



VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

JANUARY 5, 2026 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. ELECTION OF MAYOR PRO TEM**
 - IV. PLEDGE TO THE FLAG**
 - V. APPROVAL OF MINUTES**
 - A. Village Council Special Meeting - December 8, 2025
 - B. Village Council & Committee of the Whole - Regular Meeting - December 8, 2025
 - VI. MAYOR'S REPORT**
 - A. As Submitted
 - VII. RECESS TO THE COMMITTEE OF THE WHOLE**
 - VIII. COMMITTEE OF THE WHOLE**
 - A. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE**
SCOTT LAMERAND, CHAIR
 - 1. 519 S. Consumers Avenue
 - a. Consider an Ordinance Granting a Special Use to Permit an Indoor Sports and Recreational Facility at 519 S. Consumers Avenue
Council District: Five
 - b. Consider a Resolution of Support for the Filing of a 7c Cook County Tax Classification for the Benefit of the Property Located at 519 S. Consumers Avenue
Council District: Five

2. Consider an Ordinance Authorizing the Mayor to Execute an Amended and Restated Redevelopment Agreement for Facade Improvements to the Park Place Shopping Center Generally Located at 1365 N. Rand Road
Council District: Four

3. As Submitted

B. POLICE POLICY & CODE SERVICES COMMITTEE

DOUG MYSLINSKI, CHAIR

1. Consider an Ordinance Granting a Special Use and Variations to Permit a Restaurant with a Drive-Through at 1597 N. Rand Road
Council District: Four
2. Consider an Ordinance Decreasing the Number of Class D (Restaurant) Liquor Licenses by One for Restaurante El Tio Ramos Located at 1160 E. Dundee Road
Council District: Four

3. As Submitted

C. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

GREG LANGER, CHAIR

1. As Submitted

D. BUSINESS FINANCE & BUDGET COMMITTEE

JOE FALKENBERG, CHAIR

1. As Submitted

E. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

BRAD HELMS, CHAIR

1. As Submitted

F. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

KOLLIN KOZLOWSKI, CHAIR

1. As Submitted

IX. RECONVENE THE VILLAGE COUNCIL MEETING

X. CONSENT AGENDA

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

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- A. Consider a Motion to Approve Warrant 2026 #1
 - B. Consider an Ordinance to Amend Salary Ordinance, O-115-25, Establishing Rates of Compensation for Certain Officers and Employees of the Village of Palatine Effective January 6, 2026
 - C. Consider a Resolution Approving a Public Improvement Security Deposit Reduction for the Estates at Arcadia Subdivision
Council District: Two
 - D. Consider a Resolution of Support for the Filing of a 7c Cook County Tax Classification for the Benefit of the Property Located at 519 S. Consumers Avenue
Council District: Five
 - E. Consider an Ordinance Granting a Special Use to Permit an Indoor Sports and Recreational Facility at 519 S. Consumers Avenue
Council District: Five
 - F. Consider an Ordinance Authorizing the Mayor to Execute an Amended and Restated Redevelopment Agreement for Facade Improvements to the Park Place Shopping Center Generally Located at 1365 N. Rand Road
Council District: Four
 - G. Consider an Ordinance Granting a Special Use and Variations to Permit a Restaurant with a Drive-Through at 1597 N. Rand Road
Council District: Four
 - H. Consider an Ordinance Decreasing the Number of Class D (Restaurant) Liquor Licenses by One for Restaurante El Tio Ramos Located at 1160 E. Dundee Road
Council District: Four

XI. REPORTS OF STANDING COMMITTEES

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

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

BRAD HELMS, CHAIR

1. As Submitted

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

KOLLIN KOZLOWSKI, CHAIR

1. As Submitted

F. POLICE POLICY & CODE SERVICES COMMITTEE

DOUG MYSLINSKI, CHAIR

1. As Submitted

XII. REPORTS OF THE VILLAGE OFFICERS**A. VILLAGE MANAGER**

1. As Submitted

B. VILLAGE CLERK

1. As Submitted

C. VILLAGE ATTORNEY

1. As Submitted

XIII. CLOSED SESSION AS REQUIRED**XIV. RECOGNITION OF AUDIENCE****XV. ADJOURNMENT**



VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

DECEMBER 8, 2025 AT 6:15 PM

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

MINUTES

SPECIAL MEETING

6:15 PM

I. CALL TO ORDER

Mayor Schwantz called the meeting to order at 6:15 PM.

II. ROLL CALL

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

Also Present:

Village Clerk Maureen Pasqualucci, Village Manager Reid Ottesen, Village Attorney Patrick Brankin

III. RECOGNITION OF AUDIENCE

No one came forward.

IV. REQUEST FOR CLOSED SESSION

- A. Consider a Motion Requesting a Closed Session Pursuant to 5 ILCS 120/2 (C) (1) and (21)

Mayor Schwantz requested a Closed Session pursuant to 5 ILCS 120/2 (c) (1) and (21) with no intention to return.

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

V. ADJOURNMENT

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

MEETING ADJOURNED: 6:59 pm

SUBMITTED BY:

Maureen Pasqualucci
Village Clerk



VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

DECEMBER 8, 2025 AT 7:00 PM

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

MINUTES

REGULAR MEETING

7:00 PM

I. CALL TO ORDER

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

II. ROLL CALL

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

Also Present:

Village Clerk Maureen Pasqualucci, Village Manager Reid Ottesen, Deputy Village Manager Hadley Skeffington-Vos, Village Attorney Patrick Brankin, Director of Planning & Zoning Ben Vyverberg, Director of Public Works Matt Barry, Police Chief William Nord, Fire Chief Scott Mackeben, IT Director Larry Schroth, Director of Finance Andrew Brown, Director of Human Resources Monika Pandya, and Deputy Clerk Kristin La Russo

III. PLEDGE TO THE FLAG

Mayor Schwantz invited everyone to stand and join him in the Pledge to the Flag.

IV. APPROVAL OF MINUTES

A. Village Council & Committee of the Whole - Regular Meeting - December 1, 2025

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

V. MAYOR'S REPORT

A. As Submitted

Mayor Schwantz announced upcoming events:

Saturday, December 13: 9 AM – 4 PM

Fremd Holiday Craft Fair

Fremd High School

Holiday Light Recycling Program

The Village of Palatine, in partnership with the Solid Waste Agency of Northern Cook County (SWANCC) and Elgin Recycling, is pleased to offer a Holiday Light Recycling Program now until January 31, 2026. Holiday string lights can be dropped off at the Palatine Village Hall, Village Services Counter (first floor), Monday through Friday from 8 a.m. to 4 p.m.

Bagged Yard Waste Collection

The final season's collection of bagged yard waste and bundled brush will end the week of December 8, 2025. Final bagged yard waste collection will take place on your regular garbage collection day. Please have yard waste at the curb by 6:30 AM on your collection day. Curbside yard waste collection will resume the week of March 30, 2026.

In observance of the holidays, Village offices will be closed Thursday, December 25, Friday, December 26 and Thursday, January 1, 2026.

Mayor Schwantz expressed gratitude for the Toys for Tots program, highlighting the strong involvement of the community, the fire department, the police department, and the Village of Palatine.

Mayor Schwantz noted that the community leaders' meeting was very well attended, with representatives from 20 different community organizations participating in the discussion, along with Police Chief William Nord, Deputy Police Chief David Brandwein, and Nabeela Syed. Mayor Schwantz emphasized that this is an ongoing process and announced that the next meeting is in January.

VI. RECESS TO THE COMMITTEE OF THE WHOLE

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

VII. COMMITTEE OF THE WHOLE

A. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE SCOTT LAMERAND, CHAIR

1. Consider an Ordinance Granting a Final Planned Development and Rezoning to Planned Development for the Property at 204-216 and 222 W. Palatine Road
Council District: Six

In the absence of Chairman Lamerand, Vice-Chairman Myslinski opened the Community and Economic Development Committee.

Director of Planning & Zoning Ben Vyverberg presented a four-unit planned development that was approved in 2024 and has now returned seeking Final Planned Development approval and rezoning. Vyverberg addressed curb cuts, architectural elements, and other design details.

Councilman Myslinski supported the planned development modification and discussed the aesthetics of the south façade.

Vyverberg mentioned the landscaping around the parking area and the developer's decision regarding the fascia.

Councilman Helms inquired about the Homeowners Association and refuse collection. Vyverberg responded that provisions for shared access and shared parking will be included as required conditions in the declarations.

Developer Mark Silver, 1632 Balmoral Circle, Inverness, spoke about the landscaping around the rental units and noted that he will discuss the façade with the architect.

Village Manager Reid Ottesen proposed beginning with site development, noting that no building permits would be issued until the petitioner returned to Council for approval of the final landscape plan, elevation, and site details. Mark Silver agreed with the proposed approach.

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

2. As Submitted
Nothing Submitted.

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

1. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Service Station and Mart at 1228 E. Dundee Road
Council District: Four

Director of Planning & Zoning Ben Vyverberg discussed a special use transfer for the service station at 1228 E. Dundee Road, noting that staff recommends approval.

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

2. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Package Liquor Store at 1565 N. Quentin Road
Council District: One

Director of Planning & Zoning Ben Vyverberg discussed the request for a special use transfer at 1565 N. Quentin Road to permit the continued operation of a package liquor store. Staff recommended approval of the request.

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

3. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Massage Business at 1709 N. Rand Road
Council District: Four

Director of Planning & Zoning Ben Vyverberg discussed the request for a special use transfer at 1709 N. Rand Road to continue operation of a massage business. Staff recommended approval of the request.

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

4. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Car Wash at 1220 N. Rand Road
Council District: Five

Director of Planning & Zoning Ben Vyverberg spoke about a special use transfer at the car wash at 1220 N. Rand Road.

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

5. As Submitted
Nothing Submitted.

C. INFRASTRUCTURE & ENVIRONMENT COMMITTEE
KOLLIN KOZLOWSKI, CHAIR

1. Consider a Resolution of Support for the Widening of Quentin Road Between Lake Cook Road and Dundee Road
Council District: Three

Director of Public Works Matt Barry presented a Resolution of Support for the Widening of Quentin Road from Algonquin Road to Dundee Road, which is maintained by the Cook County Highway Department. Barry explained four resolutions have been passed before and that this is a fifth resolution. CCDOTH proposed a 3-lane cross-section which is divergent to the requested 4-lane alternative recommended by staff. Barry referenced the traffic capacity study and its concerns.

Councilman Kozlowski asked if the resolution pertained to four lanes, and Barry confirmed that it did.

Mayor Schwantz mentioned the road's proximity to the forest preserve, stressing its role in easing traffic and voicing support for a four-lane design.

Councilman Helms raised a question regarding the four turning lanes, and Barry elaborated on plans for bridge reconstruction, including the installation of center turn lanes at selected areas along the road, and other modifications.

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

2. Consider a Motion to Approve an Invest in Cook Grant Agreement to Install New Sidewalk on Both Sides of Quentin Road South of Dundee Road to Fill Existing Pedestrian Gaps
Council District: One

Director of Public Works Matt Barry presented details of an Invest in Cook Grant Agreement to fund sidewalk improvements along Quentin Road. Costs are shared 50/50 between both Cook County and the Village of Palatine for this 2027 grant.

Councilman Kozlowski questioned why the grant could not be completed earlier. Barry explained that maintaining a timeline buffer is necessary to safeguard the process. He noted that, if feasible, the process could be expedited.

Mayor Schwantz asked about redevelopment of nearby parcels and recapture in this area. Mayor Schwantz expressed gratitude for the grant application and questioned the maintenance procedures.

Barry explained that we could present a recapture, allowing eligible developments to take part in the land recapture process.

Councilman Myslinski inquired about the status of a sidewalk in this area and Barry explained the phases.

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

3. Consider a Motion to Approve a Proposal for Quentin Road Sidewalk Extension Design Engineering
Council District: One

Director of Public Works Matt Barry reviewed the proposal process for the Quentin Road Sidewalk Extension in coordination with design consultant BLA, Incorporated as part of the Invest in Cook grant process.

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

4. Consider a Motion to Approve a Sidewalk Maintenance Agreement with Cook County for Quentin Road
Council District: Two

Director of Public Works Matt Barry outlined details of a 2026 sidewalk maintenance agreement on Quentin Road. The project will be funded by Cook County and coordinated with scheduled water main replacement.

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

5. As Submitted
Nothing Submitted.

D. BUSINESS FINANCE & BUDGET COMMITTEE
JOE FALKENBERG, CHAIR

1. Consider a Resolution Supporting and Consenting to the Renewal of the Class 7c Cook County Tax Classification for the Properties Located at 1811 & 1911 N. Rand Road and 1812 N. Old Hicks Road

Village Manager Reid Ottesen presented the 7c Tax Classification for the Mazda and Subaru dealerships and extension.

Councilman Kozlowski asked how many extensions are permitted; Ottesen replied that only one is allowed.

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

2. As Submitted

Nothing Submitted.

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

1. As Submitted

Nothing Submitted.

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

1. As Submitted

Nothing Submitted.

VIII. RECONVENE THE VILLAGE COUNCIL MEETING

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

IX. CONSENT AGENDA

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

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

- A. Consider an Ordinance Granting a Final Planned Development and Rezoning to Planned Development for the Property at 204-216 and 222 W. Palatine Road
Council District: Two

Ordinance #O-120-25
Ordinance #O-121-25
- B. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Service Station and Mart at 1228 E. Dundee Road
Council District: Four

Ordinance #O-122-25
- C. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Package Liquor Store at 1565 N. Quentin Road
Council District: One

Ordinance #O-123-25
- D. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Massage Business at 1709 N. Rand Road
Council District: Four

Ordinance #O-124-25
- E. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Car Wash at 1220 N. Rand Road
Council District: Five

Ordinance #O-125-25
- F. Consider a Resolution of Support for the Widening of Quentin Road Between Lake Cook Road and Dundee Road
Council District: Three

Resolution #R-35-25
- G. Consider a Motion to Approve an Invest in Cook Grant Agreement to Install New Sidewalk on Both Sides of Quentin Road South of Dundee Road to Fill Existing Pedestrian Gaps
Council District: One
- H. Consider a Motion to Approve a Proposal for Quentin Road Sidewalk Extension Design Engineering
Council District: One
- I. Consider a Motion to Approve a Sidewalk Maintenance Agreement with Cook County for Quentin Road
Council District: Two

- J. Consider a Resolution Supporting and Consenting to the Renewal of the Class 7c Cook County Tax Classification for the Properties Located at 1811 & 1911 N. Rand Road and 1812 N. Old Hicks Road

Resolution #R-36-25

X. REPORTS OF STANDING COMMITTEES

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

1. As Submitted

No Report.

- B. **BUSINESS FINANCE & BUDGET COMMITTEE**
JOE FALKENBERG, CHAIR

1. As Submitted

No Report.

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

1. As Submitted

In the absence of Chairman Lamerand, Vice-Chairman Myslinski reported on the Community & Economic Development Committee.

No report.

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

1. As Submitted

No Report.

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

1. As Submitted

No Report.

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

1. As Submitted

No Report.

XI. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted

No Report.

B. VILLAGE CLERK

1. As Submitted

No Report.

C. VILLAGE ATTORNEY

1. As Submitted

No Report.

XII. CLOSED SESSION AS REQUIRED

No Closed Session requested.

XIII. RECOGNITION OF AUDIENCE

Resident Laura Hernandez, 2100 Bayside Drive voiced concerns about ICE activity in her neighborhood and recounted challenging interactions with her family and the police department.

Resident Barbara Sterling, 656 N. Walden Drive provided a description of sidewalk conditions and accessibility challenges following the recent snowfall.

Director of Public Works Matt Barry and Mayor Schwantz commented on the process for sidewalk maintenance during periods of significant snow accumulation.

Roman Golash, Juniper Drive, expressed his support of the Palatine Police Department.

Resident Melissa Ortega, mentioned the Toys for Tots donations, highlighted the successful community engagement meeting, and inquired about the date of the next community engagement meeting.

XIV. ADJOURNMENT

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

MEETING ADJOURNED AT 7:44 PM.

SUBMITTED BY:

Maureen Pasqualucci
Village Clerk

Consider an Ordinance Granting a Special Use to Permit an Indoor Sports and Recreational Facility at 519 S. Consumers Avenue

BACKGROUND:

The Subject Property is zoned B-2 General Business District. The other existing uses along Consumers Avenue include Soccer City, Orbit Ice Arena, and the Salt Creek Sports Center. In 2023, the Subject Property was rezoned to B-2 and received a Special Use for a hockey facility. However, the Petitioner did not obtain a building permit within the required timeframe and the previous Special Use approval expired in November, 2024. The Petitioner is now seeking approval of a Special Use for a hockey facility, which would be the second location of Orbit X Ice Arena (647 S. Consumers Avenue).

Therefore, the Petitioners are requesting approval of the following:

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 size is approximately 29,922 square feet and a 9,775-square-foot addition is proposed, resulting in a total building area of 39,697 square feet (which includes a 6,980 square-foot mezzanine level).
- The proposed addition is located on the north side of the building and complies with all applicable B-2 setbacks and bulk standards. Additionally, the plans include locating the chiller unit indoors in response to noise concerns previously raised by neighboring residents. This change was made from the initially 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, a bar, and an ice rink. The Petitioners will apply for a liquor license in the future, as there is a significant amount of construction work that needs to occur if the Special Use were to be approved. The other Orbit location also maintains a comparable liquor license. The mezzanine level, located on the west side of the building, provides space for the TPH Academy, off-ice training, and a viewing area above the rink.
- Per the business plan, 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, 160 spaces are

required. The proposed parking exceeds this requirement by 21 spaces.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Public Hearing: Planning & Zoning Commission (PZC) meeting on November 11, 2025

Residents testifying: 4 residents and an attorney for Soccer City — Questions about noise and parking concerns were initially raised by an attorney for a neighboring commercial property. A residential petition requested that the chiller would be located within the building was also submitted at the Public Hearing. NOTE: Through subsequent review of the existing Consumers Avenue license agreement and discussions with Staff, the attorney withdrew the previous concerns raised during the Special Use Public Hearing,

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

ACTION REQUIRED:

A motion to approve an ordinance granting a Special Use to permit an indoor sports and recreational facility at 519 S. Consumers Avenue.

ATTACHMENTS:

1. Aerial Map
2. ORD SU 519 S Consumers Ave
3. EXHIBIT - Business Plan
4. EXHIBIT - Floor Plan
5. EXHIBIT - Site Plan
6. Petitioner Response Letter regarding interior location for the chiller
7. Attorney Pinderski - Consumers Avenue Site Plan submission
8. 11-11-25 PZC materials
9. PZC Minutes 11-11-25
10. 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.

ORDINANCE NO. _____

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

WHEREAS, pursuant to a petition and public hearing on November 11, 2025, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit an 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") 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 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. This 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.

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

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

PASSED: This ____ day of _____, 2026

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

APPROVED by me this ____ day of _____, 2026

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

____ day of _____, 2026

Village Clerk

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.

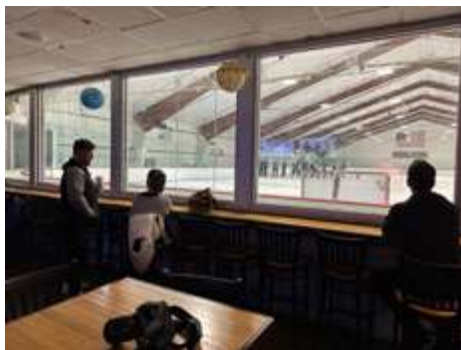
We have a group of coaches with diverse experience at all levels of the game. Former pro, ncaa, and junior coaches, as well as players with college and professional experience, bring a wealth of knowledge that puts all of our players in the best place to succeed and navigate through the journey.

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.

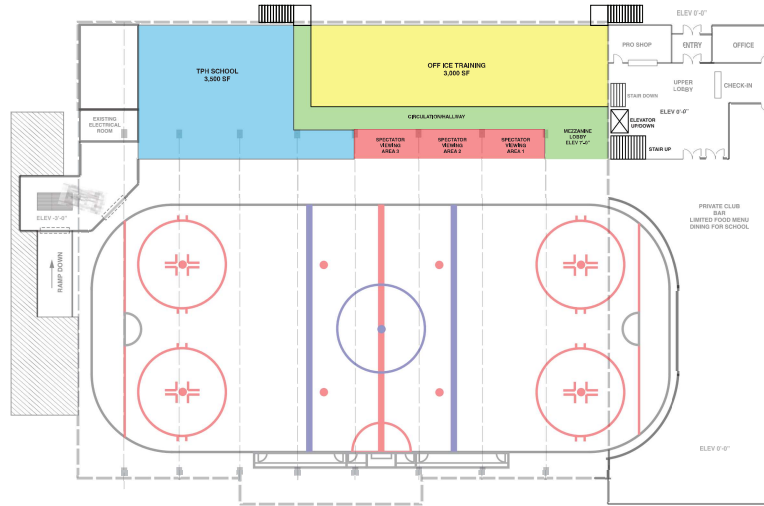
4. The off-ice training will have one (1) director with coaches assisting their respective team players as they do their off-ice work. A team would typically have eighteen (18) to twenty (20) players and two (2) coaches working within the off-ice area in their given time slot.



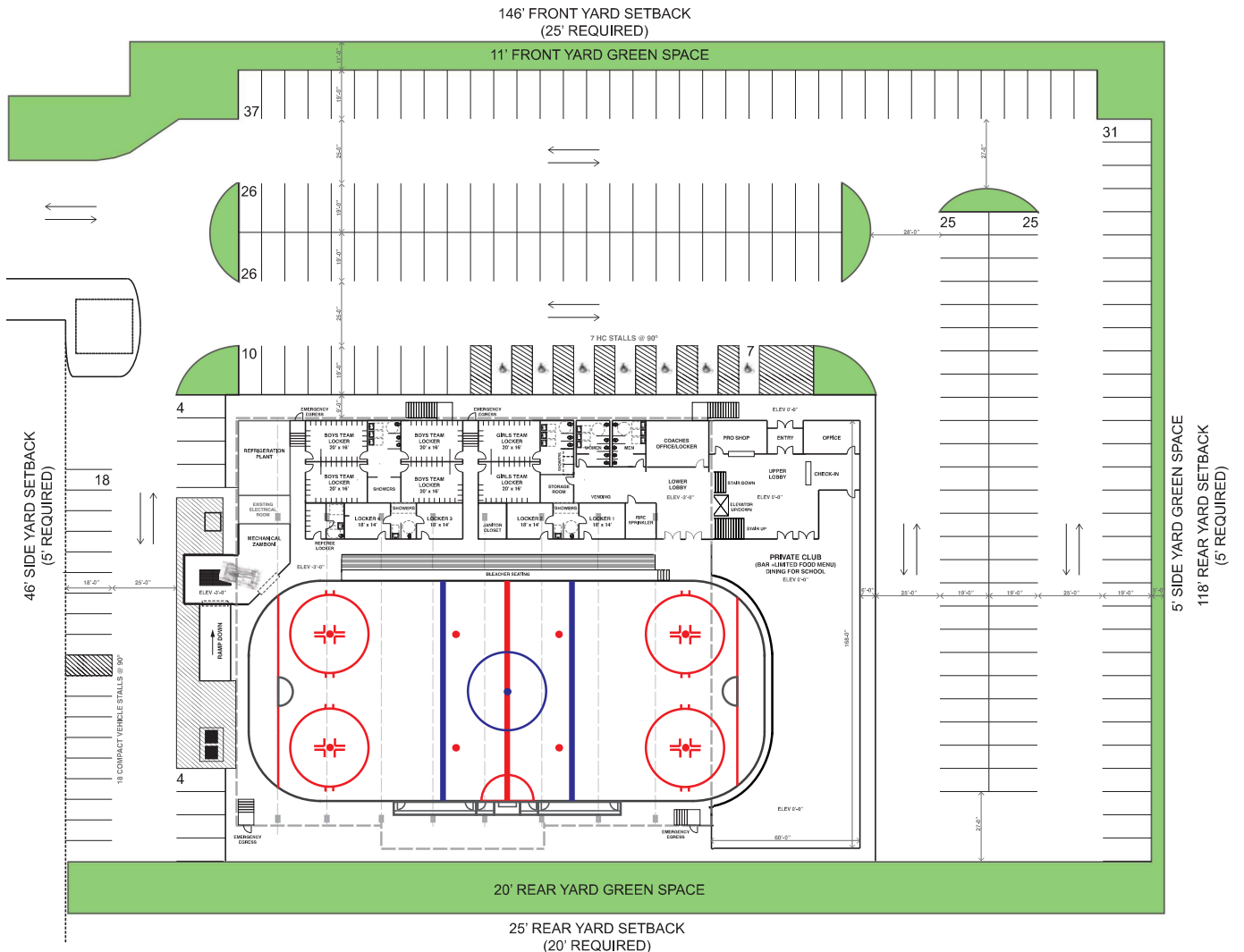
SITE AREA MAP



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 used 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

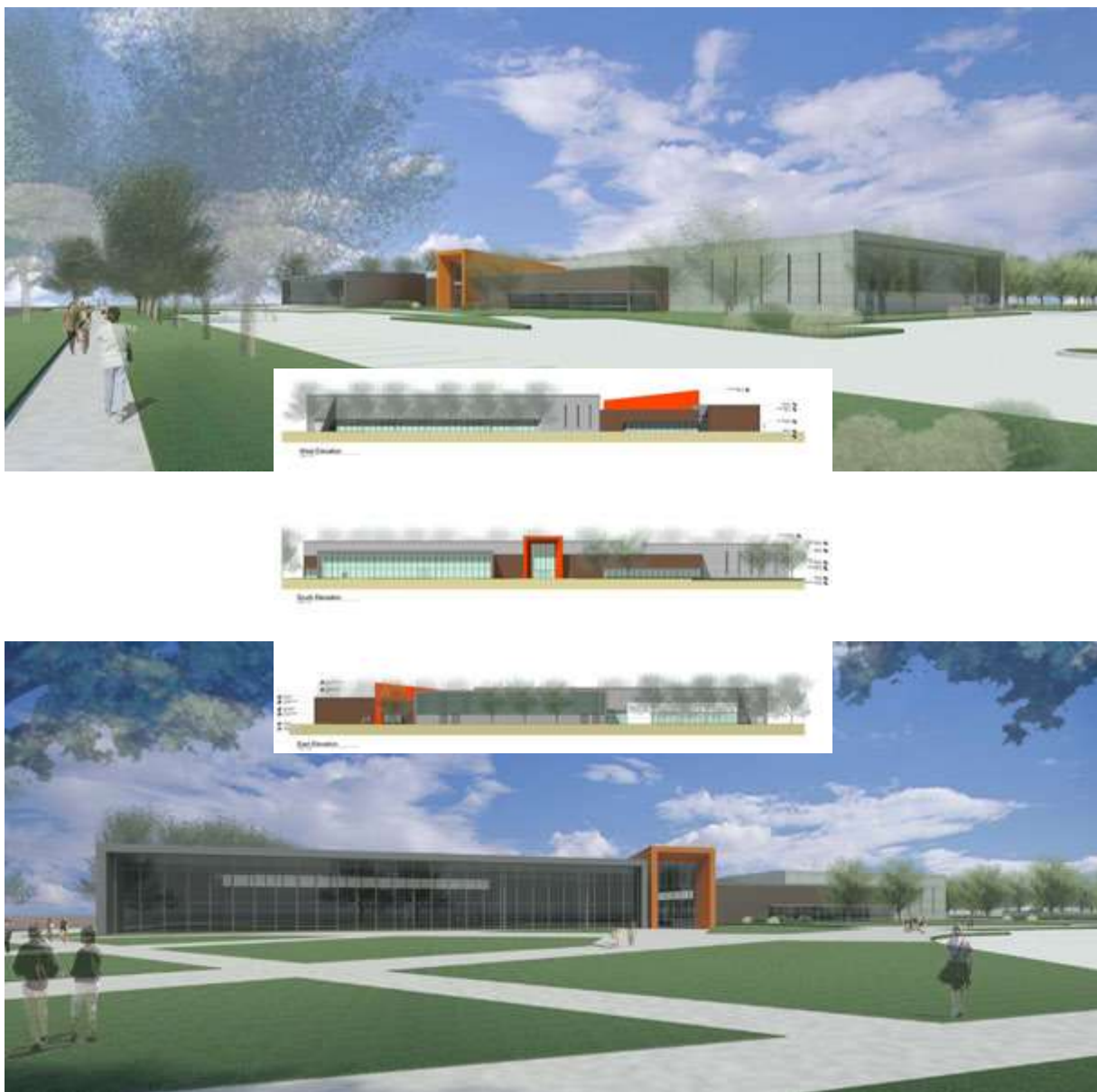
This 95,000 square foot entertainment center was designed and built by Economou Partners and is located in the Gurnee Mills Outlet Mall. The facility includes an NHL-sized ice rink with seating for 500, as well as a family entertainment center with laser tag, miniature golf, a video and sports game arcade, 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

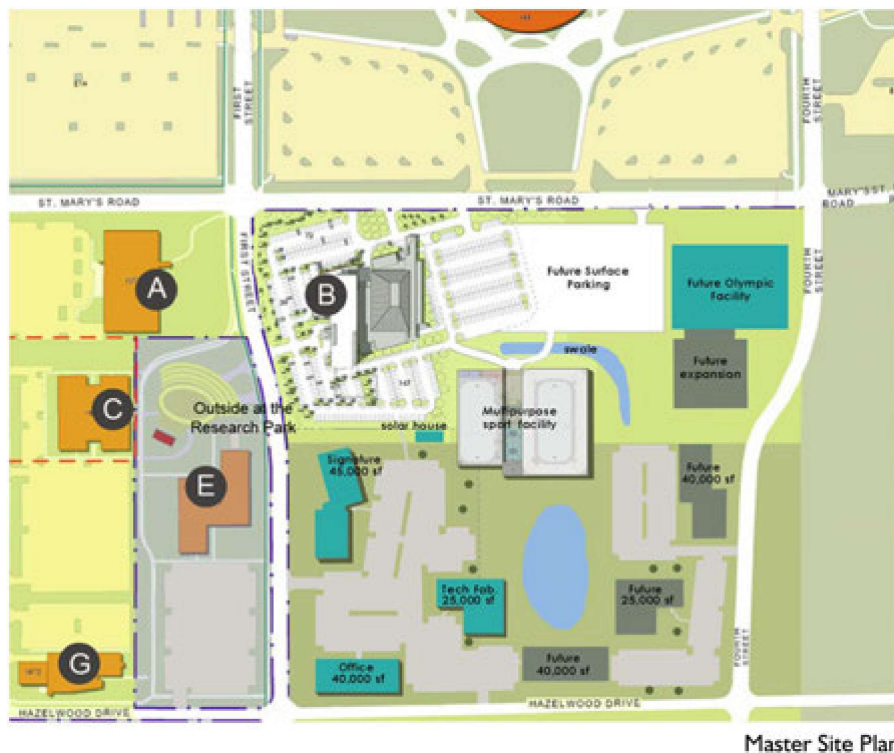
Bo Jackson's Turf & Ice is a future, state-of-the-art facility, boasting twin ice rinks and over 115,000 square feet of indoor turf sport training facilities and multi-use fields. With other on-site facilities that include dedicated fitness training and sports performance areas, a hockey pro shop, concessions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



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

PROJECT

PROFESSIONAL SEAL



EXPIRES 11.30.2026



OWNERSHIP OF DOCUMENTS

COPYRIGHT
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with regard to these plans and design
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permission & consent of Thomas Vesel.

LIMITATION OF WARRANTY
The Architect and his Consultants do not
warrant or guarantee the accuracy and
completeness of the work product thereon
beyond a reasonable diligence. If mistakes,
omissions or discrepancies are found to exist
within the work product, the Architect shall be
promptly notified so that he may have the
opportunity to take whatever steps necessary
to resolve them. Failure to promptly notify the
Architect of such conditions shall constitute the
Architect from any responsibility for the
consequences of such failure. Actions taken
without the knowledge and consent of the
Architect, or in contradiction to the Architect's
work product or recommendation, shall
become the responsibility not of the Architect,
but of the parties responsible for taking such
actions.

ISSUED FOR: DATE: 08.23.2024
POST ZONING REVIEW: 08.23.2024
CLIENT REVIEW CHANGES: 08.27.2025
PRINT SUBMITTAL DOCS: 08.28.2025
ZONING REV 1: 07.15.2025

JOB NUMBER:
OICEX2024

DRAWN BY:
TE

SHEET NUMBER:
A1.0

First Floor Plan

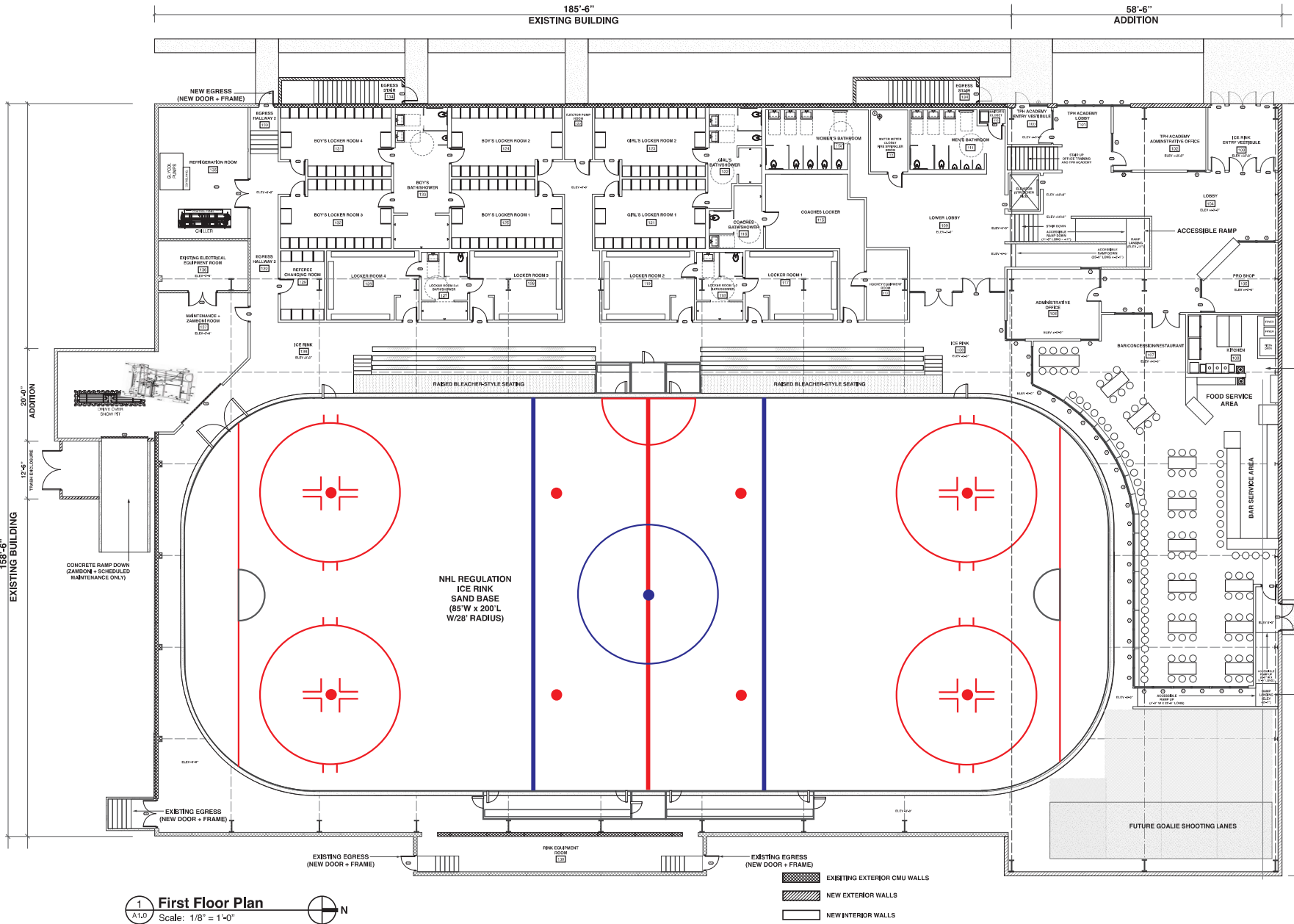
- NOTE:
1. BAR/CONCESSION AREA TO BE VANILLA SHELL ONLY.
 2. KITCHEN LAYOUT AND HOOD DESIGN TO BE SUBMITTED UNDER SEPARATE PERMIT.
 3. FURNITURE PLAN PROVIDED TO SHOW GENERAL SEATING LAYOUT.

167'-1/2" ADDITION

EGRESS DOOR (NOT ENTRY DOOR)

ACCESSIBLE RAMP

FUTURE GOALIE SHOOTING LANES



1 First Floor Plan
A1.0 Scale: 1/8" = 1'-0"



Thomas Economou, AIA

Design + Build Consultant

November 11, 2025

Via Email

Lyn Bremanis

Planner

Planning & Zoning Department

200 E. Wood Street | Palatine, IL 60067

RE: 519 S. Consumers Ave
Orbit X Ice Arena – Chiller for Ice Rink

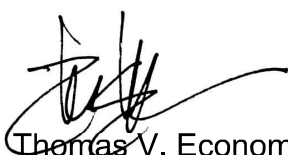
Dear Lyn:

Pursuant to our discussion relating to the “Petition to Action” from the concerned neighbors about the chiller unit for the proposed Orbit X Ice Arena being positioned inside the building, please note as indicated on the architectural drawings, the chiller will be placed within the building in Room 135, Refrigeration Room, which houses the ice plant.

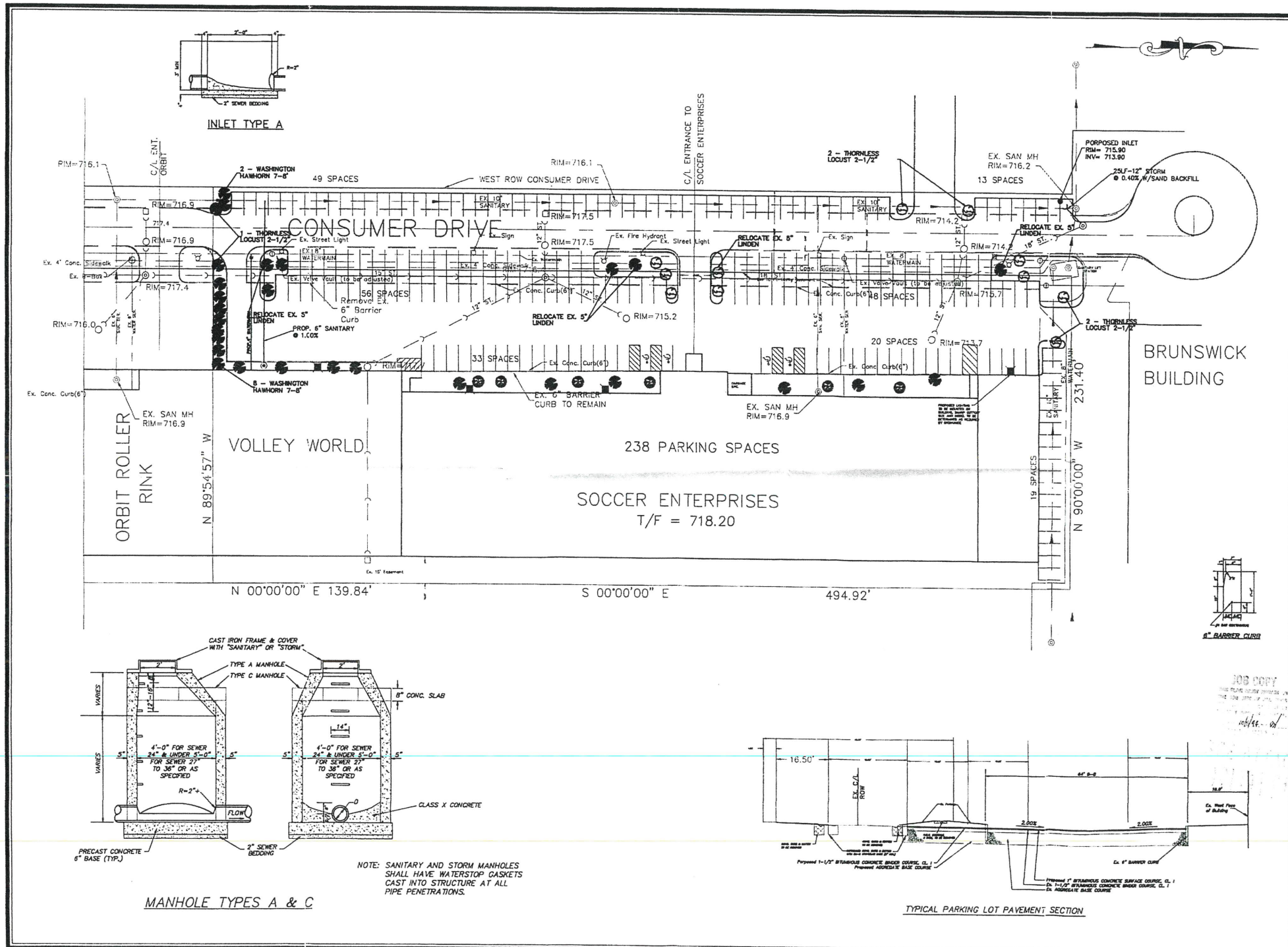
This is a similar design to Northshore Ice Arena (Northbrook, Illinois) and Willowbrook Ice Arena (Willowbrook, Illinois), which are located near residential neighborhoods and have the chiller unit placed inside the ice rink.

Thank you and let me know if there’s any other information you need at this time.

Very truly,



Thomas V. Economou, AIA
Design + Build Consultant
312.532.1277



Scale	Date	Designer	Checker	No.	Revision	By	Date
1"=30'	6/1/94	W.C.S.	W.C.S.				

WALLACE C. STILZ, PE
719 BAYSIDE COURT
WHEELING, ILLINOIS 60090
(708) 382-6756

SOCCER ENTERPRISES
PALATINE, ILLINOIS
PARKING LOT RECONSTRUCTION

94-005
Project No.
SOCCENT4
Drawing Name
1 OF 1
Sheet No.

Exhibit #14

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:

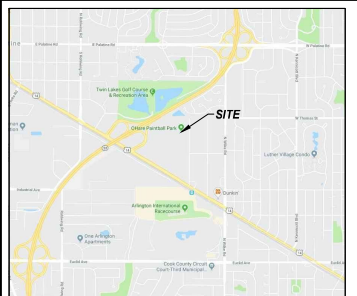
a. Will meet the following aesthetic criteria:

- 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.

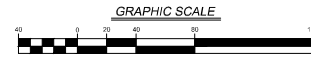
The property has existing fencing at the adjoining property lines along the North, East, and West.

ALTA/NSPS LAND TITLE SURVEY
OF
501-519 S. CONSUMERS AVENUE
PALATINE, ILLINOIS



PARCEL 1: THE NORTH 232 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 1464.34 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 1,140.59 FEET TO A POINT WHICH IS A DISTANCE OF 484.97 FEET, NORTH OF THE INTERSECTION OF SAID PARALLEL LINE WITH THE NORTHERLY RIGHT OF WAY LINE OF THE NORTHWEST HIGHWAY (BY DOCUMENT NUMBER 1110364); 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, 1983 AS DOCUMENT NO. 1901004; 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 538 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 113.14 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, 1983 AS DOCUMENT NO. 1901004; THENCE NORTH ALONG THE WEST LINE OF SAID CONSUMERS AVENUE, A DISTANCE OF 30.2 FEET TO THE NORTH LINE OF SAID CONSUMERS AVENUE; THENCE EAST ALONG THE NORTH LINE OF SAID CONSUMERS AVENUE, A DISTANCE OF 80 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 1464.34 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.



BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT (LATITUDE 42° 06' 05.01348" N LONGITUDE 88° 07' 30.32731" W ELLIPSOIDAL HEIGHT 612.138 FEET GROUND SCALE FACTOR 1.00045421 ALL MEASUREMENTS ARE ON THE GROUND.

AREA

127,517 SQ. FT.
2.9274 ACRES

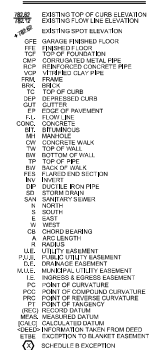
PARKING STALLS

STANDARD PARKING STALLS = 184
ACCESSIBLE PARKING STALLS = 5
TOTAL PARKING STALLS = 189

LEGEND



ABBREVIATIONS



GENERAL NOTES

- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
- DO NOT SCALE DIMENSIONS FROM THIS PLAT.
- THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL, WHEN IT IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
- MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.
- NO UNDERGROUND UTILITIES, OR DRAIN TILES, IF ANY EXIST, SHOWN HEREON.
- THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DRIFT, PAVING OR SHOW. AT THE TIME OF THE SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPEAKER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
- CALL J.U.L.I.E. AT 1-800-492-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
- RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHTS AND BUILDING RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION OR IN THE TITLE COMMITMENT HAS BEEN SHOWN. THIS PROPERTY IS SUBJECT TO SETBACKS AS ESTABLISHED PURSUANT TO CITY OF PALATINE ZONING ORDINANCES AS AMENDED. IN REFERENCE TO TABLE A ITEM C, THERE MAY BE A NEED FOR AN INTERPRETATION OF A RESTRICTION. THE SURVEYOR CANNOT MAKE A CERTIFICATION ON THE BASIS OF AN INTERPRETATION. THIS PROPERTY IS ZONED B-1 (SHOPPING CENTER) PER CURRENT CITY OF PALATINE ZONING MAP. SEE CITY OF PALATINE ZONING ORDINANCE FOR SPECIFICS. ZONING REPORT WAS NOT PROVIDED TO THE SURVEYOR FOR REVIEW.
- S. CONSUMERS AVENUE CUL-DE-SAC RIGHT-OF-WAY SHOWN HEREON (THE "EXCEPTION") WAS TAKEN FROM CURRENT TAX MAPS. THE PLAT OF DEDICATION DOCUMENT NO. 22911278 PROVIDED TO THE SURVEYOR AND LISTED IN THE TITLE COMMITMENT WAS ILLEGIBLE.
- THIS IS NOT A TOPOGRAPHIC SURVEY AND IS NOT TO BE USED FOR DETAILED DESIGN PURPOSES.
- THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADJUSTMENTS.
- THERE ARE NO NEW RIGHT OF WAY CHANGES THAT THE SURVEYOR IS AWARE OF.
- A CURRENT CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. CCH1904502LD WITH EFFECTIVE DATE OF AUGUST 9, 2019, LATEST PRINTED SEPTEMBER 10, 2019, WAS PROVIDED FOR SURVEYORS USE AT THE TIME OF PREPARATION OF THIS SURVEY. SEE "NOTES FROM SCHEDULE B" TABLE HEREON.

NOTES FROM SCHEDULE B

EXCEPTIONS		PLOTTED HEREON
L	COMED EASEMENT, DOC. 22223581	YES
M	EASEMENT TO THE VILLAGE, DOC. 21689064	YES
N	EASEMENT, DOC. 18283999	YES
O	COMED AND IRT EASEMENT, DOC. 21774971	YES
P	EASEMENT TO THE VILLAGE, DOC. 22232454	YES
S	PLAT OF DEDICATION, DOC. 22911278 ("NOTE 11")	YES

ALL OTHER SCHEDULE B ITEMS ARE NON-PLOTTABLE OR NOT A SURVEY MATTERS

ZONING INFORMATION

ZONING DESIGNATION IS B-1 AS TAKEN FROM THE MUNICIPALITY'S WEBSITE (<https://www.palatine.il.us>) AND NOT PROVIDED BY THE INSURER PURSUANT TO THE ALTA REQUIREMENTS. FOR DETAILS SEE THE MUNICIPALITY'S ZONING ORDINANCE.

ZONING REQUIREMENTS:

Minimum Lot Width:	Two hundred (200) feet
Maximum Floor Area Ratio:	1.0
Minimum Setbacks:	
Front:	Thirty (30) feet
Rear:	Twenty (20) feet
Side:	Ten (10) feet
Maximum Building Height:	Three (3) stories, not to exceed forty-five (45) feet

FLOOD HAZARD NOTE

THIS PROPERTY IS IN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF COOK COUNTY, ILLINOIS (COMMUNITY PANEL NO. 1703 1001825) WITH A MAP REVISED DATE OF AUGUST 19, 2008.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)
TO: CONIGNE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY;
CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 8, 9, 13, 14, 16 AND 17 OF TABLE A THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

THE FIELD WORK WAS COMPLETED ON SEPTEMBER 4, 2019.

