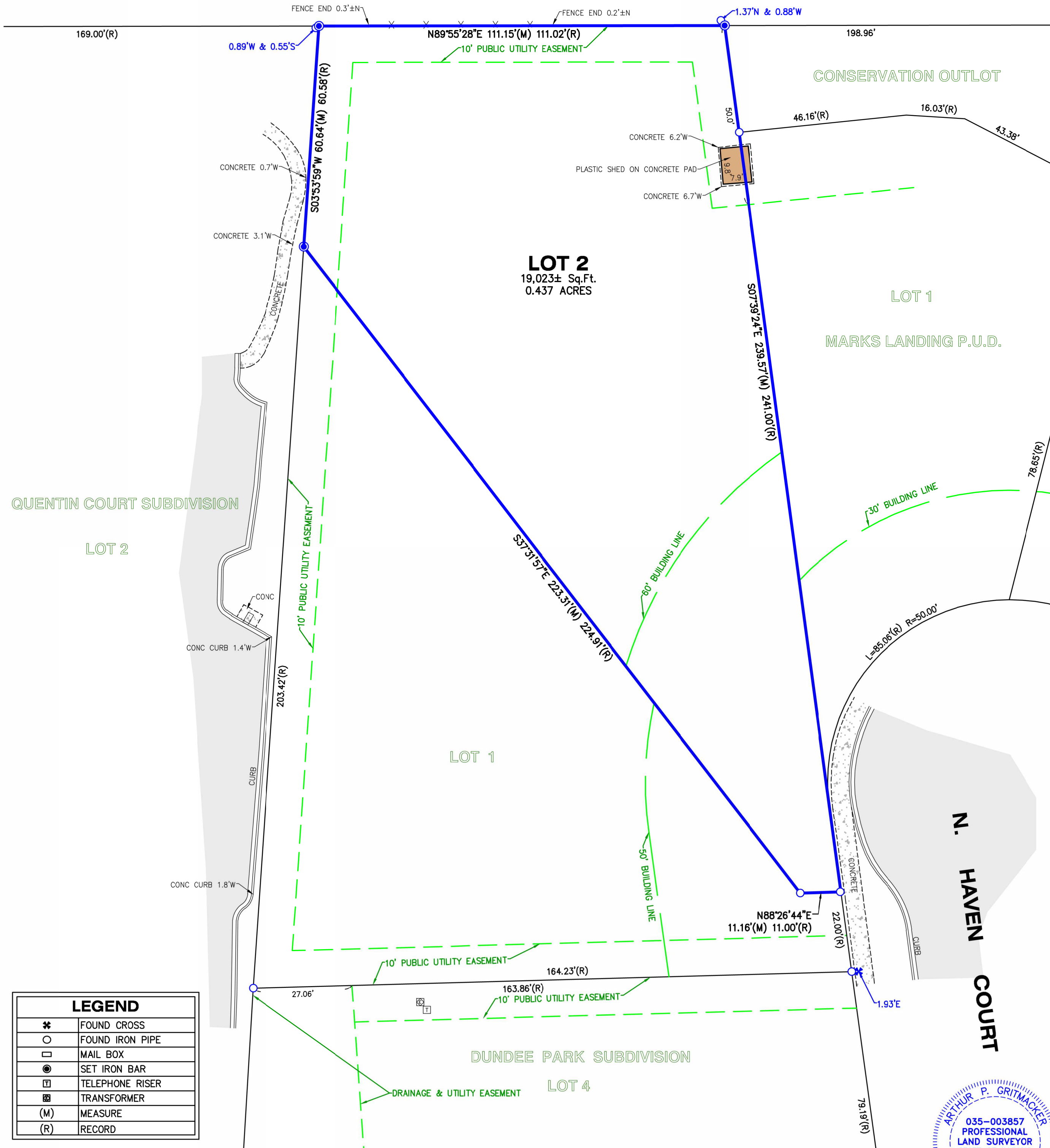


Vanderstappen
Land Surveying, Inc.

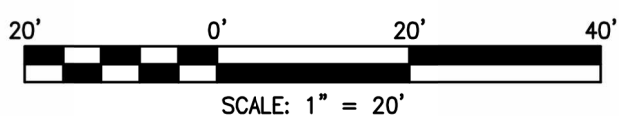
www.vandersinc.com
1316 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
"Always faithful to the property line"

PLAT OF SURVEY

Lot 2 in North Haven Estates Subdivision, being a Subdivision of part of the Northwest Quarter of Section 10, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois; being a portion of that part of the Northwest Quarter of Section 10, Township 42 North, Range 10 East of the Third Principal Meridian lying North of the centerline of Dundee Road and described as follows: Commencing at the Northwest corner of the Northwest Quarter of said Section 10; thence East along the North line of said Northwest Quarter for a distance of 330.02 feet for a Place of Beginning; thence Southeasterly along a line which makes an angle with the last described line of 97 degrees 45 minutes and 45 seconds measured from West to Southeast for a distance of 263.0 feet; thence Westerly along a line which makes an angle with the last described line 83 degrees 34 minutes 25 seconds measured from Northwest to West for a distance of 163.86 feet; thence Northeasterly along a line which makes an angle with the last described line 84 degrees 56 minutes 05 seconds measured from East to Northeast for a distance of 264.0 feet to the North line of said Northwest Quarter of Section 10; thence East along said North line of the Northwest Quarter of Section 10, 111.02 feet recorded (111.12 measured) to the Place of Beginning, in Cook County, Illinois.



LEGEND	
* FOUND CROSS	
○ FOUND IRON PIPE	
□ MAIL BOX	
● SET IRON BAR	
▣ TELEPHONE RISER	
⊠ TRANSFORMER	
(M) MEASURE	
(R) RECORD	



CLIENT: ADAM BARTOS
DRAWN BY: PJD CHECKED BY: APG
SCALE: 1"=20' SEC. 10 T. 42 R. 10 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 02-10-100-055
JOB NO.: 250563-A I.D. LSV
FIELDWORK COMP.: 07/07/25 BK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL REF:
PARTS THEREOF CORRECTED TO 68° F.

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
* No distance should be assumed by scaling.
* No underground improvements have been located unless shown and noted.
* No representation as to ownership, use, or possession should be hereon implied.
* This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

STATE OF ILLINOIS)
COUNTY OF McHENRY) S.S.

In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated at Woodstock, McHenry County, Illinois 07/14 A.D., 20 25.

Vanderstappen Land Surveying Inc.
Design Firm No. 184-002792

By: Arthur P. Grutmacker
Illinois Professional Land Surveyor No. 3857



Consider an Ordinance Granting a Special Use to Permit a Medical Office at 150 W. Northwest Highway

BACKGROUND:

The Petitioner is seeking Special Use approval to permit the operation of medical office (physical therapy clinic) at the Subject Property. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit a medical office (physical therapy clinic) at the Subject Property.

KEY ISSUES:

- The Subject Property, zoned B-2 General Business District, is located in the Eurofresh Market shopping center. The proposed business will occupy approximately 3,060 square feet, which was previously occupied by a martial arts school.
- The proposed services consist of general mobility and injury therapies. Walk-in services are available for limited periods of time throughout the business day. According to the business website, the walk-in service is limited to injury therapy/care or preventative services.
- The applicant has stated that massage services are provided only upon prescription from a medical professional. Within this business model, the Code would view massage uses as ancillary to the primary use as a physical therapy use offered.
- Hours of operation for the proposed business are as follows:
 - Monday - Friday: 8 AM-6 PM
 - Saturday: 8 AM-12 PM
 - Sunday: Closed
- The business anticipates to serve an average of 10 patients a day.
- 234 parking spaces are provided at the retail center. Business uses in the Village of Palatine are required to provide 1 parking space per 300 square feet of tenant space. Using this calculation, 10 parking spaces are required. This use does not increase the required parking from the previous tenant.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Public Hearing: Planning & Zoning Commission (PZC) meeting on October 14, 2025.

Residents testifying: None.

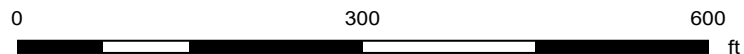
Vote: The PZC voted unanimously to approve the Special use and Staff concurs.

ACTION REQUIRED:

A motion to approve an ordinance granting Special use approval for a Medical office use at the subject property.

ATTACHMENTS:

1. Aerial Map
2. ORD SU 150 NW HWY
3. EXHIBIT - Plans
4. EXHIBIT - Business plan
5. PZC Materials
6. PZC minutes 10-14-25
7. Public notice



Notes

Page 52 of 255

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE AT
150 N. NORTHWEST HIGHWAY

WHEREAS, pursuant to a petition and public hearing on October 14, 2025, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special use to permit a medical office use, pursuant to 11.03(d)(43) of the Palatine zoning ordinance, on the following legally described property:

A parcel of land lying within the following described tract: That part of the Northeast quarter of the Northeast quarter of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, described as follows: Commencing at the intersection of the center line of the Northwest Highway and the West line of said Northeast quarter of the Northeast quarter of Section 15; thence Southeasterly along said center line of Northwest Highway, a distance of 167.31 feet; thence Northeasterly perpendicular and at right angles to the center line of Northwest Highway a distance of 50 feet to the point of beginning of tract herein described; thence Southeasterly along a line parallel with the center line of said Northwest Highway, a distance of 373 feet; thence Northerly along a line parallel with the West line of said Northeast quarter of the Northeast quarter of Section 15, a distance of 530 feet; thence Northwesterly along a line parallel with the said center line of Northwest Highway, a distance of 504.99 feet; thence Southerly along a line parallel with the West line of said Northeast quarter of the Northeast quarter of Section 15, a distance of 380 feet; thence Southeasterly along a line parallel with the center line of Northwest Highway, a distance of 182 feet; thence Southwesterly a distance of 141.42 feet to the point of beginning, said parcel being described as: Beginning at a point in the West line of tract aforesaid 55.5 feet South of the Northwest corner thereof; thence South along the West line of said tract 214.49 feet; thence Southeasterly along a line parallel with the North line of said tract 246.90 feet; thence Northeasterly along a line having an interior angle of 90°06'30" with the last described line, a distance of 204.99 feet; thence Southeasterly along a line parallel with the North line of said tract 1.10 feet; thence Northeasterly along a line which is perpendicular to the North line of tract aforesaid, 16.55 feet to a line 33 feet South of and parallel with the North line of said tract; thence Northwesterly along said parallel line a distance of 265.26 feet; thence Westerly along a straight line to the point of beginning, in Cook County, Illinois.

Commonly known as 150 W. Northwest Highway (PIN# 02-15-201-013).

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

SECTION 1: A Special use to permit a medical office use, pursuant to 11.03(d)(43) 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 DXU Architects, dated 08/21/2025, except as such plans may be changed to conform to Village Codes and Ordinances.

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

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

PASSED: This ____ day of _____, 2025

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

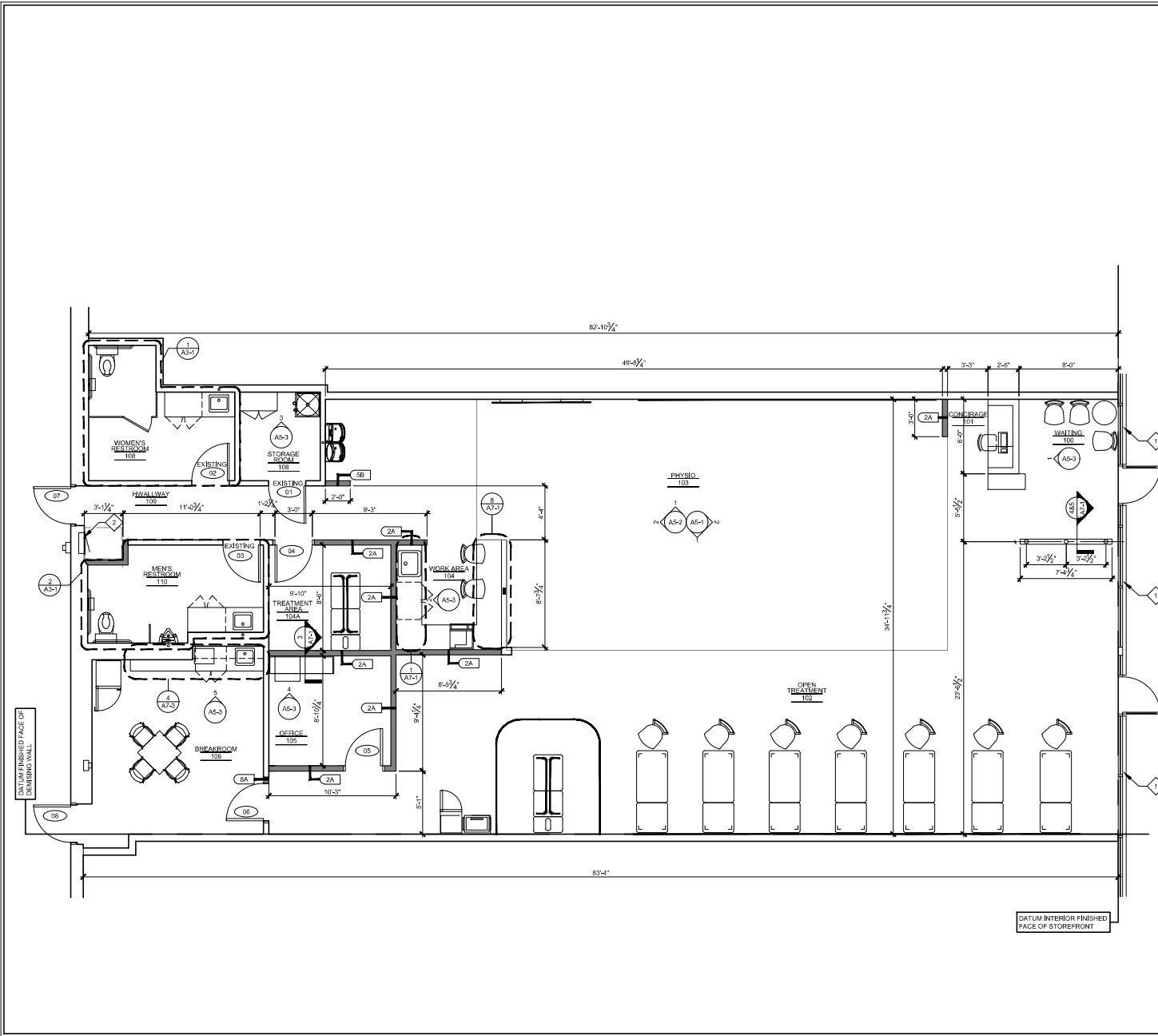
APPROVED by me this ____ day of _____, 2025

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

____ day of _____, 2025

Village Clerk



KEYNOTES

- SEE DOOR SCHEDULE ON SHEET A8-2 FOR MORE INFORMATION
- SEE PARTITION SCHEDULE ON SHEET A8-1 FOR MORE INFO
- EXISTING STOREFRONT TO REMAIN
- EXISTING ELECTRICAL PANELS. SEE ELEC DWGS FOR MORE INFO

LEGEND

- NEW WALLS
- EXISTING PARTITIONS & EXTERIOR WALLS

BLOCKING NOTES

PROVIDE FTWD BLOCKING (UON) AT THE FOLLOWING LOCATIONS:

- ACCESSIBILITY REQUIREMENTS & GRAB BARS AT ALL RESTROOM LOCATIONS
- RESTROOM ACCESSORIES INCLUDING TOILET STALL PARTITIONS & BABY CHANGING TABLE
- MILLWORK LOCATIONS - TO BE 6" STRIPS
- CASEWORK AS REQUIRED BY THE MFR & FOR PROPER SUPPORT
- MANAGER'S DESK SHELVES

DIMENSION NOTES

- DIMENSIONS ARE TO FACE OF EXISTING STOREFRONT FRAME, FINISHED EXTERIOR WALL & FINISHED FACE OF DIMBING WALL
- ALL INTERIOR DIMENSIONS ORIGINATE FROM ESTABLISHED DATUM LINES. ESTABLISH DATUM LINES PRIOR TO LOCATING WALLS, DRAINS, FIXTURES, ETC.

PLAN GENERAL NOTES

- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- ALL FIRE RATED DOORS TO BE SELF-CLOSING.
- ALL INTERIOR FINISHES TO BE CLASS A WITH FLAME SPREAD RATING OF 0-25, U.O.M.
- SEE MECHANICAL DRAWINGS FOR LIGHT AND VENT SCHEDULES.
- DO NOT FASTEN STUDS OR GYPSUM BD. TO TOP RUNNER OF NON-BEARING GYP BD. PARTITIONS. CUT STUDS AND GYP BD. 1/2" MAX. SHORT TO ALLOW FOR VERTICAL SLAB DEFLECTION.
- ALL DIMENSIONS TO BE FINISHED SURFACE UNO.
- GC TO COORDINATE ALL CEILING HEIGHTS WITH BUILDING SYSTEMS. OWNER TO APPROVE ALL CEILING HGT'S. BEFORE INSTALLATION.
- THE ARCHITECT WILL NEITHER HAVE CONTROL OVER OR CHARGE OF, NOR BE RESPONSIBLE FOR, THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. SINCE THESE ARE SOLELY THE CONTRACTOR'S RIGHTS AND RESPONSIBILITIES.
- CONTRACTOR IS REQUIRED TO HANG THE OWNERS INTERIOR SIGN PACKAGE.
- ALL GLAZED DOORS, ANY GLAZED PANEL ADJACENT TO ANY DOOR & ANY GLAZED PANEL WHICH MEETS ALL OF THE FOLLOWING CONDITIONS:
 - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 S.F.
 - EXPOSED BOTTOM EDGE LESS THAN 18" A.F.F.
 - EXPOSED TOP EDGE GREATER THAN 36" A.F.F.
 - ONE OR MORE WALKING SURFACE(S) WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING, SHALL ALL BE TEMPERED.

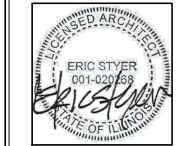
GC TO FIELD VERIFY ALL EXISTING DIMENSIONS & COLUMN LOCATIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

NOTE: ALL WOOD BLOCKING TO BE FIRE-RET TREATED.

MUNICIPAL APPROVAL STAMP

BARRINGTON
Orthopedic Specialists
Specializing in You

PALATINE, IL
150 W NORTHWEST HWY.
PALATINE, IL 60067



LICENSE EXPIRES ON 11/30/2023
DATE OF SIGNATURE: 08/21/2020



FOR PERMIT			
Project Number: 25-338	Drawn By: AC	Approved By: JH	Date: 2020/08/21
No. _____	Issue _____	PERMIT / BID	DATE: _____

SHEET TITLE & NUMBER
DIMENSION PLAN

A1-3

1 DIMENSIONED PLAN
1/4" = 1'-0"

These documents are copyrighted and shall be the property of the architect and shall not be reproduced or used in any manner without the written consent of the architect. These documents are the property of the architect and shall not be copied or reproduced without written authorization.

Business Plan – Barrington Orthopedic Specialist Physical Therapy Clinic

1. Overview

BOS PT clinic will provide rehabilitation and wellness services to Palatine residents. The clinic will operate from a renovated office with a patient-focused approach.

Mission: Improve patients' health, mobility, and quality of life through compassionate, evidence-based physical therapy.

2. Hours

- Mon–Fri: 8 AM – 6 PM
- Sat: 8 AM – 12 PM
- Sun: Closed

3. Staff

- Lead PT: 1
- Office Manager/Receptionist: 1
- PT Assistant/Technician: 1

Total Staff: 3

4. Patient Volume

- Daily: 10 patients
- Weekly: ~50 patients
- Year 1: ~2,000–2,500 visits

5. Services

- Post-surgical rehab
- Sports injury therapy
- Chronic pain/mobility treatment
- Fall-prevention & balance training
- Preventive wellness & ergonomic guidance



**VILLAGE OF PALATINE
PLANNING AND ZONING COMMISSION**

150 W. Northwest Highway – Special Use

October 14, 2025

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ryan Auer

PETITIONER: Jeremy Wilmot, DXU Architects

PLAN NUMBER: SU-000214-2025

ADDRESS: 150 W. Northwest Highway

BACKGROUND:

The Petitioner is seeking Special Use approval to permit the operation of physical therapy clinic at the subject address. Therefore, the petitioner is requesting the following:

- 1. Special use approval to permit a Medical office use at the subject property.**

Surrounding Zoning/Uses:

North	"P", Planned Development District (Brandon Manor Homes)
South:	"B-2", General Business District (Plaza 14 retail center)
East:	"B-2", General Business District (Clock Tower Plaza, Brandon Grove)
West:	"P", Planned Development District (CVS Subdivision, Hamilton Place Unit 1)

KEY ISSUES:

- The subject property is zoned "B-2", General Business District and is located within the Eurofresh Market retail center. The proposed business will occupy approximately 3,060 sq. ft. of retail space within the retail center. The space was previously a martial arts school use.

- Services consist of general mobility and injury therapies. Walk-in services are available for limited periods of time throughout the business day. According to the business website, the walk-in service is limited to injury therapy/care or preventative services.
- The applicant has stated that massage services are provided only upon prescription from a medical professional. Within this business model, the Code would view massage uses as ancillary to the primary use as a physical therapy use offered.
- Hours of operation for the proposed business are as follows:
 - Mon-Fri: 8am-6pm
 - Sat: 8am-12pm
 - Sun: Closed
- The business anticipates to serve an average of 10 patients a day.
- 234 parking spaces are provided at the retail center. Business uses in the Village of Palatine are required to provide 1 parking space per 300 square feet of tenant space. Using this calculation, 10 parking spaces are required. This use does not increase the required parking from the previous tenant use.
- There are no exterior building modifications included in this proposal.

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:

Medical office uses are permitted in the subject zoning district following Special use approval. After review of the submitted business plan, Staff does not foresee any negative impacts generated by the proposed use. The number of parking spaces required for the proposed use are satisfied by the existing parking facilities.

Therefore, Staff recommends approval of the proposed business. If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. The Special Use shall substantially conform to the Business Plan and Floor Plan

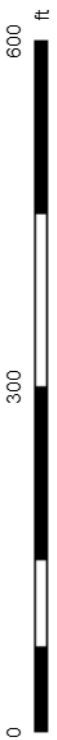
submitted by the Petitioner, except as such plans may be changed to conform to Village of Palatine Codes and Ordinances.



Legend

Notes

Print Date: 10/8/2025



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

Jeremy Wilmot

Business Name (if applicable)

Subject Property Address

150 W NORTHWEST HWY Palatine, IL 60067

Please provide a description of your proposed request:

Interior renovation of an existing office space, including wall demolition, construction of new walls, plumbing, electrical, and carpentry. The space will be used as a physical therapy clinic.

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 space will be used as a physical therapy clinic that is open to the public. The use is deemed necessary for the public convenience at that location because it provides accessible rehabilitation and wellness services to the community, supports individuals recovering from injuries or surgeries, and offers specialized care that may not be readily available nearby.

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

The use is designed, located, and proposed to be operated so that public health, safety, and welfare will be protected by complying with all building codes, accessibility standards, and safety regulations. The clinic will provide professional medical services in a controlled environment, with proper ventilation, sanitation, and accessibility features to ensure the well-being of patients, staff, and visitors.

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

The use will not cause substantial injury to nearby property values because the clinic will be located within an existing office space and will maintain a professional appearance consistent with surrounding properties. The proposed improvements will enhance the building's condition and ensure it remains an active, well-maintained facility, which can contribute positively to the overall value of the area.

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.

No fencing is proposed in the front yard, rear yard, or side yard abutting a street as part of this project. As such, the additional standards related to fencing aesthetics and the protection of private property or public safety are not applicable. The project will maintain the existing open character of the site and will not impact vistas, the appearance of nearby homes and streets, or the overall character of the community.

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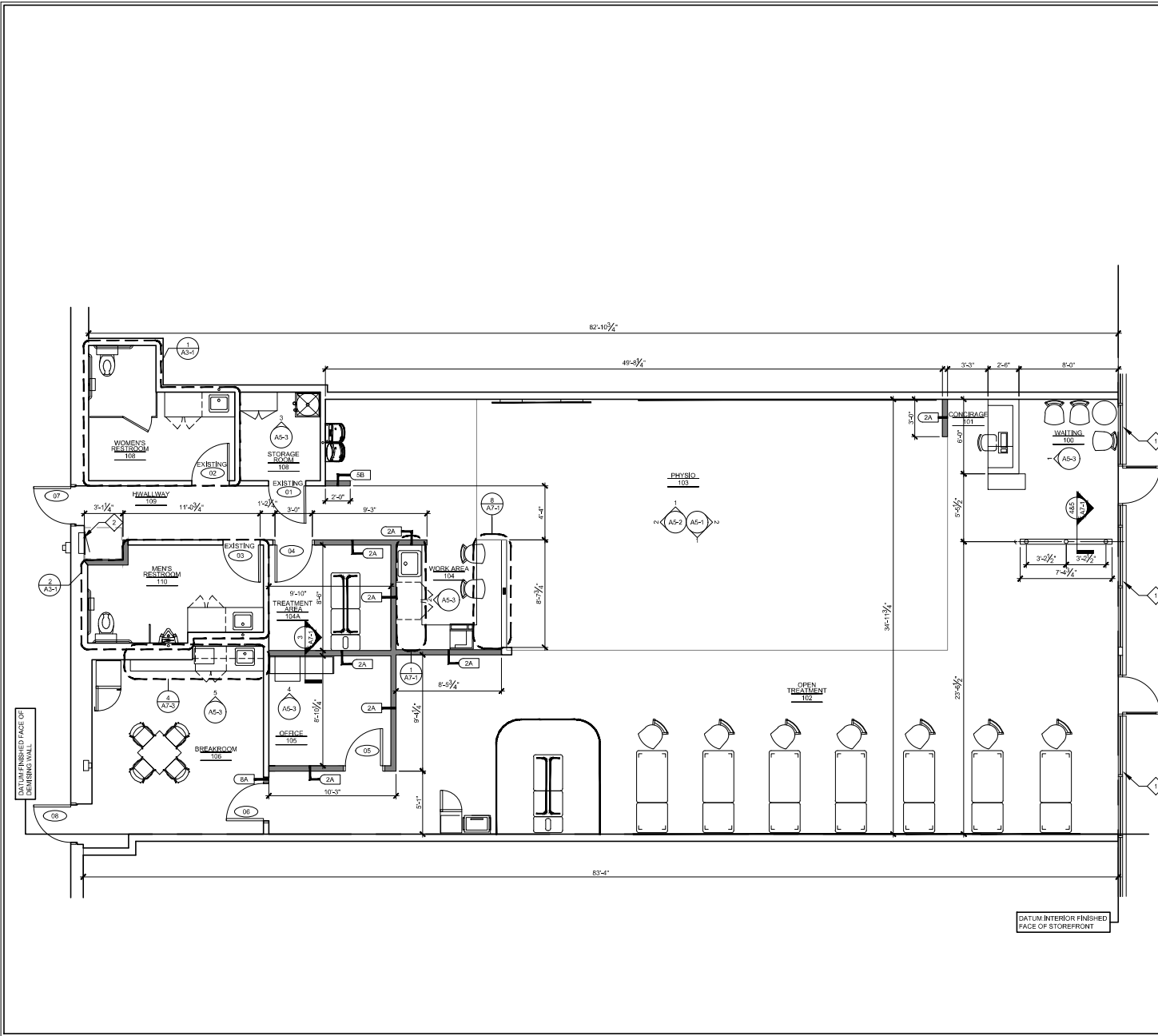
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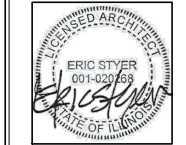
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NOTE: ALL WOOD BLOCKING TO BE FIRE-RET TREATED.

MUNICIPAL APPROVAL STAMP

BARRINGTON
Orthopedic Specialists
Specializing in You

PALATINE, IL
150 W NORTHWEST HWY.
PALATINE, IL 60067



LICENSE EXPIRES ON 11/30/2023
DATE OF SIGNATURE 10/21/2020

DXU
ARCHITECTS
1111 N. LEXINGTON AVE.
CHICAGO, IL 60610
(312) 321-1111

FOR PERMIT			
Project Number: 25-338	Drawn By: AC	Approved By: JH	Date: 2/25/2021
No. 1	Issue	PERMIT / BID	

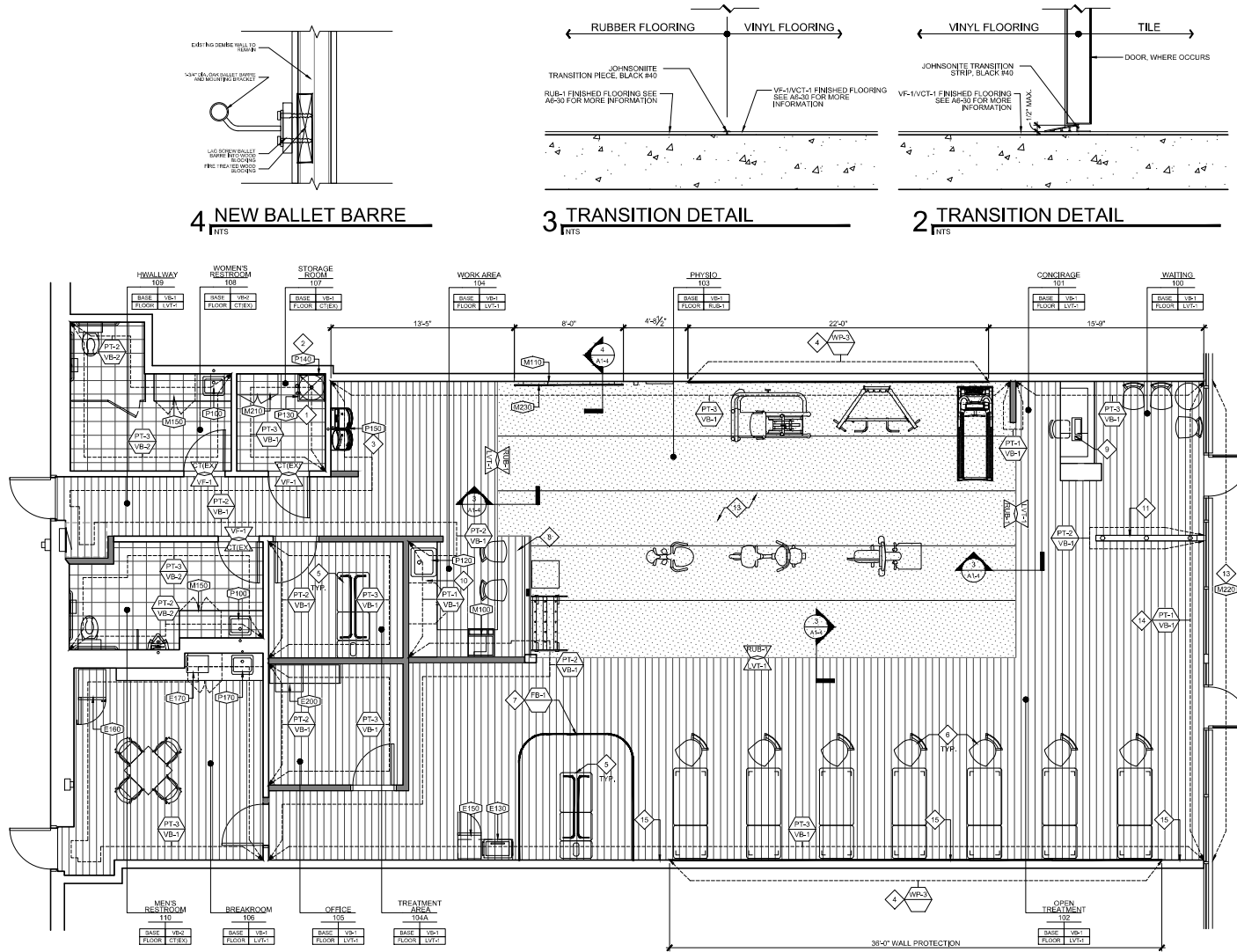
SHEET TITLE & NUMBER

DIMENSION PLAN

A1-3

1 DIMENSIONED PLAN
1/4" = 1'-0"

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KEYNOTES

- 1 NEW MOP SINK. SEE PLUMBING DRAWINGS FOR MORE INFORMATION.
- 2 NEW WATER HEATER IN CEILING SPACE. SEE PLUMBING DRAWINGS FOR MORE INFORMATION.
- 3 NEW HI-LO ADA COMPLIANT DRINKING FOUNTAIN. SEE PLUMBING DRAWINGS FOR MORE INFORMATION. SEE 7/AT-1 FOR MOUNTING HEIGHTS.
- 4 HANG SHEET HORIZONTALLY 30" A.F.F. W/ TOP @ 8'4". VERIFY EXTENT OF WALL PROTECTION WITH OWNER.
- 5 HI-LO TREATMENT TABLE, BY OWNER.
- 6 TREATMENT TABLES AND CHAIRS BY OWNER.
- 7 CEILING MOUNTED EXAM CURTAIN.
- 8 HOSPITALITY COUNTER, SEE DETAIL XIAX-X FOR MORE INFORMATION.
- 9 CONCERGE DESK, PROVIDED BY GC. POWER STRIP TO BE MOUNTED TO UNDERSIDE OF PLAM COUNTER. SEE DETAIL XIAX-X.
- 10 HOSPITALITY MILLWORK, SEE 10/AT-1.
- 11 HALF WALL W/ ROUNDED PLAM CAP & STANCHION, SEE DETAIL 4 & 5/AT-1.
- 12 EXERCISE EQUIPMENT, BY OWNER.
- 13 SUNSHADES FURNISHED BY OWNER & COORDINATED THROUGH GC - SEE SHEET AB-3 FOR SUPPLIER INFORMATION
- 14 EXISTING INTERIOR BRICK WALLS TO BE CLEANED, REPAIRED AS NEEDED, AND PAINTED PER FINISH SCHEDULE
- 15 EXISTING WALL TO BE SKIM COATED AND SANDED TO BE A LEVEL 5 FINISH

LEGEND

- NEW PARTITIONS
- EXISTING PARTITIONS & EXTERIOR WALLS
- FULL HEIGHT WALL FINISHES
- MIRROR WALL
- WALL PROTECTION SHEETS
- WALL FINISH DESIG.
- BASE DESIGNATION

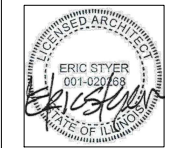
NOTES

1. SEE AB-1 FOR REMARKED MEN'S & WOMAN'S ROOM PLANS
2. SEE AB-1 FOR PARTITION SCHEDULE
3. SEE AB-2 FOR DOOR SCHEDULE
4. SEE AB-3 FOR MISCELLANEOUS AND FIXTURE SCHEDULES

MUNICIPAL APPROVAL STAMP

BARRINGTON
Orthopedic Specialists
Specializing in You

PALATINE, IL
150 W NORTHWEST HWY.
PALATINE, IL 60067



LICENSE EXPIRES ON 11/30/2028
DATE OF SIGNATURE: 10/21/2020

DXU
ARCHITECTS
P.C.
1111 N. LAKE STREET, SUITE 100
CHICAGO, IL 60610

FOR PERMIT

Project Number: 25-238
Drawn By: JH
Date: 2/25/2021
No. Issue
PERMIT / BID

SHEET 1 OF 4 - M&R

FINISH AND EQUIPMENT PLAN

A1-4

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PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday October 14, 2025 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit a medical office use.

The property is commonly known as 150 W. Northwest Highway.

The Petitioner is requesting to operate a physical therapy practice at the subject property.

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

FILE #: SU-000214-2025 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 25th day of September 2025

NAYES:	None
---------------	------

B. 150 W. Northwest Hwy

1. Special use to operate a medical office use at the subject property

SU-000214-2025 – 150 W Northwest Highway

Notice was published in the Journal & Topics on September 25th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **APPLICATION**
2. **PROOF OF OWNERSHIP**
3. **PLAT OF SURVEY**
4. **PLAN**
5. **BUSINESS PLAN**
6. **PUBLIC NOTICE**

Background:

The Petitioner is seeking Special Use approval to permit the operation of physical therapy clinic at the subject address. The petitioner is requesting the following a Special use approval to permit a Medical office use at the subject property.

Sworn in petitioner:

Sworn in petitioner:

Jeremy Wilmot, DXU Architects, 412 S. Wells Street, Chicago, IL

Mr. Wilmot explains that the business is expanding to include rehabilitation and wellness services. The mission is to improve health, mobility, and quality of life for clients. The facility will operate with three employees—one therapist, one receptionist, and one physical therapy assistant. They anticipate approximately ten patients per day, totaling around fifty per week or 2,000–2,500 per year. Mr. Wilmot provides an overview of the services to be offered.

Chairman Wood asks about anticipated growth for the business.

Mr. Wilmot states that all patients are seen by appointment only. The company has several other offices in the area, with surgeries performed in Schaumburg and Hoffman Estates. This Palatine location is intended as a convenient outpatient extension for local patients.

Chairman Wood notes that the 3,000-square-foot space could accommodate more than one patient at a time.

Mr. Wilmot responds that the applicant selected this location because of its larger size, favorable price, and convenient location. The additional space provides flexibility to accommodate patients comfortably.

Chairman Wood again inquires about projected growth.

Mr. Wilmot clarifies that, as the architect, he cannot estimate the number of future patients. He adds that the facility will provide outpatient ambulatory care, where patients do not typically require assistance.

Commissioner Kolososki asks whether acupuncture will be among the offered services.

Mr. Wilmot confirms that it will not.

Commissioner Fedota notes that he is familiar with the practice and that it is well established with multiple offices. He adds that the number of patients will likely depend on the local demand in the Palatine area.

Chairman Wood emphasizes the importance of evaluating parking and potential impacts on existing tenants if the business grows. She asks how increased activity might affect other tenants within the property.

Mr. Wilmot explains that appointments are scheduled to avoid overlap, and patients are seen promptly. With one lead physical therapist, there would not be groups of patients waiting, minimizing parking demand.

