



PLANNING AND ZONING COMMISSION

NOVEMBER 11, 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. APPROVAL OF MINUTES

- A. Planning and Zoning Commission — Regular Meeting — October 28, 2025 7 PM

IV. PUBLIC HEARING

- A. 524 N. Rohlwing Road

- 1. Special use to permit a rear setback of 23 feet, instead of the minimum required rear yard setback of 40 feet.

- B. 21 W. Wilson Street

- 1. Special Use Amendment to permit the expansion of a Medical Office (Physical Therapy).

- C. 519 S. Consumers Avenue

- 1. Special Use to permit an indoor sports and recreational facility.

V. PUBLIC COMMENT

VI. ADJOURNMENT



PLANNING AND ZONING COMMISSION

OCTOBER 28, 2025 AT 7:00 PM

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MINUTES

REGULAR MEETING

7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. DRAFT PZC Minutes - 10/14/25

The Planning and Zoning Commission discussed the draft minutes.

For the Variation application at 502 N. Brockway Street, Commissioner Roth-Wurster requested that the minutes reflect the "iron pipe" in the rear yard used to locate the corner point of the lot and not the drain pipe referenced in the DRAFT minutes.

For the petition at 550 Knox Street, the Planning and Zoning Commission reiterated that the project was evaluated as a new request.

The minutes were subsequently approved with Staff review.

IV. PUBLIC HEARING

A. 42 W. Robertson Street

1. Variation to permit a driveway to be setback one foot, instead of the minimum required 2 feet, pursuant to Section 7.04 (i)(2) and a Variation to permit lot coverage of 55%, instead of the maximum permitted coverage of 45%.

VAR-000216-2025 – 42 W Robertson St.

Notice was published in the Journal & Topics on October 9th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application
2. Plat of Survey
3. Proof of Ownership

4. Site Plan
5. Letter of Support
6. Public Notice

Mr. Auer provides background on the request and states the petitioner is requesting to expand the existing driveway by two feet with paver stones. The proposed driveway will be setback 1' from the nearest lot line, instead of the required 2' setback set forth in the driveway regulations. The proposal also conflicts with lot coverage maximum for the "R-2" zoning district as the final lot coverage following the proposed installation will cover 55% of the subject lot instead of maximum of 45%.

Sworn in petitioner: Kelly Schnell, Owner – 42 W Robertson St.

Mr. Schnell stated he purchased his house last June and noted that some modifications to the landscaping are needed. There is a space between the two lots with approximately 50 elm trees that are over 30 years old. Removing them would be a big change to the property's appearance.

He mentioned establishing a good relationship with his neighbor. He refers to a site plan and explains that the area to the left of the yellow line was planted by him, though it extends slightly onto the neighbor's side.

Mr. Schnell also discussed his plan to install two paver ribbons, referencing a similar layout he had at his previous home at 349 N Plum Grove. He said it was one of his favorite features because it provided both function and safety for his family while also being aesthetically pleasing.

His neighbors, David and Margaret, understand the project and are aware that the new paver area would be located near the property line.

Mr. Schnell explained that his driveway is only 10 feet wide, which requires parking all the way to one side in order to exit the vehicle. The paver ribbons would make it easier to maneuver around the cars.

Commissioner Kolososki clarified the square footage of the existing lot coverage and noted that the property already exceeds the maximum allowed for the "R-2" zoning district, with coverage increasing from 4,254 square feet to 4,492 square feet—already above the 45% limit. He added that the proposed 238 square feet is not equivalent to 10%.

Mr. Auer confirmed that the existing conditions already exceed the maximum lot coverage for "R-2" zoning at 52% for existing coverage, and adding the 238 square-foot paver ribbon would further increase the nonconformity to 55% of lot coverage.

Chairman Wood noted that a patio had been removed and requested the size of the patio that had been removed.

Mr. Auer and the homeowner were unable to confirm the square footage of the patio that was removed.

Mr. Schnell stated that the patio was removed to expand the amount of green space in the backyard for the children and for entertaining purposes.

Chairman Wood reiterated that the property already exceeds the permitted lot

coverage.

Mr. Schnell commented that one of the challenges of owning an older home is that the rear garage and the driveway leading to it consume a significant portion of the lot coverage allowance.

Mr. Auer explained that the request is to construct a 2-foot-wide paver ribbon to expand the existing driveway. The proposal encroaches on two zoning regulations: the required 2-foot minimum driveway setback and the maximum 45% lot coverage permitted in the "R-2" district.

He noted that the review of this request considers both the unique circumstances of the property and any potential impact on surrounding properties. The positioning of the home on the lot limits the available driveway width, resulting in a substandard driveway compared to contemporary driveway designs.

Mr. Auer further stated that the rear garage requires a long driveway, which contributes significantly to the overall lot coverage. He clarified that there will remain a one-foot open space between the proposed paver ribbon and the property line. A letter of support was received from the adjacent neighbor for this project. To display the proposal's conformity to the surrounding character, Auer referenced an approved petition in the nearby area. This proposal included an old, small-width lot where a 1.5-foot driveway expansion was approved. This request is comparable and staff does not foresee that it will adversely affect the character of the surrounding area.

Commissioner Friedman sought clarification regarding the lot coverage calculations.

STAFF RECOMMENDATION:

The applicant is requesting to widen the existing driveway at the subject property. The expansion will result in an encroachment upon the minimum two-foot setback for residential driveways. The principal structure and driveway are positioned near a lot line and does limit the owner's ability to expand the driveway in either direction. The proposed improvements will exceed the lot coverage maximum for the respective zoning district. Staff does not anticipate the request to conflict with the standards for variations. Therefore, Staff recommends approval of the requested variation with the following conditions:

1. The variation shall substantially conform to the plans prepared by the petitioner, except as such plans may be changed to conform to Village Codes and Ordinances.

Following staff reading the recommendation, Mr. Schnell asked for clarification regarding the lot coverage.

Commissioner Friedman observed that there may have been a transposed number in the initial figures.

After recalculating, Mr. Auer determined that the lot coverage following the proposal would be approximately 52% (Staff's standard practice is to round up - calculation is 51.5%). The new lot coverage maintains the need for zoning relief, as it exceeds 45%

lot coverage.

Commissioner Friedman noted that the public notice referenced a request for 55% lot coverage. However, the new lot coverage does not conflict with the legality of the notice. Mr. Auer agreed. The updated lot coverage is still within the scope of the published notice and staff recommendation. The new lot coverage (52%) remains valid for the Commission to review and make a recommendation to the Village Council.

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 stated that the request makes sense, noting that it prevents the need to step out of the driver's side into mud. He added that the neighbor's approval supports the request and that this is not an uncommon issue on narrow, substandard lots in the R2 district. He viewed the proposal as a good solution. Commissioner Roth-Wurster stated that the project would not alter the character of the neighborhood. She noted that older homes were built when cars were smaller, and the lot configuration creates a unique circumstance that meets the standards for a variation.

Commissioner Friedman observed that the neighbor most affected by the request has expressed support and engaged in discussions with the applicant.

Chairman Wood commented that the property is narrow but long, which contributes to the lot coverage challenge. She added that the proposal provides a practical solution for maneuvering vehicles and bicycles and meets the standards for a variation.

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 10th, 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

V. PUBLIC COMMENT

VI. ADJOURNMENT

524 N. Rohlwing Road**STAFF REPORT:**

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ryan Auer

PETITIONER: Donna Durkin, Archadeck of Chicago (Contractor)

PLAN NUMBER: SU-000223-2025

BACKGROUND:

The Petitioner is proposing to construct a 182 square-foot addition at the rear of the existing residence. The addition will be set back from the rear lot line at a distance of 23 feet. Therefore, the Petitioner is requesting:

1. Special use to permit a rear setback of 23 feet, instead of the minimum required rear yard setback of 40 feet.

KEY ISSUES:

- The subject property is zoned “R-2”, Single-Family District and is approximately 9,003 square feet in size. The property currently contains a for single-family home and related improvements, including an attached deck in the rear yard.
- The Petitioner is seeking Special use approval to permit a rear yard setback reduction to construct an addition onto the rear of the home.
- The addition consists of an enclosed porch and a renovated deck. The enclosed porch is categorized as part of the principal building and is therefore subject to applicable regulations. The proposed addition will be set back approximately 23 feet from the rear lot line, encroaching on the required minimum 40-foot rear setback for the “R-2” zoning district. The deck renovation will not expand beyond its existing footprint and does not conflict with zoning regulations.
- Presently, the principal structure is located 37 feet from the rear lot line and is legally non-conforming and below the minimum R-2 rear yard required setback of 40 feet.

- To evaluate the proposal's alignment with the surrounding area, Staff analyzed nearby properties. During review, staff confirmed multiple properties with rear yard setbacks below the minimum required 40 feet. The calculated average rear yard setback among these properties was 26.8 feet. Each of the referenced properties are zoned "R-2", Single Family Residential district.
- The proposed addition does not conflict with any other area and bulk regulations set forth by the Zoning Ordinance for residential structures.

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:

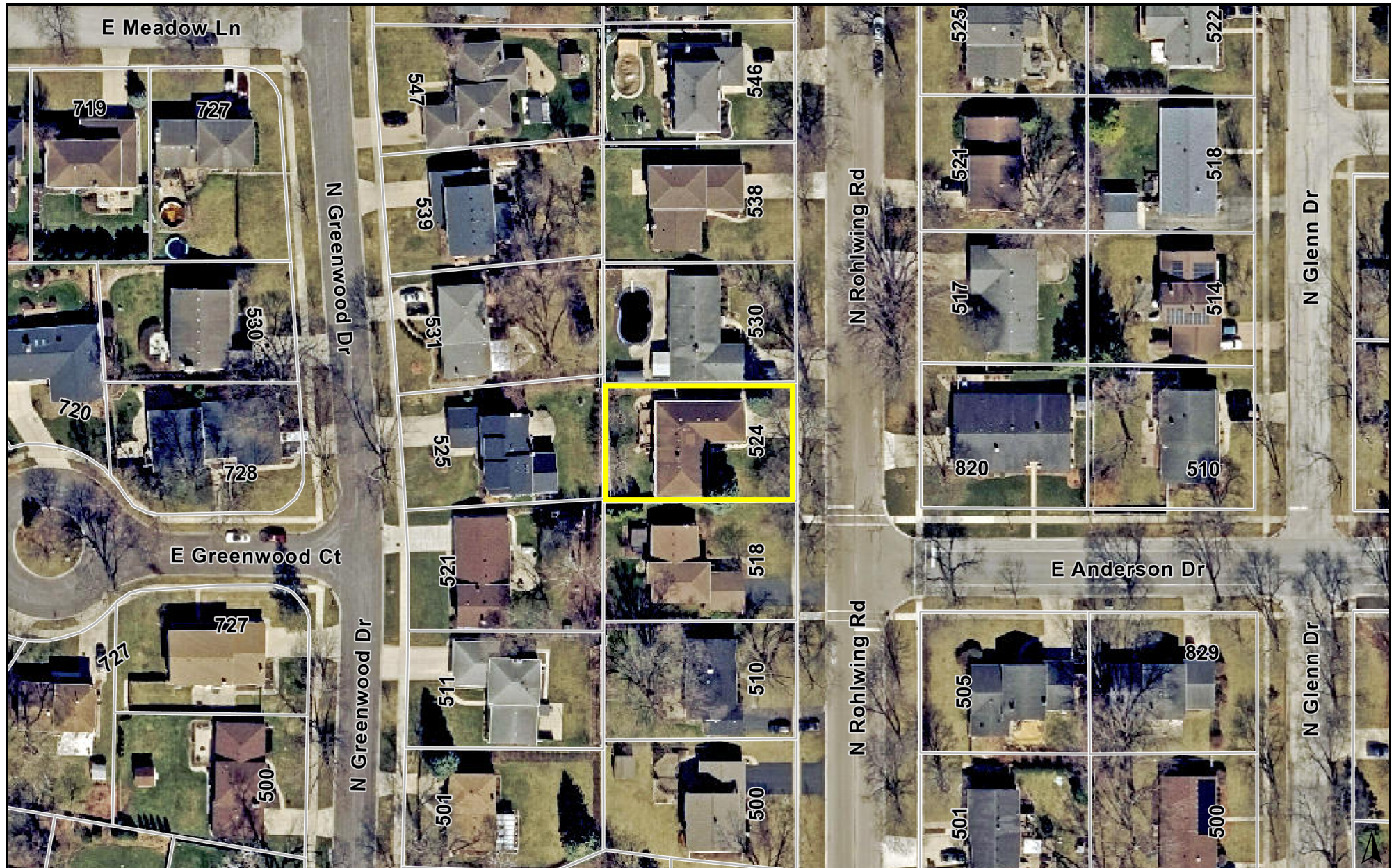
The proposed addition is set back at a distance similar to the rear yard setback of nearby residential properties. Staff did not identify any other negative impacts to the surrounding neighborhood. Furthermore, the proposal complies with the lot and building coverage limitations and does not conflict with the other remaining bulk standards of the "R-2" zoning district.

Therefore, Staff recommends approval of the proposed Special use, subject to the following conditions:

1. The Special Use shall substantially conform to the plans prepared by the Petitioner, dated 10/09/2025, except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

1. Aerial Map
2. Application
3. Site Plan
4. Plat of Survey
5. Architectural Plans
6. Public Notice



0 150 300
ft

Print Date: 11/6/2025

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

Donna Durkin

Business Name (if applicable)

Archadeck of Chicagoland

Subject Property Address

524 N. ROHLWING RD

Please provide a description of your proposed request:

ReDecking existing left-hand side of deck. Construction of new screened porch on right hand side of deck.

Petitioner Justification

Special Uses shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

That use deemed necessary for the public convenience at that location. Explain:

This is a residential property and will not negatively impact the public convenience.

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

The proposed project will not affect public health, safety, or welfare. Screened porch follows a similar footprint to existing deck.

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

The proposed project will not negatively affect 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.

The proposed project does not involve the property fencing.



PROPERTY ADDRESS: 524 N ROHLWING PALATINE, ILLINOIS 60074

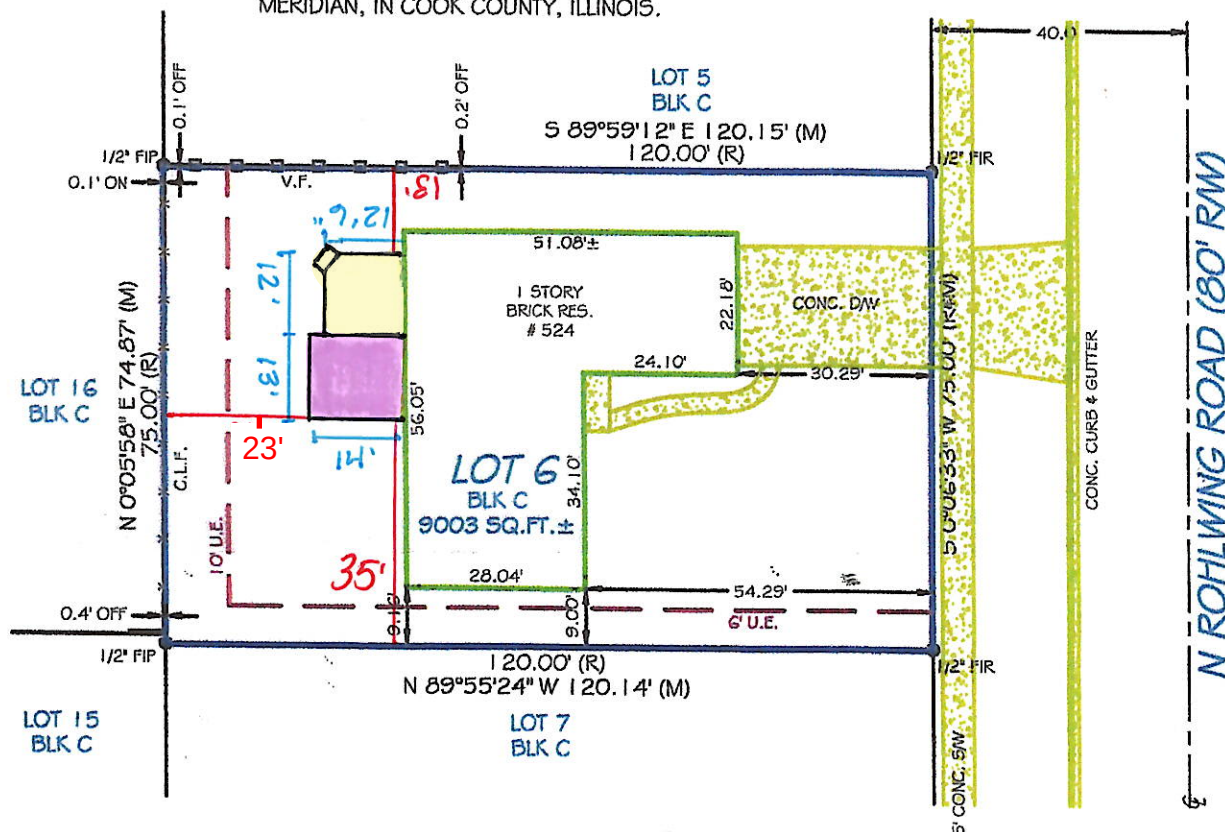
SURVEY NUMBER: 1703.0356

FIELD WORK DATE: 3/9/2017
17030356

REVISION DATE(S): (REV.0 3/10/2017)

BOUNDARY SURVEY
COOK COUNTY

LOT 6 IN BLOCK C IN MEDALLIST PARK, 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.



 = redeck
 = screened porch

STATE OF ILLINOIS } ss
COUNTY OF GRUNDY }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS
TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY
SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 9TH DAY OF
MARCH, 2017 AT 316 E. JACKSON STREET IN MORRIS, IL 60450.

Kenneth Kennedy

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2018
EXACTA LAND SURVEYORS LB# 5763



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.





PROPERTY ADDRESS: 524 N ROHLWING PALATINE, ILLINOIS 60074

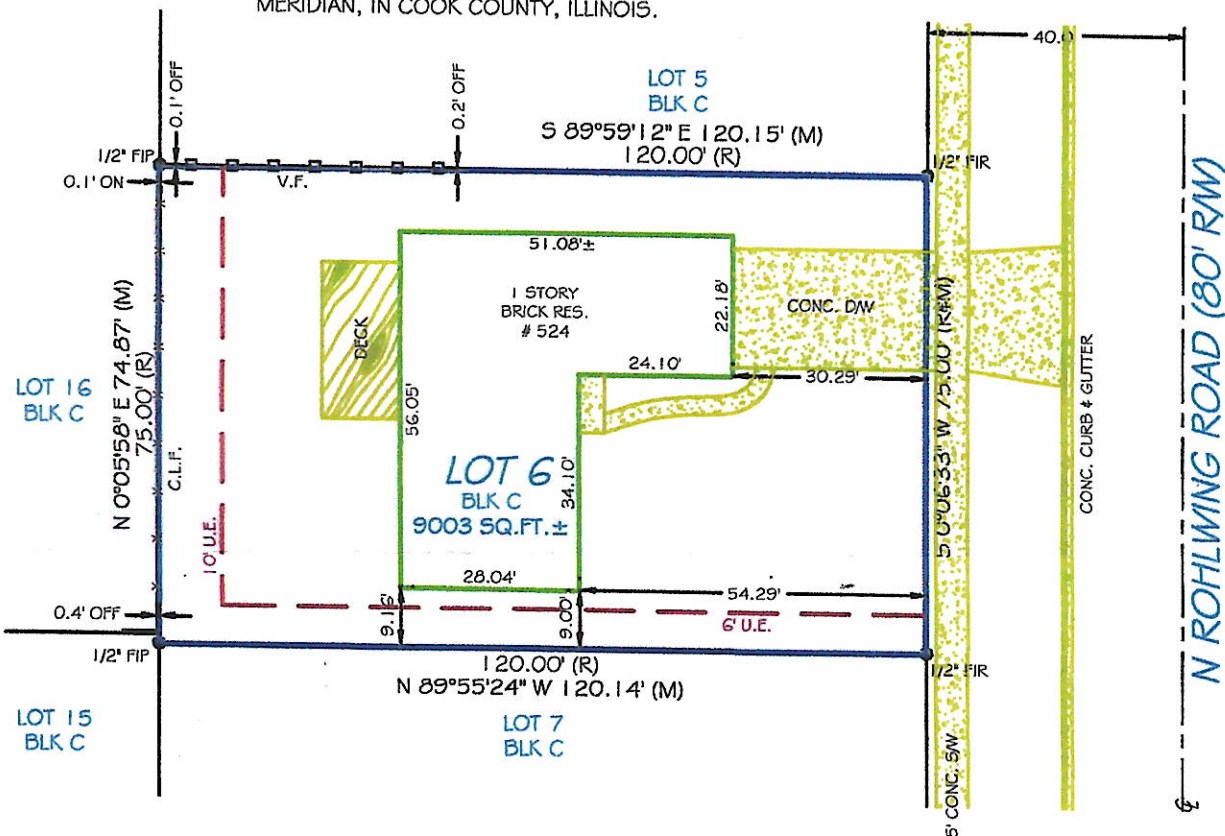
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COUNTY OF GRUNDY

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TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY
SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 9TH DAY OF
MARCH, 2017 AT 316 E. JACKSON STREET IN MORRIS, IL 60450.