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

Charles W. Bartosz

CHARLES W. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188
MY LICENSE EXPIRES ON NOVEMBER 30, 2020.
VJ COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184009092
THE DESIGN FIRM NUMBER EXPIRES APRIL 30, 2021.
CBARTOSZ@VJCO.COM



Project No. 10094.WS
Group No. VP01.1

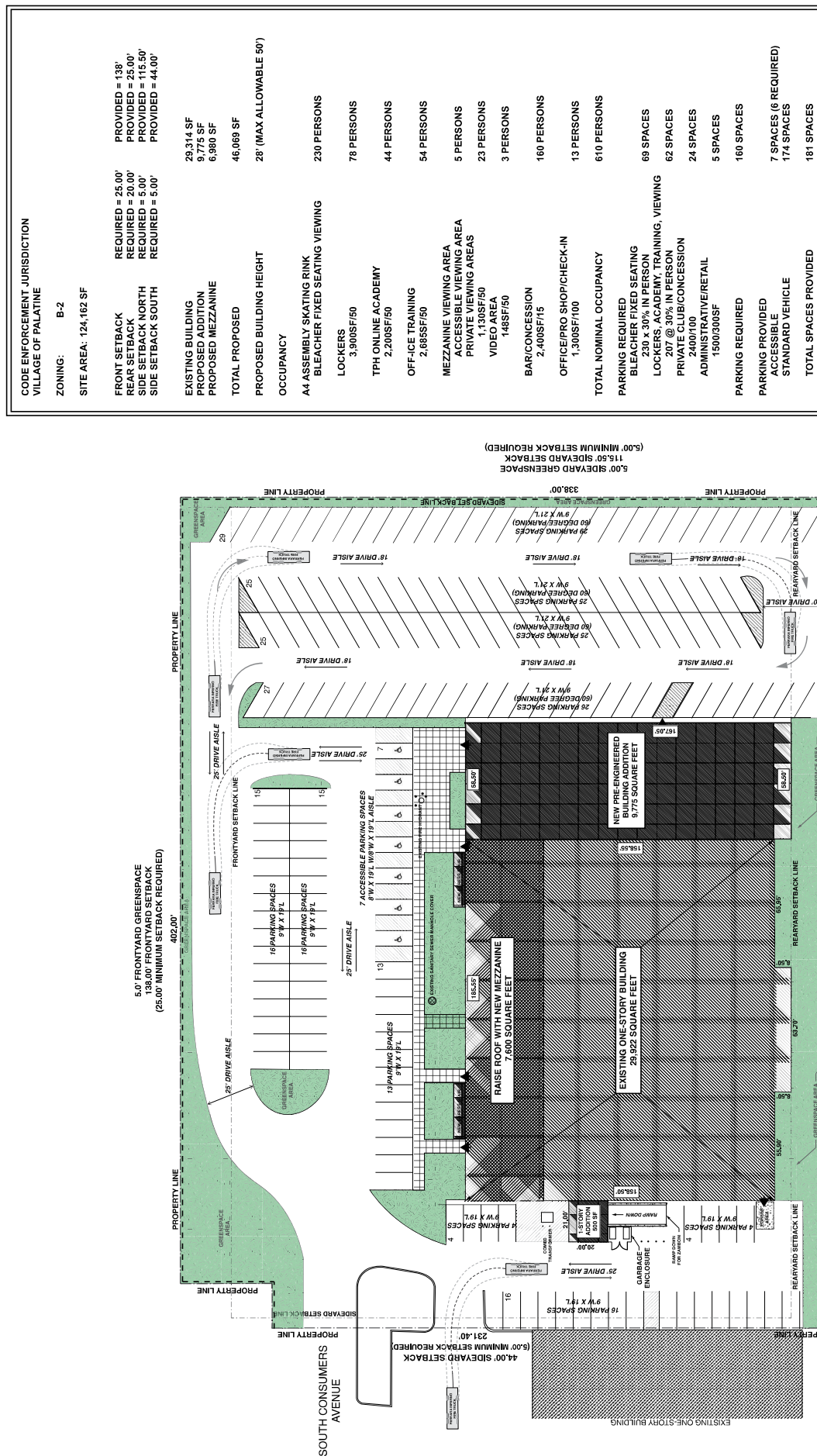
V Engineers
17325 James Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
WINSTON & STRAWN LP
35 WEST WACKER DRIVE - STE. 4000
CHICAGO, IL 60601
312-558-5600

NO.	DATE	REVISIONS

ALTA/NSPS LAND TITLE SURVEY
501-519 S. CONSUMERS AVENUE, PALATINE, ILLINOIS
DRAFTING COMPLETED: 09-05-19
FIELD WORK COMPLETED: 09-04-19
DRAWN BY: MLP
CHECKED BY: CWB
PROJECT MANAGER: CWB
SCALE: 1" = 40'

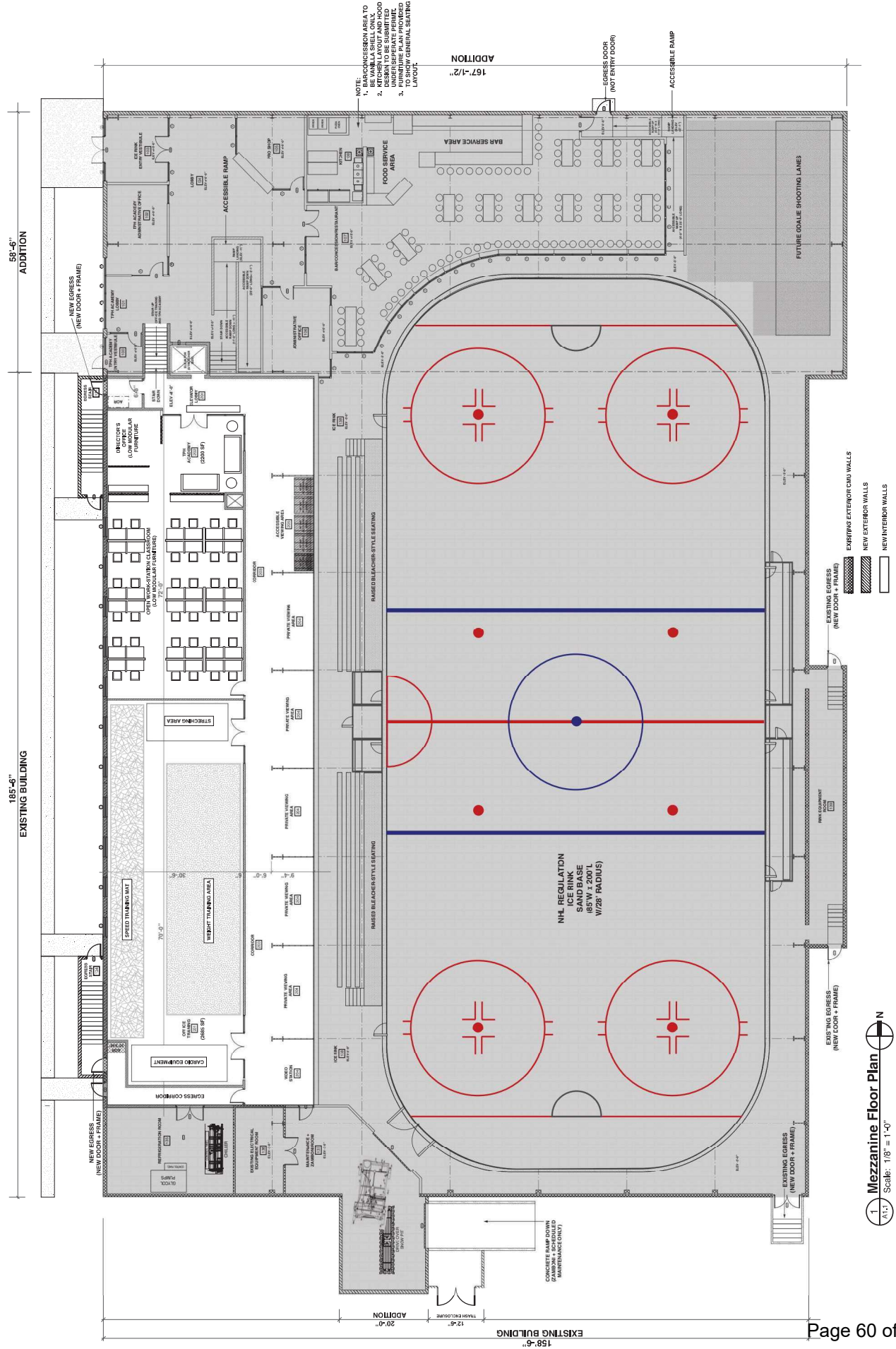
AS A CONDITION OF THE SPECIAL USE THE FINAL LIGHTING PLAN SHALL BE SUBMITTED IN A MANNER ACCEPTABLE TO THE VILLAGE ENGINEER AND INCLUDE THE USE OF LIGHT SHIELDS AS REQUIRED BY THE VILLAGE OF PALATINE



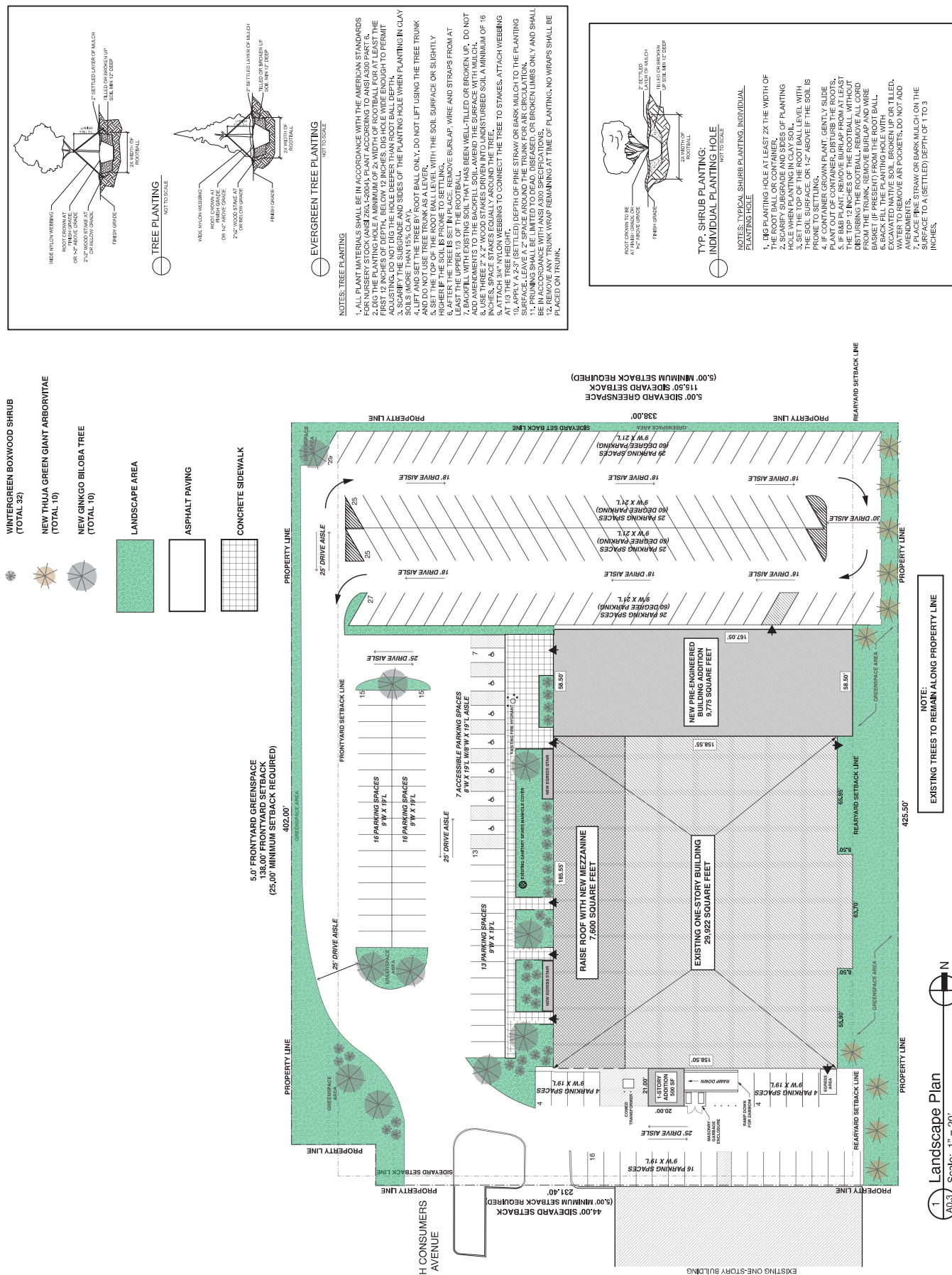
1
A0.2

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 OWNERS WILL ADD AN APPROXIMATELY 8' TALL SOLID WOOD FENCE ALONG THE ENTIRE NORTHEAST PROPERTY LINE AND THE WESTERN PROPERTY LINE, AS SHOWN ON THIS PLAN.









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



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.

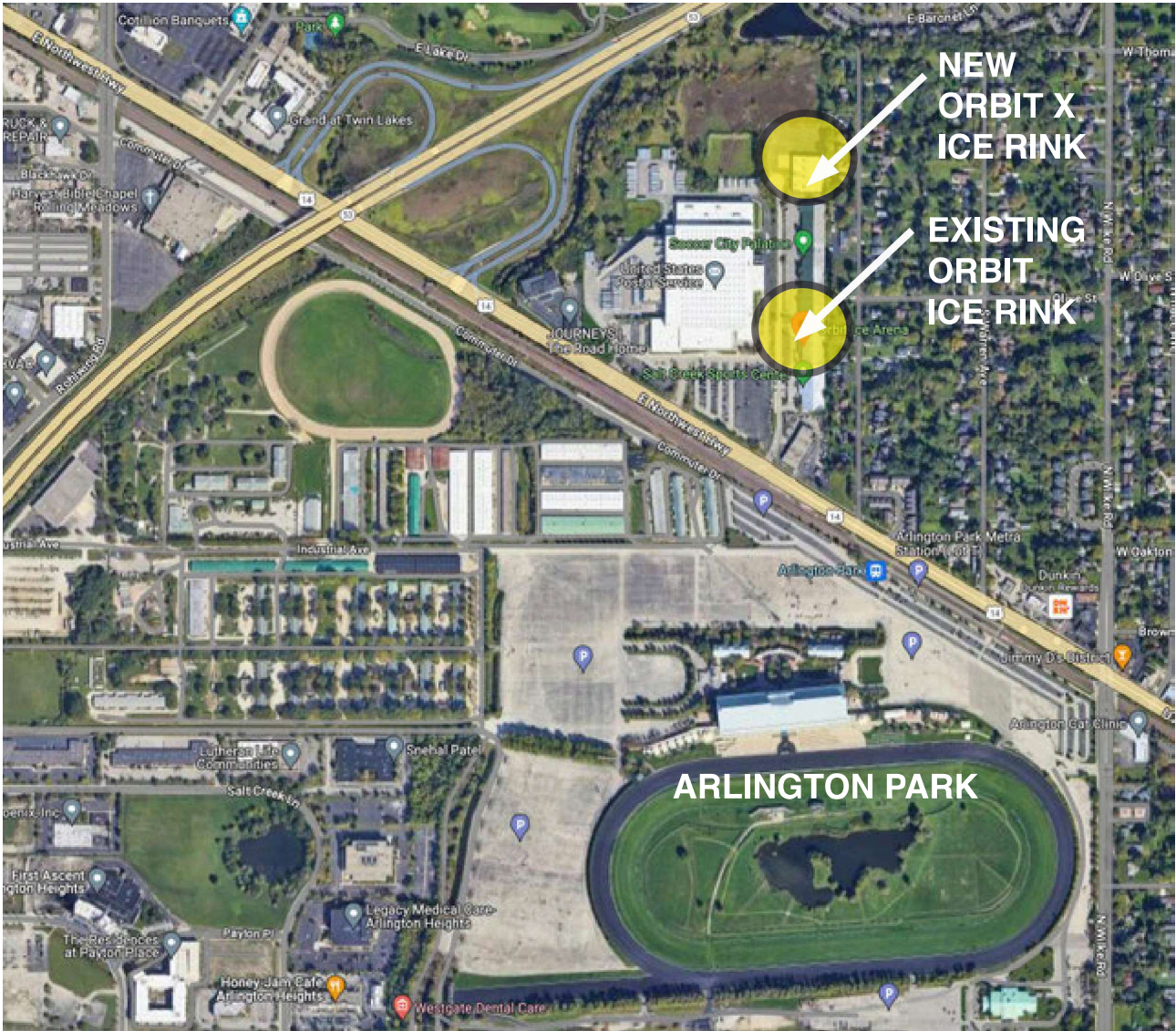
From 8pm to 12:00am on Saturday and Sunday, the rink has men's league hockey. This is a non-check coed league for adult men and women. Each team has twelve (12) to eighteen (18) players, with two (2) referees and one (1) scorekeeper.

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 they 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

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 used 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

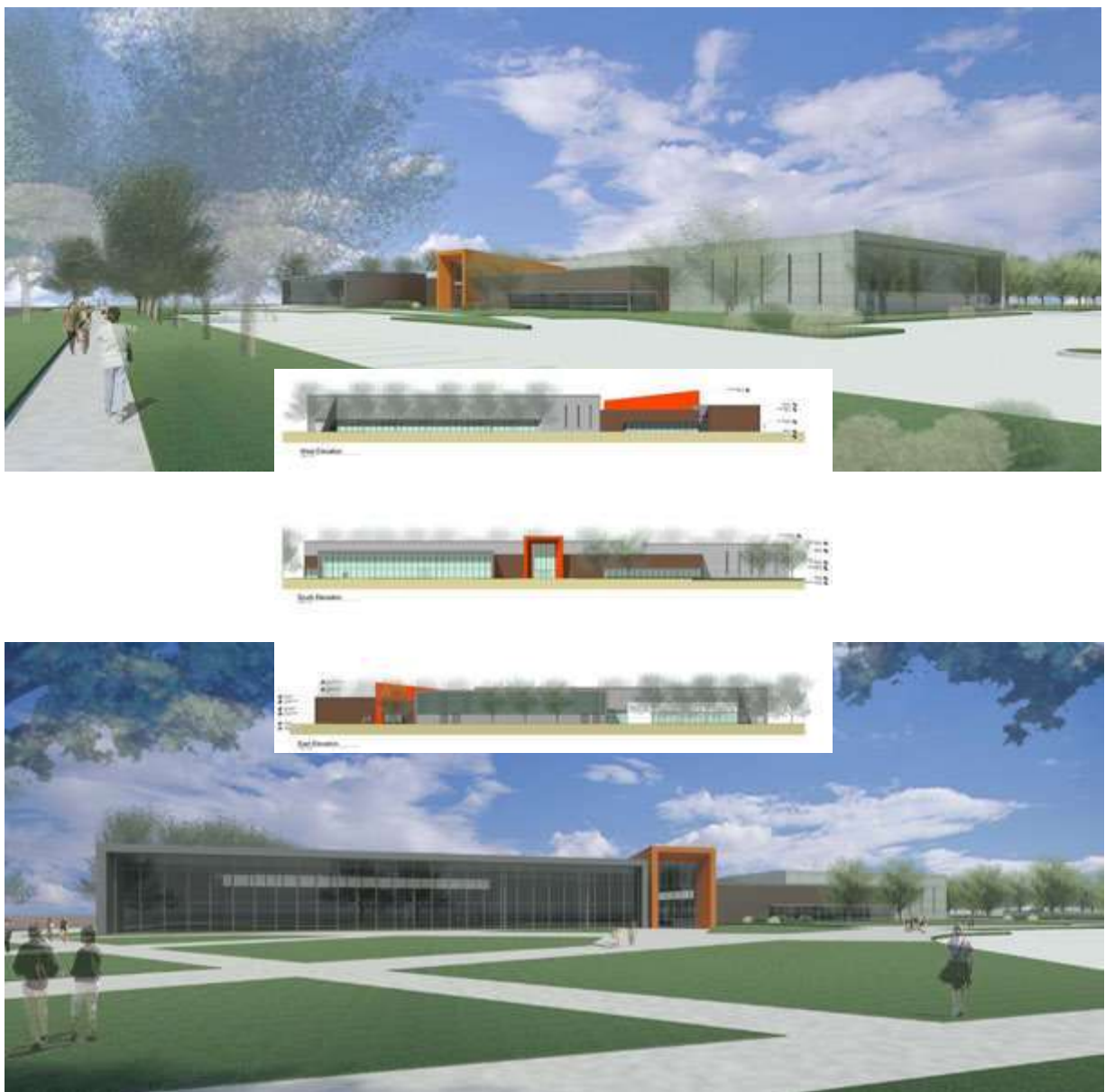
This 95,000 square foot entertainment center was designed and built by Economou Partners and is located in the Gurnee Mills Outlet Mall. The facility includes an NHL-sized ice rink with seating for 500, as well as a family entertainment center with laser tag, miniature golf, a video and sports game arcade, 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

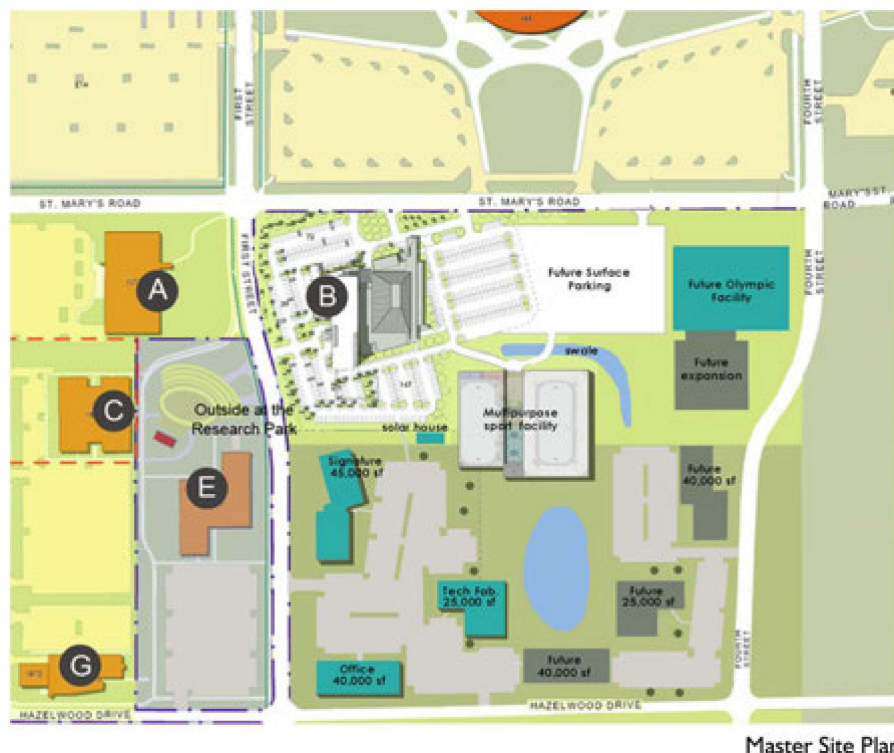
Bo Jackson's Turf & Ice is a future, state-of-the-art facility, boasting twin ice rinks and over 115,000 square feet of indoor turf sport training facilities and multi-use fields. With other on-site facilities that include dedicated fitness training and sports performance areas, a hockey pro shop, concessions 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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Palatine, Illinois 60067-5086 USA

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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.

Wednesday, November 5, 2025

1

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.

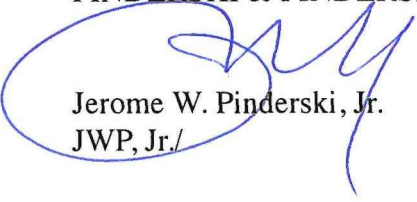
LAW OFFICES
PINDERSKI & PINDERSKI, LTD.

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 Bielek		515 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 Ave.
9/12/25	Lauren Morley		527 S Williams
9/12/25	Nicholas Morley		527 S Williams
9/15/25	Susan Schetter		535 S Williams Ave
9/15/25	Douglas Phillips		543 S. Williams Ave
9/15/25	Jane O'Neil		543 So Williams
9/15/25	Mary Lewis		419 S Williams Ave
9/15/25	Chester Tusinski		412 S. Williams
9/15/25	Darrell L. Tusinski		412 S. Williams
9/16/25	MICHAEL ILAB		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 Murrel		676 S Williams Ave
9/19/25	Alex Tyansing		671 Williams Ave
9-19-25	Carl Kizorek		459 S Williams Ave
9-19-25	Linda Caralline		456 S. Williams Ave
9-19-25	Robert Becerra		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 Daganday		718 S. Williams
9/19/25	Kelly Swisher		723 S. Williams Ave Palatine
9/23/25	Deo 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		AUG PALATINE
9/23/25	Isminie 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 Hight		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



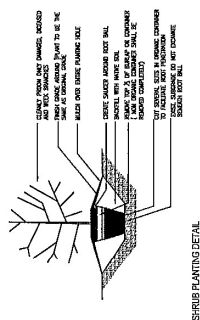
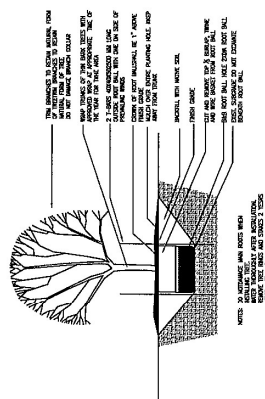
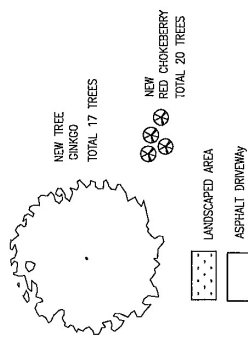
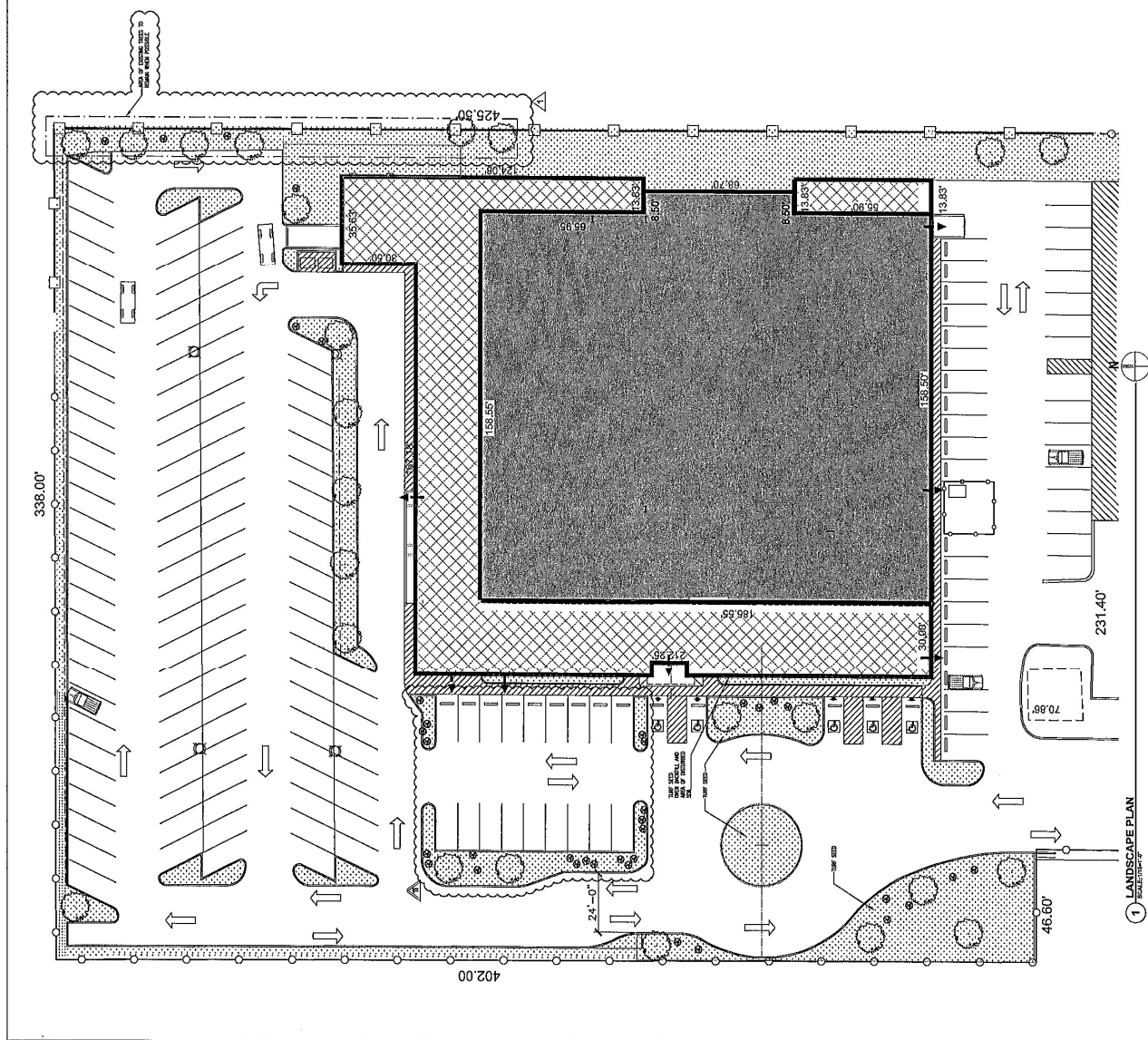
Mayor of the Village of Palatine

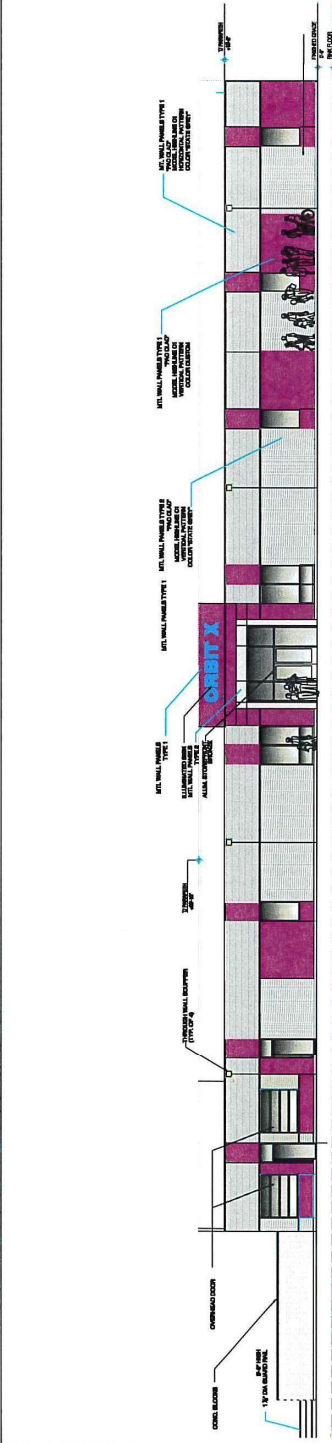
ATTESTED and FILED in the office of the Village Clerk this

6 day of November, 2023



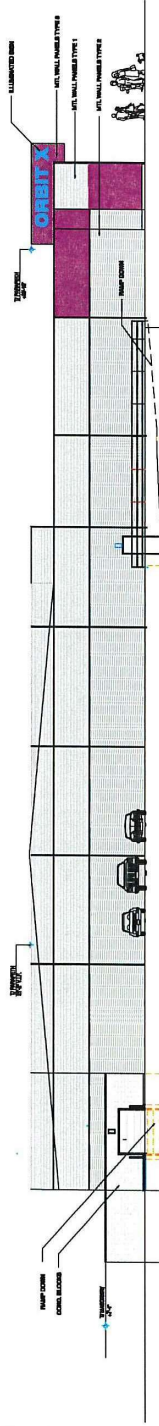
Village Clerk





FRONT (WEST) ELEVATION

1/8"=1'-0"

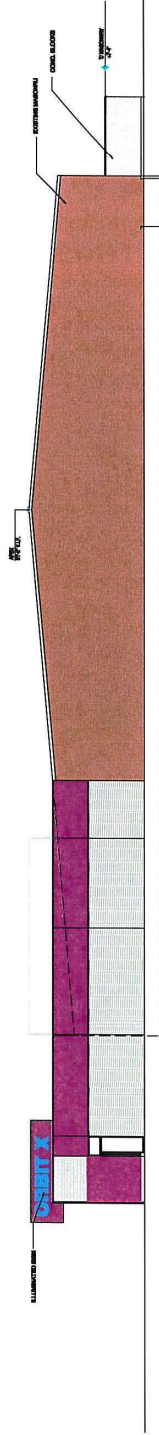


NORTH ELEVATION

1/8"=1'-0"

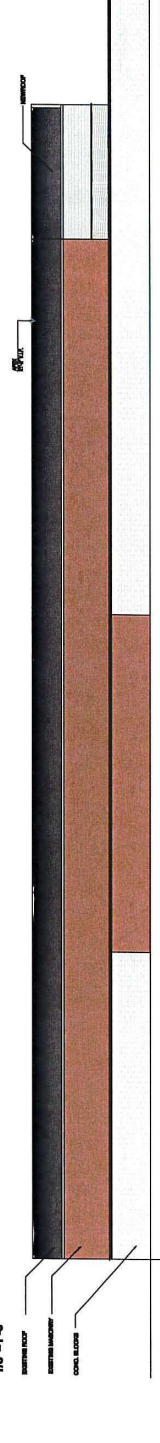
WALL SECTION

1/2"=1'-0"



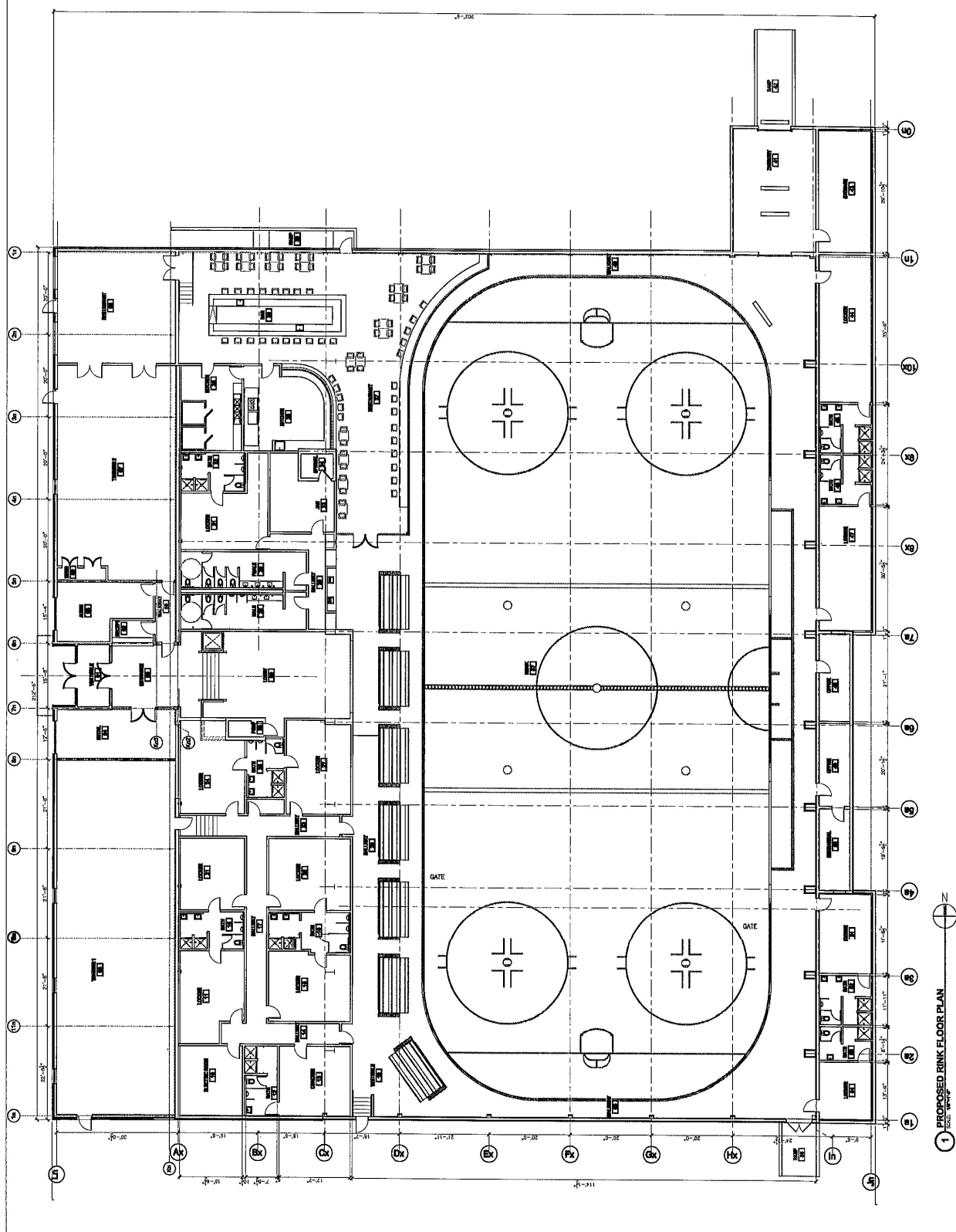
SOUTH ELEVATION

1/8"=1'-0"



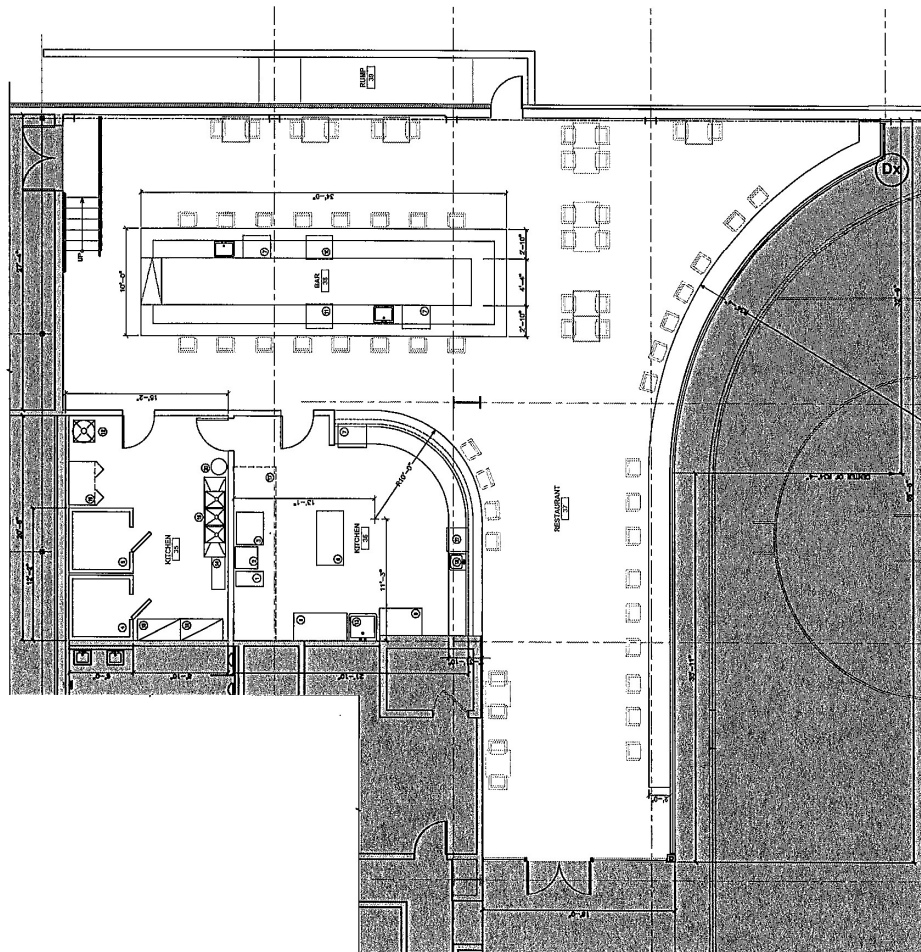
EAST ELEVATION

1/8"=1'-0"



[illegible]

NOTED: PROVIDE 1" CASTER W/ QUICK GAS DISCONNECT FOR ALL COOK LINE EQUIPMENT
PROVIDE DESIGNS FOR REFRIGERATORS AND FREEZERS
SUSPECTOR SHALL BE RESPONSIBLE CHOICE AND POSITIONING
FURNISH STAINLESS STEEL SINKS

[illegible][illegible]

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



Orbit X Ice Arena Business Plan

November 28, 2022

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

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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

-  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

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

Location

-  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

-  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.

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

-  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

- i** 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

- i** 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

- i** 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

- i** 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

- i** 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

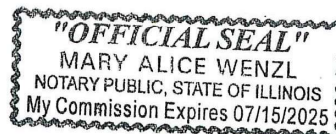
(Village) (Town) (City) (Township) of PALATINE 519 S. CONSUMERS AVE.
 County of COOK

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



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 Todd Wessell

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.

Packet Pg. 85

Attachment: Public Notice (519 S Consumers Ave - REZONE SU Hockey Arena)

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

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

(Village) (Town) (City) (Township) of PALATINE 519 S. CONSUMERS AVE.



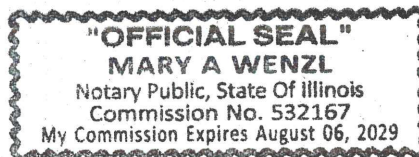
County of COOK

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(Des Plaines Journal, Inc.)

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- ☐ 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 Wessell

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.

Mr. Ben Vyverberg
Director of Planning and Zoning Village of Palatine
200 E Wood Street
Palatine, Illinois 60067
September 3, 2025

originally
submitted
December 1, 2023

Dear Mr. Vyverberg,

I am writing to you in reference to 519 S Consumer Ave., Palatine, Illinois, 60095.

The current owners of the ice hockey rink at 615 S Consumer Ave, Palatine, Illinois, 60074, have purchased the now shuttered Paint Ball facility, 519 S Consumer Ave., Palatine, Illinois 60095, with the intent to develop another rink.

That would call for an additional ice compressor to be installed, that is currently projected, for the black top area between 519 S Consumer and Soccer City, 545 S Consumer Ave., Palatine, Illinois 60074.

The ice compressor at 615 S Consumer Ave., Palatine, Illinois 60074, causes considerable noise that can be heard throughout the S. Williams Ave. neighborhood. The new ice compressor located where it is projected would be an assault on the Salt Creek Park District 530 S. Williams Ave., 60074, playground equipment, new play field, and new Administrative Building, the neighbors whose property is flush to the back of 519 S Consumer Ave, Palatine, Illinois 60095, as well as houses on both sides of S. Williams Ave., up and down the block.

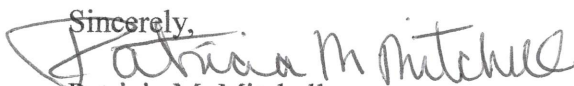
Unfortunately, neighbors were not well informed about what was transpiring and did not attend public meetings. That being said there is a definite concern about the noise level generated from both ice compressors at both addresses. And especially at 519 S Consumer Ave., Palatine, Illinois 60095.

The placement of the new ice compressor should not be between 519 S Consumer and 545 S Consumer. More likely in front of the facility and surrounded by a sound proofing enclosure. Even placed in front of the facility it would be very close to the areas I described above and the noise level would be terrible.

Hopefully the Building Permit has not been approved and will take strong consideration about comfortable placement of the ice compressor.

I would be very pleased to hear back from you and what is decided before neighbors take further action.

Sincerely,



Patricia M. Mitchell
525 S. Williams Ave.
Palatine, Illinois 60074

Mr. Ben Vyverberg
Director of Planning and Zoning of Palatine
200 E. Wood Street
Palatine, Illinois 60067
September 3, 2025

Originally
submitted
February 1, 2024

Dear Mr. Vyverberg,

I am writing to you again in reference to 519 S. Consumer Ave., Palatine, Illinois 60095. My first communication to you was a letter dated December 1, 2023. Also on December 4, 2023, you were very kind to give me a meeting at 200 E. Wood Street. Thank you. A follow up from that meeting and letter was contact made by Lyn Bremanis, Planner, via e-mail on Monday, December 18, 2023. It was decided that Lyn and I would meet on Thursday, January 4, 2024, 2:00 P.M. at 525 S. Williams Ave., Palatine, Il 60074.

On Thursday, January 4, 2024, 2:00 P.M. Lyn and I met at 525 S. Williams Ave., then drove to 615 S. Consumer Ave., Palatine, Il 60074. There I pointed out to Lyn that the left side of the ice compressor emits a high-level shrill sound that carries into my area. I can hear it while standing in my driveway when my neighborhood is completely quiet. We then drove to 519 S. Consumer Ave., Palatine, Il 60095. There I talked about the placement of the new ice compressor that will be between the current buildings, 519 S. Consumer Ave., Palatine, Il 60095 and 545 S. Consumer Ave., Palatine, Il 60074.

Again, I am expressing great concerns about the noise level emitted from the placement of the new ice compressor between the buildings 519 S. Consumer Ave., Palatine, Il 60095 and 545 S. Williams Ave., Palatine, Il 60074. Ideally the ice compressor should be moved to the front of 519 S. Consumer Ave., Palatine, Il 60095, where a new addition will be built. If this placement does not happen then sound barrier materials must be put in place to avoid any negative impact to our neighborhood. The noise level from the ice compressor placed between the two buildings will greatly affect Salt Creek Park District 530 S. Williams Ave., Palatine, Il 60074, playground equipment, new play field, and new Administrative Building, the houses whose property is flush to the back of 519 S. Williams Ave., 60095, as well as houses on both sides of S. Williams Ave. up and down the block.

While meeting with Lyn she discussed possibly that I could meet with the gentleman that represents the Orbit. That would be very much appreciated and possibly a date could be set up.

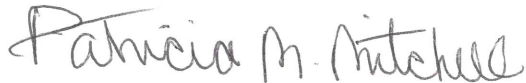
Also, Lyn spoke about a wood fence that would be erected behind 519 S. Williams Ave., Palatine, Il 60095, ending at 545 S. Williams Ave., Palatine, Il 60074, property line. I have lived in the Williams Ave., neighborhood for forty-seven years. During that duration many wood fences that were installed did not fare well. The wood base decomposes and the fence falls. Currently the Salt Creek Park District has a wood Privacy Fence at the end of their property and next to 503 S. Williams Ave., Palatine, Il 60074. This fence over the years has needed to be replaced due to the very wet environmental conditions in the area. So, my suggestion is using modern materials where the bases will not be affected by the extreme moisture conditions in the neighborhood, preventing deterioration. This fence cannot be used as a substitute for sound

barrier materials and will not diminish sounds generated by the ice compressor. Rather it should only act as a Privacy Fence.

Lyn also sent me via e-mail the plot diagram of what is to come at 519 S. Williams Ave., Palatine, IL 60095. I can see the proposed location of the ice compressor. Again, the noise level will travel right down the corridor between the two buildings. While talking with Lyn she compared the noise level from Route 53 with noise that will be coming from the ice compressor. My response to that is they are two completely different sounds. Route 53 noise levels are blocked by natural, environmental barriers. There are times when there is no noise coming from Route 53. Whereas the ice compressor is located between two buildings causing an echo effect, traveling that corridor, running twenty-four hours a day, three hundred sixty-five days of the year, and disrupting the quality of life in this neighborhood. In the event the ice compressor malfunctions as a neighborhood we are affected.

Mr. Ben Vyverberg thank you for your support, time, and follow up about the proposed development of the ice rink with a new ice compressor.

Sincerely,

A handwritten signature in cursive script that reads "Patricia M. Mitchell".

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

SU-000186-2025 – 519 S Consumers Avenue

Notice was published in the Journal & Topics on October 23rd, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Site Plan**
5. **Landscape Plan**
6. **Floor Plan**
7. **Elevations**
8. **Business Plan**
9. **O-127-23**
10. **Neighbors Petition**
11. **Soccer City Communication**
12. **Public Notice**
13. **Letter from Thomas – Design & Build Consultant**

Ms. Bremanis provided background information, stating that this property was previously reviewed in 2023 and approved for a Special Use to allow a hockey arena. At that time, a vacation and rezoning to the B-2 district were also approved. While the vacation and rezoning remain in effect, the Special Use has since expired. She explained that the petitioner is now requesting a new Special Use to permit an indoor sports and recreational facility.

Sworn in petitioner:

Daniel McCarthy – 835 McClintock Dr – Burr Ridge, IL - Attorney for developer
Thomas Economou – 331 Graemere St – Northfield, IL – Architect and Builder for the project

Mr. Economou stated that he became involved with the project approximately two years ago when plans for the ice rink first began. The proposal is to convert the former paintball facility into an ice rink and add a new mezzanine level to serve as a second floor for training purposes. This facility would serve as an extension of the existing Orbit Ice Rink located nearby, allowing all training and skating operations to be consolidated under one roof. The facility will primarily function as a training center, with games held on weekends and adult hockey in the evenings. He confirmed that the project complies with setback, floor area ratio, and height requirements.

Mr. McCarthy explained that the developer owns and operates the existing Orbit Ice Rink at 615 S. Consumers Avenue, located just to the south of the subject property. He noted that other recreational uses along the same corridor include Soccer City and the Salt Creek Sports Center, and the intended use is consistent with those surrounding operations. He added that the building has been vacant for several

years, and redeveloping it would provide economic benefits to the area, including new job opportunities and an overall improvement to the corridor.

Commissioner Kolososki asked about the expected parking volume on a typical Saturday.

Mr. Economou responded that hockey facilities have unique parking patterns and stated that, based on his experience building 15 similar facilities in the Chicago area, the site's 181 parking spaces should be sufficient. He explained that approximately 160 spaces are typically needed, though minor overflow could occur during tournament events. In those instances, nearby businesses would be notified, and the applicant hopes to coordinate overflow parking with them.

Commissioner Kolososki noted that parking at hockey tournaments can often become hectic.

Mr. Economou acknowledged that weekend tournaments create the greatest parking demand but explained that weekday use primarily involves youth practices where children are dropped off, resulting in minimal parking needs. He added that tournaments typically occur about three times a year and that, for day-to-day operations, the parking supply should be adequate.

Chairman Wood asked how frequently tournaments are scheduled. Mr. Economou confirmed that tournaments occur approximately three times annually and are typically tied to special events.

Chairman Wood also asked about ice availability, noting that generally only two teams are on the ice at one time. Mr. Economou agreed, stating that the facility is primarily practice-driven and that the league associated with the rink primarily operates on weekends.

Commissioner Bettenhausen asked about the fencing shown on the site plan and the proposed materials. Mr. Economou stated that an eight-foot-high solid wood fence is proposed. He added that most residential neighbors to the east already have wood fencing, and the project would include a new eight-foot fence along the property line for screening.

Commissioner Friedman referenced a letter that mentioned the chiller equipment being located indoors and noted that chillers can be noisy and run frequently. He asked whether any chiller components would be located outdoors.

Mr. Economou clarified that the chiller itself will be located inside the building, while the cooling tower associated with it will be positioned on an exterior pad. He explained that the cooling tower is not a loud unit and will be screened from view. He noted that cooling towers are often roof-mounted, but the available parking lot space makes the ground-mounted option preferable.

Ms. Bremanis confirmed that the chiller will be located inside the facility, and Mr. Economou agreed.

Patricia Mitchell - 525 S. Williams Avenue, spoke in opposition to the request. She referenced the previous site plan and expressed concern regarding the rooftop units and the proposed cooling tower located outside the building. Ms. Mitchell played an

audio recording of the chiller noise from the existing rink at 615 S. Consumers Avenue and stated that she is worried about similar noise levels and potential malfunctions from the proposed equipment.

She commended the Village for acknowledging residents' concerns and noted that placing the chiller unit inside the building is a positive improvement.

Chairman Wood asked about the audio recording and where it was taken. Ms. Mitchell stated that she recorded the sound while walking near the existing rink around 6:00 p.m.

Chairman Wood asked if the noise could be heard from her home. Ms. Mitchell responded that it could be heard within the neighborhood and described it as a noticeable ambient noise.

Jerome Pinderski Jr., 115 W. Colfax Street, represented South Enterprises, Inc., the owner and operator of the adjacent soccer facility. He provided background on his business operations and expressed concern regarding potential parking issues related to the proposed hockey facility.

Mr. Pinderski stated that in 1994 the Village granted a special license for the right-of-way and provided a copy of the parking plans, which were added to the record as Exhibit #14. He explained that the existing parking area contains 238 spaces, with nine spaces on the far north end now owned by the hockey facility, thereby reducing their available parking.

He noted that the primary concern is parking during special events, explaining that game rotations could cause overflow parking to spill into their lot. He requested that language be added to ensure each business maintains parking within its respective property. He emphasized that their parking spaces are critical to their operations and that any disruption could negatively impact their business.

Commissioner Cavanaugh asked staff if the Orbit property is currently fenced off.

Ms. Bremanis confirmed that it is.

Commissioner Cavanaugh then asked what would prevent the opposite situation—overflow parking from the soccer facility into the hockey facility's lot—once both are operational.

Mr. Pinderski responded that their staff manages and monitors their parking lot to prevent that issue. He stated that they are respectful of their neighbors and expect the same consideration in return.

Tricia Nagel, 655 S. Williams Avenue, spoke regarding the proposed project. She acknowledged that the chiller unit will be located inside the building but expressed ongoing concern about potential noise. She noted that the area is already noisy due to traffic and nearby trains and emphasized her concern about additional noise from the facility.

Tom Musielak, 500 S. Williams Avenue, spoke regarding the proposed project. He requested clarification on the location of the cooling towers and expressed concern that the units may not be quiet.

Commissioner Cavanaugh indicated the location of the cooling towers on the site map.

Mr. Musielak stated that, given the proximity of his home to the facility, he can already hear noise from cars and equipment. He suggested that additional soundproofing at the east end of the parking lot might help mitigate the noise, noting that a gap between the buildings creates an echo effect.

Chairman Wood asked whether the noise is primarily an evening issue or occurs throughout the day. Mr. Musielak replied that it is mostly in the evenings.

Chairman Wood inquired about the distance from the parking lot, and Mr. Musielak stated that his home is approximately 100 feet from the edge of the lot.

Chairman Wood asked staff about the location of fencing. Ms. Bremanis highlighted the location on the landscape plan.

Chairman Wood asked how noise levels compared when the building operated as a bowling alley. Mr. Musielak stated that noise was also an issue at that time, explaining that the building's layout contributes to sound carrying, particularly on the south side of the property.

Lisa Miller, 529 S. Williams Avenue, spoke regarding the proposed project. She expressed concern about noise from existing facilities in the area, including Soccer City and the Orbit Ice Rink. She referenced past events, such as raves and parties, and noted the noise from chiller units, vehicles, and general activity at these facilities. Ms. Miller also raised concerns about glare from the buildings and stated that additional music, cars, and activity from the new facility would be disturbing to the neighborhood.

Chairman Wood asked whether the noise primarily occurs in the evening. Ms. Miller replied that it occurs both during the day and in the evenings, particularly with children, chillers, cars, and ongoing construction in the area.

Commissioner Kolososki asked whether she hears trucks from the nearby post office. Ms. Miller confirmed that she does and noted that her windows are not double-paned, so she can hear the trucks beeping.

Thomas Economou and Daniel McCarthy returned to address neighborhood concerns. They emphasized that they are sensitive to the impact on neighbors and noted that similar concerns have been raised with other projects they have completed. They confirmed that the chiller units will be located inside the building. Mr. Economou explained that the facility is primarily a youth hockey rink. Monday through Friday, children participate in two hours of ice practice, followed by two hours of classroom instruction, and then an additional two hours of ice time. Evening hours are dedicated to adult leagues. He stressed that the facility is not comparable to a roller rink with loud music and late-night activity; rather, it is a structured sports facility.

He noted that the facility will include a restaurant and bar for patrons to relax but that there will be no parties in the parking lot, which is prohibited. Weekend games involve regular turnarounds, and he does not anticipate the facility generating disruptive noise for neighbors. He also clarified that the mechanical equipment and roof-top units proposed are typical for commercial buildings, and the noise recorded by a resident is not representative of what would come from this facility.

Commissioner Kolososki asked about insulation on the interior walls.

Mr. Economou stated that the roof, ceiling, and walls will all be insulated to maintain proper ice temperatures, which will also prevent exterior noise.

Mr. McCarthy added that the eight-foot wooden fence and additional landscaping will help absorb sound, and these conditions do not currently exist on the site. Mr. Economou emphasized that they are taking steps to minimize any potential noise impact on neighbors and are adding landscaping specifically to help absorb sound. Chairman Wood confirmed that an eight-foot board-on-board fence would be installed, and Mr. Economou agreed.

Chairman Wood raised questions regarding parking for the proposed facility.

Daniel McCarthy addressed the topic, referencing a letter from Mr. Pinderski. He acknowledged the concerns of the neighboring property owner and expressed appreciation for their support of youth sports. Mr. McCarthy stated that the current parking plan exceeds requirements, noting that the facility requires 161 spaces and has an additional 21 surplus spaces.

He explained that the existing license agreement includes a portion of 519 S. Consumers Avenue. The agreement, which references two PIN numbers, allows the property at 519 S. Consumers Avenue to utilize the Consumers Avenue license agreement with the Village of Palatine. This arrangement makes the right-of-way parking available to the public, not only to the parties to the agreement.

Mr. McCarthy stated that Mr. Pinderski requested limiting the agreement to Soccer City and the existing Orbit Ice Arena. While the applicant does not currently need these additional spaces due to surplus parking, he emphasized that they would be available if necessary. He noted that discussions with the parties involved have deemed the parking arrangement sufficient. He added that in the past, Soccer City and Orbit Ice Arena have cooperated to accommodate each other's parking needs and that this agreement benefits all three properties.

Finally, Mr. McCarthy reiterated that the facility primarily serves youth hockey, with most activity driven by parents dropping off and picking up participants, which helps manage parking demand.

Mr. Economou stated that each hockey team has approximately 15–18 players, resulting in about 40 participants per team.

Mr. McCarthy noted that, if overflow parking were needed, it would likely be required by Soccer City, and they would coordinate to accommodate it. He explained the typical timing of soccer games and the turnover of patrons, including drop-offs and arrivals, which can create temporary overlaps in parking demand.

Mr. Economou provided additional detail on the daily turnaround of hockey players and explained how drop-off and pick-up times are managed.

Chairman Wood asked about the facility's hours of operation.

Commissioner Noonan responded that the facility would operate from 6:00 a.m. to midnight, Monday through Sunday. He noted that parking challenges may be inevitable during tournaments or simultaneous events, emphasizing that proper planning and communication are necessary.

Mr. Economou agreed that coordination is important to manage parking efficiently.

Commissioner Noonan asked whether additional insulation could be applied to the

existing fencing to mitigate noise. Mr. Economou stated that the current plans should be sufficient.

Commissioner Kolososki suggested that rooftop units could be screened to reduce noise or visual impact.

Commissioner Friedman asked whether the chiller towers could potentially be relocated to a different position. Mr. Economou responded that they would consider this option.

Jerome Pinderski Jr. returned to the podium regarding the 1994 licensing agreement, renewed in 2023. He stated that the agreement was not designed to serve as a community parking lot. He explained that the three property owners are responsible for improvements and any incidents on their respective properties, while the drive lanes remain public. He expressed concern that the agreement does not authorize shared use of the right-of-way with neighbors and emphasized that parking dynamics and congestion are significant concerns.

Commissioner Fedota asked who is responsible for snow removal.

Mr. Pinderski stated that Soccer Enterprises clears all snow from the parking area and drive lanes. He explained that the license agreement assigns responsibility to the three license holders, while the Village retains the right to enter the property if necessary.