Mr. Auer provides additional information, stating that staff has evaluated the parking and does not anticipate any issues. He notes that surrounding businesses are compatible with the proposed use, and the business plan anticipates around ten visitors per day.

Staff recommendation is read into the record.

STAFF RECOMMENDATION:

Medical office uses are permitted in the subject zoning district following Special use approval. After review of the submitted business plan, Staff does not foresee any negative impacts generated by the proposed use. The number of parking spaces required for the proposed use are satisfied by the existing parking facilities. Staff recommends approval of the proposed business. If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. The Special Use shall substantially conform to the Business Plan and Floor Plan submitted by the Petitioner, except as such plans may be changed to conform to Village of Palatine Codes and Ordinances.

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

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

DISCUSSION:

Commissioner Schubert states that this is a good use of the space, with no parking issues or negative impacts anticipated. He adds that the use will help attract more people to Palatine and is a positive addition to the area.

Commissioner Roth-Wurster states that the request meets the standards and is consistent with previous approvals for similar uses that operate by scheduled appointments. She is in favor.

Chairman Wood expresses some concern about parking, noting that while the lot appears to have sufficient spaces, it is a tight area and larger tenant spaces may

create higher parking demand. She acknowledges that the hours of operation differ from the previous tenant and overall is in favor of the request.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on Monday November 3rd, 2025.

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

C. 60 W. Palatine Road

1. Special Use to permit medical office use at the subject property.

SU-000208-2025 – 60 W Palatine Road

Notice was published in the Journal & Topics on September 25th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. APPLICATION
2. PROOF OF OWNERSHIP
3. PLAT OF SURVEY
4. FLOOR PLAN
5. BUSINESS PLAN
6. PUBLIC NOTICE

Background:

The Petitioner is seeking Special use approval to permit the operation of podiatry clinic at the subject address. The petitioner is requesting a Special use approval to permit a Medical office use at the subject property.

Sworn in petitioner:

Dr. Natalie Domek – 60 W Palatine Rd, Palatine, IL

Dr. Domek explains that the new business, *Podiatry Palatine*, will provide podiatric

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 150 W. NORTHWEST HWY



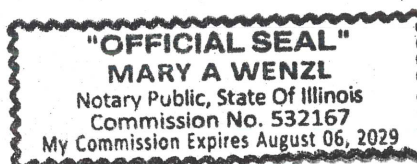
County of COOK

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 25TH day of SEPTEMBER, A.D. 2025, and the last publication thereof was made on the 25TH 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 Alice 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 25TH day of SEPTEMBER A.D., 2025.

By Tedd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 25TH day of SEPTEMBER A.D., 2025.

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

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday October 14, 2025 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit a medical office use.

The property is commonly known as 150 W. Northwest Highway.

The Petitioner is requesting to operate a physical therapy practice at the subject property.

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

FILE #: SU-000214-2025 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 25th day of September 2025

Consider an Ordinance Granting a Special use to Permit a Medical Office at 60 W. Palatine Road

BACKGROUND:

The Petitioner is seeking a Special Use to permit a medical office (podiatry office) at the Subject Property. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit a Medical Office at the Subject Property.

KEY ISSUES:

- The Subject Property, zoned B-3 Central Business District, is located within the Village Square Shopping Center in downtown Palatine. The Subject Tenant Space is approximately 2,200 square feet and was most recently occupied by a Bank of America branch.
- The podiatry office proposes business hours from 8 AM - 3 PM Monday through Friday, with the anticipation of serving an average of 25 patients per day. Weekend and evening hours are not contemplated as part of the business plan and a Special Use Amendment would be required if the Petitioner proposed opening on the weekend or evening hours.
- Four employees will be on-site during standard operating hours.
- The Petitioner has operated a podiatry office for several years in the area and is currently open in Downtown Arlington Heights.
- Per the Zoning Ordinance, 7 parking spaces are required for this use (1 parking space/300 square feet). The Subject Property is unique as it is located in the Central Business District, but the building does provide 30 on-site parking spaces. Additionally, nearby on-street parking resources can be utilized by customers, as well as the public parking lot across Palatine Road.
- A condition of the proposed Ordinance requires employees to utilize the Village's Downtown Employee Parking Program, if directed by the Village. Staff does not anticipate that this will be necessary, as during the review of the Special Use application, Staff completed multiple site inspections of available parking in the off-street parking lot/surrounding public parking areas, during the proposed office hours. In each instance, there were numerous off-street parking spaces and on-street public parking spaces available. Additionally, the weekday daytime hours are not anticipated to conflict with the evening weekend hours of the surrounding restaurant uses.
- There are no exterior building modifications included in this proposal.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Public Hearing: Planning & Zoning Commission (PZC) meeting on October 14, 2025.

Residents testifying: None.

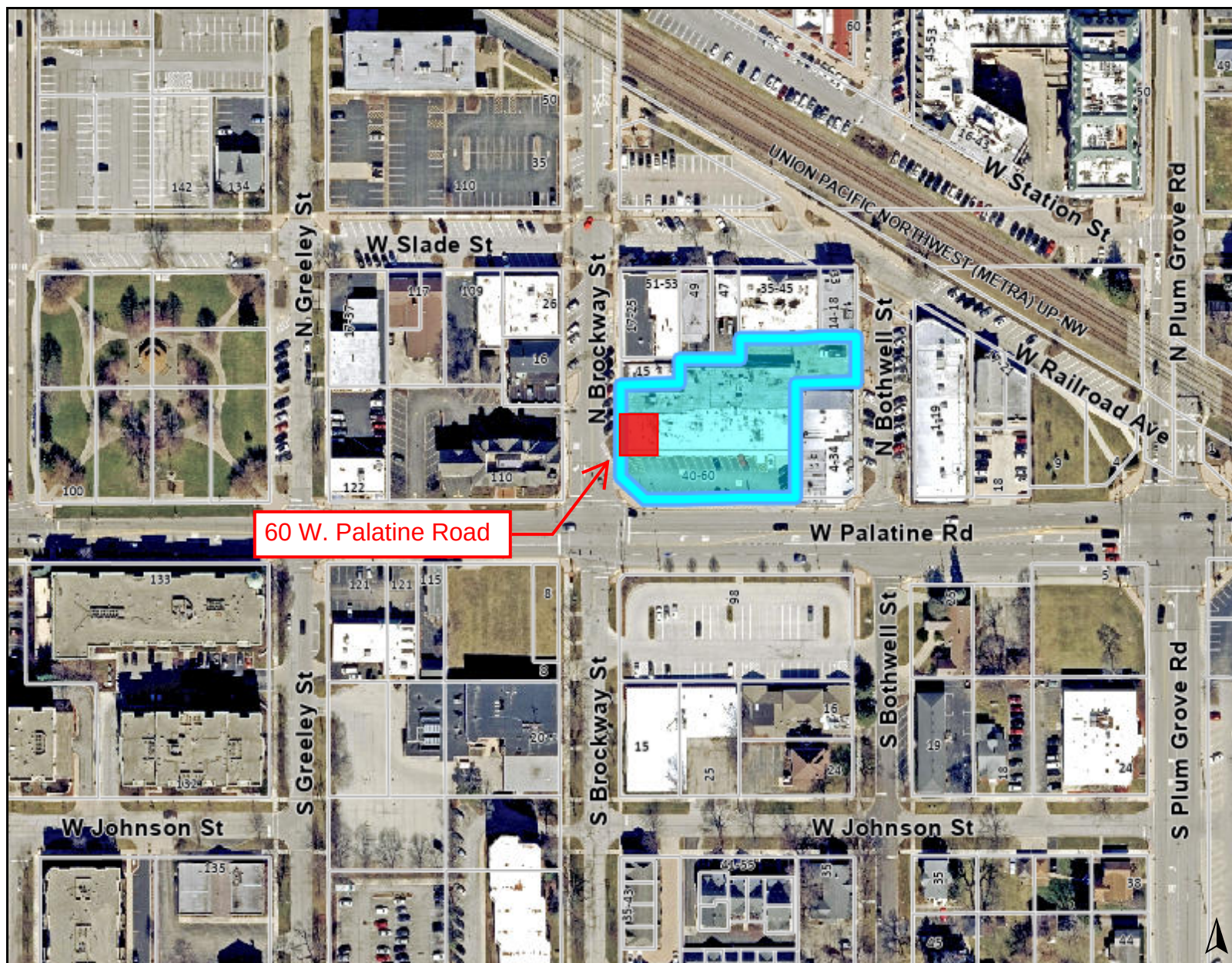
Vote: The PZC voted unanimously to approve the Special Use and Staff concurs.

ACTION REQUIRED:

A motion to approve an ordinance granting a Special Use to permit a Medical Office at the 60 W. Palatine Road.

ATTACHMENTS:

1. Aerial Map
2. ORD SU 60 W Palatine
3. Exhibit - Floor Plan
4. Exhibit - Business Plan
5. PZC Materials
6. PZC Minutes - 10-14-25
7. Public Notice



60 W. Palatine Road

Legend

Print Date: 10/8/2025

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
60 W. PALATINE ROAD**

WHEREAS, pursuant to a petition and public hearing on October 14, 2025, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special use to permit a medical office use, pursuant to 11.04(f)(22) of the Palatine zoning ordinance, on the following legally described property:

Lots 1 and 2, except the north 82 feet thereof; the south 28 feet of Lot 3; all of Lots 5 and 6, Lot 7, except that part of said Lot 7, described as: Beginning at the northeast corner of said Lot 7; thence west along the north line of said Lot 7, a distance of 1.90 feet, thence south 4.05 feet to the northwest corner of a 1 story brick building; thence along the west face of said brick building, a distance of 127.98 feet to the south line of Lot 7, at a point 1.90 feet west of the southeast corner of said Lot 7, all in block 'L' in "Plat of the Town of Palatine", being a subdivision of part of the south east ¼ of section 15, township 42 north, range 10 east of the third principal meridian, in Cook County, Illinois.

Commonly known as 60 W. Palatine Road (PIN# 02-15-430-022).

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

SECTION 1: A Special use to permit a medical office use, pursuant to 11.04(f)(22) 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 applicant, submitted 09/03/2025, except as such plans may be changed to conform to Village Codes and Ordinances.
2. If directed by Village Staff, the Petitioner's employees shall utilize the Downtown Palatine Employee Parking Program.

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:**_____

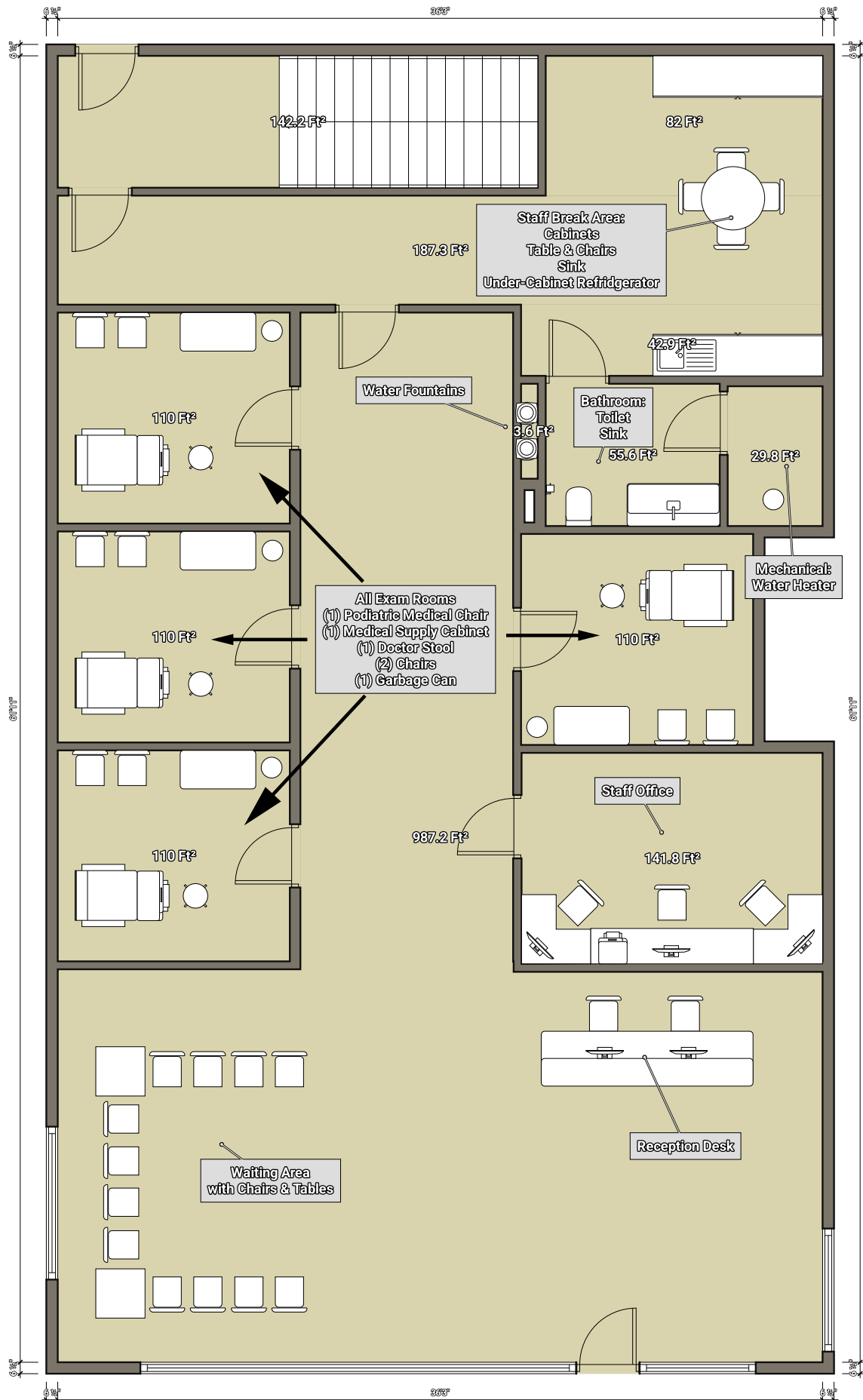
APPROVED by me this _____ day of _____, 2025

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____ day of _____, 2025

Village Clerk



Podiatry of Palatine Business Plan

Executive Summary

Podiatry of Palatine is a new podiatric medical office under the parent company Podiatry of Illinois that seeks to provide quality foot and ankle care to the residents of Palatine and surrounding communities.

There are some existing podiatric physicians in Palatine but currently none that reside within the confines of downtown Palatine. The need for a podiatrist in the downtown Palatine community as well as the over saturated sister office, Podiatry of Arlington Heights, that is only 13 minutes away, will help quickly build patient volume for the new practice location.

Podiatry of Palatine has an executed 5-year lease for the property at 60 W Palatine Rd that will service as the clinic location for the business. The property at 60 W Palatine Rd is in great condition and has an ideal floor plan for a podiatric medical office. No structural, electrical or plumbing changes will be needed to start operation.

No loans will be needed to order to start operation as Podiatry of Illinois has enough cash flow to cover all startup costs for this secondary location.

The hours of operation for Podiatry of Palatine will be Monday through Friday from 8am to 3pm. Staff will include the sole owner and head podiatrist, Dr Natalie Domek, her practice administrator, a medical assistant and a receptionist. All employees have already been hired and are existing employees at the parent company, Podiatry of Illinois.

Dr Natalie Domek has been a resident of Palatine for the past 9 years and is looking forward to opening a podiatry office in her hometown and becoming more involved within the community she lives within.

Company Description

Podiatry of Palatine is a full-service podiatric medical office that focuses in all areas of podiatric medicine, including but not limited to, general podiatric medicine, geriatric foot care, pediatric foot care, custom orthotic management, sports medicine of the foot and ankle, surgical care, as well as, diabetic foot care and prevention.

The legal structure of Podiatry of Palatine is that it is registered with the State of Illinois to “Do Business As” under its; parent company, Podiatry of Illinois, P.C. The mission of Podiatry of Illinois and its’ clinics are to “Keep you on your Feet”.

Podiatry of Illinois has a well-established secondary location, Podiatry of Arlington Heights, in downtown Arlington Heights. Podiatry of Palatine will help to offload some of the overflow of patients from Podiatry of Arlington Heights to cut down on wait times to residents in the area that require timely podiatric care.

Podiatry is a subspecialty of medicine specializing in regional medicine of the lower extremity. The Illinois Department of Financial and Professional Regulation (IDFP) defines the scope of practice of a Doctor of Podiatric Medicine (DPM) as treatment of soft tissue pathology below the tibial tuberosity and surgical bone procedures up to 10cm above the ankle joint.

Podiatry of Palatine's solo owner and head physician, Dr Natalie Domek, is a triple board-certified podiatric physician. She holds certifications with the American Board of Foot and Ankle Surgeons (ABFAS), American Board of Podiatric Medicine (ABPM) and American Board of Wound Management (ABWM). She has practiced in the area, at Podiatry of Arlington Heights, (a Podiatry of Illinois Professional Corporation) for the past 10 years and is a well-established leader of podiatric foot care in the Palatine area. Dr Domek has been on staff at Northwest Community Hospital for over 10 years and is well-regarded by other subspecialists in the area including primary care, endocrinology, infectious disease. Vascular surgery and physical therapy.

Dr Domek has been a resident of Palatine for the past 9 years and is very active in the community. She has 3 children within the D15 school district and has volunteered her time as a Palatine Girl Scout leader and Lake Louise Elementary School PTA President and executive board member. She is extensively familiar with the community events, organizations and Palatine Park District activities which will help Podiatry of Palatine easily get involved within the community at large.

Products and Services

Podiatry services provided:

- Custom orthotic management
- Surgical services of the foot and ankle (to be performed at Northwest Community Hospital)
- Ingrown toenail procedures
- Plantar fascial treatment
- Plantar Wart treatment
- Tendonitis Care – Posterior tibial tendonitis, achilles tendonitis, peroneal tendonitis

- Neuroma treatment
- Pediatric foot care
- Flatfoot evaluation and treatment
- Fungal toenail management
- Wound care – diabetic, arterial, lymphatic, venous and traumatic wounds
- Comprehensive diabetic foot care
- Diabetic shoe program
- High risk geriatric foot care
- Sports medicine preventative care and treatment

Podiatry Products provided:

- Over the Counter products such as inserts, foot padding and strapping devices and topical FDA approved antifungals
- Keryflex nail restoration system
- Onyfix ingrown toenail system

Podiatry of Palatine will perform limited local surgical procedures utilizing local anesthetic block techniques but no procedures requiring sedation or Monitored Anesthesia Care (MAC) will be performed at the Podiatry of Palatine location.

Some examples of local anesthesia procedures include skin biopsies, ingrown toenail procedures or steroid injections which are commonplace and allowable by Illinois law and Federal and Private Insurance contracts to any podiatric medical office in the area. Any surgical procedures requiring any level of conscious sedation will be performed at Northwest Community Hospital where Dr Domek is already on staff and holds surgical privileges and surgical block time.

Podiatry of Palatine will not include any massage services. No significant equipment that requires large floor space will be utilized within the confines of Podiatry of Palatine.

Market Analysis

A) Location Benefits

- Close to overbooked secondary location, Podiatry of Arlington Heights
- Offers ample parking in front of facility
- Central spot with high commute and foot traffic.
- Close to Metra station, parks, seniors' living centers.
- No other podiatric medical offices within downtown Palatine

B) Existing Competition within Palatine

- Dr. Mary Olszewski & Associates at 434 E Palatine Rd
- Advanced Foot & Ankle Centers at 675 N North Court

C) Broader Regional Competition (Within ~5–7 miles)

- Advanced Foot & Ankle Centers - Palatine (501 Hicks Rd) and Schaumburg
- Weil Foot & Ankle Institute - Mount Prospect (~6.7 mi), highly rated (4.6–5.0 stars)
- Dr. Raymond O'Hara - Schaumburg (~2.5 mi)
- Dr. Sujin G. Kim - Rolling Meadows (~1.8 mi)

D) Demographics & Demand

Population: Palatine has around 67k residents, with about 26–27k households and ~30% having children; 14% of the population is aged 65+, a demographic with higher podiatric needs.

Affluence: With a median household income of ~\$95k and average around \$123k, residents are financially able to pay for specialty healthcare .

Marketing and Sales Plan

A) Branding

- Focus on what Podiatry of Palatine offers different than other competitors
 - Specializations in pediatric medicine, surgery, Comprehensive Diabetic Foot Examinations (CDFE), custom orthotic management, sports medicine
- Podiatry of Illinois
 - Umbrella company that includes a well-established satellite location, Podiatry of Arlington Heights, that has been in business for over 7 years and has a 4.9 star google review with 181 reviews.

B) Marketing Channels

- Google Business Profile
- Local SEO Website
- Review Building
- Direct Patient Outreach
 - Print + Mail Campaigns
 - Families (targeting pediatric or sports care)
 - Seniors (for diabetic/home visit services)

- ii. Connecting with the Palatine Senior Center for podiatric needs as the parent company, Podiatry of Illinois, already services both Arlington Heights Senior Center and Frisbee Senior Center
- e. Referral Partnerships
 - i. Establishing relationships with new local physicians and specialists that pertain to potential podiatric referrals
 - ii. Building upon the extensive referral network the Podiatry of Illinois has established over the past 7 years
 - iii. Continuation of staffing privileges at Northwest Community Hospital as well as “On-Call” monthly volunteering to build relationships with fellow “On-Call” collaborating physicians
- f. Digital Ads and Social Presence
 - i. Facebook + Instagram Ads (Geo-targeted)
 - 1. Target zip codes: 60067, 60074, 60195
 - 2. Interest groups: parents, diabetes, senior care, running, local sports clubs
- g. Community Engagement
 - i. Sponsorship opportunities for Palatine Sports organizations
 - 1. Palatine Pack
 - 2. Celtic Cup Tournament
 - ii. Local Events Participation
 - 1. Turkey Trot podiatry tent
 - 2. Palatine Street Fest tent
 - 3. Palatine Oktoberfest tent
 - 4. Palatine Jaycees Hometown Fest tent
 - 5. Palatine Girls’ Night Out business stop for passport stamping
 - iii. Palatine Business Affiliations
 - 1. Become a Palatine Chamber of Commerce member
 - 2. Become a Downtown Palatine Business Association member

Management and Organization

Podiatry of Palatine is under the solo ownership of Dr Natalie Domek. Dr Domek employs three associate physicians at her other location, Podiatry of Arlington Heights, that would be able to help staff Podiatry of Palatine once needed.

To start operations Dr Natalie Domek will be the sole provider at Podiatry of Palatine. The practice employs a practice administrator as well as a medical assistant and receptionist.

Podiatry of Palatine will utilize the same organizational structure, protocols and systems as its' parent company, Podiatry of Illinois to reproduce successful business practices.

Financial Plan

A) Start-up expenses

Lease Rate: \$4,800 per month base rent for first year follow by 3% annual increases over the following four years.

Fit-out Costs: Estimated \$20,000 for painting, moving of reception and exam room furniture, purchase of reception desk, inventory building expenses.

Legal/Fees: \$5,000 for attorney fees for corporate structure changes with State of Illinois, lease review, Village of Palatine Business Permit and Village of Palatine Special Use application fee

B) Funding Needs

No loans will need to be taken out as Podiatry of Illinois has enough reserve capital set aside to cover the cost of startup and the first 12 months of operations.

C) Revenue Projections

Solo Owner Model: $25 \text{ patients/day} \times \$100 \text{ average reimbursement} \times 250 \text{ working days} = \625k gross/year

Net income: 50% margin $\rightarrow$ \$312k/year profit.

Annual Operating Expenses (staff, supplies, utilities, admin, insurance): ~50–60% of revenue.

D) Additional Scalability

Hiring an associate could generate ~\$700k gross and ~\$200k net .

After a ~50% overhead, this adds ~\$100k profit—boosting annual net to ~\$412k.



**VILLAGE OF PALATINE
PLANNING AND ZONING COMMISSION**

60 W. Palatine Road – Special Use

October 14, 2025

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ryan Auer

PETITIONER: Natalie Domek

PLAN NUMBER: SU-000208-2025

ADDRESS: 60 W. Palatine Road

BACKGROUND:

The Petitioner is seeking Special use approval to permit the operation of podiatry clinic at the subject address. Therefore, the petitioner is requesting the following:

- 1. Special use approval to permit a Medical office use at the subject property.**

Surrounding Zoning/Uses:

North	"B-1", Shopping Center District (Mexico Uno, Schnell's Brauhaus,)
South:	"U", Utility/Municipal District (Public Parking Lot "H")
East:	"B-1", Shopping Center District (Cook, Cork, and Fork)
West:	"P", Planned Development District (Palatine/Wintrust Bank)

KEY ISSUES:

- The subject property is zoned "B-3", Central Business District and is located within the Village Square Shopping Center in the Downtown Palatine area. The proposed business will occupy approximately 2,200 sq. ft. of retail space within the shopping center. The space was previously a banking retail use.
- Projected business hours are between 8am-3pm, Monday through Friday. The business anticipates to serve an average of 25 patients a day.

- Four employees will be on-site during standard operating hours.
- The applicant has practiced as a Podiatrist for several years within the Chicagoland area.
- Per the Zoning Ordinance, 7 parking spaces are required for this use (business use at 1 parking space/300 square feet). The Subject Property is located in the Central Business District and allows for the required parking to be waived by the Administrator.
- The property is unique as it is located in the Central Business District and does have 30 on-site parking spaces, however, the shared lot does not provide the required number of parking spaces for all tenants in the shopping center. Additionally, on-street parking resources and spaces east of the subject property, on Bothwell Street, can be utilized by customers.
- There is a public parking lot (Lot H) across Palatine Road for customers to utilize. This is also available for the other surrounding businesses and allows 3-hour parking through the week. If preferred by the Planning Commission, Staff is including a condition requiring employees to enroll and utilize the designated downtown employee parking areas, if directed by the Village.
- As this proposal is a continuation of business uses - the proposed use does not warrant a change in the parking requirements, from the existing facilities. The subject property is located in the Central Business District and allows for the required parking to be waived by the Administrator.
- There are no exterior building modifications included in this proposal.

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:

Medical office uses are permitted in the subject zoning district following Special use review. After review of the submitted business plan, Staff does not foresee any negative impacts generated by the proposed use. Additionally, the proposed hours would not seem to conflict with the peak hours of many of the surrounding restaurant and retail uses.

Therefore, Staff recommends approval of the proposed business. If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

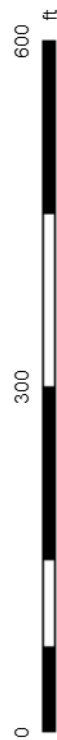
1. The Special Use shall substantially conform to the Business Plan and Floor Plan submitted by the Petitioner, except as such plans may be changed to conform to Village of Palatine Codes and Ordinances.
2. If required by the Village, employees shall enroll in and utilize the Village's Downtown employee parking program.



Legend

Notes

Print Date: 10/8/2025



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

Natalie Domek

Business Name (if applicable)

Podiatry of Palatine, P.C.

Subject Property Address

60 W Palatine Road

Please provide a description of your proposed request:

Application for special use of 60 W Palatine Rd as a podiatric medical office.

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:

Granting special use of this property as a podiatric medication office will serve as public convenience by adding a service to downtown Palatine that is not currently available. There are no podiatrist currently practicing in downtown Palatine and by approving this application it will allow increased access to foot and ankle care in the downtown Palatine community.

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

The use of 60 W Palatine Rd will actually help to increase public health and welfare by increasing access to foot and ankle care to residents of downtown Palatine, residents along the Metra line or the greater Palatine community.

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

The use of 60 W Palatine Rd as a podiatric medical office should only increase property values by filling a location that has been vacant for over 6 months as well as providing greater healthcare options to the nearby residents.

In order to supplement the above standards, the Planning and Zoning Commission may also consider the following:

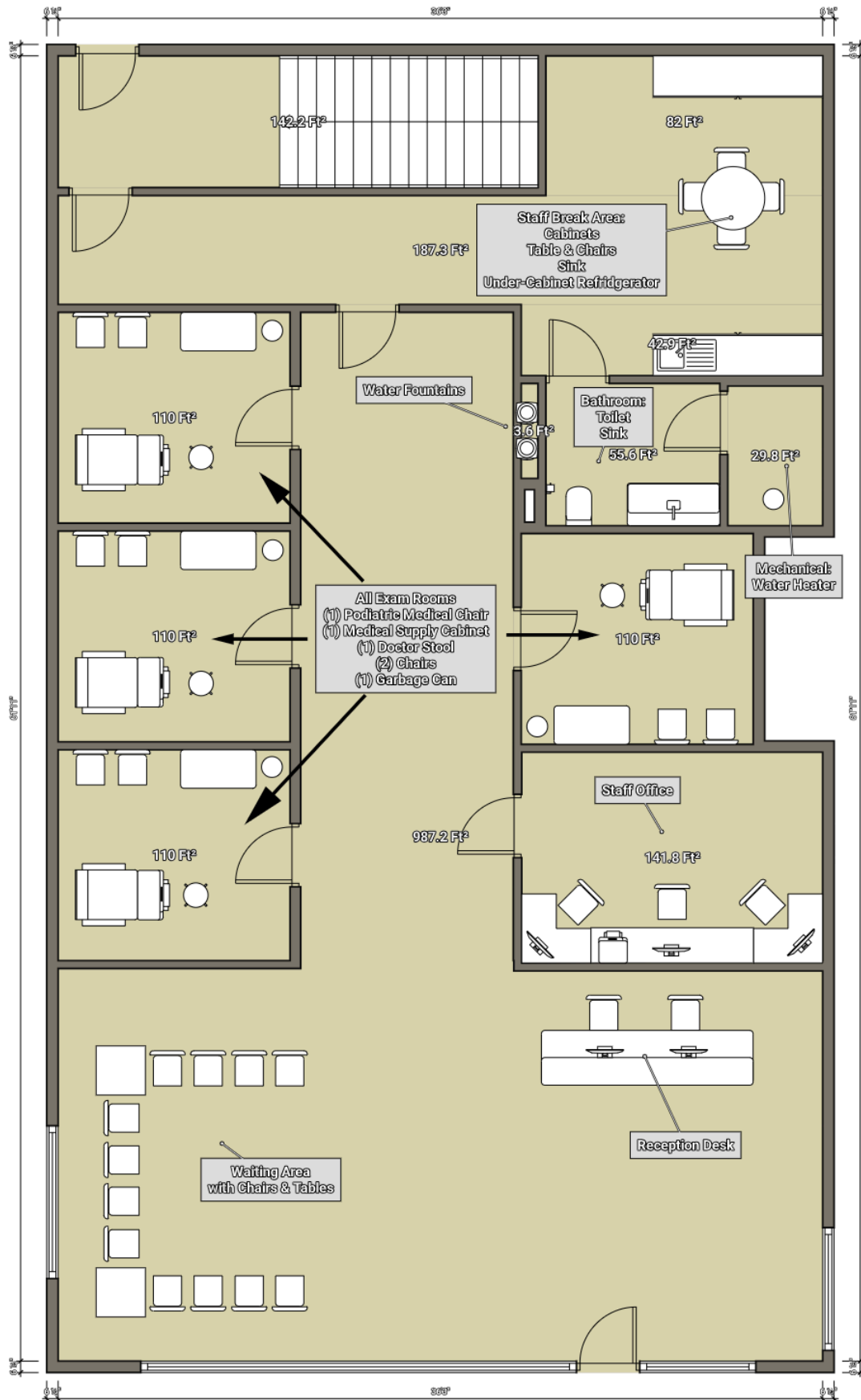
With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:

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.

N/A



Podiatry of Palatine Business Plan

Executive Summary

Podiatry of Palatine is a new podiatric medical office under the parent company Podiatry of Illinois that seeks to provide quality foot and ankle care to the residents of Palatine and surrounding communities.

There are some existing podiatric physicians in Palatine but currently none that reside within the confines of downtown Palatine. The need for a podiatrist in the downtown Palatine community as well as the over saturated sister office, Podiatry of Arlington Heights, that is only 13 minutes away, will help quickly build patient volume for the new practice location.

Podiatry of Palatine has an executed 5-year lease for the property at 60 W Palatine Rd that will service as the clinic location for the business. The property at 60 W Palatine Rd is in great condition and has an ideal floor plan for a podiatric medical office. No structural, electrical or plumbing changes will be needed to start operation.

No loans will be needed to order to start operation as Podiatry of Illinois has enough cash flow to cover all startup costs for this secondary location.

The hours of operation for Podiatry of Palatine will be Monday through Friday from 8am to 3pm. Staff will include the sole owner and head podiatrist, Dr Natalie Domek, her practice administrator, a medical assistant and a receptionist. All employees have already been hired and are existing employees at the parent company, Podiatry of Illinois.

Dr Natalie Domek has been a resident of Palatine for the past 9 years and is looking forward to opening a podiatry office in her hometown and becoming more involved within the community she lives within.

Company Description

Podiatry of Palatine is a full-service podiatric medical office that focuses in all areas of podiatric medicine, including but not limited to, general podiatric medicine, geriatric foot care, pediatric foot care, custom orthotic management, sports medicine of the foot and ankle, surgical care, as well as, diabetic foot care and prevention.

The legal structure of Podiatry of Palatine is that it is registered with the State of Illinois to "Do Business As" under its; parent company, Podiatry of Illinois, P.C. The mission of Podiatry of Illinois and its' clinics are to "Keep you on your Feet".

Podiatry of Illinois has a well-established secondary location, Podiatry of Arlington Heights, in downtown Arlington Heights. Podiatry of Palatine will help to offload some of the overflow of patients from Podiatry of Arlington Heights to cut down on wait times to residents in the area that require timely podiatric care.

Podiatry is a subspecialty of medicine specializing in regional medicine of the lower extremity. The Illinois Department of Financial and Professional Regulation (IDFP) defines the scope of practice of a Doctor of Podiatric Medicine (DPM) as treatment of soft tissue pathology below the tibial tuberosity and surgical bone procedures up to 10cm above the ankle joint.

Podiatry of Palatine's solo owner and head physician, Dr Natalie Domek, is a triple board-certified podiatric physician. She holds certifications with the American Board of Foot and Ankle Surgeons (ABFAS), American Board of Podiatric Medicine (ABPM) and American Board of Wound Management (ABWM). She has practiced in the area, at Podiatry of Arlington Heights, (a Podiatry of Illinois Professional Corporation) for the past 10 years and is a well-established leader of podiatric foot care in the Palatine area. Dr Domek has been on staff at Northwest Community Hospital for over 10 years and is well-regarded by other subspecialists in the area including primary care, endocrinology, infectious disease. Vascular surgery and physical therapy.

Dr Domek has been a resident of Palatine for the past 9 years and is very active in the community. She has 3 children within the D15 school district and has volunteered her time as a Palatine Girl Scout leader and Lake Louise Elementary School PTA President and executive board member. She is extensively familiar with the community events, organizations and Palatine Park District activities which will help Podiatry of Palatine easily get involved within the community at large.

Products and Services

Podiatry services provided:

- Custom orthotic management
- Surgical services of the foot and ankle (to be performed at Northwest Community Hospital)
- Ingrown toenail procedures
- Plantar fascial treatment
- Plantar Wart treatment
- Tendonitis Care – Posterior tibial tendonitis, achilles tendonitis, peroneal tendonitis

- Neuroma treatment
- Pediatric foot care
- Flatfoot evaluation and treatment
- Fungal toenail management
- Wound care – diabetic, arterial, lymphatic, venous and traumatic wounds
- Comprehensive diabetic foot care
- Diabetic shoe program
- High risk geriatric foot care
- Sports medicine preventative care and treatment

Podiatry Products provided:

- Over the Counter products such as inserts, foot padding and strapping devices and topical FDA approved antifungals
- Keryflex nail restoration system
- Onyfix ingrown toenail system

Podiatry of Palatine will perform limited local surgical procedures utilizing local anesthetic block techniques but no procedures requiring sedation or Monitored Anesthesia Care (MAC) will be performed at the Podiatry of Palatine location.

Some examples of local anesthesia procedures include skin biopsies, ingrown toenail procedures or steroid injections which are commonplace and allowable by Illinois law and Federal and Private Insurance contracts to any podiatric medical office in the area. Any surgical procedures requiring any level of conscious sedation will be performed at Northwest Community Hospital where Dr Domek is already on staff and holds surgical privileges and surgical block time.

Podiatry of Palatine will not include any massage services. No significant equipment that requires large floor space will be utilized within the confines of Podiatry of Palatine.

Market Analysis

A) Location Benefits

- Close to overbooked secondary location, Podiatry of Arlington Heights
- Offers ample parking in front of facility
- Central spot with high commute and foot traffic.
- Close to Metra station, parks, seniors' living centers.
- No other podiatric medical offices within downtown Palatine

B) Existing Competition within Palatine

- Dr. Mary Olszewski & Associates at 434 E Palatine Rd
- Advanced Foot & Ankle Centers at 675 N North Court

C) Broader Regional Competition (Within ~5–7 miles)

- Advanced Foot & Ankle Centers - Palatine (501 Hicks Rd) and Schaumburg
- Weil Foot & Ankle Institute - Mount Prospect (~6.7 mi), highly rated (4.6–5.0 stars)
- Dr. Raymond O'Hara - Schaumburg (~2.5 mi)
- Dr. Sujin G. Kim - Rolling Meadows (~1.8 mi)

D) Demographics & Demand

Population: Palatine has around 67k residents, with about 26–27k households and ~30% having children; 14% of the population is aged 65+, a demographic with higher podiatric needs.

Affluence: With a median household income of ~\$95k and average around \$123k, residents are financially able to pay for specialty healthcare .

Marketing and Sales Plan

A) Branding

- Focus on what Podiatry of Palatine offers different than other competitors
 - Specializations in pediatric medicine, surgery, Comprehensive Diabetic Foot Examinations (CDFE), custom orthotic management, sports medicine
- Podiatry of Illinois
 - Umbrella company that includes a well-established satellite location, Podiatry of Arlington Heights, that has been in business for over 7 years and has a 4.9 star google review with 181 reviews.