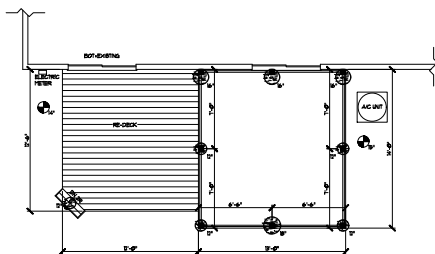
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ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
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EXACTA LAND SURVEYORS LB# 5763

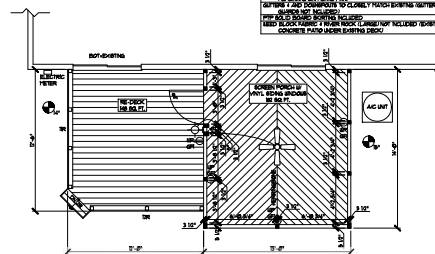


GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

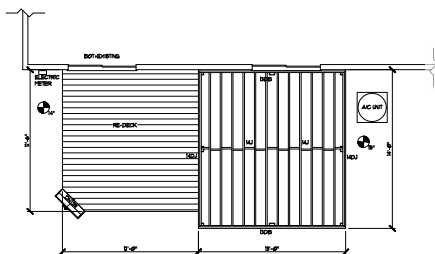




FOUNDATION PLAN



FLOOR PLAN



FRAMING PLAN



outdoor living

INTEGRITY ENTERPRISES, INC.

d.b.a. Archadeck of Chicagoland

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DESIGN LOAD CRITERIA

FOOTING/FOUNDATION LOADS	CEILING	P.A.R.
MINIMUM UNIFORM LOAD	MINIMUM UNIFORM LOAD	10
MINIMUM POINT LOAD	MINIMUM POINT LOAD	10
MINIMUM WIND LOAD	MINIMUM WIND LOAD	10
MINIMUM SNOW LOAD	MINIMUM SNOW LOAD	10
MINIMUM ICE LOAD	MINIMUM ICE LOAD	10
MINIMUM FLOOD LOAD	MINIMUM FLOOD LOAD	10
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MINIMUM COSMIC RAY RISK RISK LOAD	MINIMUM COSMIC	

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 524 N. ROHLWING RD.



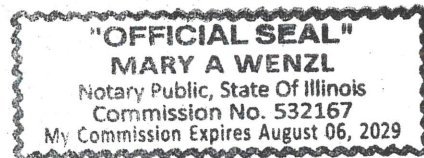
County of COOK

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 23RD day of OCTOBER, A.D. 2025, and the last publication thereof was made on the 23RD day of OCTOBER, 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 23RD day of OCTOBER, A.D., 2025.

By Todd Wassell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 23RD day of OCTOBER, 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, November 11th, 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 rear setback of 23 feet, instead of the minimum required rear yard setback of 40 feet.

The property is commonly known as 524 N. Rohlwing Road.

The Petitioner is proposing to construct a 182 square-foot “three season” room on the rear of the primary structure – constructed on a portion of the existing deck area. This construction will include expanding the depth of the existing rear deck by 2 feet into the rear yard.

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

FILE #: SU-000223-2025 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 23rd day of October 2025

RA

21 W. Wilson Street**STAFF REPORT:**

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Cathy Irwin, Illinois Bone & Joint Institute

PLAN NUMBER: SU-000211-2025

BACKGROUND:

The Subject Property is zoned Planned Development and is an existing tenant space, within the Providence of Palatine building. The Planned Development Ordinance follows the B-2 use lists and standards. The Petitioner is proposing to expand the Physical Therapy Office (Illinois Bone & Joint Institute) into a previously unoccupied tenant space. Therefore, the Petitioner is requesting approval of the following:

Special Use Amendment to Ordinance #O-104-18 to permit an expansion of a Medical Office (Physical Therapy)

KEY ISSUES:

- The existing tenant space at 25 W. Wilson Street is approximately 2,965 square feet. The Petitioner is requesting to expand into the neighboring tenant space at 21 W. Wilson Street, which would add approximately 2,324 square feet, for a total area of 5,289 square feet.
- The proposed floor plan reflects an expansion of the existing services while utilizing the current check-in and waiting area.
- The proposed staffing includes six employees on-site at any given time (three to four clinicians and two administrative staff). Business hours are Monday through Friday, 6:30 AM to 7:30 PM, closed on Saturday and Sunday. The business plan anticipates serving up to 40 clients per day.

	21 W Wilson Street	25 W Wilson Street	Total
Staff	3 -4 clinicians 2 Admin, 2 Techs	3 clinicians 1 Admin	6-7 clinicians 3 Admin.2 Techs
Clients Per Day	~40	~40	~80
Hours of Operation	M-F 6:30 AM - 7:30 PM	M-F 6:30 AM - 7:30 PM	
Square Footage	2,324 Square Feet	2,965 Square Feet	5,289 Total

- Per the Zoning Ordinance, the parking requirement increases from 8 to 18 spaces based on the busin
- ess use standard of one space per 300 square feet. However, the Subject Property is located within the Central Business District, where the Administrator may review the parking requirements. Staff conducted multiple on-street parking counts in the immediate and surrounding area and found that adequate parking is available.
- Staff is again recommending a condition that employees utilize the Downtown employee parking lot and the municipal parking resources in the Downtown area — parking lot E — which is adjacent to the proposed tenant space.

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:

Illinois Bone & Joint Institute, which operates several offices throughout the Chicagoland area, is proposing to expand its existing location within the Providence Building. The existing medical office use, as well as neighboring uses, have not experienced any parking deficiencies. In addition, Staff's observations of parking conditions in the surrounding area indicate that adequate parking is consistently available.

Therefore, Staff recommends approval of the proposed Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the floor plan and business plan submitted by the Petitioner, except, as such plans may be changed to conform to Village Codes and Ordinances.
2. All employees of Illinois Bone & Joint shall enroll in and utilize the designated downtown employee parking areas.

ATTACHMENTS:

1. Aerial Map
2. Special Use Application
3. Plat of Survey
4. Floor Plan
5. Business Plan
6. O-104-18
7. Public Notice



0 100 200
ft

Print Date: 11/3/2025

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

Cathy Irwin

Business Name (if applicable)

Illinois Bone & Joint Institute

Subject Property Address

21 W Wilson Street

Please provide a description of your proposed request:

Build out the vacant space into a physical rehabilitation office with exam rooms, reception area, and relevant equipment.

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:

Yes. Providing additional services for ease of mobility in the downtown area.

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

Yes. Appropriate medical and local health standards and codes will be upheld.

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

No. This is an office and will not cause a decrease in 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.

N/A

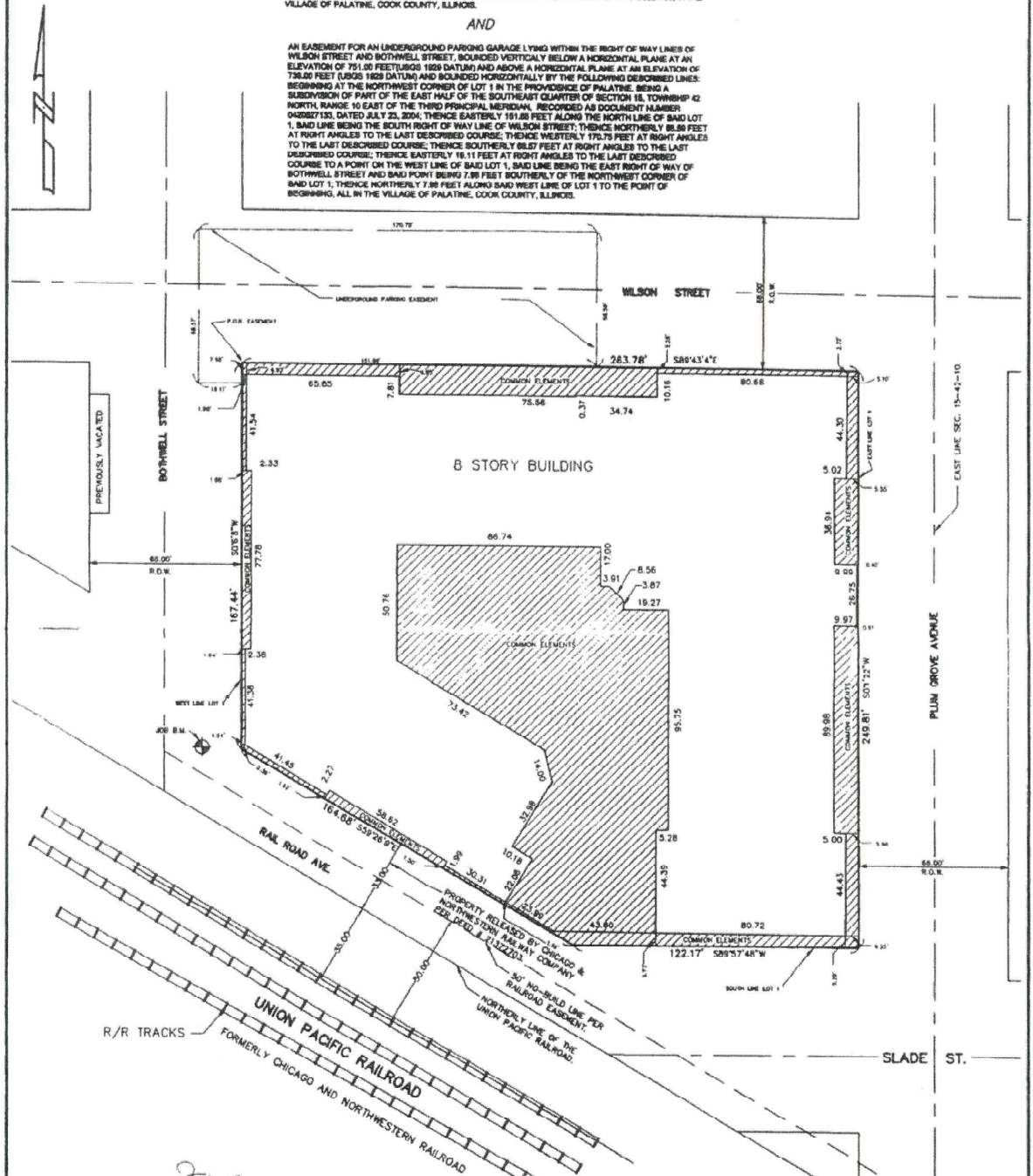
THE PROVIDENCE OF PALATINE A CONDOMINIUM

OF

LOT 1 IN THE PROVIDENCE OF PALATINE BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE
SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL
MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 23, 2004 AS DCC. NO. 040527133, IN THE
VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS.

AND

AN EASEMENT FOR AN UNDERGROUND PARKING GARAGE LYING WITHIN THE RIGHT OF WAY LINES OF
WILSON STREET AND BOTHWELL STREET, BOUNDED VERTICALLY BELOW A HORIZONTAL PLANE AT AN
ELEVATION OF 751.00 FEET (UDS 1929 DATUM) AND ABOVE A HORIZONTAL PLANE AT AN ELEVATION OF
736.00 FEET (UDS 1929 DATUM) AND BOUNDED HORIZONTALLY BY THE FOLLOWING DESCRIBED LINES:
BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN THE PROVIDENCE OF PALATINE, BEING A
SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 42
NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NUMBER
040527133, DATED JULY 23, 2004; THENCE EASTERLY 151.88 FEET ALONG THE NORTH LINE OF SAID LOT
1, SAID LINE BEING THE SOUTH RIGHT OF WAY LINE OF WILSON STREET; THENCE NORTHERLY 88.86 FEET
AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE; THENCE WESTERLY 170.75 FEET AT RIGHT ANGLES
TO THE LAST DESCRIBED COURSE; THENCE SOUTHERLY 88.07 FEET AT RIGHT ANGLES TO THE LAST
DESCRIBED COURSE; THENCE EASTERLY 18.11 FEET AT RIGHT ANGLES TO THE LAST DESCRIBED
COURSE TO A POINT ON THE WEST LINE OF SAID LOT 1, SAID LINE BEING THE EAST RIGHT OF WAY OF
BOTHWELL STREET AND SAID POINT BEING 7.89 FEET SOUTHERLY OF THE NORTHWEST CORNER OF
SAID LOT 1; THENCE NORTHERLY 7.89 FEET ALONG SAID WEST LINE OF LOT 1 TO THE POINT OF
BEGINNING, ALL IN THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS.



Survey
BEARINGS ARE ON ASSUMED BASIS.

PRECISION
LAND SURVEYORS, INC.
803 E. BURNETT ROAD
ISLAND LAKE, IL 60042
(847) 467-0500

DRAWING NO.: P20101-100-9
ORDERED BY: HANCO DEVELOPMENT

DRAWN BY: A.J.T.S.
FIELDWORK COMPLETED: 2-14-2006

RECORDS FROM PLAT OF SUBDIVISION
SCALE: 1"=30'

NOTES:

ADDITIONAL NOTES:
THE PLANS NOT ON THIS INSTRUMENT
RE CORNER OF BOTHWELL AND RAILROAD AVENUE
ELEVATION = 704.00

LOT 1
80181.70 SQ.FT.

Additional notes and remarks about
the work shown hereon shall be
in accordance with the provisions
of the Surveying Act of the State
of Illinois.

CONVEYANCE OF THE EASEMENT
AND EASEMENT NOT BEING
MADE BY THIS INSTRUMENT
AND EACH PARTY'S SOLE RESPONSIBILITY
TO MAINTAIN THE EASEMENT
AND EASEMENT NOT BEING
MADE BY THIS INSTRUMENT

AFTER RECORDING RETURN TO
PRECISION LAND
SURVEYORS, INC.
803 E. BURNETT ROAD
ISLAND LAKE, IL 60042

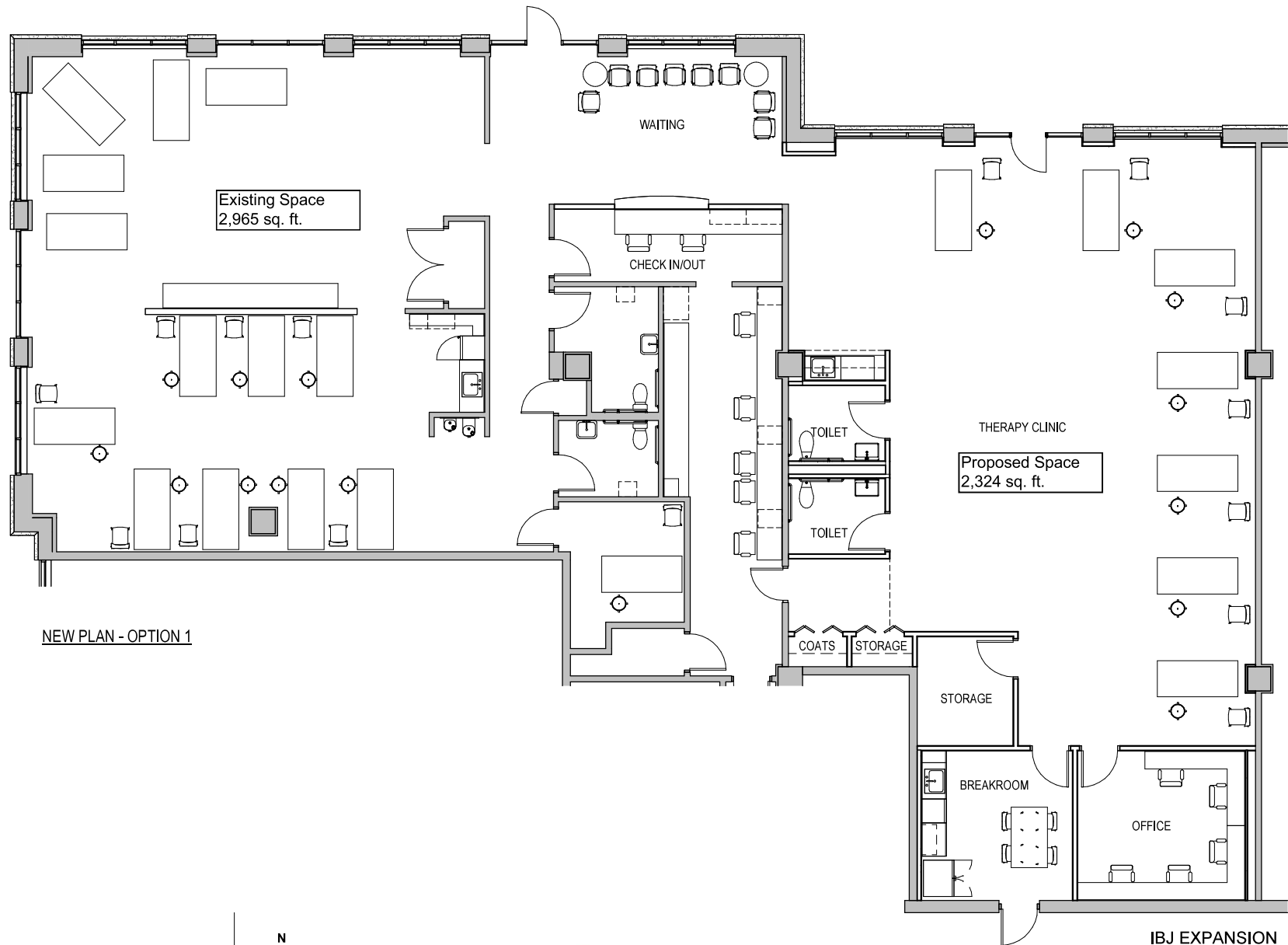


STATE OF ILLINOIS
COUNTY OF LAKE

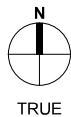
I, DAVID A. HENSEL, AN ILLINOIS REGISTERED LAND
SURVEYOR, CERTIFY THAT THIS SURVEY WAS MADE ON
THE GROUND, AND THAT THE DRAWING HEREON IS A TRUE
AND CORRECT REPRESENTATION OF SAID SURVEY AND IS
IN ACCORDANCE WITH THE ILLINOIS CONDOMINIUM
PROPERTY ACT.

DATED THIS 22ND DAY OF MARCH, 2006.

DAVID A. HENSEL
REGISTRATION NO. 055-02747
EXPIRES 11-30-08



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



SCALE: 1/8" = 1' 0"
0' 2' 4' 8'



**ILLINOIS
BONE & JOINT
INSTITUTE®**

25 W. WILSON STREET
PALATINE, IL 60067
10.31.2025 Project #: 25060

SK-01

Illinois Bone and Joint Institute, LLC
Village of Palatine - Special Use Application
Business Plan/Project Description
Expansion into 21 W Wilson, Palatine IL, 60067

Illinois Bone and Joint Institute LLC was founded in 1990 and is one of the largest orthopedic group practices in the state of Illinois. IBJI offers specialized musculoskeletal care for pediatric and adult patients. With 35 physician offices and 46 rehabilitation offices spread across the greater Chicago region, we are able to provide pain management services, rheumatology and care for orthopedic diagnosis.

We opened our location at 25 W Wilson in 2018, offering skilled Physical Therapy services to members of the Palatine community. That facility has outgrown the space and our patient community has expanded further west into Palatine and neighboring communities. That has created more demand for our services and the space cannot accommodate adding additional patients and or staff.

IBJI is proposing to expand our current location to meet the demands of our patient community for their recovery from injury or surgery. We currently have an active lease agreement to consume the suite immediately adjacent, 21 W Wilson, which will provide an extra 2,324 sq feet. Thus, our total occupancy will be 5,289 sq feet. The lease agreement is included as part of our application. Also enclosed with the application you will find our space concept plan of what the combined units will look like in the finished product.

This expansion will allow for a larger reception area and double the space to provide patient care. A complete picture of the impact on staffing/square footage is reflected in the table below. Our hours of operation will stay the same, 6:30am - 7:30pm.

	21 W Wilson Street	25 W Wilson Street	Total
Staff	4 Clinicians, 2 Admin, 2 techs	3 Clinicians, 1 Admin	7 clinicians, 3 Admins, 2 techs
Clients per day	approximately 40	approximately 40	approximately 80
Hours of Operation	M-F 6:30am - 7:30pm	M-F 6:30 am - 7:30 pm	
Square Footage	2,324 Square Feet	2, 965 Square Feet	5,289 Total

In 2024, the current location was able to accommodate 9,327 visits. This additional space should allow for us to double that patient access over the year timeline, providing post injury care to those in need of assistance reaching their goals to achieve a more active lifestyle.

ORDINANCE NO. O-104-18

**AN ORDINANCE GRANTING A SPECIAL USE AT
25 W. WILSON STREET**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on September 4, 2018**

ORDINANCE NO. O-104-18

**AN ORDINANCE GRANTING A SPECIAL USE
25 W WILSON STREET**

WHEREAS, upon petition of owners of said property, a public hearing was held by the Zoning Board of Appeals on August 14, 2018, in accordance with the Zoning Ordinance of the Village of Palatine, in such cases made and provided, and said Zoning Board of Appeals having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for a Special Use by Illinois Bone and Joint Institute, LLC (Petitioner) to permit a Medical Office (Physical Therapy) pursuant to Section 11.03 (d) (42) of the Palatine Zoning Ordinance, on the following legally described property:

Lot 1 in the Providence of Palatine being a subdivision of part of the East half of the Southeast quarter of Section 16, Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded July 23, 2004, as Doc. NO. 0420527133 in the Village of Palatine, Cook County, Illinois.

commonly known as 25 W Wilson Street (PIN# 02-15-424-011)

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 Medical Office (Physical Therapy) pursuant to Section 11.03 (d) (42) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

- 1. The Special Use shall substantially conform to the floor plan and business plan submitted by the Petitioner on 04/16/2016, and as amended for hours**

of operation at the Zoning Board Hearing conducted on August 14, 2018 whereby Friday closing time was adjusted to 5:30 p.m. and except as such plans may be changed to conform to Village Codes and Ordinances.

2. Pursuant to the revised business plan and proposed hours of operation, any further changes to the revised hours of operation shall require administrative review and approval by the Village Manager, prior to their implementation.
3. Petitioner shall enroll all employees in and utilize the designated downtown employee parking areas as long as the Village maintains such program.
4. The public on-street parking and municipal parking resources presently available may be used on an availability basis and in accordance with the timing restrictions or permit requirements in place. Nothing herein shall limit the discretion of the Village to amend, alter, or eliminate any such requirement or access to said parking resources.

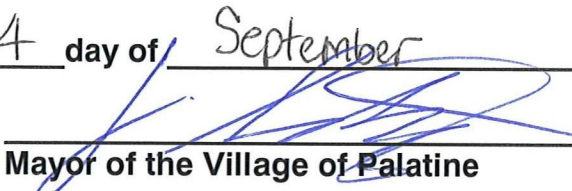
SECTION 2: That a copy of the public notice be attached hereto and form a part of this ordinance.

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 4 day of September, 2018

AYES: 5 NAYS: 1 ABSENT: PASS:

APPROVED by me this 4 day of September, 2018



Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this
4 day of September, 2018



Village Clerk

ILLINOIS BONE AND JOINT INSTITUTE, LLC
Addendum #2 to Special Use Application

I. INTRODUCTION.

Applicant is the Illinois Bone and Joint Institute, LLC, an Illinois limited liability company ("IBJI"). IBJI wants to open a physical therapy branch of their region-wide business at 25 West Wilson Street, Suite C, Palatine, Illinois 60067, in the north side of Downtown Palatine. The property is zoned B-2, General Business District, PUD, and the proposed physical therapy business operation is permitted, but only as a Special Use (see "physical health services," Section 11.03(d)(23)).