Commissioner Noonan asked whether snow is removed from the site or pushed into parking spaces. Mr. Pinderski responded that there has not been a significant snowfall in the past few years, so the issue has not arisen recently.

Commissioner Roth-Wurster asked if signage exists to designate parking ownership. Mr. Pinderski stated that there is no signage.

Commissioner Noonan asked about plans for snow removal or disposal from the Zamboni.

Mr. Economou explained that the facility includes an ice pit to manage snow from the ice surface. He added that approximately 20 feet of green space is available to deposit snow, but in the case of a large snowfall, removal from the site would be necessary.

Mr. McCarthy clarified the 2023 license agreement, stating that it is a non-exclusive license, general in nature, and not specific to any single property owner. He emphasized that the agreement also reserves rights for the general public and benefits all property owners along Consumers Avenue.

Chairman Wood noted that, if needed, the Village attorney would make a final determination regarding the interpretation of the license agreement.

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.

Chairman Wood asked whether there is any history of noise complaints at this location.

Ms. Bremanis stated that there have been noise complaints in the past. Commissioner Friedman asked whether a condition could be added to address sound reduction or volume control, noting that adult games held until midnight have previously generated complaints. He inquired whether tools or measures already exist to manage noise.

Ms. Bremanis replied that the Village has mechanisms in place to address noise complaints.

Commissioner Cavanaugh suggested an additional condition to move the mechanical equipment to the west side of the building.

Ms. Bremanis stated that this request is not part of the current submittal and would require further review to determine feasibility.

Chairman Wood noted that, while not part of the current proposal, it would be preferred to relocate the equipment if possible.

Commissioner Friedman added that, because the proposed equipment locations are not shown on the submitted drawings, this discussion reflects a lack of information rather than a formal change to the plans.

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

-

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

-

DISCUSSION:

Commissioner Noonan noted that the petitioner has taken neighbors' concerns into consideration.

Commissioner Roth-Wurster stated that some of the surrounding buildings were constructed many years ago and are older metal structures. She noted that the new facility will include modern soundproofing and absorption features, making it a well-

planned and entertaining addition to the area. She added that the petitioner has experience with similar projects and emphasized that the facility meets health, safety, and welfare standards. She praised the inclusion of fencing and landscaping to accommodate neighbors and described the project as a significant improvement. Commissioner Friedman added that, although this is a new use, it involves retrofitting an existing building.

Commissioner Roth-Wurster emphasized that the facility will still need to comply with current building codes.

Chairman Wood stated that the project represents a substantial investment with experienced personnel managing the facility. She noted that the use is appropriate for the location and that the petitioners have considered neighbors' concerns. She acknowledged the existing ambient noise in the area and expressed support for the project, highlighting that the zoning allows this type of business. She emphasized the importance of the petitioner being a good neighbor to surrounding businesses and residents.

Commissioner Friedman observed that the proposed use is consistent with the historical use of the property and the Consumers Avenue corridor. He noted that the anticipated activity level is less intense than a former bowling alley and that parking demand should be manageable. He concluded that the use is a fair fit and recognizes the concerns of the neighbors.

Commissioner Kolososki stated that noise should not be an issue with the new construction and sound mitigation measures.

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 December 1st, 2025

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

V. PUBLIC COMMENT

VI. ADJOURNMENT

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, 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:

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 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
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- ☐ 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 Wessell

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.

Consider a Resolution of Support for the Filing of a 7c Cook County Tax Classification for the Benefit of the Property Located at 519 S. Consumers Avenue

BACKGROUND:

The Cook County Assessor's Office has a property tax classification program to encourage commercial development on qualifying properties. The classification (7c), referred to as Commercial Urban Relief Eligibility (CURE), operates in a manner similar to the County's other tax classification programs (such as 6b). A summary of the 7c program and its eligibility criteria are attached. To facilitate the redevelopment of 519 S. Consumers Avenue, the Petitioners are seeking approval of the following:

Approval of a resolution of support for the filing of a 7c Cook County Tax Classification for the property located at 519 S. Consumers Avenue.

KEY ISSUES:

- The Petitioners are looking to remodel and expand the existing building (former Brunswick Bowling Alley) and are seeking a 7c tax classification to help offset their corresponding redevelopment costs and investment. The Petitioners have indicated the proposed building remodel/expansion will result in a total of approximately \$5,000,000 (not including land acquisition costs).
- Projects that qualify for the Class 7c classification will receive a reduced assessment level of 10% of fair market value for the first three years, 15% for the fourth year, and 20% for the fifth year. Without this incentive, commercial property would be assessed at 25% of its market value.
- The Village previously approved similar requests in conjunction with other redevelopment projects, including Studio 41, the Mazda, Subaru, Volkswagen, and Kia automobile dealerships, and the gas station at 850 E Northwest Highway.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the resolution.

ACTION REQUIRED:

Motion to approve the resolution of support for the filing of a 7c Cook County Tax Classification for the property located 519 S. Consumers Avenue.

ATTACHMENTS:

1. 7c Resolution of Support for Orbit X Ice Arena
2. Orbit 7c Resolution - Exhibit A Legal Description
3. Request re 7c Application
4. Class 7c Eligibility Bulletin

RESOLUTION NO. _____

**A RESOLUTION SUPPORTING THE 7(C) REAL ESTATE TAX INCENTIVE
FOR THE BENEFIT OF DANGLER III, LLC FOR THE REAL ESTATE LOCATED AT
519 S. CONSUMERS AVENUE, PALATINE, ILLINOIS
PURSUANT TO THE COOK COUNTY, ILLINOIS REAL PROPERTY ASSESSMENT
CLASSIFICATION ORDINANCE**

WHEREAS, the Cook County Board of Commissioners has enacted the Cook County Real Property Assessment Classification Ordinance, as amended from time to time (the "Ordinance"), which provides for, among other things, real estate tax incentives to property owners who build, rehabilitate, enhance and occupy property which is located within Cook County and which is used primarily for commercial purposes; and

WHEREAS, the Village of Palatine (the "Village") is a Home Rule municipality within the purview of Article VII, Section 6(a) of the Illinois Constitution (1970), and the said Village, therefore, may exercise any power and perform and function pertaining to its government and affairs; and

WHEREAS, the Village, consistent with the Ordinance, wishes to induce commercial enterprise to locate and expand in the Village by supporting financial incentives in the form of property tax relief; and

WHEREAS, Dangler III, LLC d/b/a Orbit X Ice Arena, (the "Applicant") is the owner of certain real estate located at 519 S. Consumers Avenue, Palatine, IL 60074, as further described on Exhibit A hereto (the "Subject Property"); and

WHEREAS, the Applicant intends to redevelop the Subject Property, containing approximately 2.9 acres; and

WHEREAS, the Applicant intends to redevelop the Subject Property for use as an ice arena and training academy (the "Project"); and

WHEREAS, the Applicant has filed with the Office of the Assessor of Cook County (the "Assessor") an eligibility application for a Class 7(c) tax incentive under the Ordinance; and

WHEREAS, it is the responsibility of the Assessor to determine that an application for a Class 7(c) classification or renewal of a Class 7(c) classification is eligible pursuant to the Ordinance; and

WHEREAS, the Ordinance requires that, in connection with the filing of a Class 7(c) eligibility application with the Assessor, the applicant must obtain from the municipality in which such real estate that is proposed for Class 7(c) designation is located a resolution expressly stating that the municipality has determined that the incentive

provided by Class 7(c) is necessary for development to occur on such real estate and that the municipality supports and consents to the Class 7(c) classification by the Assessor; and

WHEREAS, the intended use of the Subject Property will provide significant present and future employment; and

WHEREAS, notwithstanding the Class 7(c) status of the Subject Property, the redevelopment and utilization thereof will generate significant new revenues to the Village in the form of additional real estate taxes and other tax revenues.

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

SECTION 1: That the Village determines that the availability of the Class 7(c) incentive is necessary for the development to occur on the Subject Property.

SECTION 2: That the Village supports and consents to the Class 7(c) classification by the Assessor with respect to the Subject Property.

SECTION 3: That the Village has received from the Applicant the Economic Disclosure Statements that have been filed.

SECTION 4: That the Village hereby determines that the Project meets eligibility factor (1) of the County Ordinance in that the Subject Property is deemed a redevelopment priority by the Village begin located in an area in need of commercial development and in that real estate taxes for the Project Site for three of the last six years have either declined or remained stagnant due to the depressed condition of the area.

SECTION 5: That the Village hereby determines that the Project meets eligibility factor (2) of the County Ordinance in that there is a reasonable expectation that the Project is viable and likely to go forward on a reasonably timely basis if granted Class 7(c) designation and will therefore result in economic enhancement of the area.

SECTION 6: That the Village hereby determines that the Project meets eligibility factor (3) of the County Ordinance in that the Project will materially assist development, redevelopment or rehabilitation of the area and the Project would not go forward without the full incentive offered under Class 7(c).

SECTION 7: That the Village hereby determines that the Project meets eligibility factor (4) of the County Ordinance in that the certification of the Project for Class 7(c) is reasonably expected to result in an increase in real property tax revenue and employment opportunities in the area.

SECTION 8: That the Village hereby expressly determines that the eligibility factors of the County Ordinance are present for the Project and hereby expressly supports

and consents to the Class 7(c) application of the Applicant to the Assessor for Class 7(c) designation of the Project and the Subject Property.

SECTION 9: That the Clerk of the Village of Palatine is authorized to and shall send a certified copy of this resolution to the Office of the Cook County Assessor, Room 312, County Building, Chicago, Illinois 60602 and a certified copy of this resolution may be included with the Class 7(c) eligibility application filed with the Applicant, as applicant, in accordance with the Ordinance.

SECTION 10: That this resolution shall be effective immediately upon its passage and approval.

DATED: This 5th day of January, 2026.

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

APPROVED by me this 5th day of January, 2026

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 5th day of January, 2026

Village Clerk

Exhibit A – Subject Property

519 S. Consumers Avenue, Palatine, IL 60074
PIN: 02-24-400-016-0000 & 02-24-400-019-0000

Legal Description

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.

Goldstine, Skrodzki, Russian, Nemec and Hoff, Ltd.

Attorneys at Law

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835 McClintock Drive ■ Second Floor
Burr Ridge, IL 60527-0860
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(1946 - 2015)

⁺Of Counsel

*Also Admitted in Alaska

December 23, 2025

VIA EMAIL

mjacobs@palatine.il.us

Mike Jacobs
Community Development Director
Village of Palatine
200 E Wood Street
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rottesen@palatine.il.us

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Village of Palatine
200 E Wood Street
Palatine, IL 60067

jschwantz@palatine.il.us

Jim Schwantz
Mayor
Village of Palatine
200 E Wood Street
Palatine, IL 60067

Re: Dangler III, LLC
519 S. Consumers Avenue, Palatine, IL 60067
Class 7C Eligibility Application

Dear Mr. Schwantz, Mr. Jacobs and Mr. Ottesen:

I represent Dangler III, LLC with respect to the development of 519 S. Consumers Avenue, Palatine, IL 60067. I have enclosed a copy of a Class 7C Eligibility Application with supporting documents. The 7C Application requires the approval of the Village of Palatine via ordinance or resolution. Specifically, the ordinance or resolution must expressly state that the Village of Palatine supports and consents to the Class 7C Application and that it finds Class 7C necessary for development occur on the subject property. This resolution must expressly state that the four eligibility factors, which must be present to demonstrate that the area is 'in need of commercial development', are satisfied. I have attached a copy of the Class 7C Eligibility Bulletin, which outlines the four eligibility factors.

The project is seeking a special use permit under plan number SU-000186-2025 which received unanimous approval by the Planning and Zoning Commission on November 11, 2025 and will be presented to the Village Council for approval on January 6, 2026. I request that the request for the issuance of an ordinance approving the Class 7C Eligibility application be added to the Village Council agenda for January 6, 2026.

Sincerely,

Daniel J. McCarthy III

Daniel J. McCarthy III
Enclosures

2128381.1



CLASS 7c

ELIGIBILITY BULLETIN

The Class 7c Incentive and Its Benefits

The Class 7c Incentive – Commercial Urban Relief Eligibility (CURE) of the Cook County Real Property Assessment Classification Ordinance ("Ordinance") is intended to encourage commercial projects which would not be economically feasible without assistance. The five-year (5) incentive applies to all newly constructed buildings or other structures, including the land upon which they are situated; the utilization of vacant structures abandoned for at least twelve (12) months, including the land upon which they are situated; or all buildings and other structures which are substantially rehabilitated to the extent such rehabilitation has added to their value, including qualified land related to the rehabilitation.

Projects which qualify for the Class 7c incentive will receive a reduced assessment level of ten percent (10%) of fair market value for the first three years, fifteen percent (15%) for the fourth year and twenty percent (20%) for the fifth year. Without this incentive, commercial property would normally be assessed at twenty-five percent (25%) of its market value.

The Class 7c incentive is available to "real estate used primarily for commercial purposes", which is defined in the Ordinance as:

"Any real estate used primarily for buying and selling of goods and services, or for otherwise providing goods and services, including any real estate used for hotel and motel purposes."
[74-62]

Where projects qualify for the incentive as new construction or reoccupied abandoned property, the incentive will apply to them in their entirety, including the land upon which they are located. For projects involving substantial rehabilitation of existing structures, the incentive applies to the added value which is attributable to the rehabilitation and to the land, if vertical or horizontal square footage has been added, in such proportion as the square footage added by the rehabilitation bears to the total square footage of the improvements on the parcel. ***(Please note that the additional value attributable to the rehabilitation for assessment purposes is likely to be lower than the actual amount spent on the rehabilitation.)*** The reduced assessment continues for five years from the date that the new construction or substantial rehabilitation is completed and substantial occupied or, in the case of abandoned property, from the date of substantial reoccupation.

Under the Ordinance, "abandoned property" qualifies if it consists of:

"Buildings and other structures that, after having been vacant and unused for at least 12 continuous months."

Abandonment for twelve (12) consecutive months may be evidenced by utility bills, Internal Revenue Service statements, certified business statements, and records of building code violations. Proof of re-

occupancy may be evidenced by sworn statements from persons with knowledge, occupancy permits and utility statements.

Eligibility Requirements

The four (4) mandatory eligibility factors of the Ordinance are as follows:

1. Real Estate Tax Analysis:

That the Property's (the real estate that is subject of the Incentive application) Assessed Value, Equalized Assessed Value or Real Estate taxes for three of the last six years, have declined or remained stagnant due to the depressed condition;

2. Viability and Timeliness:

There is a reasonable expectation that the development, re-development or rehabilitation of the commercial development project is viable and likely to go forward on a reasonably timely basis if granted Class 7c designation and will therefore result in the economic enhancement of the property. Therefore, submitted evidence of economic viability and timely completion of the project should be relevant and specific in addressing the following points:

A. New Construction and Rehabilitation Incentive

- i) **Construction Documentation:** architectural exhibits and building plans; site plans demonstrating the relationship of the proposed development to its private and public surroundings including open spaces, service areas, driveways, parking areas, walks and adjacent streets, sidewalks and buildings; a description of structures to be demolished and of buildings to be rehabilitated or reoccupied. The applicant must provide a development schedule that at least includes the starting date of construction, the projected completion of construction and the projected date for occupancy.
- ii) **Financial Documentation:** Income Tax Statements for the last three (3) years, including Schedule E's and/or recent appraisals. A description of any lawful, participation agreement between the developer and any taxing districts for the sharing of future profits should also be included.
- iii) **Owners, Developers, Prime Tenants and other Interested Parties:** The business experience and financial strength of the participants is important to the project's viability. The applicant should therefore provide sufficiently detailed information about the developers, owners, prime tenants, and any other interested parties, including their names and addresses. Information about owners must include all general and limited partners and beneficiaries of a land trust. Any material, legal or tax liabilities, which might affect the project's viability must be disclosed.

B. Vacancy Incentive:

- i. **Evidence of Vacancy:** The development must be vacant for 12 months or more.
- ii. **Evidence of Marketing:** Documents evidencing that the property was marketed for 6 months or more.
- iii. **Financial Documentation:** Income Tax Statements for the last three (3) years, including Schedule E's and/or recent appraisals. A description of any lawful, participation agreement between the developer and any taxing districts for the sharing of future profits should also be included.

3. Assistance and Necessity:

Certification of the commercial development project for Class 7c designation will:

A. "But For" Certification: The Incentive materially assists development, redevelopment or rehabilitation of the property and the commercial development property would not go forward without the full Incentive offered under Class 7c.

B. Condition Subsequent Certification: Be economically feasible when the incentive expires.

4. Increased Tax Revenue and Employment:

Certification of the commercial development project for Class 7c designation is reasonably expected to ultimately result in an increase in real property tax revenue and employment opportunities of the property. The applicant must supply a statistical analysis projecting the added real estate tax revenue and employment which will result from the development, with and without the incentive. Employment figures should be categorized to show projections for new full and part-time employment and for temporary construction employment.

Application Procedures

An Eligibility Application for Class 7c, accompanied by supporting documentation, must be submitted to the Assessor and the Bureau of Economic Development prior to the commencement of construction, rehabilitation or reoccupation. At the time of filing the application, a filing fee of \$500.00 must be paid.

The Application must include a resolution or ordinance from the municipality where the real estate is located or from the Cook County Board of Commissioners if the real estate is located in an unincorporated area.

The resolution or ordinance must expressly state that the municipality has reviewed the Incentive Classification Initial Questionnaire (IC - IQ), and that the four eligibility factors which must be present to demonstrate that the area is "in need of commercial development" are satisfied and that the municipality consents to and supports the Application.

To be eligible for a Certificate of Error (when applicable), the municipal resolution must explicitly state that they are in support of its issuance.

Where EDAC fails to return a finding stating whether the conditions of Subsection (a)(1) to (a)(4) of the ordinance are present within 30 days*, and upon further application of the requesting party to the Assessor's Office, the Assessor may conduct its own review of the application, supporting data and facts and may certify the commercial development for incentive classification and grant the incentive.

*Please note that the applicant must have submitted a full and complete application to the Bureau of Economic Development prior to requesting a review from the Assessor's Office.

During the term of the incentive, the Class 7c recipient must file an annual affidavit attesting to the use of the property and the number of workers employed at the Class 7c site. The affidavit must be verified and returned to the Assessor within twenty-one (21) days. Failure to file the triennial report within that time will result in the loss of the incentive.

The applicant may apply for a renewal on or after the third year of the Incentive, but before the expiration of the fifth year of the Incentive. A renewal application must be filed, along with a certified copy of a resolution or ordinance adopted by the municipality in which the real estate is located (or by the County Board, if the property is located in an unincorporated area of Cook County) with the Cook County Assessors office. The resolution or ordinance must expressly state that the municipality or County, as the case may be, supports and consents to the renewal of the Class 7c incentive and that it has determined that use of the property is necessary and beneficial to the local economy. The applicant must present such municipal resolution or ordinance to the Board of Commissioners of Cook County as to whether it will validate the renewal.

Please note that the incentive is cancellable by the taxpayer and revocable by the Assessor's Office, the Cook County Board or by the Municipality as provided by Ordinance. If the incentive is canceled or revoked, the taxpayer is required to pay back the savings, which is the difference between the incentive class and the classification the property would have been without the incentive, for the tax year that the cancellation or revocation occurred.

Consider an Ordinance Authorizing the Mayor to Execute an Amended and Restated Redevelopment Agreement for Facade Improvements to the Park Place Shopping Center Generally Located at 1365 N. Rand Road

BACKGROUND:

The Subject Property, consisting of the Park Place Shopping Center, is generally located at 1365 N. Rand Road. Significant exterior renovations to portions of the existing building are currently underway, with additional interior building modifications to be completed to accommodate a new grocery store. To help complete the various interior and exterior building improvements, the Property Owner is requesting approval of the following:

Ordinance authorizing the Mayor to execute an Amended and Restated Redevelopment Agreement for the Park Place Shopping Center (generally located at 1365 N. Rand Road)

KEY ISSUES:

- In September, 2022, the Village Council approved a Redevelopment Agreement related to various planned improvements to the Park Place Shopping Center. While the project's construction is well underway, all of the required improvements were not completed by the previously established deadline date of October 31, 2025.
- In the fall of 2025, the Property Owner indicated that, due to a variety of issues, they were not going to be able to complete the improvements by the deadline of October 31, 2025, and requested consideration of an amendment to the previously approved Redevelopment Agreement. Since then, the Village has been working with all related parties to draft the proposed Amended and Restated Redevelopment Agreement for the Village Council's consideration.
- The proposed Amended and Restated Redevelopment Agreement requires completion of the facade and interior building remodel/improvements, as well as the actual opening of the grocery store, by no later than June 30, 2026.
- The Village would provide a maximum total of \$2,100,000 of TIF assistance for the reimbursement of TIF eligible expenses related to the facade improvements and interior buildout/remodeling for the grocery store (the previous RDA included a maximum total of \$2,500,000 in Village TIF assistance). The reimbursement payments by the Village would be made as follows:
 - \$1,000,000 shall be paid upon the completion of the building facade improvements; and
 - An additional \$1,100,000 shall be paid following the completion of the facade/remodel construction activity, occupancy of the building, and the

actual opening of the grocery store.

BUDGET IMPACT:

RECOMMENDATION:

Staff recommends approval of the ordinance.

ACTION REQUIRED:

Motion to approve the ordinance authorizing the Mayor to execute the Amended and Restated Redevelopment Agreement related to the Park Place Shopping Center.

ATTACHMENTS:

1. Park Place RDA - Owner Request Letter Oc 2025
2. Ordinance Approving Amended Park Place RDA
3. Park Place Facade Improvements RDA - Amended & Restated Jan 2026
4. Park Place Facade Amended & Restated RDA - Exhibit A Final Plans

October 6, 2025

Mr. Michael Jacobs
Village of Palatine
200 E. Wood Street
Palatine, IL 60067

RE: Local Market – Park Place Shopping Center

Dear Mike,

Thank you for taking the time to meet with us this past Thursday. As you are aware, our team has encountered a number of challenges throughout the Local Market project that have impacted our construction timeline. While the initial delays were largely due to broader economic factors—high inflation and interest rate volatility affecting financing—subsequent setbacks have been the result of significant project-specific issues.

First, during the value engineering process, the structural complexities associated with lifting the existing roof proved far more extensive and costly than originally anticipated. In addition, rising steel prices and extended lead times significantly affected both scheduling and cost projections. These factors required major design revisions and additional coordination with engineers and contractors.

Compounding this, our original architect, Alan Schneider of ARSA Architects, and our general contractor, Jeff Grohl, have both retired, which forced us to transition to new professionals midstream. This inevitably caused disruption and loss of continuity in project management and approvals. Further, certain key spaces that were included in our original purchase agreement ultimately did not end up being part of the final acquisition. This unexpected change required a substantial redesign of the building layout and tenant plan, resulting in additional permitting delays and re-coordination with your staff and consultants.

Despite these hurdles, the project continues to move forward. We are currently awaiting delivery of the delayed storefront glass, after which we

will be able to fully enclose the building and complete the new façade. We anticipate completing the interior finish work by late January, positioning us for a soft opening at the end of February and a Grand Opening in March. Approximately 75% of our new equipment and fixtures have already been purchased and are stored locally.

Regarding the Redevelopment Agreement and the TIF funding, we greatly appreciate your willingness to recommend an amendment to the Village Council that provides an extension for project completion and funding eligibility. Of the total \$2.5 million in TIF funds, \$2.2 million applies directly to the Local Market project. We understand the Village's request for a \$200,000 reduction as part of the extension, but respectfully propose a \$100,000 reduction instead—bringing the total eligible reimbursement to \$2,100,000, with \$1,000,000 payable upon façade completion and \$1,100,000 upon occupancy, consistent with the existing RDA.

Although our intent is to meet the above opening schedule, we suggest that June 30, 2026 be established as the outside date for the extension. Please confirm if the above proposal is acceptable to the Village and advise of any additional information or documentation you require to bring this matter before the Council at the October 13 or October 20, 2025 meeting. Thank you, as always, for your continued cooperation and partnership.

Best regards,

Eva Jakubowski, CFO
Local Market
Shop & Save Market
518 Metropolitan Way
Des Plaines, IL 60016

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE AN
AMENDED AND RESTATED REDEVELOPMENT AGREEMENT BETWEEN THE
VILLAGE OF PALATINE, CC PARK PLACE LLC, PARK PLACE DEVELOPMENT LLC,
JOEL D. SIMMONS REVOCABLE TRUST, CCT PARK PLACE LLC, AND NARE
VENTURE LLC FOR THE PARK PLACE SHOPPING CENTER
(GENERALLY LOCATED AT 1365 N. RAND ROAD)**

WHEREAS, the Village of Palatine by Ordinance Nos. 0-23-03, 0-24-03, 0-25-03 and passed by the Mayor and Village Council on January 27, 2003 established a Tax Increment Financing District, adopted a Tax Increment Redevelopment Plan for Rand Road Corridor, and designated a Redevelopment Project Area; and

WHEREAS, on September 12, 2022, the Mayor and Village Council approved a Redevelopment Agreement for the Park Place Shopping Center (generally located at 1365 N. Rand Road); and

WHEREAS, the Mayor and Village Council have on January 5, 2026, considered the proposed Amended and Restated Redevelopment Agreement for the Park Place Shopping Center and have determined that entering into this Amended and Restated Redevelopment Agreement furthers the purposes of the Tax Increment Financing District and the Redevelopment Plan for the Rand Road Corridor TIF District, and furthers the public interest; and

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

SECTION 1: The Village of Palatine hereby authorizes the Mayor to execute the Amended and Restated Redevelopment Agreement, attached hereto as Exhibit “A”, subject to review and approval by the Village Attorney, pursuant to the Tax Increment

Financing Act, Section 65 ILCS 5/11-74/4-4(c) and authorizes the Village Manager to execute any other supporting documents to the extent permitted by law.

SECTION 2: This Ordinance shall be in full force and effect upon passage and approval as provided by law.

PASSED this _____ day of _____, 2026

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

APPROVED by me this _____ day of _____, 2026

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____ day of _____, 2026

Village Clerk

**AMENDED AND RESTATED
REDEVELOPMENT AGREEMENT**

THIS AMENDED AND RESTATED REDEVELOPMENT AGREEMENT (this "Amendment"), is made and entered into as of the ____ day of _____, 2026 ("Amendment Date") by and between the **VILLAGE OF PALATINE, ILLINOIS**, an Illinois municipal home rule corporation, located in Cook County, Illinois (the "Village"), **CC PARK PLACE, LLC**, an Illinois limited liability company ("CC Park Place"), and **PARK PLACE DEVELOPMENT LLC**, an Illinois limited liability company ("Property Owner"), **JOEL D. SIMMONS REVOCABLE TRUST ("TRUST")**, **CCT PARK PLACE LLC**, an Illinois limited liability company ("CCT") and **NARE VENTURE, LLC**, an Illinois limited liability company ("NARE"). (The Village and Property Owner are sometimes referred to individually as a "Party" and collectively as the "Parties").

RECITALS

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

WHEREAS, the Village has the authority, pursuant to the laws of the State of Illinois, to promote the health, safety and welfare of the Village and its inhabitants, to prevent the presence of blight, to encourage private development in order to enhance the local tax base, to increase additional tax revenues realized by the Village, foster increased economic activity within the Village, to increase employment opportunities within the Village, and to enter into contractual agreements with third parties for the purpose of achieving the aforesaid purposes, and otherwise be in the best interests of the Village; and

WHEREAS, to stimulate and induce redevelopment in the Rand Road Corridor pursuant to the Act, the Village created the Rand Corridor TIF District by adopting the following ordinances, after giving all notices required and after conducting the public hearings required by law:

1. Ordinance No. O-23-03, adopted January 27, 2003, titled "Ordinance Approving the Village of Palatine Cook County, Illinois, Rand Road Corridor Area Project Area Development Plan and Project;

2. Ordinance No. O-24-03 adopted January 27, 2003, titled "Ordinance Designating the Village of Palatine, Illinois, Rand Road Corridor Area Tax Increment Redevelopment Project Area" ("Rand Road Corridor Redevelopment Project Area");

3. Ordinance No. O-25-03, adopted January 27, 2003, titled "Ordinance Adopting Tax Increment Financing for the Village of Palatine Rand Road Corridor Area Tax Increment Redevelopment Project Area in the Village of Palatine, Cook County, Illinois"; and

WHEREAS, the Village is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq., as amended (the "Act"), to finance redevelopment in accordance with the conditions and requirements set forth in the Act; and

WHEREAS, the VILLAGE, TRUST, CCT AND NARE hereto previously entered into that certain Redevelopment Agreement dated as of the 12th day of September, 2022 (the "Original Redevelopment Agreement"); and

WHEREAS, all of the parties hereto now wish to amend the Original Redevelopment Agreement as provided herein below; and

WHEREAS, the terms of the Original Redevelopment shall be null and void and superseded by this Amendment; and

WHEREAS, it is necessary for the successful completion of the Project (as defined in **Article 2**) that the Village enter into this Amendment with Property Owner to provide for the development of the Property, subject to Village approvals, thereby implementing and bringing to completion a portion of the Redevelopment Plan; and

WHEREAS, Property Owner has been and continues to be unwilling and unable to undertake the redevelopment of the Property but for certain tax increment financing ("TIF") incentives from the Village, which the Village is willing to provide under the terms and conditions contained herein; and

WHEREAS, the Village proposes to finance its share of the costs to be incurred in connection with the Project by utilizing Tax Increment Financing in accordance with the Act, which will serve a public purpose by reducing or eliminating conditions that, in part, qualify the Rand Road Redevelopment Project Area as a blighted area and which are necessary to foster development within the Rand Road Redevelopment Project Area; and

WHEREAS, this Amendment has been submitted to the Corporate Authorities of the Village for consideration and review, the Corporate Authorities have taken all actions required to be taken prior to the execution of this Amendment in order to make the same binding upon the Village according to the terms hereof, and any and all actions of the Corporate Authorities of the Village precedent to the execution of this Amendment have been undertaken and performed in the manner required by law; and

WHEREAS, this Amendment has been submitted to the Property Owner for consideration and review, the Property Owner has taken all actions required to be taken prior to the execution of this Amendment and obtained all required consents and approvals in order to make the same binding upon Property Owner according to the terms hereof, and any and all

action, consents and approvals of the Property Owner precedent to the execution of this Amendment have been undertaken and performed in the manner required by law.

NOW THEREFORE, in consideration of the foregoing and of the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties do hereby agree as follows:

ARTICLE ONE

INCORPORATION OF RECITALS

The findings, representations and agreements set forth in the above Recitals are material to this Amendment and are hereby incorporated into and made a part of this Amendment as though fully set out in this **Article One**, and constitute findings, representations and agreements of the Village and Property Owner according to the tenor and import of the statements in such Recitals.

ARTICLE TWO

DEFINITIONS

For the purposes of this Amendment, unless the context clearly requires otherwise, words and terms used in this Amendment shall have the meanings provided from place to place herein, including above in the recitals hereto and below:

"Agreement" means the Original Redevelopment Agreement.

"Façade Certificate of Completion" means the document to be provided to Property Owner by the Village, within thirty (30) days after written request from Property Owner after Property Owner and CC Park Place have provided all required waiver of liens and sworn statements necessary to comply with the Illinois Mechanics Lien Act or evidence of title insurance coverage over all such liens in favor of Property Owner or Construction Lender and has complied with all Village codes and with the obligations of this Amendment with respect to the

construction of the building façade portion of the Project, which document states that Property Owner and CC Park Place have completed and satisfied all construction terms, covenants and conditions contained in this Amendment as applicable to the building façade portion of the Project.

"Final Certificate of Completion" means the document to be provided to Property Owner by the Village, within thirty (30) days after written request from Property Owner after Property Owner has provided all required waiver of liens and sworn statements necessary to comply with the Illinois Mechanics Lien Act or evidence of title insurance coverage over all such liens in favor of Property Owner or Construction Lender and has complied with all Village codes and with the obligations of this Amendment with respect to the construction of the Project, which document states that Property Owner has completed and satisfied all remaining construction terms, covenants and conditions contained in this Amendment.

"Change in Law" means the occurrence, after the Effective Date, of an event described below that materially changes the costs or ability of the Party relying thereon to carry out its obligations under this Amendment and such event is not caused by the Party relying thereon. Change in Law means any of the following: (i) the enactment, adoption, promulgation or modification of any federal, state or local law, ordinance, code, rule or regulation; (ii) the order or judgment of any federal or state court, administrative agency or other governmental body; (iii) the imposition of any conditions on, or delays in, the issuance or renewal of any governmental license, approval or permit (or the suspension, termination, interruption, revocation, modification, denial or failure of issuance or renewal thereof) necessary for the undertaking of the services to be performed under this Amendment; or (iv) the adoption, promulgation, modification or interpretation in writing of a written guideline or policy statement by a governmental agency, but shall not include laws, rules, regulations and ordinances of the Village,

acting voluntarily and not as a result of a mandate from a higher authority, except to the extent they are generally applicable throughout the Village, not solely applicable to the Property Owner, the Property or this Amendment and do not violate the express terms of this Amendment.

"Final Plans" means the final plans submitted by Property Owner and CC Park Place, respectively, and approved by the Village.

"Party" means the Village and/or Property Owner and its successors and/or assigns as permitted herein, as the context requires.

"Project" means the development, construction, financing, and completion of the improvements outlined in the Final Plans attached hereto as Exhibit "A".

"Property" means the parcel of land as legally described on **Exhibit "B"**, upon which the Project will be constructed.

"Property Owner" means Park Place Development LLC

"Rand Road Redevelopment Project Area" means the entire Rand Road TIF district created by the Ordinances adopted by the Village in 2003.

"Redevelopment Plan" means the "Redevelopment Plan" for Rand Road as defined in the Village Ordinance No. O-23-03.

"State" means the State of Illinois.

"TIF Ordinances" means Ordinances Nos. O-23-03, O-24-03, and O-25-03 all adopted by the Village on January 27, 2003, as described in the Recitals to this Agreement.

"TIF Eligible Expenses" means eligible expenses as authorized to be reimbursed by the Act.

"Uncontrollable Circumstance" means any event impacting the construction of the Project, which:

- (a) is beyond the reasonable control of and without the fault of the Party relying thereon; and
- (b) is one or more of the following events:
 - (i) a Change in Law;
 - (ii) insurrection, riot, civil disturbance, sabotage, act of the public enemy, explosion, nuclear incident, war or naval blockade;
 - (iii) epidemic, pandemic, hurricane, tornado, landslide, earthquake, lightning, fire, windstorm, flood, other extraordinary weather conditions or other similar Act of God;
 - (iv) governmental condemnation or taking other than by the Village;
 - (v) strikes or labor disputes,
 - (vi) shortage of materials not attributable to Property Manager.
- (c) Uncontrollable Circumstance shall not include: (1) economic hardship or impracticability of performance (except as described under Change of Law); (2) commercial or economic frustration of purpose, (except as described under Change of Law); (3) unavailability of materials, strikes or labor disputes directly caused by the acts or omissions of Property Owner; (4) a failure of performance by a contractor (except as caused by events which are otherwise Uncontrollable Circumstances hereunder, as to such contractor).

"Village" means the Village of Palatine, Illinois, an Illinois municipal corporation.

ARTICLE THREE

CONSTRUCTION

This Amendment, except where the context by clear implication shall otherwise require, shall be construed and applied as follows:

- (a) Definitions include both singular and plural.
- (b) Pronouns include both singular and plural and cover all genders.
- (c) The word “include”, “includes” and “including” shall be deemed to be followed by the phrase “without limitation”.
- (d) Headings of sections herein are solely for convenience of reference and do not constitute a part hereof and shall not affect the meaning, construction or effect hereof.
- (e) All exhibits attached to this Amendment shall be and are operative provisions of this Amendment and shall be and are incorporated by reference in the context of use where mentioned and referenced in this Amendment. In the event of a conflict between any exhibit and the terms of this Amendment and the Original Redvelopment Agreement, the terms of this Amendment shall control.
- (f) Any certificate, letter or opinion required to be given pursuant to this Amendment means a signed document attesting to or acknowledging the circumstances, representations, opinions of law or other matters therein stated or set forth. Reference herein to supplemental agreements, certificates, demands, requests, approvals, consents, notices and the like means that such shall be in writing whether or not a writing is specifically mentioned in the context of use.
- (g) In connection herewith concerning written directions or authorization in respect of the investment of any funds, notwithstanding any provision hereof to the contrary, such direction or authorization in writing, including by telecopier/facsimile transmission, shall be appropriate and is hereby approved.
- (h) The Village Manager, unless applicable law requires action by the Corporate Authorities, shall have the power and authority to make or grant or do those

things, certificates, requests, demands, notices and other actions required that are ministerial in nature or described in this Amendment for and on behalf of the Village and with the effect of binding the Village as limited by and provided for in this Amendment. Property Owner is entitled to rely on the full power and authority of the persons executing this Amendment on behalf of the Village as having been properly and legally given by the Village.

- (i) In connection with the foregoing and other actions to be taken under this Amendment, and unless applicable documents require action by Property Owner in a different manner, Property Owner hereby designates _____ as its authorized representative who shall individually have the power and authority to make or grant or do all things, supplemental agreements, certificates, requests, demands, approvals, consents, notices and other actions required or described in this Amendment for and on behalf of Property Owner and with the effect of binding Property Owner in that connection (such individual being referred to herein as the "Authorized Property Owner Representative"). Property Owner shall have the right to change the Authorized Property Owner Representative by providing the Village with written notice of such change which notice shall be sent in accordance with **Section 18.2**.

ARTICLE FOUR

IMPLEMENTATION OF PROJECT

The Village, CC Park Place, and Property Owner agree to cooperate in implementing the Project in accordance with the Parties' respective obligations set forth in this Amendment. This Amendment and all of its terms are subject to the Village approving the Project, or portions of the Project, which approval shall not be unreasonably withheld.

ARTICLE FIVE

DELETED

ARTICLE SIX

DELETED

ARTICLE SEVEN

DELETED

ARTICLE EIGHT

VILLAGE COVENANTS AND AGREEMENTS

8.1 Village's Redevelopment Obligations. The Village shall have the obligations set forth in this **Article Eight** in connection with the Project. Notwithstanding the obligations of this **Article Eight**, this Amendment shall not constitute a debt or general obligation of the Village within the meaning of any constitutional statutory provision or limitation, including but not limited to section 8.2 below. In addition, any payment obligations under this Amendment shall expire and no amounts shall be due if not paid prior to the expiration of the Rand Corridor TIF District.

8.2 TIF Funding. This Amendment shall not constitute a debt or general obligation of the Village within the meaning of any constitutions, statutory provision or limitation. TIF funds shall be disbursed only to Park Place Development LLC in accordance with the terms of this Amendment, subject to Park Place Development LLC having spent sufficient TIF Eligible Expenses to justify said amount. The Village shall provide TIF assistance to Park Place Development LLC in a total amount not to exceed Two Million and One Hundred Thousand Dollars (\$2,100,000.00) (the "TIF Funds") in cash in reimbursement of TIF Eligible Expenses incurred by Park Place Development LLC for the Project. Subject to Property Owner's compliance with this Amendment and satisfaction of the applicable contingencies contained herein, said payments by the Village to Park Place Development LLC shall be made as follows:

A. One Million Dollars (\$1,000,000.00) shall be paid upon the completion of the building façade improvements on the Property (“Initial Disbursement”);

B. One Million and One Hundred Thousand Dollars (\$1,100,000.00) shall be paid following the completion, occupancy, and actual opening of the grocery store, which shall occupy a minimum of 60,000 square feet of now vacant space on the Property (“Final Disbursement”)

8.3 All qualifying payment triggers for (i) the Initial Disbursement shall be completed by Property Owner and CC Park Place, and all qualifying payment triggers for (ii) the Final Disbursement shall be completed by Property Owner. The qualifying payment triggers for the Final Disbursement include, without limitation, the actual opening of the grocery store outlined within Section 8.2. All such qualifying payment triggers shall be completed and submitted to the Village to allow for Village review and approval no later than June 30, 2026 (“Completion Date”) to be eligible for reimbursement.

8.4 Waiver of Reimbursement. Notwithstanding any of the terms of this Amendment or any other Agreement CC Park Place LLC hereby expressly waives any reimbursement or payment pursuant to this Amendment and agrees that it shall not seek payment from this Village for any amounts that may become due pursuant to this Amendment.

8.5 Defense of TIF District. In the event that any court or governmental agency, having jurisdiction over enforcement of the Act and the subject matter contemplated by this Amendment, shall determine that this Amendment is contrary to law, or in the event that the legitimacy of the Rand Road Redevelopment Project Area is otherwise challenged before a court or governmental agency having jurisdiction thereof, the Village will, at its sole cost and expense, defend the integrity of the Rand Road Redevelopment Project Area and this Amendment. Property Owner and CC Park Place will fully cooperate with the Village in connection with the foregoing,

including, but not limited to the execution of any and all reasonable documentation, and will be entitled to reimbursement by the Village for TIF Eligible Expenses incurred in connection with such cooperation and approved in writing by the Village prior to such TIF Eligible Expenses being incurred.

8.6 Cooperation with Other Permits. The Village agrees to cooperate with the CC Park Place and Property Owner's attempts to obtain all necessary approvals and permits from any governmental or quasi-governmental entity other than the Village. The Village shall promptly process and consider to the extent allowable under applicable law, any reasonable request of CC Park Place and Property Owner for any zoning approvals and for relief or variances from Village Zoning and Subdivision ordinances as may be necessary for the construction of the Project.

8.7 Certificates of Completion.

A. Within thirty (30) days after written request from Property Owner to the Village, and after Property Owner and CC Park Place have provided to the Village all required, fully executed and approved waivers of liens, sworn statements necessary to comply with the Illinois Mechanics Lien Act, or evidence of title insurance coverage over all such liens in favor of Property Owner or Construction Lender, and Property Owner and CC Park Place have complied with all Village codes and with the obligations of this Amendment with respect to the completion of construction of the building façade portion of the Project (as provided in Section 8.2(A) of this Amendment), the Village shall deliver a Façade Certificate of Completion or, if not complete or satisfied, a written statement of any deficiencies with respect to the completion of construction of the building façade portion of the Project. Upon correction of any noted deficiencies, including but not limited to the full payment of the cost for any such correction of deficiencies, within ten (10) days thereafter the Village shall deliver the Façade Certificate of Completion.

B. Within thirty (30) days after written request from Property Owner to the Village, and after Property Owner has provided to the Village all required, fully executed and approved waivers of liens, sworn statements necessary to comply with the Illinois Mechanics Lien Act, and a date-down endorsement to an owner's policy of title insurance showing no outstanding mechanics' or other liens (other than Permitted Liens, including but not limited to purchase and construction financing), and Property Owner has complied with all Village codes and with the obligations of this Amendment with respect to the completion of construction of the remainder of the Project (as provided in Section 8.2(B) of this Amendment), including obtaining final Certificates of Occupancy or approval from the Village for opening on business on the Property, the Village shall deliver a Final Certificate of Completion or, if not complete or satisfied, a written statement of any deficiencies with respect to the completion of construction of the remainder of the Project. Upon correction of any noted deficiencies, including but not limited to the full payment of the cost for any such correction of deficiencies, within ten (10) days thereafter the Village shall deliver the Final Certificate of Completion.

8.8 Cash Payment. Based on Park Place Development LLC incurring TIF Eligible Expenses, and Park Place Development LLC providing proof of payment and paid receipts for said TIF Eligible Expenses, the Village shall reimburse Park Place Development LLC for said TIF Eligible Expenses in an amount not to exceed Two Million and One Hundred Thousand Dollars (\$2,100,000.00) within sixty (60) calendar days of the Village's receipt of such proof of payment and paid receipts. Said reimbursement amount of TIF Eligible Expenses shall be paid pursuant to **Section 8.2** of this Amendment, subject to the delivery by Park Place Development LLC to the Village of sufficient invoices and documentation required by Section 8.7 above and which is customarily used in commercial construction projects, and is also determined to be satisfactory

by the Village in its commercially reasonable discretion, including, but not limited to paid receipts, cancelled checks, lien waivers and Contractor Sworn Statements, for each such TIF Eligible Expense.

8.9 Reserved

ARTICLE NINE

PROPERTY OWNER'S COVENANTS AND AGREEMENTS

9.1 **Property Owner's Redevelopment Obligations.** Property Owner shall have the obligations set forth in this **Article Nine** for the development, construction, financing, completion and furtherance of the Project.

9.2 Reserved

9.3 Reserved

9.4 **Construction Financing Deadline.** Not more than sixty (60) days after the Village has issued all permits, approvals, consents and variances needed for the Project's construction, or as may be reasonably extended, Property Owner shall demonstrate to the Village's reasonable satisfaction through true and correct copies of signed letters of intent, commitment letters or otherwise as may be reasonably acceptable to the Village, that Property Owner has sufficient funds to pay the cost of the Project and any other obligations of Property Owner hereunder relating to the Property and the construction and development of the Project. A binding financing commitment from a nationally recognized bank, lending institution, insurance company or other substantially similar financial institution shall be obtained and provided to the Village, in form and content that is typical in the industry, evidencing financing available in sufficient funds to be disbursed to commence and complete the construction of the Project ("Construction Loan"). Property Owner shall provide to the Village true and correct copies of executed satisfactory evidence of such commitment.

9.5 Project Development Budget. Property Owner shall submit to the Village the project development line item budget approved by the Property Owner's construction lender, when available. The Property Owner agrees that the Village will be provided a reasonable opportunity to meet with the construction lender if requested by the Village.

9.6 Letters of Credit, Permits and Other Security .

Regardless of whatever was provided in this Amendment, the Property Owner, CC Park Place, and successor owners shall be permitted and allowed to obtain, keep and retain all mortgage loans and encumbrances, including refinances of the same, secured by the Property whose loan proceeds were used to acquire the Property and all mortgage loans and encumbrances secured by the Property whose proceeds are to be or were used for Project construction purposes, including but not limited to the build out and acquisition of fixtures and equipment used at the Property, provided the same are in good standing ("Permitted Liens").

9.7 Deleted.

9.8 Compliance with Applicable Laws. Property Owner and CC Park Place warrant that they shall at all times acquire, install, construct, operate and maintain the Project in conformance with all applicable laws, rules, ordinances and regulations. All work with respect to the Project shall be performed in accordance with good construction practices and shall conform to all applicable federal, state and local laws, regulations and ordinances, including, but not limited to, zoning, subdivision, planned development codes, building codes, environmental codes, life safety codes, property maintenance codes and any other applicable codes and ordinances of the Village as more specifically set forth in **Article Eleven**. Village shall not enact any law, ordinance, rule or regulation (or amendment thereto) which would have the effect of increasing CC Park Place or Property Owner's obligations hereunder, including an increase in the cost of the Project.

9.9 No Default. The Property Owner and CC Park Place shall not be in default under this Amendment or be in default under any agreement, which default has not been cured after the giving of proper written notice thereunder and all rights to cure have lapsed. Failure to comply with this term renders Property Owner and CC Park Place in default of this Amendment, subject to CC Park Place and Property Owner's rights to cure under this Amendment and the Village may withhold any payments due hereunder as a result of any such default.

9.10 Progress Meetings. Property Owner and CC Park Place shall meet with the Village staff and make presentations, as reasonably requested by the Village and not to exceed four (4) per year, in order to keep the Village apprised of the progress of the development of the Project.

9.11 Authorized Representative. Subject to the provisions thereof, Property Owner has designated in **Article Three** a representative with full power and authority to meet with Village staff for purposes of coordinating and implementing obligations of the Parties under this Amendment; provided, however, that all agreements of the Parties shall be in writing and fully authorized by all necessary action of such Parties.

9.12 Real Estate Tax Payments. Property Owner, CC Park Place, and successor owners agree to pay all general and special real estate taxes levied during their respective period of ownership against their respective interest in the Project on or prior to the date same is due and said taxes shall not become delinquent or incur any penalties or interest.

9.13 Tax Exempt Status. Consistent with its covenant in **Section 10.8**, Property Owner, CC Park Place, and successor owners shall not assert a tax-exempt status during their respective period of ownership. This prohibition shall run with the land and shall expire on the earlier of the following to occur: (i) date the Rand Road Redevelopment Project Area and the Rand Corridor

TIF District expires; or (ii) any earlier date if such date is mutually agreed by the Village, CC Park Place, and Property Owner.

9.14 Deleted.

9.15 Deleted.

9.16 Fees and Expenses. Property Owner, CC Park Place, and successor owners shall pay when due all Village and other governmental entity-imposed fees, including but not limited to permit, inspection, review, tap-on, and storm water drainage fees that are assessed on a uniform basis throughout the Village and are of a general applicability to all other property in the Village. Said payments shall be made as directed by the applicable Village code or policy.

9.17 Loan Agreement. Prior to issuance of the Final Certificate of Completion by the Village, Property Owner shall not use the Property as collateral to secure loans or acquire any assets or for anything, other than Permitted Mortgage Liens, including Construction Loans and purchase money mortgages. Notwithstanding anything to the contrary contained herein, no mortgage executed in connection with the Construction Loan may encumber the Property unless the Lender thereunder has committed in writing to the Village that, without Village's consent:

- (a) in no event shall the Property serve as security or collateral for any loan other than loans the proceeds of which will be applied to the acquisition of the Property, construction of the Project and acquisition of equipment and fixtures to be used at the Property; and
- (b) in no event may Lender exercise any remedies with regard to any default under the Construction Loan, other than the right to withhold further disbursements, until such time as Lender has tendered to Village written notice thereof and afforded to the Village the same cure period afforded to Property Owner under the loan documents to cure any such default noted therein.

ARTICLE TEN

ADDITIONAL COVENANTS OF PROPERTY OWNER

10.1 Deleted.

10.2 **Property Owner Existence.** Property Owner and CC Park Place will do or cause to be done all things necessary to preserve and keep in full force and effect its existence and good standing as an Illinois limited liability company authorized to do business in Illinois, so long as Property Owner and CC Park Place maintain an interest in the Property or have any other remaining obligation pursuant to the terms of this Amendment.

10.3 **Construction of Project.** Property Owner and CC Park Place shall diligently pursue obtaining all required permits and shall exercise commercially reasonable efforts to cause construction of the Project on the Property to be prosecuted and completed in good faith and without delay, subject to Uncontrollable Circumstances and the other provisions of this Amendment. Neither Property Owner, nor any entity in which Property Owner has an interest, shall be paid any construction management fee or other fees from the proceeds of the Construction Loan for the Property until issuance of a Temporary or Final Certificate of Occupancy, whichever occurs first, for any part of the Project.

10.4 **Indemnification.** CC Park Place and Property Owner (use of the term “Property Owner” herein includes permitted successors and assigns), agree to and do hereby indemnify, defend and hold the Village, Mayor, Village Council Members, Village Manager, officers, agents and employees (hereinafter “Indemnified Parties”) harmless from and against any losses costs, damages, liabilities, claims, suits, actions, causes of action and expenses (including, without limitation, reasonable attorneys’ fees and court costs) suffered or incurred by the Indemnified

Parties (which shall not include any claim related to the loss of sales tax or incremental property tax revenues), which are caused as a result of:

a. the failure of CC Park Place or Property Owner, as applicable, to comply with any of the terms, covenants or conditions of this Amendment with which Property Owner and/or CC Park Place are obligated to comply; and

b. the failure of CC Park Place or Property Owner (as applicable) and/or any of CC Park Place's or Property Owner's contractors to pay contractors, subcontractors or materialmen in connection with the Project; and

c. material misrepresentations or omissions of CC Park Place or Property Owner (as applicable) relating to the Project, financials, this Amendment and/or the Village Property Contract, which are the result of information supplied or omitted by CC Park Place or Property Owner or by its agents, employees, contractors or persons acting under the control or at the request of CC Park Place or Property Owner; and

d. the failure of CC Park Place or Property Owner, as applicable, to cure any material misrepresentations or omissions of CC Park Place or Property Owner in this Amendment relating to the Project within the applicable cure provisions of this Amendment; and

e. any claim or cause of action for injury, loss of life or damage brought by a third party arising out of the negligence of CC Park Place or the Property Owner. The Village shall notify CC Park Place or the Property Owner, as applicable, in writing of any third party complaint regarding the construction/or operation of the Project by CC Park Place or Property Owner as soon as reasonably possible; and

f. any violation or threatened violation by CC Park Place or Property Owner of local ordinance, state or federal laws, in connection with the offer and sale of interests in CC Park Place or Property Owner or any part of the Project; and

g. any claim of Nare, CCT and/or the Trust related to this Amendment or any payments due under this Amendment.

h. The provisions of this **Section 10.4** shall not apply to any loss which arises out of (in whole or in part) the intentional conduct or negligence on the part of any Indemnified Party providing this information, but only to the extent that such Indemnified Parties' misconduct or misinformation or negligence contributed to the loss, or that the loss is attributable to such Indemnified Parties' misconduct or negligence or misinformation. Nothing herein shall be construed to waive any immunities the Village may assert in response or defense of any such claims.

10.5 Deleted.

10.6 Further Assistance and Corrective Instruments. The Village, CC Park Place, and Property Owner agree that they will, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements hereto and such further instruments as may be reasonably required for carrying out the intention of or facilitating the performance of this Amendment to the extent legally permitted and within the Village's sound legal discretion.

10.7 No Gifts. Property Owner and CC Park Place covenant that no officer, member, manager, stockholder, employee or agent of CC Park Place or Property Owner, or any other person connected with CC Park Place or Property Owner, has made, offered or given, either directly or indirectly, to the Mayor, any Council member, or any officer, employee or agent of the Village, or any other person connected with the Village, any money or anything of value as a gift or bribe or other means of influencing his or her action in his or her capacity with the Village.

10.8 Conveyance. In recognition of the nature of the Project and the Village's projections of the need for incremental tax revenues to finance TIF Eligible Expenses, in accordance with the

Act, during the life of the TIF consistent with its covenants in **Sections 9.13**, Property Owner shall not undertake to convey the Property to persons whose ownership and use of such Property will cause it to be exempt from payment of property taxes. To facilitate this provision, the Property Owner shall impose in its deed conveying all or any portion of the Property a prohibition against granting such conveyance consistent with the covenants in **Sections 9.13**, except as otherwise provided in this Amendment.