B) Marketing Channels

- Google Business Profile
- Local SEO Website
- Review Building
- Direct Patient Outreach
 - Print + Mail Campaigns
 - Families (targeting pediatric or sports care)
 - Seniors (for diabetic/home visit services)

- ii. Connecting with the Palatine Senior Center for podiatric needs as the parent company, Podiatry of Illinois, already services both Arlington Heights Senior Center and Frisbee Senior Center
- e. Referral Partnerships
 - i. Establishing relationships with new local physicians and specialists that pertain to potential podiatric referrals
 - ii. Building upon the extensive referral network the Podiatry of Illinois has established over the past 7 years
 - iii. Continuation of staffing privileges at Northwest Community Hospital as well as “On-Call” monthly volunteering to build relationships with fellow “On-Call” collaborating physicians
- f. Digital Ads and Social Presence
 - i. Facebook + Instagram Ads (Geo-targeted)
 - 1. Target zip codes: 60067, 60074, 60195
 - 2. Interest groups: parents, diabetes, senior care, running, local sports clubs
- g. Community Engagement
 - i. Sponsorship opportunities for Palatine Sports organizations
 - 1. Palatine Pack
 - 2. Celtic Cup Tournament
 - ii. Local Events Participation
 - 1. Turkey Trot podiatry tent
 - 2. Palatine Street Fest tent
 - 3. Palatine Oktoberfest tent
 - 4. Palatine Jaycees Hometown Fest tent
 - 5. Palatine Girls’ Night Out business stop for passport stamping
 - iii. Palatine Business Affiliations
 - 1. Become a Palatine Chamber of Commerce member
 - 2. Become a Downtown Palatine Business Association member

Management and Organization

Podiatry of Palatine is under the solo ownership of Dr Natalie Domek. Dr Domek employs three associate physicians at her other location, Podiatry of Arlington Heights, that would be able to help staff Podiatry of Palatine once needed.

To start operations Dr Natalie Domek will be the sole provider at Podiatry of Palatine. The practice employs a practice administrator as well as a medical assistant and receptionist.

Podiatry of Palatine will utilize the same organizational structure, protocols and systems as its' parent company, Podiatry of Illinois to reproduce successful business practices.

Financial Plan

A) Start-up expenses

Lease Rate: \$4,800 per month base rent for first year follow by 3% annual increases over the following four years.

Fit-out Costs: Estimated \$20,000 for painting, moving of reception and exam room furniture, purchase of reception desk, inventory building expenses.

Legal/Fees: \$5,000 for attorney fees for corporate structure changes with State of Illinois, lease review, Village of Palatine Business Permit and Village of Palatine Special Use application fee

B) Funding Needs

No loans will need to be taken out as Podiatry of Illinois has enough reserve capital set aside to cover the cost of startup and the first 12 months of operations.

C) Revenue Projections

Solo Owner Model: $25 \text{ patients/day} \times \$100 \text{ average reimbursement} \times 250 \text{ working days} = \625k gross/year

Net income: 50% margin $\rightarrow$ \$312k/year profit.

Annual Operating Expenses (staff, supplies, utilities, admin, insurance): ~50–60% of revenue.

D) Additional Scalability

Hiring an associate could generate ~\$700k gross and ~\$200k net .

After a ~50% overhead, this adds ~\$100k profit—boosting annual net to ~\$412k.

create higher parking demand. She acknowledges that the hours of operation differ from the previous tenant and overall is in favor of the request.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on Monday November 3rd, 2025.

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

C. 60 W. Palatine Road

1. Special Use to permit medical office use at the subject property.

SU-000208-2025 – 60 W Palatine Road

Notice was published in the Journal & Topics on September 25th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. APPLICATION
2. PROOF OF OWNERSHIP
3. PLAT OF SURVEY
4. FLOOR PLAN
5. BUSINESS PLAN
6. PUBLIC NOTICE

Background:

The Petitioner is seeking Special use approval to permit the operation of podiatry clinic at the subject address. The petitioner is requesting a Special use approval to permit a Medical office use at the subject property.

Sworn in petitioner:

Dr. Natalie Domek – 60 W Palatine Rd, Palatine, IL

Dr. Domek explains that the new business, *Podiatry Palatine*, will provide podiatric

services in downtown Palatine. She notes that no podiatry offices currently exist in the downtown area. Dr. Domek currently operates a successful practice in Arlington Heights and wishes to expand by opening a Palatine location. She states that she lives in Palatine and would like local referrals to be directed here rather than to Arlington Heights. The space requires no structural changes or building permits, and she plans to replicate the Arlington Heights business model. The location is easily accessible for residents, with many able to walk or take the Metra.

Commissioner Kolososki asks whether she believes there is sufficient parking to support the business.

Dr. Domek responds that she does, noting that additional parking is available across the street in the Garfield public parking lot.

Chairman Wood raises concern about parking availability, particularly for elderly patients who may prefer parking adjacent to the building. She notes that daytime hours from 8:00 a.m. to 3:00 p.m. should not pose an issue, but evening hours could conflict with nearby businesses that have nighttime operations.

Dr. Domek states that she understands and plans to avoid conflicts by maintaining the proposed business hours. She adds that she intends to reduce her overall working hours to spend more time with her family.

Commissioner Fedota asks if the Arlington Heights office will be moved to Palatine.

Dr. Domek clarifies that this will be an expansion, not a relocation.

Commissioner Fedota then asks whether she will personally work at the Palatine clinic or remain in Arlington Heights.

Dr. Domek states that she will work exclusively in Palatine, while her three associate doctors will continue at the Arlington Heights office.

Commissioner Kolososki notes that parking is generally sufficient during the day but becomes more limited during evening hours.

Commissioner Fedota agrees, adding that Saturday mornings can also be busy.

Commissioner Bettenhausen asks if there are plans to add additional staff in the future.

Dr. Domek replies that there are no immediate plans for additional staff.

Mr. Auer provides additional information, explaining that the property is zoned B-3 (Central Business District) and the proposed use will not conflict with surrounding tenants. Staff reviewed parking availability at different times of the day and concluded that there are no anticipated parking issues. The proposed use does not require a change to the parking requirements, and no exterior building modifications are planned. Photos of nearby parking areas were provided as part of the staff review. Auer states that the commission may add the condition to require employees to enroll and participate in the downtown parking program. This requires employees to use public parking lot "H" to avoid parking conflicts in the Village Square retail center. Commissioner Roth-Wurster requests clarification. Planner Bremanis states that if required by the Village, the condition enables the Village at any time to require employees to park in public parking lot "h".

STAFF RECOMMENDATION:

Medical office uses are permitted in the subject zoning district following Special use review. After review of the submitted business plan, Staff does not foresee any

negative impacts generated by the proposed use. Additionally, the proposed hours would not seem to conflict with the peak hours of many of the surrounding restaurant and retail uses. Therefore, Staff recommends approval of the proposed business. If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. The Special Use shall substantially conform to the Business Plan and Floor Plan submitted by the Petitioner, except as such plans may be changed to conform to Village of Palatine Codes and Ordinances.
2. If required by the Village, employees shall enroll in and utilize the Village's Downtown employee parking program.

-

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

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

DISCUSSION:

Commissioner Fedota comments on the staff condition requiring participation in the Village's downtown employee parking program. He states that it likely would not be necessary but acknowledges that the condition will be followed. He expresses no concerns with the request.

Chairman Wood states that the standards have been met and notes that the petitioner has already been operating successfully elsewhere without any public health, safety, or welfare issues. She adds that the use will not negatively impact surrounding property values and that the proposed hours are appropriate for this location. She is in favor of the request.

Commissioner Roth-Wurster remarks that she frequently walks and drives by this area and agrees that the business hours are compatible with the location. She states that the use protects public health, safety, and welfare and adds that it will be a welcome addition to the downtown area.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on Monday, November 3rd, 2025

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

D. 550 E Knox Street

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

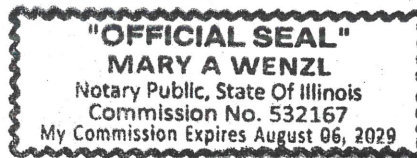
(Village) (Town) (City) (Township) of PALATINE 60 W. PALATINE RD.
☒ ☐ ☐ ☐
County of COOK

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 25TH day of SEPTEMBER, A.D. 2025, and the last publication thereof was made on the 25TH 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 25TH day of SEPTEMBER A.D., 2025.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 25TH day of SEPTEMBER A.D., 2025.

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

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday October 14, 2025 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit a medical office use.

The property is commonly known as 60 W. Palatine Road.

The Petitioner is requesting to operate a podiatrist's office at the subject property.

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

FILE #: SU-000208-2025 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 25th day of September 2025

Consider an Ordinance Granting a Special Use to Permit a Tobacco and Electronic Cigarette Store at 293 N. Northwest Highway

BACKGROUND:

The Petitioner is seeking a Special Use to permit a tobacco and electronic cigarette store at the Subject Property. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit a tobacco and electronic cigarette store.

KEY ISSUES:

- The Subject Property, zoned B-2 General Business District, is located within the Village Green Shopping Center. The proposed business will occupy an approximately 1,500 square foot tenant space.
- The Subject Property was previously occupied by an insurance agency.
- The proposed store will offer a variety of tobacco and e-cigarette products. Tobacco and electronic cigarette stores are permitted in the B-2 zoning district through the Special Use review process.
- This proposal does not include an incidental or accessory smoking lounge, and consumption of products will not be permitted on-site.
- The proposed business will operate seven days a week with two staff members. The business plan submitted by the applicant includes the following hours of operation:
 - Monday - Saturday: 9 AM-10 PM
 - Sunday: 10 AM - 9 PM
- The Petitioner acknowledges the standards set forth in the Clean Air and Drug Paraphernalia ordinances. The business plan indicates that no CBD will be sold from the store. The parking requirements do not change from the previous use and remain at 1/300 square feet. For reference, a tobacco store Special Use was previously approved at 401 N. Northwest Highway. That use has since ceased its operations.
- The business plan submitted by the applicant includes security technology and measures to ensure the security of products. As such, business staff will use electronic ID scanning to verify the patron's age for all transactions.
- In 2023, the applicant received Special Use approval to operate a tobacco and electronic cigarette store at 157 W. Northwest Highway in the Plaza 14 shopping center. The business, known as "Prime Smoke", is currently in operation and has no history of code enforcement or business operations conflicts with the Village. As part of the Special Use review, Staff requested that the Petitioner submit an interior window signage plan. The interior signage plan includes 3 signs ("Tobacco", "Cigars" and the business name — "Tobacco World") and will

maintain the necessary visibility into the store. The interior sign plan is included as an Exhibit with the Special Use Ordinance.

- In conjunction with the Public Hearing, two letters of opposition have been submitted, requesting the proposed use be denied and indicating compatibility concerns with the other uses in the retail center.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Public Hearing: Planning & Zoning Commission (PZC) meeting on October 14, 2025.

Residents testifying: None.

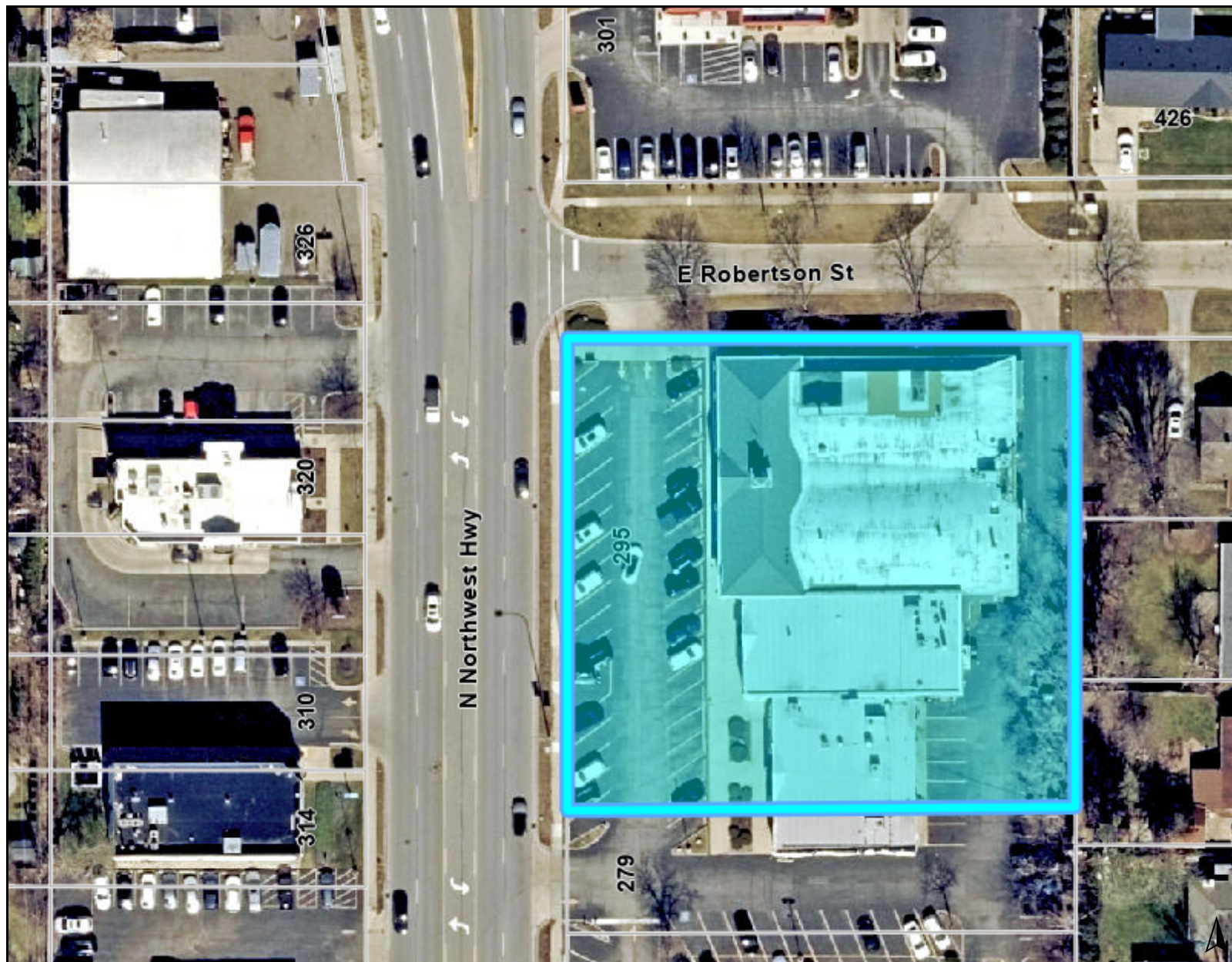
Vote: The PZC voted unanimously to approve the Special Use. Staff recommends action at the discretion of the Village Council, given the use compatabilty questions raised.

ACTION REQUIRED:

A motion to approve an ordinance granting Special use approval to permit a tobacco and electronic cigarette store at 293 N. Northwest Highway.

ATTACHMENTS:

1. Aerial Map
2. ORD SU 293 NW HWY
3. EXHIBIT - Floor Plan
4. EXHIBIT - Business plan and products list
5. EXHIBIT - Tobacco_World_Signage_Submission_With_Diagram
6. Letters of opposition
7. PZC Materials
8. PZC Minutes - 10-14-25
9. Public Notice



Legend

Notes

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

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A SPECIAL USE AT
293 N. NORTHWEST HIGHWAY**

WHEREAS, pursuant to a petition and public hearing on October 14, 2025, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special use to permit a Tobacco Shop and electronic cigarette store, pursuant to 11.03(d)(41) of the Palatine zoning ordinance, on the following legally described property:

The Northerly 250.00 feet of Tract "C" in the Arthur T. McIntosh & Company's Fair Ground Park, being a subdivision of part of the East 1/2 of Section 14, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

commonly known as 293 N. Northwest Highway. (PIN #02-14-414-032)

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

SECTION 1: A Special use to permit a Tobacco Shop and electronic cigarette store, pursuant to 11.03(d)(41) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. The Special use shall substantially conform to the business plan,

product list prepared by the applicant, and interior signage plan, dated 08/14/2025 and 09/03/25, except as such plans may be changed to conform to Village Codes and Ordinances.

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

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

PASSED: This _____ day of _____, 2025

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

APPROVED by me this _____ day of _____, 2025

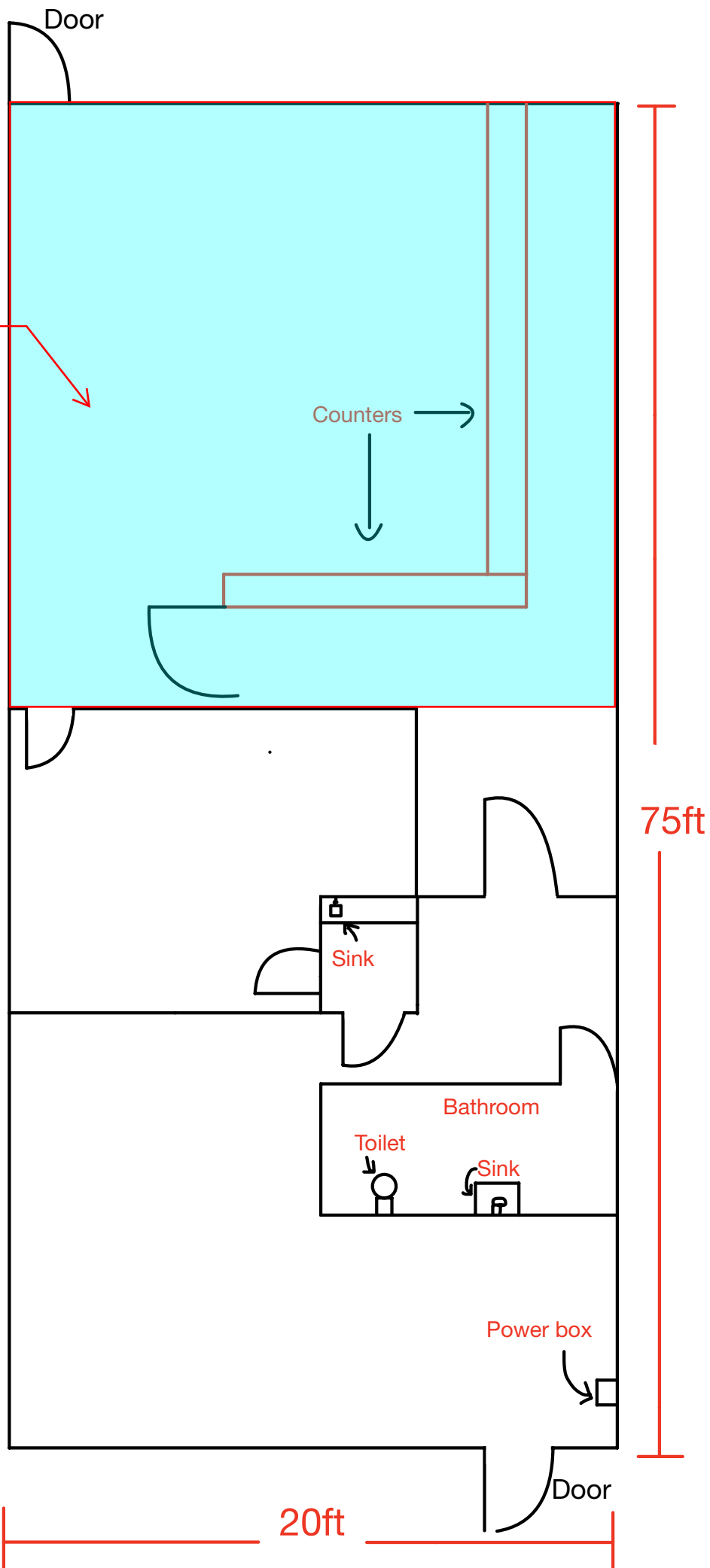
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____ day of _____, 2025

Village Clerk

Palatine, IL Staff
note: Blue areas
indicate retail and
product general
areas.



Name: Tobacco World

Address: 293 N. Northwest Hwy Palatine, IL 60067

Owner: Ali Omer

Overview:

Tobacco World will operate as a licensed retail store selling premium tobacco products, vape devices, and accessories to customers 21 and older. We will maintain a clean, safe, and professional environment while complying with all local, state, and federal regulations.

Hours & Staffing:

- Mon–Sat: 9:00 AM – 10:00 PM
- Sun: 10:00 AM – 9:00 PM
- Employees: 2 trained staff members, both certified in age-verification procedures.

Operations & Safety:

- Electronic ID scanning for every sale.
- No on-site consumption of tobacco or vape products.
- 24-hour surveillance and alarm system.
- Inventory stored securely and away from public access.

Community Benefits:

- Provides local adult residents with a convenient, regulated source for tobacco products.
- Creates local jobs and contributes to city tax revenue.
- Operates in full compliance with public health and safety standards.

Commitment:

Our business will be a responsible, law-abiding establishment that prioritizes community standards, safety, and professionalism.

Name: Tobacco World

Address: 293 N. Northwest Hwy Palatine, IL 60067

Owner: Ali Omer

Overview:

Tobacco World will operate as a licensed retail store selling premium tobacco products, vape devices, and accessories to customers 21 and older. We will maintain a clean, safe, and professional environment while complying with all local, state, and federal regulations.

Hours & Staffing:

- Mon–Sat: 9:00 AM – 10:00 PM
- Sun: 10:00 AM – 9:00 PM
- Employees: 2 trained staff members, both certified in age-verification procedures.

Operations & Safety:

- Electronic ID scanning for every sale.
- No on-site consumption of tobacco or vape products.
- 24-hour surveillance and alarm system.
- Inventory stored securely and away from public access.

Community Benefits:

- Provides local adult residents with a convenient, regulated source for tobacco products.
- Creates local jobs and contributes to city tax revenue.
- Operates in full compliance with public health and safety standards.

Commitment:

Our business will be a responsible, law-abiding establishment that prioritizes community standards, safety, and professionalism.

Detailed Product List – Smoke Shop Application

This list provides the level of detail requested by the city for smoke shop applications. Our business does not offer CBD or marijuana products and will not include a smoking lounge or seating area.

Tobacco Products

- Pipe Tobacco – Loose and pre-packed blends (mild, aromatic, English, full-bodied)

Brands:

Good stuff

OHM

Gambler

Peter Stockebye

American spirit

- Hookah Tobacco – Flavored varieties (fruit, mint, dessert, spice profiles)

Brands:

Starbuzz

AlFakher

- Premium Cigars – Hand-rolled and machine-made in various sizes (robusto, toro, Churchill)

Brands:

Cohiba,

Drew estate

Rocky Petal

Macanudo

Olivia

Romeo y Julieta

H. Upman

Montecristo

Ac

My Father

- Rolling Tobacco & Papers – Loose tobacco, standard/unbleached papers, filter tips, rolling machines

Brands:

Raw

Blazy

Susan

Top

Job

Element

Zig Zag

Premier

Gambler

Shargio

Powermatic

Vape Products

- Vape Devices – Refillable pod systems, box mods, disposable vapes, pen-style devices

Brands:

Geekvape

SMOK

Vaporesso

Caliburn

SEA

Lost Mary

UT

- E-Liquids / Vape Juices – Wide range of nicotine strengths and flavors (fruit, dessert, menthol, tobacco)

Brands:

Pod Juice

Naked

Juice Head

Coastal Clouds

- Coils, Pods & Chargers – Replacement coils, refill pods, batteries, USB chargers

Brands:

Vaporesso

SMOK

Caliburn

Yocan

ELeaf

Tyson

Ooze

Randy

Lookah

RAW

Hookah Products

- Hookahs – Glass and metal hookah sets in multiple sizes and finishes

Brands:

Khalil Mahmood

Nour Maxx

Vapor

MIG

Sky

Starbuzz

- Coals – Natural coconut and quick-light coals

Brands:

Coco Nara

Cocourth

three kings

- Accessories – Bowls, hoses, tongs, grommets, cleaning brushes

Smoking Accessories & Gifts

- Lighters & Torches – Butane lighters, torch lighters, refill fuel

Brands:

Bic

Maven

solar lite

- Ashtrays – Glass, ceramic, and metal designs
- Humidors & Storage – Cigar humidors, tobacco jars, travel cases
- Other Gifts – Flasks, pipe cleaners, glass cleaners, novelty accessories

Other Items

- Snacks & Drinks – Chips, candy, bottled water, soft drinks
- Apparel – Branded t-shirts, hats, small promotional merchandise

This list is intended to provide city staff with the detailed product information required for review and approval.

Tobacco World – Signage Submission

Business Name: Tobacco World

Business Address: 293 N Northwest Hwy

City, State ZIP: Palatine, IL 60067

Date: 9/3/2025

Re: Proposed Interior Window and Door Signage-

In response to the Village's request regarding our planned signage, we are providing the following description and accompanying illustration for review and approval:

1. Windows

- The storefront includes two front-facing windows.
- Each window will display one interior sign, sized 24" wide × 12" tall, made of paper or cardboard.
- The left window will read "Cigar."
- The right window will read "Tobacco."
- Both signs will be centered horizontally and placed 8" from the top edge of the windows.
- The signs will be static, with no flashing or animated elements, and will not obstruct visibility into or out of the store.

2. Door

- The single entry door will include one interior sticker, sized 28" wide × 10" tall, centered at eye level.
- The sticker will display the store name "Tobacco World."
- The sticker will not obstruct access or restrict visibility.

3. Compliance

- All signage will comply with Village regulations:
 - Paper or cardboard material only.
 - No flashing, digital, or animated features.
 - No obstruction of visibility or access.
- The signage will serve exclusively for lawful tobacco retail purposes.

Attached below is a diagram showing the proposed signage placement, dimensions, and labels for clarity.

We appreciate your review and consideration. Please let us know if further details or

adjustments are needed to remain fully compliant with Village standards.

Proposed Storefront Signage

Storefront Façade / Signboard		
24" x 12" Cigar	24" x 12" Tobacco	28" x 10" Tobacco World

Ryan Auer

From: Nari Haro [REDACTED]
Sent: Monday, October 6, 2025 3:13 AM
To: Ryan Auer
Cc: Jorge Haro
Subject: 293 N Northwest Hwy

[REDACTED]

Caution: This is an external email, Please take care when clicking links or opening attachments. When in doubt, please talk with the sender or check with VOP IT

I am emailing to report opposition to the proposed licensing of an electronic cigarette/vaping and tobacco store in the storefront located at 293 N Northwest Hwy in Palatine.

There is a kung fu school right next door that teaches to children every day of the week. The children should not be exposed to the toxins that would be an absolute certainty if an electronic cigarette/vaping/tobacco store were allowed to open. Children with allergies and asthma are of high risk. Children are also at high risk of developing health problems such as allergies and asthma, as well as popcorn lung and cancer should they be exposed to those carcinogens.

I strongly urge that this license be denied for the overwhelming health risks such a business poses. Furthermore, the opening of an electronic cigarette/vaping/tobacco store can cause irreversible damage to the businesses in the proximity, including Soaring Eagle Kung Fu school because people will not frequent the school with their children due to the safety hazards of the potential new business next door, which also shares the same venting system.

This is a school that people pay a tuition to attend. I wonder if a law in Palatine exists prohibiting a business selling such dangerous products near a school that inevitably exposes young children and their families to serious and permanent health defects.

Thank you for your attention to this email and strong opposition to opening an electronic cigarette/vaping and tobacco store.

Sincerely,

Nari Haro

Concerned tuition paying parent with minor children enrolled at Soaring Eagle Kung Fu School.

Sent from my iPhone

Ryan Auer

From: Erika Heller [REDACTED]
Sent: Wednesday, October 1, 2025 4:54 PM
To: Ryan Auer
Subject: 293 N Northwest Hwy

You don't often get email from [REDACTED]

Caution: This is an external email, Please take care when clicking links or opening attachments.
When in doubt, please talk with the sender or check with VOP IT

Hi Mr Auer,

My name is Erika Heller and I live at 291 N Linden Ave. We received a letter in the mail about the upcoming public hearing for 293 N Northwest Hwy and the request to have a tobacco and electronic cigarette shop. We have two young children and I do not support this request. Would the best way to voice concern be to attend the meeting?

Thank you,
Erika



**VILLAGE OF PALATINE
PLANNING AND ZONING COMMISSION**

239 N. Northwest Highway – Special Use

October 14, 2025

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ryan Auer

PETITIONER: Ali Omar

PLAN NUMBER: SU-000205-2025

ADDRESS: 293 N. NORTHWEST HIGHWAY

BACKGROUND:

The Petitioner is seeking a Special Use to permit the operation of a tobacco and electronic cigarette store at the subject address. Therefore, the petitioner is requesting the following:

- 1. Special use approval to permit a Tobacco shop and electronic cigarette store.**

Surrounding Zoning/Uses:

North	"B-1", Shopping Center District (Photos chicken, Fleetwood center)
South:	"B-2", General Business District (Wendy's Restaurant)
East:	"R-2" Single Family District (Arthur T. McIntosh & Co.'s Fair Grounds Park Subdivision)
West:	"B-2", General Business District (CD One Price cleaners, Taco Bell Restaurant)

KEY ISSUES:

- The subject property is zoned "B-2", General Business District and is located within the Village Green Shopping Center. The proposed business will occupy approximately 1,500 sq. ft. of retail space within the shopping center. The area for patrons to purchase and view products is 675 square feet.
- The subject property retail space was previously occupied by an insurance agency.

- The petitioner is seeking Special Use approval to permit the operation of a tobacco shop at the subject property. The store will offer a variety of tobacco and e-cigarette products. Tobacco and electronic cigarette stores are permitted in the “B-2” zoning district through the Special Use review process.
- This proposal does not include an incidental or accessory smoking lounge use. Consumption of products will not be permitted on-site.
- The proposed business will operate seven days a week with two staff members. The business plan submitted by the applicant includes the following hours of operation:
 - Mon-Sat: 9 AM-10 PM
 - Sun: 10 AM-9 PM
- The petitioner acknowledges the standards set forth in the Clean Air and Drug Paraphernalia ordinances. There will be no CBD or Marijuana products for sale.
- The parking requirement will not change for the retail center with the proposed use.
- The business plan submitted by the applicant includes security technology and measures to ensure the security of products. Staff will use electronic ID scanning to verify patron age.
- In 2023, the applicant received Special use approval to operate a Tobacco and electronic cigarette store at 157 Northwest Highway in the Plaza 14 retail center. The business, known as “Prime Smoke”, is currently in operation. This property has no history of code enforcement and business operations conflicts with the Village.
- Letters of opposition have been submitted, requesting the proposed use be denied by the Planning and Zoning Commission. The submitted letters state a lack of compatibility with the nearby uses in the retail center.

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, 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:

Tobacco shops and electronic cigarette stores require the Special Use review process. Staff completed a review of the proposed business plan and product sales’ information, in conjunction with the special use review. The existing tenant mix consists mainly restaurant, retail, sales, and service uses. Staff notes that a similar use was approved at 401 N. Northwest Highway, which has since ceased. 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 Business Plan and Floor Plan submitted by the Petitioner, except as such plans may be changed to conform to Village of Palatine Codes and Ordinances.
2. The Petitioner shall follow the Village of Palatine's Clean Indoor Air Ordinance and drug paraphernalia regulations in Chapter 12 of the Village Code.



Legend

Notes

Print Date: 10/8/2025

0 100 200 ft

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.

Petitioner Name

Ali Omer

Business Name (if applicable)

Tobacco World

Subject Property Address

293 N NORTHWEST HWY

Please provide a description of your proposed request:

This project involves the establishment of a specialty retail tobacco shop offering premium cigars, pipe tobacco, cigarettes, rolling tobacco, and related smoking accessories. The store will operate in compliance with all federal, state, and local regulations governing the sale of tobacco products, with sales restricted to customers of legal purchasing age. No on-site consumption will be permitted. The shop will be designed to maintain a clean, professional environment, contributing positively to the local retail landscape.

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 proposed retail tobacco shop will provide a convenient, regulated source for tobacco products and accessories in an area currently underserved for such goods. Locating the business at this site will offer adult consumers lawful access to specialty tobacco products without requiring travel to distant areas, while ensuring compliance with all local, state, and federal regulations. The business will operate in a professional manner that aligns with community standards and supports the local economy.

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

The business will be designed and operated in full compliance with all local, state, and federal regulations governing the sale of tobacco products. Sales will be restricted to customers of legal purchasing age, with ID verification procedures in place. The store layout will be safe and accessible, with clear signage and security measures, including surveillance cameras. No on-site consumption will be permitted, ensuring a clean and smoke-free environment for the surrounding community. These measures will protect public health, safety, and welfare while maintaining a professional retail operation.

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

The proposed tobacco shop will operate in a clean, well-maintained, and professional manner that aligns with surrounding businesses. The storefront design, signage, and upkeep will enhance the appearance of the property and complement neighboring uses. As a regulated retail business with limited traffic and no on-site consumption, it is not expected to generate noise, odors, or activity that could negatively impact nearby property values.

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:

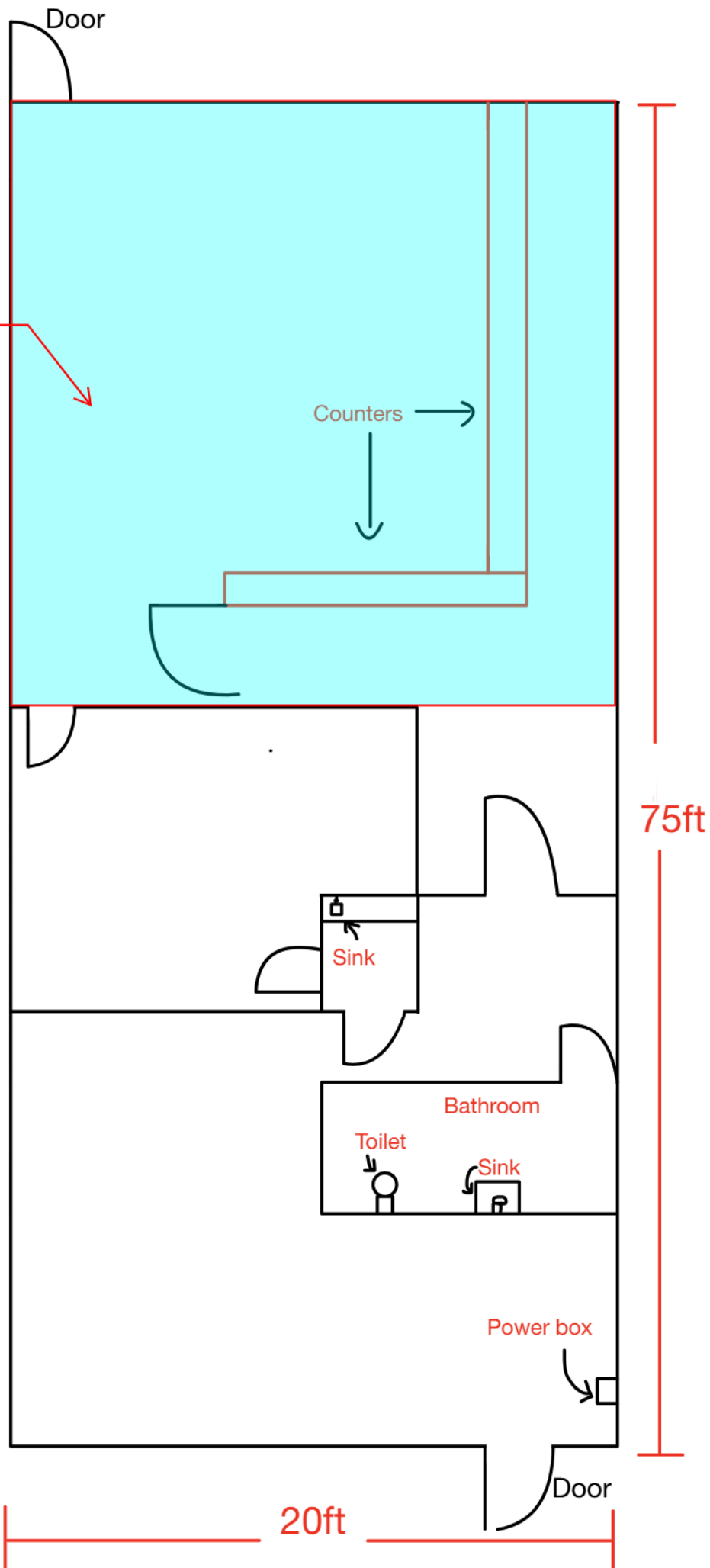
a. Will meet the following aesthetic criteria:

- 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.

Not applicable to this request.

Palatine, IL Staff
note: Blue areas
indicate retail and
product general
areas.



Detailed Product List – Smoke Shop Application

This list provides the level of detail requested by the city for smoke shop applications. Our business does not offer CBD or marijuana products and will not include a smoking lounge or seating area.