IBJI requests a Special Use permit to operate a physical therapy service business as a tenant on the first floor within The Providence.

II. IBJI.

Founded in 1990, IBJI is one of the largest orthopedic group practices in the State of Illinois. With over 90 physicians in every orthopedic specialty, IBJI offers care for children and adults from some of the most accomplished and respected orthopedists in the country. IBJI's 20 locations in Chicago and the north suburbs make it easy to access complete healthcare.

While IBJI offers a full range of orthopedic care, at the 25 West Wilson Street, Palatine location IBJI will be engaging in providing physical therapy services only, focusing on the rehabilitation of patients to relieve pain, improve limited function and regain increased strength resulting from accidents, orthopedic surgeries and accessory health conditions. IBJI prides itself on having a longstanding reputation of providing comprehensive and expert physical therapy care to all of its patients.

III. IBJI's LEASED SPACE.

IBJI intends to lease 2,965 square feet within what is known as "Retail Space C" within The Providence as generally depicted on the floor plan attached hereto as Exhibit A. As can be seen, the layout consists of a small lobby at the entrance to the unit, with a front desk, single staff office and single private treatment room to be located along the east wall of the unit. Patient treatment beds will line the north and west walls of the unit, with exercise equipment and code-compliant bathroom facilities lining the south wall. A more detailed floor plan prepared by IBJI's architect will be provided at the public hearing before the Zoning Board of Appeals.

It is IBJI's understanding that since construction of The Providence Building in 2006, this corner space has always been vacant and has never been leased.

IV. IBJI'S PROJECTED USE.

IBJI's clinic at this location will have operating hours from 6:30 a.m. through 7:30 p.m. from Monday through Friday, with the clinic being closed on both Saturday and Sunday. As far as staffing, at the inception IBJI anticipates it will employ three clinicians (two physical therapists and one rehabilitation technician) along with one receptionist. Each of the three clinicians would likely see 10 scheduled patients a day if fully booked (there will be no "walk-in" patients), with the clinicians staggering their schedules to offer the most options to each patient. Patients are scheduled on half hour intervals and typically are at the clinic for an hour between seeing the clinician and then doing their rehabilitation exercises.

Patients are scheduled so that the next patient coming in tends to replace a patient who is leaving. Typically, the mid-day experiences the most patients because clinician schedules tend to overlap at that time. The following is the anticipated patient volume in the clinic at various points throughout the day assuming full schedules for the three clinicians and maximum efficiency:

<u>Time Slots</u>	<u>Patients Per Hour</u>
6:30 a.m. to 11:00 a.m.	4-5
11:00 a.m. to 3:00 p.m.	6-7
3:00 p.m. to 7:30 p.m.	4-5

Assuming the clinic operations are successful, IBJI has designed the space to ultimately support a total of six clinicians with likely one to two part-time rehabilitation technicians and an additional office employee. Based on IBJI's experience at its other locations, doubling the number of clinicians will not necessarily double the volume of traffic in the clinic at any given time due to scheduling adjustments and additional staggering of breaks and lunches for the clinicians. In the event the maximum six clinicians is achieved, IBJI would anticipate the following patient volumes, again assuming full schedules and maximum efficiency:

<u>Time Slots</u>	<u>Patients Per Hour</u>
6:30 a.m. to 11:00 a.m.	6-7
11:00 a.m. to 3:00 p.m.	9-10
3:00 p.m. to 7:30 p.m.	6-7

V. SIGNAGE.

Consistent with their other clinics, IBJI anticipates having signage on the front exterior of the building with additional IBJI decals on the windows to their space. For illustrative purposes, attached hereto as Group Exhibit B is signage that has been developed for certain other IBJI locations. IBJI will obviously ensure that all signage fully complies with the Village's sign regulations.

VI. THE PROVIDENCE DEVELOPMENT.

The Providence Building is a mixed use commercial and residential development approved by the Village as a planned unit development back in 2004 under Ordinance #O-18-04. The project was undertaken by Hummel Development pursuant to a Tax Increment Finance (TIF) Agreement, and construction was completed in 2006. This project is the tallest building in Downtown Palatine and neighbors lower scale residential neighborhoods to the east and north, and retail/restaurant properties to the west. (Village of Palatine Downtown TOD Plan, 2016, p. 42, hereafter “Downtown TOD Plan”).

The Providence PUD has approximately 18,660 square feet of ground floor commercial leasehold space within 112 residential condominium units.¹

VII. PUBLIC AND PRIVATE PARKING FACILITIES.

A. The Providence Parking.

The residential portion of The Providence provides a total of 197 parking spaces, which exceeds the Village and ITE parking requirements. Thirty-five spaces are provided on-grade under Plum Grove Avenue building, 148 spaces are provided an underground garage under the block, and 14 reserved on-street visitor spaces along Railroad Avenue by Plum Grove Road. (p. 2, Metro Traffic and Parking Study prepared for the Hummel Development Group, LLC dated January 15, 2004).

The approximate 18,660 square feet of The Providence commercial space is served by 60 on-street parking spaces and five spaces within the service alley, for a total of 65 spaces or 3.54 spaces per thousand square feet. The parking study conducted for the “Downtown Land-Use Guide” planning study recommended 3.0 spaces per 1,000 square feet for commercial space, which is exceeded by this development. (p. 3, Metro Traffic and Parking Study prepared for the Hummel Development Group, LLC dated January 15, 2004).

B. Downtown Parking.

The parking resources available today in Downtown Palatine include public on-street and off-street parking, private off-street lots and Metra commuter parking. The Village is responsible for all public parking, including the maintenance and management of the Gateway Center parking garage and commuter parking lots throughout the Downtown area. (Village Downtown Computer Public Parking, publication found at: <https://www.palatine.il.us/2002/Downtown-Commuter-Public-Parking>).

The following is a photograph and excerpt from page 16 of the Downtown TOD Plan and further provides:

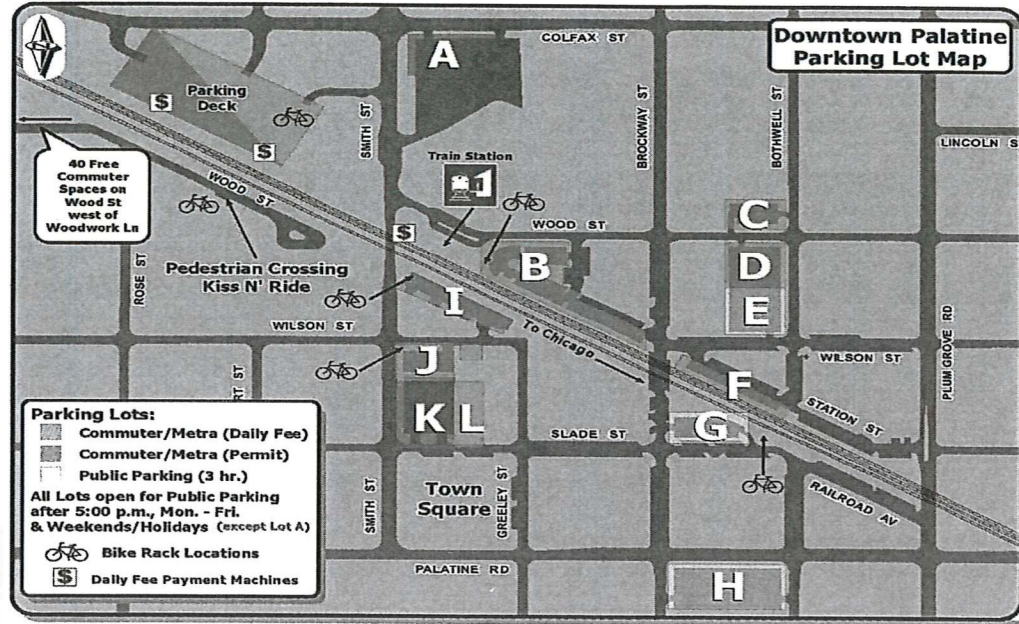
¹ The approximate 18,660 square footage for the first floor commercial space is the square footage figure obtained from IBJI’s landlord. The Downtown TOD Plan references the commercial space square footage to be 18,350.



Based on data provided by the Village and supplemented with field verification, the planning team estimates that there are about 2,960 public and private parking spaces in the area shown in the map above. Of this total number of parking spaces, 7% are on-street spaces, 19% are public off-street spaces, 46% are Metra commuter spaces, and 28% are private spaces. The majority of the spaces, 72%, are located on the north side of the Union Pacific Railroad, and the remaining 28%, is located south of the railroad tracks.

The specific Downtown commuter and public parking lots and spaces throughout Downtown Palatine are depicted on the Downtown Palatine Parking Lot Map appearing below as published by the Village on <https://www.palatine.il.us/DocumentCenter/View/164>:

Date: Tuesday, November 1, 2016



Those areas identified as commuter parking lots are open to the general public on nights (after 5:00 p.m.) and on weekends (except for Lot A). Lot E, immediately kiddy-corner from the proposed IBI leasehold, is a general public parking lot with a three-hour parking limit. In addition to Lot E and the 65 street parking spaces at The Providence, other on-street parking spaces exist with a variety of time restrictions.

Consistent with the Village's approval of the Evolve Chiropractic special use within The Providence, IBI will agree to have all of its employees enroll in and utilize the Downtown employee parking areas.

VIII. 35% NON-RETAIL RESTRICTION.

When originally approved in 2004 by the Village, Section 8.7 of the Redevelopment Agreement for the TIF required that the primary business of all tenants to be located on the first floor be retail sales generating uses or restaurant uses. (See Ordinance #O-20-04, p. 16, ¶ 8.7). Section 9.8 of the Redevelopment Agreement went on to specify that the Developer shall lease or sell the commercial space to only tenants or buyers whose uses generated sales tax as a principal part of their business. (Ordinance #O-20-04, p. 21, ¶ 9.8).

Shortly after The Providence was actually constructed in 2006, it became clear to the Developer and the Village that the foregoing requirement for 100% retail/sales tax users in the commercial first floor space was not viable. In this regard, on December 18, 2006 a First Amendment was adopted to the Redevelopment Agreement under Ordinance #0-233-06 which specifically recited the unexpected resistance the Developer faced in trying to achieve 100% retail sales generating or restaurant uses for the first floor commercial space.

As a result, the First Amendment relaxed the retail requirement to permit up to 35% of the 18,660 square feet of ground floor commercial space to be leased to non-retail tenants.

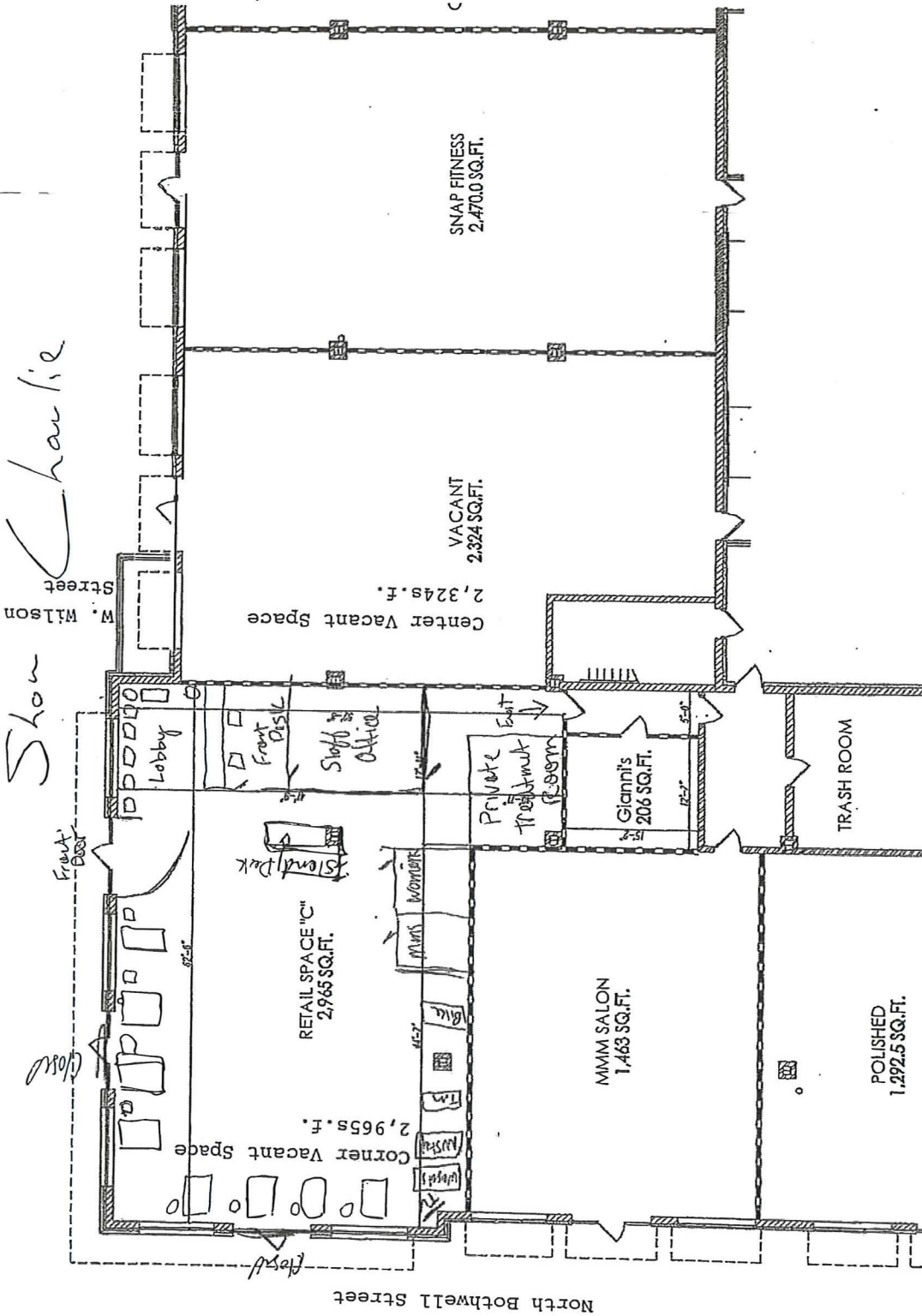
In fact, as of the date of this Application, the rent roll provided to IBJI by its landlord establishes that **none** of the first floor commercial space is occupied by a pure non-food “retail use.” Instead, of the roughly 18,660 square feet of first floor commercial space, 28% is occupied by service uses, 36% by restaurant uses, 23% by medical uses (this figure includes IBJI’s leased space), with the remaining 12% of The Providence first floor being vacant (see Providence Commercial Tenant Breakdown attached hereto as Exhibit C).

As a result, and in light of the long persisting market conditions in The Providence commercial space, IBJI requests relief from the 65% retail use restriction within the First Amendment. This relief is requested because a physical therapy use is not a sales tax generating land use, and more than 35% of the commercial space at The Providence is already occupied by non-sales tax generating tenants.

Because the 65% limit exists exclusively as a term of the First Amendment to the Redevelopment Agreement and not as a zoning restriction, the vehicle for relaxing this non-retail limitation would appear to be either a Village Board waiver or an amendment to the Redevelopment Agreement. IBJI leaves the decision to the Village as to the most appropriate vehicle to grant the requested relief.

EXHIBIT A

Shon Charlie



GROUP EXHIBIT B



NOTES

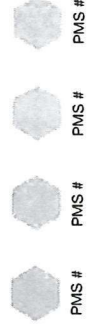
- A

QTY: 1
 MTRL: .25" Acrylic
 SIZE: 130" x 84"
 Non-Illuminated
- B

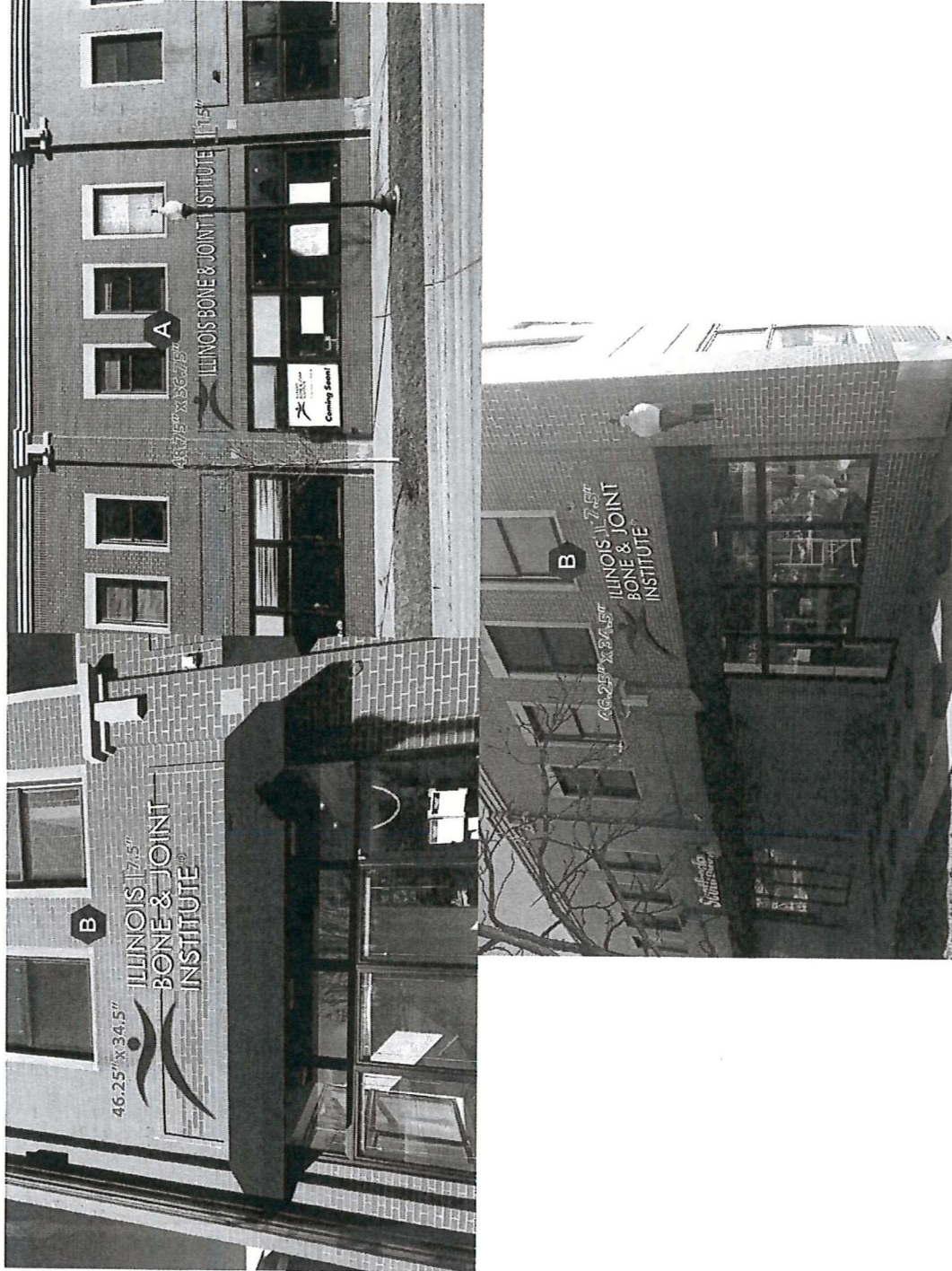
QTY: 2
 MTRL: Illuminated Channel Letters
 SIZE: 258.5" x 36.75"

COLORS

THIS PROOF IS NOT FOR COLOR MATCHING



601 ESTES AVE. SCHAUMBURG, IL. 60193
 PHONE: 847-534-9220 | FAX: 847-534-9221



PROJECT NUMBER	DIV / EST	PROJECT MANAGER	GS	ARTIST	AV
PLEASE CHECK THE APPROPRIATE CIRCLE BEFORE RETURNING THIS PROOF					
☐ APPROVED			☐ SIGNATURE		
☐ APPROVED AS NOTED			☐ DATE		
☐ CORRECT & REPROOF					

THIS PROOF IS FOR CONFIRMATION OF CONTENT, PLACEMENT, SPELLING, GRAMMAR & PUNCTUATION ONLY. COLORS USED FOR FINAL PRODUCTION WILL NOT BE AN EXACT MATCH OF COLORS SHOWN HERE.

THIS ARTWORK HAS BEEN PREPARED FOR OUR CUSTOMER AND MAY NOT BE REPRODUCED WITHOUT WRITTEN APPROVAL FROM DIVINE SIGNS, INC. ARTWORK REMAINS PROPERTY OF DIVINE SIGNS UNTIL CUSTOMER PURCHASES IT OR ITS INTENDED PRODUCTS. DIVINE SIGNS, INC. RESERVES THE RIGHT TO BILL FOR UNRETURNED ARTWORK.





EXHIBIT C

Address	Square Footage	Tenant	Use
18 W. Station St	4936	Gianni's Café	Restaurant
45 N. Bothwell	1785	Christie's Dairy Delights	Restaurant
47 N. Bothwell	1292.5	Cornerstone Realty	Real Estate Sales (Service)
49 N. Bothwell	1481	Salon MMM	Hair Salon (85% Service & 15% Sales)
51 N. Bothwell	2965	Illinois Bone & Joint	Medical
21-25 W. Wilson	2324	VACANT (Proposed Restaurant)	Restaurant Proposed
19 W. Wilson	2470	SNAP Fitness	Health Club (Service)
17 W. Wilson	1410	Evolve Chiropractic	Medical
TOTAL SQUARE FEET:	18663.5		
USE			
As of 03/23/16	Square Footage: % of Total Square Footage:		
Total Service:	5243.5		28.09%
Total Retail:	0		0.00%
Total Restaurant:	6721		36.02%
Total Medical	4375		23.44%
Total Vacant	2324		12.45%
TOTAL SQUARE FEET	18663.5		100.00%

Proposed IBJI Hours

IBJI Clinic Operations

Operating Hours

The proposed hours of operation of the IBJI clinic are as follows:

Monday:	6:30 A.M. - 7:30 P.M.
Tuesday:	6:30 A.M. - 7:30 P.M.
Wednesday:	6:30 A.M. - 7:30 P.M.
Thursday:	6:30 A.M. - 7:30 P.M.
Friday:	6:30 A.M. - 5:30 P.M.
Saturday:	Closed
Sunday:	Closed

PUBLIC NOTICE
A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, August 14, 2018 at 7:00 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 Medical Office (Physical Therapy) pursuant to Section 11.03 (d) (42) of the Palatine Zoning Ordinance.
The property is commonly known as 25 W Wilson Street (02-01-302-081-0000).
The Petitioner is requesting to open a physical therapy office.
The above petition has been filed by Illinois Bone and Joint Institute and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 18-34
VILLAGE OF PALATINE
Jon Wood, Chair
Palatine Zoning Board of Appeals
DATED: This 30th day of July, 2018.
Published in Daily Herald
July 30, 2018 (4506030)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published July 30, 2018 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 *Laurel Baltz*
Authorized Agent

Control # 4506030

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, November 11, 2025 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use Amendment to permit the expansion of a Medical Office (Physical Therapy) pursuant to Section 11.03 (d) (42) of the Palatine Zoning Ordinance.