10.9 Disclosure. Concurrently with execution of this Amendment, Property Owner shall disclose to the Village the names, addresses and ownership interests of all Persons that comprise Property Owner. At the time of execution of this Amendment, Property Owner shall not sell, assign, mortgage, pledge or in any manner transfer any interest in the respective corporation or limited liability company, without the Village's prior written consent in each instance, which consent shall not be unreasonably withheld. Consent by the Village to any assignment or transfer shall not waive the necessity for consent to any subsequent assignment or transfer. This prohibition shall include a prohibition against any assignment or transfer by operation of law and no change shall be made in the persons or entities owning or controlling Property Owner or in their respective ownership interests without the consent of the Village. All changes made in the persons or entities owning or controlling Property Owner or in their ownership interests shall be disclosed to the Village during the term of this Amendment.

10.10 Open Book Project. Property Owner's Project shall be an "open book" project meaning that Property Owner and the general contractor (or contractors, if more than one) will assure continuing reasonable access to the Village's agents for the purpose of reviewing and auditing their respective books and records relating to any item necessary to determine the costs of the Project, and as it relates solely to this Project. The foregoing Village review rights shall terminate one (1) year after the issuance of the Final Certificate of Occupancy with respect to costs for the

Project, unless Property Owner has failed to make available any such books and/or records requested in writing by the Village. Property Owner shall provide to the Village copies of any corporate, partnership, limited liability operating agreements or joint venture agreements pertaining solely to the Property and this Project to which Property Owner is a Party; provided that Property Owner may, (if Property Owner previously provided the Village not less than thirty (30) days to review such confidential financial materials), remove from the copies of such agreements any confidential financial information previously disclosed to the Village and not since changed in form or substance and the Village shall keep such agreements confidential, to the maximum extent permitted by law. Failure to provide the documents or allow review of the books within thirty (30) days after written request by the Village shall be an Event of Default. Property Owner shall exercise prudence and good faith in attempting to contract with persons or entities who are reputable and experienced in their respective areas for the provision of services or material for the design and construction of the Project at costs not in excess of market rates. The Village agrees that CC Park Place and Property Owner may designate, within its commercially reasonable discretion, the general contractor (or general contractors) for the Project. The general contractor (or general contractors) designated by CC Park Place and Property Owner shall be experienced and reputable as determined by CC Park Place and Property Owner, as applicable, in their sole, but commercially reasonable discretion.

10.11 Assignment of Amendment. This Amendment is not assignable except to an assignee of a Mortgagee for collateral purposes only, as set forth in **Section 9.4**, or for Permitted Transfers (as hereinbefore and hereinafter defined), until a Certificate of Completion for the entire Project is issued by the Village. Notwithstanding anything in this **Section 10.11** to the contrary, no part of this **Section 10.11** and **Section 10.12** shall require the Village's consent to the collateral assignment hereof, for security purposes only, to Property Owner's lender, if required thereby, or to a

Permitted Transferee. Subsequent to completion of the Project, as evidenced by a Certificate of Completion, Property Owner shall give notice to Village of any proposed transfer and Village shall have thirty (30) days to accept or reject such assignee and any such proposed transfer, in its sole judgment and discretion.

10.12 No Transfer without Village's Consent. Prior to issuance of a Certificate of Completion for the entire Project, no portion of Property Owner or the Project shall be transferred or conveyed (other than to Permitted Transferees). Property Owner shall notify the Village of any transfer of any interest in the Project and/or the Property other than to Park Place Development, LLC, an Illinois limited liability company, or an Affiliate of Property Owner . As used herein, an “Affiliate of Property Owner” shall mean an entity which controls, is controlled by, or is under common control with Property Owner and which has the same manager, members, partners or shareholders owning in the aggregate, more than fifty percent (50%) of the ownership interests in Property Owner and the same manager, members, partners or shareholders owning more than fifty percent (50%) of the ownership interests in said Affiliate; and as used herein “control” shall mean the possession, direct or indirect, of the power to direct or cause the direction of the management and policies of a person or entity, whether through the ownership of voting securities or rights, by contract, or otherwise. The foregoing transfers shall herein be referred to as the “Permitted Transfers” and the transferees shall be referred to as the “Permitted Transferees”. Property Owner shall not be required to obtain Village review, approval or consent to any Permitted Transfer. The Village shall have no duty to return the LOC or any other security posted in connection with the portion of the Project so transferred. In the event there is a transfer of Property Owner’s rights and obligations under this Amendment by operation of law or otherwise due to or caused by the default under this Amendment by Property Owner, the Village may negotiate any new terms of security with any successor developer for the Project and may

amend this Amendment with such any such new terms, including, but not limited to any new terms of security for the Project with any successor developer for the Project, as the Village deems acceptable, in its commercially reasonable discretion.

ARTICLE ELEVEN

ADHERENCE TO VILLAGE CODES AND ORDINANCES

All development and construction of the Project shall comply in all respects with the provisions in the Building, Plumbing, Mechanical, Electrical, Storm Water Management, Fire Prevention, Property Maintenance, Zoning and Subdivision Codes of the Village and all other germane codes and ordinances of the Village in effect from time to time, unless otherwise mandated by State law or permissible under a variance or exemption granted to Property Owner or CC Park Place by a governmental body authorized to grant such variance or exemption. Property Owner CC Park Place have examined and are familiar with and agree that the development of the Project shall be performed in accordance with all the covenants, conditions, restrictions, building regulations, zoning ordinances, property maintenance regulations, environmental regulations and land use regulations, codes, ordinances, federal, state and local ordinances affecting the Project or is permissible under a variance or exemption granted to Property Owner or CC Park Place by a governmental body authorized to grant such variance or exemption.

ARTICLE TWELVE

REPRESENTATIONS AND WARRANTIES OF PROPERTY OWNER

Property Owner and CC Park Place represent, warrant and agree as the basis for the undertakings on their respective parts herein contained that as of the date hereof and until completion of the Project:

12.1 Organization and Authorization. Property Owner and CC Park Place are Illinois limited liability companies, authorized to do business in Illinois and existing in good standing under the laws of the State of Illinois, and both are authorized to and have the power to enter into, and by proper action have been duly authorized to execute, deliver and perform, this Amendment. Property Owner and CC Park Place are solvent, able to pay their debts as they mature and financially able to perform all the terms of this Amendment. To Property Owner's actual knowledge, there are no actions at law or similar proceedings which are pending or threatened against Property Owner which would materially and adversely affect the ability of Property Owner to proceed with the construction and development of the Project.

12.2 Deleted.

12.3 Non-Conflict or Breach. To the actual knowledge of Property Owner and CC Park Place, neither the execution and delivery of this Amendment by either the Property Owner or CC Park Place, the consummation of the transactions contemplated hereby by Property Owner, nor the fulfillment of or compliance with the terms and conditions of this Amendment by Property Owner with or result in a breach of any of the terms, conditions or provisions of any franchise agreement, offerings or disclosure statement made or to be made on behalf of Property Owner (with Property Owner's prior written approval), any organizational documents, any restrictions, agreement or instrument to which Property Owner or any of its partners or venturers is now a party or by which Property Owner or any of its partners or its venturers is bound, or constitutes a default under any of the foregoing, or results in the creation or imposition of any prohibited lien, charge or encumbrance whatsoever upon any of the assets or rights of Property Owner, any related party or any of its venturers under the terms of any instrument or agreement to which Property Owner, any related party or any of its partners or venturers is now a party or by which

Property Owner, any related party or any of its venturers is bound, the effect of which would have a material and adverse effect upon the Project.

12.4 Location of Project. The Project will be located entirely within the Property.

12.5 Financial Resources. Property Owner and any Affiliate to which portions of this Amendment are assigned, have sufficient financial and economic resources to implement and complete Property Owner's respective obligations contained in this Amendment.

12.6 Limit on Use of Land as Security. Property Owner's right to use the land as security for financing purposes shall be subject to the restrictions contained in this Amendment. Violation of this covenant shall constitute an Event of Default.

ARTICLE THIRTEEN

REPRESENTATIONS AND WARRANTIES OF THE VILLAGE.

The Village represents, warrants and agrees as the basis for the undertakings on its part herein contained that:

13.1 Organization and Authority. The Village is a municipal corporation duly organized and validly existing under the law of the State of Illinois, is a home rule unit of government, and has all requisite corporate power and authority to enter into this Amendment.

13.2 Authorization. The execution, delivery and the performance of this Amendment and the consummation by the Village of the transactions provided for herein and the compliance with the provisions of this Amendment (except with regard to condemnation): (i) have been duly authorized by all necessary corporate action on the part of the Village, (ii) require no other consents, approvals or authorizations on the part of the Village in connection with the Village's execution and delivery of this Amendment, and (iii) shall not, by lapse of time, giving of notice or otherwise result in any breach of any term, condition or provision of any indenture, agreement or other instrument to which the Village is subject.

13.3 Litigation. To the best of the Village’s knowledge, there are no proceedings pending or threatened against or affecting the Village or the Rand Road Redevelopment Project Area in any court or before any governmental authority which involves the possibility of materially or adversely affecting the ability of the Village to perform its obligations under this Amendment.

13.4 Connections. The Village shall permit the connection to Village utility systems of all water lines, sanitary and storm sewer lines or Village utility lines existing or constructed in the Property or near the perimeter of the Property as set forth on the Final Plans, provided that Property Owner comply with all requirements of general applicability promulgated by the Village for such connections. Village shall grant utility easements over Village owned land and public rights of way as may be necessary or appropriate to accommodate the utilities shown on the Final Plans.

13.5 Reserved.

13.6 Best Efforts. Village agrees to cooperate with Property Owner and CC Park Place in Property Owner’s and CC Park Place’s efforts to obtain necessary licenses, permits and approvals from other governmental and quasi-governmental bodies for the Project, including, the state and local Departments of Transportation, Metropolitan Water Reclamation District, state and federal Environmental Protection Agencies, and FEMA.

ARTICLE FOURTEEN

LIABILITY AND RISK INSURANCE.

14.1 Liability Insurance Prior to Completion. On or prior to any construction activities, Property Owner (or Property Owner’s contractor) shall procure and deliver to the Village, at Property Owner’s (or such contractor’s) cost and expense, and shall maintain in full force and effect until each and every obligation of Property Owner contained herein has been fully paid, or performed, a policy or policies of comprehensive liability insurance and, during any period of

construction, contractor's liability insurance and worker's compensation insurance, with liability coverage under the comprehensive liability insurance to be not less than Two Million Dollars (\$2,000,000.00) each occurrence and Five Million Dollars (\$5,000,000.00) in the aggregate. All such policies shall be in such form and issued by such companies as shall be acceptable to the Village to protect the Village and Property Owner against any liability incidental to the use of or resulting from any claim for injury or damage occurring in or about the Project on the Property, or the construction and improvement thereof by Property Owner. Each such policy shall name the Village as an additional insured, including an additional insured endorsement, and shall contain an affirmative statement by the issuer that it will give written notice to the Village at least thirty (30) days prior to any cancellation or amendment of its policy; provided that, Village hereby agrees and acknowledges that its rights as an additional insured are subordinate to the priority of the construction lender as a loss payee. Property Owner may satisfy its insurance obligations in this **Article Fourteen** by way of a blanket policy or policies which satisfy the terms and conditions contained herein, which also includes other liabilities, properties and locations having a general policy aggregate of at least Ten Million Dollars (\$10,000,000.00). Property Owner shall provide to the Village a replacement certificate not less than thirty (30) days prior to expiration of any policy.

14.2 Builder's Risk Prior to Completion. Prior to completion of the construction of the Project on the Property, as certified by the Village, Property Owner shall keep in force at all times builders risk insurance on a completed value basis, in non-reporting form, against all risks of physical loss, including collapse, covering the total value of work performed and equipment, supplies and materials furnished for the Project (including on-site stored materials), all as to work by Property Owner on the Project. Such insurance policies shall be issued by companies satisfactory to the

Village. All such policies shall contain a provision that the same will not be canceled or modified without prior thirty (30) day written notice to the Village.

ARTICLE FIFTEEN

DELETED.

ARTICLE SIXTEEN

DELETED.

ARTICLE SEVENTEEN

EQUAL EMPLOYMENT OPPORTUNITY

17.1 No Discrimination. Property Owner will not discriminate against any employee or applicant for employment on the basis of race, color, religion, sex or national origin. To the fullest extent permitted by law, Property Owner will take affirmative action to ensure that applicants are employed and treated during employment, without regard to their race, color, religion, sex or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, transfer, recruitment, recruitment advertising, layoff, termination, rate of pay or other forms of compensation and selection for training, including apprenticeship. Property Owner agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Village setting forth the provisions of this nondiscrimination clause.

17.2 Advertisements. Property Owner will, in all solicitations or advertisements for employees placed by or on behalf of Property Owner, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex or national origin.

17.3 Contractors. Any contracts made by Property Owner with any general contractor, agent, employee, independent contractor or any other Person in connection with Project shall contain language similar to that recited in **Sections 17.1 and 17.2** above.

ARTICLE EIGHTEEN

MISCELLANEOUS PROVISIONS.

18.1 Reserved.

18.2 Notices. All notices, certificates, approvals, consents or other communications desired or required to be given hereunder shall be given in writing at the addresses set forth below, by any of the following means: (a) personal service, (b) overnight courier, or (c) registered or certified first class mail, postage prepaid, return receipt requested.

If to Village: Village of Palatine
 200 E Wood Street
 Palatine, IL 60067
 Attn: Village Clerk

With a copy to: Village of Palatine
 200 E Wood Street
 Palatine, IL 60067
 Attn: Village Manager

With a copy to: Schain, Banks, Kenny & Schwartz, Ltd.
 70 W. Madison Street, Suite 5300
 Chicago, IL 60602
 Attn: Patrick Brankin

If to Property Owner: Park Place Development, LLC
 c/o Kenneth O'Connor
 Shop and Save Market
 8847 S. Harlem Ave.
 Bridgeview, IL 60455-1907

With a copy to: Tinkoff Law Group, LLC
 413 E. Main St.
 Barrington, IL 60010
 Attn: Bruce Tinkoff

If to CC Park Place:	CC Park Place, LLC 27 N. Green St. Chicago, IL 60607 Attn: Corey Bruce
With a copy to:	Zabel Law, LLC 55 W. Monroe St. Suite 3330 Chicago, IL 60603 Attn: Jay Zabel
If to NARE:	NARE Venture, LLC 27 N. Green St. Chicago, IL 60607 Attn: Savas Er
With a copy to:	Zabel Law, LLC 55 W. Monroe St. Suite 3330 Chicago, IL 60603 Attn: Jay Zabel
If to CCT:	CCT Park Place LLC 1101 W. Monroe St. Suite 200 Chicago, IL 60607 Attn: David W. Ruttenberg
With a copy to:	Zabel Law, LLC 55 W. Monroe St. Suite 3330 Chicago, IL 60603 Attn: Jay Zabel
If to Trust:	CCT Park Place LLC 1101 W. Monroe St. Suite 200 Chicago, IL 60607 Attn: David W. Ruttenberg
With a copy to:	Joel D. Simmons Revocable Trust _____ _____ _____ Attn: Joel Simmons

The Parties, by notice hereunder, may designate any further or different addresses to which subsequent notices, certificates, approvals, consents or other communications shall be sent. Any notice, demand or request sent pursuant to clause (a) hereof shall be deemed received upon such personal service or upon dispatch by electronic means. Any notice, demand or request sent pursuant to clause (b) shall be deemed received on the day immediately following deposit with the overnight courier, and any notices, demands or requests sent pursuant to clause (c) shall be deemed received forty-eight (48) hours following deposit in the mail.

18.3 Time of the Essence. Time is of the essence of this Amendment.

18.4 Counterparts. This Amendment may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same Amendment.

18.5 Recordation of Amendment. The Parties agree to record this Amendment in the Recorder's Office of Cook County.

18.6 Severability. If any provision of this Amendment, or any section, sentence, clause, phrase or word, or the application thereof, in any circumstance, is held to be invalid, the remainder of this Amendment shall be construed as if such invalid part were never included herein, and this Amendment shall be and remain valid and enforceable to the fullest extent permitted by law.

18.7 Choice of Law. This Amendment shall be governed by and construed in accordance with the laws of the State of Illinois.

18.8 Entire Contract and Amendments. This Amendment (together with the exhibits attached hereto) is the entire contract and a full integration of the Amendment between the Village, Property Owner and CC Park Place relating to the subject matter hereof, supersedes all prior and contemporaneous negotiations, understandings and agreements, written or oral,

between the Village and Property Owner, and CC Park Place, and may not be modified or amended except by a written instrument executed by the Parties hereto.

18.9 Third Parties. Nothing in this Amendment, whether expressed or implied, is intended to confer any rights or remedies under or by reason of this Amendment on any other persons other than the Village, Purchaser, CC Park Place, and Property Owner, nor is anything in this Amendment intended to relieve or discharge the obligation or liability of any third persons to either the Village, CC Park Place, Purchaser or Property Owner, nor shall any provision give any third parties any rights of subrogation or action over or against either the Village, CC Park Place, Purchaser or Property Owner. This Amendment is not intended to and does not create any third party beneficiary rights whatsoever.

18.10 Waiver. Any party to this Amendment may elect to waive any right or remedy it may enjoy hereunder, provided that no such waiver shall be deemed to exist unless such waiver is in writing. No such waiver shall obligate the waiver of any other right or remedy hereunder, or shall be deemed to constitute a waiver of other rights and remedies provided pursuant to this Amendment.

18.11 Cooperation and Further Assurances. The Village, CC Park Place, and Property Owner each covenants and agrees that each will do, execute, acknowledge and deliver or cause to be done, executed and delivered, such agreements, instruments and documents supplemental hereto and such further acts, instruments, pledges and transfers as may be reasonably required for the better clarifying, assuring, mortgaging, conveying, transferring, pledging, assigning and confirming unto the Village or Property Owner or other appropriate persons all and singular the rights, property and revenues covenanted, agreed, conveyed, assigned, transferred and pledged under or in respect of this Amendment.

18.12 Successors in Interest. This Amendment shall be binding upon and inure to the benefit of the Parties hereto and their respective authorized successors and assigns; provided, however, that, except as provided in **Section 10.10** and **Section 10.11** hereof, Property Owner nor may not assign its rights under this Amendment without the express written approval of the Village.

18.13 No Joint Venture, Agency or Partnership Created. Nothing in this Amendment, or any actions of the Parties to this Amendment, shall be construed by the Parties or any third person to create the relationship of a partnership, agency or joint venture between or among such parties.

18.14 No Personal Liability of Officials of Village, CC Park Place, or Property Owner. No covenant or agreement contained in this Amendment shall be deemed to be the covenant or agreement of the Mayor, Village Council member, Village Manager, any official, officer, partner, member, director, agent, employee or attorney of the Village, CC Park Place or Property Owner, in his or her individual capacity, and no official, officer, partner, member, director, agent, employee or attorney of the Village, CC Park Place or Property Owner shall be liable personally under this Amendment or be subject to any personal liability or accountability by reason of or in connection with or arising out of the execution, delivery and performance of this Amendment, or any failure in that connection.

18.15 Repealer. To the extent that any ordinance, resolution, rule, order or provision of the Village's code of ordinances, or any part thereof, is in conflict with the provisions of this Amendment, the provisions of this Amendment shall be controlling, to the extent lawful.

18.16 Term. This Amendment shall remain in full force and effect until a date that is coterminous with the Rand Road Redevelopment Project Area , unless the Redevelopment Plan with respect to the Project is extended or until any early termination of the Rand Road Redevelopment Project Area or until otherwise terminated pursuant to the terms of this Amendment.

18.17 Estoppel Certificates. Each of the parties hereto agrees to provide the other, upon not less than ten (10) business days prior request, a certificate (“Estoppel Certificate”) certifying that this Amendment is in full force and effect (unless such is not the case, in which such parties shall specify the basis for such claim), that the requesting party is not in default of any term, provision or condition of this Amendment beyond any applicable notice and cure provision (or specifying each such claimed default) and certifying such other matters reasonably requested by the requesting party.

18.18 Municipal Limitations. All municipal commitments are limited to the extent required by law.

18.19 Compliance with All Applicable Laws. Property Owner agrees that the Project shall comply with any and all applicable Federal and State Laws, including but not limited to the Illinois TIF Act.

18.20 Performance Days. Whenever under the terms of this Amendment the time for performance of a covenant or condition falls on a Saturday, Sunday or holiday, such time for performance shall be extended to the next business day. Except as otherwise set forth herein, all references herein to “days” shall mean calendar days.

18.21 State Grocery Tax Suspension. In the event the State of Illinois extends or renews Public Act 102-0700 (the “Act”) (thereby extending the abatement of sales and use tax on retail sales of groceries), or enacts a similar abatement of sales and use tax on retail sales of groceries, and does not provide the Village with an alternative revenue source equivalent to, or greater than, the loss of any such tax so abated through such time during which the Village would be obligated to reimburse Property Owner under Sections 8.2(B) and 8.2(C), Property Owner and Village hereby agree that all payments due from the Village under Section 8.2 shall be capped at a total of One Million One Hundred Thousand Dollars (\$1,100,000.00) with the remaining One Million

Dollars (\$1,000,000.00) of TIF Funds to be likewise abated until the date upon which the State of Illinois reinstates the collection of sales and use tax on retail sales of groceries.

ARTICLE NINETEEN

EFFECTIVENESS

The Effective Date for this Amendment shall be the day on which this Amendment is fully executed pursuant to a duly enacted Village ordinance authorizing the execution and adoption of this Amendment. Property Owner and CC Park Place shall execute this Amendment not later than twenty-one (21) days after Village Council authorization of execution of this Amendment or else this Amendment will be deemed void.

ARTICLE TWENTY

DISCLOSURE/WAIVER

20.01 Disclosure Of Interests. In accordance with Illinois law, 50 ILCS 105/3.1, simultaneously with the execution of this Amendment by the parties, the Property Owner or their authorized corporate official or managing agent shall submit a sworn affidavit to the Village disclosing the identity of every owner and beneficiary who shall obtain any interest, real or personal, in the Property, and every shareholder or member entitled to receive more than seven and one-half percent (7.5%) of the total distributable income of any corporation or limited liability company after having obtained title to the Property, or, alternatively, if any corporation's stock is publicly traded, a sworn affidavit by an officer of the Property Owner or their managing agent that there is no readily known individual who shall obtain a greater than seven and one-half percent (7.5%) interest, real or personal, in the Property after the transaction contemplated by this Amendment is consummated. The sworn affidavit, attached hereto as **Exhibit "C"** and made a part of this Amendment, shall be signed by the Property Owner or their managing agent. Said affidavit shall be updated, as necessary, prior to the closings of the transaction contemplated by this Amendments.

20.02 Waiver of Interests By execution of this Amendment the CCT, the Trust and Nare on behalf of themselves, their beneficiaries, members managers hereby waive any right title or interest in

any payment that may become due pursuant to this Amendment and waive any right title or interest in the Original agreement and consent to its termination. The Trust, CCT, and Nare further represent that this shall constitute a full waiver and represent that there is no party other than the Trust, CCT, or Nare who could claim any of the rights waived by this paragraph or by virtue of the termination of the Original Agreement and that neither the Trust, CCT, nor Nare has assigned, pledged or otherwise granted those rights to any other party. In the event a party brings any such claim, CC Park Place, Property Owner, Nare, CCT, and the Trust shall indemnify and hold the Village harmless to the fullest extent of any such claim.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed on or as of the day and year first above written.

VILLAGE OF PALATINE, an Illinois
municipal corporation

By: _____
Its: Mayor

ATTEST:

By: _____
Its: Village Clerk

PROPERTY OWNER:

Park Place Development, LLC, an Illinois
limited liability company

By: _____
Name: _____
Its: _____

ADDITIONAL PARTIES:

CC Park Place, LLC, an Illinois limited
liability company

By: _____
Name: Corey Bruce
Title: Manager

NARE Venture, LLC, an Illinois limited
liability company

By: _____
Name: Savas Er
Its: Manager

Joel Simmons Revocable Trust

By: _____
Name: Joel D. Simmons
Its: Trustee

CCT Park Place, LLC, an Illinois limited
liability company

By: Lakewest, Inc.
Its: Manager

By: _____
Name: David W. Ruttenberg, its President

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Corey Bruce, Manager of CC Park Place, LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act as said Manager and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this _____ day of _____, 202__.

Notary Public

My commission expires _____.

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that _____, _____ of Park Place Development, LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act as said _____ and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this _____ day of _____, 202__.

Notary Public

My commission expires _____.

ACKNOWLEDGEMENT AND CONSENT OF PROPERTY OWNERS

The undersigned, being the all of the title holders of the Property, do hereby acknowledge, authorize and consent to the following:

1. The appointment of Park Place Development, LLC, as the appointed representative and Property Owner under the terms of this Amendment;
2. The expenditure of TIF Eligible Expenses directly from Park Place Development, LLC, as the appointed representative and Property Owner under the terms of this Amendment; and
3. The distribution of TIF Funds, pursuant to the terms of this Amendment, directly to Park Place Development, LLC, as the appointed representative and Property Owner under the terms of this Amendment.

IN WITNESS WHEREOF, the undersigned has signed this Acknowledgement and Consent effective as of _____, 202__.

PARK PLACE DEVELOPMENT, LLC
an Illinois limited liability company

By: _____
Name: _____
Its: Manager

CC PARK PLACE, LLC
an Illinois limited liability company

By: _____
Name: Corey Bruce
Its: Manager

EXHIBIT A FINAL PLANS

EXHIBIT B
LEGAL DESCRIPTION OF PROPERTY

EXHIBIT C

State of Illinois)
) SS
County of Cook)

DISCLOSURE AFFIDAVIT

I, _____, (hereinafter referred to as "**Affiant**") reside at _____
_____, in Cook County, State of Illinois, being first duly sworn and having
personal knowledge of the matters contained in this Affidavit, swear to the following:

1. That, I am over the age of eighteen and the (choose one)
[] owner or
[] authorized trustee or
[] corporate official or
[] managing agent or
[] _____ of the Real Estate (as defined herein).
2. That, the Real Estate (as defined herein) being sold to _____
_____ is located in the County of Cook, Village of Palatine, State of Illinois (herein
referred to as the "**Real Estate**"). The Real Estate has Assessor's Permanent
Index Numbers of _____
3. That, I understand that pursuant to 50 ILCS 105/3.1, prior to execution of a real
estate purchase agreement between the record fee owner of the Real Estate and
_____, Illinois State Law requires the owner, authorized trustee, corporate
official or managing agent to submit a sworn affidavit to the Buyer disclosing the
identity of every owner and beneficiary having *any* interest, real or personal, in the
Real Estate, and every shareholder entitled to receive more than 7 1/2% of the
total distributable income of any corporation having any interest, real or personal,
in the Real Estate.
4. As the [] owner or
[] authorized trustee or
[] corporate official or
[] managing agent or
[] _____ of the Real Estate, I declare under
oath that (choose one):
[] The owners or beneficiaries of the trust are: _____
_____ or
[] The shareholders with more than 7 1/2% interest are: _____
_____ or
[] The corporation is publicly traded and there is no readily known individual
having greater than a 7 1/2% interest in the corporation.

This Disclosure Affidavit is made to induce the Buyer to accept title to the Real Estate in accordance with 50 ILCS 105/3.1.

AFFIANT

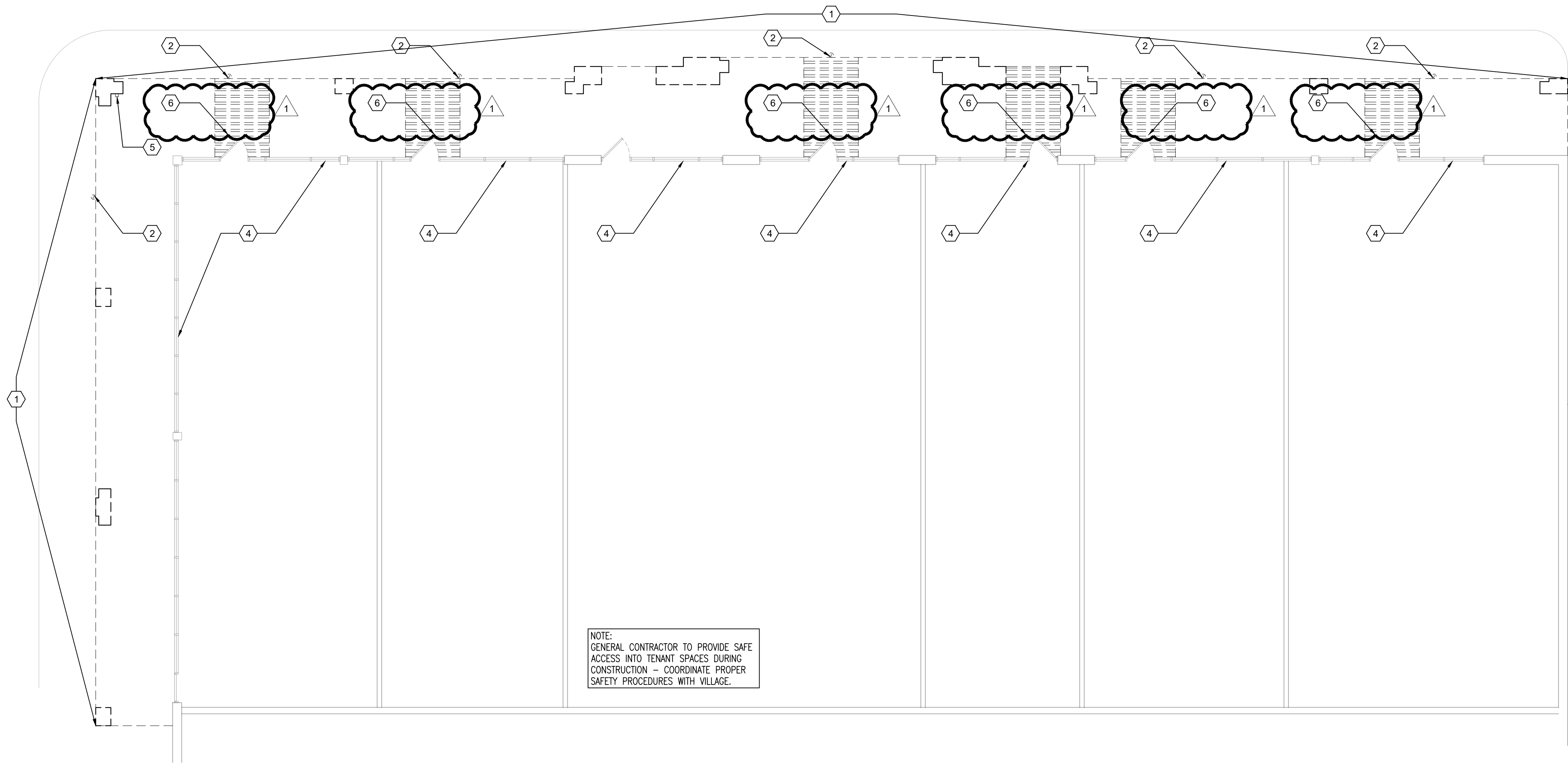
SUBSCRIBED AND SWORN to before me
this _____ day of _____, 202__.

NOTARY PUBLIC

Exhibit A

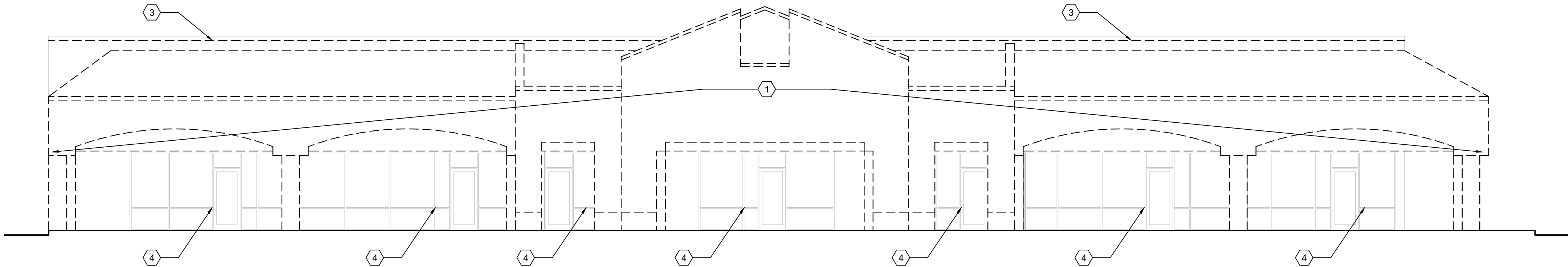
Final Plans

These documents in this form, electronic media, are being provided as your request. The information contained is proprietary in nature and may only be utilized for the current project. All document information contained herein including, but not limited to, symbols, legends, blocks, details, etc. may not be reproduced, sold, distributed or utilized in any form on other projects without the express written permission of JTS Architects. Due to the unsecured nature of these documents (electronic media) and the inability of the originator to establish controls over the use thereof, JTS Architects assumes no responsibility for any consequences arising out of the use of this data. It is the sole responsibility of the user to check the validity of all information contained herein. The user shall at all times refer to the signed and sealed construction drawings for the project during all phases of the project. The user shall assume all risks and liabilities resulting from the use of this data. By accessing and/or extracting the information from the attached file, the recipient acknowledges and agrees to the above terms regarding the use of the information contained within the attached file.

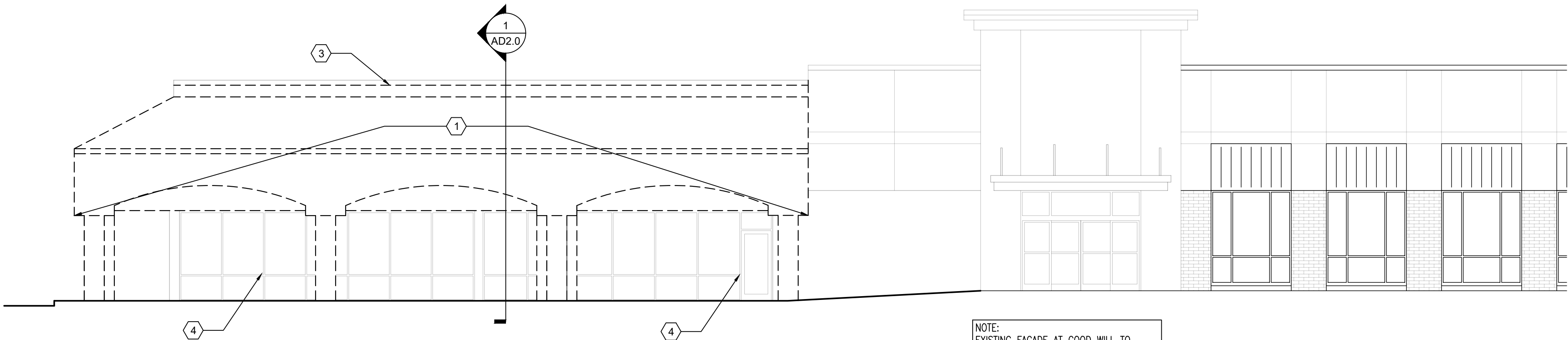


NOTE:
GENERAL CONTRACTOR TO PROVIDE SAFE
ACCESS INTO TENANT SPACES DURING
CONSTRUCTION - COORDINATE PROPER
SAFETY PROCEDURES WITH VILLAGE.

1 DEMOLITION PLAN
Scale: 1/8" = 1'-0"



2 DEMO NORTH ELEVATION
Scale: 1/8" = 1'-0"



NOTE:
EXISTING FACADE AT GOOD WILL TO
REMAIN - PATCH AND REPAIR AT
DEMOLITION POINT AS NEEDED

3 DEMO WEST ELEVATION
Scale: 1/8" = 1'-0"



OVERALL PLAN

DEMOLITION NOTES

- BEFORE ANY WORK PERTAINING TO THE INFORMATION CONTAINED IN THE CONSTRUCTION DOCUMENTS IS COMMENCED EACH CONTRACTOR SHALL VISIT THE JOB SITE, VERIFY EXISTING CONDITIONS AND MAKE THEMSELVES THOROUGHLY FAMILIAR WITH THE EXISTING WORK SPACE.
- ALL HOLES IN WALLS, CEILING, FLOOR AND ROOF DECK SHALL BE PATCHED TO MATCH EXISTING ADJACENT MATERIALS AND SURFACES AND PREPARED TO RECEIVE NEW FINISHES.
- PATCH HOLES IN METAL DECK, MASONRY, CONCRETE OR DRYWALL WHICH RESULT FROM THE DEMOLITION.
- UNLESS NOTED OTHERWISE, ALL DEMOLISHED MATERIALS BECOME PROPERTY OF THE CONTRACTOR AND DISPOSED OF LEGALLY.
- DURING CONSTRUCTION, APPROPRIATE PROTECTION AND FENCING SHALL BE PROVIDED AROUND THE AREAS OF WORK TO PREVENT THE GENERAL PUBLIC FROM ENTERING THE SITE.
- REMOVAL OF CONSTRUCTION ASSEMBLIES SHALL INCLUDE ASSOCIATED ELECTRICAL CONDUIT & WIRING TO PANEL OR JUNCTION BOX, PLUMBING TO UNION, AND DUCTWORK TO MAIN BRANCH OF RTU, UNLESS OTHERWISE INDICATED.
- WHEN WALLS ARE REMOVED NOTIFY ARCHITECT OF ANY STRUCTURAL ELEMENTS WITHIN BEFORE REMOVING
- REMOVE ALL PREVIOUS TENANT SIGNAGE & REPAIR ANY DAMAGE FROM SUCH REMOVAL.
- EXTERIOR FACADE WORK (IF NOTED) IS TO BE COMPLETED AS PART OF THE CONSTRUCTION DOCUMENTS
- FOR EXTERIOR WALL DEMOLITION, PROVIDE TEMPORARY SHORING AS REQUIRED - SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
- ALL FIRE PROTECTION WORK TO COMPLY WITH NFPA 13

DEMOLITION KEYNOTES

- REMOVE EXISTING CANOPY SYSTEM IN ITS ENTIRETY (NORTH OF GOOD WILL). REMOVAL INCLUDES:
 - MASONRY COLUMNS & WALLS
 - STANDING SEAM METAL ROOF
 - METAL COPING
 - METAL COLUMNS WITHIN WALLS
 - EFS/STUCCO FACADE
- REMOVE EXISTING J-BOXES FOR SIGNAGE AND TAKE CONDUIT BACK TO STOREFRONT WALL IN PREPARATION FOR NEW J-BOX LOCATIONS
- REMOVE METAL COPING AT TOP OF EXISTING PARAPET IN PREPARATION FOR NEW FACADE.
- EXISTING STOREFRONT SYSTEM TO REMAIN - CLEAN AS NEEDED
- REMOVE AND RELOCATE EXISTING KNOX BOX. SEE A1.0 FOR NEW LOCATION
- PROVIDE STEEL PLANK & PLYWOOD TOPPED SCAFFOLDING SYSTEM AT ALL ACCESSIBLE ENTRY DOORS

1821 Walden Office Square
Suite 205
Schaumburg, IL 60173
P 847.952.9970
www.jtsarch.com

JTS Architects

NORTH AMERICAN REAL ESTATE

EXTERIOR ALTERATIONS

1177-1191 E DUNDEE RD, PALATINE, IL 60074

DATE	SUBMITTED FOR
01/23/25	PERMIT SUBMITTAL
03/06/25	VILLAGE COMMENTS

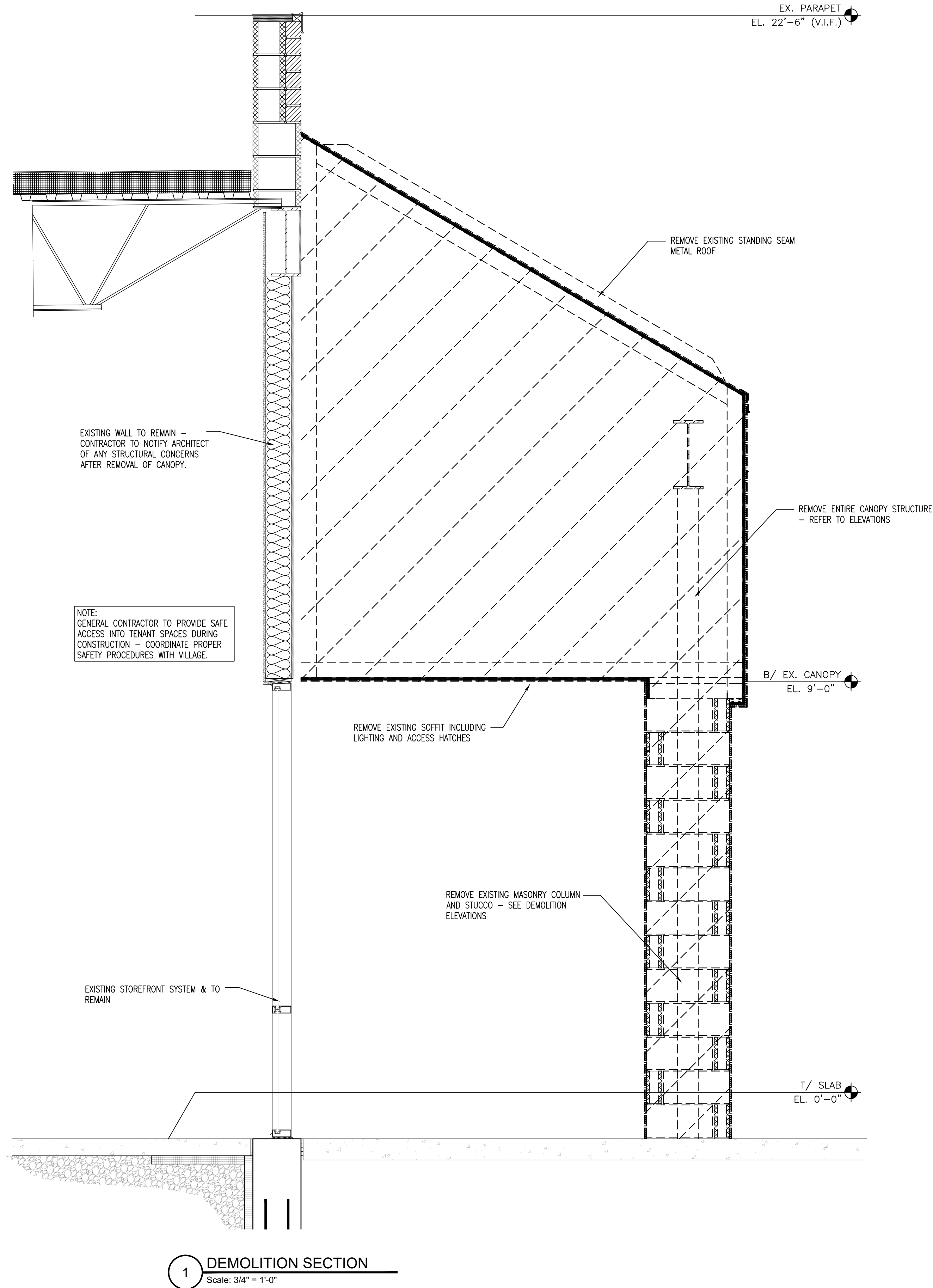
SHEET TITLE
DEMOLITION
PLAN &
ELEVATIONS

DRAWN BY:
S.S.

JOB NO.
3096

SHEET

AD1.0

[illegible]

DEMOLITION NOTES

1. BEFORE ANY WORK PERTAINING TO THE INFORMATION CONTAINED IN THE CONSTRUCTION DOCUMENTS IS COMMENCED EACH CONTRACTOR SHALL VISIT THE JOB SITE, VERIFY EXISTING CONDITIONS AND MAKE THEMSELVES THOROUGHLY FAMILIAR WITH THE EXISTING WORK SPACE.
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3. PATCH HOLES IN METAL DECK, MASONRY, CONCRETE OR DRYWALL WHICH RESULT FROM THE DEMOLITION.
4. UNLESS NOTED OTHERWISE, ALL DEMOLISHED MATERIALS BECOME PROPERTY OF THE CONTRACTOR AND DISPOSED OF LEGALLY.
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7. WHEN WALLS ARE REMOVED NOTIFY ARCHITECT OF ANY STRUCTURAL ELEMENTS WITHIN BEFORE REMOVING
8. REMOVE ALL PREVIOUS TENANT SIGNAGE & REPAIR ANY DAMAGE FROM SUCH REMOVAL.
9. EXTERIOR FACADE WORK (IF NOTED) IS TO BE COMPLETED AS PART OF THE CONSTRUCTION DOCUMENTS
10. FOR EXTERIOR WALL DEMOLITION, PROVIDE TEMPORARY SHORING AS REQUIRED – SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION

221 Walden Office Square
Suite 205
Schaumburg, IL 60173
P 847.952.9970
www.jlsarch.com

JTS | Architects

NORTH AMERICAN REAL ESTATE

EXTERIOR ALTERATIONS
1177-1191 E DUNDEE RD, PALATINE, IL 60074

DATE	SUBMITTED FOR
01/23/25	PERMIT SUBMITTAL
03/05/25	VILLAGE COMMENTS

SHEET TITLE

DEMOLITION
WALL
SECTION

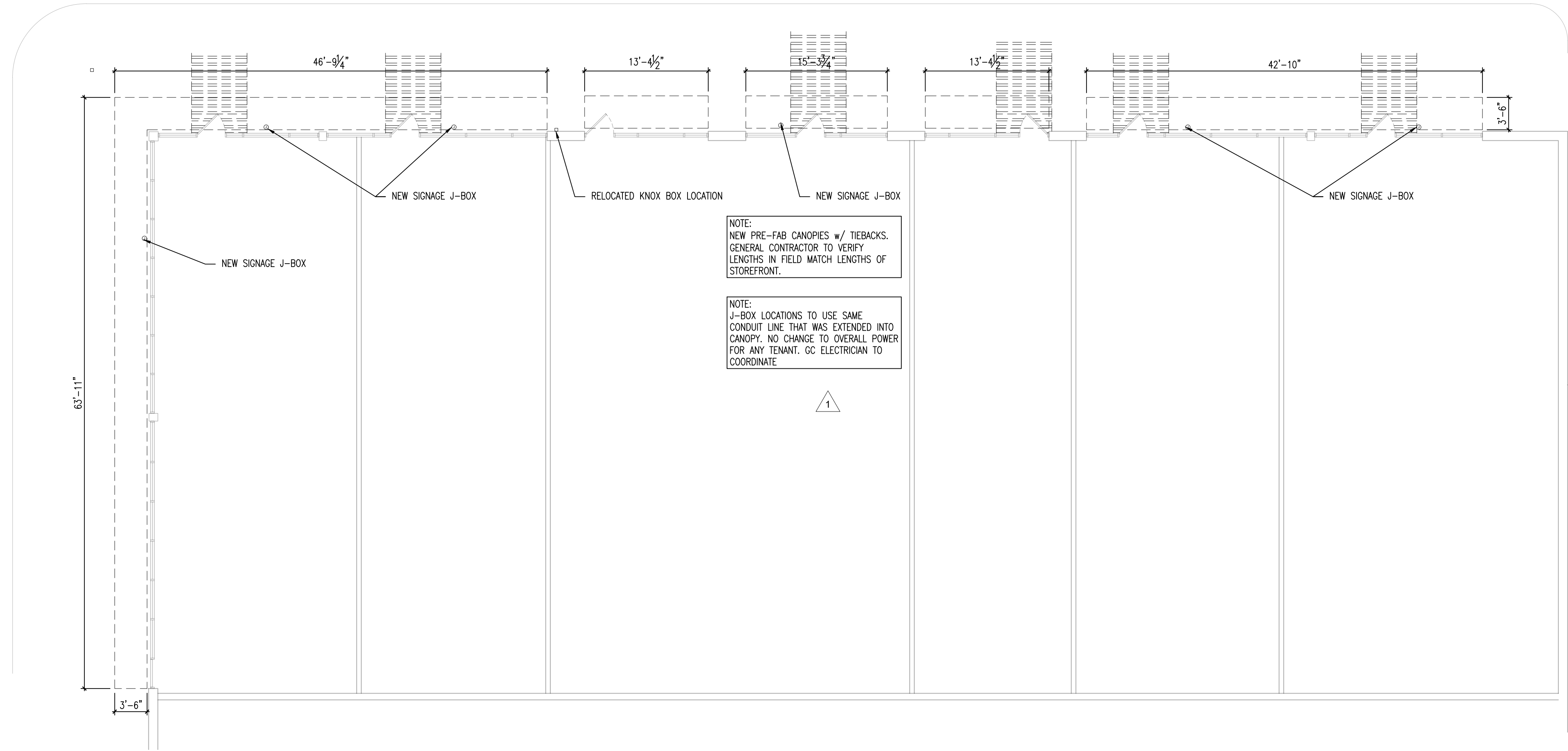
DRAWN BY:
S.S.

JOB NO.
3096

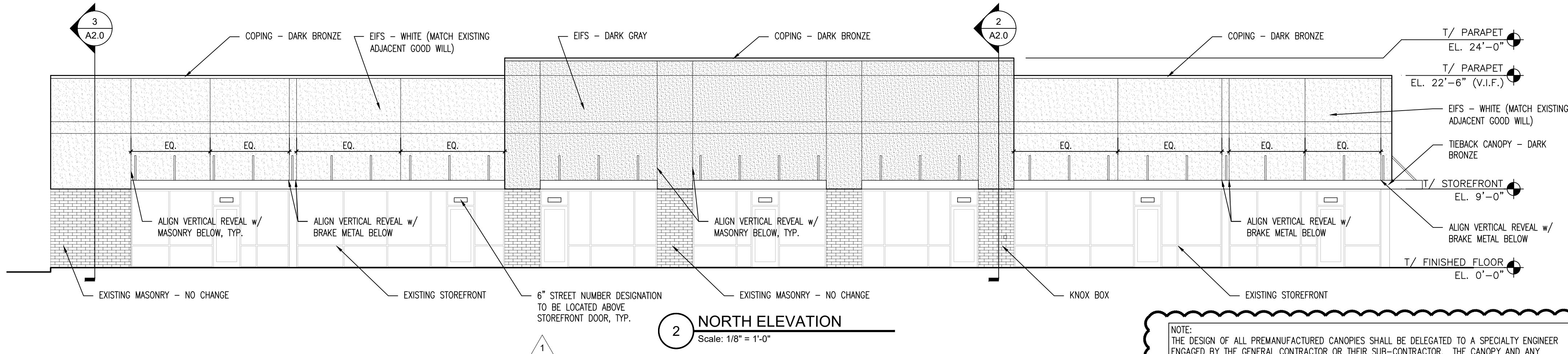
SHEET

AD2.0

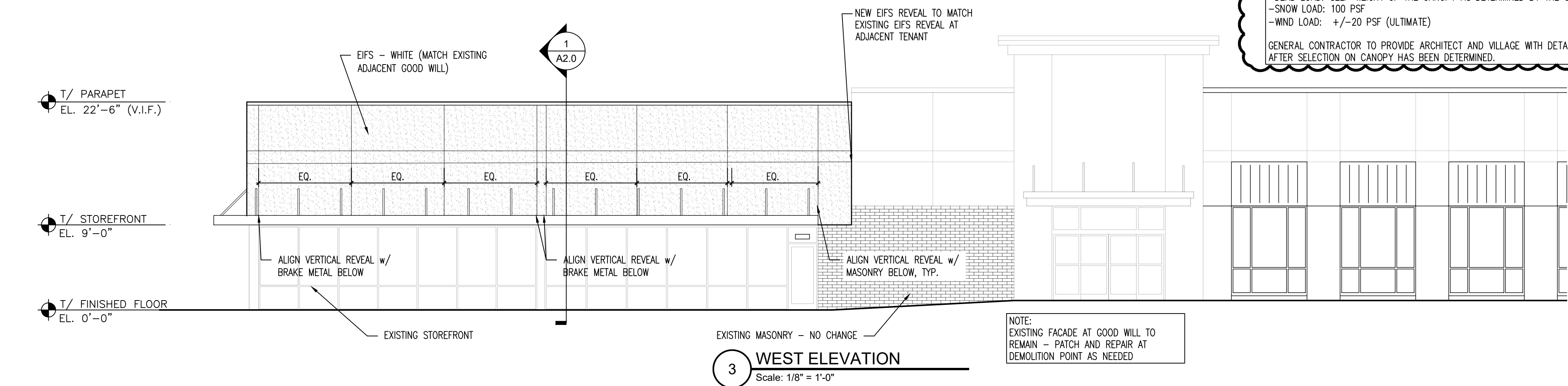
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1 FLOOR PLAN
Scale: 1/8" = 1'-0"



2 NORTH ELEVATION
Scale: 1/8" = 1'-0"



3 WEST ELEVATION
Scale: 1/8" = 1'-0"



OVERALL PLAN

2 LAYERS $\frac{3}{4}$ " PLYWOOD

PRE-FINISHED ALUMINUM COPING
- PROVIDE BLOCKING AS NEEDED

WHITE ADHERED EPDM
CONTINUOUS ROOF MEMBRANE
TO OVERLAP EXISTING

2" RIGID INSULATION w/ EIFS
TRANSITION - PROVIDE NEW
SHEATHING AS NEEDED

EXISTING STEEL BEAM AND ROOF
STRUCTURE TO REMAIN

4" RIGID INSULATION w/ EIFS
PROVIDE NEW SHEATHING AS NEEDED

TIE-BACKS - FOLLOW
MANUFACTURERS RECOMMENDED
INSTALLATION

ATTACH THROUGH BOLTS TO STEEL
STUDS w/ TWO 2X10 WOOD
BLOCKING - REFER TO MANF.
INSTRUCTIONS AND STRUCTURAL
DWGS FOR ADDITIONAL INFORMATION

EXISTING KICKER - V.I.F.