Tobacco Products

- Pipe Tobacco – Loose and pre-packed blends (mild, aromatic, English, full-bodied)

Brands:

Good stuff

OHM

Gambler

Peter Stockebye

American spirit

- Hookah Tobacco – Flavored varieties (fruit, mint, dessert, spice profiles)

Brands:

Starbuzz

AlFakher

- Premium Cigars – Hand-rolled and machine-made in various sizes (robusto, toro, Churchill)

Brands:

Cohiba,

Drew estate

Rocky Petal

Macanudo

Olivia

Romeo y Julieta

H. Upman

Montecristo

Ac

My Father

- Rolling Tobacco & Papers – Loose tobacco, standard/unbleached papers, filter tips, rolling machines

Brands:

Raw

Blazy

Susan

Top

Job

Element

Zig Zag

Premier

Gambler

Shargio

Powermatic

Vape Products

- Vape Devices – Refillable pod systems, box mods, disposable vapes, pen-style devices

Brands:

Geekvape

SMOK

Vaporesso

Caliburn

SEA

Lost Mary

UT

- E-Liquids / Vape Juices – Wide range of nicotine strengths and flavors (fruit, dessert, menthol, tobacco)

Brands:

Pod Juice

Naked

Juice Head

Coastal Clouds

- Coils, Pods & Chargers – Replacement coils, refill pods, batteries, USB chargers

Brands:

Vaporesso

SMOK

Caliburn

Yocan

ELeaf

Tyson

Ooze

Randy

Lookah

RAW

Hookah Products

- Hookahs – Glass and metal hookah sets in multiple sizes and finishes

Brands:

Khalil Mahmood

Nour Maxx

Vapor

MIG

Sky

Starbuzz

- Coals – Natural coconut and quick-light coals

Brands:

Coco Nara

Cocourth

three kings

- Accessories – Bowls, hoses, tongs, grommets, cleaning brushes

Smoking Accessories & Gifts

- Lighters & Torches – Butane lighters, torch lighters, refill fuel

Brands:

Bic

Maven

solar lite

- Ashtrays – Glass, ceramic, and metal designs
- Humidors & Storage – Cigar humidors, tobacco jars, travel cases
- Other Gifts – Flasks, pipe cleaners, glass cleaners, novelty accessories

Other Items

- Snacks & Drinks – Chips, candy, bottled water, soft drinks
- Apparel – Branded t-shirts, hats, small promotional merchandise

This list is intended to provide city staff with the detailed product information required for review and approval.

Name: Tobacco World

Address: 293 N. Northwest Hwy Palatine, IL 60067

Owner: Ali Omer

Overview:

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- Mon–Sat: 9:00 AM – 10:00 PM
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- Employees: 2 trained staff members, both certified in age-verification procedures.

Operations & Safety:

- Electronic ID scanning for every sale.
- No on-site consumption of tobacco or vape products.
- 24-hour surveillance and alarm system.
- Inventory stored securely and away from public access.

Community Benefits:

- Provides local adult residents with a convenient, regulated source for tobacco products.
- Creates local jobs and contributes to city tax revenue.
- Operates in full compliance with public health and safety standards.

Commitment:

Our business will be a responsible, law-abiding establishment that prioritizes community standards, safety, and professionalism.

Ryan Auer

From: Nari Haro [REDACTED]
Sent: Monday, October 6, 2025 3:13 AM
To: Ryan Auer
Cc: Jorge Haro
Subject: 293 N Northwest Hwy

[REDACTED]

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I am emailing to report opposition to the proposed licensing of an electronic cigarette/vaping and tobacco store in the storefront located at 293 N Northwest Hwy in Palatine.

There is a kung fu school right next door that teaches to children every day of the week. The children should not be exposed to the toxins that would be an absolute certainty if an electronic cigarette/vaping/tobacco store were allowed to open. Children with allergies and asthma are of high risk. Children are also at high risk of developing health problems such as allergies and asthma, as well as popcorn lung and cancer should they be exposed to those carcinogens.

I strongly urge that this license be denied for the overwhelming health risks such a business poses. Furthermore, the opening of an electronic cigarette/vaping/tobacco store can cause irreversible damage to the businesses in the proximity, including Soaring Eagle Kung Fu school because people will not frequent the school with their children due to the safety hazards of the potential new business next door, which also shares the same venting system.

This is a school that people pay a tuition to attend. I wonder if a law in Palatine exists prohibiting a business selling such dangerous products near a school that inevitably exposes young children and their families to serious and permanent health defects.

Thank you for your attention to this email and strong opposition to opening an electronic cigarette/vaping and tobacco store.

Sincerely,

Nari Haro

Concerned tuition paying parent with minor children enrolled at Soaring Eagle Kung Fu School.

Sent from my iPhone

Ryan Auer

From: Erika Heller [REDACTED]
Sent: Wednesday, October 1, 2025 4:54 PM
To: Ryan Auer
Subject: 293 N Northwest Hwy

You don't often get email from [REDACTED]

Caution: This is an external email, Please take care when clicking links or opening attachments.
When in doubt, please talk with the sender or check with VOP IT

Hi Mr Auer,

My name is Erika Heller and I live at 291 N Linden Ave. We received a letter in the mail about the upcoming public hearing for 293 N Northwest Hwy and the request to have a tobacco and electronic cigarette shop. We have two young children and I do not support this request. Would the best way to voice concern be to attend the meeting?

Thank you,
Erika

Chairman Wood concluded that the fence is excessive.
 Commissioner Bettenhausen stated that the fence overwhelms the vista, is too bold and white, and does not resemble anything in the neighborhood.
 Chairman Wood confirmed that it is not similar to surrounding properties.

Chairman Wood summarized that this request has not met the standards and was unanimously denied by a vote of 8-0. This item will tentatively go to Village Council on Monday, November 3rd, 2025.

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

A second vote was taken for a Motion to Deny which was passed

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

E. 293 N Northwest Hwy

1. Special Use to permit a Tobacco Shop and electronic cigarette store use at the subject property.

SU-000205-2025 – 293 N Northwest Highway

Notice was published in the Journal & Topics on September 25th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. APPLICATION
2. PROOF OF OWNERSHIP
3. PLAT OF SURVEY

4. **FLOOR PLAN**
5. **BUSINESS PLAN**
6. **PRODUCT LIST**
7. **LETTERS OF OPPOSITION**
8. **PUBLIC NOTICE**

Background:

The Petitioner is seeking Special use approval to permit the operation of a tobacco and electronic cigarette store at the subject address. The petitioner is requesting a Special use approval to permit a Tobacco shop and electronic cigarette store.

Sworn in petitioner:

Petitioner – Khaldoon Omer, 293 N. Northwest Highway, Owner's Son and Manager of the location.

Mr. Omer states they would like to cater to the older community, offering cigars, tobacco bags, electronic cigarettes, and non-nicotine products. Mr. Omer notes the location is ideal, with only one employee working at a time and typically one or two customers at once. He confirms they will ID all customers, no one under 21 will be allowed, and no smoking will be permitted on site. He states the business will comply with all city and state codes.

Chairman Wood asks if there is another location in Palatine and whether this is a second or new business.

Mr. Omer states this is an additional location; the first location is smaller, and this new one will allow for more offerings and products.

Chairman Wood asks for clarification on the smoking ordinance.

Mr. Auer states that the Clean Air Ordinance prohibits smoking within 15 feet of any entrance points within the strip mall.

Commissioner Friedman clarifies that there are enough entry points along the building—not just at this tenant space—making it unlikely that smoking would occur on the sidewalk in front of the store.

Chairman Wood notes that even at 20 feet away, smoking is still restricted, and asks if there have been any issues at the other location.

Mr. Auer states there has been no code enforcement history at the other Palatine location.

Chairman Wood asks how long the other location has been open.

Mr. Omer states it has been open for two years.

Mr. Auer confirms that the prior special use for that location was approved in 2023.

Commissioner Fedota asks if there will be a walk-in humidor.

Mr. Omer responds that cigars will be kept on shelves and within a display case, not in a walk-in humidor.

Commissioner Roth-Wurster asks if there are any concerns about smoking outside the store or if customers typically come in and leave.

Mr. Omer states customers only come in to purchase items and leave. No smoking is allowed inside or outside, and he enforces that rule strictly.

Commissioner Fedota clarifies that this special use is permitted in the B-2 district.

Commissioner Friedman mentions that there is a similar business a block north and asks if there is any record of problems from police or community development.

Mr. Auer states he did not review code enforcement history for that area. This business is not in operation.

Mr. Auer adds that no CBD or marijuana products will be sold, no drug paraphernalia, and no smoking lounge is included in the proposal. The business must adhere to all village ordinances. The previous tenant was an insurance agency, so parking requirements remain unchanged. He also notes that two letters of objection were submitted.

Commissioner Kolososki asks if there will be any gambling machines.

Mr. Omer responds there will be none—only tobacco products will be sold.

Commissioner Friedman asks about vape product litter and whether any measures are in place to prevent it.

Mr. Omer states that employees are required to check and clean the parking lot at the end of each shift, and other stores under his management have not had issues with litter.

Commissioner Fedota asks about signage and visibility.

Mr. Omer states that he will review village guidelines before installing signage and will comply with all regulations.

Mr. Auer adds that in the past, smoke shops have used excessive signage. The applicant did submit a preliminary sign plan which did not concern staff.

STAFF RECOMMENDATION:

Tobacco shops and electronic cigarette stores are permitted in the subject zoning district following Special use approval. Following review of the submitted business plan, Staff does not anticipate the proposed use to generate negative impacts upon the surrounding area. Letters of opposition have been submitted by residents. The letters state concern regarding the proximity to youth patrons of the martial arts business in the shopping center. 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 Business Plan and Floor Plan submitted by the Petitioner, except as such plans may be changed to conform to Village of Palatine Codes and Ordinances.
2. The Petitioner shall follow the Village of Palatine's Clean Indoor Air Ordinance and drug paraphernalia regulations in Chapter 12 of the Village Code.

Commissioner Schubert asks if any parking issues are anticipated.

Mr. Auer responds that no parking issues are expected.

Chairman Wood notes that although the parking lot can occasionally be full, this business should not have an impact.

Commissioner Bettenhausen asks about clean indoor air ordinance.

Mr. Auer explains that there are numerous regulations set forth in the ordinance. One example, in addition to the 15-foot buffer, is a prohibition for smoking in public areas.

Commissioner Bettenhausen asks if a store like this would be required to have special ventilation.

Mr. Auer states that ventilation requirements fall outside P&Z review and would be addressed during the building review.

Chairman Wood confirms that only products with no smoking allowed will be present.

Commissioner Bettenhausen expresses concerns about potential odors from the products.

Mr. Omer states that there will be no issues with cigars, nothing will be sold for smoking in-store, and no odors will be present.

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

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

DISCUSSION:

Commissioner Noonan acknowledges the letters of opposition, noting that there is no smoking inside the store and no complaints at the existing location.

Commissioner Fedota comments that while this is an expansion, the business has a good reputation. Although some may not like the product, there is demand in the community.

Commissioner Roth-Wurster notes that the petitioner already manages this type of business without complaints from the other business. They consistently ID customers, follow the rules, and operate within allowed standards.

Chairman Wood appreciates the resident concerns but states there should be no issues with smoking, people smoking on the sidewalk, or customers not being carded. She emphasizes that the petitioner will enforce the rules and expresses confidence in the request.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on Monday, November 3rd, 2025

RESULT:	APPROVED
MOVER:	NOONAN
SECONDER:	ROTH-WURSTER

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

V. PUBLIC COMMENT**VI. ADJOURNMENT**

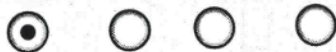
CERTIFICATE OF PUBLICATION

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 293 N. NORTHWEST HWY.



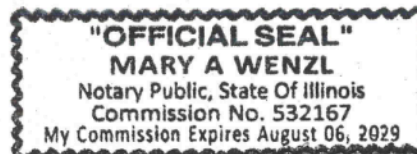
County of COOK

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 25TH day of SEPTEMBER, A.D. 2025, and the last publication thereof was made on the 25TH 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 25TH day of SEPTEMBER, A.D., 2025.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 25TH day of SEPTEMBER, A.D., 2025.

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

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday October 14, 2025 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit a tobacco and electronic cigarette shop use.

The property is commonly known as 293 N. Northwest Highway.

The Petitioner is requesting to operate a retail business selling tobacco and vape products at the subject property.

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

FILE #: SU-000205-2025

VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 25th day of September 2025

Consider an Ordinance Granting a Special Use to Permit a Fence to be Set Back Eight Feet from the Side Lot Line Abutting a Street at 550 E. Knox Street

BACKGROUND:

The Subject Property, located in the Shenandoah North Planned Development, follows the Village's R-2 Single-Family District standards. The Petitioner applied for a building permit to replace and extend an existing non-conforming 5' open-style picket fence with a solid 6' vinyl fence. Staff failed the building permit, as the proposed fence required zoning relief for design and setback.

Per code, non-conforming fences may be replaced in the same location, with the same height and level of openness. The previous fence was initially installed in 2001 and replaced in 2017. In this instance, the Petitioner applied for a permit to increase the fence height, change the level of openness (5' picket to 6' solid vinyl), and extend the solid fence to the front of the home. Therefore, the building permit application failed, as zoning relief (special use for a fence in the side yard abutting a street) would be required. Staff also contacted and discussed the zoning relief requirements with the contractor and building permit applicant, while the property owner was also listed as a contact.

Despite the failed building permit and direct Staff comments, the fence was installed according to the proposed plan, without the required zoning relief or building permit. Therefore, the Petitioner is requesting approval of the following:

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.

KEY ISSUES:

- The previously existing fence was a 5' picket-style fence surrounding the rear yard of the home. In the absence of the required zoning relief and building permit, the Petitioner removed the existing fence and installed a 6' vinyl fence along the initial location of the previous fence, with an additional extension of approximately 38 feet along Delgado Drive to the front corner of the home.
- The installed fence is located approximately eight feet from the side yard abutting a street lot line (Delgado Drive), instead of the minimum required 20 feet. The opacity, extension to the front of the home, and increased height from the previous fence were all changed significantly from the previous fence.
- Additionally, per code, landscaping is required for fences less than 10 feet from the lot line. While there are two existing trees located in this area of the property, additional landscaping will be required.
- As required, the property owner was cited for installing the fence without

complying with the applicable zoning requirements and in the absence of an approved building permit.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Public Hearing: Planning & Zoning Commission (PZC) meeting on October 14, 2025.

Residents testifying: None.

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

ACTION REQUIRED:

A motion to approve an Ordinance Granting a Special Use to permit a 6-foot solid vinyl fence to be set back 8 feet from the side lot line abutting a street for the property at 550 E. Knox Street.

ATTACHMENTS:

1. Aerial Map
2. Fence elevations - previous & installed
3. ORD SU 550 E Knox St
4. EXHIBIT - Plat - Site Plan
5. EXHIBIT - Fence Elevations
6. PZC Packet 10-14-2025
7. PZC Minutes 9-23-2025
8. Public Notice



0 100 200
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.

550 E. Knox Street – Previously existing & installed fence



ORDINANCE NO. _____

**AN ORDINANCE GRANTING A SPECIAL USE
550 E. KNOX STREET**

WHEREAS, pursuant to a petition and public hearing on October 14, 2025, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings, relative to a request for a Special Use to permit a fence to be located 8 feet from the side lot line abutting a street, which abuts the side lot line of an adjacent front yard, instead of the minimum required 20 feet, pursuant to Section 6.03 (b) (6) (b) of the Village of Palatine Zoning Ordinance, on the following legally described property:

LOT 16 IN SHENANDOAH NORTH SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

commonly known as 550 E. Knox Street (02-11-211-027-0000).

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 a fence to be located 8 feet from the side lot line abutting a street, which abuts the side lot line of an adjacent front yard, instead of the minimum required 20 feet, pursuant to Section 6.03 (b) (6) (b) of the Village of 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 Iliias Nazaraliev, petitioner, except as such plans may be changed to conform to the Village's Codes and Ordinances.
2. A landscaping plan will be required at permit level in a manner acceptable to the Director of Planning & Zoning.

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

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

PASSED: This ____ day of _____, 2025

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

APPROVED by me this ____ day of _____, 2025

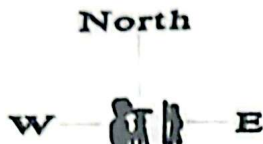
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this
____ day of _____, 2025

Village Clerk

PLAT OF SURVEY

by
Michael J. Emmert Surveys, Inc.
of



1 IN. = 16 FT.
VERIFY SCALE
AGAINST THIS
GRAPHIC
BASIS OF BEARINGS IS ASSUMED
NORTHERLY FACE OF FENCE
IS 0.45 NORTHERLY
EASTERLY FACE OF FENCE
IS 0.51 WESTERLY

Property located at: 550 E. KNOX STREET
Legally described as:

LOT 16 IN SHENANDOAH NORTH SUBDIVISION OF PART
OF THE SOUTH HALF OF THE NORTHEAST QUARTER
OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

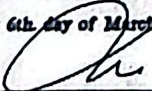
LINE	Bearing	Distance	Measure
L1	S. 61° 11' 39" W.	80.00'	80.00'
L2	N. 20° 37' 32" W.	127.38'	127.38'
L3	N. 57° 50' 58" E.	80.00'	80.00'
L4	S. 20° 58' 21" E.	-----	132.00'

Survey ordered by: Kenneth Kaiser, Attorney at Law

State of Illinois)
County of Du Page)

Michael J. Emmert Surveys, Inc., does hereby certify that we have surveyed the above
described property and prepared the plat hereon drawn. The legal description shown hereon is
provided by others. Refer to deed or title policy for building setbacks, easements or other
restrictions which may exist. Dimensions not noted hereon shall not be assumed by scaling or
otherwise. Compare all points before building and report any discrepancies. This professional
service conforms to the current Illinois Minimum Standards for a Boundary Survey.
Date of field survey: March 6, 2024

Dated this 6th day of March, 2024

By:  President
Professional Illinois Land Surveyor No. 2499
License expires on November 30, 2024
Professional Design Firm Land Surveyor Corporation No. 184.004811



A.C. - AIR CONDITIONER									
W.M. - WATER METER									
G.M. - GAS METER									
T.I. - TELEPHONE INTERFACE									
C.S. - CABLE SERVICE									
E.M. - ELECTRIC METER									
1 AND	20	21	22	23	24	25	26	27	28
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139 AND	1271	1272	1273	1274	1275	1276	1277	1278	1279
140 AND	1280	1281	1282	1283	1284	1285	1286	1287	1288
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**VILLAGE OF PALATINE
PLANNING AND ZONING COMMISSION**

550 E. Knox Street

October 14, 2025

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Iliias Nazaraliev

PLAN NUMBER: SU-000193-2025

ADDRESS: 550 E. Knox Street

BACKGROUND:

The Subject Property is part of the Shenandoah North Planned Development and is governed by the R-2 Single Family District standards. The Petitioner installed and extended a non-conforming 5-foot open-style picket fence, with a 6-foot vinyl solid fence.

Per code, non-conforming fences may be replaced in the same location, with the same height and level of openness. The previous fence was initially installed in 2001 and replaced in 2017. In this instance, the Petitioner applied for a permit to replace the previous fence and further extend its placement to the front of the home, with a 6-foot vinyl fence. As the fence type, height, style of openness, and proposed location were all proposed to change, Staff failed the permit application, as zoning relief (special use for a fence in the side yard abutting a street) would be required. Through the initial review process, Staff also discussed the zoning relief requirements, with the contractor and building permit applicant, while the property owner also listed as a contact.

Despite the failed building permit and clear Staff comments, the fence was installed according to the proposed plan and without the required zoning relief and outside of the building permit process. Therefore, the Petitioner is requesting the following:

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.

Surrounding Zoning/Uses:

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

KEY ISSUES:

- The previously existing fence was a 5-foot open style fence at the rear of the home:



- The Petitioner removed the existing fence and placed 6-foot vinyl fence in the initial location of the previous fence and further extended the fence approximately 38 feet along Delgado Drive to the front corner of the home:



- The installed fence is located approximately 8 feet from the side lot line, along Delgado Drive, instead of the minimum required 20 feet for the now 6-foot solid vinyl fencing. The opacity, fencing extension to the front of the home, and increased height from the previous fence, were all changed significantly from the previously existing fence and outside of the code and permit requirements.
- Additionally, per code, landscaping is required for fences less than 10 feet from the lot line. While there are two existing trees located in this area of the property, additional landscaping will be required.
- As required, the property owner was cited for installing the fence without the necessary zoning requirements and outside of the permit process.

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.

(5) 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.

STAFF RECOMMENDATION:

The placement and extension of the previous 5-foot open-style fence, with a 6-foot solid fence would potentially create a line-of-sight concern for the adjacent property owner to the north. The installed fence is approximately 7 feet from the neighboring driveway and only eight feet from the Delgado Drive right-of-way line. Staff also notes, that, as a corner property, the changed height, open-style, and fence line extension to the front of home, present a more impactful vista, than the previous fence. Under Village Code, the property owner could have replaced the existing 5-foot fence in kind without requiring relief, with a fence of a similar height and openness. As noted, Staff both failed the building permit and explained the Code-related requirements leading to the failed permit. Inexplicably, the fence was installed accordingly. Therefore, Staff recommends denial of the requested 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 Iliias Nazaraliev, petitioner, except as such plans may be changed to conform to the Village's Codes and Ordinances.
2. A landscaping plan will be required at permit level in a manner acceptable to the Director of Planning & Zoning.



0 100 200
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.



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

Iliias Nazaraliev

Business Name (if applicable)

Subject Property Address

550 E Knox Avenue

Please provide a description of your proposed request:

REMODELING EXISTING FENCE

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 proposed fence is necessary for public convenience at this corner location to enhance safety, privacy, and neighborhood aesthetics. As a corner lot, our property is more exposed to foot and vehicle traffic, creating concerns for security and noise. Installing the fence will reduce distractions for drivers by clearly defining property lines and preventing pedestrians from cutting through the yard, which has happened before. It also helps contain children and pets safely, supporting family use of the yard while maintaining a visually consistent appearance with nearby corner properties that already have similar fences.

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

The proposed fence is designed and located in a way that fully protects public health, safety, and welfare. It will be set back from the sidewalk and corner to maintain clear visibility for drivers and pedestrians, preventing any obstruction of views at the intersection. The fence height and material will comply with safety standards, ensuring it does not pose any hazard. Additionally, the fence will provide a secure barrier to keep children and pets within the yard and discourage unauthorized access, thereby enhancing the overall safety and well-being of the household and neighborhood.

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

The proposed fence will not cause substantial injury to nearby property values. On the contrary, it will be professionally installed using high-quality, visually appealing materials that complement the home and surrounding neighborhood. The design will be consistent with other corner-lot fences in the area, maintaining a uniform and attractive streetscape. Fencing improves property security, privacy, and usability—factors that are generally seen as enhancing property value. Therefore, the fence will preserve and potentially enhance the value of both our property and neighboring homes.

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.

a. The proposed fence will meet all aesthetic criteria:

It will not destroy existing vistas: The fence will be installed at a compliant height and set back to ensure that visibility at the corner and along the sidewalk remains unobstructed for drivers and pedestrians.

It will enhance the appearance: The design and materials will match the architectural style of the home and complement the surrounding properties, contributing positively to the neighborhood streetscape.

It will not detract from the community: Similar fences already exist on other corner lots in the area, and this fence will be consistent in style, maintaining the character and visual harmony of the community.

b. Additionally, the fencing is necessary to protect private property and the safety of inhabitants:

As a corner property, the yard is more exposed to through-traffic and passersby, raising concerns of trespassing and safety.

The fence will provide a secure boundary to contain children and pets safely within the property and prevent strangers from cutting across the lawn.

This will enhance both safety and peace of mind for the residents without impacting public use or views.

North

PLAT OF SURVEY by Michael J. Emmert Surveys, Inc. of



1 IN. = 16 FT.
VERIFY SCALE
AGAINST THIS
GRAPHIC
BASIS OF BEARINGS IS ASSUMED
NORTHERLY FACE OF FENCE
IS 0.45 NORTHERLY
EASTERLY FACE OF FENCE
IS 0.51 WESTERLY

Property located at: 550 E. KNOX STREET
Legally described as:

LOT 16 IN SHENANDOAH NORTH SUBDIVISION OF PART
OF THE SOUTH HALF OF THE NORTHEAST QUARTER
OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

LINE TABLE

Line	Bearing	Distance	Measure
L1	S.61°11'39"W.	80.00'	80.00'
L2	N.20°37'32"W.	127.38'	127.38'
L3	N.57°50'58"E.	80.00'	80.00'
L4	S.20°58'21"E.	-----	132.00'

Survey ordered by: Kenneth Kaiser, Attorney at Law

State of Illinois)
County of Du Page)

Michael J. Emmert Surveys, Inc., does hereby certify that we have surveyed the above
described property and prepared the plat hereon drawn. The legal description shown hereon
provided by others. Refer to deed or title policy for building setbacks, easements or other
restrictions which may exist. Dimensions not noted hereon shall not be assumed by scaling or
otherwise. Compare all points before building and report any discrepancies. This professional
service conforms to the current Illinois Minimum Standards for a Boundary Survey.

Date of field survey: March 6, 2024

Dated this 6th day of March, 2024

By: President
Professional Illinois Land Surveyor No. 2499
License expires on November 30, 2024
Professional Design Firm Land Surveyor Corporation No. 184.004811



A.C. - AIR CONDITIONER
W.M. - WATER METER
G.M. - GAS METER
T.I. - TELEPHONE INTERFACE
C.S. - CABLE SERVICE
E.M. - ELECTRIC METER

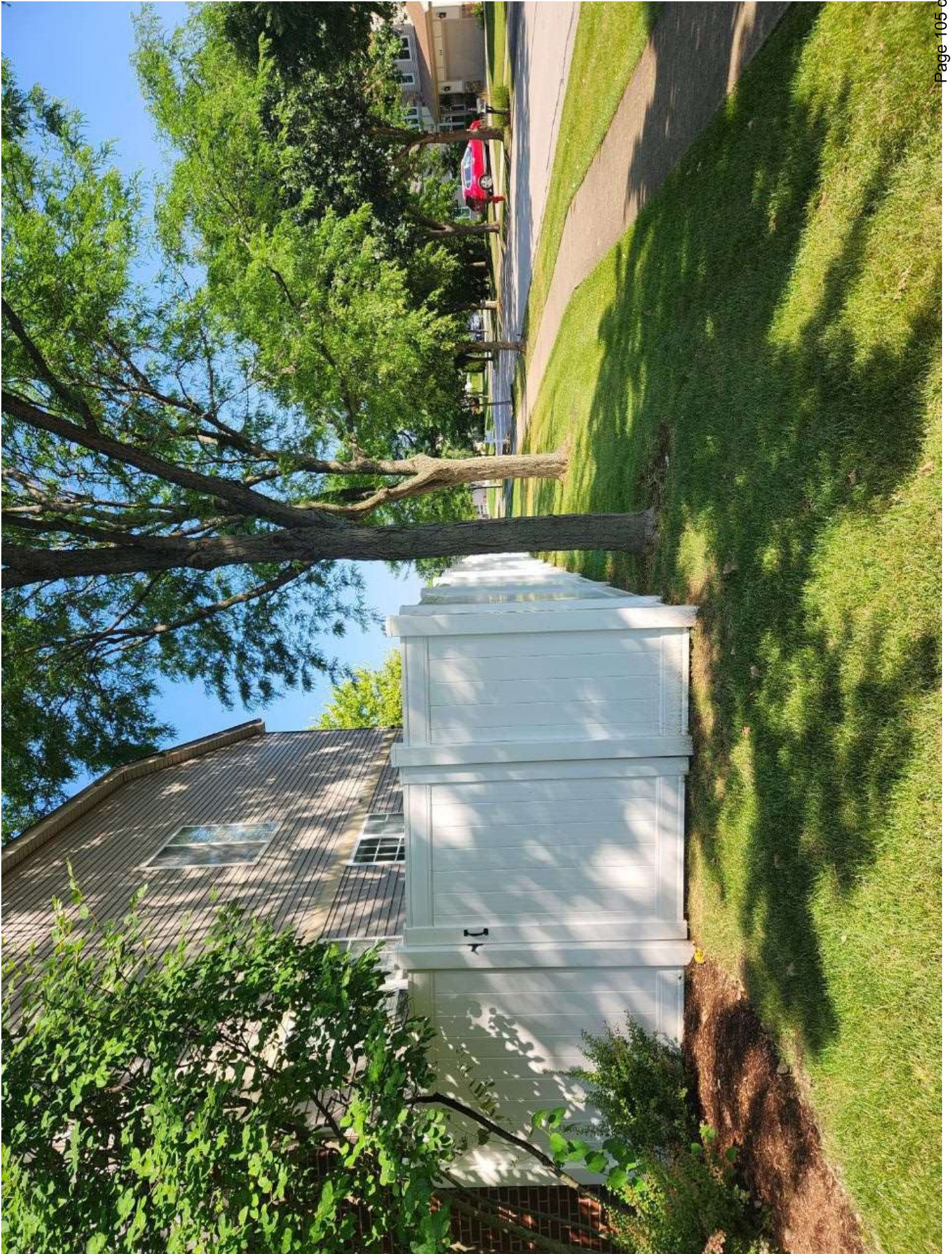
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

mike@mjesurveys.com
Michael J. Emmert Surveys, Inc.
185 East Vallette Street
Elmhurst, Illinois 60126
Office 630-516-0383











Previously existing 5-foot picket style fence



6-foot solid vinyl fence installed without a building permit, after Staff failed the building permit

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

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.

The property is commonly known as 550 E Knox Street.

The Petitioner replaced and further extended an existing approximately 4-foot tall picket fence, with a 6-foot tall vinyl fence, located approximately 8 feet from the side property line along Delgado Drive. These activities were completed without providing the required landscaping or obtaining a Village building permit.

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

FILE #: SU-000193-2025

VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning & Zoning Commission

DATED: This 8th day of September, 2025

PUBLIC NOTICE

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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.

The property is commonly known as 550 E Knox Street.

The Petitioner replaced and further extended an existing approximately 4-foot tall picket fence, with a 6-foot tall vinyl fence, located approximately 8 feet from the side property line along Delgado Drive. These activities were completed without providing the required landscaping or obtaining a Village building permit.

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

FILE #: SU-000193-2025 VILLAGE OF PALATINE

Jan Wood, Chair

Palatine Planning and Zoning

Commission

DATED: This 8th day of September 2025

Published in Daily Herald, Sept 8, 2025 (304514)

CERTIFICATE OF PUBLICATION

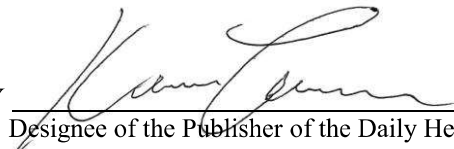
Paddock Publications, Inc.

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 # 304581



Village of Palatine Codes and Ordinances.

2. If required by the Village, employees shall enroll in and utilize the Village's Downtown employee parking program.

-

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

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

DISCUSSION:

Commissioner Fedota comments on the staff condition requiring participation in the Village's downtown employee parking program. He states that it likely would not be necessary but acknowledges that the condition will be followed. He expresses no concerns with the request.

Chairman Wood states that the standards have been met and notes that the petitioner has already been operating successfully elsewhere without any public health, safety, or welfare issues. She adds that the use will not negatively impact surrounding property values and that the proposed hours are appropriate for this location. She is in favor of the request.

Commissioner Roth-Wurster remarks that she frequently walks and drives by this area and agrees that the business hours are compatible with the location. She states that the use protects public health, safety, and welfare and adds that it will be a welcome addition to the downtown area.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on Monday, November 3rd, 2025

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

D. 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.

SU-000193-2025 – 550 E Knox St

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

Petitioner's Exhibits:

1. **Application**
2. **Proof of Ownership**
3. **Plat/Site Plan**
4. **Elevations**
5. **Public Notice**

Background:

The Subject Property is part of the Shenandoah North Planned Development and is governed by the R-2 Single Family District standards. The Petitioner installed and extended a non-conforming 5-foot open-style picket fence, with a 6-foot vinyl solid fence. Per code, non-conforming fences may be replaced in the same location, with the same height and level of openness. The previous fence was initially installed in 2001 and replaced in 2017. In this instance, the Petitioner applied for a permit to replace the previous fence and further extend its placement to the front of the home, with a 6-foot vinyl fence. As the fence type, height, style of openness, and proposed location were all proposed to change, Staff failed the permit application, as zoning relief (special use for a fence in the side yard abutting a street) would be required. Through the initial review process, Staff also discussed the zoning relief requirements, with the contractor and building permit applicant, while the property owner also listed as a contact. Despite the failed building permit and clear Staff comments, the fence was installed according to the proposed plan and without the required zoning relief and outside of the building permit process.

Therefore, the Petitioner is requesting a 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.

Sworn in petitioner: Iliias Nazaraliev – 550 E Knox St, Owner

Mr. Nazaraliev explained that his house is on a corner lot and he installed an extended fence for the safety and privacy of his family. He noted that other corner houses had similar fences. He did not request a special use before installation because he thought the contractor did. He discussed the fence with neighbors, who had no concerns. He stated the fence does not block visibility to the street or disturb the surroundings. The fence was installed at the same location as the previous fence but extended up to the windows rather than the corner of the house.

Chairman Wood asked if he had spoken to the neighbor at 547. Mr. Nazaraliev confirmed he had, and that three other neighbors also expressed no concerns. When asked how long the new fence has been up, he stated since March. Chairman Wood confirmed no complaints had been received, and Ms. Bremanis confirmed that she was not aware of any complaints.

Chairman Wood asked Ms. Bremanis if she had seen similar fences in the area. She stated she had not; corner lots did not have similar fences in terms of style or setback. Mr. Nazaraliev said he did not have specific addresses of similar fences. Commissioner Kolososki noted that the fence was built before a permit was obtained. Mr. Nazaraliev explained that the contractor was in a rush and he did not know it would be an issue. Commissioner Schubert asked if a permit had been applied for, and Ms. Bremanis confirmed that there was one applied for but not approved. She did not know who installed the fence.

Commissioner Kolososki asked if the blocked windows bothered him. Mr. Nazaraliev said he has two small children and was uncomfortable with residents being able to look inside the house.

Chairman Wood asked if following the original fence line would have still provided a safe area for the children. Mr. Nazaraliev said it would have been open and accessible to anyone.

Commissioner Noonan asked if a 5-foot solid fence at the original location would still require a special use. Ms. Bremanis stated that it would because of changes to the style and height.

Ms. Bremanis clarified that if approved, additional landscaping would be required along the fence line. She asked if a solid fence would require special use, and Ms. Bremanis confirmed that it would. Chairman Wood asked if the current fence is conforming, and Ms. Bremanis stated it is non-conforming.

Chairman Wood inquired about the appearance of the backyard, but no pictures were available.

STAFF RECOMMENDATION:

The placement and extension of the previous 5-foot open-style fence, with a 6-foot solid fence would potentially create a line-of-sight concern for the adjacent property owner to the north. The installed fence is approximately 7 feet from the neighboring driveway and only eight feet from the Delgado Drive right-of-way line. Staff also notes, that, as a corner property, the changed height, open-style, and fence line extension to the front of home, present a more impactful vista, than the previous fence. Under Village Code, the property owner could have replaced the existing 5-foot fence in kind without requiring relief, with a fence of a similar height and openness. As noted, Staff both failed the building permit and explained the Code-related requirements leading to the failed permit. Inexplicably, the fence was installed accordingly.

Therefore, Staff recommends denial of the requested 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 Iliias Nazaraliev, petitioner, except as such plans may be changed to conform to the Village's Codes and Ordinances.
2. A landscaping plan will be required at permit level in a manner acceptable to the Director of Planning & Zoning.

Chairman Noonan referenced a picture, noting that the previous fence was not

conforming.

Ms. Bremanis clarified that the fence did not meet the setback requirement.

Commissioner Fedota suggested conditions for approval: allow the fence to remain as is and require additional landscaping along the fence line.

Ms. Bremanis confirmed that Village code would require the landscaping.

Commissioner Fedota added that the landscaping may block the neighbors' view.

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

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

DISCUSSION:

Discussion focused on the fence and its impact.

Commissioner Noonan noted that while he does not condone the fence being installed without following procedure, no neighbors have objected.

Commissioner Kolososki emphasized that a permit should have been obtained before installation.

Chairman Wood stated that proper procedure was not followed.

Commissioner Roth-Wurster remarked that while many corner lots have fences, they can give a false sense of security, and corner lot restrictions exist for a reason. She noted that the petitioner's responsibility was to work through the proper channels, and if the application had come before the Commission, it likely would not have been approved as is.

Chairman Wood added that if this were treated as a new request, they would likely negotiate reducing the fence and reach a direct resolution, representing the Village's interests and not making the assumption that because no neighbors objected that they are in favor of the fence.

Commissioner Noonan noted that there were no letters of approval and if a neighbor had concerns, they would be present.

Commissioner Fedota stated the fence encroaches on the vista, does not meet standards, and the extension is excessive.

Commissioner Roth-Wurster said she had driven by and found the fence to be individually imposing and too large.

Commissioner Friedman noted that a solid fence impacts safety.

Commissioner Roth-Wurster added that vinyl fences essentially function as walls.

Chairman Wood emphasized that the fence does not allow for proper turning radius in neighbors' driveways.

Commissioner Roth-Wurster noted that it impacts the line of sight.

Chairman Wood concluded that the fence is excessive.

Commissioner Bettenhausen stated that the fence overwhelms the vista, is too bold and white, and does not resemble anything in the neighborhood.

Chairman Wood confirmed that it is not similar to surrounding properties.

Chairman Wood summarized that this request has not met the standards and was unanimously denied by a vote of 8-0. This item will tentatively go to Village

Council on Monday, November 3rd, 2025.

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

A second vote was taken for a Motion to Deny which was passed

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

E. 293 N Northwest Hwy

1. Special Use to permit a Tobacco Shop and electronic cigarette store use at the subject property.

SU-000205-2025 – 293 N Northwest Highway

Notice was published in the Journal & Topics on September 25th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. APPLICATION
2. PROOF OF OWNERSHIP
3. PLAT OF SURVEY
4. FLOOR PLAN
5. BUSINESS PLAN
6. PRODUCT LIST
7. LETTERS OF OPPOSITION
8. PUBLIC NOTICE

PUBLIC NOTICE

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

FILE #: SU-000193-2025

VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning & Zoning Commission

DATED: This 8th day of September, 2025

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Jan Wood, Chair
Palatine Planning and Zoning
Commission

DATED: This 8th day of September 2025
Published in Daily Herald, Sept 8, 2025 (304514)

CERTIFICATE OF PUBLICATION

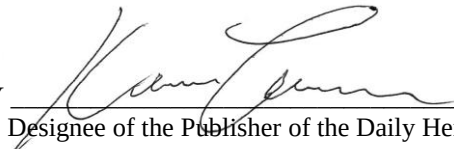
Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

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BY


Designee of the Publisher of the Daily Herald

Control # 304581



Consider a Resolution to Approve an Intergovernmental Agreement Between the Village of Palatine and the Palatine Township Road District for Snow and Ice Control Services

BACKGROUND:

A number of years ago, the Palatine Township Road District approached the Village with an offer of their assistance with snow and ice control services in areas the Village had annexed. Analysis indicated that between \$6,000 and \$8,000 could be saved if the Township participated in the Village's snow and ice control operations. Based upon this information, the Council has previously approved several annual intergovernmental agreements with the Palatine Township Road District.