The property is commonly known as 21 W. Wilson Street (02-01-302-081-0000).

The Petitioner is requesting to expand the existing physical therapy office at 25 W Wilson to include the currently adjacent vacant space at 21 W. Wilson Street.

The above petition has been filed by Cathy Irwin, Illinois Bone and Joint Institute and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: SU-000211-2025 VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 23rd day of October, 2025.

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 21 W. WILSON ST.
☒ ☐ ☐ ☐
County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 23RD day of OCTOBER, A.D. 2025, and the last publication thereof was made on the 23RD day of OCTOBER, 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 23RD day of OCTOBER, A.D., 2025.

By Todd W. Wenzl

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 23RD day of OCTOBER, A.D., 2025.

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

519 S. Consumers Avenue**STAFF REPORT:**

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: James Healy, Agent, Orbit X Ice Arena

PLAN NUMBER: SU-000186-2025

BACKGROUND:

The Subject Property is zoned B-2, General Business District. The other commercial properties along S. Consumers Avenue include Soccer City, Orbit Ice Arena (615 S. Consumers Avenue), and the Salt Creek Sports Center. In 2023, the property was rezoned to B-2 and approved for a Special Use for an indoor sports and recreational facility for a second location for Orbit X Ice Arena. The Special Use expired in November 2024 and the Petitioner has applied for a new Special Use.

Therefore, the Petitioners are requesting:

Special Use to permit an indoor sports and recreational facility.

KEY ISSUES:

- The Subject Property is approximately 3.3 acres in size. The existing building has an area of approximately 29,922 square feet. The Petitioners propose to construct a 9,775-square-foot addition, resulting in a total building area of 39,697 square feet, which includes a 6,980-square-foot mezzanine level.
- When the previous Special Use was approved, it included the vacation of 13,796 square feet of the South Consumers Avenue right-of-way and cul-de-sac. The current proposal modifies both the building addition and the parking layout from that approval.
- The proposed addition is located on the north side of the building and complies with all applicable setback requirements and bulk standards. In addition, the new plans include locating the chiller unit indoors, in response to noise concerns raised by neighboring residents. This change was made from the previously approved special use site plan and prior to the submission of the current plans.
- The floor plan consists of two levels. The first floor includes locker rooms, a lobby, restrooms, offices, a restaurant, with a bar, and the ice rink. The

mezzanine level, located on the west side of the building, provides space for the TPH Academy, off-ice training, and a viewing area overlooking the rink.

- The intended hours of operation are 6 AM to 12 AM daily.
- This facility will be used exclusively by the ATH League (amateur hockey) and will not be open to the public. The hockey rink will host tournaments, adult leagues, and youth training and development programs. The proposed restaurant and bar will provide food and liquor service, accessory to the hockey use.
- The site plan provides a total of 181 parking spaces. Based on the architect's occupancy calculations, which were confirmed by the Village's Life Safety Occupancy review, 160 spaces are required. The proposed parking exceeds this requirement by 21 spaces.

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:

The proposed use is an expansion of the existing Orbit Ice Arena located at 615 S. Consumers Avenue and is consistent with the surrounding uses along Consumers Avenue. The Petitioners are proposing to expand the existing building footprint and reconfigure the parking lot. All proposed improvements comply with applicable zoning regulations and exceed the minimum parking requirements. In response to prior noise concerns from neighboring properties, the chiller unit has been relocated indoors. Staff concludes that the proposed use is compatible with the surrounding area and should not negatively impact the value of adjacent properties.

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

1. The Special Uses shall substantially conform to the Business Plan, Floor Plan and Site Plan Submitted by the Petitioner except as such plans may be changed to conform with Village Codes and Ordinances.
2. A directional and parking lot signage plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and Village Engineer to assist in ensuring patrons utilize the private parking lot, associated with the Subject Property. The would include any required necessary revisions to the business plan to monitor the patron use of the parking spaces, also to be made in a manner acceptable to the Director of Planning and Zoning.

ATTACHMENTS:

1. Aerial Map
2. Special Use Application
3. Plat of Survey
4. Site Plan
5. Floor Plan
6. Elevations
7. Landscape Plan
8. Business Plan
9. Letter from Attorney Jerry Pinderski on behalf of Soccer City (545 S. Consumers Avenue - directly south of the subject property)
10. Resident Petition supporting the chiller unit location inside the building
11. Previously approved Special Use (since expired) - #O-127-23
12. Public Notice



0 200 400
ft

Print Date: 10/31/2025

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

James Healy, Agent

Business Name (if applicable)

Orbit X Ice Arena

Subject Property Address

519 S. Consumers Avenue

Please provide a description of your proposed request:

Special Use to permit an indoor sports and recreational facility

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 project will convert the existing vacant building into an indoor youth ice skating facility for boys and girls with an off-ice training area, youth sports academy (on-line school), which is consistent to the adjoining properties on S. Consumers Avenue that offer youth sports and programming to the community.

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

The proposed use is designed and located on S. Consumers Avenue and would operate in a manner that the public safety and welfare will be protected in conjunction with the neighboring Soccer City, Orbit Ice Arena, and Salt Creek Sports Center, offering a safe and secure environment for youth sports.

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

The proposed use will enhance the nearby property values by improving the vacant building, the parking lot area, new landscape planting and lighting, and the overall appearance of the property.

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

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

a. Will meet the following aesthetic criteria:

- i. Will not destroy existing vistas in the area;
- ii. Will enhance the appearance of the homes and the streets in the area; and
- iii. Will not detract from the overall appearance of the community; or

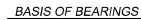
b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

The property has existing fencing at the adjoining property lines along the North, East, and West.

[illegible]

VICINITY MAP
NOT TO SCALE

S89°52'02"W
813.40'



AREA

PARKING STALLS

LEGEND

- ### ABBREVIATIONS

- GENERAL NOTES

- NORTHWEST HIGHWAY

EXCEPTIONS		HERO
L	COMED EASEMENT, DOC. 22223581	YES
M	EASEMENT TO THE VILLAGE, DOC. 21689364	YES
N	EASEMENT, DOC. 18838999	YES
O	COMED AND IBT EASEMENT, DOC. 21774971	YES
P	EASEMENT TO THE VILLAGE, DOC. 22923454	YES
S	PLAT OF DEDICATION, DOC. 22811278 ("NOTE 11)	YES

ZONING REQUIREMENTS

REVISIONS

SURVEYOR'S CERTIFICATE

THE FIELD WORK WAS COMPLETED ON SEPTEMBER 4, 2019

DATED THIS 12TH DAY OF SEPTEMBER, A.D., 2019.

01-519 S. CONSUMERS AVENUE, PALATINE, ILLINOIS

Project No:10094.WS

Group No: VP01.

Page 56 of 109

CODE ENFORCEMENT JURISDICTION VILLAGE OF PALATINE				
ZONING:	B-2			
SITE AREA:	124,162 SF			
FRONT SETBACK	REQUIRED = 25.00'	PROVIDED = 138'		
REAR SETBACK	REQUIRED = 20.00'	PROVIDED = 25.00'		
SIDE SETBACK NORTH	REQUIRED = 5.00'	PROVIDED = 115.50'		
SIDE SETBACK SOUTH	REQUIRED = 5.00'	PROVIDED = 44.00'		
EXISTING BUILDING	29,314 SF			
PROPOSED ADDITION	9,775 SF			
PROPOSED MEZZANINE	6,980 SF			
TOTAL PROPOSED	46,069 SF			
PROPOSED BUILDING HEIGHT	28' (MAX ALLOWABLE 50')			
OCCUPANCY				
A4 ASSEMBLY SKATING RINK				
BLEACHER FIXED SEATING VIEWING	230 PERSONS			
LOCKERS				
3,900SF/50	78 PERSONS			
TPH ONLINE ACADEMY				
2,200SF/50	44 PERSONS			
OFF-ICE TRAINING				
2,685SF/50	54 PERSONS			
MEZZANINE VIEWING AREA				
ACCESSIBLE VIEWING AREA	5 PERSONS			
PRIVATE VIEWING AREAS				
1,130SF/50	23 PERSONS			
VIDEO AREA				
148SF/50	3 PERSONS			
BAR/CONCESSION				
2,400SF/15	160 PERSONS			
OFFICE/PRO SHOP/CHECK-IN				
1,300SF/100	13 PERSONS			
TOTAL NOMINAL OCCUPANCY	610 PERSONS			
PARKING REQUIRED				
BLEACHER FIXED SEATING				
230 x 30% IN PERSON	69 SPACES			
LOCKERS, ACADEMY, TRAINING, VIEWING				
207 @ 30% IN PERSON	62 SPACES			
PRIVATE CLUB/CONCESSION				
2400/100	24 SPACES			
ADMINISTRATIVE/RETAIL				
1500/300SF	5 SPACES			
PARKING REQUIRED	160 SPACES			
PARKING PROVIDED				
ACCESSIBLE	7 SPACES (6 REQUIRED)			
STANDARD VEHICLE	174 SPACES			
TOTAL SPACES PROVIDED	181 SPACES			



FENCE NOTE:

1. THE EXISTING SITE HAS A 6-FOOT CHAIN LINK FENCE AROUND THE ENTIRE SITE PERIMETER, EXCEPT THE DRIVE INTO THE PROPERTY.
2. THE RESIDENTIAL PROPERTIES TO THE NORTHEAST (WILLIAMS) HAVE SOLID WOOD FENCES ABUTTING THE EXISTING CHAIN LINK FENCE, WITH THE EXCEPTION OF THE RESIDENTIAL PROPERTY ADJACENT TO THE SALT CREEK CREEK PARK DISTRICT PROPERTY BEHIND THE BUILDING.
3. THE OWNER WILL ADD AN 8-FOOT WOOD FENCE ALONG THE ENTIRE NORTHEAST PROPERTY LINE AND 80-FEET FROM THE NORTHEAST PROPERTY WESTWARD TOWARDS THE PARKING LOT.

Orbit X Ice Arena
519 S. Consumers Ave.
Palatine, IL 60074

PROJECT

PROFESSIONAL SEAL



EXPIRES 11/30/2026



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BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH

ACTIONS.

ISSUED FOR: DATE: 09/25/2024

POST ZONING REVIEW: 09/25/2024

CLIENT REVIEW CHANGES: 09/27/2025

PERMIT SUBMITTAL DOCS: 09/28/2025

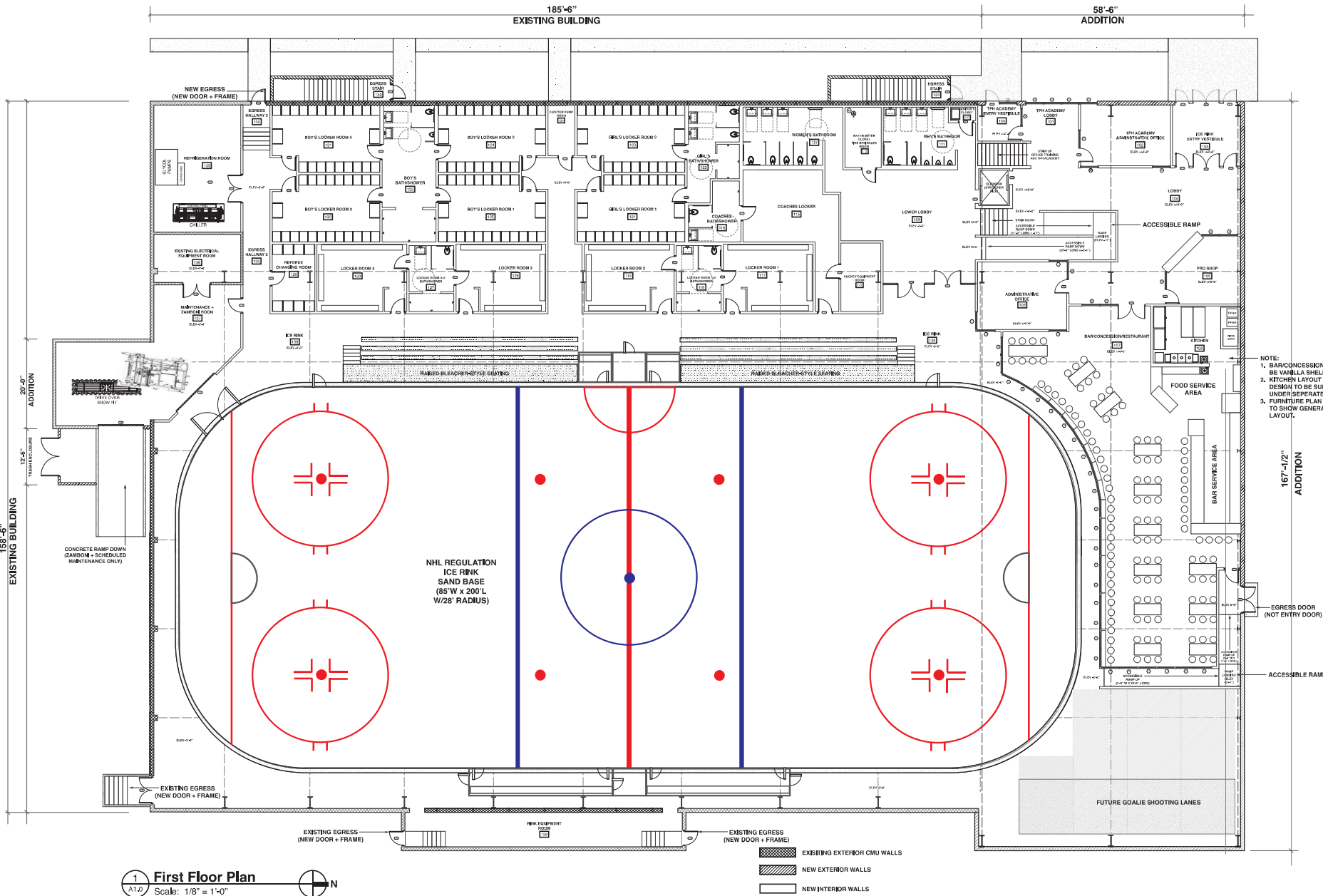
ZONING REV 1: 01/15/2025

JOB NUMBER:
OICE2024

DRAWN BY:
TE

SHEET NUMBER:

A1.0
First Floor Plan



1 First Floor Plan
Scale: 1/8" = 1'-0"

FOR BIDDING PURPOSES ONLY

Orbit X Ice Arena
519 S. Consumers Ave.
Palatine, IL 60074

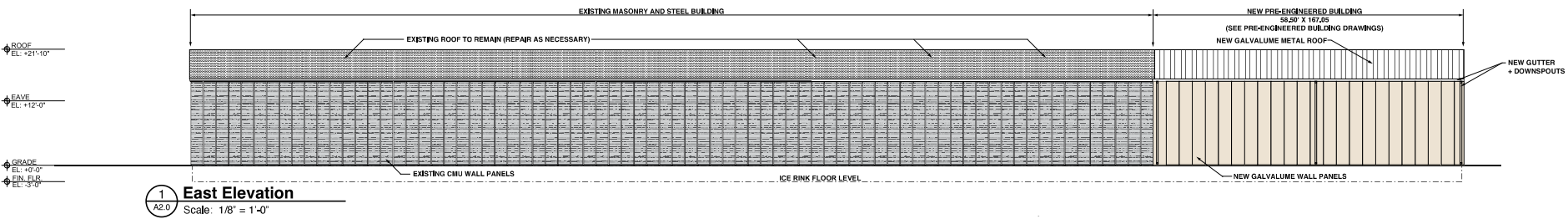
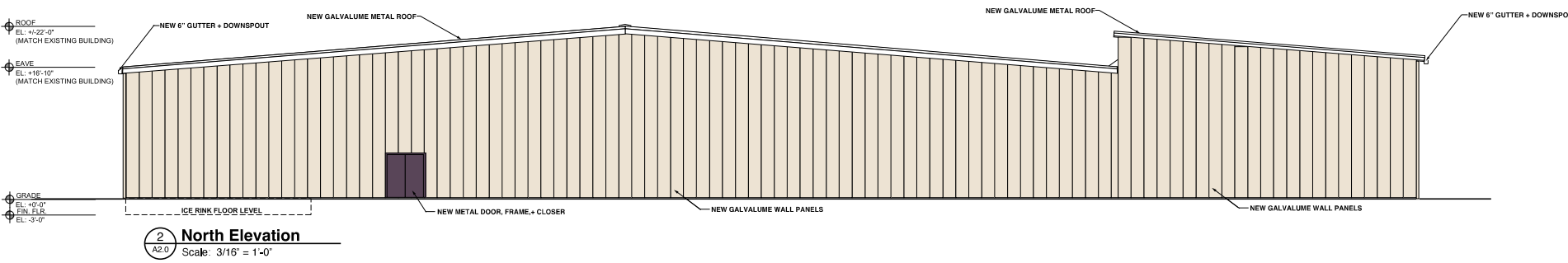
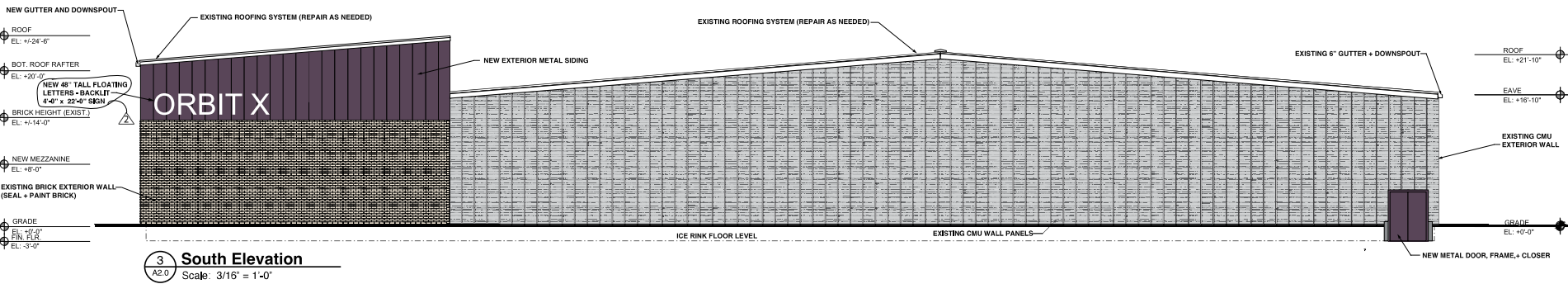
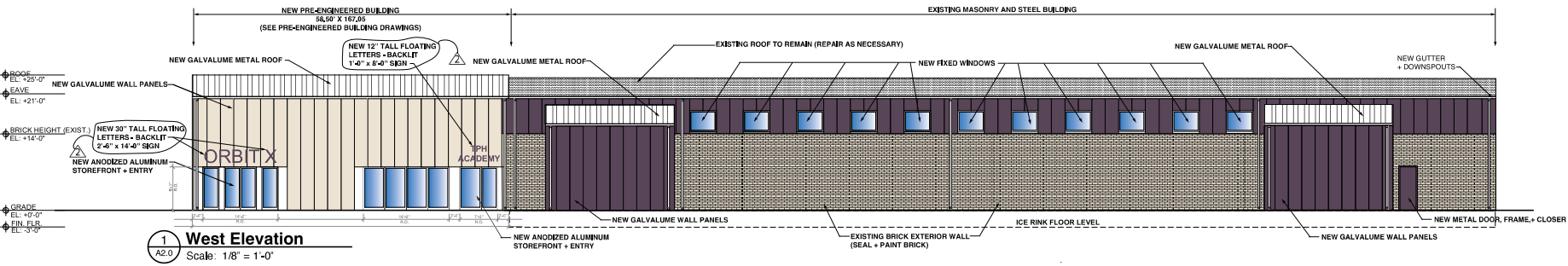
PROJECT
PROFESSIONAL SEAL
THOMAS VIRGA
ARCHITECT
STATE OF ILLINOIS
EXPIRES: 11.30.2026

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ISSUED FOR: DATE:
PORT ZONING REVIEW 09.23.2024
CLIENT REVIEW CHANGES 02.27.2025
PERMIT SUBMITTAL DOCS 03.26.2025
ZONING REV 1 07.15.2025
ZONING REVIEW 2 10.30.2025

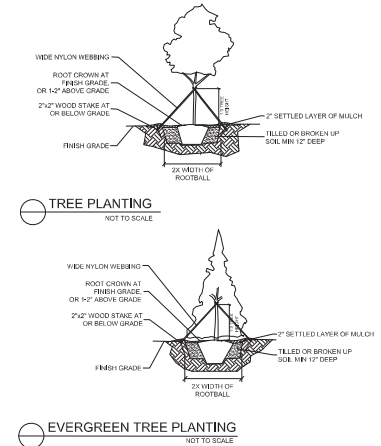
JOB NUMBER:
OICEX2024
DRAWN BY:
TE
SHEET NUMBER:

A2.0
Exterior Elevations





NOTE:
EXISTING TREES TO REMAIN ALONG PROPERTY LINE



1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI B26-1, 2004), PLANT ACCORDING TO ANSI A300 PART 6.
2. DIG THE PLANTING HOLE A MINIMUM OF 2X WIDTH OF ROOTBALL FOR AT LEAST THE DEPTH OF THE ROOTBALL. THE HOLE SHOULD BE DEEP ENOUGH TO PERMIT ADJUSTING, DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
4. LIFT AND SET THE TREE BY ROOT BALL ONLY, DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
5. SET THE TOP OF THE ROOT BALL ABOVE WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE TRUNK.
7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILTED OR BROKEN UP, DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
8. USE THREE 2" X 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES, SPACE STAKES EQUALLY AROUND THE TREE.
9. USE 1/2" WIRE OR WEBBING TO CONNECT THE TREE TO STAKES, ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
10. APPLY A 2-3" (WEBBING) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE, LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
12. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING, NO WRAPS SHALL BE PLACED ON TRUNK.