ATTACH THROUGH BOLTS TO STEEL
STUDS w/ 2x10 WOOD BLOCKING -
REFER TO MANF. INSTRUCTIONS AND
STRUCTURAL DWGS FOR ADDITIONAL
INFORMATION

PRE-MANUFACTURED CANOPY

EXISTING STOREFRONT SYSTEM

T/ PARAPET
EL. 22'-6" (V.I.F.)

5'-5"

1'-4 $\frac{1}{4}$ "

6'-4 $\frac{3}{8}$ "

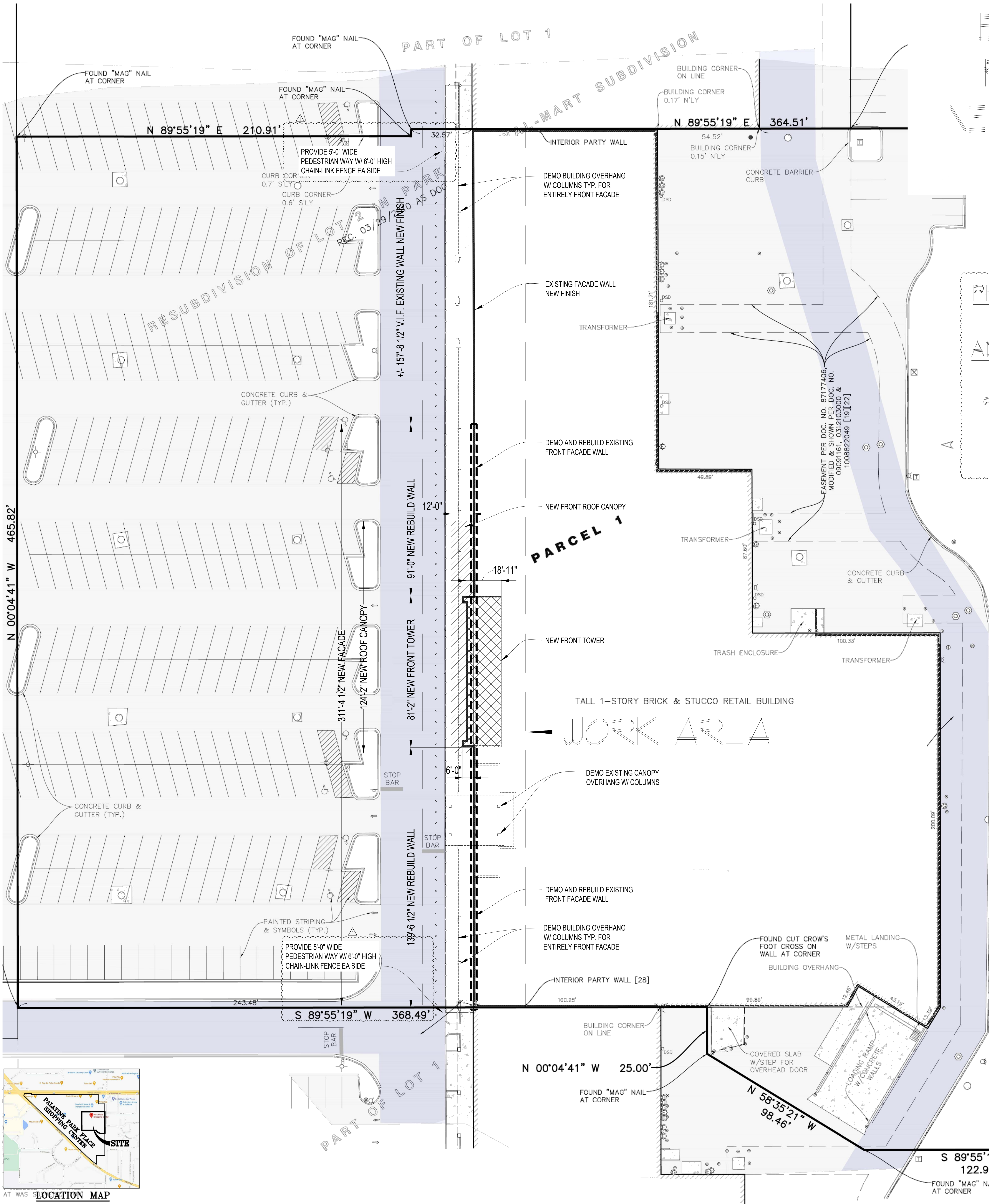
B/ CANOPY
EL. 9'-0"

T/ SLAB
EL. 0'-0"

Architectural section drawing of a parapet wall. The drawing shows the wall's construction from the existing masonry base to the roof level. Key components and labels include:

- 18 GAUGE, 3/8" METAL STUDS AT 16" O.C.**: Located at the top of the wall section.
- 2 LAYERS 3/4" PLYWOOD**: Indicated with a red cloud callout: **Fire retardant lumber only**.
- PRE-FINISHED ALUMINUM COPING - PROVIDE BLOCKING AS NEEDED**: Located at the top edge of the wall.
- WHITE ADHERED EPDM CONTINUOUS ROOF MEMBRANE TO OVERLAP EXISTING - PROVIDE 8" EXTERIOR GRADE PLYWOOD SHEATHING**: Located at the roof level.
- Fire retardant lumber per 603 of the 2021 International Building Code.**: A red cloud callout pointing to the upper portion of the wall.
- 4" DIA x 1 1/2" TAPCON MASONRY ANCHORS AT 12" O.C. IN FULLY GROUTED OR SOLID MASONRY**: Located in the existing masonry base.
- EIFS REVEAL**: A circular detail showing the joint between the insulation and the wall, with dimensions 1/2" and 1" indicated.
- 4" RIGID INSULATION w/ EIFS PROVIDE NEW SHEATHING AS NEEDED**: The main body of the parapet wall.
- PROVIDE DRIP EDGE & CONTINUOUS THRU-WALL FLASHING W/ S.S. DRIP EDGE - EXTEND FLASHING UP WALL MIN. 16"**: Located at the base of the wall.
- EXISTING MASONRY**: The base of the wall.
- NOTE: GENERAL CONTRACTOR TO NOTIFY ARCHITECT ABOUT EXISTING WALL DISCREPANCIES w/ WHAT IS DRAWN.**: A note in a box.
- Dimensions**:
 - 1'-10 1/2"
 - 5'-5"
 - 1'-4 1/4"
 - 6'-0 5/8"
- Level Markers**:
 - T/ PARAPET EL. 24'-0"**
 - B/ EIFS EL. 9'-0"**
 - T/ SLAB EL. 0'-0"**

1821 Walden Office Square Suite 205 Schaumburg, IL 60173 P 847.952.9970 www.jlsarch.com JTS Architects									
NORTH AMERICAN REAL ESTATE									
EXTERIOR ALTERATIONS									
1177-1191 E DUNDEE RD, PALATINE, IL 60074									
DATE	SUBMITTED FOR								
01/23/25	PERMIT SUBMITTAL								
03/06/25	VILLAGE COMMENTS								
SHEET TITLE									
DEMOLITION WALL SECTION									
DRAWN BY: S.S.									
JOB NO. 3096									
SHEET									
A2.0									



EXISTING BUILDING REMODELING FOR NEW "LOCAL MARKET" GROCERY STORE

1331- 1377 N RAND RD,
PALATINE, IL 60074

PHASE I - FACADE REMODELING,
RAISING OF THE ROOF, REAR
ADDITION AND BASE SLABS FOR
EXTERIOR COOLERS
PHASE II TO FOLLOW INTERIOR
WORK
(MEP AND FIXTURES)

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PRINT
OUT A COPY OF THE APPROVED PERMIT SET AND MAKE IT
AVAILABLE AT THE JOB SITE AT ALL TIMES. NO CHANGES
ARE PERMITTED WITHOUT WRITTEN APPROVAL.

APPROVED DATE: 09/11/2024
APPROVED BY: jnelson

FULL PERMIT

Request inspections
at:
<https://citizen.palatine.il.us>
or phone: (847) 359 9042
Permit #, inspection item #
and address required
Min. 24 hr. prior notice

APPROVED

FOR PHASE ONE ONLY

NOTE:
THE MEASURED AIR LEAKAGE RATE SHALL BE LESS THAN OR EQUAL TO 3.0 ACH50 WITH
EITHER AN ENERGY RECOVERY VENTILATOR (ERV) OR HEAT RECOVERY VENTILATOR
(HRV) INSTALLED. MINIMUM HRV AND ERV REQUIREMENTS MEASURED AT THE LOWEST TESTED
NET SUPPLY AIRFLOW SHALL BE GREATER THAN OR EQUAL TO 75 PERCENT SENSIBLE
RECOVERY EFFICIENCY (SRE), LESS THAN OR EQUAL TO 11 CUBIC FEET PER MINUTE PER WATT
(0.031 WATT/CFM) AND SHALL NOT USE REGENERATION AS A DEHUMIDIFICATION STRATEGY. IN
ADDITION, THE ERV SHALL BE GREATER THAN OR EQUAL TO 50 PERCENT LATENT
RECOVERY / MOISTURE TRANSFER (LRMT).

OPERATING AND MAINTENANCE MANUALS/DRAWINGS SHALL BE PROVIDED THE
OWNER/TENANT PER C 408.2.5 OF THE 2021 IECC.

THE PRESCRIPTIVE REQUIREMENTS FOR VERTICAL FENESTRATION PER TABLE C402.4 OF THE
2021 IECC.

THE AIR LEAKAGE OF WINDOWS SHALL BE TESTED BY THE MANUFACTURER PER TABLE C
402.5.6 OF THE 2021 IECC.

THE STREET NUMBER ADDRESS SIGNAGE AND LOCATION IN LETTERS OF COLOR
CONTRASTING WITH THE BUILDING BACKGROUND PER
509.5 OF THE 2021 INTERNATIONAL FIRE CODE.

ALL EXTERIOR WALL SIGNAGE OR FREE-STANDING SIGNAGE FOR THE TENANT SPACE SHALL
BE BY SEPARATE PERMITTING PER PCO.

A REPORT FROM THE REGISTERED DESIGN PROFESSIONAL SHALL BE MADE TO THE
OWNER/TENANT PROVIDING THAT OCCUPANCY SENSOR CONTROLS AND TIME SWITCH
CONTROLS HAVE BEEN TESTED AND APPROVED.

PALATINE FIRE PREVENTION SHALL BE CONTACTED TO SALVAGE TO KNOX BOX COVERS
LOCATED IN THE FACADE COLUMNS THAT ARE BEING REMOVED.
KNOX BOX SHALL BE PROVIDED WITH KEYS DURING CONSTRUCTION.
KNOX BOX SHALL BE PRESENT BY FRONT DOOR FOR 1379
KNOX BOX SHALL BE PRESENT BY SPRINKLER ROOM DOOR FOR 1379

SPRINKLER SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW. THESE SHALL INCLUDE
CALCULATIONS AND MANUFACTURER'S CUT SHEETS. IF SHOP
DRAWINGS ARE NOT AVAILABLE AT THE TIME OF SUBMITTAL, A SHOP DRAWING DEFERRAL
LETTER MUST BE PROVIDED. A STANDARD FORM FOR THIS SUBMITTAL CAN BE
FOUND IN THE ATTACHMENT SECTION OF THE C55 PORTAL.

FIRE ALARM SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW. THESE SHALL INCLUDE
CALCULATIONS AND MANUFACTURER'S CUT SHEETS. IF SHOP
DRAWINGS ARE NOT AVAILABLE AT THE TIME OF SUBMITTAL, A SHOP DRAWING DEFERRAL
LETTER MUST BE PROVIDED. A STANDARD FORM FOR THIS SUBMITTAL CAN BE
FOUND IN THE ATTACHMENT SECTION OF THE C55 PORTAL.

THE PROPER 6" STREET ADDRESS SHALL BE DISPLAYED ON FRONT AND 3" ON REAR ENTRY
DOORS.

BUILDING CODE INFORMATION THE VILLAGE OF PALATINE HAS ADOPTED THE FOLLOWING CODES: INTERNATIONAL RESIDENTIAL CODE, 2015 EDITION (WITH AMENDMENTS) INTERNATIONAL BUILDING CODE, 2015 EDITION (a) PATIO COVERS, APPENDIX I INTERNATIONAL MECHANICAL CODE, 2015 EDITION INTERNATIONAL FUEL GAS CODE, 2015 EDITION INTERNATIONAL ENERGY CONSERVATION CODE, 2021 EDITION (WITH ILLINOIS AMENDMENTS) INTERNATIONAL EXISTING BUILDING CODE, 2015 EDITION INTERNATIONAL FIRE CODE, 2015 EDITION (a) FIRE APPARATUS ACCESS, APPENDIX D (b) FIRE PROTECTION SYSTEMS-NON-COMPLIANT CONDITIONS, APPENDIX J (c) BUILDING INFORMATION SIGN, APPENDIX J INTERNATIONAL SWIMMING POOL AND SPA CODE, 2015 EDITION LIFE SAFETY CODE, NFPA 101, 1000 EDITION NATIONAL ELECTRICAL CODE, 2011 EDITION ILLINOIS PLUMBING CODE, LATEST EDITION ILLINOIS ACCESSIBILITY CODE, LATEST EDITION VILLAGE OF PALATINE CODE AMENDMENTS: BUILDING CODE: CHAPTER 6 FIRE PREVENTION: CHAPTER 1	
ZONING ANALYSIS	
1. ZONING	B-7
2. TOTAL BUILDING AREA	EXISTING
3. WORK AREA	86,283.28 sqft
EXISTING AREA	82,836.12 sqft
FRONT BUILDING ADDITION	481 sqft
REAR BUILDING ADDITION	2248 sqft
TOTAL BUILDING ADDITION	2,735 sqft
TOTAL BUILDING AREA	89,009.28 sqft
EXTERIOR COOLERS	2613 sqft
4. TYPE OF CONSTRUCTION	IIA A A A
5. OCCUPANCY TYPE	MERCANTILE, GROUP M MERCANTILE, GROUP M
6. OCCUPANCY LOAD	
SALES AREA	36,265 SQ FT/60' = 606
STOCK ROOMS	52,753 SQ FT/200' = 116
TOTAL OCCUPANCY	182 OCCUPANCY
7. EXIT REQUIREMENTS	122x0.35 = 109' EXIT WIDTH REQUIRED ACTUAL (1) 6'-0" OPENING FRONT (1) 3'-0" OPENING FRONT (3) 6'-0" OPENINGS REAR (4) 3'-0" OPENINGS REAR
8. TOTAL PARKING PROVIDED	EXISTING
9. EXISTING SPRINKLER SYSTEM	YES

LEGEND SHEET	
T-1	COVER SHEET / SITE PLAN
T-2	SPECIFICATION NOTES
T-3	ADA SPECIFICATIONS
T-4	ADA DETAILS, TOILET PLAN, ELEV.
TD-1	TRAVEL DISTANCE PLAN
D-10	DEMOLITION PLAN - GROCERY FLOOR PLAN
D-11	DEMOLITION PLAN - BAKERY FLOOR PLAN
D-12	DEMOLITION PLAN - GROCERY AREA FOUNDATIONS AND SLAB
D-13	DEMOLITION PLAN - BAKERY AREA FOUNDATIONS AND SLAB
D-20	DEMOLITION - ELEVATIONS
D-21	DEMOLITION - SECTION AND DETAILS
A-10	ENTIRE BUILDING - KEY PLAN
A-11	FLOOR PLAN - GROCERY AREA
A-12	FLOOR PLANS - BAKERY AREA AND MEZZANINE
A-20	ROOF PLAN - GROCERY STORE AREA
A-21	ROOF PLAN - BAKERY AREA
A-30	ELEVATIONS - NEW FRONT FACADE EAST
A-31	ELEVATIONS - PARTIAL REAR EAST AND REAR NORTH
A-32	ELEVATIONS - COLOR ELEVATION AND MATERIAL SAMPLES
A-40	BUILDING SECTIONS
A-41	WALL SECTIONS
A-42	WALL SECTION DETAILS
A-43	WALL SECTION DETAILS - WALL TYPES
A-50	DOOR WINDOW SCHEDULE WITH DETAILS
S-00	STRUCTURAL NOTES
S-11	FOUNDATION PLAN - GROCERY STORE
S-12	FOUNDATION PLANS - REAR ADDITION
S-13	FOUNDATION PLANS - FRONT TOWER
S-14	FOUNDATION PLANS - FRONT WALL
S-15	FOUNDATION PLANS - BAKERY AND COOLERS SLABS DETAILS
S-21	FRAMING PLAN - GROCERY STORE
S-22	BAKERY AND MEZZANINE FRAMING PLANS
S-23	GROCERY STORE ROOF FRAMING PLAN
S-24	FRONT TOWER ROOF FRAMING PLAN AND FRAMING ELEVATION
S-25	FRAMING ELEVATION - FRONT FACADE
S-26	FRAMING ELEVATION - INTERIOR
S-27	FRAMING DETAILS

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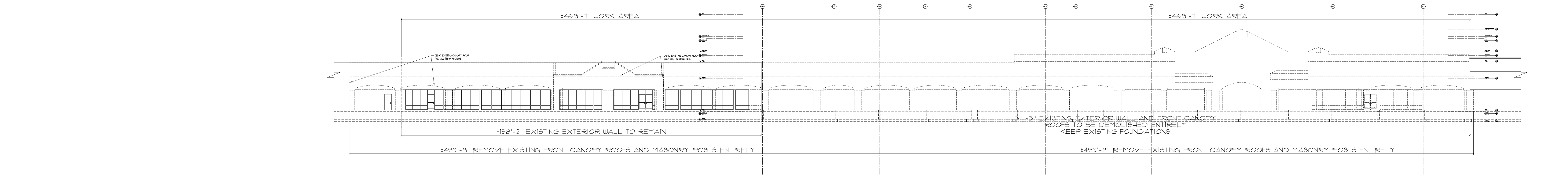
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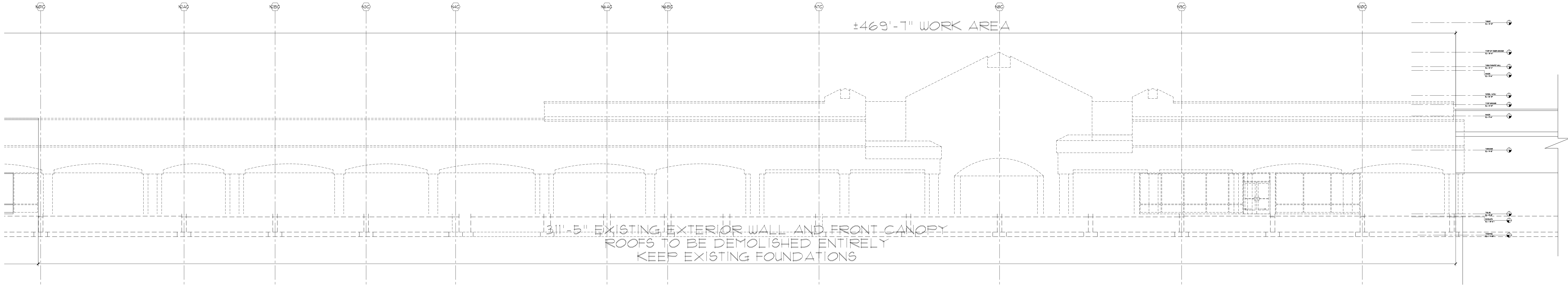
DRAWING NAME:
COVER SHEET / SITE PLAN
PROJECT NAME:
NEW FACADE FOR EXISTING STORE
1331- 1377 N RAND RD,
PALATINE, IL 60074

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job no.
scale AS SHOWN
date 08/28/2024
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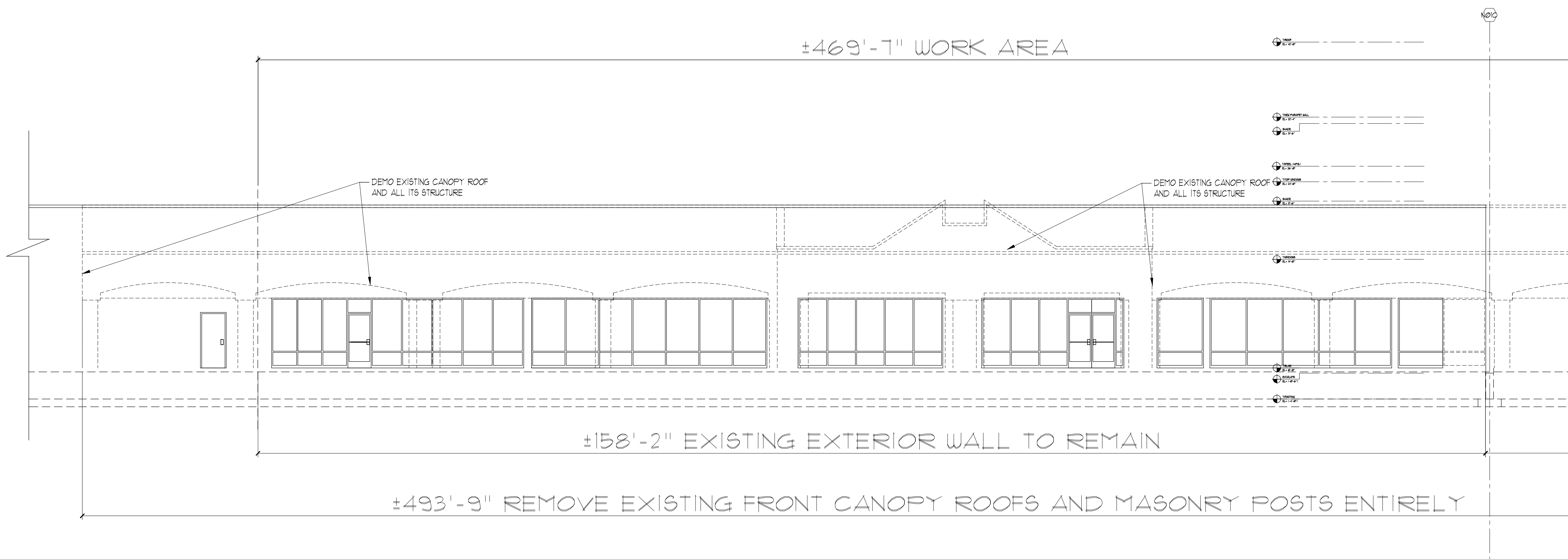
T-1



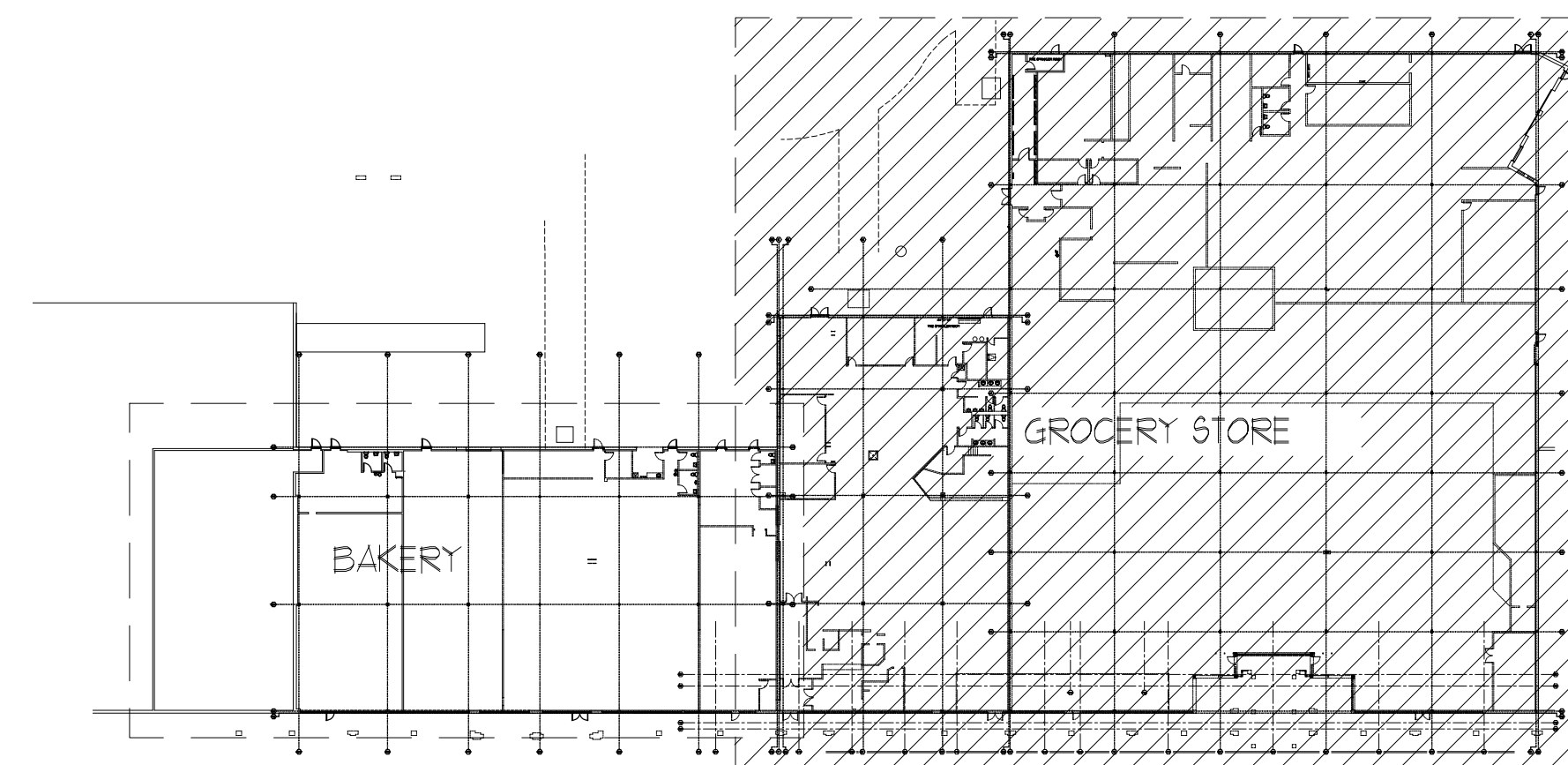
DEMO FRONT ELEVATION KEY PLAN 4
SCALE: 1/16" = 1'-0"



DEMO FRONT ELEVATION GROCERY STORE AREA 3
SCALE: 1/16" = 1'-0"



DEMO FRONT ELEVATION BAKERY AREA 2
SCALE: 1/16" = 1'-0"



DEMOLITION KEY PLAN 1
SCALE: 1/64" = 1'-0"

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CODES INCLUDING THE ENVIRONMENTAL
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ACCESSIBILITY CODE (23 ILCS 405).
CODE 400.01 AS ADOPTED BY MY HAND
AND SEAL.

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DRAWING NAME: DEMOLITION PLAN - ELEVATIONS
PROJECT NAME: NEW FACADE FOR EXISTING STORE
1331-1337 N RAND RD.
PALATINE, IL 60074

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D-2.0



ELEVATION - COLORED EAST

SCALE: N.T.S.

1

A-32



ELEVATION - COLORED GROCERY STORE

SCALE: N.T.S.

2

A-32

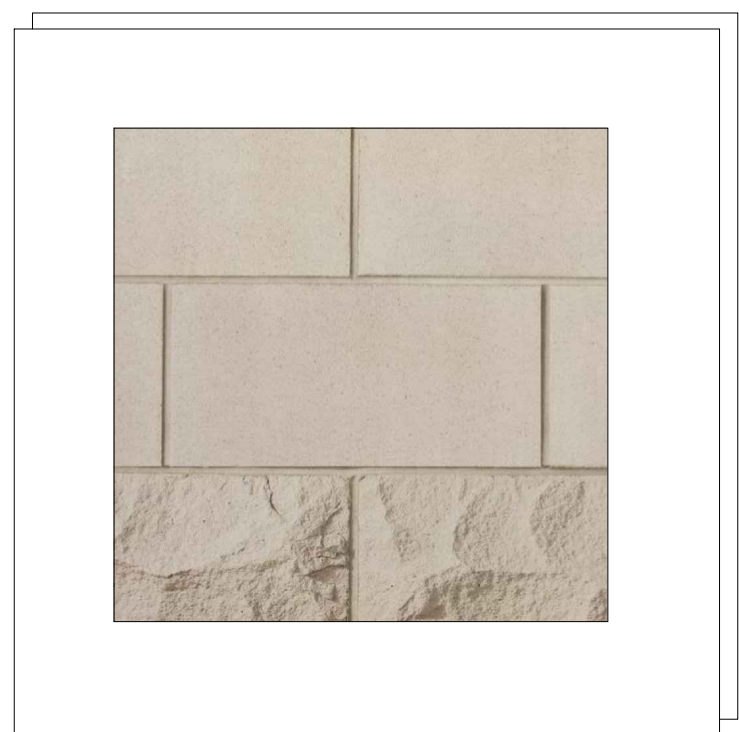


ELEVATION - COLORED ENTRANCE TOWER

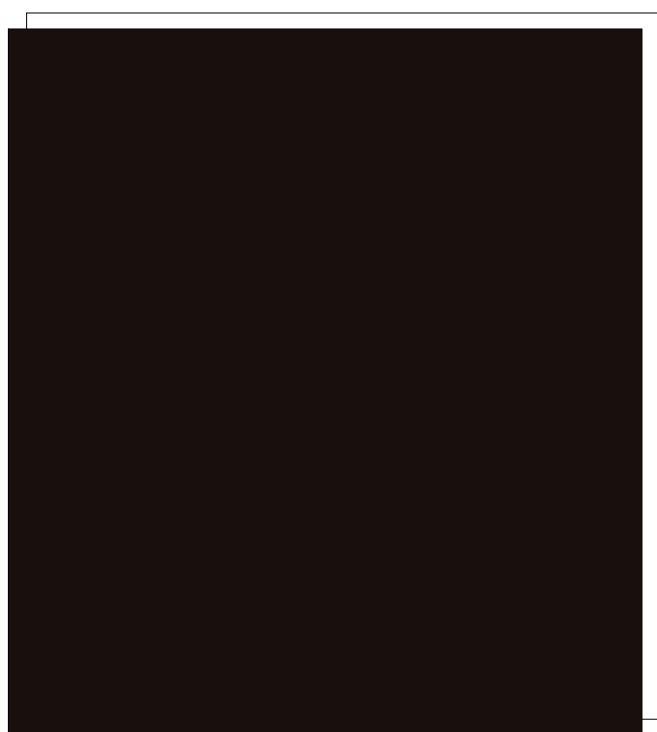
SCALE: N.T.S.

3

A-32



LIMESTONE 4 STONE BASE
ARRISCRRAFT INT
COLOR - ROCKED TAN SMOOTH FINISH



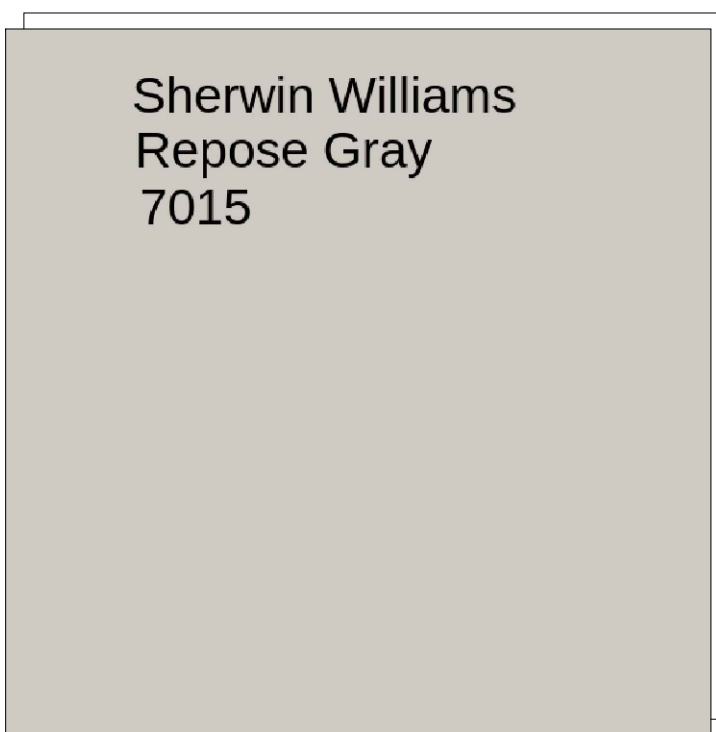
COPING METAL
BY PAC-CLAD COLOR MIDNIGHT BRONZE



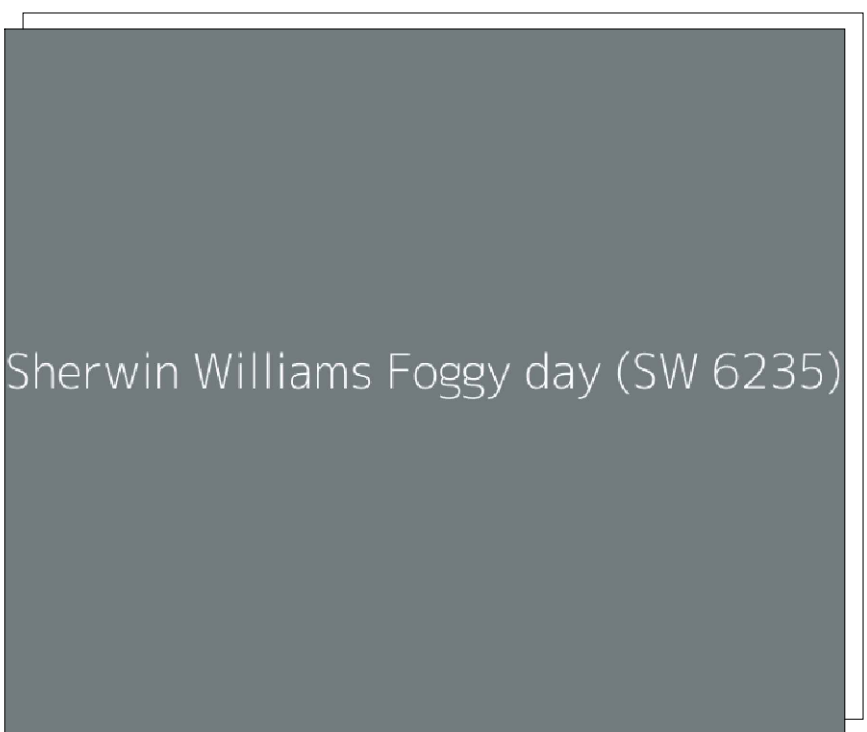
COPING METAL
BY PAC-CLAD COLOR BRUSH ALUMINUM
WINDOW SHADES
BRUSH ALUMINUM



4X8 WALL PANELS
BY JAMES HARDIE
COLOR - GRAND WHITE DREAM COLLECTION
SMOOTH FINISH



Sherwin Williams
Repose Gray
7015



Sherwin Williams Foggy day (SW 6235)

GROCERY STORE MATERIAL LEGEND

SCALE: N.T.S.

4

A-32

BAKERY FACADE MATERIAL LEGEND

SCALE: N.T.S.

4

A-32

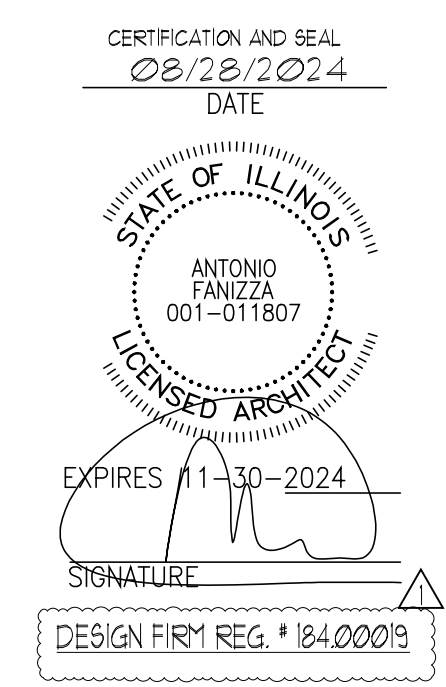
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1.	PER CITY COMMENTS 01/25/2024
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3.	PER CITY COMMENTS 08/28/2024

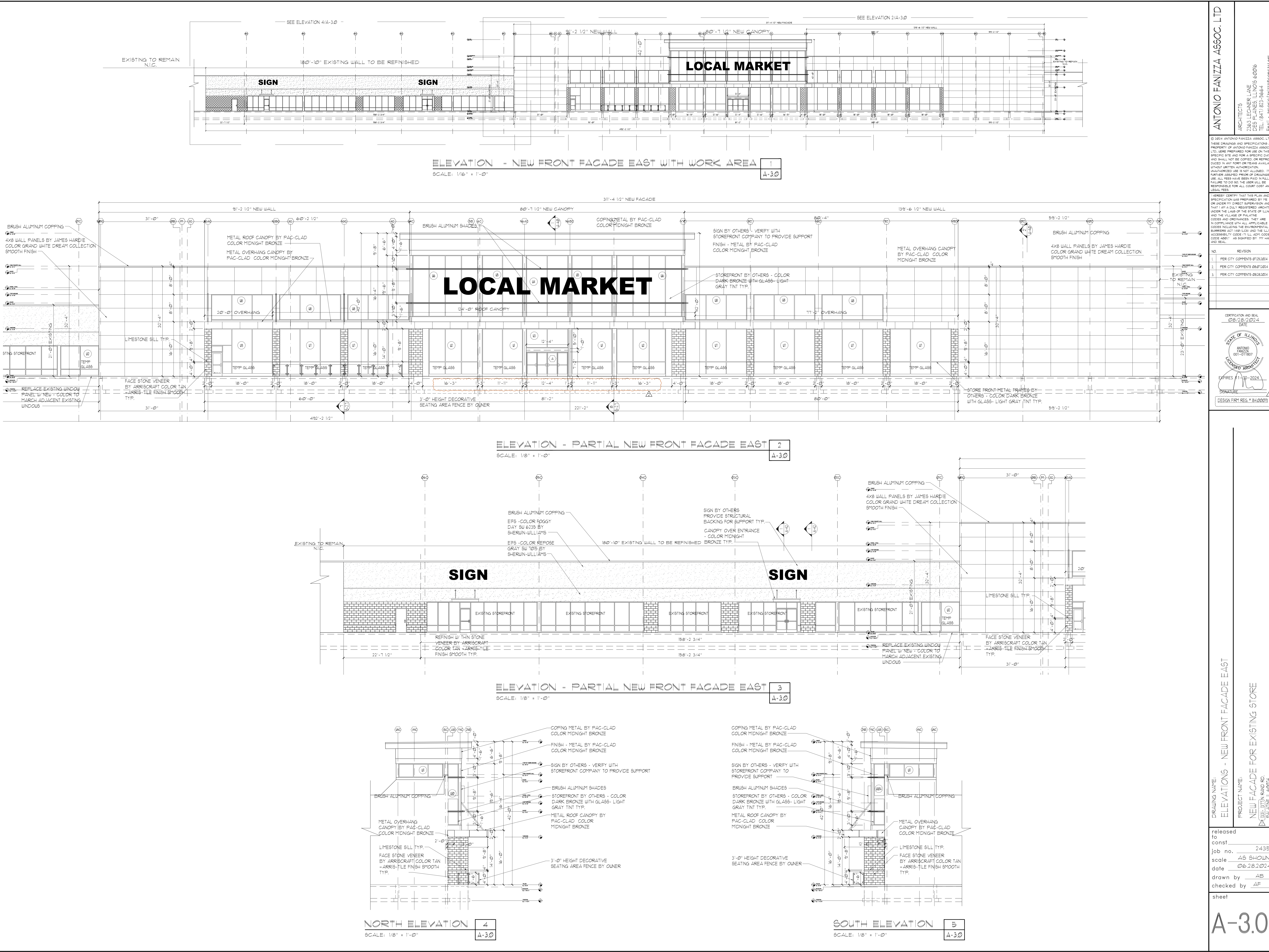


DRAWING NAME:
ELEVATIONS - COLOR ELEVATION AND MATERIAL SAMPLES

PROJECT NAME:
NEW FACADE FOR EXISTING STORE
1331 15TH ROAD RD.
PALATINE, IL 60074

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A-3.2



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02/28/2024

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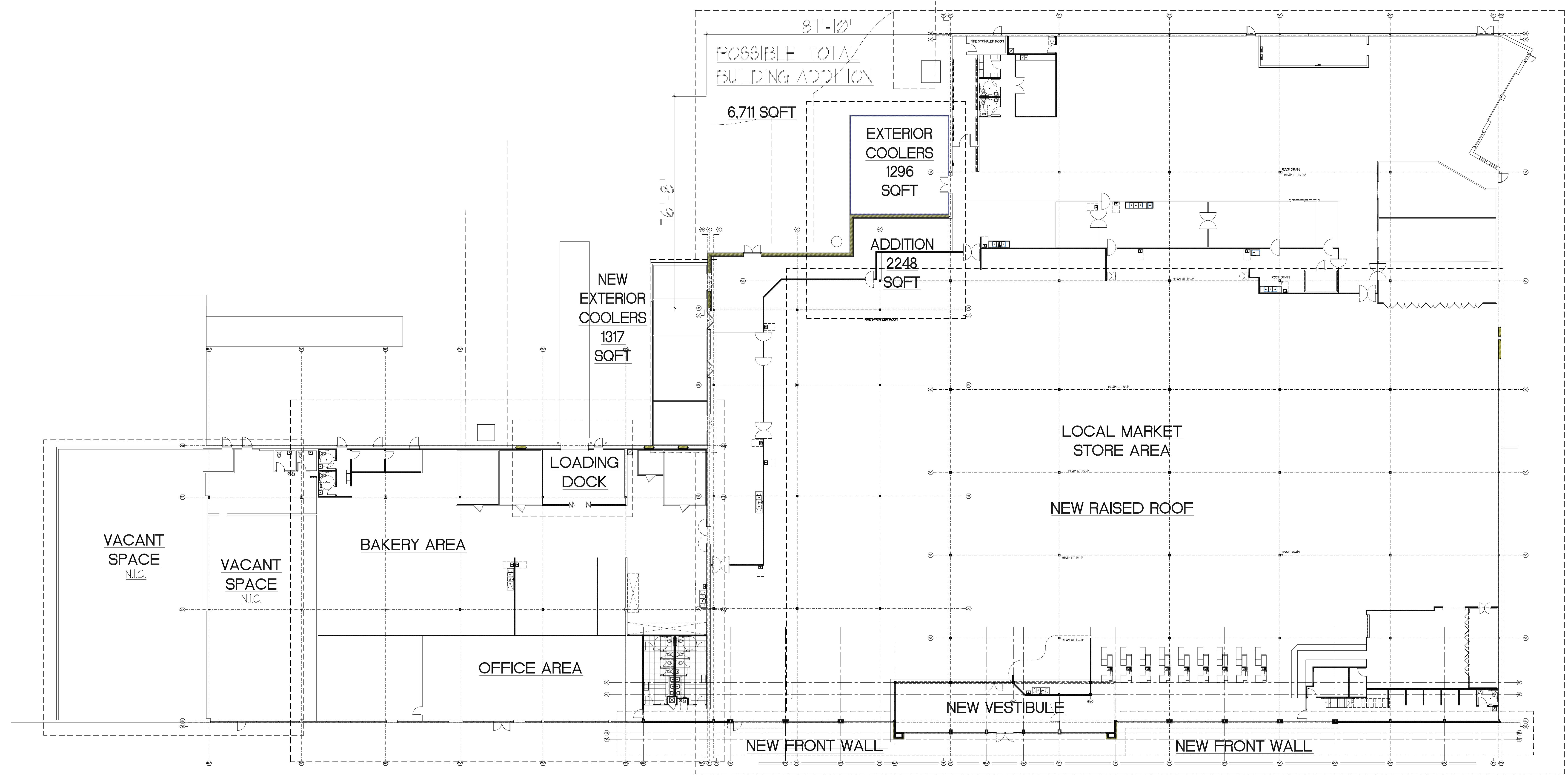
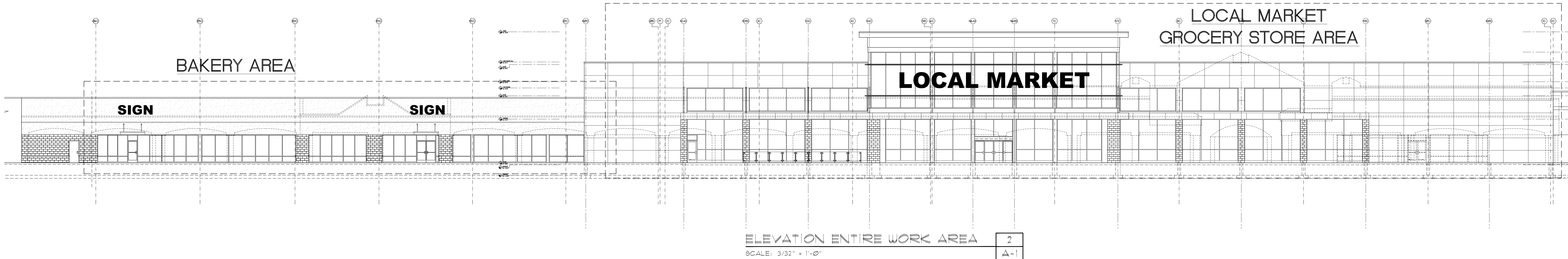
DESIGN FIRM REG. # 1840003

DRAWING NAME:
ELEVATIONS - NEW FRONT FACADE EAST

PROJECT NAME:
NEW FACADE FOR EXISTING STORE
1331-1337 N RAND RD.
PALATINE, IL 60074

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scale 08.28.2024
date AB
drawn by AF
checked by AF
sheet

A-3.0



ENTIRE BUILDING - KEY PLAN 1
SCALE: 3/32" = 1'-0"

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001-011807
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DRAWING NAME:
ENTIRE BUILDING - KEY PLAN

PROJECT NAME:
NEW FACADE FOR EXISTING STORE
1331-137TH ROAD RD.
PALATINE, IL 60074

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A-10

O:\PROJECT 8\COMMERCIAL BUILT OUT\ 1331- 137 N RAND RD, PALATINE\ IL 00074 \

Page 194 of 337

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF ILLINOIS AND THE VILLAGE OF PALATINE CODES AND ORDINANCES. THEY ARE IN COMPLIANCE WITH ALL APPLICABLE CODES INCLUDING THE ENVIRONMENTAL BARRIERS ACT (410-1.05) AND THE ILLINOIS ACCESSIBILITY CODE (7.11L, ADM CODE CODE 400.1) AS SIGNED BY MY HAND AND SEAL.

NO.	REVISION
1.	PER CITY COMMENTS 01251024
2.	PER CITY COMMENTS 08.01.2024
3.	PER CITY COMMENTS 08.28.2024

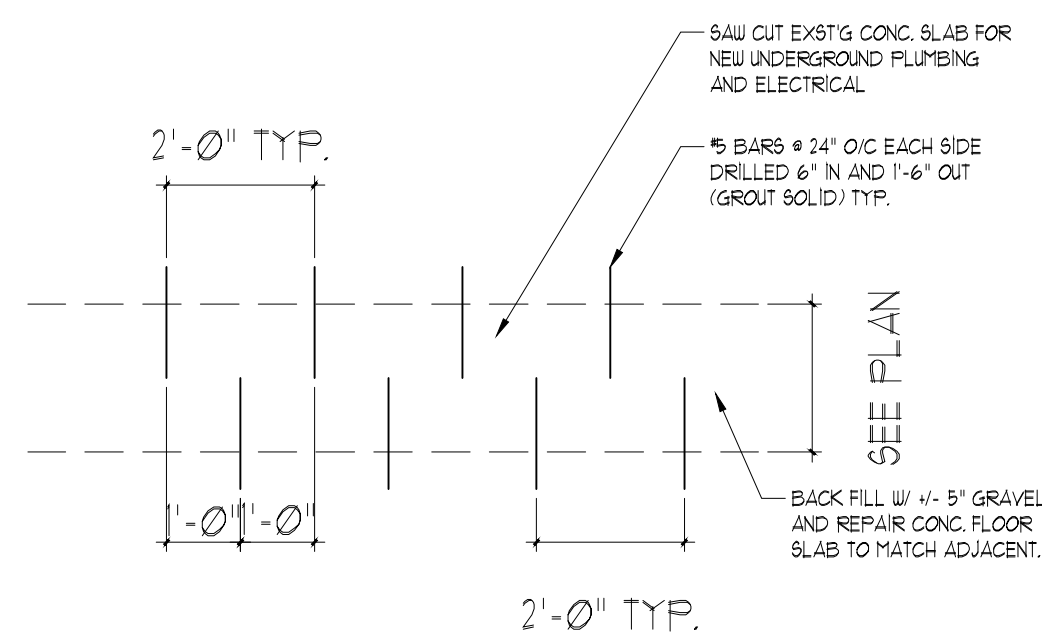
STATE OF ILLINOIS
ANTONIO
FANIZZA
001-011807

DESIGN FIRM REG. # 1040

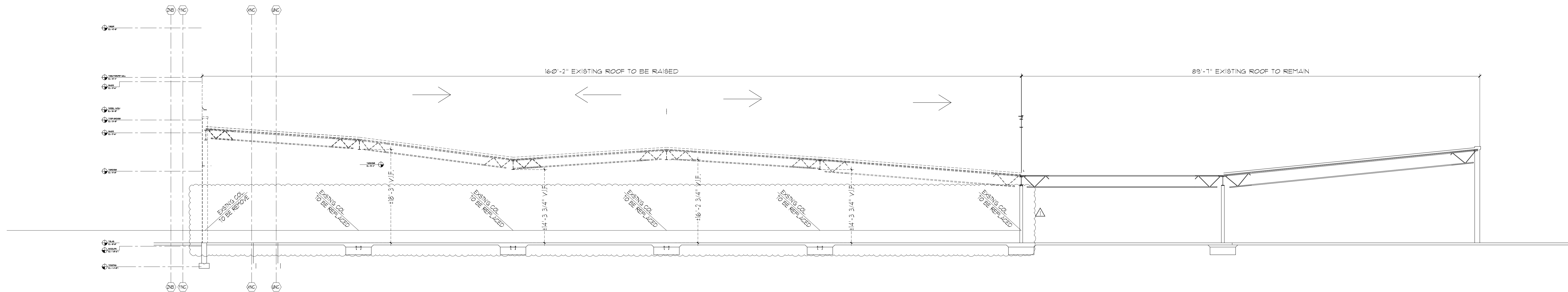
PROJECT NAME:
NEW FACADE FOR EXISTING STORE
1331 - 137TH AVE RD,
PALATINE, IL 60074

sheet

D-2.1



DET. OF TYP. CONC. SLAB REPAIR	2
SCALE: N.T.S.	D-2.1



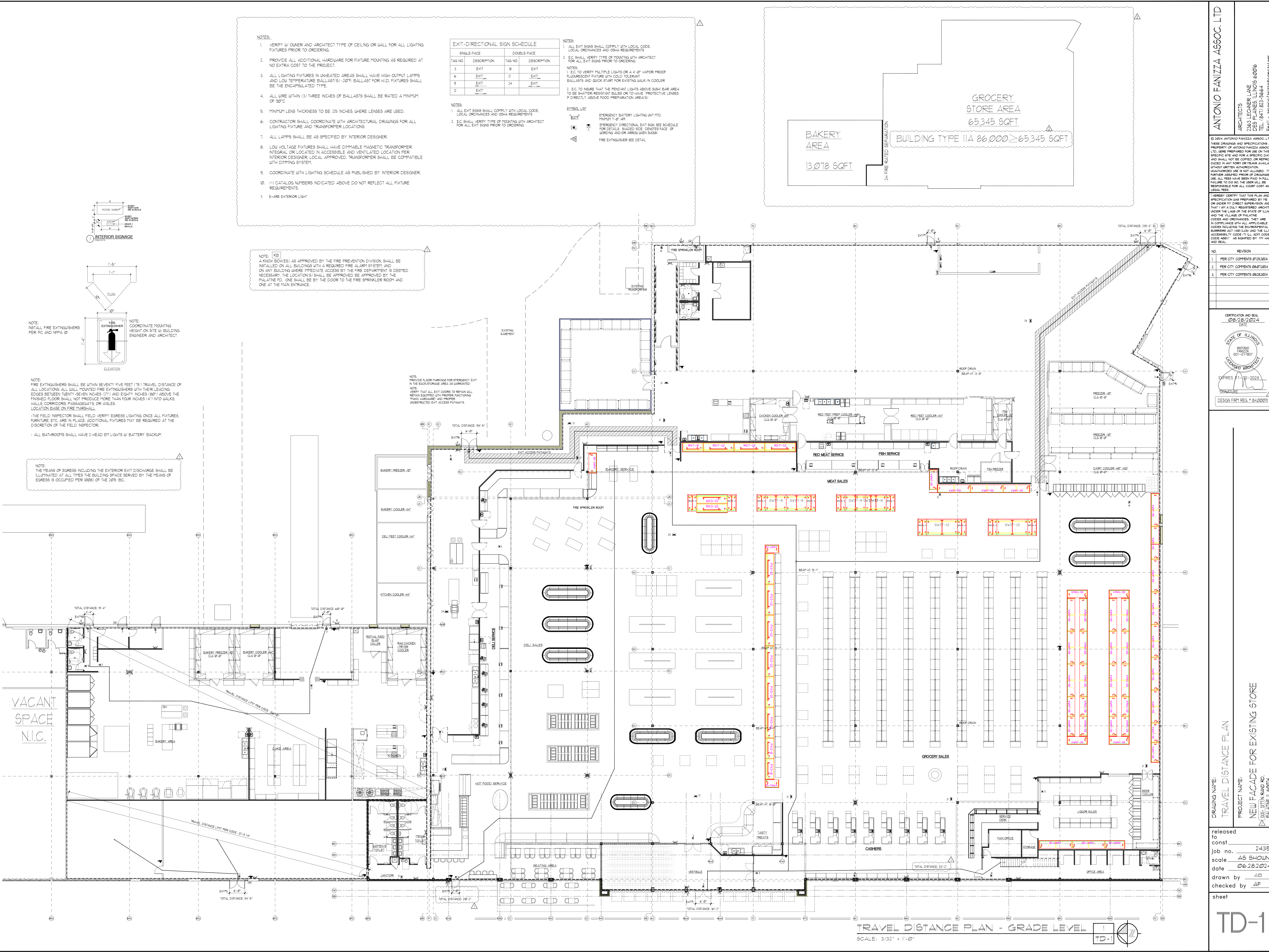
DEMOLITION PLAN - GROCERY AREA

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

1

D-2





ANTONIO FANIZZA AS60C, LTD

ARCHITECT'S
2363 LEANER LANE
DES PLAINES, ILLINOIS 60016
TEL: (708) 503-5664
Email: antonio.fanizza@concast.net

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1. PER CITY COMMENTS 01/25/2024

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3. PER CITY COMMENTS 08/28/2024

CERTIFICATION AND SEAL

08/28/2024

DATE

ANTONIO FANIZZA

001-011807

DESIGNED ARCHITECT

EXPIRES 11-30-2024

SIGNATURE

DESIGN FIRM REG. # 8400003

DRAWING NAME:

TRAVEL DISTANCE PLAN

PROJECT NAME:

NEW FACADE FOR EXISTING STORE

1331-1337 N RAND RD.,

PALATINE, IL 60064

released to const.