KEY ISSUES:

- The proposed agreement was modified last year. Due to staffing changes, the Township requested a reduction in the areas they service. The area from Palatine Road south to Dorset Avenue and from Quentin Road west to Harrison Avenue was absorbed into the Village's routes last season. At the Village's request, the Township will continue to provide snow and ice control services for over 15 miles of streets in two general areas, which include Dunhaven Woods/Barrington Woods and Old Hicks/Gardenia.
- The cost for the service is based upon the type of equipment used and the number of hours spent on Village streets. The total value of services for the 2024-2025 winter season was approximately \$13,844.
- Labor rates have increased by 6.7% which covers cost of living increases and employee benefits.
- FEMA Schedule of Equipment Rates were recently updated on July 1, 2025, which resulted in an increase of approximately 24.1% for a plow truck.
- If this agreement is not entered into with the Township, additional contractual services or full-time employees and expansion to the capital fleet would be needed to maintain the present level of snow and ice control.
- For the 2025 - 2026 season, the Village plans to staff saltings and single-truck-per-route responses using Village staff and equipment in order to control cost. During longer duration or heavier accumulation events, it is anticipated the Village would continue to need assistance from the Township while addressing other public work needs such as utility and building maintenance.

BUDGET IMPACT:

The Public Works Operating Budget has programmed the cost of this snow and ice control service in November and December of the existing 2025 budget and for the typical snow months for the proposed 2026 budget.

RECOMMENDATION:

Staff recommends that a resolution adopting the Intergovernmental Agreement between the Village of Palatine and the Palatine Township Road District for snow and ice control services through April 30, 2026 be approved.

ACTION REQUIRED:

Motion to adopt a resolution approving the Intergovernmental Agreement between the Village of Palatine and the Palatine Township Road District for snow and ice control services through April 30, 2026.

ATTACHMENTS:

1. Resolution
2. Intergovernmental Agreement For Snow and Ice Control Services

RESOLUTION NO. _____

**RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN
THE VILLAGE OF PALATINE AND THE PALATINE TOWNSHIP ROAD DISTRICT
FOR SNOW AND ICE CONTROL SERVICES**

WHEREAS, there are areas where the Village Streets and unincorporated Township Streets are interspersed; and

WHEREAS, it has been determined that it would benefit the health, safety, and welfare of the residents and businesses of the Village of Palatine for the Village to enter into an Intergovernmental Agreement with the Palatine Township Road District (District) that would provide for the District to provide snow and ice control on approximately 15.1 miles of Village Streets; and

WHEREAS, it has also been determined that there would be no lessening of service to the residents of the Village of Palatine; and

WHEREAS, it would benefit both the District and the Village through a sharing of expertise, coordination of efforts, and saving of tax dollars.

NOW, THEREFORE, BE IT RESOLVED that the Village of Palatine enters into an Intergovernmental Agreement for Snow and Ice Control Services with the Palatine Township Road District (attached hereto as Exhibit "A") and that the Mayor and Village Clerk be authorized to sign said Agreement.

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

INTERGOVERNMENTAL AGREEMENT FOR SNOW AND ICE CONTROL SERVICES

THIS AGREEMENT, entered into this _____ day of _____, 2025 between the **VILLAGE OF PALATINE**, a unit of local government ("Village"), and the **PALATINE TOWNSHIP ROAD DISTRICT**, a unit of local government ("District"), provides as follows:

1. This Agreement is entered into pursuant to the Intergovernmental Cooperation provisions of Article VII, Section 10 of the 1970 Illinois Constitution and the Intergovernmental Cooperation Act, 5 ILCS 220/1, et seq.
2. The Village and District enter into this Agreement to provide snow plowing and ice control services at various locations within the **VILLAGE OF PALATINE** corporate limits.
 - A. The services to be provided pursuant to this Agreement are limited to snow plowing and ice control. The Village shall be responsible for all other services with respect to all roads covered by this Agreement, including but not limited to repair and maintenance (unless the need for such repair or maintenance is due to the negligence of the District).
 - B. The roads subject to this Agreement are identified in **Exhibit A** and is or will be attached to and made a part of this Agreement.
 - C. No Provision within this agreement shall limit the Village's ability to supplement the District's efforts in plowing or salting of Village streets.
3. Prior to the start of any operations, the District will contact the Village to verify the need for salting and or plowing. During operations, periodic updates will be provided by the District as to the status of all Village streets for coordination purposes. Prior to cessation of operations, the District will contact the Village providing a final status report.
4. District agrees that it will provide the same level of services to the Village that it provides within Palatine Township and that the Village will neither be preferred nor discriminated against in terms of the services provided.
5. The Agreement shall be for a term of One (1) year. Either party may terminate this Agreement at any time, with or without cause, upon 30 days prior written notice.
6. Charges to the Village for services rendered by the District through **April 30, 2026**, shall be as follows: All prices per hour include driver/operator and overtime and double time for drivers shall be industry standard practice.

A. Plow Truck	\$189.50/\$215.50/\$239.50	Reg./OT/DT
B. Plow Truck w/ Wing	\$205.50/\$231.50/\$255.50	Reg./OT/DT
C. Anti-Ice Truck	\$109.00/\$135.00/\$159.00	Reg./OT/DT
D. Loader / Plow	\$205.00/\$231.00/\$255.00	Reg./OT/DT
E. Loader w/ Blower	\$318.00/\$344.00/\$368.00	Reg./OT/DT

Snow and ice control materials, bulk treated road salt, shall be reimbursed in like and in the amount as applied to Village roads.

The charges specified above may be revised by the District upon Sixty-(60) day's prior written notice to the Village.

Payment shall be due within 30 days after receipt of an invoice, provided by the District, which will include equipment used and total hours worked, by area salted and or plowed.

7. The Village will be named as an additional insured on all policies of insurance carried by the District. The Village will also apply for insurance coverage insuring the Village against any claims arising out of or relating to work performed by the District on Village roads, rights of way, bridges, or culverts.
 - A. Each party shall carry insurance coverage for claims for bodily injury of not less than Ten (10) million dollars, part of which may be provided through what is commonly referred to as umbrella coverage.
 - B. Each party shall carry insurance against claims for property damage of not less than One (1) million dollars.
8. All expenses of maintaining equipment, salaries and any and all other expenses connected with the services, equipment, personnel and facilities to be supplied by the District shall be the sole responsibility of the District.
9. The District agrees to hold the Village harmless and to indemnify and defend the Village with respect to any and all causes of action which arise out of or relate to any acts or omissions on the part of the District. The Village likewise agrees to hold the District harmless and to indemnify and defend the District with respect to any and all claims or causes of action which arise out of or relate to any acts or omissions on the part of the Village. Neither party shall be obligated to indemnify or hold the other harmless as to any claims or causes of action which arise out of or relate to the acts or omissions of the other party.
10. This agreement shall be **effective as of October 1, 2025**, and retroactive to that date.

VILLAGE OF PALATINE

By: _____ Attest: _____
Village Manager Deputy Village Clerk

PALATINE TOWNSHIP ROAD DISTRICT

By:  Attest: 
Highway Commissioner Road District Clerk

Village of Palatine Intergovernmental Agreement Pay Rates – 2025 – 2026 Winter Season

Labor, equipment and material rates are subject to change within the term of the agreement.

Labor	Regular Time	Over Time	Double Time
Operator/Laborer	\$ 64.00	\$ 90.00	\$ 114.00

Equipment	Time	Item Qualifier	Cost
Anti-Ice Truck	-	1000 GAL	\$ 45.00
Truck w/Plow w/Spreader	-	One-Way	\$ 125.50
Truck w/Plow, w/Wing w/Spreader	-	Leveling Wing	\$ 141.50
Loader w/Plow	-	10 ft and up	\$ 141.00
Loader w/Snow Blower	-	1800 tph	\$ 254.00

Exhibit A

Area One

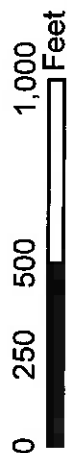
Street	From	To
Rosiland Drive	Quentin Road	Northumberland Pass
Falkirk Place	Troons Crossing	Northumberland Pass
Troons Crossing	Falkirk Place	Rosiland Drive
Ruhl Road	Falkirk Place	Rosiland Drive
Northumberland Pass	Falkirk Place	Rosiland Drive
Haleys Hill Court	Ruhl Road	End
Merylis Terrace	Ruhl Road	Rosiland Drive
Suthers lane	Public Street	Hillcrest
Big Oak Road	Shady Lane	Lake Cook Road
Sunset Road	Shady Lane	Creekwood Drive
Barrington Woods	Creekwood Drive	Lake Cook Road
Creekwood drive	Sunset Road	Barrington Woods
Shady Lane	Sunset Lane	Barrington Woods
Lenwood Drive	Lake Cook Road	Brentwood Drive
Irene Drive	Lake Cook Road	Brentwood Drive
Dee Lane	Lake Cook Road	Brentwood Drive
Brentwood Drive	Dee Lane	Westwood Lane
Rosali Lane	Lenwood Drive	Westwood Lane
Westwood Lane	Rosali Lane	South to Forest Preser
West Center Road	Quentin Road	End
Woodland Street	Quentin Road	Suthers Lane
Suthers Lane	Woodland Street	Hillcrest Street
Helgesen Street	Hillcrest Road	Woodland Street
Hillcrest Street	Helgesen Street	Suthers Lane

Exhibit A

ve

This aerial map shows a residential area with a proposed road layout. The map includes the following street names and features:

- Top Section:**
 - LAKE COOK ROAD** (vertical on the left)
 - WESTWOOD LANE** (horizontal, top left)
 - ROSALE LANE** (vertical, top left)
 - LENWOOD DRIVE** (horizontal, top left)
 - IRENE DRIVE** (horizontal, top left)
 - BRENTWOOD DRIVE** (vertical, top left)
- Middle Section:**
 - QUENTIN ROAD** (horizontal, bottom left)
 - WOODLAND ST** (vertical, bottom left)
 - HELGESEN ST** (horizontal, bottom left)
 - HILLCREST ROAD** (vertical, bottom left)
 - SUTHERS LANE** (horizontal, bottom left)
 - SUNSET ROAD** (horizontal, bottom left)
 - SHADY LANE** (vertical, bottom left)
 - BIG OAK RD** (horizontal, bottom left)
 - BARRINGTON WOODS ROAD** (horizontal, bottom left)
 - CREEKWOOD DRIVE** (vertical, bottom left)
- Bottom Section:**
 - WEST CENTER ROAD** (vertical, bottom center)
 - ROSILAND DRIVE** (diagonal, bottom center)
 - TRON'S CROSSING** (horizontal, bottom center)
 - FALKIRK PLACE** (horizontal, bottom center)
 - NORTHUMBERLAND PASS** (horizontal, bottom center)
 - MERYLIS TERR** (horizontal, bottom center)
 - RUIH ROAD** (diagonal, bottom center)
 - HALEY'S HILL COURT** (diagonal, bottom center)



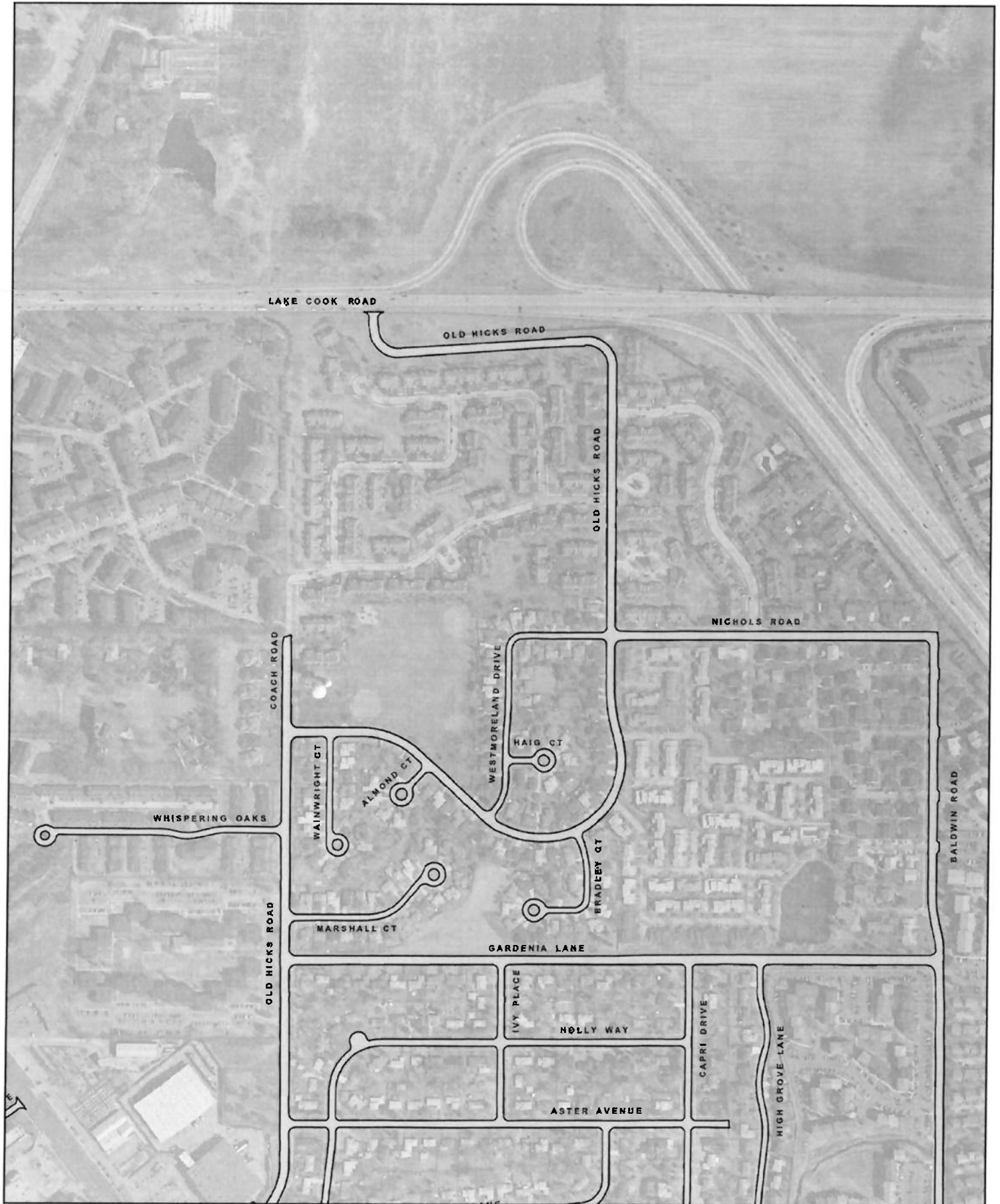
2 PALATINE
TWSP

Exhibit A

Area Two

Street	From	To
Baldwin Road	Dundee Road	Nichols Road
Kennedy Drive	Dundee Road	North End
Old Hicks Road	Rand Road	Lake Cook Road
Gardenia Lane	Old Hicks Road	Baldwin Road
Old Hicks Court	Old Hicks Road	Castle Court
Nichols Road	Baldwin Road	Old Hicks Road
Westmoreland Drive	Old Hicks Road	Old Hicks Road
Haig Court	Westmoreland Drive	East End
Almond Court	Old Hicks Road	South End
Bradley Court	Old Hicks Road	South End
Wainwright Court	Old Hicks Road	South End
Marshall Court	Old Hicks Road	Gardenis Lane
Capri Drive	Rand Road	Gardenis Lane
Iris Drive	Zinnia Lane	Lilly Lane
Zinnia lane	Laurel Drive	Iris Drive
Aster Avenue	Old Hicks Road	East End
High Grove Lane	Gardenia Lane	South End
Holly Way	Aster Avenue	Capri Drive
Laurel Drive	Lily Lane	Aster Avenue
Spruce Lane	Rand Road	West End
Capri Drive	Rand Road	Denise Avenue
Denise Avenue	Dundee Road	Lynda Avenue
Lynda Avenue	Dundee Road	Diane Lane
Diane Lane	West End & Court	Rand Road
Lee Court	Diane Lane	North End
Jarvis Court	Diane Lane	North End
Lily Lane	Rand Road	East End
Rose Avenue	Lily Lane	Capri Drive
Tulip Way	Capri Drive	East End
Lilac Drive	Capri Drive	Tulip Way
Lilac Place	Lilac Drive	South End
Whispering Oaks	Old Hicks Road	Dead End
Fawn Lane	Hicks Road	Dead End
Forest Knoll Drive	Hicks Road	Dead End

IGA w/ VILLAGE of PALATINE - AREA TWO(a)



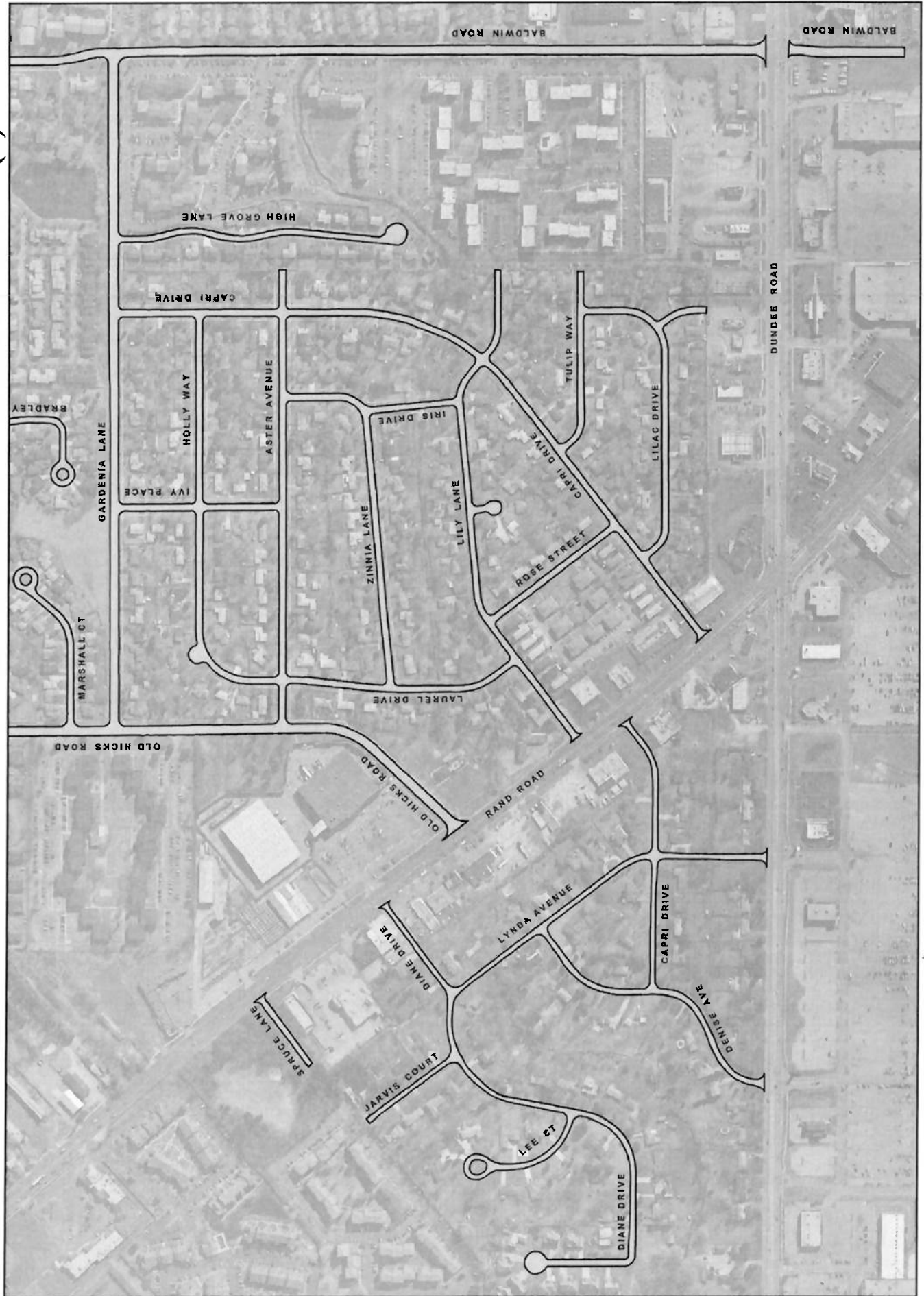
0 250 500 1,000 Feet



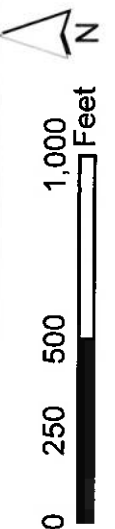
Palatine Township Road District
 Aaron B. Del Mar - Highway Commissioner
 530 North Smith Street Palatine, IL 60067 p.: 847.358.6336

PALATINE
TWSP

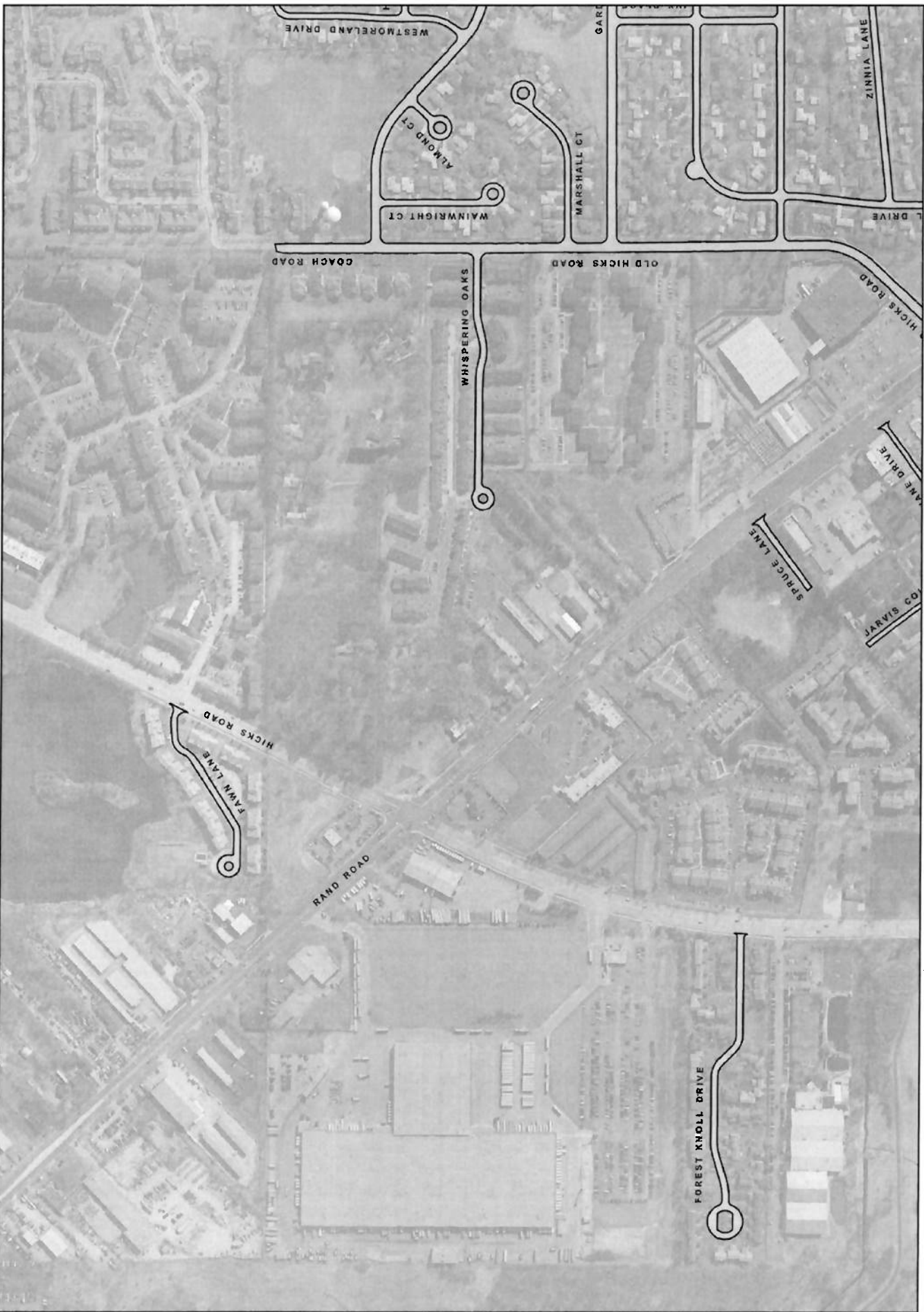
IGA w/ VILLAGE of PALATINE - AREA TWO (b)



Palatine Township Road District
 Aaron B. Del Mar - Highway Commissioner
 530 North Smith Street Palatine, IL 60067 p.: 847.358.6336



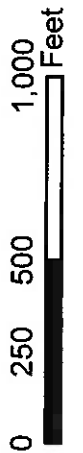
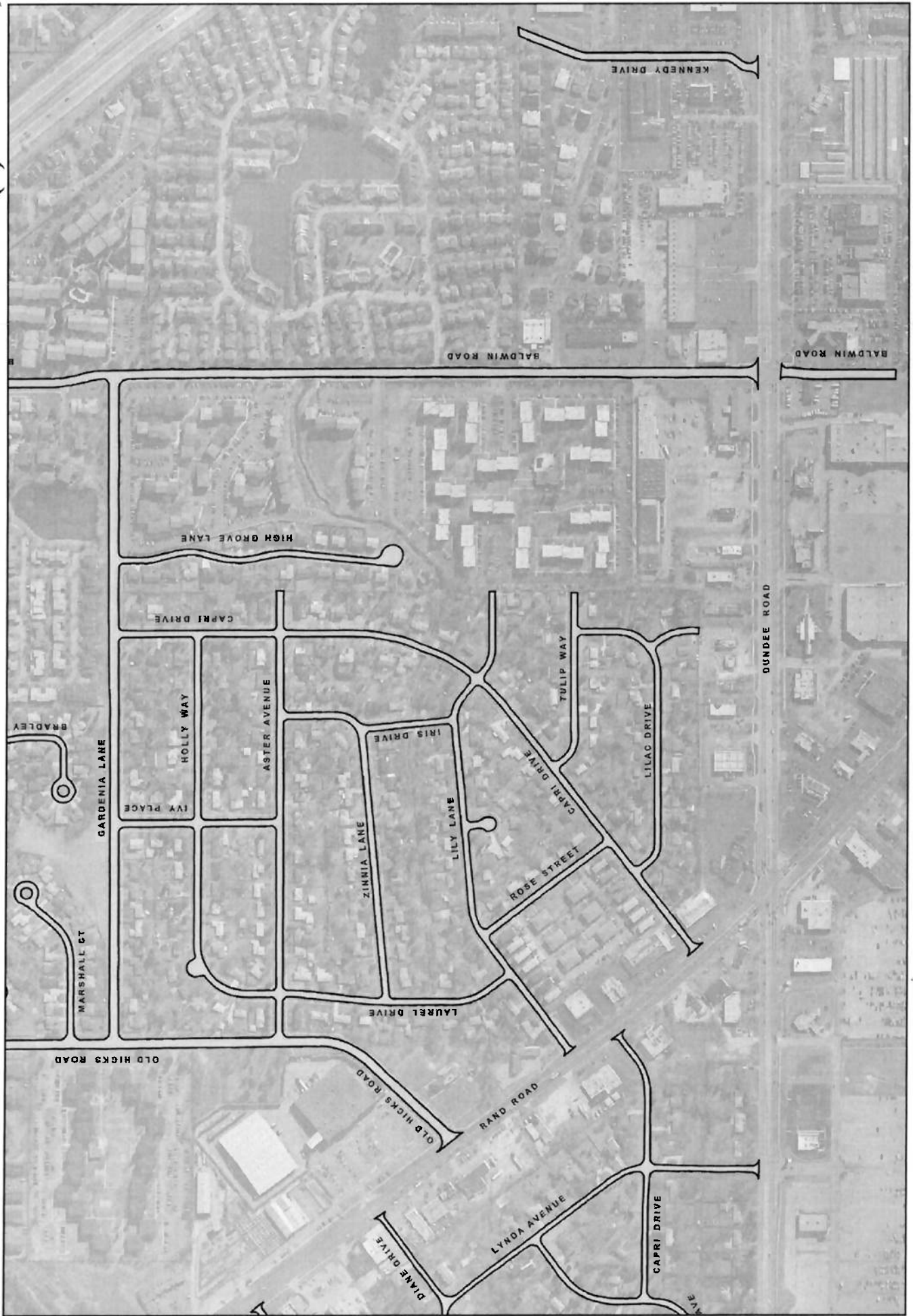
IGA w/ VILLAGE of PALATINE - AREA TWO(c)



PALATINE
TWSP

Palatine Township Road District
Aaron B. Del Mar - Highway Commissioner
530 North Smith Street Palatine, IL 60067 p: 847.358.6336

IGA w/ VILLAGE of PALATINE - AREA TWO(d)



PALATINE
TWP

Palatine Township Road District
Aaron B. Del Mar - Highway Commissioner
530 North Smith Street Palatine, IL 60067 p.: 847.358.6336

Consider a Motion to Extend the Contract for 2025-2028 Snow and Ice Control Services for Downtown Palatine, Metra Train Station, Ground Level of the Gateway Center, and Arterial Sidewalks

BACKGROUND:

In 2017, the Public Works Department solicited proposals for snow removal and ice control services for the designated lots, streets, and sidewalks within the downtown area, the Metra train station, the ground level of the Gateway Center, and designated Village-wide arterial sidewalks. The contract was awarded to Brian Edward Landscaping, Incorporated of Palatine, Illinois, and renewed for the past seven years. No renewal options remain, however, due to the current labor market and planned adjustments to the downtown area including the Slade Street roadway and sidewalk alterations, extending the contract rather than rebidding would likely be more effective. Additionally, the sidewalk contract requires specialized equipment which few contractors have.

KEY ISSUES:

- Staff evaluated interest from Brian Edward Landscaping in renewing the contract.
- The proposed contract would be a renewal from the current 2022-2025 agreement for the 2025-2026, 2026-2027, and 2027-2028 winter seasons.
- Brian Edward Landscaping is seeking a cost increase for the hourly combined cost for labor/equipment. Adjustments are requested for the hourly cost of operating the plow trucks, skid-steers, and sidewalk clearing machines to \$155 per hour in year one, \$160 per hour in year two, and \$170 per hour in year three.
- The proposed rates are less than the FEMA equipment rates paid to the Palatine Township Road District.
- Magnesium-coated sodium chloride will be purchased at the current prices each year, without markup. The melting agent cost during the 2024-2025 season was \$16.25 per 50-pound bag.
- All other terms and conditions would remain the same as in the original contract.
- In the past, the effort made by Brian Edward Landscaping has been outstanding in that few, if any, real complaints were received from the public.
- The total cost for the 2024-2025 winter season was \$42,509.25, of which \$24,645 was spent on the downtown areas, \$10,764.75 on the train station and Gateway Center, and \$5,020 on arterial sidewalks.
- The Village was notified by M & B Landscaping that they will not be returning this winter to assist with snow clearing at the Gateway Center Parking Deck. As Brian Edward Landscaping performs snow clearing in this area at ground level, staff has negotiated hourly rates to perform the service previously completed by M & B. As that cost is within the Village Manager's authority, that contract for parking deck snow and ice control will be handled separately and will be within

the annual operating budget funds allocated in 2025 and 2026.

BUDGET IMPACT:

Funds in the amount of approximately \$150,540 are allocated in the 2025 Public Works Operating Budget for contractual snow and ice control services for these areas. A similar amount will be recommended in future proposed Department Operating Budgets.

RECOMMENDATION:

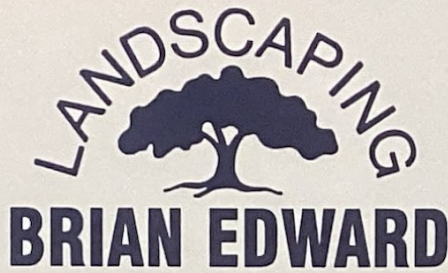
Staff recommends that the contract for Snow and Ice Control Services with Brian Edward Landscaping, Incorporated be extended for three additional winter seasons.

ACTION REQUIRED:

Motion to extend the contract for Snow and Ice Control Services with Brian Edward Landscaping, Incorporated for downtown Palatine, the Metra train station, ground level of the Gateway Center, and arterial sidewalks for the 2025-2026, 2026-2027, and 2027-2028 winter seasons.

ATTACHMENTS:

1. Brian Edwards Snow Contract Extension



550 W. Wood Street
Palatine, Illinois 60067

847/358-2835
Fax 847/358-2897

October 10, 2025

Village of Palatine
200 East Wood Street
Palatine, IL 60067

Subject: Snow/Ice Control for Train Station, Gateway Parking Deck, downtown Palatine,
Police Headquarters, and the arterial sidewalks

Dear Mr. Barry

The purpose of this letter is in response to your inquiry about the upcoming snow contracts for the winter season. We would like to continue our arrangement with Village as in past years with the following hourly equipment pricing.
We thank you for the business and look forward to working again with you and your staff to service the Village in the upcoming seasons.

Hourly cost for Truck, Skidsteer, and Track Machine

Year 1 -	\$155.00 hr.
Year 2 -	\$160.00 hr
Year 3 -	\$170.00 hr.

Arterial sidewalks (completion of entire route)

Under 4"	\$2,045.00
4"-8"	\$2,975.00
8"-12"	\$4,435.00
12"-16"	\$6,085.00
Over 16"	\$6,085.00 plus hourly

Sincerely,

Brian Budzisz, Pres.
Brian Edward Landscaping, Inc.

Consider a Resolution Authorizing an Amendment of the Intergovernmental Agreement Relating to the O'Hare Noise Compatibility Commission

BACKGROUND:

On November 25, 1996, the Village Council approved participation in the Intergovernmental Agreement related to the O'Hare Noise Compatibility Commission (ONCC). This Commission was established to determine certain noise compatibility projects to be implemented in the O'Hare affected area, oversee an effective and impartial noise monitoring system, and advise the City of Chicago on O'Hare related noise issues. The first IGA between the City of Chicago (who owns O'Hare Airport) and ONCC was established in 1996, and the current IGA expires at the end of this year.

KEY ISSUES:

- On October 16, 2025, the City of Chicago affirmed its interest in extending the ONCC Intergovernmental Agreement (IGA) for another five years, through December 31, 2030, by approving the Intergovernmental Agreement.
- The IGA outlines the composition, powers, terms and policies of the ONCC.
- Each ONCC member's governing body must now approve and return a signed IGA no later than December 31, 2025.
- The IGA between ONCC members and the City of Chicago expires December 31, 2025.
- As a member of the ONCC, Palatine must pass this Resolution accepting the IGA to continue membership in the ONCC.
- The new configuration of O'Hare runways that was completed in 2021 lessened the noise impact on Palatine. Now, instead of planes gaining altitude directly above Palatine, they are generally moving East or West and then potentially turning at a higher altitude above Palatine (resulting in less noise for Palatine as depicted in the attached diagram).
- Palatine is represented by Deputy Village Manager Hadley Skeffington-Vos at the ONCC. Because ONCC does not cost the Village any money, we continue to participate and stay updated in the Commission, despite the reduction in impact on the Village.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the Resolution Authorizing an Amendment of the Intergovernmental Agreement Relating to the O'Hare Noise Compatibility Commission.

ACTION REQUIRED:

Approve the Resolution Authorizing an Amendment of the Intergovernmental Agreement Relating to the O'Hare Noise Compatibility Commission.

ATTACHMENTS:

1. ONCC IGA PALATINE Resolution 2025
2. ONCC Memo
3. ONCC FINAL IGA
4. ONCC IGA ordinance
5. OMP_Projected_Noise_Changes012322

**A RESOLUTION AUTHORIZING AN AMENDMENT OF THE
INTERGOVERNMENTAL AGREEMENT RELATING TO THE
O'HARE NOISE COMPATIBILITY COMMISSION**

WHEREAS, the City of Chicago is a home rule municipality pursuant to Article VII, Section 6 of the 1970 Illinois Constitution (the "Illinois Constitution"), and, as such, may exercise any power and perform any function related to its government and affairs; and

WHEREAS, the City of Chicago owns and operates an airport known as Chicago O'Hare International Airport (the "Airport"); and

WHEREAS, Pursuant to authority granted by (a) an ordinance adopted by this City Council on July 10, 1996, and published in the *Journal of the Proceedings of the City Council of the City of Chicago, Illinois* (the "Journal") of such date at pages 24918-24932, as repealed and amended by an ordinance adopted on October 30, 1996, and published in the Journal of such date at pages 31189-31198, as further amended by an ordinance adopted on June 8, 2005, and published in the Journal of such date at pages 49854-49856, as further amended by Ordinance Number 02010-3886 adopted on September 8, 2010, and published in the Journal of such date at pages 99104-99116, as further amended by Ordinance Number 02010-6949 adopted on January 13, 2011, and published in the Journal of such date at pages 110759-110772, as further amended by Ordinance Number 02014-5870 adopted on September 10, 2014, and published in the Journal of such date at pages 87841-87853, as further amended by Ordinance Number 02015-7370 adopted on November 18, 2015, and published in the Journal of such date at pages 13604-13617; (b) Section 10 of Article VII of the Illinois Constitution; and (c) the Intergovernmental Cooperation Act (5 ILCS 220/1 *et seq.*), the City entered into an intergovernmental agreement relating to the O'Hare Noise Compatibility Commission (the "Agreement") by and among the City and various municipalities, Cook County, DuPage County, and public school districts (as defined in the Intergovernmental Agreement, "Participants"); and

WHEREAS, The O'Hare Noise Compatibility Commission (the "O'Hare Commission") was established pursuant to the Agreement and provides a common forum for interested parties to have a voice in the aircraft noise issues related to the Airport; and

WHEREAS, by its terms, the Intergovernmental Agreement became effective in November of 1996 and the term was extended from December 31, 2025 to December 31, 2030, and

WHEREAS, ONCC has indicated a desire to approve the extension of the Intergovernmental Agreement; and

WHEREAS, the Village of Palatine is currently a member of the O'Hare Noise Compatibility Commission; and

WHEREAS, The City of Chicago approved the extension of the Intergovernmental Agreement which is attached to this Resolution as "EXHIBIT A;" now, therefore,

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

Palatine:

SECTION 1. That the recitals set forth herein above are incorporated herein by reference as the factual basis for this transaction.