Orbit X Ice Arena
519 S. Consumers Ave.
Palatine, IL 60074

PROJECT _____
PROFESSIONAL SEAL _____



EXPIRES: 11.30.2026

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FOR:	DATE:
NING REVIEW	09.23.2024
REVIEW CHANGES	02.27.2025
SUBMITTAL DOCS	03.29.2025

NUMBER:

2024

BY: _____

NUMBER:

NUMBER:

A03

Landscape Plan

Thrustscape Flair

of 100

81 109

ORBIT X

P A L A T I N E , I L L I N O I S

NEW HOME RINK
WINDY CITY STORM



+

WINDY CITY STORM ACADEMY
OFF ICE TRAINING CENTER

POWERED BY



TPH
ACADEMY



Palatine

Located just 30 miles from Chicago's Loop and 14 miles from O'Hare International Airport, Palatine puts metropolitan cultural and business advantages within easy reach, while providing an away-from-it-all home town feeling for its residents.

A pleasant mix of residential, commercial, light industrial and office space, surrounded by parks and open space, provide Palatine with a solid tax base and a tranquil atmosphere.



Recreation and leisure activities abound in Palatine. Civic, religious and community groups of nearly every description welcome new and old residents alike. Dozens of homeowners associations foster a sense of old fashioned neighborliness. Award winning schools are a source of tremendous pride in Palatine.

New Home Rink for the Windy City Storm + Windy City Storm Academy - Powered by TPH

The Orbit X Ice Arena will be an extension of the existing Orbit Ice Arena, in Palatine, Illinois, also owned-and-operated by Dave Vennetti, and houses the Windy City Storm AAA hockey club.

The Windy City Storm applies a holistic approach to growth on, and off, the ice. We aim to provide every athlete A CLEAR PATH TO DEVELOPMENT. We believe the journey through youth hockey is the platform for junior, college and pro aspirations. Players that rise to this level often possess fundamentally strong skill sets, hockey instincts and "IQ", as well as the traits of a great teammate and person.

In terms of development, we have one significant guideline: What works for one player may not work for another. Every player is different, and with a hands-on, tailored approach, it is the mission of our staff to help MAXIMIZE potential as teams, players, and people.

This goes beyond on-ice performance. We aim to create well rounded players/people through leadership development, teaching accountability, daily preparation and routine techniques, nutrition and sleep education, as well as what it takes to be a great team/teammate.

When someone enters our program, they receive a full service experience to maximize their potential.

We have a group of coaches with diverse experience at all levels of the game. Former pro, ncaa, and junior coaches, as well as players with college and professional experience, bring a wealth of knowledge that puts all of our players in the best place to succeed and navigate through the journey.

Our full-time skill development team is dedicated to developing functional skill that applies to all game situations. Every player has individual skill development plans backed by video, and proven instruction methods. We believe going through our skill development process will ready all of our athletes for any situation.

Lead by our full-time strength and conditioning Performance Staff, every student athlete receives a detailed and personalized off-ice training program. Our staff are completely dedicated to maximizing speed, strength, quickness, explosiveness, and competitiveness of our athletes. Each player's growth throughout our program is tracked and communicated using state-of-the-art technology and equipment.

The Windy Storm Academy, Powered by TPH, creates a full-time skills and details- focused sports program for kids who are serious about their sport, and are looking for a full-time development experience. For us, it has always been the educational part of the model that makes TPH Academy not only a great sports program, but also a quality academic experience. We all know this is critical to helping aspiring elite athletes take the next step in their career.

TPH Academy is an academy-style, focused environment where dedicated student-athletes study, train and play to their fullest potential. Our environment combines a proven, accredited, blended academic learning program with innovative, hands-on, sport-specific training and instruction. We at TPH believe in a holistic approach, and recognize that our greatest responsibility is to prepare our student-athletes for success in the ultimate game: the game of life.



All aspects of the proposed uses have been designed to function cohesively within the facility, ensuring smooth transitions between ice activities, academic programming, and support amenities. Special attention has been given to circulation patterns for both participants and spectators, separating public areas from restricted zones for safety and operational efficiency.

The primary entry will direct all patrons through a central lobby, connecting to the mezzanine level for academy and off-ice training, and to the rink and concessions areas.

An overview of the proposed uses are as follows:

1. NHL-sized ice sheet for boys' and girls' youth hockey and figure skating with support amenities.
2. Restaurant area for patrons of the ice rink, open during the ice rink hours. Access will be from the lobby area of the facility. The side door is for egress and deliveries only.
3. The restaurant and support kitchen will be submitted under a separate permanent food establishment permit application but is part of the special-use approval process.
4. TPH Academy will occupy 2,200 square feet on the Mezzanine Level of the facility. This will be their future and only location.
5. The Windy City Storm off-ice training will occupy 2,685 square feet on the Mezzanine Level of the facility. This will be their future and only location.
6. The current Orbit Ice Arena at 615 S. Consumers Ave., will remain open and operational as it currently exists.

Hours of operation

Hours of operation will be from 6:00am to 12:00am, Monday through Sunday.

Number of employees and patrons associated with each aspect of the uses within the building.

1. The NHL rink would be managed by the same group who manage Orbit Ice Arena down the street, American Tier 1 Hockey: one (1) President of AT1, once (1) controller of AT1, and one (1) rink manager of AT1. They would hire two (2) maintenance staff for the facility, who alternate hours.

The NHL rink serves youth hockey and figure skating Monday through Friday, 6am through 5pm. These are for the TPH Academy and figure skating. These sessions have fifteen (15) to twenty (20) youth skaters with one (1) to three (3) coaches each session. Each session is roughly forty-five minutes, with ice maintenance in between each session.

There are also adult open skate sessions twice a week during the lunch hours for pick-up hockey that last about one hour per session. These sessions have twenty (20) to thirty (30) adult skaters. It is non-check and no referee. Friendly pick-up ice hockey.

From 5pm to 10:00pm during Monday through Friday, the rink is used for the boy's and girl's youth hockey practices. Each forty-five minute practice session has eighteen (18) to twenty-two (22) youth players and one (1) to three (3) coaches, depending on the age group. There is ice maintenance in between each session.

From 10:00pm to 12:00am during Monday through Friday, the rink has men's league hockey. This is a non-check coed league for adult men and women. Each team has twelve (12) to eighteen (18) players, with two (2) referees and one (1) scorekeeper.

From 6am to 10am on Saturday and Sunday, the rink is used for boy's and girl's figure skating practice with twelve (12) to sixteen (16) skaters and one (1) to two (2) coaches.

From 10am to 8pm on Saturday and Sunday, the rink is used for boy's and girl's youth hockey games, with thirty-six (36) to forty-four (44) youth players and four (4) to six (6) coaches – that's two (2) teams playing against each other – with two (2) referees and one (1) scorekeeper. Each session is approximately one-hour long with ice maintenance in between each session.

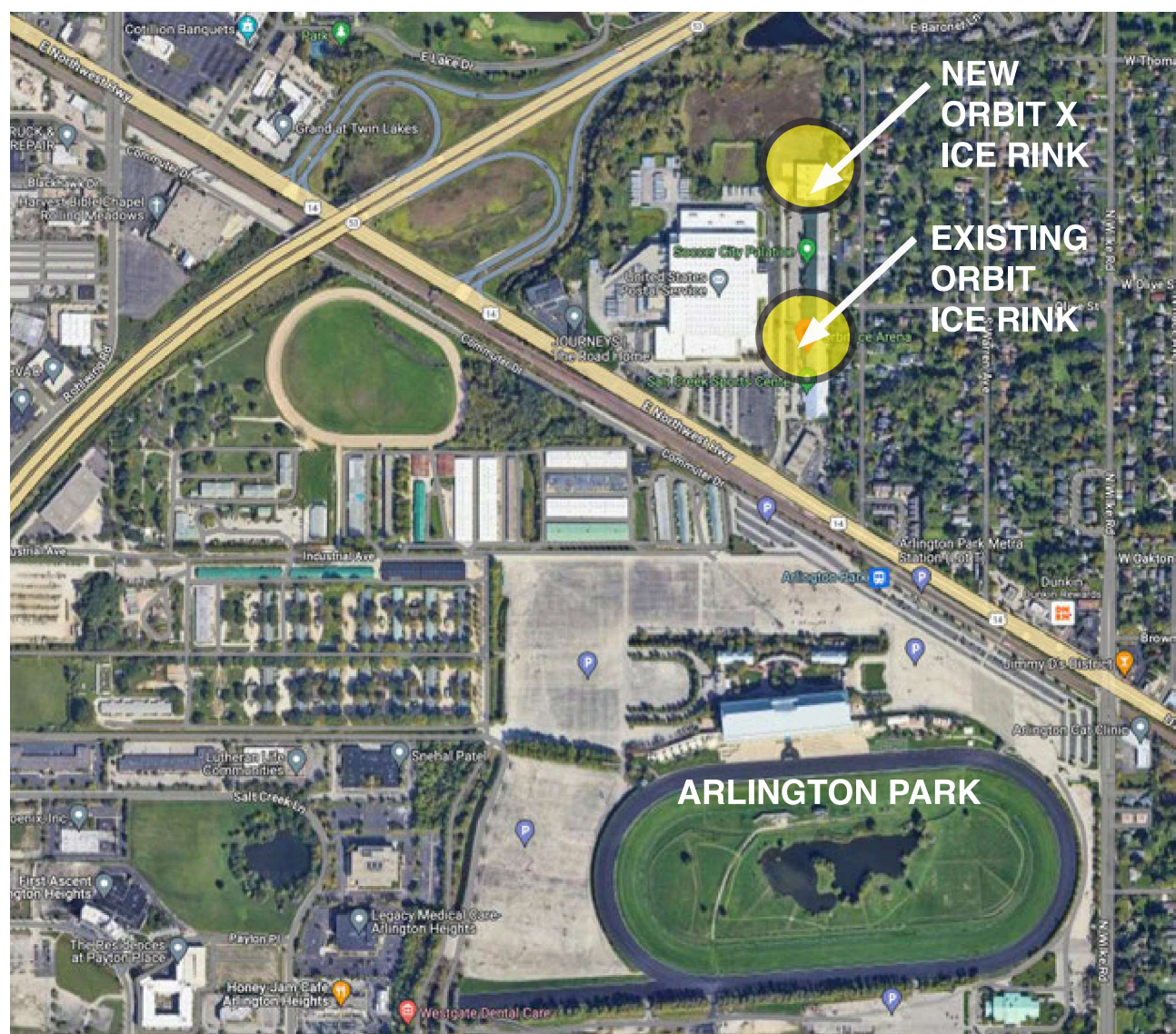
From 8pm to 12:00am on Saturday and Sunday, the rink has men's league hockey. This is a non-check coed league for adult men and women. Each team has twelve (12) to eighteen (18) players, with two (2) referees and one (1) scorekeeper.

2. The restaurant would have one (1) manager, one (1) cook, and two (2) servers depending on the event taking place on the ice. For a team practice one staff member could service the restaurant. For a youth ice hockey game or figure skating event, two (2) to three (3) staff members could service the facility.

The number of patrons varies by event, but typically for a practice there are five (5) to ten (10) parents sitting in the restaurant watching their children practice as the temperature is warmer than in the aluminum bleachers. During a youth hockey game there are typically thirty (30) to forty (40) parents in the restaurant watching the event. During a youth hockey tournament, the number of patrons is between sixty (60) and eighty (80).

3. TPH Academy currently has one (1) director and one (1) full time administrator and forty (40) students who rotate depending on age from classroom to ice, so there are no more than twenty (20) students in the classroom at any time. With the future expansion of the academy, the goal is to grow the program to Sixty (60) to Eighty (80) students with the same classroom rotation mechanism.

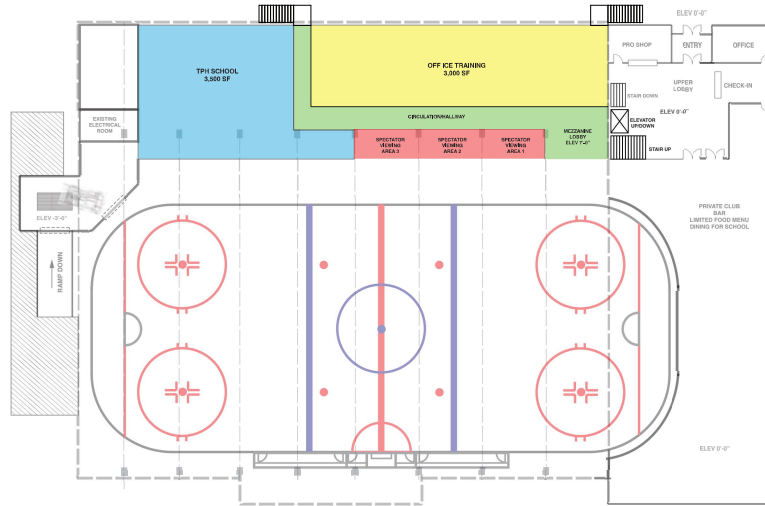
4. The off-ice training will have one (1) director with coaches assisting their respective team players as the do their off-ice work. A team would typically have eighteen (18) to twenty (20) players and two (2) coaches working within the off-ice area in their given time slot.



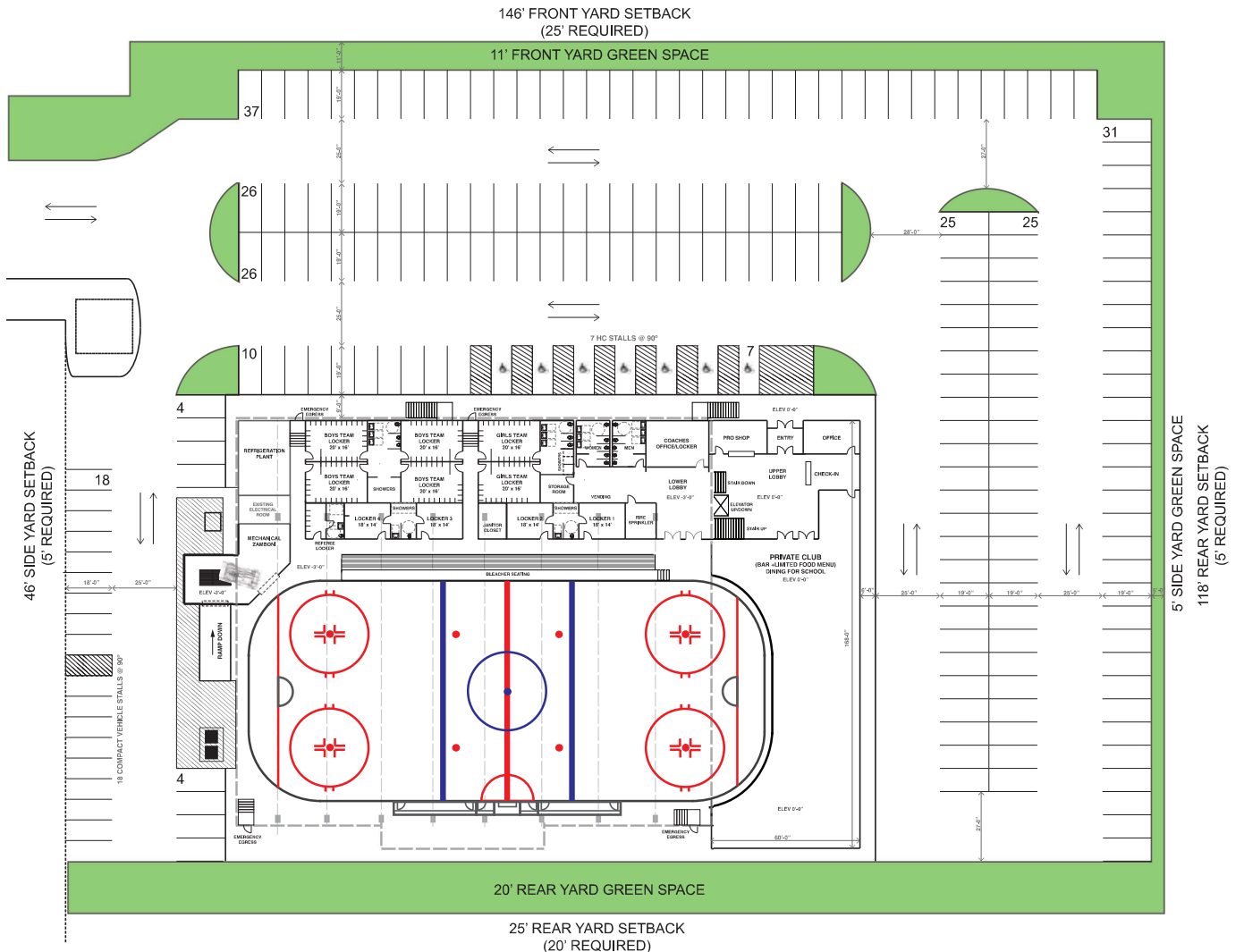
SITE AREA MAP



ORBIT X



2 MEZZANINE PLAN
A1 Scale: 1" = 20'



1 SITE/GROUND FLOOR PLAN
A1 Scale: 1" = 20'

Preliminary cost to retrofit existing bowling alley and new addition

HARD COSTS

DIVISION 1 | GENERAL REQUIREMENTS

- Dumpsters
- Clean-Up
- Construction Fence
- Insurance
- Permit Costs - Allowance

DIVISION 2 | SITE WORK

- Utilities
 - Gas Line - Allowance
 - Electrical Service
 - Water Service
- Parking Lot
 - Recoating/Stripping
 - Lighting
 - Landscaping

DIVISION 3 | CONCRETE

- Excavation
- Concrete Footings for Addition
- Concrete Flatwork
- Concrete Footing for Interior Block Walls
- Concrete Curb for Rink
- Concrete for Mezz

DIVISION 4 | MASONRY

- Masonry - Concrete Block

DIVISION 5 | METALS

- Pre-Engineered Building
- Pre-Engineered Building Erection
- Bleachers - Allowance
- Exterior Siding
- Stairs (Steel Egress Stairs)
- Lobby Stair to School

DIVISION 6 | WOODS + PLASTICS

- Carpentry

DIVISION 7 | THERMAL PROTECTION

- Low E Ceiling at Rink - Allowance
- Roofing - Repairs

DIVISION 8 | DOORS & WINDOWS

- Overhead Doors
- Interior Doors - Hollow Metal/Frame/Closer
- Interior Glass and Glazing - Entry/Rink Entry/Restaurant Entry/Off-Ice
- Windows School - Allowance

DIVISION 9 | FINISHES

- Painting
- Rink Rubber Flooring Allowance
- Mezzanine Flooring

DIVISION 10 | SPECIALTIES

- Toilet Compartments/Bathroom Accessories
- 200' x 85' x 28' Rink Floor - Sand Base Rink
- Dasherboards - NHL Rink (SARASOTA)
- Ice Painting and Commissioning
- Locker Room Benches and Hooks

DIVISION 11 | EQUIPMENT

- Bar/Kitchen Equipment - By Others

DIVISION 12 | FURNISHINGS

- Furniture - By Others

DIVISION 13 | SPECIAL CONSTRUCTIONS

- Lift-System for Roof Over Mezzanine

DIVISION 14 | CONVEYING

- Elevator (ADA/Stretcher Compliant)

DIVISION 15 | MECHANICAL

- Fire Protection
- Plumbing and Gas Piping
 - Gas Piping
 - Fixtures
 - Hot Water Tanks - Refrigeration System/Zamboni
 - Boiler for Zamboni
- Rink Refrigeration (SARASOTA CHILLER)
- Dehumidification 5800 CFM Desiccant System
- HVAC (Lobby/Office/Restrooms/Lockers/Bar/Training)

DIVISION 16 | ELECTRICAL

- Electrical General
- Electrical Fixture Allowance
- Fire Alarm

DIVISION 17 | PERMITS + OTHER DIRECT COSTS

- Architecture + MEP Engineering
- Construction Management/GC

TOTAL PROJECT COST \$ 4,800,000.00

David Vennetti

Dave is a serial entrepreneur who is involved in manufacturing, real estate development, and sports related businesses. He is currently involved with the development of ice rink facility in Sarasota, Florida, the expansion of an existing ice rink in Palatine, Illinois, and the development of a mixed-use parcel adjacent to the Viaero Center in Kearney, Nebraska.

Tri City Storm / Viaero Center, Kearney, Nebraska

Dave Vennetti is the majority owner in the USHL Tri City Storm. The Tri City Storm is part of the USHL which is the only tier 1 Jr hockey league in the United States. The Tri City Storm have produced over 20 NHL draft picks in the past 3 seasons which is more than any other Jr hockey team. The Tri City Storm play out of the Viaero Center which is a 5000 seat stadium in Kearney, Nebraska. The Viaero center also provides entertainment and specialty events. The Viaero center has been home to many sold out events over the past 20 years most recently in February 2023 with Koe Wetzel.

Orbit Ice Arena, Palatine, Illinois

Developed / Converted Orbit roller rink into a premier ice hockey facility in Chicago. Located in Palatine and established in 2018, this privately owned and operated ice hockey rink began its commitment with a state of the art facility, one of the finest in the country. Orbit Ice Arena offers a wide variety of clinics and programs for male and female hockey players of all ages and skill levels. We also host a variety of youth & adult hockey tournaments throughout the year. Orbit Ice Arena is home to the Windy City Storm AAA hockey Club. Orbit Ice Arena is home to hockey for all ages and skill levels. The facility has built a progression for hockey players to stay at the rink from the first time they step on the ice through high school making the rink a one stop shop for every hockey player in Chicago.

Veepak, Hodgkins, Illinois

Founded in 1989, Vee Pak is a fully integrated contract manufacturer of personal and beauty care products, including cosmetic and OTC-certified skin care, bath and shower, hair care and sun care products. Headquartered outside of Chicago, the Company operates an OTC-certified manufacturing facility in Countryside, Illinois, a state-of-the-art distribution center in Hodgkins, Illinois and a manufacturing and distribution center in New Albany, Ohio. For 25 years Vee Pak has served the health and beauty industry. Vee Pak has over 700,000 s.f. of manufacturing and distribution capabilities.