2435

job no.

AS SHOWN

scale

08/28/2024

date

AS

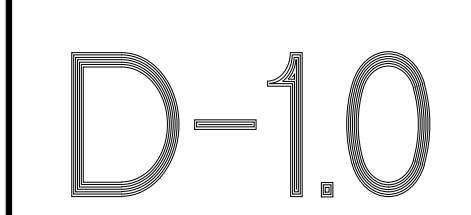
drawn by

AF

checked by

sheet

TD-1

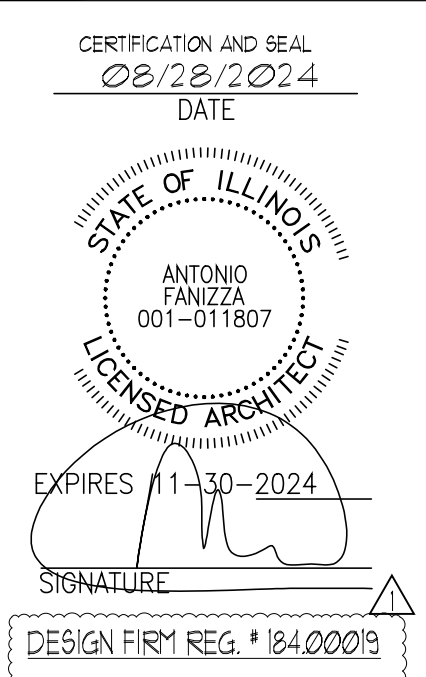




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LEGAL FEES.

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REVISION	
	PER CITY COMMENTS 01/15/2014
	PER CITY COMMENTS 08/01/2014
	PER CITY COMMENTS 08/28/2014

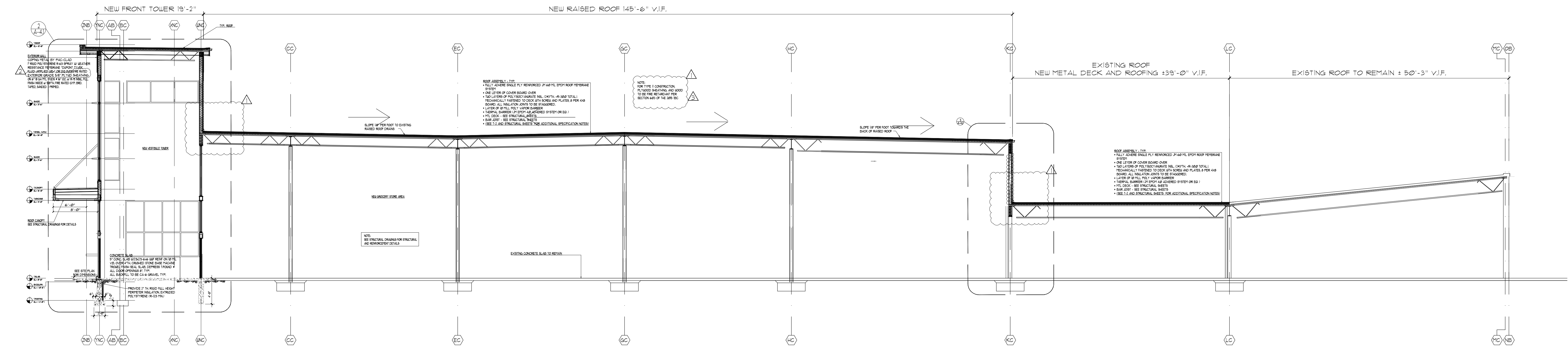


ELEVATIONS - PARTIAL REAR EAST AND REAR NORTH

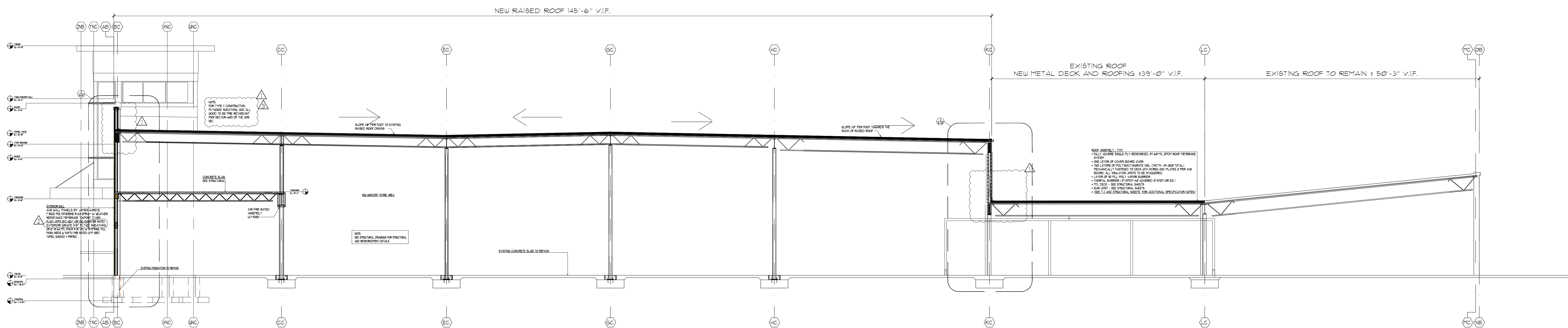
PROJECT NAME:
NEW FACADE FOR EXISTING STORE
131-131A RAND RD,
PALATINE, IL 60074

Released
to
Const
Job no. 2435
Scale AS SHOWN
Date 06.28.2024
Drawn by AB
Checked by AF
Sheet

A-3.1



BUILDING SECTION THROUGH MAIN TOWER ENTRANCE 1
SCALE: 1/8" = 1'-0" A-40



BUILDING SECTION 2
SCALE: 1/8" = 1'-0" A-40

ANTONIO FANIZZA ASSOC. LTD

ARCHITECT'S
2363 LECNER LANE
DES PLAINES, ILLINOIS 60016
TEL. (817) 823-5664
Email: antonio.fanizza@concept.net

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USE, ALL FEES HAVE BEEN PAID IN FULL.
FALLING TO DO SO, THE USER WILL BE
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LEGAL FEES.

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ENGINEER IN DIRECT SUPERVISION AND
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UNDER THE LAWS OF THE STATE OF ILLINOIS
AND THE VILLAGE OF PALATINE.
COOPER AND OBSERVANCES. THEY ARE
IN COMPLIANCE WITH ALL APPLICABLE
CODES INCLUDING THE ENVIRONMENTAL
BARRIERS ACT (40 USC) AND THE ILLINOIS
ACCESSIBILITY CODE (11 ILL. ADM. CODE
CODE 400) AS SIGNIFIED BY MY HAND
AND SEAL.

NO.	REVISION
1.	PER CITY COMMENTS 07/25/2024
2.	PER CITY COMMENTS 08/07/2024
3.	PER CITY COMMENTS 08/23/2024

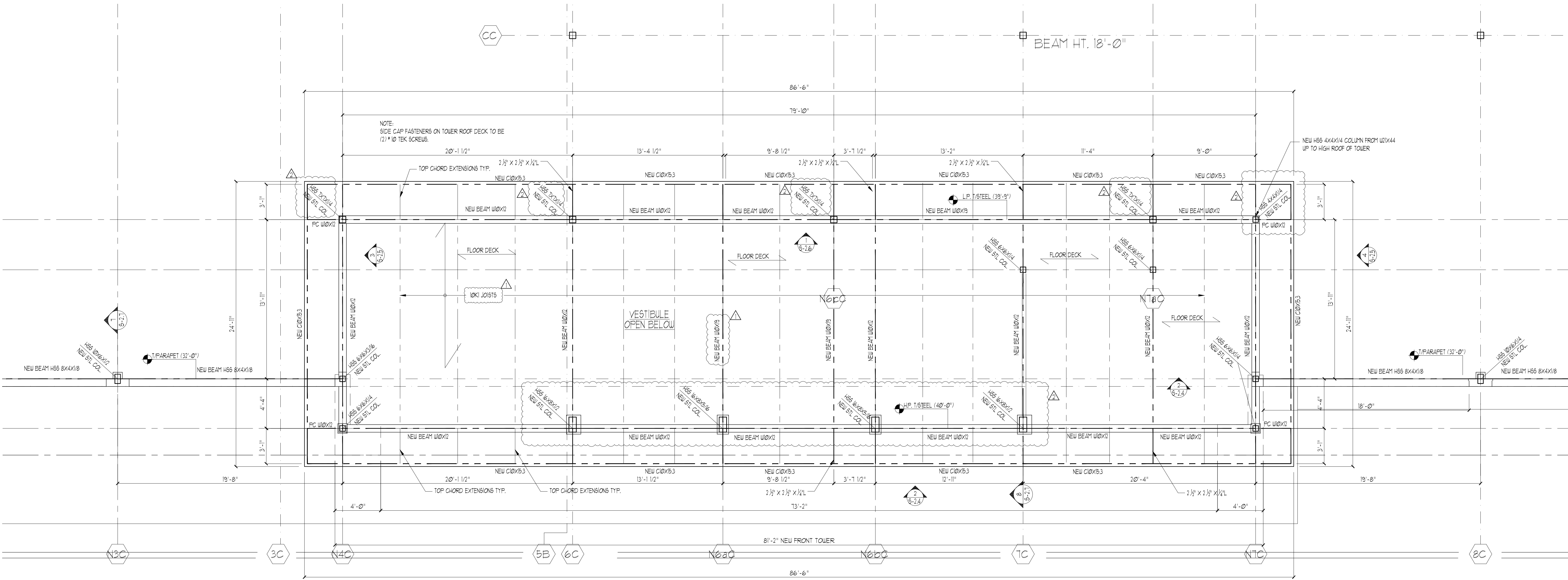


DRAWING NAME:
BUILDING SECTIONS

PROJECT NAME:
NEW FACADE FOR EXISTING STORE
0331-19TH N RAND RD.
PALATINE, IL 60074

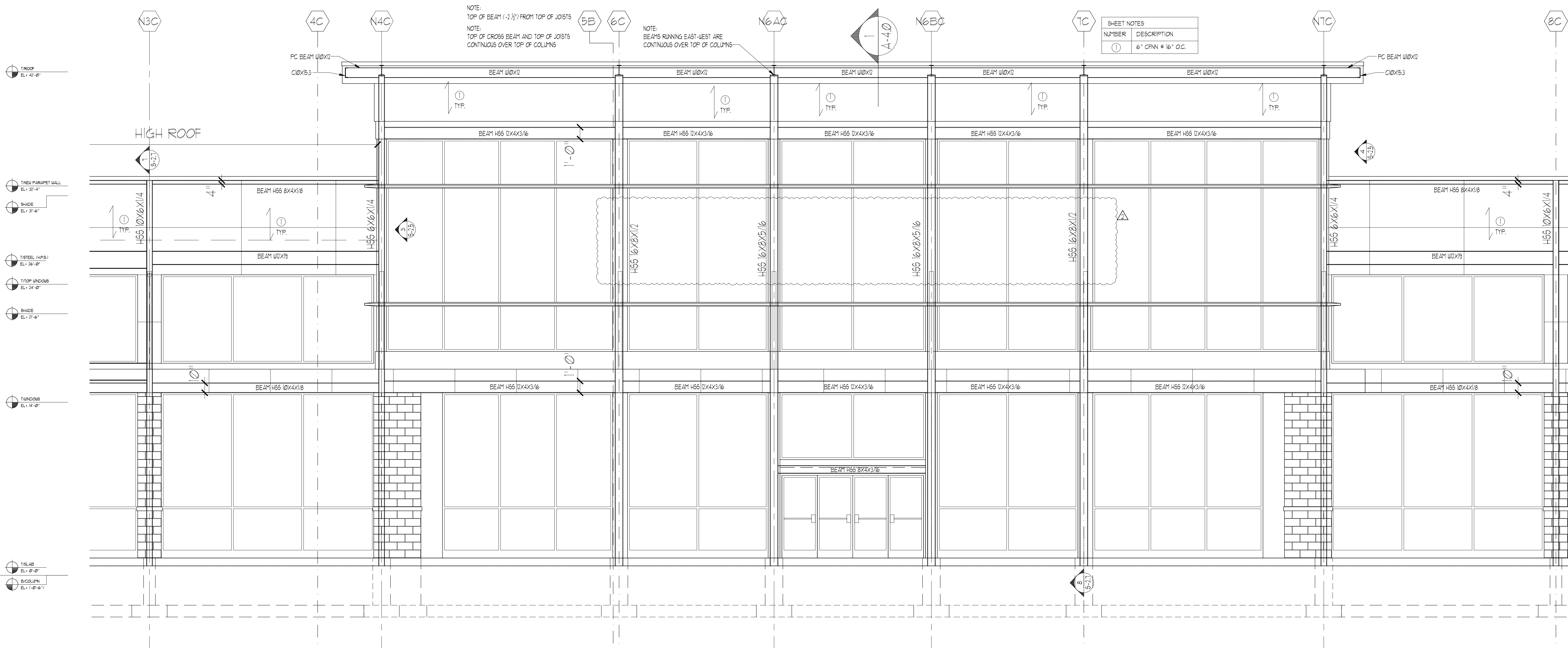
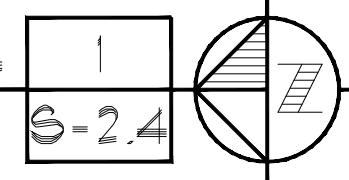
released to const. 2435
job no. AS SHOWN
scale 08/28/2024
date AB
drawn by AF
checked by
sheet

A-4.0



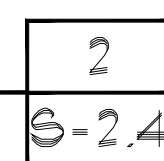
FRONT TOWER ROOF FRAMING PLAN

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



FRONT TOWER FRAMING ELEVATION

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



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1.	PER CITY COMMENTS 01/25/2024
2.	PER CITY COMMENTS 08/01/2024
3.	PER CITY COMMENTS 08/28/2024

CERTIFICATION AND SEAL
08/28/2024
DATE
ANTONIO FANIZZA
001-011807
ILLINOIS
REGISTERED ARCHITECT
EXPIRES 11-30-2024
SIGNATURE
DESIGN FIRM REG. # 8400003

DRAWING NAME:
FRONT TOWER ROOF FRAMING PLAN AND FRAMING ELEVATION

PROJECT NAME:
NEW FACADE FOR EXISTING STORE
1331 15TH ROAD RD.
PALATKA, IL 60074

released to const. 2435
job no. AS SHOWN
scale 08/28/2024
date AB
drawn by AF
checked by

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S-2.4

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UNDER THE LAWS OF THE STATE OF ILLINOIS
AND THE VILLAGE OF PALATINE.
COOPER AND ORDINANCES. I HAVE
IN COMPLIANCE WITH ALL APPLICABLE
CODES INCLUDING THE INTERNATIONAL
BUILDING CODE (IBC), THE ILLINOIS
ACCESSIBILITY CODE (IAC), AND THE ILLINOIS
FIRE CODE (IFC), AS APPLICABLE BY MY HAND
AND SEAL.

NO.	REVISION
1.	PER CITY COMMENTS 07/25/2024
2.	PER CITY COMMENTS 08/01/2024
3.	PER CITY COMMENTS 08/28/2024

CERTIFICATION AND SEAL
08/28/2024
DATE

SEAL OF ILLINOIS
ANTONIO FANIZZA
001-011807
LICENSED ARCHITECT

EXPIRES 11-30-2024

SIGNATURE

DESIGN FIRM REG. # 84,00003

1
6-2.5

FRAMING ELEVATION - SOUTH SIDE FRONT WALL

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

LOCKING NORTH @ NORTH END OF TOWER

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

FRAMING ELEVATION - NORTH SIDE FRONT WALL

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

FRAMING ELEVATION - SOUTH TOWER

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

FRAMING ELEVATION - FRONT FACADE

FRONT FACADE FOR EXISTING STORE

1331 13TH ROAD RD.
PALATINE, IL 60064

released to const. 2435
job no. AS SHOWN
scale 08/28/2024
date 08/28/2024
drawn by AB
checked by AF

sheet

S-2.5

Page 202 of 337

Consider an Ordinance Granting a Special Use and Variations to Permit a Restaurant with a Drive-Through at 1597 N. Rand Road

BACKGROUND:

The Subject Property, zoned B-2 General Business, was part of a development that was approved in 2024 (which included a drive-through KFC restaurant), but never constructed. The new Petitioner is requesting approval of a Special Use and Variations to redevelop the site with a Hawaiian Bros Island Grill drive-through restaurant. Therefore, the Petitioner is requesting approval of the following:

- 1. Special Use to permit a restaurant with a drive-through;**
- 2. Variation to permit 19 parking spaces, instead of the minimum required 25; and**
- 3. Variation to permit 534 square feet of total signage, instead of the maximum permitted total signage of 186 square feet.**

KEY ISSUES:

- The proposal includes demolishing the existing building, but utilizing the existing foundation, and constructing a new 2,541-square-foot building with a drive-through.
- The parking lot and drive-through layout meet all applicable Code requirements, including the provision of 7 stacking spaces in the drive-through lane. The building also meets the setback requirements of the B-2 Zoning District. The site plan indicates the existing access driveway to Rand Road will remain.
- The hours of operation would be 8 AM - 11 PM daily. Staffing is anticipated to average 7 employees on site at a time, with a maximum expected customer volume of approximately 20 walk-in customers and 40 drive-thru customers, during the peak hours of the day.
- The required parking for the proposed use is 1 space per 100 square feet of building area, or 1 space per 2.5 seats, whichever is greater. Based on a building area of 2,541 square feet and 35 seats, the use requires 25 parking spaces. The proposed site plan provides 19 parking spaces, resulting in a deficiency of 6 spaces, therefore requiring a parking variation. Staff notes that the requested parking variation is directly comparable to the parking variation previously approved for the former drive-through restaurant on the site.
- The proposed use allows a maximum of 186 square feet of signage. As shown in the table below, the proposed signage exceeds this allowance and requires a variation. Per Code, the sign area is calculated using the smallest rectangle that fully encloses the sign. Because several of the proposed signs are irregularly shaped, the calculated area is significantly larger than the actual graphic area. For example, the Hawaiian Islands wall sign (E06) calculates to 119 square feet, although approximately 75% of that area is empty space. Drive-through and

directional signage are not included in the total allowable signage calculation.

Signs	Sq. Footage
Free Standing Sign	66.2
Attached Front Elevation (E01)	27.9
Attached West Elevation (E06)	119
Attached West Elevation (E04)	27.9
Attached East Elevation (E02)	70.5
Attached East Elevation (E05)	29.9
Attached East Elevation (E13)	88
Attached Rear Elevation (E03)	27.9
Attached Rear Elevation (E13)	76
Total Square Footage Proposed	533.3
Total Square Footage Permitted	186
Variation for Signage Square Footage	347.3

The sign square footage variation is more reflective of the manner in which the Zoning Ordinance calculates the gross surface area of a sign, as opposed to the actual Hawaiian Bros sign square footage, with much of the sign square footage being empty space therein. Staff also notes that the Variation Ordinance is conditioned upon both the Hawaiian Bros sign plans and the underlying proposed Special Use.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Public Hearing: Planning & Zoning Commission (PZC) meeting on December 9, 2025.

Residents testifying: None.

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

ACTION REQUIRED:

A motion to approve an ordinance granting a special use for a restaurant with a drive-through, a parking variation, and a signage variation at 1597 N. Rand Road.

ATTACHMENTS:

1. Aerial Map
2. ORD SU VAR 1597 N. Rand Road
3. EXHIBIT - Engineering Plans
4. EXHIBIT - Elevations, floorplan, signage , & business plan
5. 12-09-25 PZC materials
6. PZC Minutes 12-09-25 PZC
7. Public Notice



0 200 400
ft

Print Date: 12/4/2025

Notes

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

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A SPECIAL USE AND VARIATIONS TO PERMIT
A RESTAURANT (WITH A DRIVE-THROUGH)
1597 N. RAND ROAD**

WHEREAS, pursuant to a petition and public hearing on December 5, 2025, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings, relative to a request for Special Use to permit a restaurant, with a drive-through pursuant to Section 11.03 (d) (26) of the Village of Palatine Zoning Ordinance, a Variation to permit 17 parking spaces, instead of the required 25 parking spaces pursuant to Section 7.03 (b) (1) of the Village of Palatine Zoning Ordinance and a Variation to permit 534 square feet of total signage, instead of the maximum permitted total signage of 186 square feet. The Special Use and Variations are hereby granted on the following legally described property:

THAT PART OF LOT 1 OF FREMD FIRST ADDITION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 12, 1957 AS DOCUMENT NUMBER 16928705 IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID NORTHWEST QUARTER 1167.20 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER, BEING ALSO ALONG THE CENTERLINE OF DUNDEE ROAD 207.41 FEET; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1, 542.84 FEET TO A POINT IN THE CENTERLINE OF RAND ROAD (SAID POINT BEING 622.0 FEET SOUTHEASTERLY OF THE INTERSECTION OF THE CENTERLINE OF RAND ROAD AND DUNDEE ROAD, BEING ON SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 12); THENCE NORTHWESTERLY ALONG SAID CENTERLINE OF RAND ROAD, 100.00 FEET; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, 410.50 FEET TO THE PLACE OF BEGINNING, (EXCEPTING THEREFROM THAT PART OF DUNDEE ROAD

**AND RAND ROAD HERETOFORE DEDICATED AND OR TAKEN OR
USED FOR HIGHWAY PURPOSES), IN COOK COUNTY, ILLINOIS.**

Commonly known as 1597 N. Rand Road (02-12-101-027-0000).

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

**SECTION 1: The Special Use to permit a restaurant, with a drive-through
pursuant to Section 11.03 (d) (26) of the Village of Palatine Zoning Ordinance, a
Variation to permit 17 parking spaces, instead of the required 25 parking spaces
pursuant to Section 7.03 (b) (1) of the Village of Palatine Zoning Ordinance and a
Variation to permit 534 square feet of total signage, instead of the maximum
permitted total signage of 186 square feet. The Special Use and Variations are
hereby granted, subject to the following condition(s):**

- 1. The Special Use and Variations shall substantially conform to the
engineering and elevation plans, and floorplan prepared by Excel
Engineering Group and signage plans prepared by Status and the business
plan submitted by the Petitioner, except as such plans may be changed to
conform to Village Codes and Ordinances.**
- 2. The traffic directional signage plan shall be submitted in a manner
acceptable to the Village Engineer.**
- 3. The final landscaping plan shall be submitted 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 ____ day of _____, 2026

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

APPROVED by me this ____ day of _____, 2026

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

____ day of _____, 2026

Village Clerk

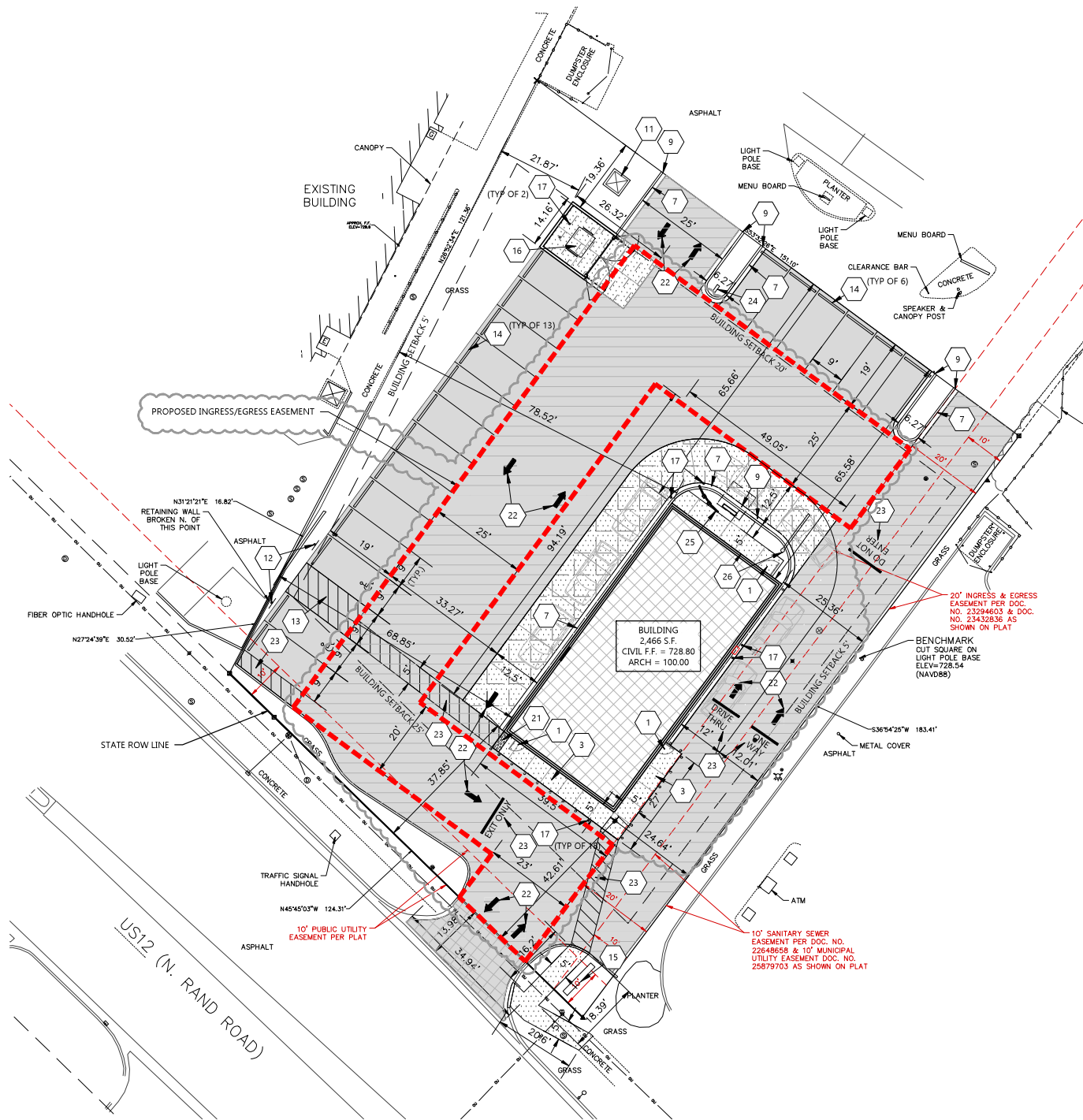


Excel
Always a Better Plan
 100 Camelot Drive
 Fond du Lac, WI 54935
 920-926-9800
excelengineer.com

PROFESSIONAL SEAL

SHEET NUMBER

C1.0



SITE INFORMATION:

PROPERTY AREA: 25,742.51 (ISS) ACRES
 EXISTING ZONING: R-2 GENERAL BUSINESS DISTRICT
 PROPOSED ZONING: R-2 GENERAL BUSINESS DISTRICT
 EXISTING USE: VACANT COMMERCIAL BUILDING
 PROPOSED USE: RESTAURANT WITH DRIVE THROUGH
 AREA OF SITE (DISTANCE): 21,745.51 (ISS) ACRES
 SETBACKS:
 BUILDING: FRONT SETBACK: 10' 25'
 SIDE SETBACK: 10' 25'
 REAR SETBACK: 10' 25'
 PROPOSED BUILDING HEIGHT: 27'-0" (MAX. HEIGHT ALLOWED: 47'-0")
 PARKING REQUIRED: 1 SPACE PER 25 SEATS OR SEATS IN RESTAURANT (15 SPACES REQUIRED)
 PARKING PROVIDED: 20 SPACES (24 ARE ACCESSIBLE)
 HANDICAP STALLS REQUIRED: 1, HANDICAP STALLS PROVIDED: 2
 DRIVEWAY: 7 VEHICLES
 LANDSCAPE REQUIREMENTS:
 MINIMUM PLANTING SURFACE: 100% (100% PLANTING)

EXISTING SITE DATA

	AREA (AC)	AREA (SQ)	PERCENT
BUILDING FLOOR AREA	0.06	2,466	11.2%
PAVEMENT (ASP. & CONC.)	0.44	15,239	77.9%
TOTAL IMPERVIOUS	0.49	21,299	89.1%
LANDSCAPING OPEN SPACE	0.06	2,562	10.9%
PROJECT SET	0.05	23,792	100.0%

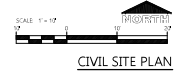
PROPOSED SITE DATA

	AREA (AC)	AREA (SQ)	PERCENT
BUILDING FLOOR AREA	0.06	2,466	11.4%
PAVEMENT (ASP. & CONC.)	0.42	15,174	76.4%
TOTAL IMPERVIOUS	0.47	20,640	89.1%
LANDSCAPING OPEN SPACE	0.07	2,552	11.1%
PROJECT SET	0.05	23,792	100.0%

- KEYNOTES**
- 1 CONCRETE STEEP SLOPE (STRUCTURAL PLANS FOR DETAILS)
 - 2 FLUSH WALK (SEE DETAIL)
 - 3 CURB & GUTTER (SEE DETAIL)
 - 4 CURB TAPER (SEE DETAIL)
 - 5 CONCRETE TRANSITION PAD BY UTILITY (FOR CONSTRUCTION TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
 - 6 HANDICAP SEAT PER STATE CODE (SEE DETAIL)
 - 7 HANDICAP STALL & STORING PER STATE CODE
 - 8 PRECAST CONCRETE WHEEL STOP (TYP)
 - 9 PAVEMENT DETAIL, LOCATION, & APPROVAL BY SOIL VENDOR
 - 10 DUMPSTER ENCLOSURE SEE ARCH PLANS FOR DETAIL
 - 11 IF CONCRETE BOLLARDS (TYP) SEE ARCH PLANS FOR DETAIL
 - 12 DETECTABLE WARNING PLATE PER STATE CODE
 - 13 TRAFFIC FLOW ARROWS (TYP) COLOR TO MATCH PARKING STALL STRIPING
 - 14 PAINT STRIPING (TYP) COLOR TO MATCH PARKING STALL STRIPING
 - 15 DIRECTIONAL SIGN (DETAIL, TYP, LOCATION, & APPROVAL BY SOIL VENDOR)
 - 16 DRIVE THRU ORDER CANOPY AND MENU BOARD
 - 17 CLEARANCE BAR

LEGEND:

HATCH	PAVEMENT SECTION
STANDARD ASPHALT	STANDARD ASPHALT
HEAVY DUTY ASPHALT	HEAVY DUTY ASPHALT
DOT COMPACTOR ENTRANCE	DOT COMPACTOR ENTRANCE
SEVERAL CONCRETE	SEVERAL CONCRETE
HEAVY DUTY CONCRETE	HEAVY DUTY CONCRETE
TRANSITION PAVEMENT	TRANSITION PAVEMENT



PROPOSED BUILDING RENOVATION
OM GROUP - HAWAIIAN BROS - STR: 124
 1597 N RAND ROAD • PALATINE, IL 60074

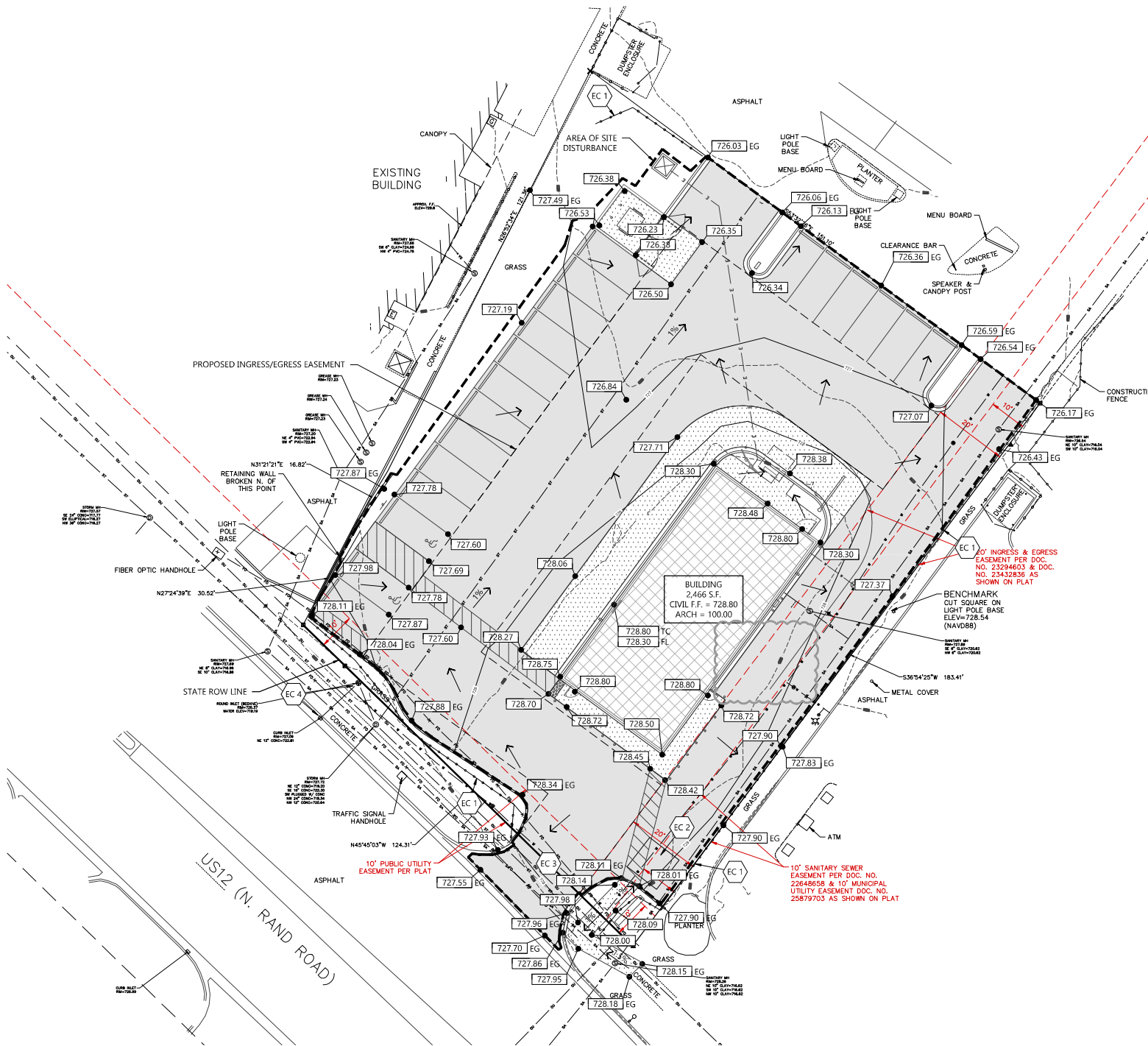
PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR CONSTRUCTION	DATE
IFC	AUG. 11, 2025
AD1	AUG. 22, 2025
AD2	OCT. 13, 2025
AD3	OCT. 24, 2025
AD4	NOV. 10, 2025
AD5	NOV. 14, 2025

JOB NUMBER
 250156100

SHEET NUMBER
C1.1



GENERAL NOTES:	
1	HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1:15 IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS CURRENT EDITION.
2	ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1:100 AND MINIMUM SLOPE OF 4:100 UNLESS OTHERWISE SPECIFIED.
3	CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED BY CODE.
4	CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. SHALL BE LOCATED WITHIN CONSTRUCTION AREA.
5	CONTRACTOR SHALL PROVIDE TEMPORARY FLEET PROTECTION FOR ALL CURB CUTS & CATCH BASIN CHUTES & OFFSETS IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.
6	CONTRACTOR TO KEEP PAVEMENT CLEAN OF MUD AND DEBRIS. USING SWEEPING EQUIPMENT TO BE STATIONED ON SITE.
7	PROVIDE VEHICLE WASHOUT FOR VEHICLES ENTERING SITE LOCATED OUTSIDE OF STATE RIGHT OF WAY.
8	THE ACCESS DRIVEWAY MUST NOT BE USED AS AN OVERLAND FLOW FLOOD PATH.

KEYNOTES	
EC-1	SET FENCE
EC-2	CONCRETE WASHOUT
EC-3	STABILIZED CONSTRUCTION ENTRANCE
EC-4	INLET PROTECTION

SCALE: 1" = 10'
CIVIL GRADING AND EROSION CONTROL PLAN

Excel
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100 Camelot Drive
Fond du Lac, WI 54935
800-926-6800
excelengr.com

PROJECT INFORMATION

PROPOSED BUILDING RENOVATION
OM GROUP - HAWAIIAN BROS - STR: 124
1597 N RAND ROAD • PALATINE, IL 60074

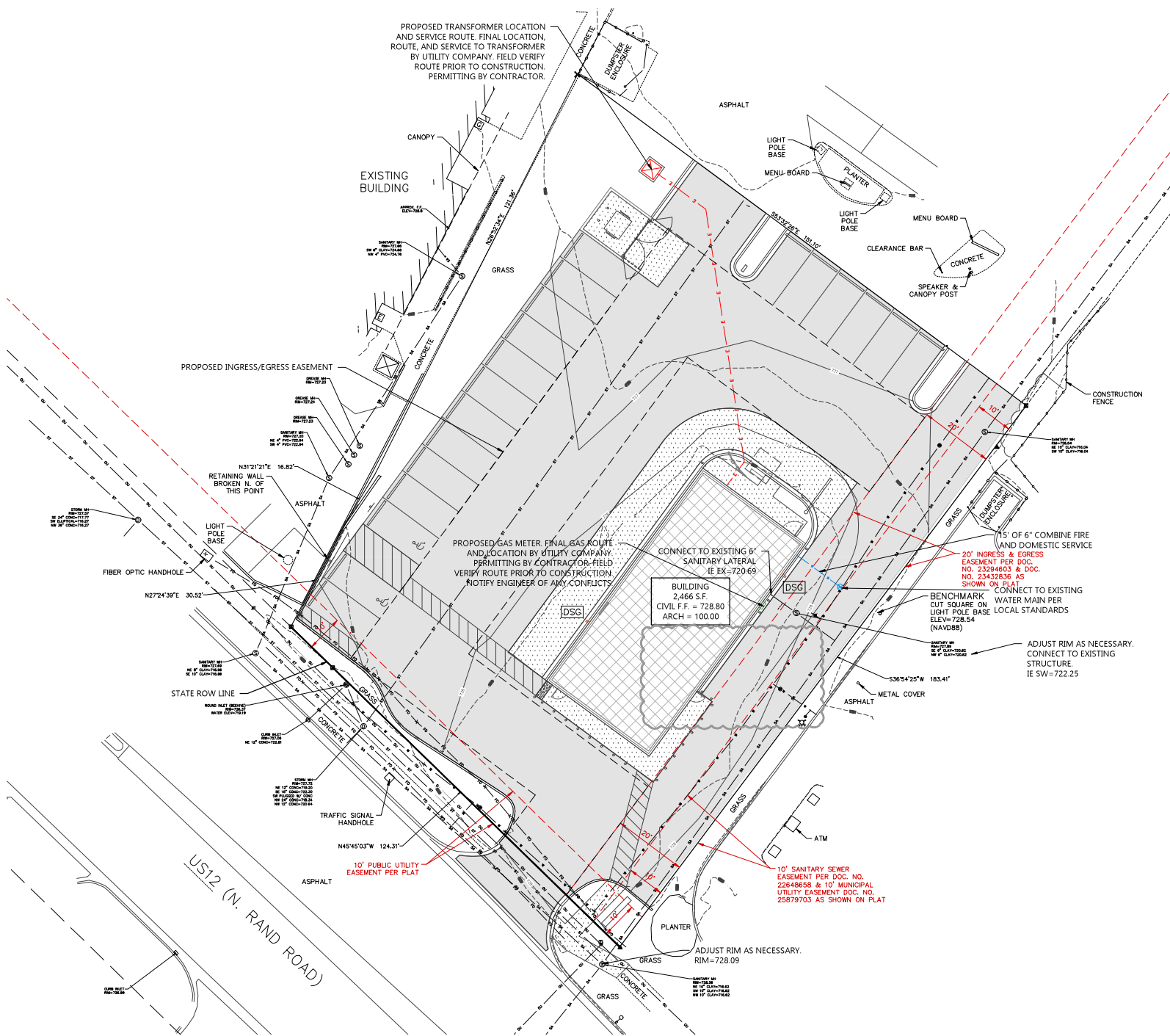
PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR CONSTRUCTION	DATE
IFC	AUG. 11, 2025
AD1	AUG. 22, 2025
AD2	OCT. 13, 2025
AD3	OCT. 24, 2025
AD4	NOV. 10, 2025

JOB NUMBER
250156100

SHEET NUMBER
C1.2



GENERAL NOTES:

- REFER TO CONSTRUCTION CONTRACTOR TO FIELD VERIFY SIZE, DEPTH AND LOCATION OF EXISTING UTILITIES NOT IN PATTERN OF ANY DISCHARGES.
- PROVIDE CURE REQUIRED BURY DEPTH AND SEPARATION DISTANCES.

EXCEL
 Always a Better Plan
 100 Camelot Drive
 Fond du Lac, WI 54935
 920-926-9800
 excelengineer.com

PROJECT INFORMATION

PROPOSED BUILDING RENOVATION
OM GROUP - HAWAIIAN BROS - STR: 124
 1597 N RAND ROAD • PALATINE, IL 60074

SHEET DATES

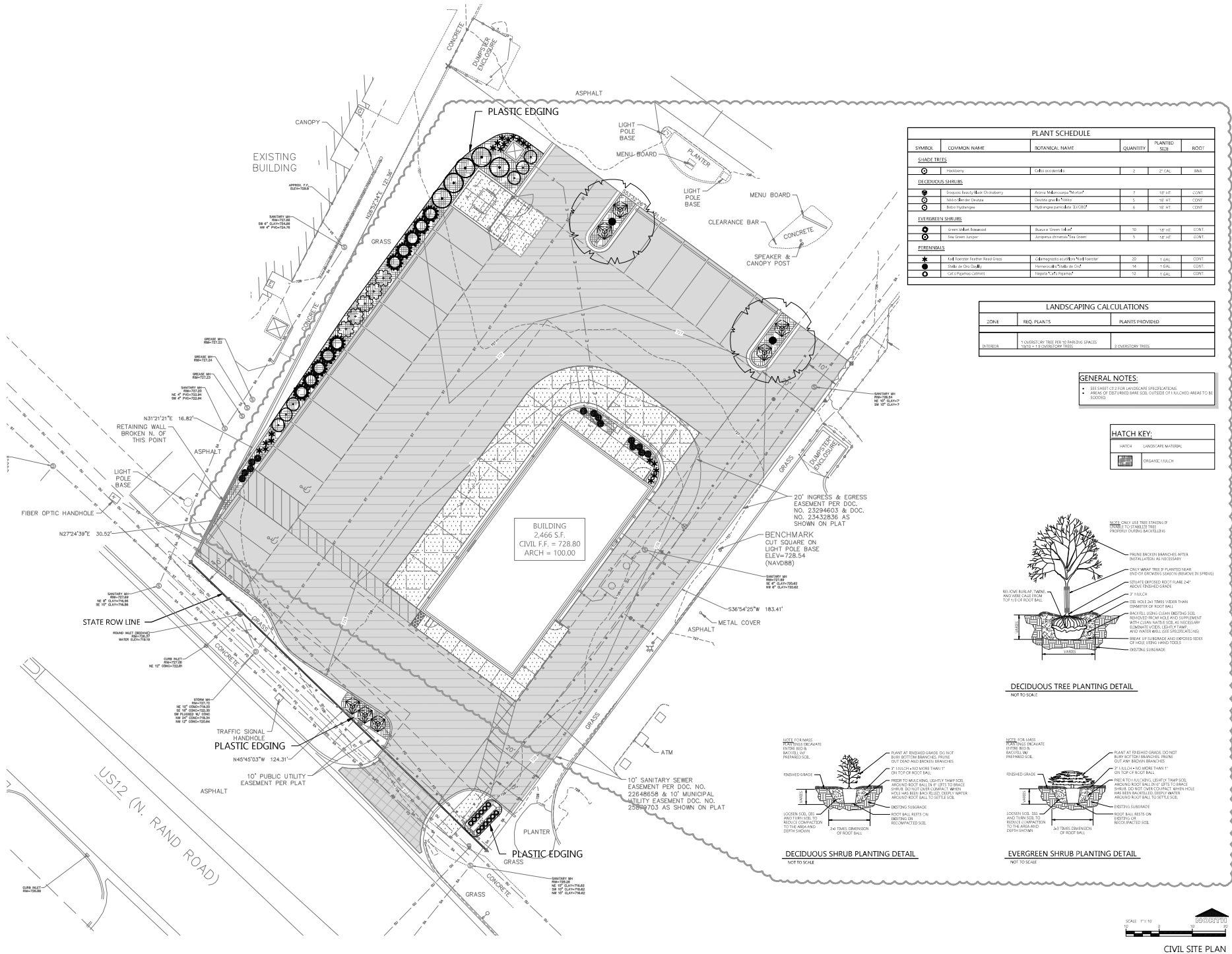
ISSUED FOR CONSTRUCTION	DATE
IFC	AUG. 11, 2025
AD1	AUG. 22, 2025
AD2	OCT. 13, 2025
AD3	OCT. 24, 2025
AD4	NOV. 10, 2025

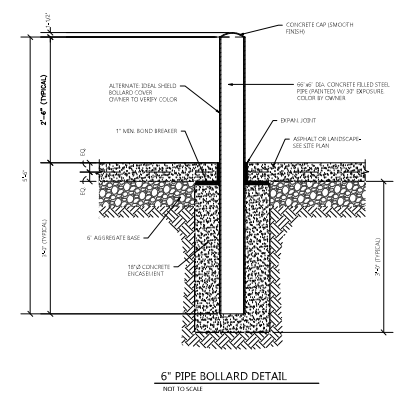
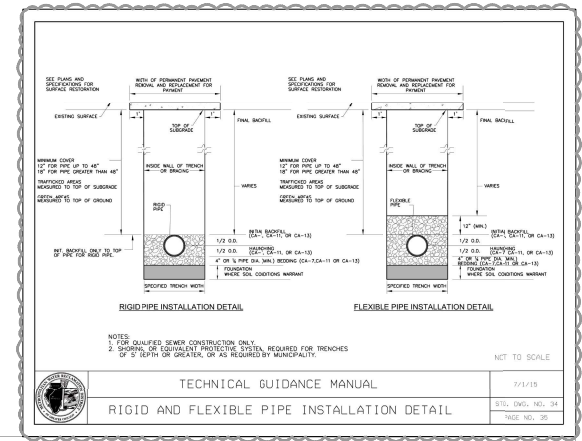
JOB NUMBER
 250156100

SHEET NUMBER
C1.3

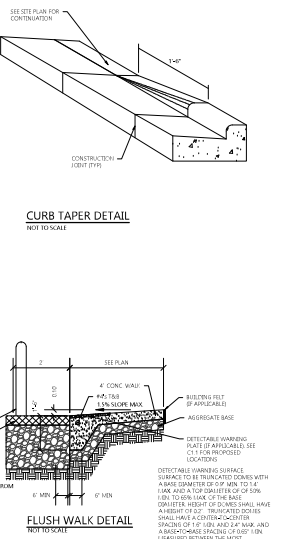
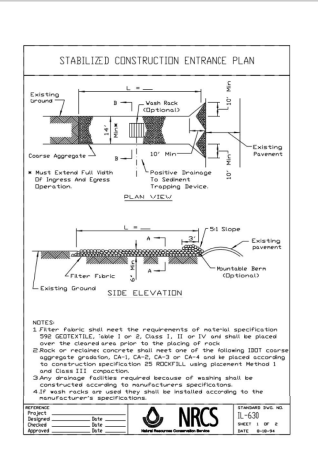
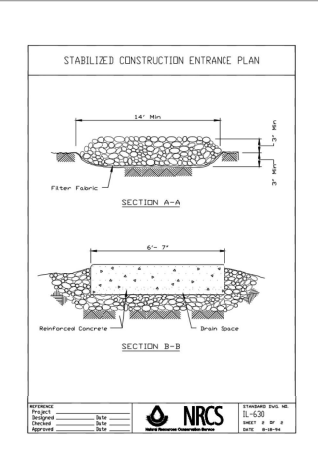
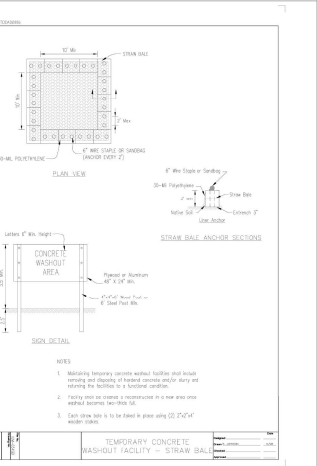
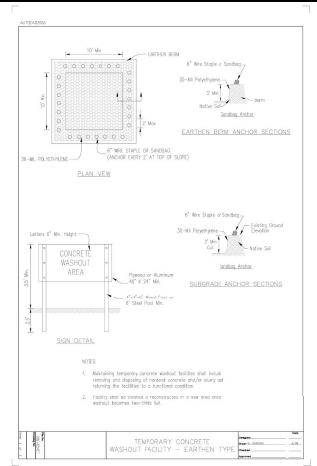
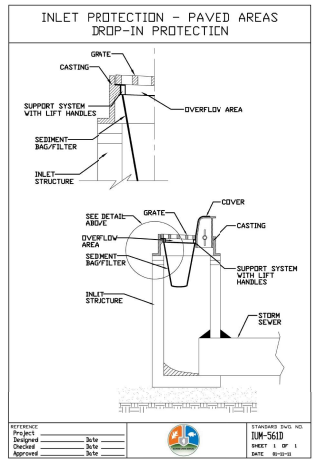
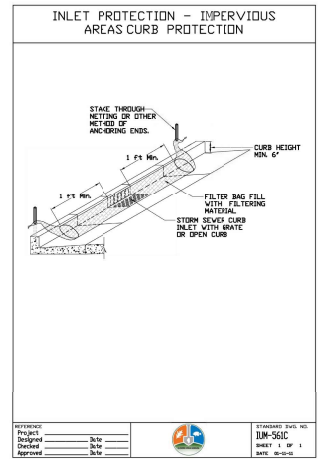
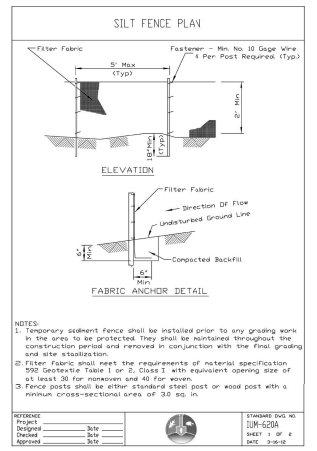
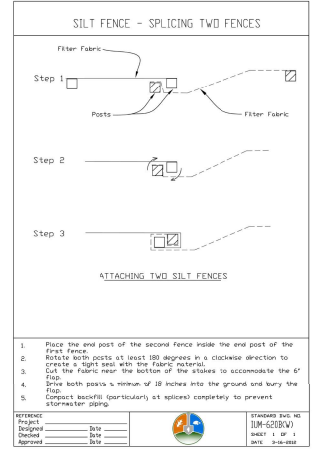
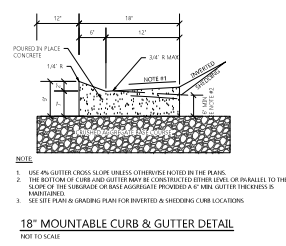
SCALE 1" = 10'

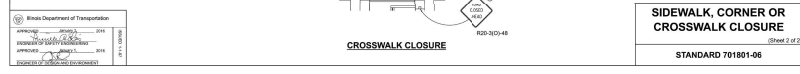
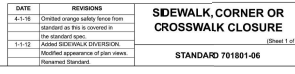
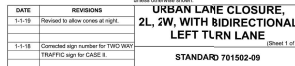
 CIVIL UTILITY PLAN