SECTION 2. That the Mayor is hereby authorized to execute, and the Village Clerk attest the approval of the attached Intergovernmental Agreement relating to the O'Hare Noise Compatibility Commission.

SECTION 3. That this Resolution shall be in full force and effect from and after its passage and approval according to law.

PASSED: This _____ day of _____, 2025.

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

ATTESTED and FILED in the Office

of the Village Clerk this _____

day of _____, 2025.

Mayor

Village Clerk



MEMORANDUM

Joseph J. Annunzio

ONCC Chair
Chair, Executive Committee

Dr. Jennifer Kelsall

ONCC Vice-Chair

Tim Keeley

ONCC Treasurer

Brian Baugh

Chair, Residential Committee

Dr. Raymond J. Kuper

Chair, School Committee

Mike Latoria

Chair, Technical Committee

Members:

Addison
Arlington Heights
Bartlett
Bensenville
Bloomington
Chicago
Chicago Wards
36, 38, 39, 40, 41, 45
Cook County
Des Plaines
DuPage County
Elmhurst
Elmwood Park
Franklin Park
Glenview
Hanover Park
Harwood Heights
Hinsdale
Hoffman Estates
Itasca
Lincolnwood
Melrose Park
Mount Prospect
Niles
Norridge
Northlake
Palatine
Park Ridge
River Forest
River Grove
Rolling Meadows
Rosemont
Schaumburg
Schiller Park
South Barrington
St. Charles
Stone Park
Wilmette
Wood Dale

School Districts:

2, 7, 59, 63, 64, 80, 81, 84,
84.5, 85.5, 86, 87, 88, 89, 100,
214, 234, 401

TO: O'Hare Noise Compatibility Commission Members
FROM: Maura El Metennani, ONCC Executive Director
RE: Renewal of O'Hare Noise Compatibility Commission (ONCC)
Intergovernmental Agreement
DATE: October 23, 2025

On October 16, 2025, the City of Chicago affirmed its interest in extending the ONCC Intergovernmental Agreement (IGA) for another five years, thru December 31, 2030 (a certified copy is available upon request.) by approving the agreement. The Intergovernmental Agreement (IGA) was first established in 1996.

We respectfully request your timely consideration of the Intergovernmental Agreement extension. **Each ONCC member's governing body must approve and return a signed agreement no later than December 31, 2025.**

Section 5. of the IGA states the following:

Section 5. Term of Agreement.

- A. *This Agreement shall be effective January 1, 2026, and shall terminate on December 31, 2030, unless otherwise terminated with the written consent of the City and two-thirds of the Members. The term of this Agreement may be extended upon the approval of the City and any Member which wishes to extend the term of the Agreement. If any Member defaults in any material respect in the performance of any of its duties or obligations under this Agreement, and such default continues for 30 days after the O'Hare Commission notifies the Member, the O'Hare Commission may terminate the defaulting Member's participation as a party to this Agreement. A material default by a Member shall include, but is not limited to, failure to comply with Section 6. (please see attendance policy under Section 6).*

Please note that ONCC will be enforcing this action. If your organization no longer wishes to participate in the ONCC, kindly respond in writing.

The following documents are attached:

- City of Chicago Ordinance approved on October 16, 2025
- ONCC Intergovernmental Agreement
- Sample ONCC Community/School Member Resolution
- Sample Response Letter Affirming Extension of ONCC Intergovernmental Agreement

You are welcome to modify or tailor the Sample Resolution and Response Letter to your individual needs.

Do not make ANY changes to the IGA document. It must be signed and transmitted AS IS.

The signed IGA and resolution may be submitted via email or by mail.

If by email, please send to
maura@oharenoise.org

If by mail, please address to:

**O'Hare Noise Compatibility Commission
P.O. Box 1126
Des Plaines, Illinois 60017-1126**

I will coordinate obtaining signatures from the City of Chicago and return a final executed document to each member.

If you have any questions regarding the information contained in the attached documents, please feel free to contact me by email, maura@oharenoise.org or at 773-686-3198.

INTERGOVERNMENTAL AGREEMENT RELATING TO THE O'HARE NOISE COMPATIBILITY COMMISSION

This agreement, effective January 1, 2026, succeeds the previous agreement that was approved by the Chicago City Council and which went into effect on January 1, 2021, which expires under its own terms on December 31, 2025. It is entered into by the City of Chicago, a municipality and home rule unit of government under the Illinois Constitution of 1970, by and through the Chicago Department of Aviation, and the undersigned Members, organized under the laws of the State of Illinois. In consideration of the mutual agreements contained in this Agreement, the City of Chicago and each Member agree as follows below.

Section 1. Establishment of O'Hare Commission; Purposes.

The O'Hare Noise Compatibility Commission ("O'Hare Commission") is hereby established pursuant to Section 10 of Article VII of the Illinois Constitution of 1970 and the Intergovernmental Cooperation Act. The purposes of the O'Hare Commission are to: (a) determine certain Noise Compatibility Projects and Noise Compatibility Programs to be implemented in the O'Hare Commission Area; (b) oversee an effective and impartial noise monitoring system; (c) advise the City of Chicago concerning O'Hare-related noise issues; and (d) provide a forum for direct citizen engagement.

Section 2. Definitions.

Whenever used in this Agreement, the following terms shall have the following meanings listed below.

"Advisory Member" means an authorized representative of a non-governmental entity or group located in the O'Hare Commission Area who shall serve as a special advisory Member of the O'Hare Commission as provided in Section 3.D. of this Agreement, but who shall have no voting powers on the O'Hare Commission and shall not be parties to the Agreement.

"Alternate" means a Designee's substitute.

"Chicago TRACON Boundary" means the area depicted in Appendix B.

"City" means the City of Chicago. The Commissioner of Aviation or his or her Alternate (or any successor thereto) shall have the sole authority to undertake the City of Chicago's obligations and responsibilities under this Agreement, and the City shall act by and through the Commissioner of Aviation or his or her Alternate (or any successor thereto) for purposes of this Agreement, except as otherwise set forth in this Agreement.

"Designee" means a Member's chief elected officer for a municipality other than the City, the Commissioner of Aviation for the City, chief elected officer for a county, or the superintendent or chief executive for a school district.

“FAA” means the Federal Aviation Administration or any successor agency.

“Member” means, at any time, each city, village, public school district, or county located in the O’Hare Commission Area that has executed a counterpart of this Agreement on the basis set forth in this Agreement, other than the City. In addition, “Member” shall include Wards 36, 38, 39, 40, 41, and 45 of the City of Chicago (“Chicago Ward Members”) as set forth in Section 3.B.(iii) of this Agreement, who shall be eligible to participate as individual Members on the O’Hare Commission upon approval and execution of this Agreement by the City.

“Noise Compatibility Programs” means programs, including but not limited to the Residential Sound Insulation Program and the School Sound Insulation Program, which address aircraft noise concerns in the O’Hare Commission Area as determined by the O’Hare Commission in cooperation with the City.

“Noise Compatibility Projects” means the noise compatibility projects (including administrative costs) in the O’Hare Commission Area which are eligible for funding based on FAA regulations and grant assurances, which have been identified as eligible for participation in Noise Compatibility Programs as determined by the O’Hare Commission in cooperation with the City based on criteria adopted by the O’Hare Commission, and for which there is available funding. Noise Compatibility Projects include, but are not limited to, the sound insulation of homes and schools and/or providing the funding for such sound insulation to be implemented. Participation in a Noise Compatibility Program or receipt of a Noise Compatibility Project shall be voluntary on the part of the relevant property owner.

“O’Hare” means Chicago O’Hare International Airport.

“O’Hare Commission Area” means the Illinois area within the Chicago TRACON Boundary with an interest in O’Hare-related aircraft noise issues, which area includes, but is not limited to, the following municipalities, counties (which shall represent their respective residents in unincorporated areas), and public school districts: (i) the City of Chicago, Addison, Arlington Heights, Bartlett, Bensenville, Bloomingdale, Des Plaines, Elmhurst, Elmwood Park, Franklin Park, Glenview, Hanover Park, Harwood Heights, Hoffman Estates, Itasca, Lincolnwood, Melrose Park, Mount Prospect, Niles, Norridge, Northlake, Palatine, Park Ridge, River Forest, River Grove, Rolling Meadows, Rosemont, Schaumburg, Schiller Park, South Barrington, St. Charles, Stone Park, and Wood Dale; (ii) Cook County and DuPage County; and (iii) School Districts 2, 7, 59, 63, 64, 80, 81, 84, 84.5, 85.5, 86, 87, 88, 89, 100, 214, 234, and 401. Municipalities, counties, and public school districts may be added to or removed from the O’Hare Commission Area pursuant to the terms of this Agreement.

“Part 150 Plan” means a noise abatement and land use compatibility plan developed pursuant to 14 C.F.R. Part 150, or any successor provision.

“Residential Sound Insulation Program” means the program determined by the O’Hare Commission in cooperation with the City to provide sound insulation to homes in the O’Hare Commission Area that are affected by O’Hare-related aircraft noise, and that are eligible for sound

insulation pursuant to FAA guidelines and regulations and eligibility criteria established by the O'Hare Commission in cooperation with the City, and for which there is available funding.

"School Sound Insulation Program" means the program determined by the O'Hare Commission in cooperation with the City to provide sound insulation to schools in the O'Hare Commission Area that are affected by O'Hare-related aircraft noise, and that are eligible for sound insulation pursuant to FAA guidelines and regulations and eligibility criteria established by the O'Hare Commission in cooperation with the City, and for which there is available funding.

"TRACON" means an FAA Terminal Radar Approach Control facility.

Section 3. Composition and Organization.

A. In order for a person to participate as a Designee, the city, village, public school district, or county represented by such person must have approved and executed a counterpart of this Agreement by December 31, 2025, or pursuant to Section 7.G. of this Agreement, except that the Chicago Ward Members shall be eligible to participate as individual Members of the O'Hare Commission upon approval and execution of this Agreement by the City.

B. The O'Hare Commission shall consist of: (i) the chief elected officer as Designee or other Alternate of each of the municipalities and counties in the O'Hare Commission Area, except that the Commissioner of Aviation, or his or her Alternate, shall represent the City in an *ex officio* capacity; (ii) the superintendent, or chief executive as Designee or other Alternate of each public school district serving any portion of the O'Hare Commission Area; and (iii) Chicago Ward Designees, who shall be appointed by the Mayor of the City of Chicago. An individual may serve as a Designee or an Alternate for only one Member, except that Chicago Ward Designees shall not have an Alternate.

C. The O'Hare Commission Area includes municipalities, counties, Chicago wards, and public school districts with an interest in O'Hare-related noise issues, and a principal purpose of this Agreement is to provide a forum for those municipalities, counties, Chicago wards, and public school districts within the O'Hare Commission area to work together with the City on a cooperative basis in addressing these issues.

D. The Chair, with majority approval of the Executive Committee, as defined in the O'Hare Commission bylaws, may appoint non-governmental entities or groups to serve as special Advisory Members of the O'Hare Commission. Advisory Members may participate fully in the deliberations of the O'Hare Commission, but shall have no voting powers and shall not be parties to this Agreement.

E. The O'Hare Commission shall elect annually from its Designees or Alternates a Chair, Vice Chair, Treasurer, and any other officers that it deems necessary pursuant to the O'Hare Commission bylaws. The O'Hare Commission shall appoint, retain, and employ an Executive Director and such other staff, professional advisors, and consultants as may be needed to carry out its powers and duties. The appointment of the Executive Director must be approved by a simple majority of the Members of the O'Hare Commission.

F. Unless otherwise specified in the bylaws, a majority of the Members of the O'Hare Commission in good standing shall constitute a quorum for the transaction of business. Except as provided for in Section 7.H., a concurrence of a simple majority of the quorum shall be necessary for the approval of any action by the O'Hare Commission. The O'Hare Commission shall establish a schedule of regular meetings in accordance with its bylaws ("Regular Meetings"), and special meetings may be called by the City or any five Members of the O'Hare Commission upon at least seven days' written notice to the City, each Member, and each Advisory Member.

Section 4. O'Hare Commission Powers and Duties.

A. The O'Hare Commission shall have the following duties and powers listed below.

(1) The O'Hare Commission shall determine certain Noise Compatibility Programs and Noise Compatibility Projects to be implemented in the O'Hare Commission Area in cooperation with the City as set forth in Appendix A, and shall establish criteria for participation in such Noise Compatibility Programs and for determining the priorities for providing such Noise Compatibility Projects.

(2) The O'Hare Commission may make recommendations to the City regarding noise reduction programs at O'Hare including, but not limited to, the use of new technologies and flight patterns, preferential runway usage, the implementation of sound insulation programs, the use of ground run-up enclosures, and the implementation of FAA standard noise abatement, takeoff, and high-altitude approach procedures. No such recommendations shall be submitted to the FAA or implemented by the City without the prior approval of the O'Hare Commission. The O'Hare Commission also shall cooperate with the City in seeking agreements with the airlines using O'Hare and the FAA, as appropriate, with respect to aircraft noise mitigation and related matters.

(3) The O'Hare Commission may advise the City concerning any Part 150 Plan concerning O'Hare. The City shall not submit any such plan or any subsequent revision proposed by the City to the FAA without allowing the O'Hare Commission 60 days to review it and submit written recommendations to the City for consideration.

(4) The O'Hare Commission may request and, except as set forth below, the City shall provide full access to all publicly available documents relating to: (i) any O'Hare noise monitoring; (ii) any O'Hare-related Noise Compatibility Project proposed or undertaken in whole or in part by the City; and (iii) any recommendations or submissions to the FAA by the City related to aircraft noise mitigation related to O'Hare. Such requests may not impose an undue burden upon the City or interfere with its operations. In such circumstances, the City shall extend to the O'Hare Commission an opportunity to confer with it in an attempt to reduce the request to manageable proportions.

(5) Neither the O'Hare Commission, nor any of its Members, representatives, agents, employees, consultants, or professional advisors shall use, or assist other persons in using FAA flight data for O'Hare and/or Chicago Midway International Airport ("Data") in legal actions to enforce noise abatement policy or regulations without prior approval of the FAA, and shall not

release such Data without notice to and consultation with the FAA. The O'Hare Commission and its Members, representatives, agents, employees, consultants, or professional advisors shall not release the Data for use by law enforcement agencies or for use in any civil litigation except as otherwise required by law. If the O'Hare Commission or any of its Members, representatives, agents, employees, consultants, or professional advisors are required by law to release such Data, they shall notify the FAA before doing so. This notification must be provided promptly after the O'Hare Commission or any of its Members, representatives, agents, employees, consultants, or professional advisors receives a request or requirement to release the Data, and prior to the release of the Data. The O'Hare Commission and its Members, representatives, agents, employees, consultants, or professional advisors shall not release Data if advised by the FAA that the Data contains any information deemed sensitive at the sole discretion of the FAA, unless required by law to release such Data.

(6) The O'Hare Commission shall adopt an annual expense budget for each fiscal year, which shall be consistent with the City of Chicago fiscal year. The O'Hare Commission's expense budget shall be adopted at least 30 days prior to the commencement of each such fiscal year. The O'Hare Commission's expense budget shall be funded by the City and any grants received pursuant to Section F of Appendix A of this Agreement, following the evaluation and approval by the City of the proposed budget request.

(7) The O'Hare Commission shall have the power to sue and be sued and to take any other action necessary to perform its powers under this Agreement. No funds received by the O'Hare Commission from the City shall be used for legal services or other costs in connection with any action by the O'Hare Commission against the City, its officers or employees, or any airline using O'Hare, except for enforcement of the provisions of this Agreement. The City will indemnify, defend, and hold harmless Members from any and all claims, costs, expenses, including attorney's fees, damages, judgments and court costs arising out of the Member's participation in the O'Hare Commission. Members shall promptly provide to the City copies of any notices which Members may receive of any claims, actions, fines, proceedings or suits as may be given or filed in connection with the Member's participation in the O'Hare Commission.

(8) The O'Hare Commission shall undertake any procurement activities in accordance with this Agreement and pursuant to applicable law.

(9) The O'Hare Commission shall adopt bylaws consistent with the powers enumerated herein.

B. A record of proceedings and documents of the O'Hare Commission shall be maintained, which shall be available for inspection by the City, each Member, each Advisory Member, and the public as permitted by law. The accounts of the O'Hare Commission shall be subject to an annual audit by a qualified independent public accountant.

C. The powers and duties of the O'Hare Commission shall be limited to those expressly set forth in this Agreement.

Section 5. Term of Agreement.

A. This Agreement shall be effective January 1, 2026, and shall terminate on December 31, 2030, unless otherwise terminated with the written consent of the City and two-thirds of the Members. The term of this Agreement may be extended upon the approval of the City and any Member which wishes to extend the term of the Agreement. If any Member defaults in any material respect in the performance of any of its duties or obligations under this Agreement, and such default continues for 30 days after the O'Hare Commission notifies the Member, the O'Hare Commission may terminate the defaulting Member's participation as a party to this Agreement. A material default by a Member shall include, but is not limited to, failure to comply with Section 6.

B. Any Member may withdraw as a Member of the O'Hare Commission at any time by providing 60 days advance written notice of its intent to withdraw to the City and the O'Hare Commission. Each such written notice shall be accompanied by a certified copy of a resolution or other official action of such Member's legislative body authorizing such withdrawal. Following its withdrawal from the O'Hare Commission, the Member shall cease to exercise any of its rights under this Agreement and to be responsible for any subsequent obligation incurred by the O'Hare Commission.

C. The City may terminate this Agreement at any time after January 1, 2026, upon 180 days prior written notice to each Member and each Advisory Member. Following the City's termination of this Agreement, the rights and obligations of each party to this Agreement shall terminate.

Section 6. Attendance Policy

A. Members' Designees or Alternates shall attend the majority of Regular Meetings in a calendar year. If a Members' Designee or Alternate misses three consecutive or the majority of Regular Meetings in a single calendar year, the Member will receive written notification from the Executive Director that it will be temporarily suspended from the O'Hare Commission for a period of one year, which shall begin on the date of the written notification.

B. Temporary suspension will involve the loss of membership and voting privileges for that one-year period from the date of the suspension. During the temporary suspension, suspended Members may attend meetings and participate in discussions as members of the public, but will not count as part of the voting quorum and will not be eligible to vote.

C. At any time during its one-year temporary suspension, a Member may appeal its temporary suspension by submitting a written request to the Executive Director due to a change in circumstances. Reinstatement of the Member shall be governed by the bylaws.

D. No later than 30 days following the end of the temporary suspension period, a Member may submit a written request to the Executive Director to be reinstated. Reinstatement of the Member shall be governed by the bylaws. If the Executive Director does not receive the reinstatement request within 30 days after the end of the suspension period, then this Agreement shall be terminated between the City and the Member.

Section 7. Miscellaneous.

A. All notices hereunder shall be in writing and shall be given as follows:

If to the City, to:

Commissioner of Aviation
Chicago Department of Aviation
10510 W. Zemke Road
Chicago, IL 60666

If to a Member, to the address set forth on the signature page of the counterpart of this Agreement executed by such Member, and, in the case of Chicago Ward Members, to such addresses and telephone numbers as they may provide to the O'Hare Commission. Members may provide an email address for purposes of receiving notices.

All notices shall be effective upon receipt by U.S. mail or email. Any Member may change the address or addresses for notices to be sent to it by giving notice to the O'Hare Commission.

B. No Member may assign its rights or obligations under this Agreement without the prior written consent of the City and the other Members.

C. The City shall not be responsible or liable for damage to property or injury to persons that may arise from, or be incident to, compliance with this Agreement or the implementation of a Noise Compatibility Program or a Noise Compatibility Project by a Member or other municipality or county. A Member shall not be responsible or liable for damage to property or injury to persons that may arise from, or be incident to, compliance with this Agreement or the implementation of a Noise Compatibility Program or a Noise Compatibility Project by the City, another Member, or another municipality or county. The City's financial obligations under this Agreement are limited to legally available airport revenues. Neither the City nor any Member shall be liable for any expenditures, indebtedness, or other financial obligations incurred by the O'Hare Commission unless the City or such Member has affirmatively agreed to incur such expenditure, indebtedness, or financial obligation. No Advisory Member shall be subject to any liabilities or obligations under this Agreement.

D. This Agreement and the bylaws authorized in Section 4.A.(9) constitutes the entire agreement of the parties with regard to the subject matter hereof. This Agreement shall not confer upon any person or entity other than the parties hereto any rights or remedies. Appendix A and Appendix B are incorporated herein and made a part of this Agreement.

E. This Agreement may be executed in one or more counterparts, each of which shall be considered an original instrument, but all of which shall be considered one and the same agreement, and shall become binding when one or more counterparts have been signed by each party. Each counterpart may vary in order to identify the Member, its address for notices, and its execution by an authorized officer. The execution of counterparts of this Agreement by a municipality, public school district, or county located in the O'Hare Commission Area prior to

December 31, 2025, shall not require the consent of the O'Hare Commission, the City, or any Member.

F. This Agreement shall be governed and construed in accordance with Illinois law.

G. Any municipality, public school district, or county located in the O'Hare Commission Area that does not become a Member prior to December 31, 2025, may thereafter become a Member upon: (i) the approval of the City and a majority of the O'Hare Commission as set forth in Section 3.F. of this Agreement; and (ii) execution of a counterpart of this Agreement.

H. The approval of the City and two-thirds of the Members shall be required to amend this Agreement. Notice of any proposed amendment shall be transmitted to each Member and each Advisory Member at least ten days prior to the meeting of the O'Hare Commission at which any proposed amendment is to be first considered. Any amendment shall be effective on all parties hereto when counterparts are executed by the City and two-thirds of the Members.

Executed as of this _____ day of _____, 2025.

CITY OF CHICAGO

By:

Commissioner
Chicago Department of Aviation

_____ (Name of Member)

By:

Authorized Officer

Address:

APPENDIX A

Implementation of Noise Compatibility Programs and Projects

In connection with the development and implementation of Noise Compatibility Programs and Noise Compatibility Projects in the O'Hare Commission Area, the City and the O'Hare Commission shall have the following duties and responsibilities listed below.

A. The Members of the O'Hare Commission shall direct the further development of the Noise Compatibility Programs for the O'Hare Commission Area. The Members of the O'Hare Commission shall establish criteria for the equitable allocation of Noise Compatibility Projects and approved airport revenues (including by not limited to FAA Airport Improvement Program ("AIP") grants, Passenger Facility Charge ("PFC") funds, and General Airport Revenue Bonds, and/or bonds backed by such funding sources) within the O'Hare Commission Area and the priorities for providing Noise Compatibility Projects, subject in each case to approval by the FAA and in compliance with all applicable FAA regulations and grant assurances, as well as other applicable law, and subject to available funding.

B. The City shall retain all necessary powers to satisfy the assurances made to the FAA in connection with the expenditure of airport revenues, including eligibility for sound insulation and/or sound insulation funding that is paid by airport revenues. The City shall enter into all agreements and assurances and shall take all other actions that may be necessary to provide for the utilization of airport revenues on the basis set forth in this Appendix A. Each Member and municipality and county that receives Noise Compatibility Projects shall enter into all agreements and assurances, including agreements with and assurances to the City, shall execute any necessary certificates, records, and other documents, and shall take all other actions that may be necessary to obtain and maintain FAA approval for the use of the airport revenues as contemplated in this Appendix A. Neither the O'Hare Commission nor any Member shall take or omit to take any action if such action or omission violates restrictions on the use of airport revenues. The City shall not be obligated in any year to pay or utilize any amounts in excess of available airport revenues to carry out the purposes of this Appendix A.

C. The determination of eligibility to participate in a Noise Compatibility Program or receive a Noise Compatibility Project is not to be construed as an admission or determination of negative impact by aircraft noise or of liability for damages or any other injury relating to aircraft noise on the part of the City or the O'Hare Commission.

D. In the event they are determined to be eligible for participation in a Noise Compatibility Program, property owners in the O'Hare Commission Area shall not be required to pay any portion of the cost of any Noise Compatibility Project. Upon approval by the City and with the consent of the property owner, at its option the City may acquire homes that are subject to very high levels of aircraft noise.

E. Noise Compatibility Projects outside the City may be implemented through Members and other municipalities and counties located in the O'Hare Commission Area. A municipality and county may request that the City undertake a Noise Compatibility Project within

its corporate boundaries. Noise Compatibility Projects within the boundaries of the City shall be implemented by the City. The City may enter into agreements in connection with the planning and implementation of proposed Noise Compatibility Projects in the O'Hare Commission Area. All procurement activities related to Noise Compatibility Projects shall be undertaken in accordance with applicable law.

F. The City shall provide administrative support and professional and technical assistance to the O'Hare Commission, each Member, and all other municipalities and counties located in the O'Hare Commission Area in connection with the operations of the O'Hare Commission and the planning and implementation of Noise Compatibility Projects.

G. The O'Hare Commission may receive grants from any source to be used for the purpose of discharging its duties and obligations in accordance with the provisions of this Appendix A, and also may make grants for such purposes. The O'Hare Commission may expend any such grants for purposes consistent with this Appendix A. The City and the O'Hare Commission shall each use its best efforts (including serving as the sponsor or applicant for federal grants) to obtain the maximum amount of federal funds in connection with any Noise Compatibility Projects, so as to maximize the availability and impact of the City's financial contribution to Noise Compatibility Projects in the O'Hare Commission Area.

H. The City shall install, operate, and maintain a permanent noise monitoring system ("System") at and around O'Hare. The purposes of the System include validation of the FAA-approved noise contour for O'Hare, assisting in determining the eligibility and priority of proposed Noise Compatibility Projects for schools, enhancing public understanding of aircraft noise issues, and monitoring trends in aircraft noise.

(1) The City may retain a third-party vendor ("System Operator") selected by the City with the input of the O'Hare Commission to operate and maintain the System pursuant to an agreement between the City and the System Operator.

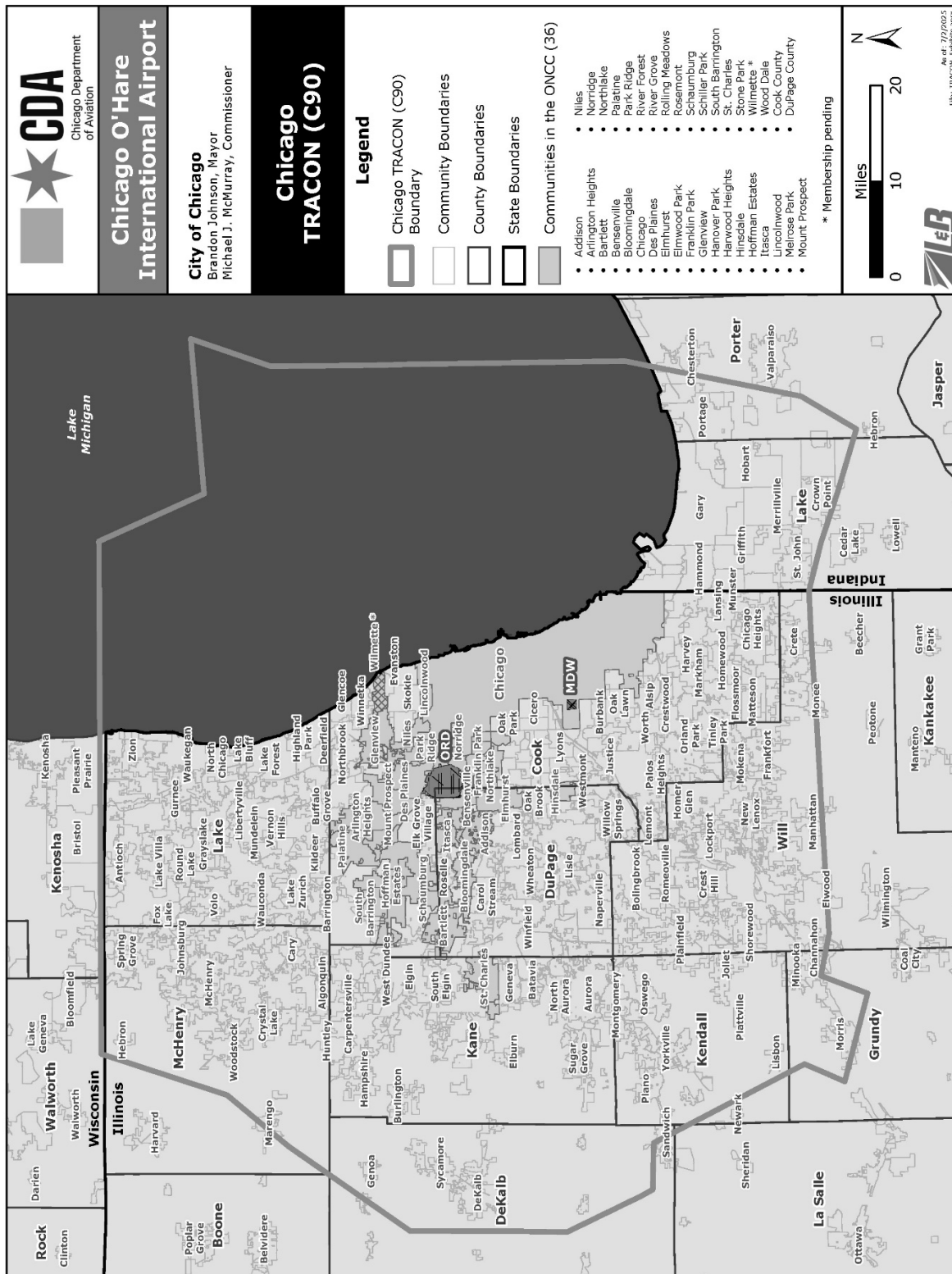
(2) At the request of the O'Hare Commission, the City may also retain and pay the cost of another third-party vendor ("System Expert") to provide independent management oversight of the System. The System Expert shall be mutually selected by the City and the O'Hare Commission. The System Expert will be responsible for independently verifying data and system operation through the review of all inputs and operational aspects of the System. All reports prepared by the System Expert shall be provided directly to the City and the O'Hare Commission. The activities and duties of the System Expert shall be consistent in all respects with the applicable requirements of the FAA. If the O'Hare Commission requests the City to retain and pay for such a System Expert, the amount that the City is obligated to pay the System Expert shall not exceed \$200,000 per year, adjusted annually in accordance with the Consumer Price Index for All Urban Consumers ("CPI-U") for the Chicago-Naperville-Elgin area.

(3) The System shall include a minimum of 36 monitoring sites in the O'Hare Commission Area, plus such number of additional permanent monitoring sites as may be agreed upon by the City and the O'Hare Commission.

(4) The data collected by the System shall be made available by the City to the O'Hare Commission and any Member that requests such data. The City shall provide reports to the O'Hare Commission and any Member based on the data collected by the System.

(5) Neither the O'Hare Commission, nor any of its Members, representatives, agents, employees, consultants, or professional advisors shall use, or assist other persons in using, information generated by the System in violation of Section 4.A.(5) of this Agreement.

APPENDIX B



ORDINANCE

WHEREAS, The City of Chicago (the “City”) is a home rule municipality pursuant to Section 6 of Article VII of the 1970 Illinois Constitution (the “Illinois Constitution”) and, as such, may exercise any power and perform any function related to its government and affairs; and

WHEREAS, The City owns and operates an airport known as Chicago O’Hare International Airport (“O’Hare”); and

WHEREAS, Pursuant to authority granted by (a) an ordinance adopted by this City Council on July 10, 1996, and published in the *Journal of the Proceedings of the City Council of the City of Chicago, Illinois* (the “Journal”) of such date at pages 24918-24932, as repealed and amended by an ordinance adopted on October 30, 1996, and published in the Journal of such date at pages 31189-31198, as further amended by an ordinance adopted on June 8, 2005, and published in the Journal of such date at pages 49854-49856, as further amended by Ordinance Number O2010-3886 adopted on September 8, 2010, and published in the Journal of such date at pages 99104-99116, as further amended by Ordinance Number O2010-6949 adopted on January 13, 2011, and published in the Journal of such date at pages 110759-110772, as further amended by Ordinance Number O2014-5870 adopted on September 10, 2014, and published in the Journal of such date at pages 87841-87853, as further amended by Ordinance Number O2015-7370 adopted on November 18, 2015, and published in the Journal of such date at pages 13604-13617; (b) Section 10 of Article VII of the Illinois Constitution; and (c) the Intergovernmental Cooperation Act (5 ILCS 220/1 *et seq.*), the City entered into an intergovernmental agreement relating to the O’Hare Noise Compatibility Commission (the “Agreement”) by and among the City and various municipalities, Cook County, DuPage County, and public school districts; and

WHEREAS, The O’Hare Noise Compatibility Commission (the “O’Hare Commission”) was established pursuant to the Agreement and provides a common forum for interested parties to have a voice in the aircraft noise issues related to O’Hare; and

WHEREAS, The City desires to amend the Agreement and extend the term for five additional years; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

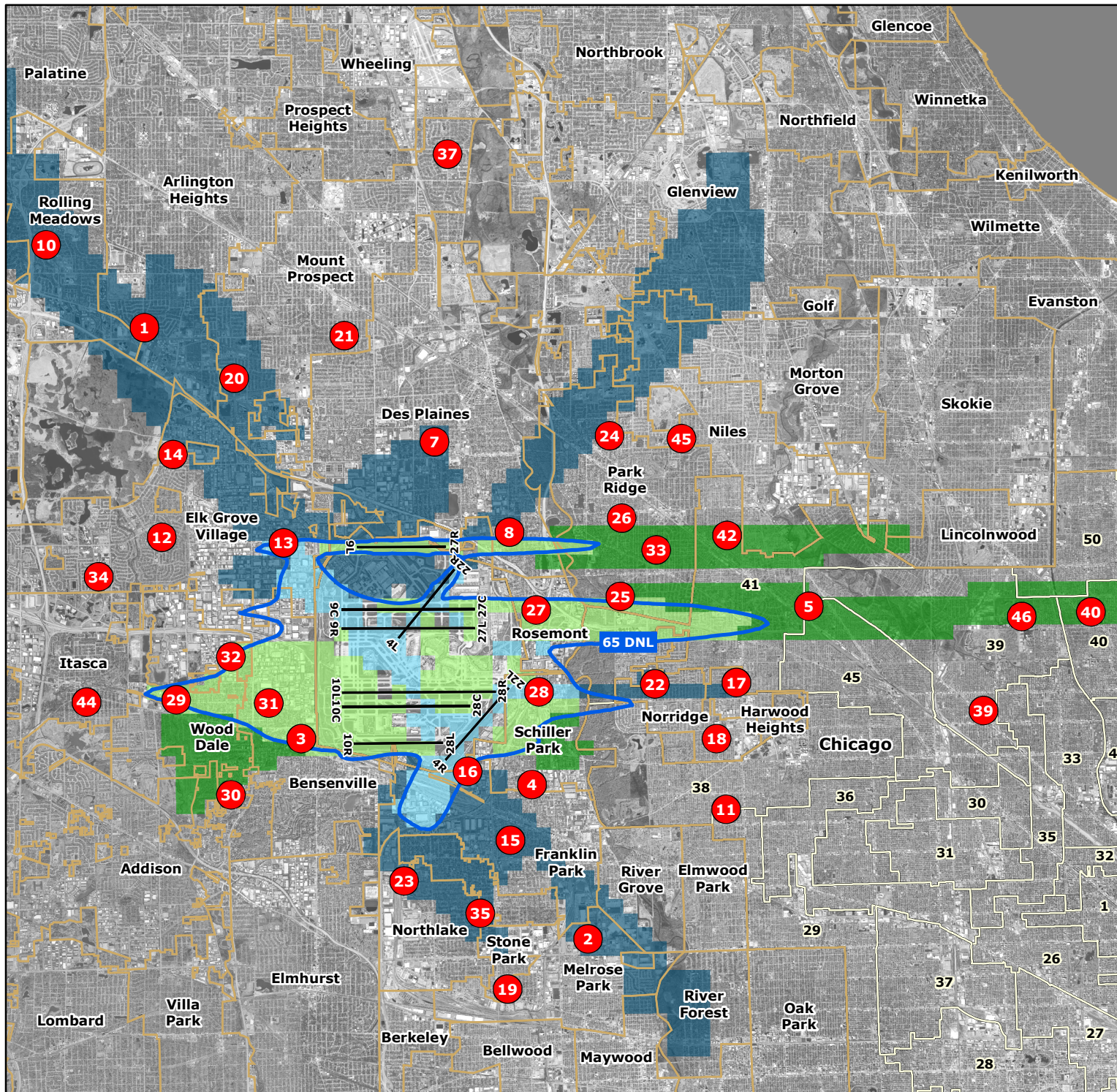
SECTION 1. The foregoing recitals are hereby adopted as the findings of this City Council and are hereby incorporated in this ordinance by this reference.

SECTION 2. The Commissioner of the Chicago Department of Aviation (the “Commissioner”) is hereby authorized to execute an amendment to the Agreement substantially in the form attached hereto as Exhibit A (the “Amended Agreement”), and to execute any and all instruments and take such additional actions which the Commissioner determines to be necessary or desirable to implement the terms of the Amended Agreement. The Amended Agreement shall become effective upon passage and approval of this ordinance and upon associated approval of the Amended Agreement as specified in Section 7.H. of the Amended Agreement.