In 2010, we broke ground on our now fully operational fulfillment and distribution center in New Albany, Ohio. The LEED Certified, 105,000 s.f. facility, located on an innovation campus more commonly known as “Beauty Park” is an \$11.5 million investment. This center is home to best-of-breed technology for packaging fulfillment of beauty and healthcare products.

Our Ohio facility completes our mission to achieve an innovative speed-to-market strategy, and enhances our collaborative efforts with others in the beauty and healthcare manufacturing space.

MARCH 9, 2017 – Wind Point Partners, a Chicago-based private equity firm, acquired Vee Pak, Inc. (“Vee Pak”). Based in Hodgkins, Illinois, Vee Pak is a fully integrated co-manufacturer of beauty and personal care products for leading industry brands. The Company operates two manufacturing facilities, one in Illinois and one in Ohio, supplying beauty and skin care, hand and body soaps, lotions and creams, over-the-counter (“OTC”) topical drugs, sun care and hair care products. Founded in 1989 by Ralph S. Vennetti, VeePak has grown and diversified under the leadership of his sons, Ralph A., Mike, and Dave Vennetti.

Dave Vennetti was an integral part of Veepak for 25 years as one of the founding owners and operators. Veepak took an initial investment of \$300,000 in 1989 and turned it into a company with over 1000 employees. Today the family continues to work along Wind Point Partners as they expand operations throughout the US and globally.

EDUCATION

ST MARY’S UNIVERSITY OF MINNESOTA

1987 – 1991

John Torchetti

PROJECT EXPERIENCE

NHL Network, 2022 - Present
Television Analyst

Philadelphia Flyers (NHL), 2021 - 2022
Assistant Coach, Managed Powerplay and Offensive Team Tactics

Moncton Wildcats (QMJHL), 2019 - 2020
General Manager and Head Coach

Detroit Red Wings (NHL), 2016 - 2018
Assistant Coach, Managed Powerplay and Offensive Team Tactics

Minnesota Wild (NHL), 2016
Interim Head Coach

Iowa Wild (AHL Minnesota Wild), 2014 - 2016
Head Coach

CSKA Moscow (KHL), 2013 - 2014
Head Coach

Houston Aeros (AHL Minnesota Wild), 2011 - 2013
Head Coach

Atlanta Thrashers (NHL), 2010 - 2011
Associate Coach, Managed Powerplay and Team Defense

Chicago Blackhawks (NHL), 2007 - 2010
Assistant Coach, Managed Powerplay and Offensive Team Tactics
Stanley Cup Champions - 2010

Moncton Wildcats (QMJHL), 2006
Head Coach and Director of Hockey Operations

Los Angeles Kings (NHL), 2006
Interim Head Coach

Florida Panthers (NHL), 2002 - 2004
Interim Head Coach, Assistant Coach, and Special Teams Tactics

San Antonio Rampage (AHL Florida Panthers), 2002 - 2003
Head Coach and General Manager

Tampa Bay Lightning (NHL), 1999 - 2022
Assistant Coach, Managed Powerplay and Penalty Kill, Assistant Scouting Director

Detroit Vipers (IHL), 1998 - 1999
General Manager

Fort Wayne Komets (IHL), 1996 - 1998
Head Coach
Coach of the Year 1997 and 1998

San Antonio Dragons (IHL), 1996
Assistant Coach and Assistant General Manager

San Antonio Iguanas (CHL), 1994 - 1996
Head Coach, General Manager, Director of Player Personnel
Coach of the Year 1994-1995

Greensboro Monarch (ECHL), 1991 -1994
Assistant Coach and Assistant General Manager

PLAYER EXPERIENCE:

Eight Years of Professional Hockey:
Binghamton Whalers (AHL)
Winston-Salem Thunderbirds (ECHL + ACHL)
Four Championships

SKILLS + STRENGTHS:

Extensive playoff experience and have advanced to 11 finals
Film analysis and breakdown of opponent tactics for pre-game preparation
Excellent motivator with strong tactical game knowledge
Effective recruiter
Competent public speaker
Demanding of self and co-workers

Thomas V. Economou, AIA

Tom began with James Economou + Associates in 1989, shortly after receiving his master's degree in architecture at Washington University's Sam Fox School of Design and Visual Arts. Specializing in certified-historic preservation projects, Tom helped the firm win numerous awards, including a Builder's Choice Award for renovating Chicago's Kendall College. His other specialties include the development and design of hotel, retail, and residential properties. He's a member of the American Institute of Architects and the National Council of Architectural Registration Boards, and he has sat on the City of Ft. Myers Planning Board and the Lee County (Florida) Historic Preservation Board.

PROJECT EXPERIENCE

The Paideia Center, Rhodes, Greece

The Paideia Center will house an archeological and maritime museum, university programs in archeological and marine sciences, as well as study abroad programs with major universities from the US, Canada, and Australia. Additionally, there will be an academic conference center, 140 room boutique hotel, grand lobby, ballroom, pre-function area, and bar & lounge. Twenty-three new condominiums with ocean views and private elevators will top off the building.

Baum + Liberty Crossing, Pittsburgh, PA

Located minutes from downtown Pittsburgh and adjacent to the University of Pittsburgh Medical Center and the Hilman Cancer Center, this nine-acre site spanning three city blocks is to be home to two automobile dealerships. At the end of the phased transformation, which will make use of the latest sustainable design concepts and qualify for LEED Gold, this development will be an appealing addition to the upscale Shadyside neighborhood. With an estimated cost of \$300 million, the project includes more than 400,000 square feet of street-level boutique-style retail, 300,000 square feet of office space, 120-room extended-stay hotel, 150 condominiums, and parking for 1,600 vehicles.

Kendall College, Chicago, IL

Kendall College's new Goose Island location in Chicago, a 166,000-square-foot building purchased to house its new facilities. Kendall has a student body of more than 600 students seeking careers in culinary arts, hospitality, general education, and restaurant management. This new facility houses 16 state-of-the-art teaching kitchens, a full-fledged hotel suite, and specialized classrooms with wireless capability. The renovation also included an assembly hall, a cafeteria, a bar & lounge area, a fine-dining restaurant, and administration offices. This project received the Builder's Choice Award from the Chicago Home Builder's Association for Best Rehabilitation Project.

Hotel Indigo Fort Myers, Fort Myers, FL

This two-part project included the renovation of the 14,000-square-foot Post Office Arcade building, which contains retail space, two restaurants, and a central arcade with covered opening. The second phase of the project added the seven-story Hotel Indigo, an InterContinental Hotels Group boutique hotel, which connects directly to the Post Office Arcade building. In addition to a lobby, bar, and restaurant, the ground floor houses a business center, executive boardroom, and concierge. The upper floors contain 67 boutique-style hotel rooms and suites. A rooftop swimming pool and sundeck—with bar, lounge, and fitness center attached—complete the hotel.

Staybridge Suites & Residences, Milwaukee, WI

Complete architectural design, engineering, interior design, and construction management services for this 14-story mixed-use development which features 128 extended-stay hotel suites, 14,000 square feet of ground floor commercial/retail space, 31 condominiums with exclusive views of Milwaukee's downtown, and two levels of secured indoor parking.

Leafs Ice Centre, West Dundee, IL

Leafs Ice Centre was designed for the Leafs, one of Illinois's premier youth hockey clubs. It also serves as home ice for the Northern Illinois University Huskies hockey team. A 105,000-square-foot facility, Leafs Ice Centre consists of three NHL-sized rinks, a pro shop, a skate-rental desk, a concession area, and party rooms.

International Ice Center, Romeoville, IL

Home to the Huskies Hockey Club, the center consists of three NHL-sized rinks. The first two each have seating for 250 people. The third, main rink seats 500 people. A 1,500-square-foot shooting center simulates real ice and features a synthetic goalie. The center includes an off-ice conditioning area, meeting and birthday party rooms that accommodate 100 people, and a concession stand. The facility also features a pro shop, custom locker rooms, referee rooms, and corporate offices.

EDUCATION

Washington University, St. Louis, Missouri
Master of Architecture

Ohio Wesleyan University, Delaware, Ohio
Bachelor of Fine Arts

PROFESSIONAL AFFILIATIONS

American Institute of Architects
NCARB
City of Fort Myers Planning Board (Past Member)
Lee County Historic Preservation Board (Past Member)

AWARDS

Patio De Leon, Fort Myers, Florida
Governor's Choice Award Historic Preservation, State of Florida
Kendall College, Chicago, Illinois
Builder's Choice Award for Renovation of the Year
Holiday Inn Fort Myers, Fort Myers, Florida
InterContinental Hotels Renovation of the Year
Hotel Indigo, Fort Myers, Florida
InterContinental Hotels Boutique Hotel of the Year
Whitmore House, Evanston, Illinois
City of Evanston Outstanding Historic Preservation Award

Related Projects

LEAFS ICE CENTRE | west dundee, il | \$22M

Leafs Ice Centre was a complete turn-key project developed by Club Sports Consulting Group and Economou Partners for the Leafs, one of Illinois's premier youth hockey clubs; which included site location, general contractor selection and a complete financial package in conjunction with the Illinois Finance Authority. The Leafs Hockey Club retained management control. It also serves as home ice for the Northern Illinois University Huskies hockey team. This 105,000 square foot facility consists of three NHL-sized rinks, locker rooms, mezzanine level viewing area, pro shop, skate rental desk, concession area, and party rooms.



INTERNATIONAL ICE CENTER | romeoville, il | \$19M

Home to the Huskies Hockey Club, this facility was a complete turn-key project developed by Club Sports Consulting Group and Economou Partners. The center consists of three NHL sized rinks with seating for 250 people in rink 1 and 3 and seating for 500 people in rink 2. There is a 1,500 square foot shooting center simulates real ice and features a synthetic goalie, an off-ice conditioning area, meeting and birthday party rooms that accommodate 100 people, concession stand, pro shop, custom locker rooms, referee rooms, and corporate offices.



Related Projects

NORTHSHORE ICE RINK | northbrook, il | \$9.6M

This 45,000 square foot facility was a complete turn key ice facility for the Wilmette Hockey Association and Winnetka Hockey Club, developed by Club Sports Consulting Group and Economou Partners; which included site location, general contractor selection and a complete financial package in conjunction with the Illinois Finance Authority. The facility has an NHL sized rink, a 5,000 square foot practice rink, locker rooms, a concession area with pro shop, team meeting rooms, and offices. CSCG currently manages the facility.



EDGE 2 | bensenville, il | \$16.5M

This 85,000 square foot practice facility was designed and developed by Economou Partners for the Chicago Blackhawks and the Bensenville Park District and consists of a 2,500 seat NHL sized tournament rink and a 300 seat NHL sized practice rink. The facility also includes custom lockers, a fitness center, steam and sauna rooms, corporate offices, ten locker rooms, referee rooms, three party rooms, and a food concession area. This facility is situated within the Village of Bensenville's 140 acre recreation park, which also includes an outdoor baseball stadium, an in-line skating rink, walking paths, and the single rink Edge 1 Ice Arena, also designed by Economou Partners.



Related Projects

AMERICAN HEARTLAND ICE | lincolnwood, il | \$8.5M

This 65,000 square foot facility was designed and built by Economou Partners and features one NHL-sized rink and one 100' x 100' practice rink, locker rooms, a concession area with a pro shop, stadium-style bleacher seating, and a press booth that overlooks both rinks. The mezzanine has banquet rooms, offices, weight training area, and a bar.



CICERO TOWN CENTER | cicero, ny | \$10.5M

This center was designed by Economou Partners and consists of two NHL rinks, each with seating for 500 spectators, five locker rooms per rink, general offices, a concession area, and a mezzanine level that houses a sports themed bar & lounge, multi-purpose meeting rooms, and a puck-shooting area with synthetic ice.



Related Projects

GLACIER ICE ARENA | vernon hills, il | \$9.5M

This 60,000 square foot facility was designed by Economou Partners and includes two NHL sized ice rinks, eight player locker rooms, a pro shop, concession and game rooms, three party rooms, general offices, and a mezzanine level viewing deck.



RINKSIDE FAMILY CENTER | gurnee, il | \$12.5M

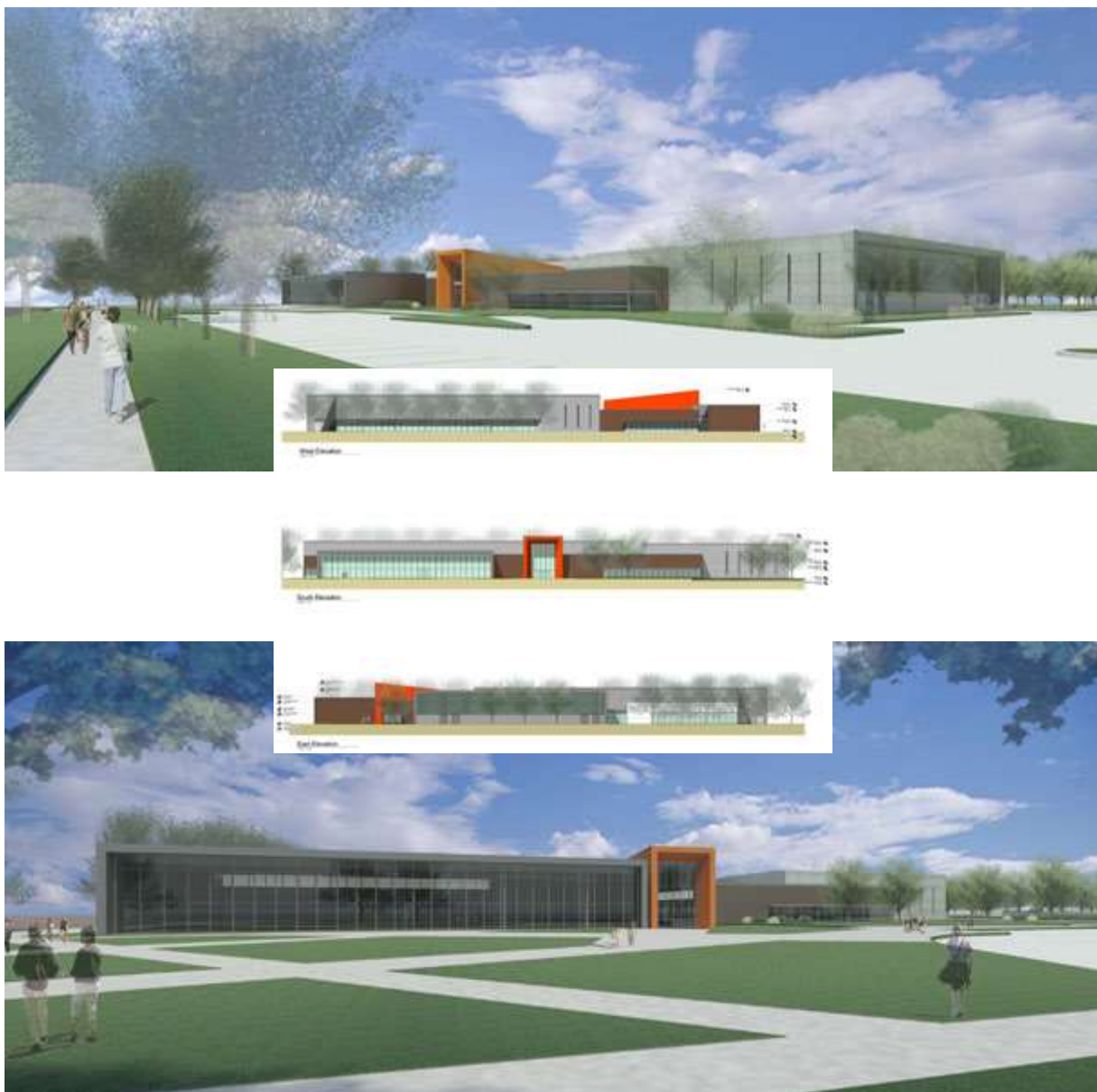
This 95,000 square foot entertainment center was designed and built by Economou Partners and is located in the Gurnee Mills Outlet Mall. The facility includes an NHL-sized ice rink with seating for 500, as well as a family entertainment center with laser tag, miniature golf, a video and sports game arcade, a children's fun zone, and a full service restaurant with several themed birthday party rooms.



Related Projects

SOUTHSIDE ICE | chicago, il

This 80,000 square foot facility will be situated on the old US Steel property in Chicago and designed by Economou Partners to include a new steel workers museum and community center, two NHL sized ice rinks, ten player locker rooms, a pro shop, concession and game rooms, three party rooms, general offices, and a mezzanine level viewing deck and off-ice training center.



Related Projects

BO JACKSON'S TURF AND ICE ■ houston, tx

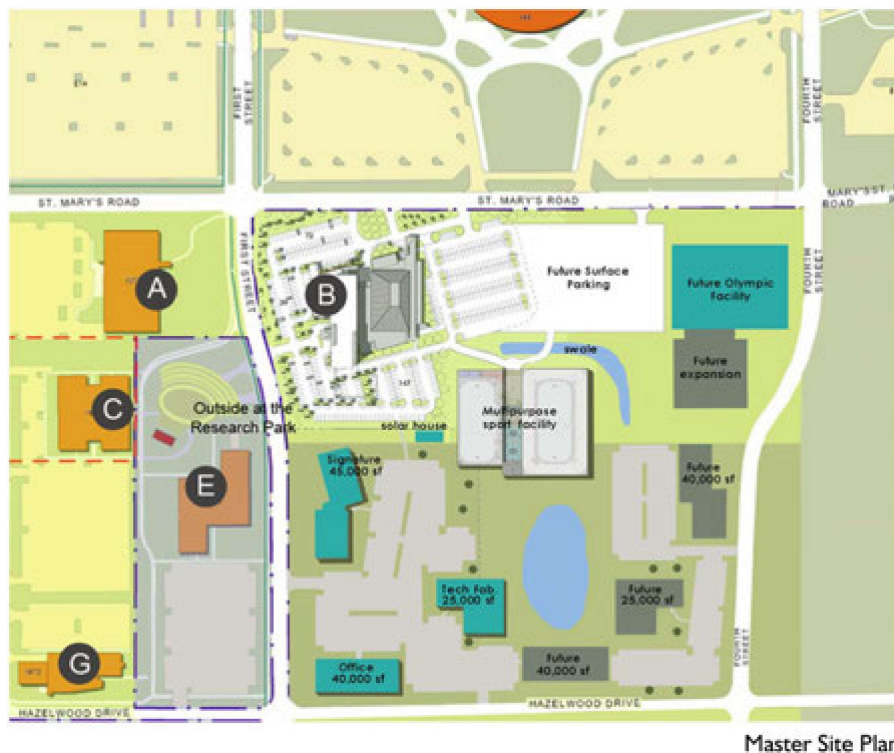
Bo Jackson's Turf & Ice is a future, state-of-the-art facility, boasting twin ice rinks and over 115,000 square feet of indoor turf sport training facilities and multi-use fields. With other on-site facilities that include dedicated fitness training and sports performance areas, a hockey pro shop, concessions and party rooms, Bo Jackson's Turf & Ice is uniquely positioned to offer a one-of-a-kind youth sports experience



Related Projects

ILLINOIS ICE | champagne, il

This 60,000 square foot facility was designed by Economou Partners and includes one NHL sized ice rink, one Olympic sized ice rink, ten player locker rooms, a pro shop, concession and game rooms, birthday party rooms, general offices, and a sports bar and viewing deck at the mezzanine level.



LAW OFFICES
PINDERSKI & PINDERSKI, LTD.

Jerome W. Pinderski, Jr.
Paul C. Pinderski
Polly J. Pinderski

Jerome W. Pinderski
1925-1993

Louis Pinderski
1883-1943

November 5, 2025

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Ben Vyverberg
Lyn Bremanis
Community Development
Village of Palatine
200 East Wood Street
Palatine, IL 60067

RE: Orbit X ice arena project/519 S. Consumers Ave.

Dear Ben and Lyn:

I am writing you today in conjunction with the above captioned project. As you both may be aware, I represent Soccer Enterprises, Inc. which is the tenant in the building commonly known as 545 S. Consumers Ave. Our property is adjacent to the new development to the North, and to the developer's sister property, Orbit Ice Arena to our south.

It is our understanding that the new development to the North will expand Orbit's capacity for youth hockey play through the addition of a new full-sized hockey arena as well as an adjacent restaurant/bar area.

Soccer Enterprises

We have a significant interest in any development that takes place along Consumers Avenue. Though Soccer Enterprises began as a simple youth soccer program in the early 1980s taking over an abandoned indoor tennis facility, it has grown over the years to become the premier purveyor of youth soccer programming in the Chicago area. Thousands of youth players participate in soccer programming housed in our facility, and at satellite facilities throughout the area. Soccer Enterprises is home to its premier soccer club, Sockers F.C.-Chicago which has over 950 members. This club provides talented youth soccer players with opportunities to hone their skills in competitive play not only in the United States, but throughout the world. The club has developed an international reputation for excellence in the development of youth scorer players.

In addition to our youth soccer programs, our later hours on weekends are filled with extensive adult soccer play.

Our client is always concerned regarding any adjacent development that may have a negative impact on our facility, and our ability to continue to provide extraordinary services to our youth soccer players and their parents.

Orbit X development plan

That said, we have had an opportunity to review the public filings made by the petitioner/developer. We have no specific objections to the plan. We applaud the success the developer and its affiliates have had in growing their youth hockey program, and wish them well as they continue to expand their ice facilities to better serve their youth hockey players.

In prior correspondence, I have noted the existence of a special easement that runs along the North face of our client's building. The easement was created in a 1979 deed to provide us with unfettered access for the maintenance of our building. The developer's plans show 19 parking spaces in this area. Though we originally had some concerns regarding parking stalls in this space, we have concluded that developer should in fact use of the space for parking. When we have need to make use of the easement for building maintenance, we will merely ask the owner to temporarily vacate the parking stalls.

We endorse the developer's site plan for 181 parking stalls on its property, including within the easement area.

Special Use Parking Restriction

We ask that the special use being requested provide that all parking for the new development be contained within its property. We believe that adequate parking for patron and employee parking can be reasonably restricted to its property. We are concerned that large tournaments and other special events the owner/operator may bring to the new facility may exacerbate existing parking issues that exist today along Consumer Avenue.