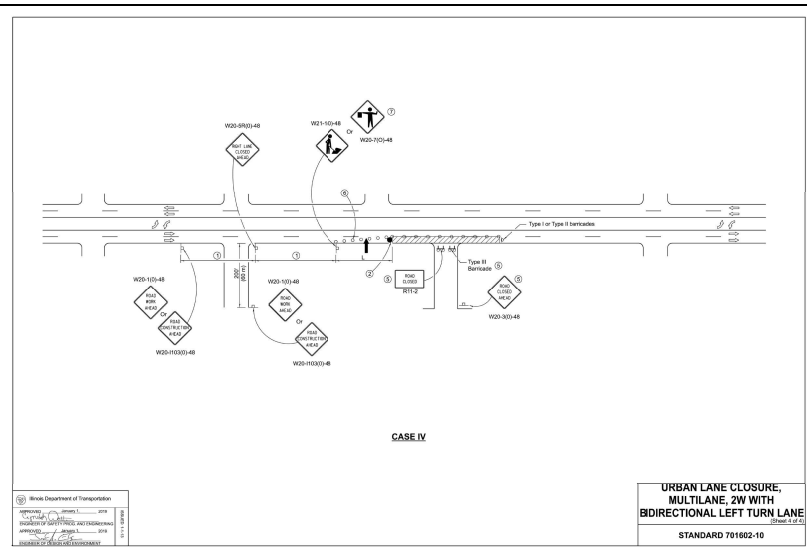
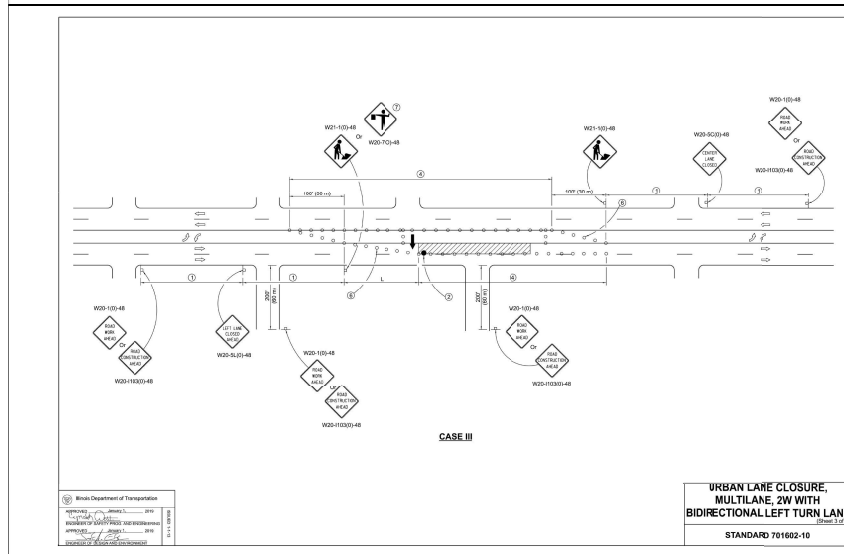


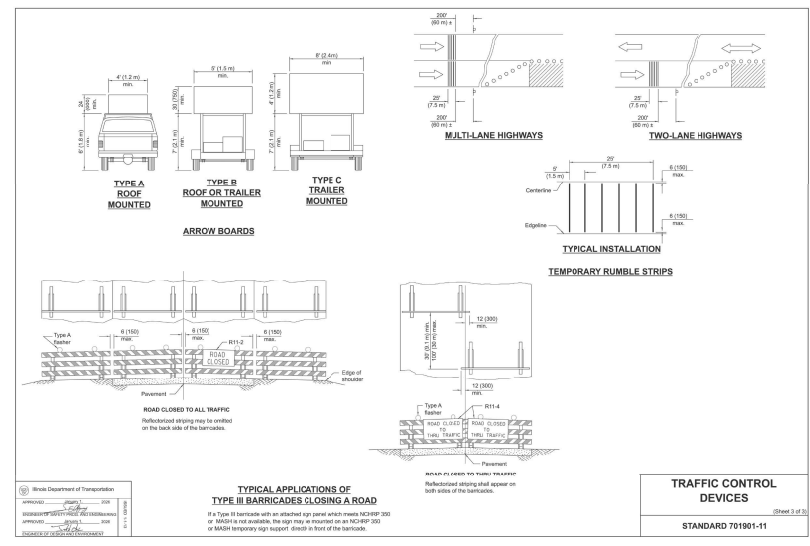
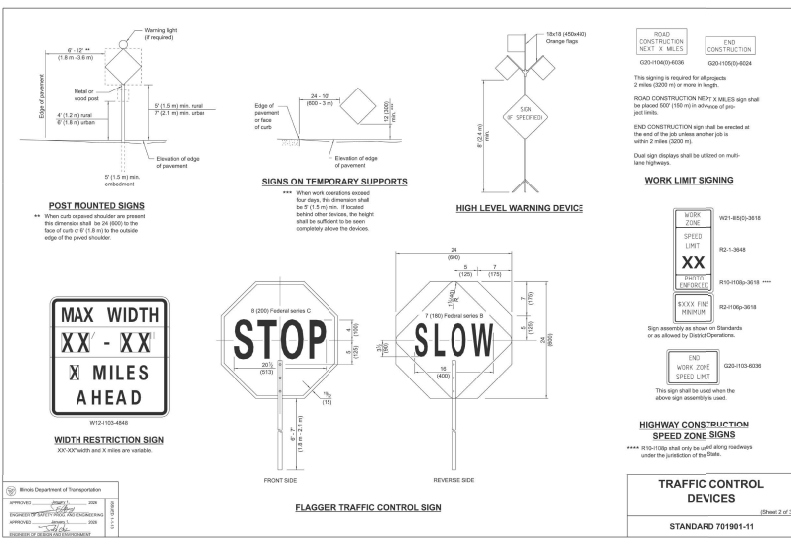


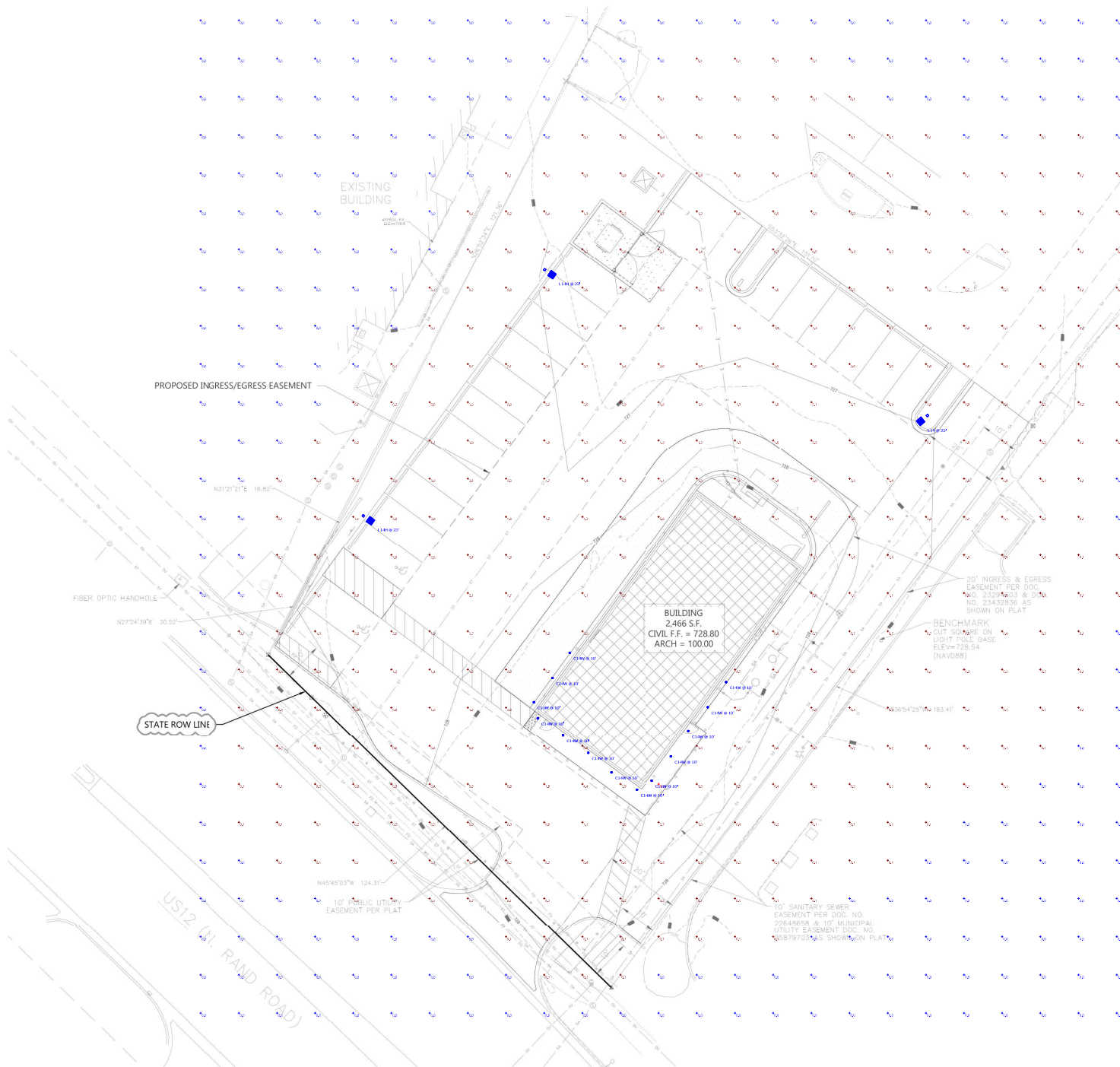
HANDICAP SIGNAGE WITH CONCRETE BASE DETAIL
NOT TO SCALE











Mirada Medium (MRM)
Outdoor LED Area Light

CS CITY Juno

WF4 & WF6 ALO + SWW5
4" & 6" Full LED Downlight

Light Pole Detail

FEATURES & SPECIFICATIONS

Construction

- High quality aluminum housing with anodized finish.
- High quality LED chips.
- High quality LED chips.
- High quality LED chips.

General Notes

- Light pole height 20'.
- Light pole base 12" diameter.
- Light pole base 12" diameter.
- Light pole base 12" diameter.

Controls

- Light pole base 12" diameter.
- Light pole base 12" diameter.
- Light pole base 12" diameter.
- Light pole base 12" diameter.

Light Pole Detail

NO SCALE

Item	Description	Quantity	Unit	Notes
1	Light Pole	1	Each	
2	Light Pole Base	1	Each	
3	Light Pole Arm	1	Each	
4	Light Pole Cap	1	Each	

Light Pole Detail

NO SCALE

Item	Description	Quantity	Unit	Notes
1	Light Pole	1	Each	
2	Light Pole Base	1	Each	
3	Light Pole Arm	1	Each	
4	Light Pole Cap	1	Each	

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Notes
□	L14H	1	CS CITY	WF4 & WF6 ALO + SWW5	
□	L14	1	CS CITY	WF4 & WF6 ALO + SWW5	
□	C14W	1	CS CITY	WF4 & WF6 ALO + SWW5	

Statistics

Description	Symbol	Aug	Max	Min	Max/Min	Aug/Min
Aug	12.4	12.4	12.4	12.4	12.4	12.4
Max	12.4	12.4	12.4	12.4	12.4	12.4
Min	12.4	12.4	12.4	12.4	12.4	12.4



EXCEL
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100 Camelot Drive
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PROJECT INFORMATION

PROPOSED BUILDING RENOVATION

OM GROUP - HAWAIIAN BROS - STR: 124

1597 N RAND ROAD • PALATINE, IL 60074

PROFESSIONAL SEAL

SHEET DATES

IFC	AUG. 11, 2025
AD1	AUG. 22, 2025
AD2	OCT. 13, 2025

JOB NUMBER

250156100

SHEET NUMBER

C3.1

PROJECT INFORMATION

PROPOSED QUICK SERVE RESTAURANT FOR:
OM GROUP - HAWAIIAN BROS - STR: 124
1597 N RAND ROAD • PALATINE, IL 60074

PROFESSIONAL SEAL

SHEET DATES	
ISSUED FOR CONSTRUCTION	
IPC	AUG. 11, 2025
AD2	OCT. 13, 2025
AD4	NOV. 10, 2025

JOB NUMBER
250156100

SHEET NUMBER

C3.2

CIVIL GREASE INTERCEPTOR DETAIL AND SCHEDULE

NOTES

- * CONTRACTOR SHALL INSTALL PER DETAIL OR PER MANUFACTURER'S REQUIREMENTS, WHICHEVER IS MORE RESTRICTIVE.
- * PROVIDE 6" MINIMUM CLEAR SPACE ABOVE COVER.

NO.	SIZE L x W x H	GPM	GREASE CAPACITY (GAL)	LIQUID CAPACITY (GAL/LIN)	INLET & OUTLET SIZE	MAT'L	RECESS	EXTENSION	MODEL	REMARKS
1	36x36x36	200	1,100	200	8"	11	011	000	00000	SCHEDULE 001

* UNLESS OTHERWISE SPECIFIED, GREASE INTERCEPTOR SHALL BE 18" DEEP, 18" WIDE, 36" HIGH, 18" DIA. INLET & 18" DIA. OUTLET. (SEE PLAN FOR OUTLET LOCATION)

(1) HIGH DENSITY POLYETHYLENE BASE

(2) DRAINAGE SYSTEM SHALL INCLUDE GREASE INTERCEPTOR PER SPS 362.34.0000

(3) PROVIDE PUMP/OUT PORT KIT - SEE PLAN FOR OUTLET LOCATION

REQUIRE	REMARKS	LENGTH (INCHES)	WIDTH (INCHES)	DEPTH (INCHES)	VOLUME (GAL)	VOLUME (GAL/LIN)	FLOW RATE (GPM)
1	1	36	36	18	2,332	12	12
2	2	36	36	18	2,332	12	12
3	3	36	36	18	2,332	12	12
4	4	36	36	18	2,332	12	12
5	5	36	36	18	2,332	12	12
6	6	36	36	18	2,332	12	12
7	7	36	36	18	2,332	12	12
8	8	36	36	18	2,332	12	12
9	9	36	36	18	2,332	12	12
10	10	36	36	18	2,332	12	12
11	11	36	36	18	2,332	12	12
12	12	36	36	18	2,332	12	12
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98	98	36	36	18	2,332	12	12
99	99	36	36	18	2,332	12	12
100	100	36	36	18	2,332	12	12



PROPOSED QUICK SERVE RESTAURANT FOR:
OM GROUP - HAWAIIAN BROS - STR: ###
1597 N RAND ROAD • PALATINE, IL 60074

A2.0

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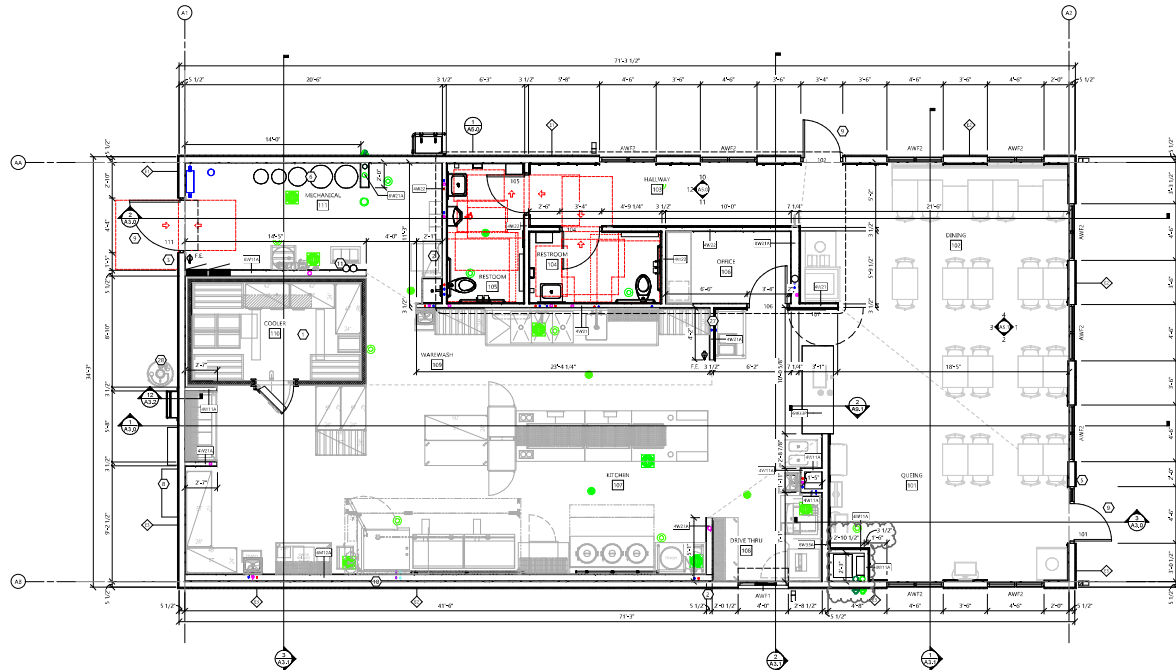
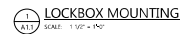
IN RETAIL STORES WHERE COUNTERS HAVE CASH REGISTERS AND ARE PROVIDED FOR SALES OR DISTRIBUTION OF GOODS OR SERVICES TO THE PUBLIC, AT LEAST ONE OF EACH TYPE SHALL HAVE A PORTION OF THE COUNTER WHICH IS AT LEAST 36" IN LENGTH WITH A MAXIMUM HEIGHT OF 36" ABOVE THE FINISH FLOOR. COUNTER SHALL BE ON AN ACCESSIBLE ROUTE COMPLYING WITH A.D.A. GUIDELINE 4.3.

1 COOLING REFRIGERATION SUPPLY. CO. TO COORDINATE
2 INSTALLATION AND ENSURE TO ADJUST VALVES
3 PROPERLY. PROVIDE REFRIGERATION SUPPLY. CO. TO
4 PROVIDE CONTROL SUPPLEMENTARY S.W. WALL PLATE
5 TO BE USED FOR REFRIGERATION. PROVIDE REFRIGERATION
6 EAST-WEST SUPPLY. CONTRACT: info@eastwest.com. PROVIDE
7 BACK OUT AND CONDUIT STUDIES FOR EAST-WEST
8 REFRIGERATION. PROVIDE REFRIGERATION. PROVIDE
9 CO. TO PROVIDE AND MONITOR NISANT KEY STORAGE BOX
10 24/7 ON EXTERIOR OF BUILDING AT 48" MAX. TOP OF BOX
11 18" ON EXTERIOR OF BUILDING. PROVIDE REFRIGERATION
12 LATCH SIDE OF DOOR SEE DETAILS AT SH-001. PROVIDE
13 REFRIGERATION. PROVIDE REFRIGERATION. PROVIDE
14 LOCATION WITH LOCAL FIRE DEPARTMENT
15 EQUIPMENT. PROVIDE REFRIGERATION. PROVIDE
16 ELECTRICAL EQUIPMENT. PROVIDE REFRIGERATION. PROVIDE
17 DOOR STOP. SLOPE AWAY FROM BUILDING. SEE STRUCTURE
18 DRAWINGS. PROVIDE REFRIGERATION. PROVIDE
19 OXYGEN BOMB ON EXTERIOR WALL TO RUN CONTINUOUS
20 BURNING FLAME
21 PROVIDE REFRIGERATION. PROVIDE REFRIGERATION. PROVIDE
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- ALL EXTERIOR DOORS ARE FROM FACE OF STUD TO FACE OF STUD.
- PROVIDE SOUND BATT INSULATION AROUND PERIMETER OF TOILET ROOM AND KITCHEN WALLS.
- MISCELLANEOUS HARDWARE INCLUDED: HANDICAP HARDWARE.
- PROVIDE WOOD BLOCKING FOR ANY FURISHINGS BY OWNER/FURNITURE SUPPLIER/KITCHEN SUPPLIER. (VERIFY LOCATIONS)
- ALL EXTERIOR WINDOWS TO HAVE ALUMINUM FLASHING RETURNS AT HEAD, JAMES, AND SILL OF ALL WINDOWS.
- FOOD PREP AREA TO BE VERIFIED BY OWNER. PROVIDE SHOW DRAPINGS ON EQUIPMENT.

	SEE SHEET A-4 FOR INTERIOR WALL TYPES
	SEE SHEET A-5 FOR EXTERIOR WALL TYPES
	EXIT SIGNAGE
	FIRE EXTINGUISHER -SEE T-1 SHEET
	DOWNSPOUT LOCATION -SEE DETAIL CRI SHEET AT-3
	STUD WALL
	CONCRETE WALL
	MASONRY VENEER
	CMU WALL

SEE PLAN FOR ALL WALL NOTATIONS



PROPOSED QUICK SERVE RESTAURANT FOR:
OM GROUP - HAWAIIAN BROS - STR: ###
1597 N RAND ROAD • PALATINE, IL 60074

PROFESSIONAL SEAL

MEET DATES

ISSUED FOR CONSTRUCTION	
FC	AUG. 11, 2025
D1	AUG. 22, 2025

R NUMBER

50156100

SHEET NUMBER

A1.1

ARCHITECTURAL FIRST FLOOR PLAN

Stratus

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888.503.1569

LOCATION NUMBER:

124

SITE ADDRESS:

1597 N. Rand Rd.
Palatine, IL 60074-2919

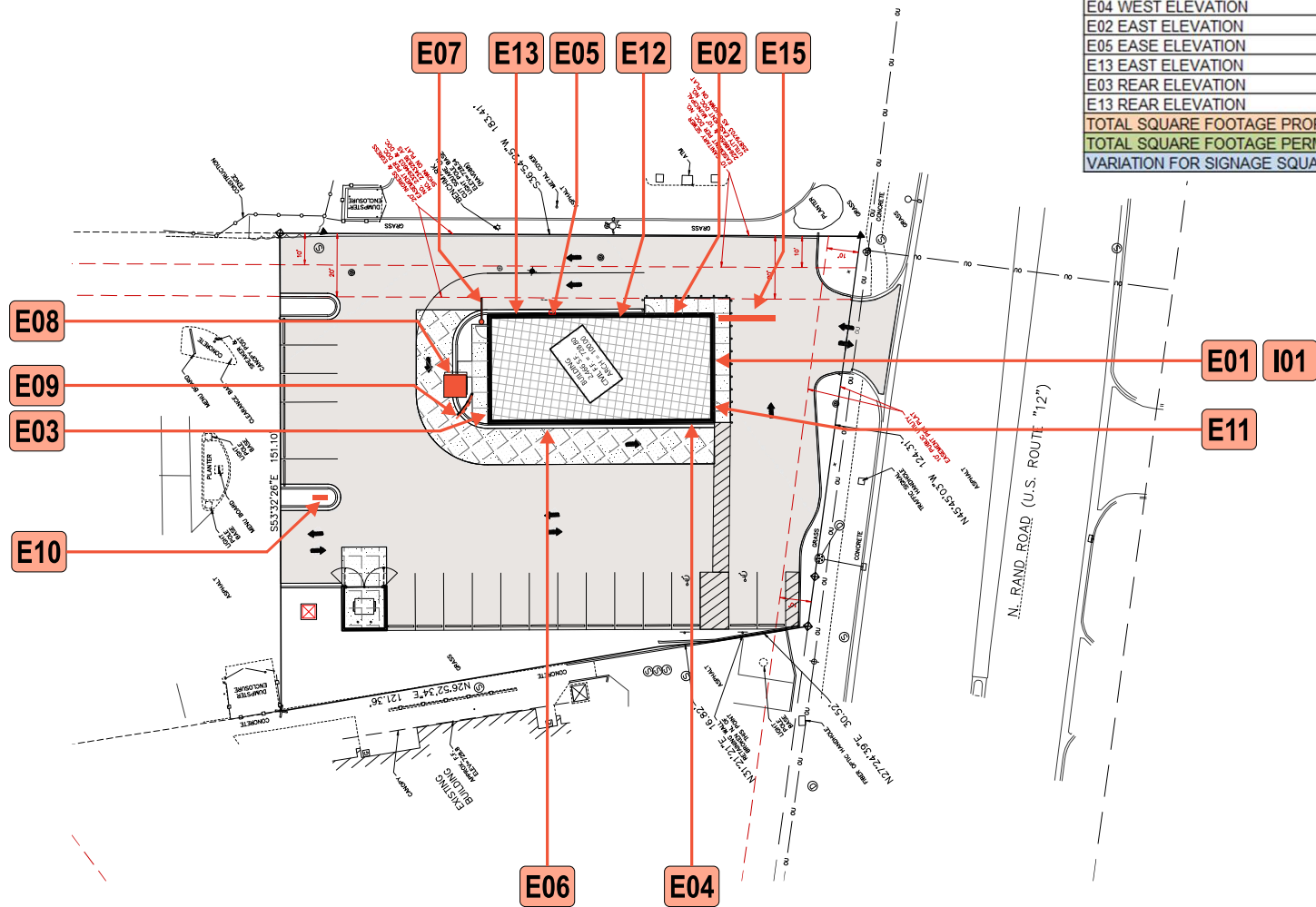
[View in Google Maps](#)



Infinite possibilities, ideal solutions.

SITE PLAN

Scale: FOR REFERENCE



SIGNS	SQUARE FOOTAGE
FREESTANDING	66.2
E01 FRONT ELEVATION	12.7
E06 WEST ELEVATION	26.2
E04 WEST ELEVATION	12.7
E02 EAST ELEVATION	29.4
E05 EASE ELEVATION	19
E13 EAST ELEVATION	88
E03 REAR ELEVATION	12.7
E13 REAR ELEVATION	76
TOTAL SQUARE FOOTAGE PROPOSED	342.9
TOTAL SQUARE FOOTAGE PERMITTED	186
VARIATION FOR SIGNAGE SQUARE FOOTAGE	156.9

Stratus

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8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT:
HAWAIIAN BROS
ISLAND GRILL

ADDRESS:
1597 N. RAND RD.
PALATINE, IL 60074-2919

ORDER NUMBER:
1246220

SITE NUMBER:
124

ELECTRONIC FILE NAME:
G:\ACCOUNTS\HH-BROS_LOCATIONS\2025\IL\124_Palatine\124_Palatine_R4.cdr

PROJECT NUMBER:
89222

PROJECT MANAGER:
ANDY CONCEPCION

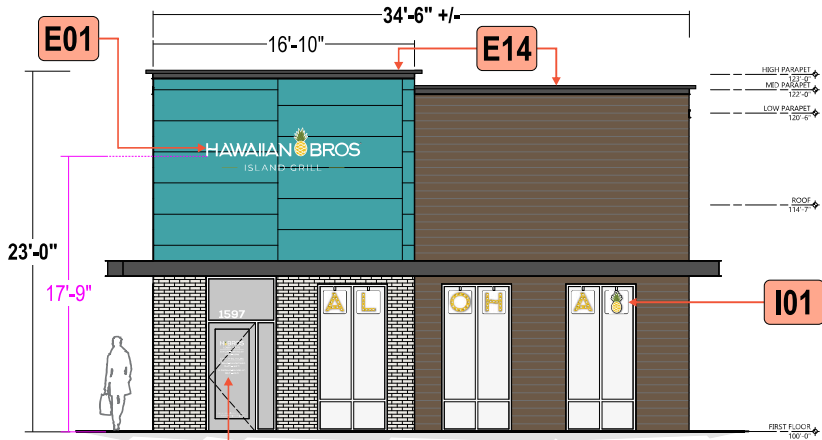
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2

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	544495	07/29/25 JCH					
Rev 1	546436	08/08/25 RH	Updated site plan				
Rev 2	563464	11/12/25 JY	Updated location # & order # through all pages				
Rev 3	567202	12/04/25 JCH					
Rev 4	567516	12/05/25 JY					

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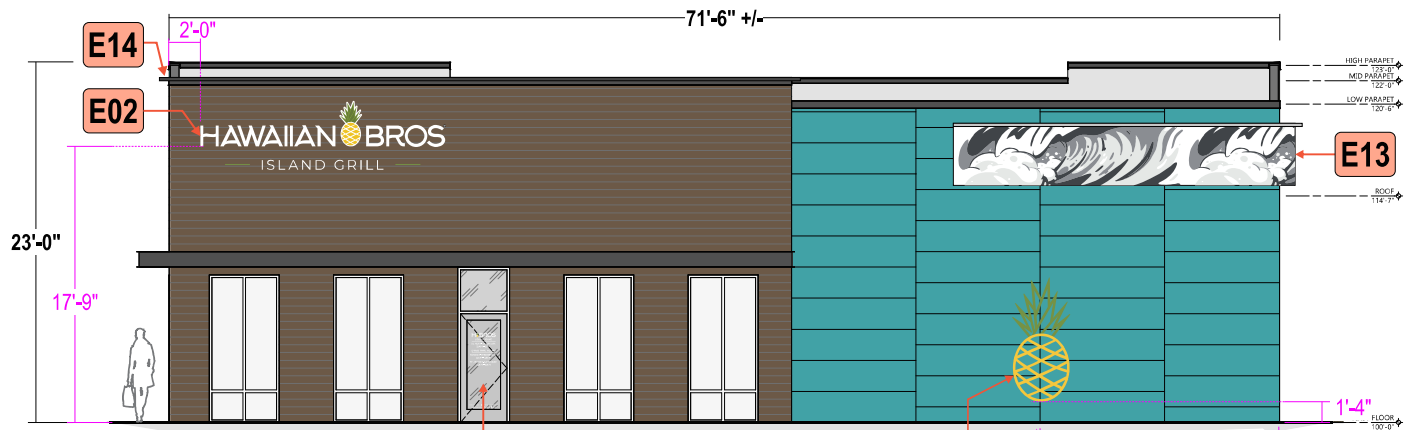
ELEVATION

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



FRONT ELEVATION

E11



ONLINE ORDER ELEVATION

E12

E05

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CLIENT:

HAWAIIAN BROS
ISLAND GRILL

ADDRESS:

1597 N. RAND RD.
PALATINE, IL 60074-2919

PAGE NO.:

3

ORDER NUMBER:

1246220

SITE NUMBER:

124

ELECTRONIC FILE NAME:

G:\ACCOUNTS\H\H-BROS_LOCATIONS\2025\IL\124_Palatine\124_Palatine_R4.cdr

PROJECT NUMBER:

89222

PROJECT MANAGER:

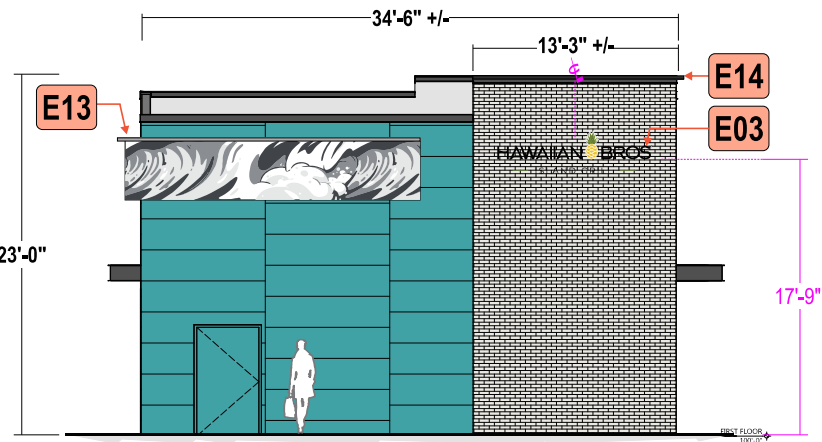
ANDY CONCEPCION

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	544495	07/29/25 JCH					
Rev 1	546436	08/08/25 RH					
Rev 2	563464	11/12/25 JY					
Rev 3	567202	12/04/25 JCH					
Rev 4	567516	12/05/25 JY					

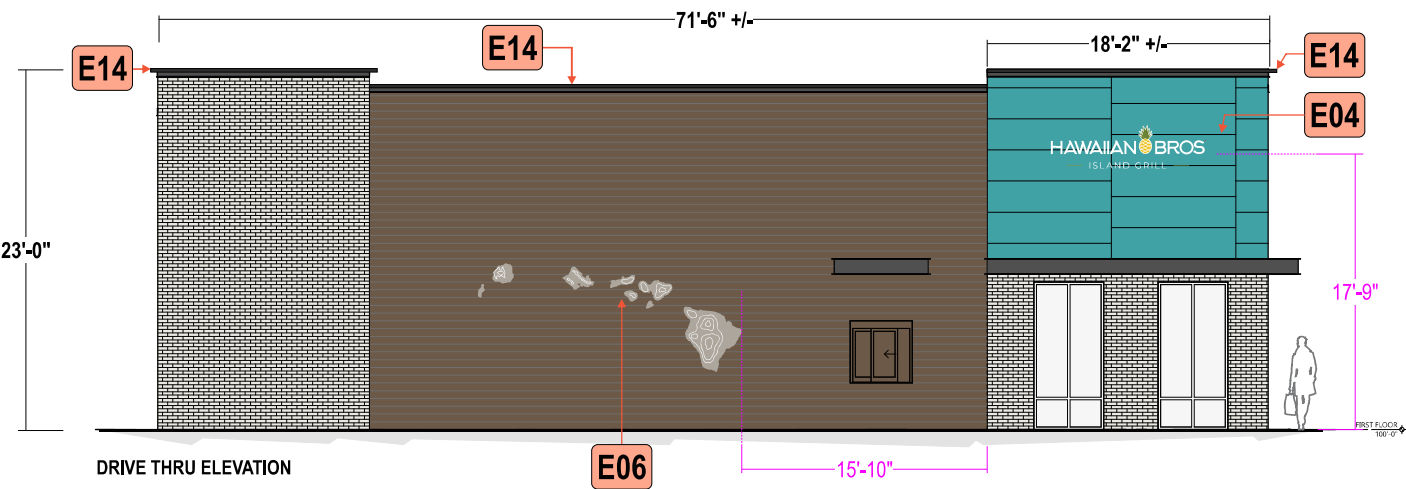
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ELEVATION

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



REAR ELEVATION



DRIVE THRU ELEVATION

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CLIENT:



ADDRESS:

1597 N. RAND RD.
PALATINE, IL 60074-2919

PAGE NO.:

4

ORDER NUMBER:

1246220

SITE NUMBER:

124

PROJECT NUMBER:

89222

PROJECT MANAGER:

ANDY CONCEPCION

ELECTRONIC FILE NAME:

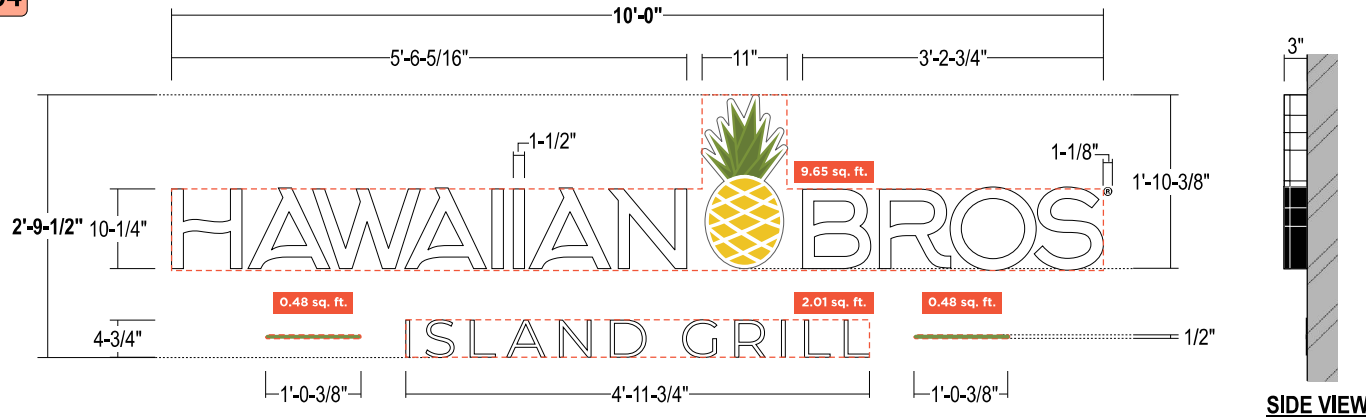
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Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	544495	07/29/25 JCH					
Rev 1	546436	08/08/25 RH					
Rev 2	563464	11/12/25 JY					
Rev 3	567202	12/04/25 JCH					
Rev 4	567516	12/05/25 JY					

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E01 FACE LIT CHANNELS | NON-ILLUM. FLAT CUT OUTS **FL10.i.w.f**
Scale: 3/4"=1'-0" 12.7 square feet

E04



SIDE VIEW

SIMULATED NIGHT VIEW:



COLOR PALETTE

Black	Pantone 576 Burnt Leaf Green
Pantone 129C Yellow	Pantone 575 Palm Green
White	3M 7725-10 "R" mark

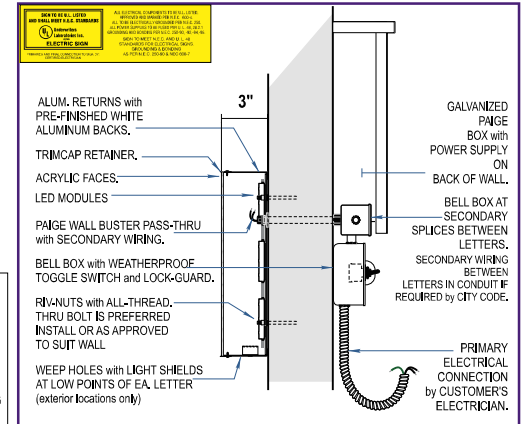
Paint finish to be satin unless otherwise specified

- FACES:** .177" #7328 white acrylic w/ surface applied digitally printed translucent vinyl
- TRIMCAP:** 1" black jewelite trimcap - letters; 1" white jewelite trimcap - logo
- RETURNS:** 3" Deep .040" alum. returns pre-finished white interior.
Letters - Exterior pre-finished black; logo - Exterior pre-finished white
- BACKS:** .063" alum. insides painted Reflective white
- ILLUM.:** Principal Sloan White LED's as required by manufacturer;
Remote Power Supplies
- "ISLAND GRILL":** .125" thk. aluminum flat cut out painted white and green as shown;
stud mounted flush to wall; penetrations silicone filled
- "(R)":** .125" thk. aluminum flat cut out painted black with white vinyl applied;
stud mounted flush to wall; penetrations silicone filled
- INSTALL:** Thru bolted flush to wall surface using all thread into approved blocking
12" standard length of min 3/8" threaded rod will be supplied unless otherwise noted;
- QUANTITY:** (2) REQUIRED

ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

Contact PRODUCTION CONTROL for approval on deviation from Stratus standards.



FACE LIT CHANNELS: remote

CHL-01

NOT TO SCALE

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Mentor, Ohio 44060
888.503.1569

CLIENT:
HAWAIIAN BROS
ISLAND GRILL
ADDRESS:
1597 N. RAND RD.
PALATINE, IL 60074-2919

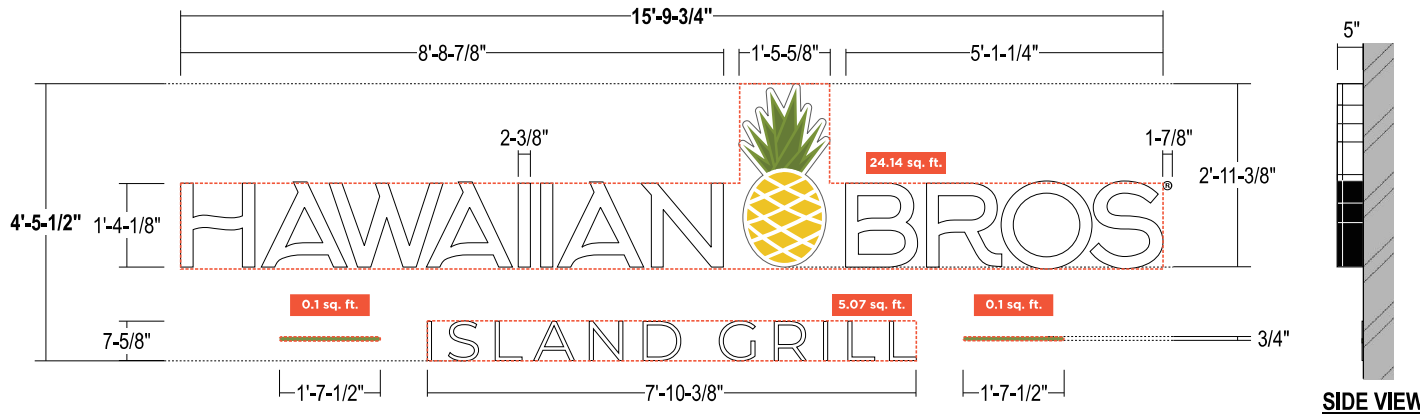
ORDER NUMBER:
1246220
SITE NUMBER:
124
ELECTRONIC FILE NAME:
G:\ACCOUNTS\H\H-BROS_LOCATIONS\2025\IL\124_Palatine\124_Palatine_R4.cdr

PROJECT NUMBER:
89222
PROJECT MANAGER:
ANDY CONCEPCION

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	544495	07/29/25 JCH					
Rev 1	546436	08/08/25 RH					
Rev 2	563464	11/12/25 JY					
Rev 3	567202	12/04/25 JCH	Updated square footage calc's				
Rev 4	567516	12/05/25 JY					

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E02 **FACE LIT CHANNELS | NON-ILLUM. FLAT CUT OUTS** **FL16.i.w.f**
 Scale: 1/2"=1'-0" 29.4 square feet



SIMULATED NIGHT VIEW:



COLOR PALETTE

Black	Pantone 576 Burnt Leaf Green
Pantone 129C Yellow	Pantone 575 Palm Green
White 3M 7725-10 "R" mark	

Paint finish to be satin unless otherwise specified

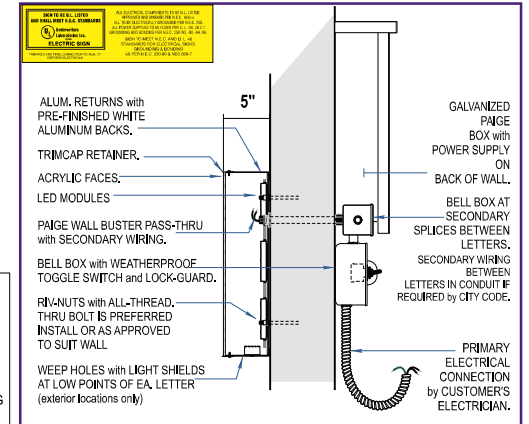
SIDE VIEW

- FACES:** .177" #7328 white acrylic w/ surface applied digitally printed translucent vinyl
- TRIMCAP:** 1" black jewelite trimcap - letters; 1" white jewelite trimcap - logo
- RETURNS:** 5" Deep .040" alum. returns pre-finished white interior.
Letters - Exterior pre-finished black; logo - Exterior pre-finished white
- BACKS:** .063" alum. insides painted Reflective white
- ILLUM.:** Principal Sloan White LED's as required by manufacturer;
Remote Power Supplies
- "ISLAND GRILL":** .125" thk. aluminum flat cut out painted white and green as shown;
stud mounted flush to wall; penetrations silicone filled
- "(R)":** .125" thk. aluminum flat cut out painted black with white vinyl applied;
stud mounted flush to wall; penetrations silicone filled
- INSTALL:** Thru bolted flush to wall surface using all thread into approved blocking
12" standard length of min 3/8" threaded rod will be supplied unless otherwise noted;
- QUANTITY:** (2) REQUIRED

ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.
 THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

Contact PRODUCTION CONTROL for approval on deviation from Stratus standards.



FACE LIT CHANNELS: remote

CHL-01

NOT TO SCALE

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 Mentor, Ohio 44060
 888.503.1569

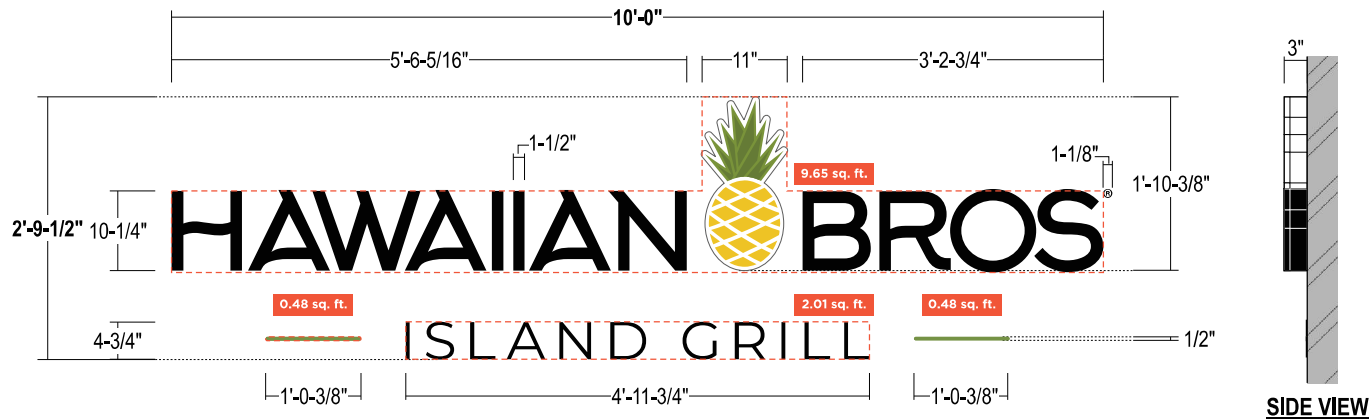
CLIENT:
HAWAIIAN BROS
 — ISLAND GRILL —
ADDRESS:
 1597 N. RAND RD.
 PALATINE, IL 60074-2919
PAGE NO.:
6

ORDER NUMBER:
 1246220
PROJECT NUMBER:
 89222
SITE NUMBER:
 124
PROJECT MANAGER:
 ANDY CONCEPCION
ELECTRONIC FILE NAME:
 G:\ACCOUNTS\HH-BROS_LOCATIONS\2025\IL\124_Palatine\124_Palatine_R4.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	544495	07/29/25 JCH					
Rev 1	546436	08/08/25 RH					
Rev 2	563464	11/12/25 JY					
Rev 3	567202	12/04/25 JCH	Updated square footage calc's				
Rev 4	567516	12/05/25 JY					

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E03 **FACE LIT CHANNELS | NON-ILLUM. FLAT CUT OUTS** **FL10.i.b.f**
 Scale: 3/4"=1'-0" 12.7 square feet



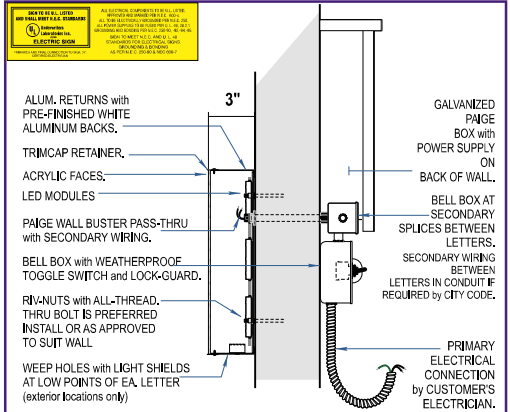
COLOR PALETTE			
	Black		Pantone 576 Burnt Leaf Green
	Black 3M 3635-222 Dual-Color		Pantone 575 Palm Green
	Pantone 129C Yellow		White 3M 7725-10 "R" mark

Paint finish to be satin unless otherwise specified

- FACES:** "HAWAIIAN" & "BROS": .177" #2447 white acrylic w/ surface applied dual-colored film.
 Letters will illuminat White at night
 PINEAPPLE LOGO: .177" #7328 white acrylic w/ surface applied digitally printed translucent vinyl
- TRIMCAP:** 1" black jewelite trimcap - letters; 1" white jewelite trimcap - logo
- RETURNS:** 3" Deep .040" alum. returns pre-finished white interior.
 Letters - Exterior pre-finished black; logo - Exterior pre-finished white
- BACKS:** .063" alum. insides painted Reflective white
- ILLUM.:** Principal Sloan White LED's as required by manufacturer;
 Remote Power Supplies

- "ISLAND GRILL":** .125" thk. aluminum flat cut out painted black and green as shown;
 stud mounted flush to wall; penetrations silicone filled
- "(R)":** .125" thk. aluminum flat cut out painted black with white vinyl applied
 stud mounted flush to wall; penetrations silicone filled
- INSTALL:** Thru bolted flush to wall surface using all thread into approved blocking
 12" standard length of min 3/8" threaded rod will be supplied unless otherwise noted;
- QUANTITY:** (1) REQUIRED

Contact PRODUCTION CONTROL for approval on deviation from Stratus standards.



ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.

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THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

FACE LIT CHANNELS: remote
 CHL-01 NOT TO SCALE

Stratus

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8959 Tyler Boulevard
Mentor, Ohio 44060

888.503.1569

CLIENT:

HAWAIIAN BROS

ISLAND GRILL

ORDER NUMBER:

1246220

PROJECT NUMBER:

89222

SITE NUMBER:

124

PROJECT MANAGER:

ANDY CONCEPCION

ADDRESS:

1597 N. RAND RD.
PALATINE, IL 60074-2919

PAGE NO.:

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ELECTRONIC FILE NAME:

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Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	544495	07/29/25 JCH					
Rev 1	546436	08/08/25 RH					
Rev 2	563464	11/12/25 JY					
Rev 3	567202	12/04/25 JCH	Updated square footage calc's				
Rev 4	567516	12/05/25 JY					

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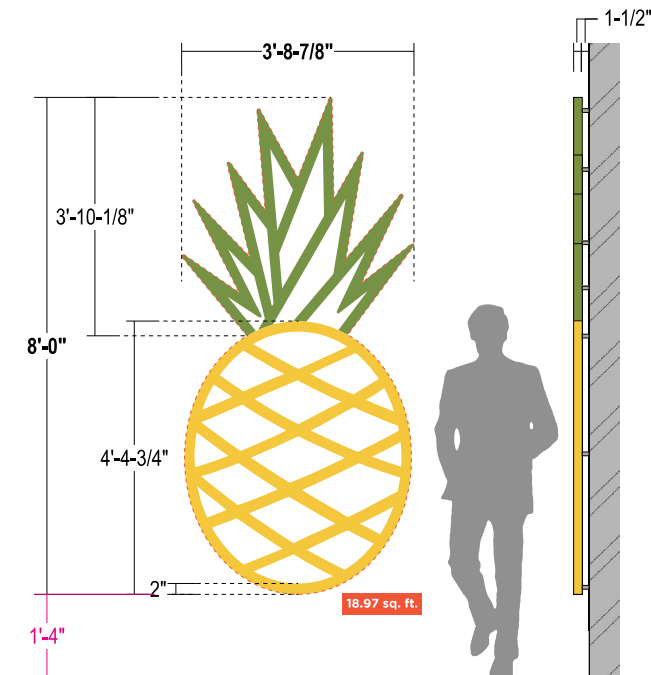
E05

HALO LIT PINEAPPLE LOGO

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

HL96.i.l.al.so

19 square feet



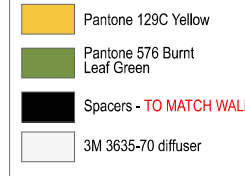
SIDE VIEW



SIMULATED NIGHT VIEW

- FACES:** .125" aluminum faces painted yellow and green
- RETURNS:** 1-1/2" deep .063" aluminum returns; returns welded to faces; All welds sanded smooth; painted yellow and green
- BACKS:** .177" Clear polycarbonate w/ applied White diffuser film to diffuse LED's
- ILLUM.:** Principal Sloan White LED's as required by manufacturer;
Remote Power Supplies
- INSTALL:** Thru bolted to wall surface with 1-1/2" stand offs into approved blocking
12" standard length of min 3/8" threaded rod will be supplied unless otherwise noted;
Spacers to be provided and painted to match sign band
- QUANTITY:** (1) ONE SET REQUIRED

COLOR PALETTE



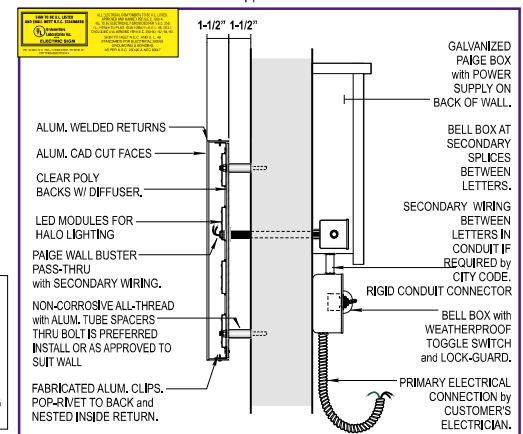
Paint finish to be satin
unless otherwise specified

ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.

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THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRICAL CODE.

Contact PRODUCTION CONTROL for approval on deviation from Stratus standards.



HALO LIT CHANNELS: Stand Off

CHL-02

NOT TO SCALE

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888.503.1569

CLIENT:

HAWAIIAN BROS
— ISLAND GRILL —

ADDRESS:

1597 N. RAND RD.
PALATINE, IL 60074-2919

PAGE NO.:

8

ORDER NUMBER:

1246220

SITE NUMBER:

124

ELECTRONIC FILE NAME:

G:\ACCOUNTS\HIB-BROS_LOCATIONS\2025\IL\124_Palatine\124_Palatine_R4.cdr

PROJECT NUMBER:

89222

PROJECT MANAGER:

ANDY CONCEPCION

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	544495	07/29/25 JCH					
Rev 1	546436	08/08/25 RH					
Rev 2	563464	11/12/25 JY					
Rev 3	567202	12/04/25 JCH					
Rev 4	567516	12/05/25 JY	Updated square footage calc's				

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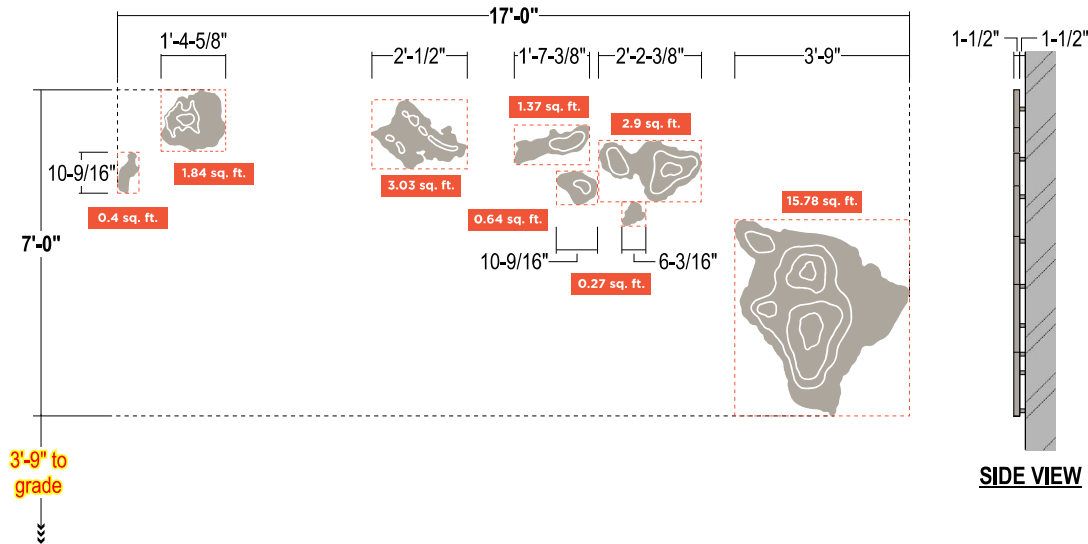
E06

HALO LIT CHANNELS | LARGE ISLAND DISPLAY

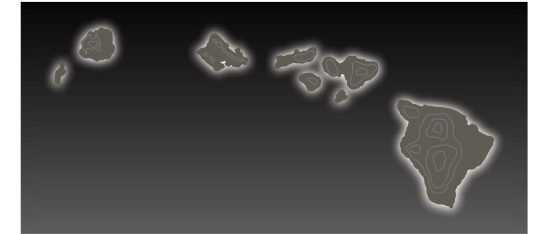
HL84.i.l.al.so

Scale: 3/8"=1'-0"

26.2 square feet

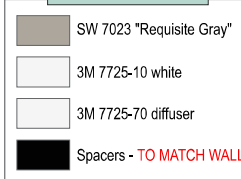


SIMULATED NIGHT VIEW:



- FACES:** .090" alum. faces painted Gray with surface applied White vinyl decoration
- RETURNS:** 1-1/2" deep .063" aluminum returns; returns welded to faces;
All welds sanded smooth; painted gray
- BACKS:** .177" Clear polycarbonate w/ applied White diffuser film to diffuse LED's
- ILLUM.:** Principal Sloan White LED's as required by manufacturer;
Remote Power Supplies
- INSTALL:** Thru bolted to wall surface with 1-1/2" stand offs into approved blocking
12" standard length of min 3/8" threaded rod will be supplied unless otherwise noted;
Spacers to be provided and painted to match sign band
- QUANTITY:** (1) REQUIRED

COLOR PALETTE



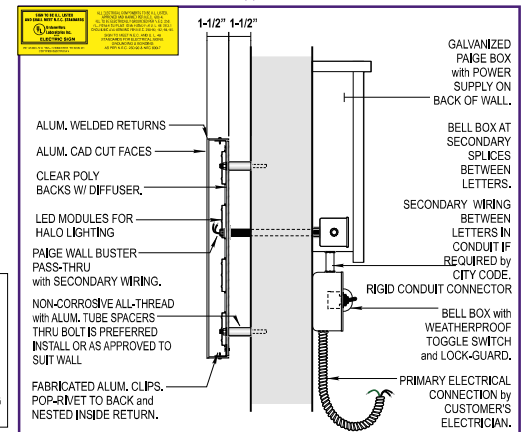
Paint finish to be satin unless otherwise specified

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THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRICAL CODE.