SECTION 3. The Commissioner shall provide notice of the amendments to the Agreement proposed by this ordinance to each Member of the O'Hare Commission as provided in Section 7.H. of the Amended Agreement.

SECTION 4. To the extent that any ordinance, resolution, rule, order, or provision of the Municipal Code of Chicago, or any part thereof, is in conflict with the provisions of this ordinance, the provisions of this ordinance shall be controlling. If any section, paragraph, clause, or provision of this ordinance shall be held invalid, the invalidity of such section, paragraph, clause, or provision shall not affect any of the other provisions of this ordinance.

SECTION 5. This ordinance shall be effective immediately upon its passage and approval.



Chicago O'Hare International Airport

City of Chicago

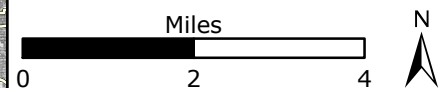
Lori E. Lightfoot, Mayor
Jamie L. Rhee, Commissioner of Aviation

Projected Noise Changes at OMP Build-Out

Legend

- Permanent Noise Monitors (40)
- Runways
- O'Hare Modernization Program Build-Out Noise Contour (65 DNL)
- Projected Areas of Aircraft Noise Decreasing 3.0dB and Greater ¹
- Projected Areas of Aircraft Noise Decreasing 1.5dB to 3.0 dB ¹
- Projected Areas of Aircraft Noise Increasing 1.5dB to 3.0dB ¹
- Projected Areas of Aircraft Noise Increasing 3.0dB and Greater ¹
- Chicago Ward Boundaries
- Community Boundaries

¹ O'Hare Modernization Program Final Environmental Impact Statement, Appendix F, Build-Out - Exhibit 19, Page F-244



Date: December 2, 2021
File: ORD_RMT_Vers5D_2.mxd

Consider Continued Discussion of the CY 2026 Proposed Budget & Capital Investment Plan

BACKGROUND:

The public discussion and review of the CY 2026 Proposed Budget & Capital Investment Plan began with a presentation to the Business Finance & Budget Committee on Saturday, November 1, 2025. The proposed CY 2026 budget was made available to the public on the Village's website on October 27, 2025.

KEY ISSUES:

The CY 2026 Proposed Annual Budget & Capital Investment Plan totals \$152,336,203. Of this total, \$94,518,919 represents the Operations Budget and the remaining \$57,817,284 represents our Capital Budget, TIF Districts, Debt Service, Transfers, Casualty/Liability Insurance Program, and Pension Administration requirements. In total, this represents a decrease of 4.03% over the CY 2025 budget. The Proposed Budget continues to reflect the impact of the economic climate, while offering the core service levels expected by our residents and, most importantly, lives within our financial means. The Budget proposes no change in property taxes.

The remaining schedule includes:

Monday, November 10 - Village Board Meeting (as needed)

Monday, November 17 - Public Hearing

Monday, December 1 - Budget Adoption

BUDGET IMPACT:

Establish CY 2026 spending authority.

RECOMMENDATION:

Staff recommends continuing the public budget review process as needed.

ACTION REQUIRED:

Continued discussion as needed at the discretion of the Village Council.

ATTACHMENTS:

None

Village of Palatine

Village Clerk

Mayor

Warrant # 21 having been approved by the Village Council on 11-03-25 hereby authorizes the Treasurer to deposit funds from the accounts indicated below

		Check/ACH Disbursements	Electronic (EFT/W-T) Disbursements	Manual Checks	UB Refunds Processed	Fund Expense
General Fund	100	118,878.33	-	-	-	118,878.33
Federal Equitable Sharing Fund	221	7,662.40	-	-	-	7,662.40
State Equitable Sharing Fund	222	960.94	-	-	-	960.94
Downtown TIF Fund	233	137,248.45	-	-	-	137,248.45
Rand Corridor TIF Fund	234	-	1,550,085.00	-	-	1,550,085.00
Debt Service Fund	300	-	2,130,003.13	-	-	2,130,003.13
Capital Equipment Fund	401	2,978.82	-	-	-	2,978.82
Capital Improvements Fund	402	35,386.63	-	-	-	35,386.63
CSF Renovation Fund	435	3,722.95	-	-	-	3,722.95
Water Fund	605	53,158.69	360,800.00	-	-	413,958.69
Sewer Fund	610	19,210.94	90,200.00	-	-	109,410.94
Refuse Fund	615	-	-	-	532.68	532.68
Parking Fund	620	29,953.30	-	-	-	29,953.30
Liability Insurance Fund	702	9,825.00	-	-	-	9,825.00
Fleet Services Fund	710	56,866.18	-	-	-	56,866.18
Total Report		475,852.63	4,131,088.13	-	532.68	4,607,473.44



Warrant #21

Invoice Due Date Range 10/01/25 - 11/18/25
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 1553 - Acme Truck & Brake Supply									
01_494847	Parts - T-395	Open		10/09/2025	11/08/2025	10/14/2025			38.58
01_494808	Parts - STOCK	Open		10/10/2025	11/09/2025	10/14/2025			440.40
01_495416	Parts - T-395	Open		10/13/2025	11/12/2025	10/22/2025			110.10
01_495419	Parts -T-395	Open		10/13/2025	11/12/2025	10/22/2025			103.96
01_496332	Parts - T-427/Stock	Open		10/17/2025	11/16/2025	10/22/2025			71.70
Vendor 1553 - Acme Truck & Brake Supply Totals						Invoices	5		\$764.74
Vendor 5416 - Advance Auto Parts									
6432528069605	Parts - E-404	Open		10/07/2025	11/06/2025	10/14/2025			56.10
6432528169627	Parts - PT-427	Open		10/08/2025	11/07/2025	10/14/2025			21.18
6432528169628	Parts - T-467	Open		10/08/2025	11/07/2025	10/14/2025			12.25
6432528169630	Parts - STOCK	Open		10/08/2025	11/07/2025	10/14/2025			165.64
6432528169631	Parts - STOCK	Open		10/08/2025	11/07/2025	10/14/2025			112.20
6432528169647	Parts - Stock	Open		10/08/2025	11/07/2025	10/29/2025			311.51
6432528232143	Parts - STOCK	Open		10/09/2025	11/08/2025	10/14/2025			22.28
6432528232144	Parts - C-376	Open		10/09/2025	11/08/2025	10/14/2025			63.74
6432528269696	Parts - STOCK	Open		10/09/2025	11/08/2025	10/14/2025			444.83
6432528269697	Parts - STOCK	Open		10/09/2025	11/08/2025	10/14/2025			75.24
6432528346628	Parts - STOCK	Open		10/10/2025	11/09/2025	10/14/2025			33.84
6432528669812	Parts - T-536	Open		10/13/2025	11/12/2025	10/29/2025			11.81
6432528832284	Parts - Stock	Open		10/15/2025	11/14/2025	10/29/2025			412.60
Vendor 5416 - Advance Auto Parts Totals						Invoices	13		\$1,743.22
Vendor 5175 - AHW LLC									
12210105	Parts - PT-411	Open		09/02/2025	10/30/2025	10/22/2025			24.92
Vendor 5175 - AHW LLC Totals						Invoices	1		\$24.92
Vendor 1759 - Air One Equipment, Inc.									
226940	TRT Equipment	Open		10/02/2025	11/01/2025	10/17/2025			302.00
227270	Task Force Tips	Open		10/10/2025	11/09/2025	10/15/2025			620.00
Vendor 1759 - Air One Equipment, Inc. Totals						Invoices	2		\$922.00
Vendor 2611 - Al Warren Oil Co									
W1786831	Motor Fuel	Open		10/07/2025	11/06/2025	10/06/2025			16,057.60
W1787947	Motor Fuel	Open		10/10/2025	11/09/2025	10/14/2025			13,563.60
W1787948	Motor Fuel	Open		10/10/2025	11/09/2025	10/14/2025			2,351.55
Vendor 2611 - Al Warren Oil Co Totals						Invoices	3		\$31,972.75
Vendor 2718 - Alexander Chemical Corporation									
100987	Water Treatment Chemicals	Open		10/14/2025	11/13/2025	10/22/2025			3,535.29
Vendor 2718 - Alexander Chemical Corporation Totals						Invoices	1		\$3,535.29
Vendor 2645 - Alexander Equipment Company, Inc									



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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
220923	Parts - E-626	Open		10/10/2025	11/09/2025	10/14/2025			785.95
Vendor 2645 - Alexander Equipment Company, Inc Totals						Invoices	1		\$785.95
Vendor 2496 - Altorfer Industries, Inc									
P56C0073345	Parts - E-603	Open		10/13/2025	11/12/2025	10/22/2025			776.49
Vendor 2496 - Altorfer Industries, Inc Totals						Invoices	1		\$776.49
Vendor 5065 - Anderson Pump Service, Inc									
HRDRPW10172025	Hydrant Meter Deposit Refund	Open		10/17/2025	10/31/2025	10/24/2025			812.00
Vendor 5065 - Anderson Pump Service, Inc Totals						Invoices	1		\$812.00
Vendor 1048 - Arco Mechanical Equipment Sales									
22880	Gas Detection Calibration	Open		10/09/2025	11/08/2025	10/28/2025			3,875.00
Vendor 1048 - Arco Mechanical Equipment Sales Totals						Invoices	1		\$3,875.00
Vendor 1443 - Arlington Power Equipment									
250478	Parts - PT-422	Open		10/08/2025	11/07/2025	10/22/2025			392.94
250479	Parts - PT-107	Open		10/08/2025	11/07/2025	10/22/2025			2.04
250481	Parts -PT-422	Open		10/08/2025	11/07/2025	10/22/2025			569.34
251045	Parts - PT 999	Open		10/14/2025	11/13/2025	10/22/2025			246.95
251047	Parts - PT-60	Open		10/14/2025	11/13/2025	10/22/2025			317.28
251387	Parts - PT-107	Open		10/16/2025	11/15/2025	10/22/2025			100.66
251388	Parts - PT-182	Open		10/16/2025	11/15/2025	10/22/2025			116.00
Vendor 1443 - Arlington Power Equipment Totals						Invoices	7		\$1,745.21
Vendor 1101 - Beverly Materials LLC									
327445	Wash Stone-WMB Restoration Repair	Open		10/11/2025	11/10/2025	10/24/2025			951.25
Vendor 1101 - Beverly Materials LLC Totals						Invoices	1		\$951.25
Vendor 1722 - BLA, Inc									
24315-13	Illinois Avenue Improvements Construction Engineering	Open		09/30/2025	10/30/2025	10/23/2025			1,880.07
Vendor 1722 - BLA, Inc Totals						Invoices	1		\$1,880.07
Vendor 2856 - Blackburn Manufacturing Company									
IN0016795	Locate Flags	Open		10/07/2025	11/06/2025	10/07/2025			524.90
Vendor 2856 - Blackburn Manufacturing Company Totals						Invoices	1		\$524.90
Vendor 2747 - Blue Cross Blue Shield Of Illinois									
PAF25-04401	Ambulance Fee Refund	Open		10/28/2025	10/28/2025	10/28/2025			119.75
Vendor 2747 - Blue Cross Blue Shield Of Illinois Totals						Invoices	1		\$119.75
Vendor 4850 - Builders Asphalt, Llc									



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179971	Binder and Surface for Hot Paving	Open		10/14/2025	11/13/2025	10/07/2025			1,133.40
180102	Binder and Surface for Hot Paving	Open		10/15/2025	11/14/2025	10/24/2025			255.68
180331	Binder and Surface for Hot Paving	Open		10/17/2025	11/16/2025	10/24/2025			542.52
			Vendor	4850 - Builders Asphalt, Llc Totals		Invoices	3		<u>\$1,931.60</u>
Vendor 2095 - Cannon Cochran Mgmnt Services Inc									
0172311-IN	2025 Services Claims Administration - 4th Quarter Fee	Open		10/21/2025	10/21/2025	10/21/2025			9,825.00
			Vendor	2095 - Cannon Cochran Mgmnt Services Inc Totals		Invoices	1		<u>\$9,825.00</u>
Vendor 5218 - Casey Automotive									
426367	Repairs & Maintenance - C-364	Open		10/09/2025	11/08/2025	10/14/2025			170.31
426578	Repairs & Maintenance - T-515	Open		10/15/2025	11/14/2025	10/22/2025			2,121.98
426650	Repairs & Maintenance - T-485	Open		10/15/2025	11/14/2025	10/22/2025			70.42
			Vendor	5218 - Casey Automotive Totals		Invoices	3		<u>\$2,362.71</u>
Vendor 2732 - CDW Government Inc									
AF8CQBM	Fiber Cable	Open		09/04/2025	10/31/2025	10/27/2025			19.49
AG1FQ6A	PD Cellular Project - power injector	Open		09/18/2025	10/31/2025	10/22/2025			163.24
AG2H63H	Office Licenses for New Employees	Open		09/25/2025	10/31/2025	10/27/2025			1,021.41
AG35Z4K	Credit for PD Cellular Project - power injector	Open		10/07/2025	10/31/2025	10/22/2025			(81.62)
AF8CT3Y	Fire Station 82 IT Supplies	Open		09/04/2025	10/15/2025	10/28/2025			95.66
AF9TM8M	Fire Station 82 IT Supplies	Open		09/15/2025	10/15/2025	10/28/2025			63.45
AF9TM9Q	Fire Station 82 IT Supplies	Open		09/15/2025	10/15/2025	10/28/2025			63.45
			Vendor	2732 - CDW Government Inc Totals		Invoices	7		<u>\$1,345.08</u>
Vendor 3050 - Cintas #22									
4245569887	Village Hall Shop Rags	Open		10/06/2025	11/05/2025	10/06/2025			155.79
4246162441	Shop Rags	Open		10/10/2025	11/09/2025	10/06/2025			18.07
4246162502	Uniform Cleaning	Open		10/10/2025	11/09/2025	10/06/2025			140.15
2025-00000873	Restock Ready Room First Aid Kits	Open		10/13/2025	11/12/2025	10/14/2025			85.97
4246922511	CSF Carpets	Open		10/17/2025	11/16/2025	10/17/2025			160.00
4246922567	Shop Rags	Open		10/17/2025	11/16/2025	10/17/2025			18.07
4246922608	Uniform Cleaning	Open		10/17/2025	11/16/2025	10/17/2025			136.03



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			Vendor 3050 - Cintas #22 Totals				Invoices	7	\$714.08
Vendor 2707 - Ciorba Group Inc 0033708	Salt Creek Streambank Stabilization Construction Eng DPW-2471	Open		10/14/2025	11/13/2025	10/23/2025			17,543.00
			Vendor 2707 - Ciorba Group Inc Totals				Invoices	1	\$17,543.00
Vendor 1488 - CNS Tire Supply 27881	Parts - PT-083	Open		10/03/2025	11/02/2025	10/22/2025			137.00
			Vendor 1488 - CNS Tire Supply Totals				Invoices	1	\$137.00
Vendor 3033 - Comcast Cable PW 10-25B	Backup Internet Connections	Open		09/24/2025	10/31/2025	10/27/2025			6.93
			Vendor 3033 - Comcast Cable Totals				Invoices	1	\$6.93
Vendor 5604 - Compassion Funeral Service, Inc 2506334	Body Transport to Cook County Medical Examiners Ofc (25-008105)	Open		10/26/2025	11/10/2025	10/27/2025			347.00
2506340	Body Transport to Cook County Medical Examiners Ofc (25-008117)	Open		10/26/2025	11/10/2025	10/27/2025			375.00
2506341	Body Transport to Cook County Medical Examiners Ofc (25-008117)	Open		10/26/2025	11/10/2025	10/27/2025			375.00
			Vendor 5604 - Compassion Funeral Service, Inc Totals				Invoices	3	\$1,097.00
Vendor 3091 - Cook County Treasurer Electrical & Mechanical Item 2025-3	Traffic Signal Maintenance- 7/1/25-9/30/25	Open		10/03/2025	11/02/2025	10/27/2025			1,810.02
			Vendor 3091 - Cook County Treasurer Electrical & Mechanical Item Totals				Invoices	1	\$1,810.02
Vendor 5553 - COPS and FIRE Personnel Testing Service 1970	2025 COPS & FIRE P.T.-PD 2 new hires (GK-DM) Pre- employment Poly	Open		10/28/2025	10/29/2025	10/29/2025			350.00
			Vendor 5553 - COPS and FIRE Personnel Testing Service Totals				Invoices	1	\$350.00
Vendor 2773 - Core & Main LP X901486	Water Meter Internal Battery Replacements	Open		10/10/2025	11/09/2025	10/27/2025			1,620.00
			Vendor 2773 - Core & Main LP Totals				Invoices	1	\$1,620.00
Vendor 5342 - Design Workshop, Inc 0082784	Downtown Parking and Wayfinding Sign Plan	Open		10/06/2025	11/05/2025	10/21/2025			275.00



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Vendor 5342 - Design Workshop, Inc Totals						Invoices	1		\$275.00
Vendor 2828 - Director Of Illinois State Police									
34805	Declaration of Forfeiture (SAO #21-06-0127/RPT #: 21-012223)	Open		10/22/2025	11/03/2025	10/29/2025			396.00
35152	Declaration of Forfeiture (SAO #25-05-0019/RPT #25-002903)	Open		10/22/2025	11/03/2025	10/29/2025			564.94
Vendor 2828 - Director Of Illinois State Police Totals						Invoices	2		\$960.94
Vendor 5398 - EMS Management & Consultants, Inc.									
EMS-019725	Ambulance Billing Charges - Sep	Open		09/30/2025	11/14/2025	10/14/2025			7,298.10
Vendor 5398 - EMS Management & Consultants, Inc. Totals						Invoices	1		\$7,298.10
Vendor 2665 - Fleet Safety Supply									
85365	Parts - Stock	Open		07/16/2025	10/30/2025	10/27/2025			71.20
85828	Upfitting-T-552	Open		10/07/2025	11/06/2025	10/28/2025			647.41
Vendor 2665 - Fleet Safety Supply Totals						Invoices	2		\$718.61
Vendor 3928 - Robert Garcia									
2025-00000915	clothing reimbursement-Garcia	Open		10/27/2025	10/27/2025	10/16/2025			129.97
Vendor 3928 - Robert Garcia Totals						Invoices	1		\$129.97
Vendor 5665 - Christine Garnello									
2025-00000924	Lead Water Service Line Replacement Program Reimbursement	Open		10/20/2025	11/04/2025	10/28/2025			11,459.00
Vendor 5665 - Christine Garnello Totals						Invoices	1		\$11,459.00
Vendor 3400 - Gewalt Hamilton Associates Inc									
4510.011-6	BAS RFQ Preparation	Open		10/08/2025	11/07/2025	10/28/2025			541.20
Vendor 3400 - Gewalt Hamilton Associates Inc Totals						Invoices	1		\$541.20
Vendor 1667 - Gilio Landscape Contractors									
10109	grass- 630-636 E Northwest Hwy-10/15/25	Open		10/17/2025	11/16/2025	10/16/2025			85.00
10110	grass- 630-636 E Northwest Hwy 10/15/25	Open		10/17/2025	11/16/2025	10/16/2025			85.00
Vendor 1667 - Gilio Landscape Contractors Totals						Invoices	2		\$170.00
Vendor 5685 - Aaron Gonet									
PWCDLAG10272025	CDL Learner's Permit Reimbursement	Open		10/27/2025	11/10/2025	10/27/2025			51.13
Vendor 5685 - Aaron Gonet Totals						Invoices	1		\$51.13



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Vendor 3138 - Daniel Gonzalez									
PWBRDG100625	Boot Reimbursement	Open		10/06/2025	11/05/2025	10/17/2025			250.00
Vendor 3138 - Daniel Gonzalez Totals						Invoices	1		\$250.00
Vendor 2442 - Goodmark Nurseries Llc									
ARINV-012094	Silver Maple Replacement Parkway Trees	Open		10/08/2025	11/07/2025	10/15/2025			10,436.00
ARINV-012197	Silver Maple Replacement Parkway Trees	Open		10/14/2025	11/13/2025	10/22/2025			1,755.00
ARINV-012198	Silver Maple Replacement Parkway Trees	Open		10/14/2025	11/13/2025	10/22/2025			6,408.00
ARINV-012199	Silver Maple Replacement Parkway Trees	Open		10/14/2025	11/13/2025	10/22/2025			4,325.00
Vendor 2442 - Goodmark Nurseries Llc Totals						Invoices	4		\$22,924.00
Vendor 1173 - Graybar Electric Company, Inc.									
9350522200	Splice Connectors	Open		10/06/2025	11/05/2025	10/27/2025			38.20
Vendor 1173 - Graybar Electric Company, Inc. Totals						Invoices	1		\$38.20
Vendor 5634 - Keith Gronke									
2025-00000926	Lead Water Service Line Replacement Program Reimbursement	Open		10/28/2025	11/04/2025	10/29/2025			11,438.00
Vendor 5634 - Keith Gronke Totals						Invoices	1		\$11,438.00
Vendor 1638 - H & H Electric Co.									
47318	Ground Fault Repair-537 E. Balsam Lane	Open		10/04/2025	11/03/2025	10/27/2025			8,376.00
47317	Directional Boring Electric Feed-Slade St. and Brockway St.	Open		10/04/2025	11/03/2025	10/21/2025			11,295.86
Vendor 1638 - H & H Electric Co. Totals						Invoices	2		\$19,671.86
Vendor 5512 - Hammer Construction, LLC									
3541	Gateway Center Parking Deck 2024 Maintenance Repairs DPW-2454	Open		08/22/2025	10/22/2025	10/29/2025			63,945.00
3542	Gateway Center Parking Deck 2024 Maintenance Repairs DPW-2454	Open		08/25/2025	10/25/2025	10/29/2025			27,990.00
Vendor 5512 - Hammer Construction, LLC Totals						Invoices	2		\$91,935.00
Vendor 3150 - Joshua P Hester									
2025-00000911	Tuition Reimbursement	Open		10/23/2025	10/23/2025	10/23/2025			1,146.00
Vendor 3150 - Joshua P Hester Totals						Invoices	1		\$1,146.00



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Vendor 3815 - High PSI Ltd									
90484	Parts - E-165	Open		10/15/2025	11/14/2025	10/22/2025			189.76
			Vendor 3815 - High PSI Ltd Totals			Invoices	1		<u>\$189.76</u>
Vendor 4471 - Hoerr Construction Inc									
HRDRPW09262025	Hydrant Meter Deposit Refund	Open		09/26/2025	10/26/2025	10/27/2025			226.56
			Vendor 4471 - Hoerr Construction Inc Totals			Invoices	1		<u>\$226.56</u>
Vendor 2976 - Huffman Landscape									
HUFF10-8-25	Silver Maple Replacement Parkway Tree Installations	Open		10/08/2025	11/07/2025	10/22/2025			8,710.00
			Vendor 2976 - Huffman Landscape Totals			Invoices	1		<u>\$8,710.00</u>
Vendor 1147 - Illinois Fire Inspectors Assoc.									
25395	PFLSE Class (Duer)	Open		10/08/2025	11/07/2025	10/09/2025			350.00
			Vendor 1147 - Illinois Fire Inspectors Assoc. Totals			Invoices	1		<u>\$350.00</u>
Vendor 2822 - Illinois Secretary Of State									
PWVM T-552	New Vehicle Title & Plates - T-552	Open		10/15/2025	10/31/2025	10/22/2025			165.00
			Vendor 2822 - Illinois Secretary Of State Totals			Invoices	1		<u>\$165.00</u>
Vendor 1604 - Illinois State Police									
20250901570	Fingerprinting for Liquor Licensing (1570-Sept)	Open		10/01/2025	11/15/2025	10/27/2025			81.00
20250903601	Fingerprinting for Employment (3601-Sept)	Open		10/01/2025	11/15/2025	10/27/2025			189.00
			Vendor 1604 - Illinois State Police Totals			Invoices	2		<u>\$270.00</u>
Vendor 4750 - Interspiro Inc									
112447	Dive Equipment Maintenance	Open		10/07/2025	11/06/2025	10/06/2025			1,893.69
			Vendor 4750 - Interspiro Inc Totals			Invoices	1		<u>\$1,893.69</u>
Vendor 4616 - Interstate All Battery Center									
1903701061941	FS85 FD Fire Panel Batteries	Open		10/09/2025	11/08/2025	10/14/2025			157.72
			Vendor 4616 - Interstate All Battery Center Totals			Invoices	1		<u>\$157.72</u>
Vendor 4951 - Interstate Batteries of North Chicago									
8411763	Parts - STOCK	Open		10/07/2025	11/06/2025	10/09/2025			932.89
31162476	Parts - Stock	Open		10/08/2025	11/07/2025	10/14/2025			514.23
23054776	Credit Memo	Open		10/14/2025	11/06/2025	10/27/2025			(307.15)
			Vendor 4951 - Interstate Batteries of North Chicago Totals			Invoices	3		<u>\$1,139.97</u>
Vendor 2695 - JG Uniforms Inc									



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152578	Misc Uniform/Equipment Items/Vest Carriers (Mattuck)	Open		10/03/2025	11/02/2025	10/27/2025			116.95
153005	Misc Uniform/Equipment Items/Vest Carriers (Weidman)	Open		10/13/2025	11/12/2025	10/27/2025			190.00
153006	Misc Uniform/Equipment Items/Vest Carriers (Christudhas)	Open		10/13/2025	11/12/2025	10/27/2025			225.00
153064	Misc Uniform/Equipment Items/Vest Carriers (New Hires)	Open		10/15/2025	11/14/2025	10/27/2025			23.00
			Vendor	2695 - JG Uniforms Inc Totals		Invoices	4		<u>\$554.95</u>
Vendor 3631 - Johnson Controls Security Solutions LLC									
41796217	Alarm Monitoring 137 W. Wood St. - 11/01/25 - 01/31/26	Open		10/11/2025	11/10/2025	10/27/2025			188.30
			Vendor	3631 - Johnson Controls Security Solutions LLC Totals		Invoices	1		<u>\$188.30</u>
Vendor 1635 - Joseph D. Foreman & Company									
336652	Sewer Pipe & Sewer Hooks	Open		10/01/2025	10/31/2025	10/27/2025			693.76
			Vendor	1635 - Joseph D. Foreman & Company Totals		Invoices	1		<u>\$693.76</u>
Vendor 2268 - Journal & Topics Newspapers									
195287	legal-519 S Consumers Ave	Open		10/10/2025	11/09/2025	10/07/2025			53.44
195288	legal-42 W Robertson	Open		10/10/2025	11/09/2025	10/07/2025			64.49
			Vendor	2268 - Journal & Topics Newspapers Totals		Invoices	2		<u>\$117.93</u>
Vendor 2075 - Kimball Midwest									
103851612	Parts - Stock	Open		10/17/2025	11/16/2025	10/27/2025			292.96
			Vendor	2075 - Kimball Midwest Totals		Invoices	1		<u>\$292.96</u>
Vendor 4803 - Douglas Kroening									
2025-00000908	clothing reimbursement-doug	Open		10/22/2025	10/22/2025	10/16/2025			208.00
			Vendor	4803 - Douglas Kroening Totals		Invoices	1		<u>\$208.00</u>
Vendor 5137 - Lakeshore Recycling Systems, LLC									
V937690	Waste Disposal	Open		10/15/2025	11/14/2025	10/24/2025			249.59
			Vendor	5137 - Lakeshore Recycling Systems, LLC Totals		Invoices	1		<u>\$249.59</u>
Vendor 3324 - Language Testing International Inc									
L103287-IN	2025 Language Testing - Fu and Kyosev	Open		10/07/2025	11/06/2025	10/08/2025			123.00
			Vendor	3324 - Language Testing International Inc Totals		Invoices	1		<u>\$123.00</u>



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Vendor 5684 - Lima Contractors, Inc HRDRPW10272025	Hydrant Meter Deposit Refund	Open		10/27/2025	11/10/2025	10/28/2025			994.77
Vendor 5684 - Lima Contractors, Inc Totals						Invoices	1		<u>\$994.77</u>
Vendor 3282 - Lurvey Landscape Supply T7-10175896	Sod-Louise Lane	Open		10/02/2025	11/01/2025	10/28/2025			51.75
T7-10175951	Sod-Louise Lane	Open		10/03/2025	11/02/2025	10/28/2025			27.60
Vendor 3282 - Lurvey Landscape Supply Totals						Invoices	2		<u>\$79.35</u>
Vendor 5066 - Marco Technologies LLC 566686838	Copier Maintenance Agreement	Open		10/16/2025	11/09/2025	10/22/2025			1,271.91
Vendor 5066 - Marco Technologies LLC Totals						Invoices	1		<u>\$1,271.91</u>
Vendor 5549 - Masters Telecom LLC 67673	POTS Lines	Open		10/03/2025	11/02/2025	10/27/2025			69.70
Vendor 5549 - Masters Telecom LLC Totals						Invoices	1		<u>\$69.70</u>
Vendor 2756 - Mc Master Carr Supply Co. 53296924	Parts - Stock	Open		10/07/2025	11/06/2025	10/14/2025			83.87
Vendor 2756 - Mc Master Carr Supply Co. Totals						Invoices	1		<u>\$83.87</u>
Vendor 1118 - Mid American Water Of Wauconda Inc 286978W	Type K Copper Pipe	Open		10/08/2025	11/07/2025	10/22/2025			553.20
287040W	Hulk Coupling	Open		10/09/2025	11/08/2025	10/27/2025			261.50
Vendor 1118 - Mid American Water Of Wauconda Inc Totals						Invoices	2		<u>\$814.70</u>
Vendor 4129 - Midwest Commercial Fitness 31972	Stair Master Inspection	Open		10/09/2025	11/08/2025	10/15/2025			167.50
Vendor 4129 - Midwest Commercial Fitness Totals						Invoices	1		<u>\$167.50</u>
Vendor 5164 - Midwest Power Industry, Inc 2394	Service Call-Rose and Lilly Lift Station	Open		10/06/2025	11/05/2025	10/07/2025			495.00
Vendor 5164 - Midwest Power Industry, Inc Totals						Invoices	1		<u>\$495.00</u>
Vendor 5430 - Modaxo Traffic Management INV0020686	Red Light Camera Vendor Fees (Sept)	Open		10/10/2025	11/09/2025	10/15/2025			3,570.96
Vendor 5430 - Modaxo Traffic Management Totals						Invoices	1		<u>\$3,570.96</u>
Vendor 1856 - Monroe Truck Equipment 54935	Parts - Stock	Open		10/07/2025	11/06/2025	10/14/2025			5,191.29
5511665	Parts - Stock	Open		10/07/2025	11/06/2025	10/14/2025			1,006.30



Warrant #21

Invoice Due Date Range 10/01/25 - 11/18/25
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 1856 - Monroe Truck Equipment			Totals			Invoices		2	\$6,197.59
Vendor 1405 - MPC Communications & Lighting Inc									
25-1249	Police Department Vehicle Decommissioning-T-480	Open		10/07/2025	11/06/2025	10/21/2025			690.00
Vendor 1405 - MPC Communications & Lighting Inc			Totals			Invoices		1	\$690.00
Vendor 2312 - Myers Tire Supply Chicago									
50953992	Parts - PT-999/M-999	Open		10/09/2025	11/08/2025	10/27/2025			75.48
50954184	Parts - PT-999/M-999	Open		10/10/2025	11/09/2025	10/27/2025			132.00
Vendor 2312 - Myers Tire Supply Chicago			Totals			Invoices		2	\$207.48
Vendor 5599 - Napa Auto Parts									
487405	Parts - Stock	Open		10/08/2025	11/07/2025	10/14/2025			46.40
487440	Parts - Stock	Open		10/08/2025	11/07/2025	10/14/2025			238.28
487568	Parts - Stock	Open		10/09/2025	11/08/2025	10/14/2025			43.88
487625	Parts - E-603	Open		10/09/2025	11/08/2025	10/14/2025			91.92
487642	Parts - E-603	Open		10/09/2025	11/08/2025	10/27/2025			23.16
488065	Parts - T-411	Open		10/14/2025	11/13/2025	10/27/2025			98.49
488156	Parts -T-411	Open		10/15/2025	11/14/2025	10/27/2025			137.20
488264	Parts - PT-422	Open		10/16/2025	11/15/2025	10/27/2025			19.50
488344	Credit Memo	Open		10/16/2025	11/14/2025	10/27/2025			(109.40)
Vendor 5599 - Napa Auto Parts			Totals			Invoices		9	\$589.43
Vendor 5568 - Napleton's Arlington Hts Chrysler Dodge Jeep Ram									
32828	Parts - T-536	Open		10/14/2025	11/13/2025	10/27/2025			349.60
326768	Repairs & Maintenance - C-376	Open		10/15/2025	11/14/2025	10/27/2025			46.46
Vendor 5568 - Napleton's Arlington Hts Chrysler Dodge Jeep Ram			Totals			Invoices		2	\$396.06
Vendor 5653 - Noah Neiheisel									
2025-00000913	Reimbursement for Fuel - Travel to & from ISP Academy	Open		10/22/2025	11/03/2025	10/27/2025			631.32
Vendor 5653 - Noah Neiheisel			Totals			Invoices		1	\$631.32
Vendor 3002 - Northwest Community Hospital-OEHS									
37984	2025 NCH-O&EH - FD 3 new hires (DD-NRH-LM) Physical Exams	Open		10/01/2025	10/28/2025	10/28/2025			2,190.00
37983	September Annual Exams	Open		10/08/2025	11/07/2025	10/09/2025			2,944.00
Vendor 3002 - Northwest Community Hospital-OEHS			Totals			Invoices		2	\$5,134.00
Vendor 2367 - Northwest Police Academy									
1530	Membership Dues (2025-2026)	Open		09/11/2025	10/31/2025	10/27/2025			75.00



Warrant #21

Invoice Due Date Range 10/01/25 - 11/18/25
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
NWPA-1096	NWPA Monthly Meeting x4	Open		10/01/2025	10/31/2025	10/27/2025			100.00
Vendor 2367 - Northwest Police Academy				Totals		Invoices	2		\$175.00
Vendor 57874	2639 - Nutoys Leisure Products Trash Receptacles for Downtown Palatine	Open		10/16/2025	11/15/2025	10/21/2025			12,035.00
57875	Benches and Trash Receptacles for Downtown Palatine	Open		10/16/2025	11/15/2025	10/21/2025			8,390.00
Vendor 2639 - Nutoys Leisure Products				Totals		Invoices	2		\$20,425.00
Vendor 2025-00000923	5363 - Laura Okrzesik Tuition Reimbursement	Open		10/28/2025	10/28/2025	10/28/2025			2,376.00
Vendor 5363 - Laura Okrzesik				Totals		Invoices	1		\$2,376.00
Vendor 145619	1214 - On Time Embroidery Inc. Clothing	Open		10/15/2025	11/14/2025	10/17/2025			158.00
145649	Clothing	Open		10/15/2025	11/14/2025	10/17/2025			153.00
146322	Clothing	Open		10/15/2025	11/14/2025	10/17/2025			72.00
146369	Clothing	Open		10/15/2025	11/14/2025	10/17/2025			261.00
147024	Clothing	Open		10/15/2025	11/14/2025	10/17/2025			177.00
147025	Clothing	Open		10/15/2025	11/14/2025	10/17/2025			80.00
Vendor 1214 - On Time Embroidery Inc.				Totals		Invoices	6		\$901.00
Vendor IN00071432	3148 - Pace System Inc Fire 82 Desktop Computers	Open		10/09/2025	10/31/2025	10/27/2025			2,853.60
Vendor 3148 - Pace System Inc				Totals		Invoices	1		\$2,853.60
Vendor 25-1091	1583 - Palatine Park District Coffee Machine Rental	Open		10/15/2025	11/14/2025	10/17/2025			24.99
25-1089	September 2025 Grass Mowing Services Reimbursement	Open		10/10/2025	11/09/2025	10/23/2025			9,160.45
Vendor 1583 - Palatine Park District				Totals		Invoices	2		\$9,185.44
Vendor S-INV033074	4834 - Palumbo Management LLC Hauling of Smith Street Staging Pile	Open		10/13/2025	11/12/2025	10/22/2025			1,280.00
Vendor 4834 - Palumbo Management LLC				Totals		Invoices	1		\$1,280.00
Vendor 1779071	1784 - Parent Petroleum Lubricants & Additives	Open		10/17/2025	11/16/2025	10/27/2025			3,402.35
Vendor 1784 - Parent Petroleum				Totals		Invoices	1		\$3,402.35
Vendor 450-240845	5581 - Parts Authority LLC Parts - C-377	Open		10/07/2025	11/06/2025	10/14/2025			71.16