As you are aware, the Village of Palatine along with our property owner, Richardson Real Estate Trust, Dangler, LLC (owner of Orbit facility) and Salt Creek Park District have entered into a long-term license agreement wherein the three licensees have been granted rights to make use of portions of the Consumer Avenue right-of-way to build expansions of their respective parking lots. All three licensees have made use of the license to add much-needed parking to serve their facilities. Even with the additional parking, the busy fall and winter seasons for Orbit and Soccer Enterprises can lead to significant amounts of traffic and parking congestion on Friday, Saturday and Sunday. Every parking space within the three existing parking lots, including the licensed areas are precious commodities. They are critical components of the youth sports programming provided by all three licensees.

We are concerned that regular spillover parking from the new development will negatively impact our parking facilities as we are physically closest to the new development. We would appreciate your help in fashioning appropriate language to be included in the special use ordinance to address this parking concern.

Though the parcel which is subject to the development petition is a party to the Consumers Avenue licensing agreement, it has no street frontage along Consumers Avenue for the development of parking. In fact, the cut de sac portion of Consumers Avenue was vacated some years ago at the request of the property owner to facilitate site development. Though we appreciate that the patrons of the new development have rights of ingress and egress along Consumers Avenue to travel to the new development site, such use should be limited to ingress and egress along Consumers Avenue only, and not parking within the licensed areas built and maintained by Soccer Enterprises.

Please note that we likely would be willing to accommodate special events at the new facility if given sufficient advance notice and the dates not conflicting with our own programming.

Consumer Avenue parking

Separate and apart from the new development, we are seeking the assistance from the Village of Palatine, as licensor of the Consumers Avenue right-of-way to help us, Orbit and Salt Creek, to better manage the parking lots as well as the overall flow of traffic throughout Consumers Avenue. We have concerns that certain activities have been known to take place in portions of the parking areas, especially in and about the spaces adjacent to Orbit that were never contemplated by the license and otherwise give rise to health and safety concerns affecting the entire business neighborhood.

- i. Our staff has witnessed exuberant parents hosting tail gate parties in the parking areas before and after youth hockey games wherein liquor is being served and consumed.
- ii. Our staff has witnessed portions of the outdoor parking areas being used by youth hockey teams for pregame workouts. Though we appreciate the need for all youth sports players to have an opportunity to do some form of pregame workout, the parking lots, and especially on Friday, Saturday and Sunday are not appropriate places for such activities.

We believe that these activities create health and safety issues for individuals and vehicles traveling throughout the parking areas, and whether looking for a parking space, and even just traveling to drop-off or pickup youth players. These activities create unsafe congestion in the parking lots and drive aisles.

We believe that some general rules should be adopted to ensure the free and unimpeded flow of traffic throughout the parking areas along Consumers Avenue. The Village of Palatine reserved to itself the right to resolve parking area disputes and create reasonable parking rules for the use of its right-of-way along Consumers Avenue. We are seeking the assistance of the Village to convene a meeting of the licensees with Village staff to help formulate a reasonable plan to address our concerns for the benefit of all three licensees. We want all of the businesses along Consumers Avenue to be successful. We believe that a set of objective rules to address our issues, and perhaps others would go a long way to create and maintain a safe environment within the outdoor parking areas and driveways.

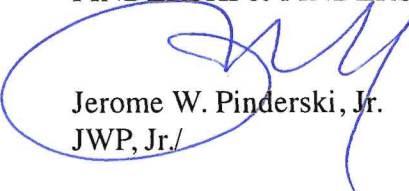
LAW OFFICES
PINDERSKI & PINDERSKI, LTD.

I have copied Village Manager Reid Ottesen on this letter with the hope that his good offices may be called upon to help address the parking issues that we have identified herein separate and apart from the new development project.

I ask that you include this letter in the in the record of materials to be considered by the Palatine Planning and Zoning Commission on November 11, 2025.

Sincerely,

PINDERSKI & PINDERSKI, LTD.



Jerome W. Pinderski, Jr.
JWP, Jr./

Mr. Ben Vyverberg
Director of Planning and Zoning Village of Palatine
200 E Wood Street
Palatine, Illinois 60067
October 10, 2025

Dear Mr. Vyverberg,

Enclosed are copies of a **PETITION TO ACTION** in preparation for the Public Hearing about 519 S. Consumer Ave., Palatine, Illinois.

Sincerely,

Patricia M. Mitchell
525 S. Williams Ave.
Palatine, Illinois 60074
847-302-7221

Copy page 1

PETITION TO ACTION

For the Immediate Attention of the Palatine Village Board, Building and Permits Department,
Michael Jacobs, Ben Vyverberg, in preparation for the Public Hearing.

We the undersigned are concerned neighbors who urge our leaders to act now to relocate the 519 S. Consumer Ave., Palatine, Illinois, chiller unit for the proposed ice hockey rink. We are requesting it be positioned inside the building. We are asking that the Williams Ave. neighborhood, homes and Salt Creek Park District, be protected from this industrial noise.

DATE	NAME	SIGNATURE	ADDRESS
09/12/25	Pat Mitchell		525 S. Williams Ave
9/12/25	Mike Bobek		519 S. Williams Ave
9/12/25	Dick Mitchell		525 S. Williams Ave
9/12/25	Lisa Miller		529 S Williams Ave.
9/12/25	Kathy Kotula		549 So. Williams Ave
9/12/25	Charles Kotula		549 S. Williams Av.
9/12/25	Lauren Morley		527 S Williams
9/12/25	Nicholas Morley		527 S Williams
9/15/25	Susan Schatter		535 S Williams Ave
9/15/25	Douglas Phillips		543 S. Williams A
9/15/25	Diane Chellep		543 S. Williams
9/15/25	Mary Lewis		419 S Williams Ave
9/15/25	Chester Tusinski		412 S. Williams
9/15/25	Dawn L. Tusinski		412 S. Williams
9/16/25	Michelle Ila		427 S. Williams Ave
9/16/25	John Castro		450 S. Williams Ave
9/16/25	Sandra Turk		451 S. Williams Ave,
9/16/25	Sack Foreman		503 S Williams Ave
9/16/25	Cindy Getshall		1409 E. Old Palatines
9/16/25	Bill Hanley		617 S. Williams Ave.
9/19/25	Salt Creek Park Dist.		530 S. Williams Ave
9/19/25	Hugo Marley		676 S Williams Ave
9/19/25	Alex Tyansky		671 Williams Ave
9-19-25	Carl Kizyosky		459 S Williams Ave
9-19-25	Linda Carallin		456 S. Williams Ave
9-19-25	Robert Boccardo		704 S. Williams Ave

Copy Page 2

PETITION TO ACTION

For the Immediate Attention of the Palatine Village Board, Building and Permits Department,
Michael Jacobs, Ben Vyverberg, in preparation for the Public Hearing.

We the undersigned are concerned neighbors who urge our leaders to act now to relocate the 519
S. Consumer Ave., Palatine, Illinois, chiller unit for the proposed ice hockey rink. We are
requesting it be positioned inside the building. We are asking that the Williams Ave.
neighborhood, homes and Salt Creek Park District, be protected from this industrial noise.

DATE	NAME	SIGNATURE	ADDRESS
09/19/25	CARLA Sanchez		654 S Williams
9/19/25	WILLIAM COGLIANESE		
9/19/25	Leslie Prato		
9/19/25	Chris Dargatzis		718 S. Williams
9/19/25	Kelly Swisher		723 S. Williams Ave, Palatine
9/23/25	Deb Davis		623 S. Williams
9/23/25	Michael Reiss		435 S. Williams Ave
9/23/25	Stacy Reiss		435 S Williams Ave, Palatine
9/23/25	Michael McHugh		422 S. Williams Ave, Palatine
9/23/25	Footloose Turk		AUE PALATINE
9/23/25	Ismine Leonard		646 S. Williams Ave, Palatine
9/23/25	Frank Leonard		646 S. Williams Ave, Palatine
9/23/25	Ki Choi		663 S. Williams Ave, Palatine
9/23/25	Michael Gung		707 S. Williams Ave Palatine
9/23/25	Kyle Haight		445 S Williams Ave Palatine
9/24/25	M. Hahn		632 S. Williams Ave
9/26/25	Jennifer Miramonti		1412 E. Olive St
9/26/25	Tricia Nagel		655 S. Williams Ave
9/26/25	ANDREW SCHAEFFER		464 S WILLIAMS AVE
9/26/25	Stephanie Allen		442 S Williams Ave

ORDINANCE NO. O-127-23

**AN ORDINANCE GRANTING A SPECIAL USE TO PERMIT AN
INDOOR SPORTS AND RECREATIONAL FACILITY AT
519 S. CONSUMERS AVENUE**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on November 6, 2023**

ORDINANCE NO. 0-127-23

**AN ORDINANCE GRANTING A SPECIAL USE TO PERMIT
AN INDOOR SPORTS AND RECREATIONAL FACILITY AT 519 S. CONSUMERS AVENUE**

WHEREAS, pursuant to a petition and public hearing on October 10, 2023, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit an indoor sports and recreational facility (“Orbit X Ice”) pursuant to Section 11.03 (d) (17) of the Palatine Zoning Ordinance, on the following legally described property:

PARCEL 1: THE NORTH 23.5 FEET OF THE PART OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN A LINE DRAWN 1484.34 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SAID SOUTH EAST 1/4, WHICH POINT IS A DISTANCE OF 803.38 FEET SOUTH OF THE NORTH LINE OF THE SAID SOUTH EAST 1/4; THENCE SOUTH ALONG THE SAID PARALLEL LINE A DISTANCE OF 1,140.93 FEET TO A POINT WHICH IS A DISTANCE OF 439.57 FEET, NORTH OF THE INTERSECTION OF SAID PARALLEL LINE WITH THE NORTHERLY RIGHT OF WAY LINE OF THE NORTHWEST HIGHWAY (BY DOCUMENT NUMBER 11113034); THENCE WEST PERPENDICULAR TO THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 231.40 FEET TO THE EAST LINE OF CONSUMERS AVENUE, AS SHOWN ON THE PLAT OF DEDICATION RECORDED DECEMBER 30, 1963 AS DOCUMENT NO. 19010004; THENCE NORTH ALONG THE EAST LINE OF THE SAID CONSUMERS AVENUE, A DISTANCE OF 1,140.59 FEET TO THE INTERSECTION OF SAID LINE WITH A LINE DRAWN A DISTANCE OF 803.38 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTH EAST 1/4; THENCE EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 231.40 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EAST 338 FEET OF THE SOUTH 402 FEET, AS MEASURED ALONG THE EAST LINE OF THAT PART OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 24, WHICH POINT IS A DISTANCE OF 1,484.34 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTH EAST 1/4; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTH EAST 1/4, A DISTANCE OF 813.4 FEET; THENCE SOUTH ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID SOUTH EAST 1/4, A DISTANCE OF 803.38 FEET; THENCE EAST ALONG A LINE DRAWN PARALLEL WITH THE NORTH LINE OF SAID SOUTH EAST 1/4, A DISTANCE OF 522.0 FEET TO THE WEST LINE OF CONSUMERS AVENUE, AS SHOWN ON THE PLAT OF DEDICATION RECORDED DECEMBER 30, 1963 AS DOCUMENT NO. 19010004; THENCE NORTH ALONG THE WEST LINE OF SAID CONSUMERS AVENUE, A DISTANCE OF 30.0 FEET TO THE NORTH LINE OF SAID CONSUMERS AVENUE; THENCE EAST ALONG THE NORTH LINE OF SAID CONSUMERS AVENUE, A DISTANCE OF 60 FEET TO THE EAST LINE OF SAID CONSUMERS AVENUE; THENCE SOUTH ALONG THE EAST LINE OF SAID CONSUMERS AVENUE, A DISTANCE OF 30 FEET; THENCE EAST ALONG A LINE DRAWN PARALLEL WITH THE NORTH LINE OF THE SAID SOUTH EAST 1/4, A DISTANCE OF 231.4 FEET TO THE INTERSECTION OF SAID LINE WITH A LINE DRAWN 1484.34 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTH EAST 1/4; THENCE NORTH ALONG SAID PARALLEL LINE, A DISTANCE OF 803.38 FEET TO THE PLACE OF BEGINNING (EXCEPT THAT PART TAKEN FOR CONSUMERS AVENUE), IN COOK COUNTY, ILLINOIS.

Commonly known as 519 S Consumers Avenue (PIN 02-24-400-019-0000 & 02-24-400-016-0000)

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

SECTION 1: A Special Use to permit an indoor sports and recreational facility (“Orbit X Ice”) is hereby granted to American Tier 1 Hockey LLC, pursuant to Section 11.03 (d) (17) of the Palatine Zoning Ordinance is hereby granted, subject to the following condition(s):

- 1. The Special Uses shall substantially conform to the Business Plan and Site Plan Submitted by the Petitioner, except as such plans may be changed to conform with Village Codes and Ordinances.**
- 2. The final landscaping and screening plan shall be revised in a manner acceptable to the Director of Planning and 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 6 day of November, 2023

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

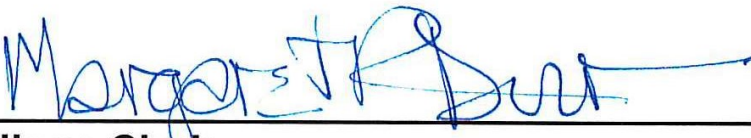
APPROVED by me this 6 day of November, 2023



Mayor of the Village of Palatine

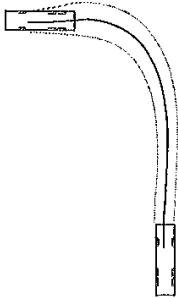
ATTESTED and FILED in the office of the Village Clerk this

6 day of November, 2023

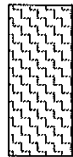


Village Clerk

PLAN LEGEND



PALATINE FERRARA INFERNO FIRE TRUCK
TURNING SIMULATION
(TURNED OFF FOR CLARITY)



"NO PARKING" SIGNAGE



6 FT HIGH SOLID FENCE



6 FT HIGH GALVANIZED CHAIN
LINK FENCE

SS AUTOMOBILES

STANDARD SIZE AUTOMOBILES

CS AUTOMOBILES

COMPACT SIZE AUTOMOBILES

E5

EXIT NO. AND DOT CROSS PATH

SKATING RINK. BUILDING RENOVATION
CODE ENFORCEMENT JURISDICTION
VILLAGE OF PALATINE

ZONING B-2
SITE AREA 124,182 SF

FRONT SETBACK	PROV'D	25'	115.15'
REAR SETBACK	PROV'D	20'	20.00'
SIDE SETBACKS	5'	5'	53,022.117.83'

CONSTRUCTION TYPE 1B
AUTOMATIC SPRINKLER SYSTEM

BUILDING EXISTING PROPOSED ADDITION

28,953 SF 13,824 SF

TOTAL PROPOSED 42,757 SF

OCCUPANCY ACTUAL

TRAINING FACILITIES AND LOCKERS 60 PERSONS

ADMINISTRATIVE / RETAIL 4 PERSONS

PRIVATE CLUB RESTAURANT AND KITCHEN 80 PERSONS

FIXED SEATING VEHICLES 315 PERSONS

TOTAL 439 PERSONS

PARKING ASSEMBLY JOSE CAPACITY IN PERSON
PARKING PROVIDED

132 STALLS
173 STALLS

SITE PLAN

STUD
DOT
ARCHITECT
BROOKLYN, NY
WASHINGTON, DC
PH: 212.552.5522

SKATING RINK
BUILDING ADDITION AND RENOVATION
806 S. CONSUMERS AVE., PALATINE, IL 60074

REVISIONS

09/01/2023

ISSUED

DATE

BY

DATE

BY

DATE

BY

DATE

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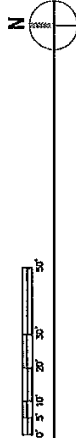
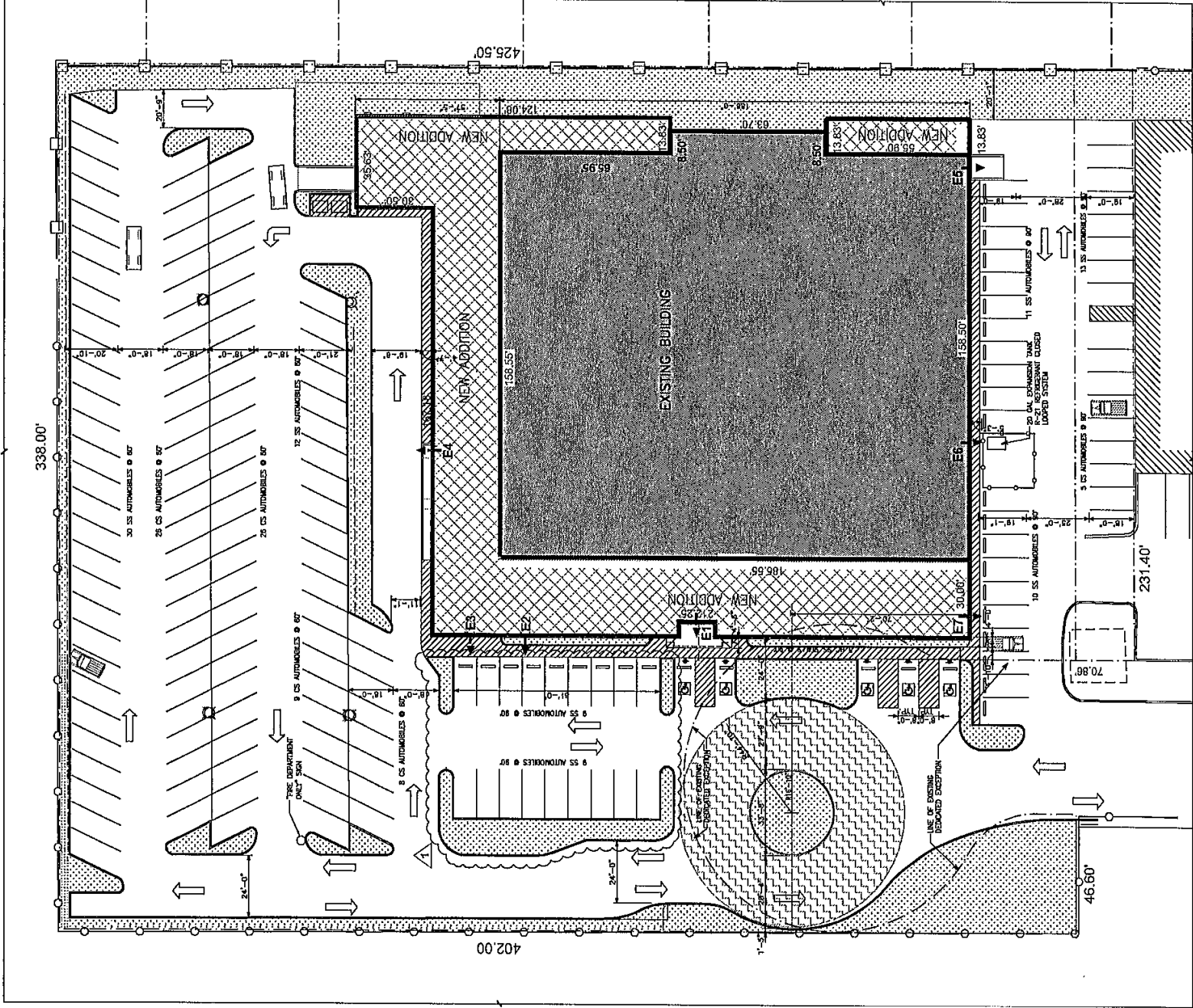
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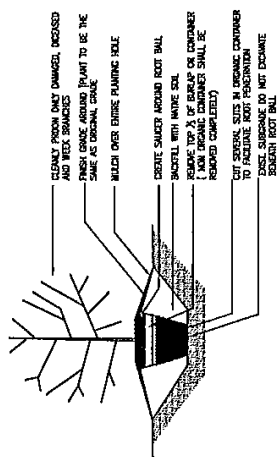
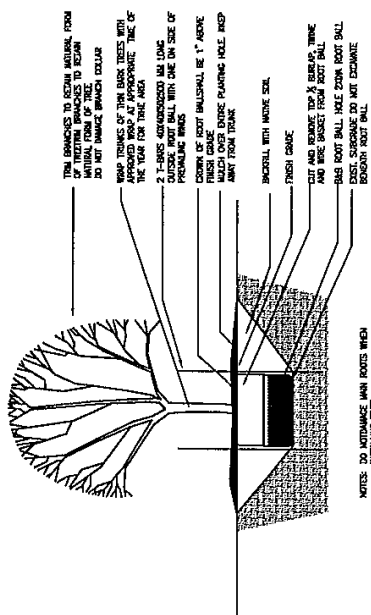
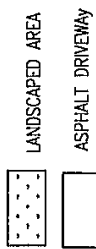
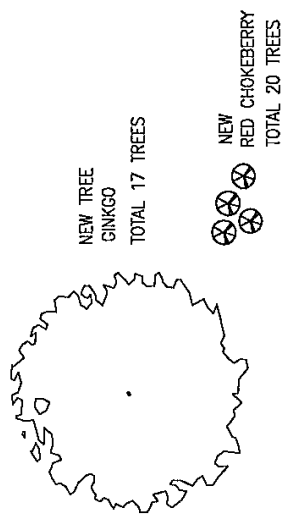
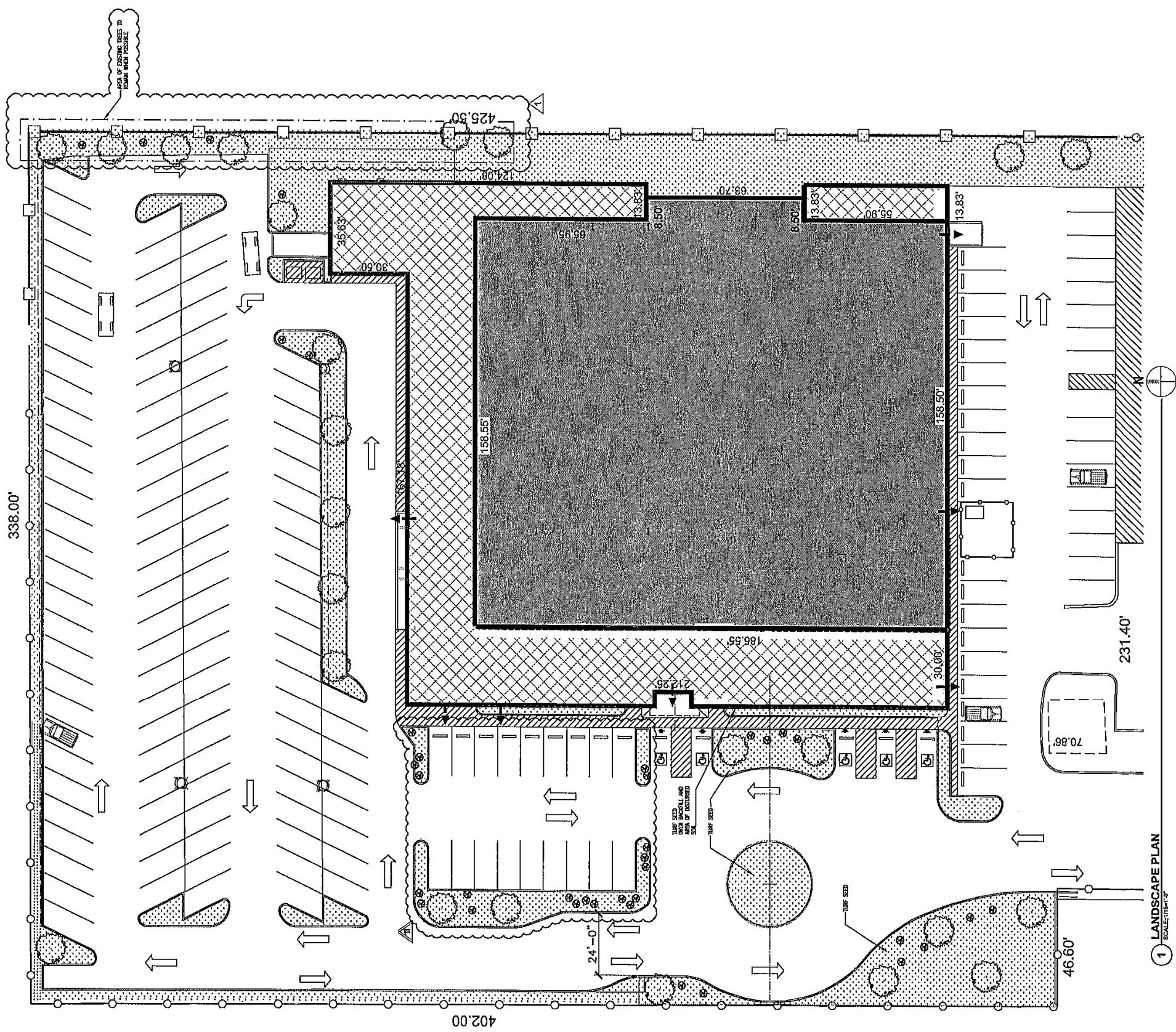
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BY