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Invoice Due Date Range 10/01/25 - 11/18/25
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
457-869646	Parts - C-377	Open		10/07/2025	11/06/2025	10/14/2025			246.32
Vendor 5581 - Parts Authority LLC						Invoices	2		\$317.48
Vendor 4703 - Peralte-Clark Llc									
17	Smith and Colfax Drainage Improvements Feasibility Study	Open		10/07/2025	11/06/2025	10/15/2025			4,821.37
Vendor 4703 - Peralte-Clark Llc						Invoices	1		\$4,821.37
Vendor 2167 - Pomp's Tire Service, Inc.									
280177011	Parts - T-467	Open		10/06/2025	11/05/2025	10/14/2025			1,856.13
Vendor 2167 - Pomp's Tire Service, Inc.						Invoices	1		\$1,856.13
Vendor 5505 - PremiStar - North									
SI2301583	Carrier WeatherMaker Rooftop Cooling & Heating Unit-Parking Deck	Open		10/15/2025	11/14/2025	10/28/2025			29,765.00
Vendor 5505 - PremiStar - North						Invoices	1		\$29,765.00
Vendor 5518 - Primera Engineers, Ltd									
0067381	Rail Walk and Schematic Parking Lot Phase II Design Engineering	Open		09/29/2025	10/28/2025	10/21/2025			8,496.22
Vendor 5518 - Primera Engineers, Ltd						Invoices	1		\$8,496.22
Vendor 1944 - Quill LLC									
46151609	office supplies	Open		10/13/2025	11/12/2025	10/16/2025			183.04
Vendor 1944 - Quill LLC						Invoices	1		\$183.04
Vendor 4300 - Ray O'Herron Co, Inc									
2439463	9MM Conversion Kits for Training Rifles	Open		10/16/2025	11/15/2025	10/27/2025			2,744.52
Vendor 4300 - Ray O'Herron Co, Inc						Invoices	1		\$2,744.52
Vendor 4019 - Rush Truck Centers									
3043596569	Parts - T-395	Open		10/14/2025	11/13/2025	10/27/2025			87.80
3043607723	Parts - T-395	Open		10/14/2025	11/13/2025	10/27/2025			20.74
Vendor 4019 - Rush Truck Centers						Invoices	2		\$108.54
Vendor 5651 - Carolyn Sehgal									
2025-00000925	Lead Water Service Line Replacement Program Reimbursement	Open		10/17/2025	11/04/2025	10/28/2025			11,480.00
Vendor 5651 - Carolyn Sehgal						Invoices	1		\$11,480.00
Vendor 1609 - Sherwin-Williams									



Warrant #21

Invoice Due Date Range 10/01/25 - 11/18/25
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
7056-9	Lubricant	Open		10/06/2025	11/05/2025	10/07/2025			23.78
4455-0	Road Striping Paint	Open		10/07/2025	11/06/2025	10/07/2025			285.00
Vendor 1609 - Sherwin-Williams Totals									Invoices 2
									\$308.78
Vendor 1377 - Southern Computer Warehouse									
INV00852518	Wire for 82	Open		10/07/2025	11/08/2025	10/27/2025			408.14
Vendor 1377 - Southern Computer Warehouse Totals									Invoices 1
									\$408.14
Vendor 1804 - Staples									
7007165215	Office Supplies	Open		10/04/2025	11/03/2025	10/15/2025			87.15
Vendor 1804 - Staples Totals									Invoices 1
									\$87.15
Vendor 2725 - Stryker Sales, LLC									
9210566880	Cot Repair/Maintenance	Open		10/14/2025	11/13/2025	10/15/2025			243.98
Vendor 2725 - Stryker Sales, LLC Totals									Invoices 1
									\$243.98
Vendor 1776 - Suburban Accents, Inc.									
37185	Repairs & Maintenance - T-480	Open		10/16/2025	11/15/2025	10/27/2025			200.00
Vendor 1776 - Suburban Accents, Inc. Totals									Invoices 1
									\$200.00
Vendor 2491 - Terminix-Anderson									
84715484	wasp- 534 Providence	Open		09/23/2025	10/28/2025	10/28/2025			145.00
84852504	wasp- 943 E lilly	Open		10/11/2025	11/10/2025	10/28/2025			145.00
84860209	wasp- 155 N Elmwood	Open		10/11/2025	11/10/2025	10/28/2025			145.00
86106899	wasp- 462 Juniper	Open		10/17/2025	11/16/2025	10/28/2025			145.00
84256580	Pest Control Services	Open		10/05/2025	11/04/2025	10/24/2025			44.00
	October 2025-Fire Station 85								
84256584	Pest Control Services	Open		10/05/2025	11/04/2025	10/24/2025			52.25
	October 2025-Base 5								
84256590	Pest Control Services	Open		10/05/2025	11/04/2025	10/24/2025			53.63
	October 2025-Fire Station 82								
84256578	Pest Control Services	Open		10/07/2025	11/06/2025	10/08/2025			85.20
	October 2025-CSF								
Vendor 2491 - Terminix-Anderson Totals									Invoices 8
									\$815.08
Vendor 1199 - Thompson Elevator Inspection Service Inc									
25-2162	plan review 104 Plum Grove Rd.	Open		10/07/2025	11/07/2025	10/07/2025			75.00
25-2188	5 elev code reinspect	Open		10/09/2025	11/08/2025	10/07/2025			190.00
25-2222	1200 W Algonquin Rd, H020829.	Open		10/16/2025	11/15/2025	10/16/2025			75.00
Vendor 1199 - Thompson Elevator Inspection Service Inc Totals									Invoices 3
									\$340.00
Vendor 5679 - Thrive Pet Healthcare Specialists									



Warrant #21

Invoice Due Date Range 10/01/25 - 11/18/25
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
531779	Injured Stray Medical Follow-up	Open		10/16/2025	11/03/2025	10/27/2025			288.89
Vendor 5679 - Thrive Pet Healthcare Specialists Totals									Invoices 1 288.89
Vendor 4058 - TransUnion Risk and Alternative Data Solutions Inc									
71751-202509-1	Online Investigative Search Engine (09/01/25 - 09/30/25)	Open		10/01/2025	11/15/2025	10/15/2025			185.80
Vendor 4058 - TransUnion Risk and Alternative Data Solutions Inc Totals									Invoices 1 185.80
Vendor 2501 - United Parcel Service									
00004E3E18415	Shipping Charges	Open		10/11/2025	11/10/2025	10/17/2025			30.60
Vendor 2501 - United Parcel Service Totals									Invoices 1 30.60
Vendor 5682 - United Rentals Inc									
254271509-001	Composite Construction Mats	Open		10/15/2025	11/14/2025	10/22/2025			700.00
Vendor 5682 - United Rentals Inc Totals									Invoices 1 700.00
Vendor 3601 - United States Alliance Fire Protection, Inc									
1046-F158906	Annual Sprinkler Inspection- Fire Station 81	Open		08/28/2025	10/28/2025	10/28/2025			711.00
Vendor 3601 - United States Alliance Fire Protection, Inc Totals									Invoices 1 711.00
Vendor 5281 - USA Blue Book									
INV00851845	Deionized water	Open		10/09/2025	11/08/2025	10/22/2025			23.73
Vendor 5281 - USA Blue Book Totals									Invoices 1 23.73
Vendor 3709 - Verizon Wireless									
6125898694	Cellular Usage	Open		10/12/2025	11/04/2025	10/22/2025			9,051.49
Vendor 3709 - Verizon Wireless Totals									Invoices 1 9,051.49
Vendor 4824 - Vestis First Aid									
ORD4-015750	First Aid Cabinet Supplies	Open		10/16/2025	11/15/2025	10/27/2025			99.39
Vendor 4824 - Vestis First Aid Totals									Invoices 1 99.39
Vendor 3020 - Village of Palatine Petty Cash									
2025-00000916	W. Nord - GCCPCA Meeting x 2	Open		09/10/2025	11/03/2025	10/28/2025			40.00
2025-00000917	D. Brandwein - GCCPCA Meeting/Luncheon x2	Open		09/10/2025	11/03/2025	10/28/2025			40.00
2025-00000918	W. Nord - FBINAAA Retainer x2	Open		10/22/2025	11/03/2025	10/28/2025			60.00
2025-00000919	M. Seebacher - FBINAA Retainer	Open		10/22/2025	11/03/2025	10/28/2025			30.00
2025-00000920	R. Huber - September Peer Jury Hearing Expenses	Open		09/09/2025	11/03/2025	10/28/2025			28.88



Warrant #21

Invoice Due Date Range 10/01/25 - 11/18/25
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
2025-00000921	M. Thompson - Fuel for Squad	Open		10/20/2025	11/03/2025	10/28/2025			35.64
Vendor 3020 - Village of Palatine Petty Cash Totals									Invoices 6
									\$234.52
Vendor 4618 - Vision Marketing Passport System Ltd									
2166	Mailbox Tags	Open		10/11/2025	11/10/2025	10/17/2025			91.22
Vendor 4618 - Vision Marketing Passport System Ltd Totals									Invoices 1
									\$91.22
Vendor 2752 - West Side Tractor Sales									
L96862	Repairs - E-222	Open		10/06/2025	11/05/2025	10/22/2025			1,252.38
Vendor 2752 - West Side Tractor Sales Totals									Invoices 1
									\$1,252.38
Vendor 3901 - Wold Architects and Engineers Inc									
7999	Combined Services Facility Masonry Screen Wall Repair	Open		09/30/2025	10/30/2025	10/23/2025			3,722.95
Vendor 3901 - Wold Architects and Engineers Inc Totals									Invoices 1
									\$3,722.95
Vendor 1901 - Wurth Usa Inc									
98639515	Parts - Stock	Open		10/08/2025	11/07/2025	10/27/2025			31.90
Vendor 1901 - Wurth Usa Inc Totals									Invoices 1
									\$31.90
Vendor 3185 - Ziebell Water Service Products Inc									
270827-000	Repair Sleeves & Couplings	Open		10/09/2025	11/08/2025	10/22/2025			2,635.86
270857-000	Ball Curb Valves	Open		10/13/2025	11/12/2025	10/22/2025			1,702.80
270873-000	Couplings	Open		10/14/2025	11/13/2025	10/22/2025			910.00
Vendor 3185 - Ziebell Water Service Products Inc Totals									Invoices 3
									\$5,248.66
Vendor CNA Attn Claim									
PAF24-04089	Ambulance Fee Refund	Open		10/23/2025	10/23/2025	10/23/2025			300.00
Vendor CNA Attn Claim Totals									Invoices 1
									\$300.00
Vendor Natalie Domek									
2025-00000910	Sign Refund - 60 W Palatine Rd	Open		10/23/2025	10/23/2025	10/23/2025			250.00
Vendor Natalie Domek Totals									Invoices 1
									\$250.00
Vendor Proven Roofing & Construction									
2025-00000912	withdrawn-22749 1438 E Dorothy	Open		10/27/2025	10/27/2025	10/27/2025			100.00
Vendor Proven Roofing & Construction Totals									Invoices 1
									\$100.00
Vendor Rainmakers Irrigation & Maintenance									
2025-00000922	Refund - Building Permit	Open		10/28/2025	10/28/2025	10/28/2025			100.00
Vendor Rainmakers Irrigation & Maintenance Totals									Invoices 1
									\$100.00
Vendor Greg Rose									



Warrant #21

Invoice Due Date Range 10/01/25 - 11/18/25
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
2025-00000927	Refund - Public Improvement Bond	Open		10/29/2025	10/29/2025	10/29/2025			20,988.00
Vendor Greg Rose				Totals		Invoices	1		\$20,988.00
2025-00000928	pub imp reduction 1150 W Wilson	Open		10/29/2025	10/29/2025	10/29/2025			18,990.00
Vendor Greg Rose				Totals		Invoices	1		\$18,990.00
2025-00000935	builder guarantee reduction Olms- 52 W Colfax	Open		10/29/2025	10/29/2025	10/29/2025			15,320.48
Vendor Greg Rose				Totals		Invoices	1		\$15,320.48
2025-00000904	Sign Refund - 000210-2025	Open		10/16/2025	10/16/2025	10/16/2025			250.00
Vendor Crystal Spencer				Totals		Invoices	1		\$250.00
Grand Totals						Invoices	221		\$475,852.63



Warrant #21 EFT #1

Payment Date Range 11/26/25 - 11/26/25
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 4650 - Amalgamated Bank of Chicago									
2017B - 12/2025	Debt Service	Paid by EFT #16095		10/27/2025	11/26/2025	11/26/2025		11/26/2025	492,275.00
2017D - 12/2025	Debt Service	Paid by EFT #16098		10/27/2025	11/26/2025	11/26/2025		11/26/2025	747,050.00
2018 - 12/2025	Debt Service	Paid by EFT #16096		10/27/2025	11/26/2025	11/26/2025		11/26/2025	684,750.00
2020 - 12/2025	Debt Service	Paid by EFT #16097		10/27/2025	11/26/2025	11/26/2025		11/26/2025	952,978.13
Vendor 4650 - Amalgamated Bank of Chicago Totals						Invoices	4		\$2,877,053.13
Grand Totals						Invoices	4		\$2,877,053.13



Warrant #21 EFT #2

Payment Date Range 11/26/25 - 11/26/25
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 5132 - Computershare									
VILLA 01122025	Debt Service	Paid by EFT #15819		09/29/2025	11/26/2025	11/26/2025		11/26/2025	1,254,035.00
Vendor 5132 - Computershare Totals						Invoices	1		\$1,254,035.00
Grand Totals						Invoices	1		\$1,254,035.00

Village of Palatine
Payment Batch Register
Bank Account: AP - Accounts Payable ZBA
Batch Date: 10/17/2025

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA						
Check	10/17/2025	268657	Utility Management Refund	BPC BUILDERS LLC		6.53
		Account Type		Account Number	Transaction Date	Transaction Type
Check	10/17/2025	268658	Utility Management Refund	LINGRAS , ANIL & ROBYN		353.55
		Account Type		Account Number	Transaction Date	Transaction Type
AP Accounts Payable ZBA Totals:				Transactions: 2		\$360.08
Checks:		2		\$360.08		

Village of Palatine
Payment Batch Register
 Bank Account: AP - Accounts Payable ZBA
 Batch Date: 10/24/2025

Type	Date	Number Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA					
Check	10/24/2025	268659 Utility Management Refund	AKSHAYEV , BEKNIYAZ		73.48
		Account Type	Account Number	Transaction Date	Transaction Type
		Residential - Single Family	105938102-003	10/21/2025	Refund
Check	10/24/2025	268660 Utility Management Refund	DZUGAN , MICHAEL		17.25
		Account Type	Account Number	Transaction Date	Transaction Type
		Residential - Single Family	201077001-002	10/20/2025	Refund
Check	10/24/2025	268661 Utility Management Refund	KUSSOW , SUSAN		14.81
		Account Type	Account Number	Transaction Date	Transaction Type
		Residential - Single Family	411063502-001	10/20/2025	Refund
Check	10/24/2025	268662 Utility Management Refund	ONOFRIICIUC , IVAN		46.73
		Account Type	Account Number	Transaction Date	Transaction Type
		Residential - Single Family	462777502-004	10/20/2025	Refund
Check	10/24/2025	268663 Utility Management Refund	SHERWIN , BRIAN		20.33
		Account Type	Account Number	Transaction Date	Transaction Type
		Residential - Single Family	309003203-007	10/20/2025	Refund
AP Accounts Payable ZBA Totals:			Transactions: 5		\$172.60
Checks:		5	\$172.60		

Consider an Ordinance Reinstating the Planned Development and Designating Custom Design & Product Development LLC as the Builder for Lot 2 in North Haven Estates Subdivision

BACKGROUND:

The North Haven Estates Subdivision was approved as a two-lot Planned Development in 2008. The two lots fronting on Haven Court remain vacant and undeveloped. Custom Design & Product Development LLC owns Lot 2 and is requesting to be the designated builder.

KEY ISSUES:

- In conjunction with the recent development of the neighboring 4-lot subdivision approval, the sidewalk in front of the lots has been installed, approved, and accepted by the Village.
- Village Council review would also be required if a subsequent builder/developer acquires the remaining lot (Lot 1) in the future, pursuant to the Planned Development condition.
- The Petitioner intends to construct an approximately 4,200 square foot home and has submitted an elevation of the proposed home. Any homes constructed must also comply with the Village's Monotony Code.
- Per Code, a Planned Development Security Deposit in the amount of \$10,000 will also be required to ensure completion of the new home.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the designation of Custom Design & Product Development LLC as the builder for Lot 2 in North Haven Estates Subdivision.

ACTION REQUIRED:

A motion to approve an ordinance reinstating the Planned Development and designating Custom Design & Product Development LLC as the builder for Lot 2 in North Haven Estates Subdivision.

ATTACHMENTS:

None

Consider an Ordinance Granting a Special Use to Permit a Medical Office at 150 W. Northwest Highway

BACKGROUND:

The Petitioner is seeking Special Use approval to permit the operation of medical office (physical therapy clinic) at the Subject Property. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit a medical office (physical therapy clinic) at the Subject Property.

KEY ISSUES:

- The Subject Property, zoned B-2 General Business District, is located in the Eurofresh Market shopping center. The proposed business will occupy approximately 3,060 square feet, which was previously occupied by a martial arts school.
- The proposed services consist of general mobility and injury therapies. Walk-in services are available for limited periods of time throughout the business day. According to the business website, the walk-in service is limited to injury therapy/care or preventative services.
- The applicant has stated that massage services are provided only upon prescription from a medical professional. Within this business model, the Code would view massage uses as ancillary to the primary use as a physical therapy use offered.
- Hours of operation for the proposed business are as follows:
 - Monday - Friday: 8 AM-6 PM
 - Saturday: 8 AM-12 PM
 - Sunday: Closed
- The business anticipates to serve an average of 10 patients a day.
- 234 parking spaces are provided at the retail center. Business uses in the Village of Palatine are required to provide 1 parking space per 300 square feet of tenant space. Using this calculation, 10 parking spaces are required. This use does not increase the required parking from the previous tenant.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Public Hearing: Planning & Zoning Commission (PZC) meeting on October 14, 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 Special use approval for a Medical office use at the subject property.

ATTACHMENTS:

None

Consider an Ordinance Granting a Special use to Permit a Medical Office at 60 W. Palatine Road

BACKGROUND:

The Petitioner is seeking a Special Use to permit a medical office (podiatry office) at the Subject Property. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit a Medical Office at the Subject Property.

KEY ISSUES:

- The Subject Property, zoned B-3 Central Business District, is located within the Village Square Shopping Center in downtown Palatine. The Subject Tenant Space is approximately 2,200 square feet and was most recently occupied by a Bank of America branch.
- The podiatry office proposes business hours from 8 AM - 3 PM Monday through Friday, with the anticipation of serving an average of 25 patients per day. Weekend and evening hours are not contemplated as part of the business plan and a Special Use Amendment would be required if the Petitioner proposed opening on the weekend or evening hours.
- Four employees will be on-site during standard operating hours.
- The Petitioner has operated a podiatry office for several years in the area and is currently open in Downtown Arlington Heights.
- Per the Zoning Ordinance, 7 parking spaces are required for this use (1 parking space/300 square feet). The Subject Property is unique as it is located in the Central Business District, but the building does provide 30 on-site parking spaces. Additionally, nearby on-street parking resources can be utilized by customers, as well as the public parking lot across Palatine Road.
- A condition of the proposed Ordinance requires employees to utilize the Village's Downtown Employee Parking Program, if directed by the Village. Staff does not anticipate that this will be necessary, as during the review of the Special Use application, Staff completed multiple site inspections of available parking in the off-street parking lot/surrounding public parking areas, during the proposed office hours. In each instance, there were numerous off-street parking spaces and on-street public parking spaces available. Additionally, the weekday daytime hours are not anticipated to conflict with the evening weekend hours of the surrounding restaurant uses.
- There are no exterior building modifications included in this proposal.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Public Hearing: Planning & Zoning Commission (PZC) meeting on October 14, 2025.

Residents testifying: None.

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

ACTION REQUIRED:

A motion to approve an ordinance granting a Special Use to permit a Medical Office at the 60 W. Palatine Road.

ATTACHMENTS:

None

Consider an Ordinance Granting a Special Use to Permit a Tobacco and Electronic Cigarette Store at 293 N. Northwest Highway

BACKGROUND:

The Petitioner is seeking a Special Use to permit a tobacco and electronic cigarette store at the Subject Property. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit a tobacco and electronic cigarette store.

KEY ISSUES:

- The Subject Property, zoned B-2 General Business District, is located within the Village Green Shopping Center. The proposed business will occupy an approximately 1,500 square foot tenant space.
- The Subject Property was previously occupied by an insurance agency.
- The proposed store will offer a variety of tobacco and e-cigarette products. Tobacco and electronic cigarette stores are permitted in the B-2 zoning district through the Special Use review process.
- This proposal does not include an incidental or accessory smoking lounge, and consumption of products will not be permitted on-site.
- The proposed business will operate seven days a week with two staff members. The business plan submitted by the applicant includes the following hours of operation:
 - Monday - Saturday: 9 AM-10 PM
 - Sunday: 10 AM - 9 PM
- The Petitioner acknowledges the standards set forth in the Clean Air and Drug Paraphernalia ordinances. The business plan indicates that no CBD will be sold from the store. The parking requirements do not change from the previous use and remain at 1/300 square feet. For reference, a tobacco store Special Use was previously approved at 401 N. Northwest Highway. That use has since ceased its operations.
- The business plan submitted by the applicant includes security technology and measures to ensure the security of products. As such, business staff will use electronic ID scanning to verify the patron's age for all transactions.
- In 2023, the applicant received Special Use approval to operate a tobacco and electronic cigarette store at 157 W. Northwest Highway in the Plaza 14 shopping center. The business, known as "Prime Smoke", is currently in operation and has no history of code enforcement or business operations conflicts with the Village. As part of the Special Use review, Staff requested that the Petitioner submit an interior window signage plan. The interior signage plan includes 3 signs ("Tobacco", "Cigars" and the business name — "Tobacco World") and will

maintain the necessary visibility into the store. The interior sign plan is included as an Exhibit with the Special Use Ordinance.

- In conjunction with the Public Hearing, two letters of opposition have been submitted, requesting the proposed use be denied and indicating compatibility concerns with the other uses in the retail center.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Public Hearing: Planning & Zoning Commission (PZC) meeting on October 14, 2025.

Residents testifying: None.

Vote: The PZC voted unanimously to approve the Special Use. Staff recommends action at the discretion of the Village Council, given the use compatibility questions raised.

ACTION REQUIRED:

A motion to approve an ordinance granting Special use approval to permit a tobacco and electronic cigarette store at 293 N. Northwest Highway.

ATTACHMENTS:

None

Consider a Resolution to Approve an Intergovernmental Agreement Between the Village of Palatine and the Palatine Township Road District for Snow and Ice Control Services

BACKGROUND:

A number of years ago, the Palatine Township Road District approached the Village with an offer of their assistance with snow and ice control services in areas the Village had annexed. Analysis indicated that between \$6,000 and \$8,000 could be saved if the Township participated in the Village's snow and ice control operations. Based upon this information, the Council has previously approved several annual intergovernmental agreements with the Palatine Township Road District.

KEY ISSUES:

- The proposed agreement was modified last year. Due to staffing changes, the Township requested a reduction in the areas they service. The area from Palatine Road south to Dorset Avenue and from Quentin Road west to Harrison Avenue was absorbed into the Village's routes last season. At the Village's request, the Township will continue to provide snow and ice control services for over 15 miles of streets in two general areas, which include Dunhaven Woods/Barrington Woods and Old Hicks/Gardenia.
- The cost for the service is based upon the type of equipment used and the number of hours spent on Village streets. The total value of services for the 2024-2025 winter season was approximately \$13,844.
- Labor rates have increased by 6.7% which covers cost of living increases and employee benefits.
- FEMA Schedule of Equipment Rates were recently updated on July 1, 2025, which resulted in an increase of approximately 24.1% for a plow truck.
- If this agreement is not entered into with the Township, additional contractual services or full-time employees and expansion to the capital fleet would be needed to maintain the present level of snow and ice control.
- For the 2025 - 2026 season, the Village plans to staff saltings and single-truck-per-route responses using Village staff and equipment in order to control cost. During longer duration or heavier accumulation events, it is anticipated the Village would continue to need assistance from the Township while addressing other public work needs such as utility and building maintenance.

BUDGET IMPACT:

The Public Works Operating Budget has programmed the cost of this snow and ice control service in November and December of the existing 2025 budget and for the typical snow months for the proposed 2026 budget.

RECOMMENDATION:

Staff recommends that a resolution adopting the Intergovernmental Agreement between the Village of Palatine and the Palatine Township Road District for snow and ice control services through April 30, 2026 be approved.

ACTION REQUIRED:

Motion to adopt a resolution approving the Intergovernmental Agreement between the Village of Palatine and the Palatine Township Road District for snow and ice control services through April 30, 2026.

ATTACHMENTS:

None

Consider a Motion to Extend the Contract for 2025-2028 Snow and Ice Control Services for Downtown Palatine, Metra Train Station, Ground Level of the Gateway Center, and Arterial Sidewalks

BACKGROUND:

In 2017, the Public Works Department solicited proposals for snow removal and ice control services for the designated lots, streets, and sidewalks within the downtown area, the Metra train station, the ground level of the Gateway Center, and designated Village-wide arterial sidewalks. The contract was awarded to Brian Edward Landscaping, Incorporated of Palatine, Illinois, and renewed for the past seven years. No renewal options remain, however, due to the current labor market and planned adjustments to the downtown area including the Slade Street roadway and sidewalk alterations, extending the contract rather than rebidding would likely be more effective. Additionally, the sidewalk contract requires specialized equipment which few contractors have.

KEY ISSUES:

- Staff evaluated interest from Brian Edward Landscaping in renewing the contract.
- The proposed contract would be a renewal from the current 2022-2025 agreement for the 2025-2026, 2026-2027, and 2027-2028 winter seasons.
- Brian Edward Landscaping is seeking a cost increase for the hourly combined cost for labor/equipment. Adjustments are requested for the hourly cost of operating the plow trucks, skid-steers, and sidewalk clearing machines to \$155 per hour in year one, \$160 per hour in year two, and \$170 per hour in year three.
- The proposed rates are less than the FEMA equipment rates paid to the Palatine Township Road District.
- Magnesium-coated sodium chloride will be purchased at the current prices each year, without markup. The melting agent cost during the 2024-2025 season was \$16.25 per 50-pound bag.
- All other terms and conditions would remain the same as in the original contract.
- In the past, the effort made by Brian Edward Landscaping has been outstanding in that few, if any, real complaints were received from the public.
- The total cost for the 2024-2025 winter season was \$42,509.25, of which \$24,645 was spent on the downtown areas, \$10,764.75 on the train station and Gateway Center, and \$5,020 on arterial sidewalks.
- The Village was notified by M & B Landscaping that they will not be returning this winter to assist with snow clearing at the Gateway Center Parking Deck. As Brian Edward Landscaping performs snow clearing in this area at ground level, staff has negotiated hourly rates to perform the service previously completed by M & B. As that cost is within the Village Manager's authority, that contract for parking deck snow and ice control will be handled separately and will be within the

annual operating budget funds allocated in 2025 and 2026.

BUDGET IMPACT:

Funds in the amount of approximately \$150,540 are allocated in the 2025 Public Works Operating Budget for contractual snow and ice control services for these areas. A similar amount will be recommended in future proposed Department Operating Budgets.

RECOMMENDATION:

Staff recommends that the contract for Snow and Ice Control Services with Brian Edward Landscaping, Incorporated be extended for three additional winter seasons.

ACTION REQUIRED:

Motion to extend the contract for Snow and Ice Control Services with Brian Edward Landscaping, Incorporated for downtown Palatine, the Metra train station, ground level of the Gateway Center, and arterial sidewalks for the 2025-2026, 2026-2027, and 2027-2028 winter seasons.

ATTACHMENTS:

None

Consider a Resolution Authorizing an Amendment of the Intergovernmental Agreement Relating to the O'Hare Noise Compatibility Commission

BACKGROUND:

On November 25, 1996, the Village Council approved participation in the Intergovernmental Agreement related to the O'Hare Noise Compatibility Commission (ONCC). This Commission was established to determine certain noise compatibility projects to be implemented in the O'Hare affected area, oversee an effective and impartial noise monitoring system, and advise the City of Chicago on O'Hare related noise issues. The first IGA between the City of Chicago (who owns O'Hare Airport) and ONCC was established in 1996, and the current IGA expires at the end of this year.

KEY ISSUES:

- On October 16, 2025, the City of Chicago affirmed its interest in extending the ONCC Intergovernmental Agreement (IGA) for another five years, through December 31, 2030, by approving the Intergovernmental Agreement.
- The IGA outlines the composition, powers, terms and policies of the ONCC.
- Each ONCC member's governing body must now approve and return a signed IGA no later than December 31, 2025.
- The IGA between ONCC members and the City of Chicago expires December 31, 2025.
- As a member of the ONCC, Palatine must pass this Resolution accepting the IGA to continue membership in the ONCC.
- The new configuration of O'Hare runways that was completed in 2021 lessened the noise impact on Palatine. Now, instead of planes gaining altitude directly above Palatine, they are generally moving East or West and then potentially turning at a higher altitude above Palatine (resulting in less noise for Palatine as depicted in the attached diagram).
- Palatine is represented by Deputy Village Manager Hadley Skeffington-Vos at the ONCC. Because ONCC does not cost the Village any money, we continue to participate and stay updated in the Commission, despite the reduction in impact on the Village.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the Resolution Authorizing an Amendment of the Intergovernmental Agreement Relating to the O'Hare Noise Compatibility Commission.

ACTION REQUIRED:

Approve the Resolution Authorizing an Amendment of the Intergovernmental Agreement Relating to the O'Hare Noise Compatibility Commission.

ATTACHMENTS:

None

Consider a Resolution Approving a Security Deposit Reduction for Olms Subdivision

BACKGROUND:

The Subject Property includes the 3-lot residential subdivision at the northeast corner of Brockway and Colfax Streets. On May 7, 2024, the Village accepted a public improvement security deposit in the amount of \$103,010.96 to ensure the completion of the required public improvements for the Olms Corner Subdivision. The initial security deposit was reduced down to its current amount of \$34,714.16 in November 2024. The developer has completed additional portions of the required public improvements and has requested a commensurate reduction to the corresponding security deposit. Therefore, the developer is seeking approval of the following:

Authorization for a reduction of the public improvement security deposit.

KEY ISSUES:

- The Petitioner has completed additional public improvements, as outlined in their Subdivision Improvement Agreement and Final Engineering Plans, for Olms Corner Subdivision. The Village Engineer has inspected the improvements and approved the reduction request.
- The \$15,320.48 reduction request includes the required water service and additional utility work. The remaining funds will ensure the completion for all the remaining public improvements for the subdivision.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the Resolution granting a Security Deposit Reduction.

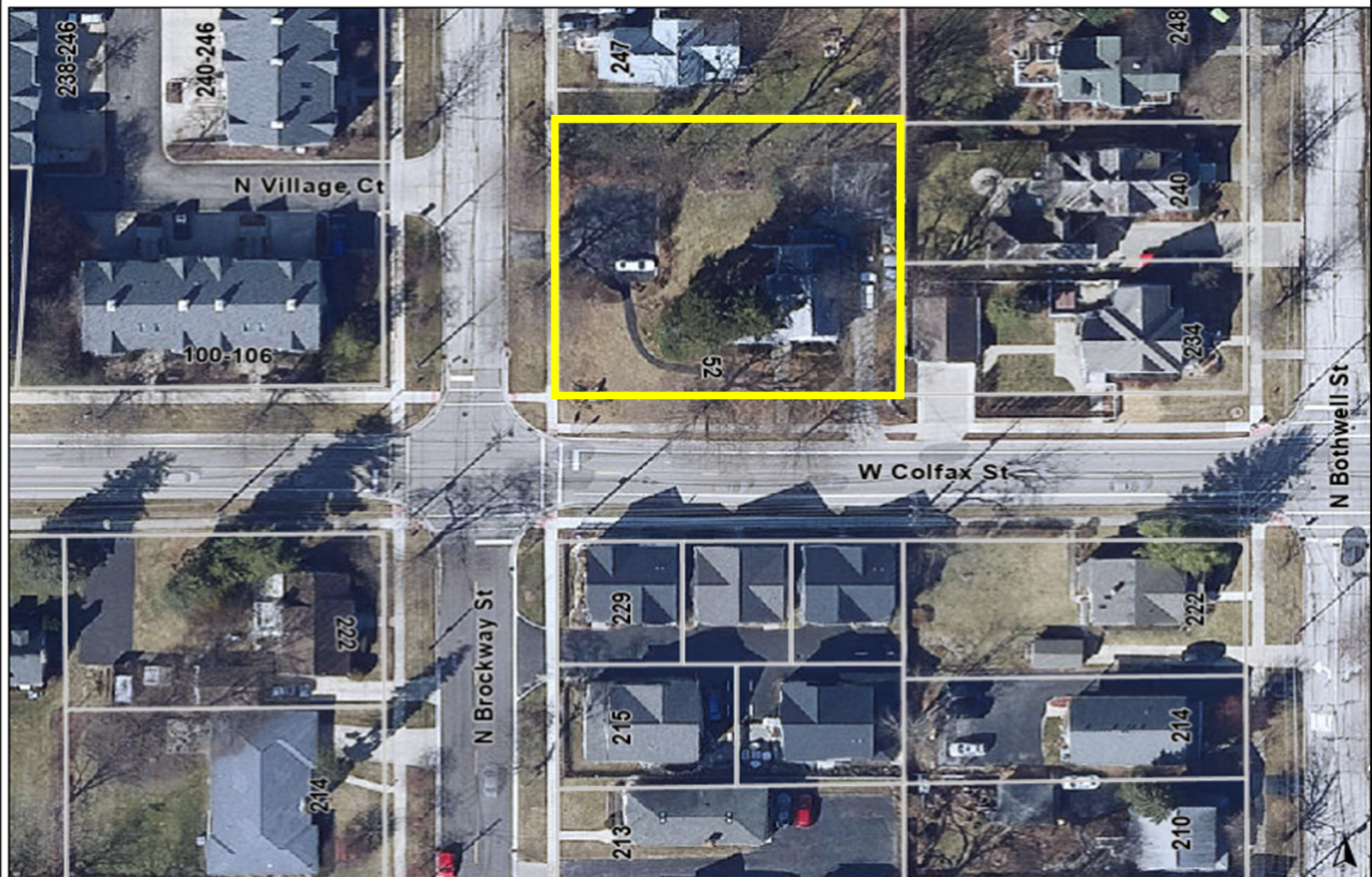
ACTION REQUIRED:

A motion to approve a resolution granting a reduction of the security deposit for Olms Corner Subdivision.

ATTACHMENTS:

1. Aerial Map
2. RES - Reduction of Security Deposit for OLMS Subdivision

GIS Consortium 52 W. Colfax Street



0 100 200 ft

Print Date: 3/2/2023

RESOLUTION NO. _____

**RESOLUTION AUTHORIZING A REDUCTION OF SECURITY DEPOSIT FOR
OLMS CORNER SUBDIVISION, PURSUANT TO THE VILLAGE OF PALATINE
MUNICIPAL CODE, APPENDIX B, SUBDIVISIONS, SECTION 9.02**

**WHEREAS, on the 6th day of May, 2024, GWR Enterprises LLC for
good and valuable consideration agreed to install certain public
improvements in the Olms Corner Subdivision; and**

**WHEREAS, pursuant to Section 9.02 of Appendix B of the Palatine
Municipal Code, an owner or developer of a subdivision is required to
deposit certain security or evidence thereof with the Village of Palatine to
guarantee the installation of such public improvements; and**

**WHEREAS, in the matter of the Olms Corner Subdivision, located at
52 W. Colfax Street, a Security Deposit in the amount of \$103,010.96 was
deposited with the Village of Palatine on the 6th day of May 2024 to ensure
the completion of the project improvements; and said security deposit was
reduced down to its current amount of \$37,714.16 in November 2024.**

**WHEREAS, GWR Enterprises LLC has completed additional required
public improvements, which were inspected and accepted by the Village
Engineer and has therefore applied for another reduction of the letter of
credit in the amount of \$15,320.48; and**

WHEREAS, an inspector with the Village's Engineering Department has inspected the public improvements and has found these improvements to have been satisfactorily completed.

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

SECTION 1: Approval pursuant to the Palatine Municipal Code, Appendix B Section 9.02 be and is hereby granted for the public improvements having a value of \$15,320.48 and the letter of credit is hereby reduced to \$22,393.68.

PASSED: This _____ day of _____, 2025.

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

Mayor

ATTESTED and FILED in the Office
of the Village Clerk this _____
day of _____, 2025.

Village Clerk

Consider an Ordinance Granting a Special Use to Permit a Fence to be Set Back Eight Feet from the Side Lot Line Abutting a Street at 550 E. Knox Street

BACKGROUND:

The Subject Property, located in the Shenandoah North Planned Development, follows the Village's R-2 Single-Family District standards. The Petitioner applied for a building permit to replace and extend an existing non-conforming 5' open-style picket fence with a solid 6' vinyl fence. Staff failed the building permit, as the proposed fence required zoning relief for design and setback.

Per code, non-conforming fences may be replaced in the same location, with the same height and level of openness. The previous fence was initially installed in 2001 and replaced in 2017. In this instance, the Petitioner applied for a permit to increase the fence height, change the level of openness (5' picket to 6' solid vinyl), and extend the solid fence to the front of the home. Therefore, the building permit application failed, as zoning relief (special use for a fence in the side yard abutting a street) would be required. Staff also contacted and discussed the zoning relief requirements with the contractor and building permit applicant, while the property owner was also listed as a contact.

Despite the failed building permit and direct Staff comments, the fence was installed according to the proposed plan, without the required zoning relief or building permit. Therefore, the Petitioner is requesting approval of the following:

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.

KEY ISSUES:

- The previously existing fence was a 5' picket-style fence surrounding the rear yard of the home. In the absence of the required zoning relief and building permit, the Petitioner removed the existing fence and installed a 6' vinyl fence along the initial location of the previous fence, with an additional extension of approximately 38 feet along Delgado Drive to the front corner of the home.
- The installed fence is located approximately eight feet from the side yard abutting a street lot line (Delgado Drive), instead of the minimum required 20 feet. The opacity, extension to the front of the home, and increased height from the previous fence were all changed significantly from the previous fence.
- Additionally, per code, landscaping is required for fences less than 10 feet from the lot line. While there are two existing trees located in this area of the property, additional landscaping will be required.
- As required, the property owner was cited for installing the fence without

complying with the applicable zoning requirements and in the absence of an approved building permit.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Public Hearing: Planning & Zoning Commission (PZC) meeting on October 14, 2025.

Residents testifying: None.

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

ACTION REQUIRED:

A motion to approve an Ordinance Granting a Special Use to permit a 6-foot solid vinyl fence to be set back 8 feet from the side lot line abutting a street for the property at 550 E. Knox Street.

ATTACHMENTS:

None