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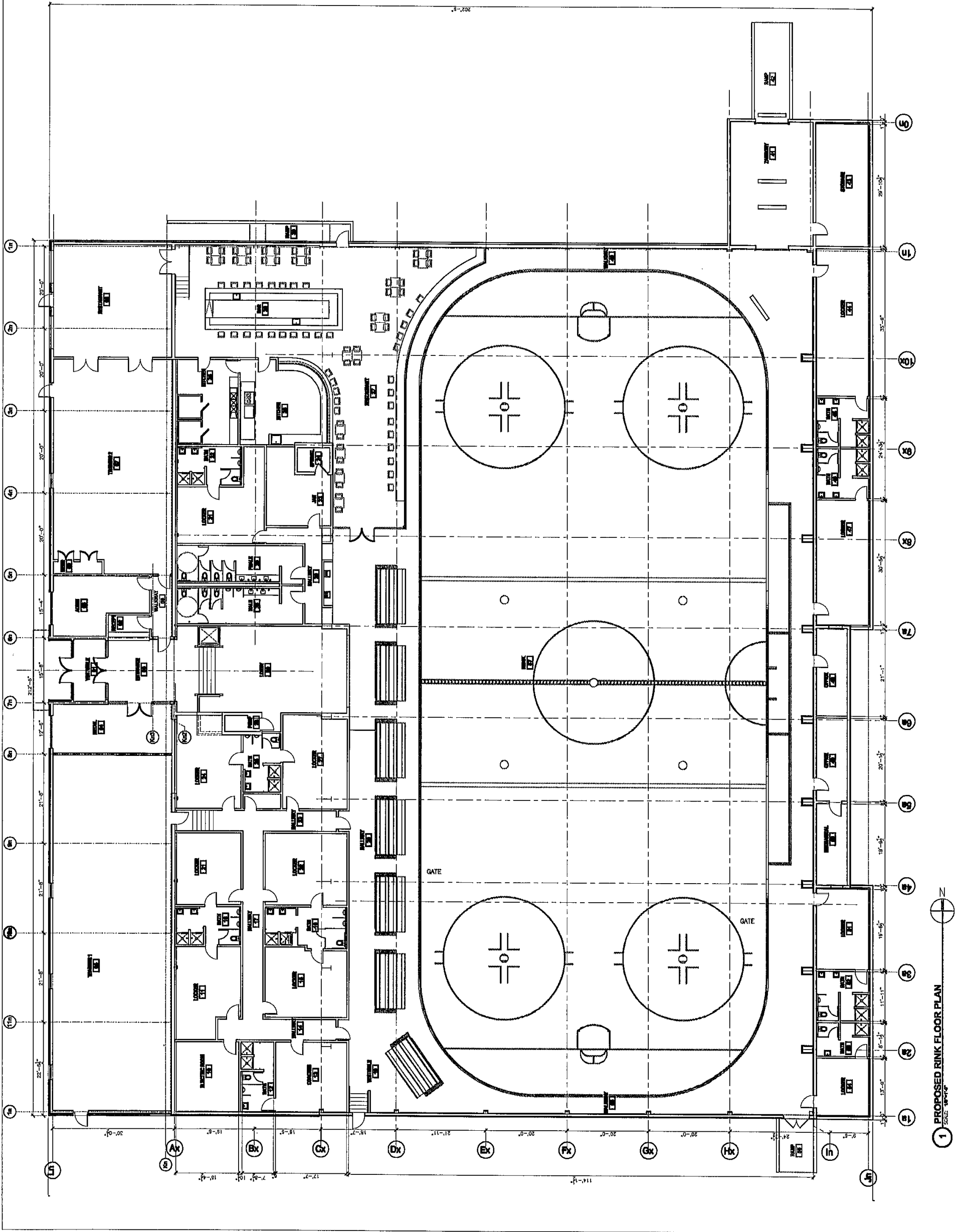


1 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"



NOTES: DO NOT DAMAGE MAIN ROOTS WHEN INSTALLING TREE.
WATER THOROUGHLY AFTER INSTALLATION.
REMOVE TREE RINGS AND STAKES 2 YEARS AFTER INSTALLATION.
PROVIDE DRAINAGE FOR PLANTING IN IMPERMEABLE SOIL.

SHRUB PLANTING DETAIL



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

PRIVATE CLUB RESTAURANT KITCHEN EQUIPMENT SCHEDULE

EQUIPMENT		ELECTRICAL		PLUMBING			REMARKS & NOTES
NO	DESCRIPTION	VOLTS	PHASE	AMPS	COND	INCH	DIS
1	DEPT FRY 18"x30"						1/2"
2	GRILL			2475W			1/2"
3	8 BURNER RANGE 30"x36"						3/4"
4	WALK-IN COOLER 64"x36"	115	1	6.52			
5	WALK-IN FREEZER 64"x36"	115	1	7.8			
6	5/8 PREP TABLE 80"x30"						
7	ICE MACHINE 30"x36" UNDERCOUNTER	115	1	9.5			
8	MIX USED						
9	REFRIGERATOR (REPAIR) 40"x30"	120	1	7.1			
10	REFRIGERATOR 27"x30" UNDERCOUNTER	115	1	7.1			
11	FREEZER 27"x30" UNDERCOUNTER	115	1	6.1			
12	MOP SINK						
13	ONE COMPARTMENT SINK 30"x30"				1/2"	1/2"	EXISTING
14	16W SINKS						
15	DEPT STORAGE SHELF (24 X 48)						
16	3-COMPARTMENT SINK 80"x36"				1/2"	1/2"	
17	5/8 WALL MOUNT EXHAUST HOOD 46"x36"						
18	HAND SINK 18"x18"				1/2"	1/2"	
19	CORNER STORAGE						
20	11" DIA WASTE CMI						
21	UNDERCOUNTER 30"x36"	120	1		1/2"	1/2"	
22	4/5 SINKS						

NOTES: PROVIDE 6" CASTERS W/ QUICK GAS DISCONNECT FOR ALL COOK LINE EQUIPMENT
PROVIDE CASTERS FOR REFRIGERATORS AND FREEZERS
FREEZERS SHALL BE COMMERCIAL GRADE, NO DOMESTIC GRADE EQUIPMENT ALLOWED.

PRIVATE CLUB RESTAURANT KITCHEN FINISH SCHEDULE

ROOM	FLOOR	BASE	WALLS	CEILING
DRUG PREPARATION	RESIDENT TILE	3/8" R CORE BASE	REQUIRE PAINT REQUIRE PAINT FIBERGLASS REINFORCED PANELS	USE INTERLOCK OR DRAIN WARD FLOOR EPSFIRM ID 24"X48" WEARABLE INTERLOCK TILE APPROVED FOR FOOD SERVICE AREA
ADJ. WASHING	CORRUG. TILE	3/8" R CORE BASE	FIBERGLASS REINFORCED PANELS	USE INTERLOCK OR DRAIN WARD FLOOR EPSFIRM ID 24"X48" WEARABLE INTERLOCK TILE APPROVED FOR FOOD SERVICE AREA
ADJ. WASH. BROOM AREA	CORRUG. TILE			

[illegible]

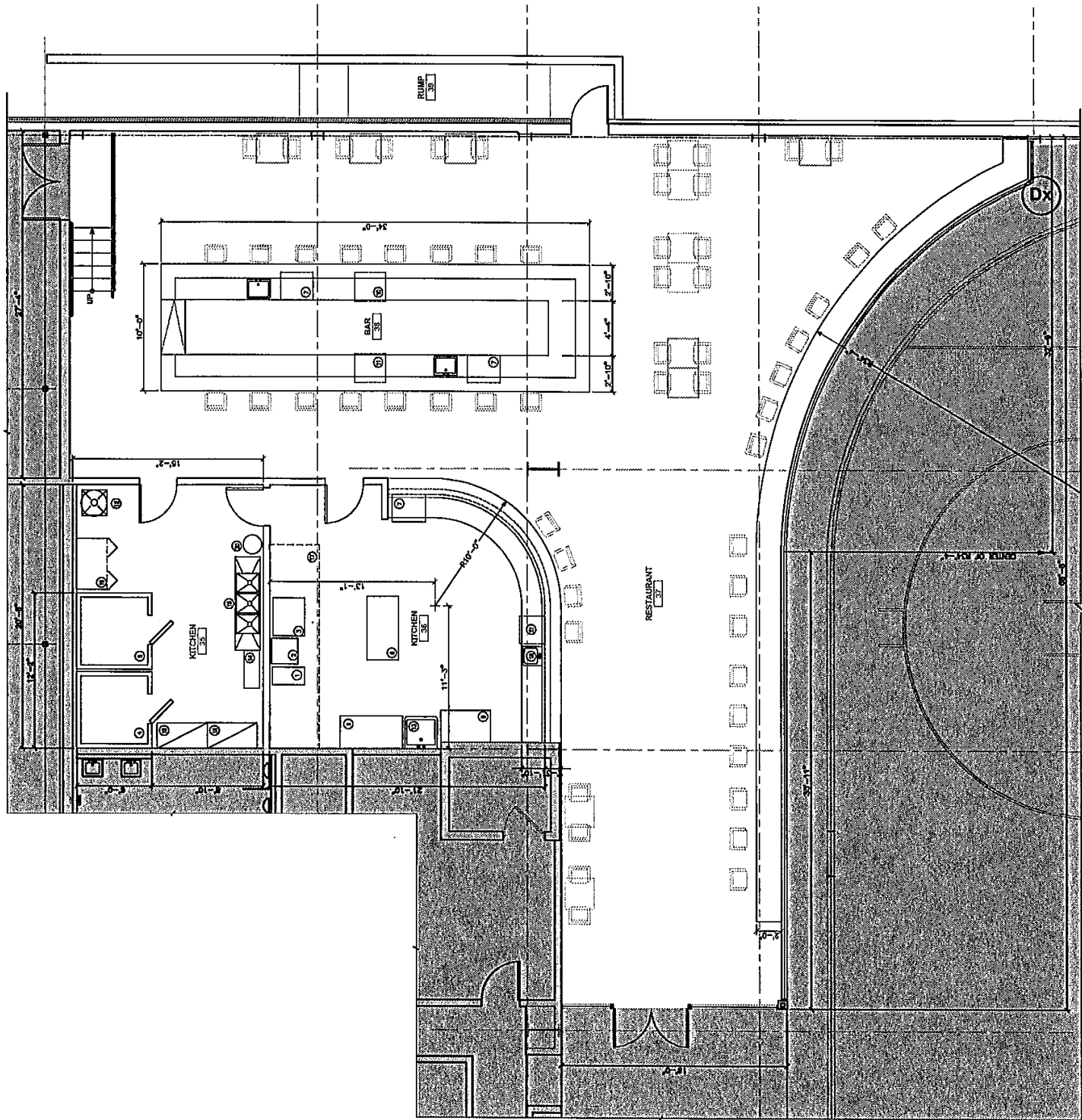
1. RESEARCH AND DEVELOPMENT - This category includes all research and development activities, including basic research, applied research, and development of new products, processes, or services. It is the primary source of new ideas and innovations for the company.

2. MANUFACTURING - This category includes all activities related to the production of goods and services, including the design, development, and production of new products, processes, or services. It is the primary source of new products and services for the company.

3. MARKETING AND SALES - This category includes all activities related to the promotion and sale of goods and services, including the design, development, and production of new products, processes, or services. It is the primary source of new products and services for the company.

4. FINANCIAL - This category includes all activities related to the management of the company's financial resources, including the design, development, and production of new products, processes, or services. It is the primary source of new products and services for the company.

5. GENERAL AND ADMINISTRATIVE - This category includes all activities related to the general management of the company, including the design, development, and production of new products, processes, or services. It is the primary source of new products and services for the company.



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

STUDY
 DO NOT
 ARCHITECT
 910 OAKTICK
 EVANSTON, IL
 PH. 224 522
 PRIVATE CLUB RESTAURANT KITCHEN DETAILS
 605 S. CONSUMERS AVE., PALATINE, IL 60074
 BUILDING ADDITION AND RENOVATION
 BSKTIN RINK
 ISSUED
 DATE
 SCALE
 SHEET
 REVISIONS

 PROJECT
 FILE
 SHEET A01



Orbit X Ice Arena Business Plan

November 28, 2022

615 S Consumers Ave,
Palatine, IL 60074
(847) 394-7752
www.orbiticearena.com

Table of Contents

- I. **Executive Summary..... 2**
 - Highlights
 - Objectives
 - Mission Statement
 - Keys to Success
- II. **Description of Business..... 3**
 - Company Ownership/Legal Entity
 - Location
 - Interior
 - Hours of Operation
 - Products and Services
- III. **Marketing 4**
 - Market Analysis
- IV. **Appendix..... 5**
 - Architectural Drawings
 - Income Projection Statement

Executive Summary

Orbit Ice Arena offers hockey programs, figure skating, sled hockey, adult hockey and hockey training to a wide range of individuals. Orbit specifically focuses on the training and development of boys and girls youth hockey while also providing opportunities for college, national and professional placement.

Objectives

To provide the premier environment for the development of youths involved in ice hockey.

Mission Statement

To train girls and boys to develop mental and physical skills associated with ice hockey while encouraging self-development through sportsmanship and competition.

Keys to Success

Provide a clean and safe environment for the enjoyment of ice skating and ice hockey.
Provide the best training facilities for youth interested in their development of their ice hockey skills.

Description of Business

i American Tier One Hockey(AT1) is the premier provider of hockey training and development for boys and girls ages six to eighteen in the United States. Programming and demand for ice time is driving the need for development of a second sheet of ice.

Company Ownership/Legal Entity

i Orbit X will be operated by American Tier 1 Hockey which is an Illinois corporation controlled by David Vennetti.

Location

i Orbit X will be located 519 Commercial Drive, Palatine, IL. The property is owned by Dangler III a partnership controlled by David Vennetti and will be leased to Orbit X through AT1. The property is currently being developed to house an ice sheet, workout facility with a bar and restaurant. The property will include a full size ice skating rink(200' x85') with a refrigeration system and surrounded by a 4 foot vertical white hockey dasher boards and extended upward with a four-foot acrylic glass. The ice will have painted lines for cross-ice and end-zone hockey game play and practice.. The facility will also include a 3,000 square feet restaurant and bar.

Interior

i See Appendix 1 for drawings of the interior.

Hours of Operation

Skating hours of operation will be from 6:00 am to 12:00 am.

- i**
1. Total number of employees – 50
 2. Average number of employees present at the facility at the same time – 5
 3. Average number of people present at the facility at the same time – 50
 4. Number of people present at the average peak of attendance during the games – 120-150

Products and Services

- i**
- The Ice Sheet will provide opportunities to host tournaments, adult ice hockey and training and development of youth hockey players.

- The bar and restaurant will provide an environment for patrons to enjoy food, nutrition and drink while watching ice hockey.

Management

-  Orbit X will be managed by the existing management team of AT1. The management team is lead by Mark Jalkovic, President of AT1. Mike Hajny is the controller of AT1 and Harley Fischer will be the operations manager. The restaurant will be managed by Shaun XXXXXX

Start-Up/Acquisition Summary

-  Start-up costs are expected to be minimal since the facility can be managed by the existing management team. AT1 will provide management and marketing services. Capital for this redevelopment is provided by Vee Holdings, Inc. and is expected to cost \$3.5 million.

Marketing

-  AT1 has a database of over 8,000 plus individuals who have actively skated at the Orbit Ice Arena. These contacts receive monthly updates on skating and training opportunities offered by AT1. AT1 hosts hockey tournaments which generate additional name and brand recognition.

Market Analysis

-  AT1 has a well established brand name as well as its operating of Orbit Ice Arena. Through the brand of Windy City Hockey, Orbit Ice Arena has become a destination for Chicagoland hockey players.

Competition

-  AT1 currently hosts The Chicago Young Americans which is one of 4 Tier 1 AAA hockey organizations in Illinois. There are XX ice arenas in the Chicagoland area. Orbit Ice Arena is the premier suburban destination for hockey tournaments.

Pricing



Ice costs are priced by the day of week and time of day. Late afternoon and evening are typically the highest priced. Since Orbit Ice Arena and Orbit X will be the premier suburban facilities it is expected that they will be able to charge a premium. The premium is justifiable due to the convenient location, parking and safety of the facilities. Additionally, the premium is justifiable because AT1 employs the top coaches and trainers in the Chicagoland area. Additional revenue will be generated through the hosting of tournaments and hockey camps.

Appendix 1 – Architectural Drawings

Appendix II

Profit and Loss Statement

Orbit X						
Projected Statement of Income						
		9 months				
		<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>
Ice Rental		\$ 1,216,800	\$1,834,560	\$ 1,926,288	\$ 2,022,602	\$ 2,123,733
Expenses:						
Base Rent		183,750	245,000	245,000	245,000	245,000
Additional Rent		191,250	255,000	255,000	255,000	255,000
Property taxes		112,500	123,750	136,125	149,738	164,711
Building insurance		37,500	50,000	52,500	55,125	57,881
Utilities		112,500	150,000	157,500	165,375	173,644
Maintenance		56,250	75,000	78,750	82,688	86,822
Depreciation		153,750	205,000	205,000	205,000	205,000
Salaries:						
Payroll		157,500	210,000	231,000	254,100	279,510
Taxes and benefits		39,375	52,500	55,125	57,881	60,775
Operating expenses		1,044,375	1,366,250	1,416,000	1,469,906	1,528,343
Operating income		172,425	468,310	510,288	552,696	595,389
Management fee exp		187,500	250,000	275,000	302,500	332,750
Net Income		(15,075)	218,310	235,288	250,196	262,639

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 519 S. CONSUMERS AVE.
☒ ☐ ☐ ☐
County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 21ST day of SEPTEMBER, A.D. 2023, and the last publication thereof was made on the 21ST day of SEPTEMBER, A.D. 2023.

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

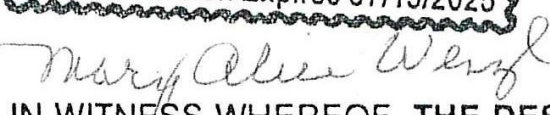
☐ Glenview Journal

"OFFICIAL SEAL"

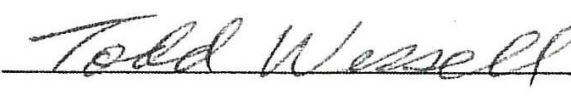
MARY ALICE WENZL

NOTARY PUBLIC, STATE OF ILLINOIS

My Commission Expires 07/15/2025



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 21ST day of SEPTEMBER A.D., 2023.

By 

President

Title of Corporate Officer

County of Cook

State of Illinois

Subscribed and sworn to before me this 21ST day of SEPTEMBER A.D., 2023.

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

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, November 11, 2025 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit an indoor sports and recreational facility.

The property is commonly known as 519 S. Consumers Avenue.

The Petitioner is proposing to open a new ice arena with an on-site restaurant offering liquor service. The project includes a 9,775-square-foot single-story addition to the north side of the building.

The above petition has been filed by James Healy, Agent, Orbit X Ice Arena and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: SU-000186-2025 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 23rd day of October 2025

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

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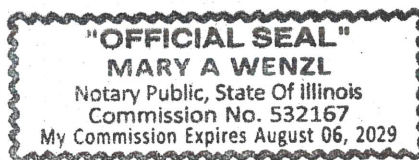
County of COOK

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 23RD day of OCTOBER, A.D. 2025, and the last publication thereof was made on the 23RD day of OCTOBER, 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 23RD day of OCTOBER A.D., 2025.

By Todd Weissel

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 23RD day of OCTOBER A.D., 2025.

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