Contact PRODUCTION CONTROL for approval on deviation from Stratus standards.



HALO LIT CHANNELS: Stand Off

CHL-02

NOT TO SCALE

Stratus

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8959 Tyler Boulevard
Mentor, Ohio 44060

888.503.1569

CLIENT:

HAWAIIAN BROS
— ISLAND GRILL —

ADDRESS:

1597 N. RAND RD.
PALATINE, IL 60074-2919

PAGE NO.:

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ORDER NUMBER:

1246220

SITE NUMBER:

124

ELECTRONIC FILE NAME:

G:\ACCOUNTS\HIB-BROS_LOCATIONS\2025\IL\124_Palatine\124_Palatine_R4.cdr

PROJECT NUMBER:

89222

PROJECT MANAGER:

ANDY CONCEPCION

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Rev 2	563464	11/12/25 JY					
Rev 3	567202	12/04/25 JCH					
Rev 4	567516	12/05/25 JY	Updated square footage calc's				

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E15

D/F ILLUMINATED PYLON

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



PY66.is.s.al.p

66.2 square feet

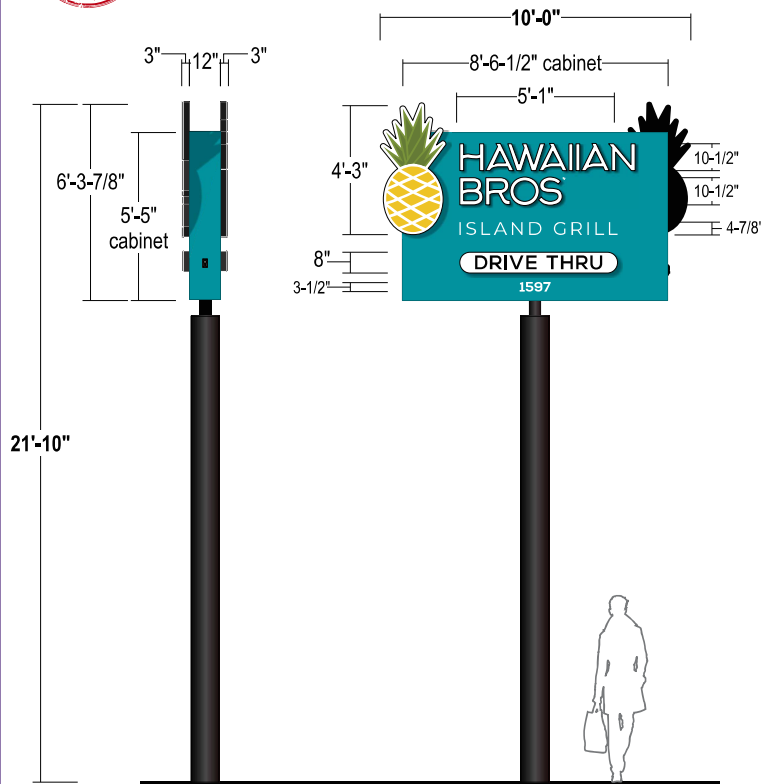


EXISTING SIGNAGE

Scaled proportionally



Existing sign cabinets to be removed; leave first stage pipe support; repaint existing steel black



- CABINET:** 1'-0" Deep fabricated aluminum cabinet with routed copy; .125" thk. aluminum face; .063" thk. aluminum filler; faces painted blue; filler painted black
- CHANNEL LTR. FACES:** .177 #7328 white acrylic w/ surface applied translucent vinyl for pineapple and black vinyl for Drive thru capsule
- TRIMCAP:** 1" Black Jewelite trimcap
- RETURNS:** 3" Deep x .040" alum. returns pre-finished white interior / exterior painted black
- BACKS:** .063 alum. insides painted Reflective white
Backside of pineapple logo to be finished and painted Black
- ILLUM.:** Pineapple, Letters, Capsule & Cabinet "Island Grill" copy to illuminate w/ Principal Sloan White LED's as required by manufacturer;
Power Supplies located inside cabinet

"ISLAND GRILL": Routed copy backed with .125" thk. #7328 white acrylic

"R" & ADDRESS: Opaque white vinyl applied to face

FONT: Nexa Extra Bold (Regular, ExtraBold)

INSTALL: Internal steel support, stabs into existing steel support; existing foundation
Details to be verified by engineering

QUANTITY: (1) EA. REQUIRED

SIMULATED NIGHT VIEW:



COLOR PALETTE

- Black
3M 7725-12 Black Opaque
- Pantone 129C
Pineapple Yellow
- Pantone 320C
Pacific Blue
- Pantone 576
Burnt Leaf Green
- Pantone 575
Palm Green
- 3M 7725-10 white

Paint finish to be satin unless otherwise specified

ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.8(A) (1) OF THE NATIONAL ELECTRIC CODE.

Stratus

onestratus.com

8959 Tyler Boulevard
Mentor, Ohio 44060

888.503.1569

CLIENT:

HAWAIIAN BROS
ISLAND GRILL

ADDRESS:

1597 N. RAND RD.
PALATINE, IL 60074-2919

PAGE NO.:

27

ORDER NUMBER:

1246220

SITE NUMBER:

124

ELECTRONIC FILE NAME:

G:\ACCOUNTS\HIB-BROS_LOCATIONS\2025\ILL\124_Palatine\124_Palatine_R4.cdr

PROJECT NUMBER:

89222

PROJECT MANAGER:

ANDY CONCEPCION

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	544495	07/29/25 JCH					
Rev 1	546436	08/08/25 RH					
Rev 2	563464	11/12/25 JY					
Rev 3	567202	12/04/25 JCH					
Rev 4	567516	12/05/25 JY					

PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.



September 2, 2025

Project: Hawaiian Bros
1597 N. Rand Road
Palatine, IL 60074

Village of Palatine
Attn: Lyn Bremanis
200 E. Wood Street
Palatine, IL 60067

RE: Business Plan

A Hawaiian Bros quick serve restaurant with dining room and drive through is proposed at 1597 N. Rand Road.

The intended hours of operation will be between 8AM to 11PM everyday.

The maximum number of employees on a shift is 7. The average number of employees per shift is 4. The estimated number of walk in customers at max hour is 20. The estimated number of drive thru customers at max hour 40.

Trash collection is usually 2 to 3 times per week based on need.

Menu

MADE FRESH WITH ALOHA

At Hawaiian Bros, we treat everyone like family. That means our menu has generous portions of island-inspired fare.

[Order Online →](#)[Order Catering →](#)

No freezers. No fryers. No microwaves.

Just fresh, island-inspired meals made from scratch every day.

[Nutrition Information →](#)[Allergen Listing →](#)

Plate Lunch

Comes with white rice, macaroni salad, and your choice of protein.
Available in small, classic and large sizes.



Huli Huli Chicken

Our signature dish! Marinated teriyaki chicken grilled fresh.



Molokai Chicken 🔥

Sweet & spicy grilled chicken with a little heat.

Spice Level: 1 of 3



Honolulu Chicken

Savory chicken with garlic, green onions and sesame.



Luau Pig

Slow roasted Kalua Pork seasoned with Hawaiian sea salt.



Seasoned Vegetables

Mix of fresh vegetables with our own spice blend. Seasonal vegetable selection may vary based on availability.



Kilauea Chicken



Sweet & spicy grilled chicken with a lava hot kick.

Spice Level: 3 of 3



Pacific Island Salad

Huli Huli Chicken on fresh romaine lettuce with mandarin oranges, green onions, cilantro and chow mein noodles served on our own island vinaigrette.



Mixed Plate

Can't decide? Mix it up! Choose any two entrees in one plate for \$1 extra. Classic and large size only.



New to this island-inspired staple?

Learn the incredible history of Hawaii's true island comfort food.

[Explore the History of the Plate Lunch](#) →

[Menu](#)
[Catering](#)
[Rewards](#)
[Locations](#)
[Franchise Opportunities](#)
[Our](#)
[Order Online](#)



Huli Huli Wrap

Dive into the sweet and savory flavors of our teriyaki-glazed Huli Huli Chicken, fresh pineapple, crisp romaine lettuce, crunchy noodles, and white rice, hand rolled into a large, soft tortilla.



Molokai Mac Wrap

Get the best of both worlds in every bite with the sweet heat of our Molokai Chicken and the cool creaminess of our classic mac salad folded into a large, soft tortilla with white rice.



Pacific Island Wrap

Savor the fresh taste of our signature salad including romaine lettuce, mandarin oranges, green onions, and cilantro, plus teriyaki-glazed Huli Huli Chicken, crunchy noodles, and white rice – all drizzled with our tangy Island Vinaigrette and hand wrapped in a large, soft tortilla.

Sides



Macaroni Salad

Secret blend of spices.



Pineapple

Fresh chunks.



White Rice

Two heaping scoops.



Seasoned Vegetables

Seasonal, spiced mix.



SPAM® Musubi

Seared spam, teriyaki glaze, rice, seaweed.

Sauces

Teriyaki Sauce

Signature house sauce.

Pineapple BBQ Sauce

Pineapple-infused BBQ sauce.

Dessert



Dole Soft Serve®

Fat-free, dairy-free, gluten-free, low-calorie tropical soft serve.

Drinks

Bottled Water

20 oz.

Hawaiian Sun®

Tropical fruit drinks

Fountain Drinks

Medium 20 oz. / Large 32 oz.



About Hawaiian Bros

Our Story

Community Engagement

Contact Us

Our Food

Menu

Catering

Nutrition Information

Allergen Listing

Shop

Gift Cards

Merchandise

Join the Team

Careers

Franchise Opportunit

1597 N. Rand Road**STAFF REPORT:**

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Amit Patel, OM Ohana Palatine Realty LLC

PLAN NUMBER: SU-000213-2025

BACKGROUND:

The subject property is zoned B-2 (General Business) and was annexed into the Village in 1999. In October 2024, the lot was included in a resubdivision and received approval for a drive-through restaurant (KFC); however, the project was never constructed. The Petitioner is now requesting approval of a new Special Use and Variation to redevelop the site for a Hawaiian Bros restaurant, with a drive-through. Therefore, the Petitioner is requesting:

- 1. Special Use to permit a restaurant with a drive-thru**
- 2. Variation to permit 19 parking spaces instead of the required 25.**
- 3. Variation to permit 534 square feet of total signage instead of the maximum permitted total signage of 186 square feet.**

KEY ISSUES:

- The proposal includes demolishing the existing structure while retaining the existing foundation, and constructing a new 2,541-square-foot building with an incorporated drive-thru lane.
- The parking lot and drive-thru layout meet all applicable code requirements, including the provision of seven (7) stacking spaces in the drive-thru lane. The building also meets the setback requirements of the B-2 Zoning District. The site plan shows that the existing access driveway on Rand Road will remain.
- The applicant proposes hours of operation from 8:00 a.m. to 11:00 p.m. daily. Staffing is anticipated to average seven (7) employees on site at a time, with an expected customer volume of approximately 20 walk-in customers and 40 drive-thru customers.
- Parking for the proposed use is required at a rate of 1 space per 100 square feet

of building area, or 1 space per 2.5 seats, whichever is greater. Based on a building area of 2,541 square feet and 35 seats, the use requires 25 parking spaces. The proposed site plan provides 19 parking spaces, resulting in a deficiency of six (6) spaces. Therefore, a parking variation will be required. Staff notes that the requested parking variation is directly comparable to the parking variation previously approved for the former drive-through restaurant on the site.

- Per Code, the site is permitted a maximum of 186 square feet of signage. As shown in the table below, the current proposal exceeds this allowance and would require a sign variation. Per Code, sign area is calculated using the smallest rectangle that fully encloses the sign. Because several of the proposed signs are irregular in shape, the calculated area is significantly larger than the actual graphic area. For example, the Hawaiian Islands (E06) wall sign calculates to 119 square feet, although approximately 76% of that area is empty space. Drive-thru and directional signage are not included in the total allowable signage calculation.

Signs	Sq. Footage
Free Standing Sign	66.2
Attached Front Elevation (E01)	27.9
Attached West Elevation (E06)	119
Attached West Elevation (E04)	27.9
Attached East Elevation (E02)	70.5
Attached East Elevation (E05)	29.9
Attached East Elevation (E13)	88
Attached Rear Elevation (E03)	27.9
Attached Rear Elevation (E13)	76
Total Square Footage Proposed	533.3
Total Square Footage Permitted	186
Variation for Signage Square Footage	347.3

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.

STANDARDS FOR A VARIATION: Standards for a Variation are found in Section 14.03 D (1) and (2) of the Zoning Code. Specifically, the Petitioners must show that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality. The Petition for Variation is

attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The Petitioner is requesting approval to reuse the existing building foundation and construct a new drive-thru restaurant. The proposed building and drive-thru lane comply with the B-2 District bulk standards as well as the required stacking provisions. Drive-thru uses are also common within the Dundee/Rand Road corridor, making this use consistent with the surrounding commercial area.

A parking variation is requested as part of the proposal. Based on the business plan, the majority of customers are expected to utilize the drive-thru. As a result, Staff believes the proposed parking supply should be adequate for the intended operations.

In addition, while the requested sign variation is significant when calculated per Code, much of the proposed signage consists of decorative elements and negative space. As a result, Staff does not believe the signage will alter the character of the area, given that the actual sign area is substantially less than the calculated variation square footage. Further, any approval would be tied to the specific sign elevations submitted, ensuring that a future operator with different signage plans could not rely on this variation for unrelated designs. Because the actual sign square footage is well below the noticed variation square footage, Staff finds the request to be reasonable.

Therefore, Staff recommends approval of the Special Use and Variations, pursuant to the following conditions:

1. The Special Use and Variation shall substantially conform to the engineering plans prepared by Weaver Consultant Group dated 8/28/2024, elevations prepared by Design Plus dated 8/19/2024 and the business plan submitted by the Petitioner, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The traffic directional signage plan shall be submitted in a manner acceptable to the Village Engineer or Director of Planning and Zoning.
3. The final landscaping plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.

ATTACHMENTS:

1. Aerial Map
2. Special Use and Variation Application
3. Engineering Plans
4. Floor Plan
5. Elevations
6. Sign Package
7. Business Plan
8. Public Notice



0 200 400
ft

Print Date: 12/4/2025

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

Kalpesh Patel

Business Name (if applicable)

OM Group

Subject Property Address

1597 N. Rand Road

Please provide a description of your proposed request:

New Hawaiian Bros quick-serve restaurant with drive-thru.

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 Hawaiian Bros will fit into this existing commercial developed area which contains other drive-thrus and will serve the public via dine-in or drive-thru services.

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

The proposed Hawaiian Bros will not endanger the public health, safety, or general welfare of any portion of the community as demonstrated in the site plan, building plans, and photometric plan. No hazards or nuisances to nearby neighbors are anticipated as a result of this project.

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

The proposed Hawaiian Bros will fit into this existing commercial developed area. The building and site will blend in with and enhance the character of the area. The vacant property will be transformed into a commercial development that is aesthetically pleasing with high-quality exterior materials on the building along with landscaping designed to ensure species resiliency and complimentary style. Site lighting will be provided in a fashion that provides appropriate foot candles for safety with cut-off fixtures for minimal light trespass and directed inward toward the development. The building and grounds will be well maintained.

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



VARIATION APPLICATION

Department of Planning & Zoning

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

Petitioner Name

Amit Patel

Business Name (if applicable)

OM Group

Subject Property Address

1597 N Rand Road, Palatine, IL 60074

Please provide a description of your proposed request:

1. Variation to permit 19 parking spaces, instead of the minimum required 25 parking spaces.

2. Variation to permit 534 square feet of total signage instead of the maximum permitted total signage of 186 square feet.

Petitioner Justification

Variations 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 the property cannot yield a reasonable return if used only under the conditions allowed by the regulations governing the zoning district in which it is located:

See attached variance justification letter.

That the plight of the owner is due to unique circumstances:

That the Variation, if granted, will not alter the essential character of the locality:

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

- a. The particular surroundings, shape, or topographical conditions of the property.
- b. A unique hardship for the property not generally applicable to other properties in the same zoning district.
- c. The request is not based on a desire to make more money out of the property.
- d. The petitioner has not created the alleged hardship for the property.
- e. The request will not be detrimental the public welfare or other properties in the neighborhood.
- f. The request will not impair supply of light and air to adjacent properties, substantially increase the danger of fire, endanger the public safety, or substantially diminish or impair neighboring property values.

--

Village of Palatine Variance Application

Petitioner Justification for proposed Hawaiian Bros at 1597 N Rand Road, Palatine, IL 60074:

That the property cannot yield a reasonable return if used only under the conditions allowed by the regulations governing the zoning district in which it is located:

1. Parking space variance: If used under conditions of the zoning district it would impact the layout of the site eliminating a drive-thru which is required to operate as a drive-thru restaurant and serves a large portion of Hawaiian Bros clients.
2. Signage variance: Most of the elements presented forth are architectural elements, standard within the brand and design of the stores for this customer and important for brand recognition.

That the plight of the owner is due to unique circumstances:

1. Parking space variance: This is due to the unique circumstances of the site with the multiple existing accesses to the site needed to remain to keep existing traffic patterns limiting the amount of parking areas on site.
2. Signage variance: The building sits between adjacent structures, limiting visibility to oncoming traffic. These site-specific conditions create a hardship in meeting the visibility needs for business identification under the current sign code.

That the Variation, if granted, will not alter the essential character of the locality:

1. Parking space variance: This will not alter the essential character of the locality as the building is remaining a commercial use with the same site access as well as similar traffic flow patterns with parking located in similar spots.
2. Signage variance: The proposed signage variation will not alter the essential character of the locality. The design, materials, and illumination are consistent with other commercial signage in the area and maintain the overall visual harmony of the corridor. The sign is scaled appropriately for the building and surrounding properties, and will not create visual clutter or distraction.

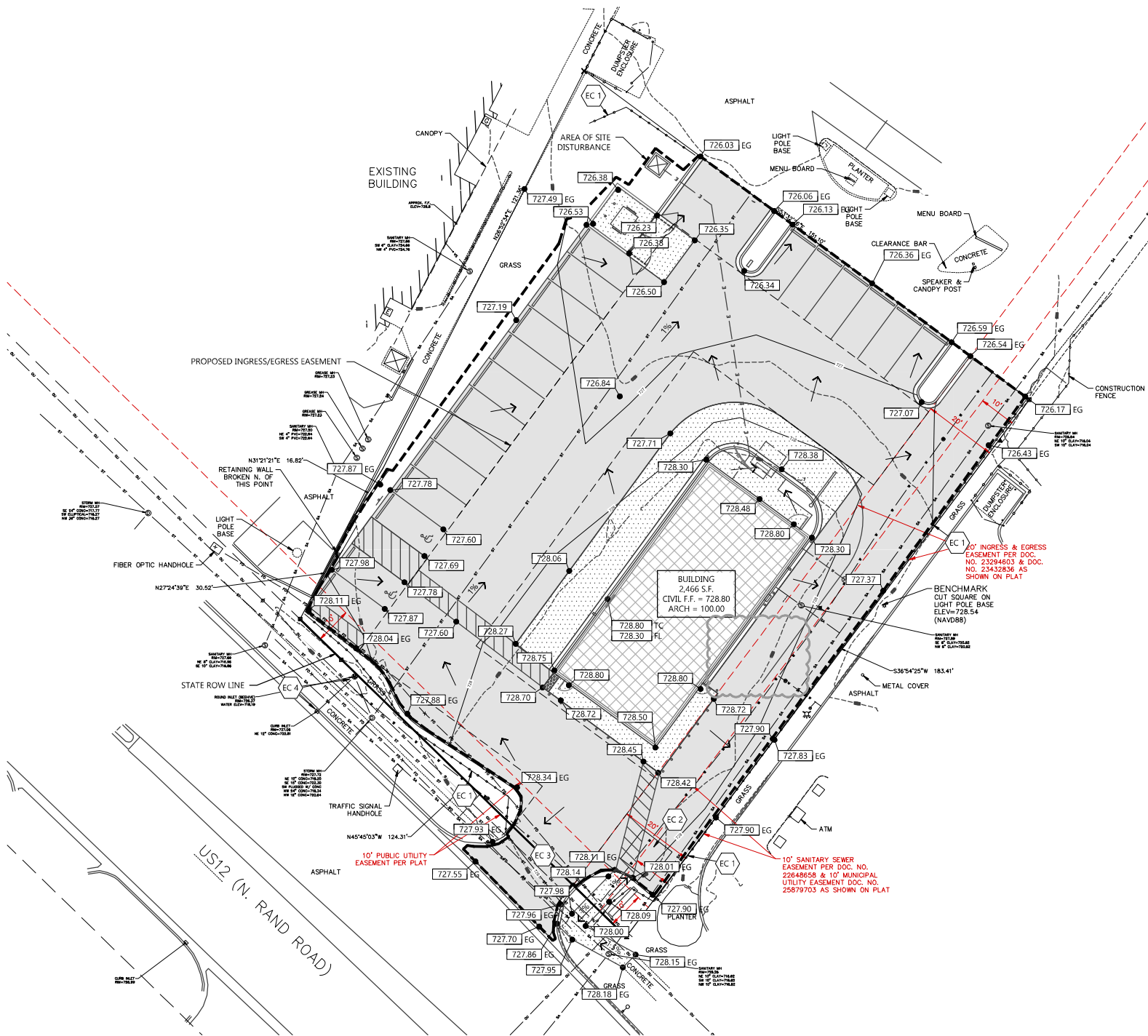
In order to supplement the above standards, the Planning and Zoning Commission may also consider the following:

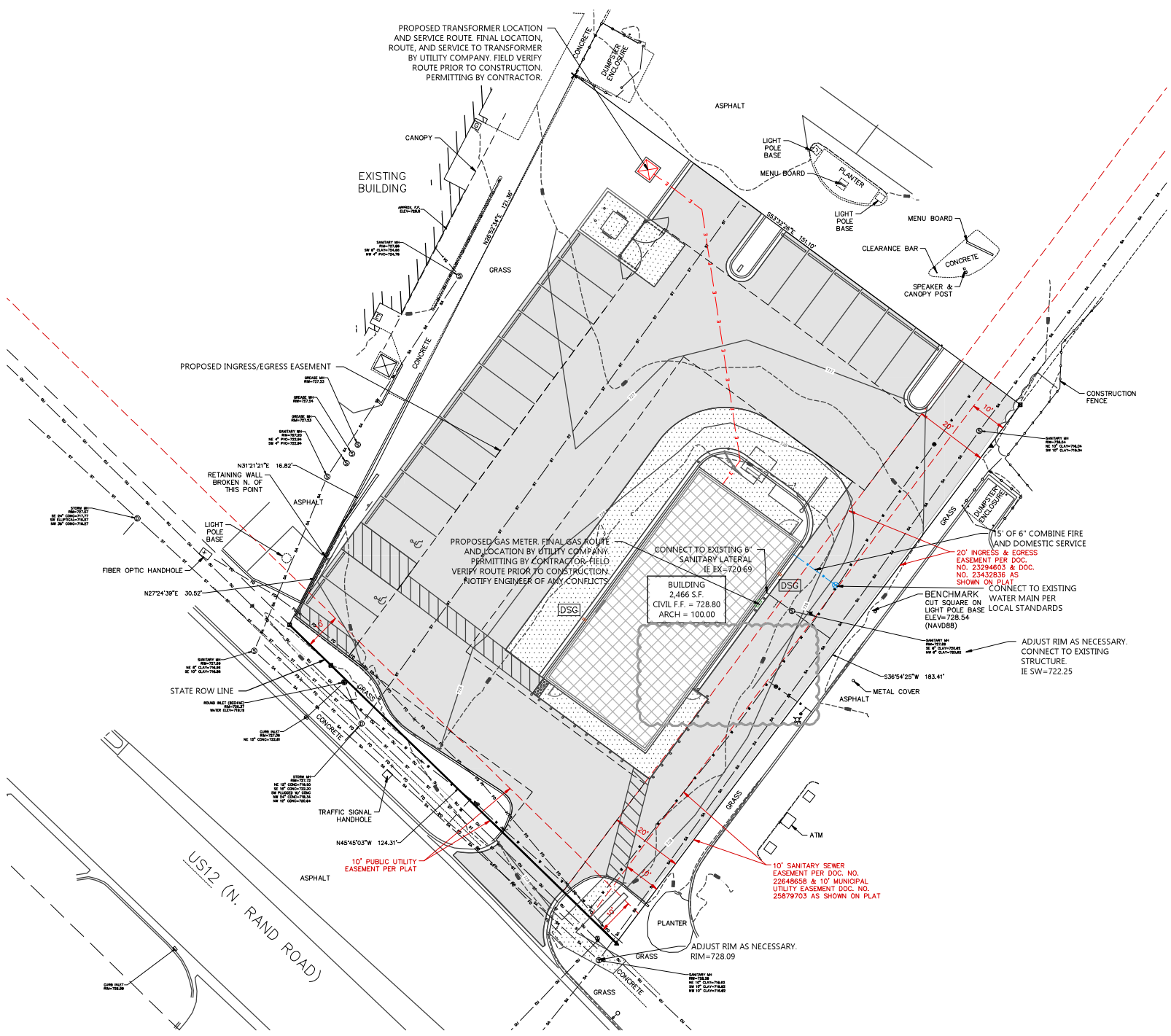
- a. The particular surroundings, shape, or topographical conditions of the property.
- b. A unique hardship for the property not generally applicable to other properties in the same zoning district.

- c. The request is not based on a desire to make more money out of the property.
 - d. The petitioner has not created the alleged hardship for the property.
 - e. The request will not be detrimental the public welfare or other properties in the neighborhood.
 - f. The request will not impair supply of light and air to adjacent properties, substantially increase the danger of fire, endanger
1. Parking space variance: The shape and size of the property have impacted the locations for the parking locations. Based on the location of the existing building parking on the east side of the building is not possible due to parking stall dimension and drive aisle dimension requirements. Additional hardship is not being created for the property as the proposed scope is reusing the existing infrastructure in place. Supply of light will not be impacted and proposed condition is shown via PXP.
 2. Signage variance: The request will not obstruct light or air to adjacent properties and will comply with all applicable electrical and building safety codes. The sign illumination will be low-glare LED lighting consistent with city standards and will not pose any hazard to public safety or traffic visibility.

GENERAL NOTES:	
1.	HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1:10 IN ANY DIRECTION. HANDICAP STALLS & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS CURRENT EDITION.
2.	ALL SIDE WALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1:100 AND RUNNING SLOPE OF 4:100 UNLESS OTHERWISE SPECIFIED.
3.	CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCES AT CONSTRUCTION ENTRANCES FOR PROPOSED IMPROVEMENTS AS REQUIRED BY CODE.
4.	CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. SHALL LOCATE WASHOUT BY CONTRACTOR.
5.	CONTRACTOR SHALL PROVIDE TEMPORARY STREET PROTECTION FOR ALL CURB CUTS & CATCH BASIN COVERS & OFFSETS IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE FOR LOCAL CODE.
6.	CONTRACTOR TO KEEP PAVEMENT CLEAN OF MUD AND DEBRIS. USING SWEEPING/BLASTING EQUIPMENT TO BE STAGED OFF-SITE.
7.	PROVIDE VEHICLE WASHOUT FOR VEHICLES ENTERING SITE LOCATED OUTSIDE OF STATE RIGHT OF WAY.
8.	THE ACCESS DRIVEWAY MUST NOT BE USED AS AN OVERLAND FLOOD FLOOD PATH.

KEYNOTES	
EC-1	SET RENCE
EC-2	CONCRETE WASHOUT
EC-3	STABILIZED CONSTRUCTION ENTRANCE
EC-4	STREET PROTECTION





GENERAL NOTES:

- REFER TO CONSTRUCTION CONTRACTOR TO FIELD VERIFY SIZE, DEPTH AND LOCATION OF EXISTING UTILITIES NOTED IN PLAN OF ANY DISCREPANCIES.
- PROVIDE CODE REQUIRED BURY DEPTH AND SEPARATION DISTANCES.

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-0800
excelengineer.com

PROJECT INFORMATION

PROPOSED BUILDING RENOVATION
OM GROUP - HAWAIIAN BROS - STR: 124
1597 N RAND ROAD • PALATINE, IL 60074

PROFESSIONAL SEAL

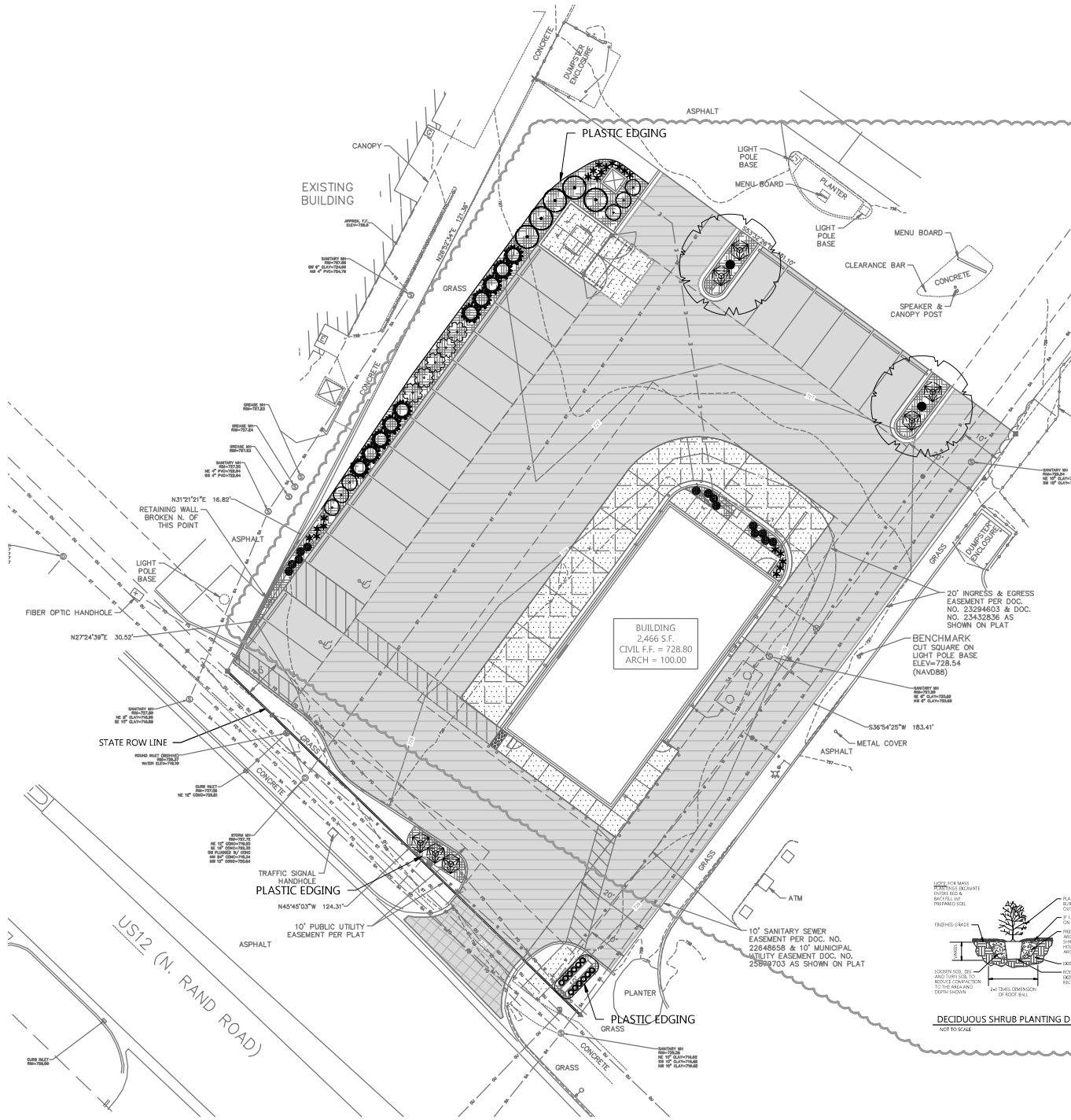
SHEET DATES

ISSUED FOR CONSTRUCTION	
REV	DATE
AD1	AUG, 11, 2025
AD2	AUG, 22, 2025
AD3	OCT, 13, 2025
AD4	OCT, 24, 2025
AD5	NOV, 10, 2025

JOB NUMBER
250156100

SHEET NUMBER
C1.3

SCALE: 1" = 10'
CIVIL UTILITY PLAN



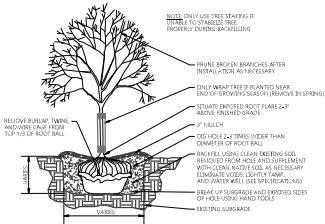
PLANT SCHEDULE					
SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUANTITY	PLANTED SIZE	ROOT
SHADE TREES					
○	Hickory	Carya americana	2	2" CAL.	80%
DECIDUOUS SHRUBS					
●	Japanese Beauty Bush	Kolkwitzia corymbosa	7	18" HT.	CONT.
○	White Flowering Dogwood	Flowering Dogwood	3	18" HT.	CONT.
○	Red-twigged Dogwood	Flowering Dogwood	5	18" HT.	CONT.
EVERGREEN SHRUBS					
○	Japanese Spindle Tree	Euonymus japonicus	10	18" HT.	CONT.
○	Boxwood	Buxus sempervirens	5	18" HT.	CONT.
EVERGREEN TREES					
●	Japanese Cedar	Juniperus horizontalis	20	1" CAL.	CONT.
●	Japanese Maple	Acer palmatum	14	1" CAL.	CONT.
●	Japanese Palm	Washingtonia filifera	12	1" CAL.	CONT.

LANDSCAPING CALCULATIONS		
ZONE	REQ. PLANTS	PLANTS PROVIDED
INTERIOR	1 CALIBRE/IN TREE PER 100 SQUARE FEET (ZONE 1 - 100 SQUARE FEET)	2 CALIBRE/IN TREES

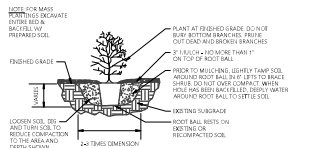
GENERAL NOTES:

- SEE SHEET C1.5 FOR LANDSCAPE SPECIFICATIONS.
- AREAS OF OBTAINED BARE SOIL OUTSIDE OF UNPAVED AREAS TO BE SOODED.

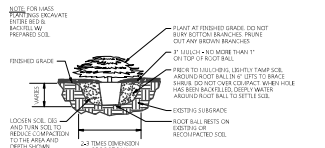
HATCH KEY:	
HATCH	LANDSCAPE MATERIAL
HATCH	ORGANIC MATERIAL



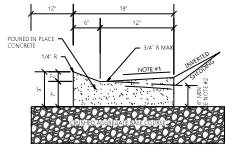
DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



DECIDUOUS SHRUB PLANTING DETAIL
NOT TO SCALE

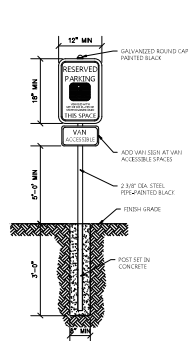


EVERGREEN SHRUB PLANTING DETAIL
NOT TO SCALE

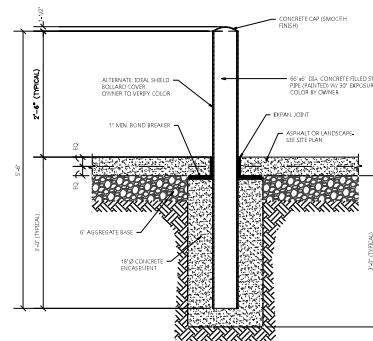


- NOTE:
- USE 4% GUTTER CROWN SLOPE UNLESS OTHERWISE NOTED IN THE PLAN.
 - THE BOTTOM OF CURB AND GUTTER MAY BE CONNECTED TO OTHER LEVEL OR RUNNERS TO THE SURFACE OF THE SURROUND OR BASE AGGREGATE PROVIDED A 6\"/>

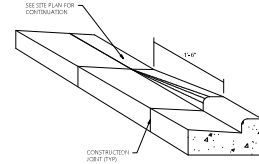
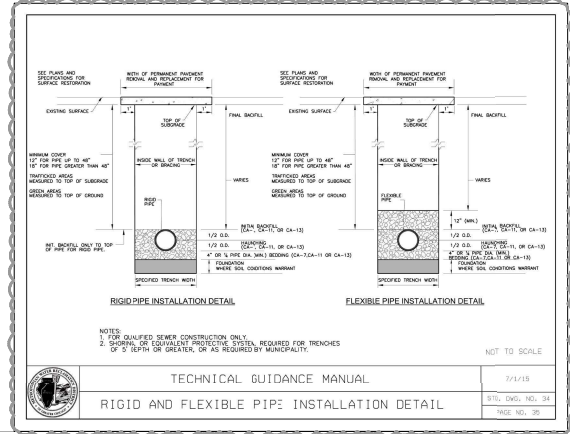
18\"/>



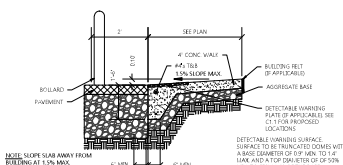
HANDICAP SIGNAGE WITH CONCRETE BASE DETAIL
NOT TO SCALE



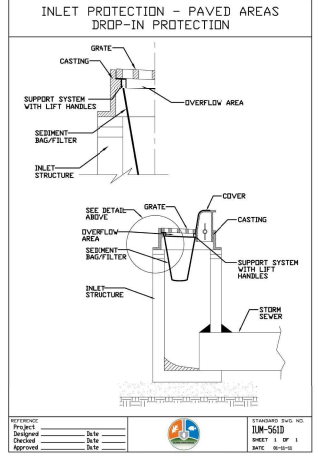
6\"/>



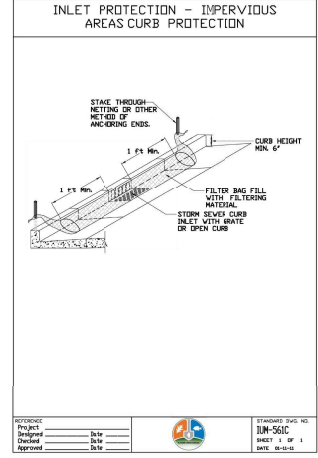
CURB TAPER DETAIL
NOT TO SCALE



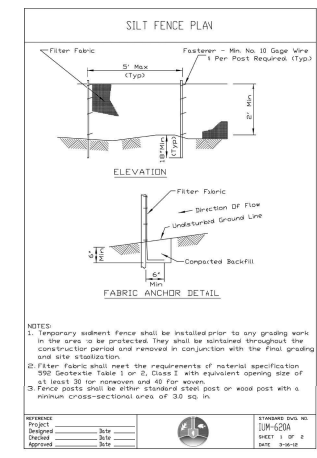
FLUSH WALK DETAIL
NOT TO SCALE



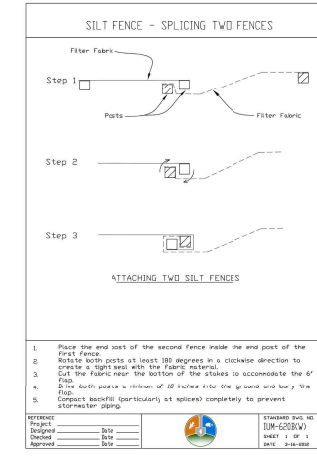
INLET PROTECTION - PAVED AREAS DROP-IN PROTECTION
NOT TO SCALE



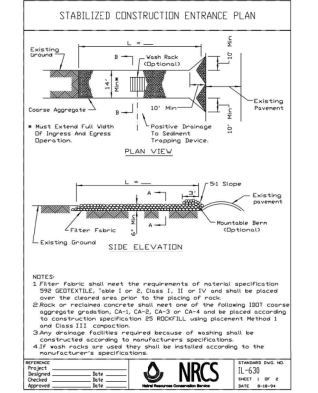
INLET PROTECTION - IMPERVIOUS AREAS CURB PROTECTION
NOT TO SCALE



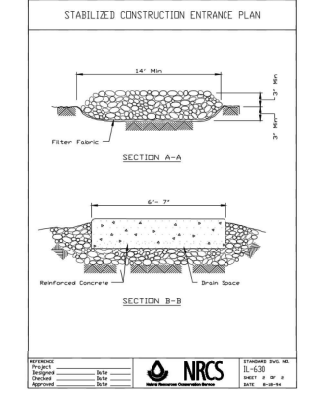
SILT FENCE PLAN
NOT TO SCALE



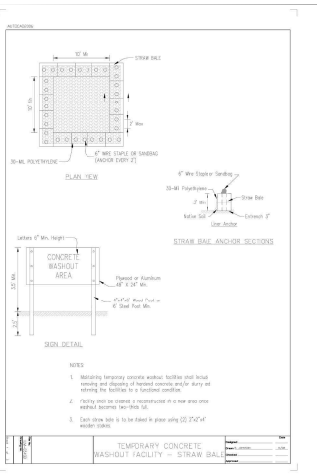
SILT FENCE - SPlicing TWO FENCES
NOT TO SCALE



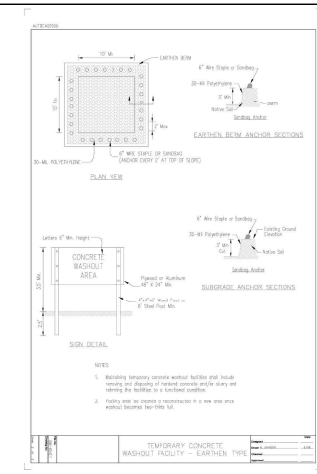
STABILIZED CONSTRUCTION ENTRANCE PLAN
NOT TO SCALE



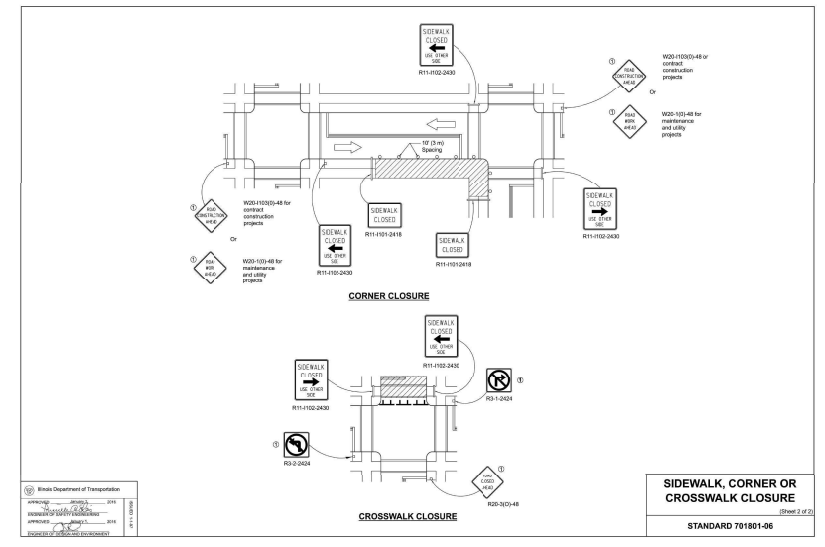
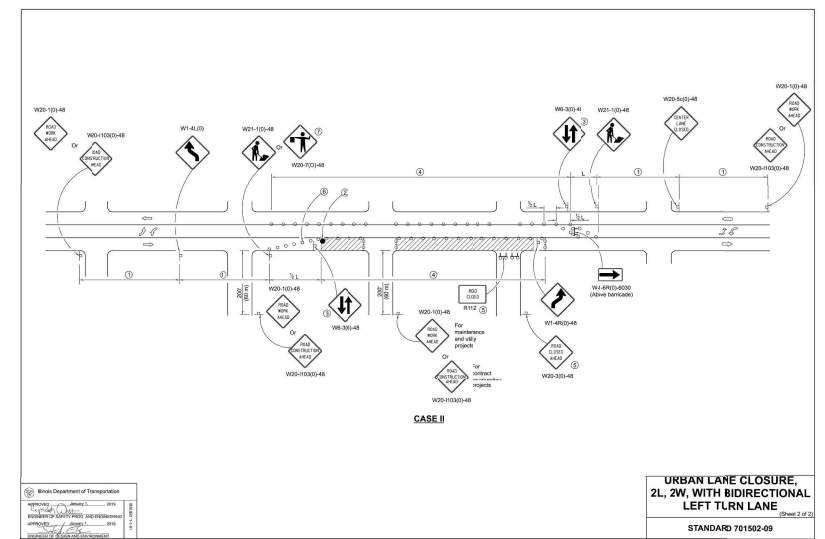
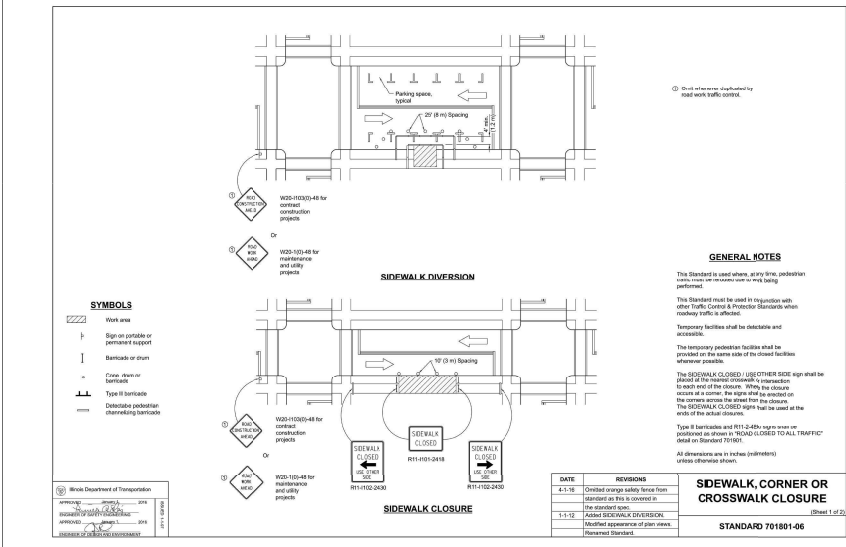
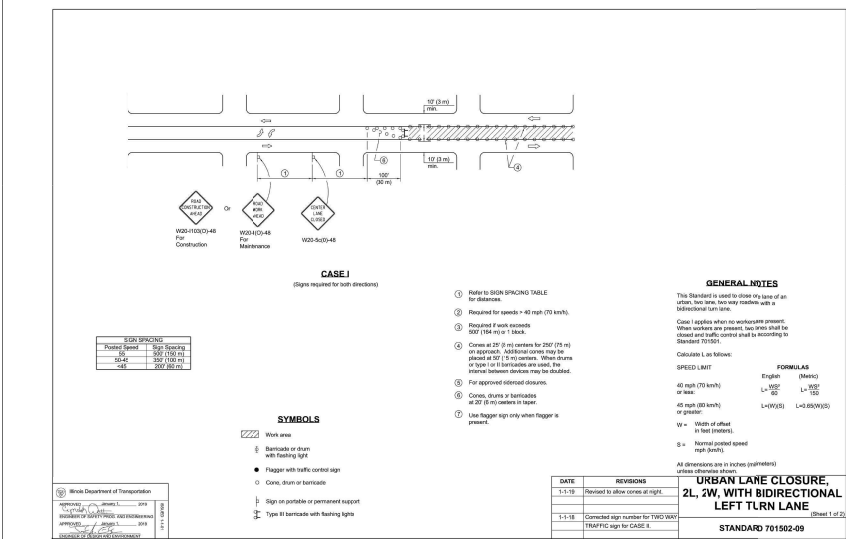
STABILIZED CONSTRUCTION ENTRANCE PLAN
NOT TO SCALE

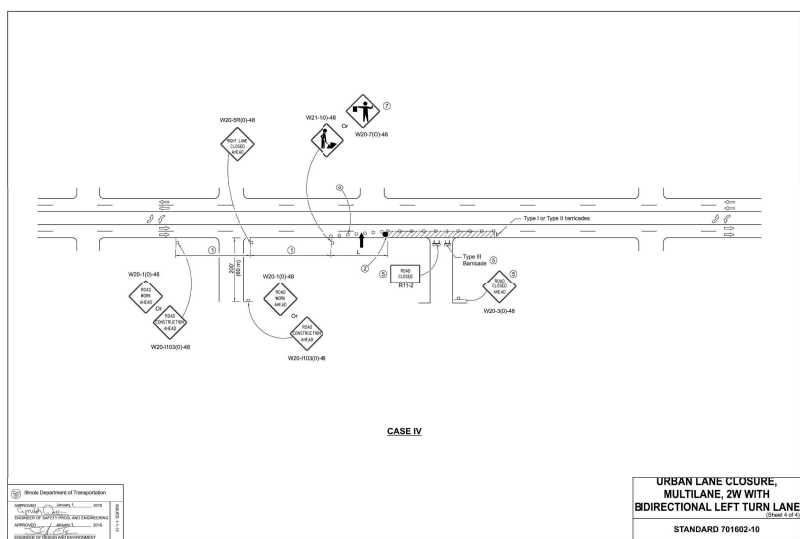
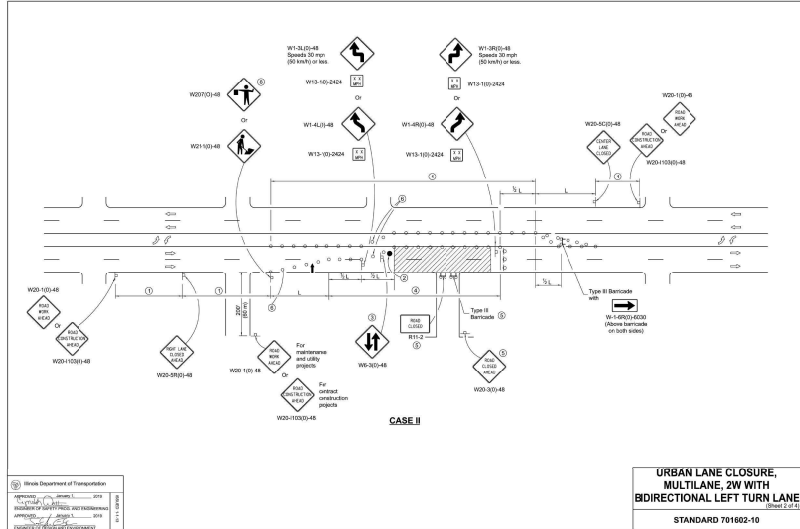


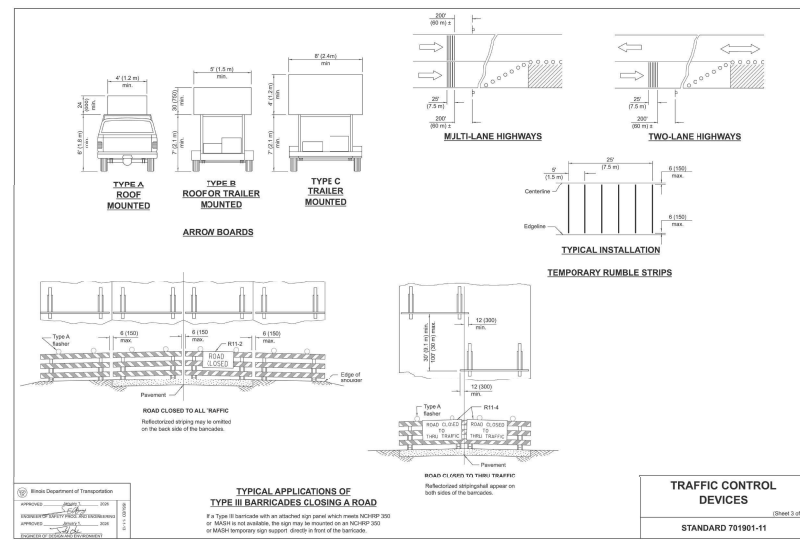
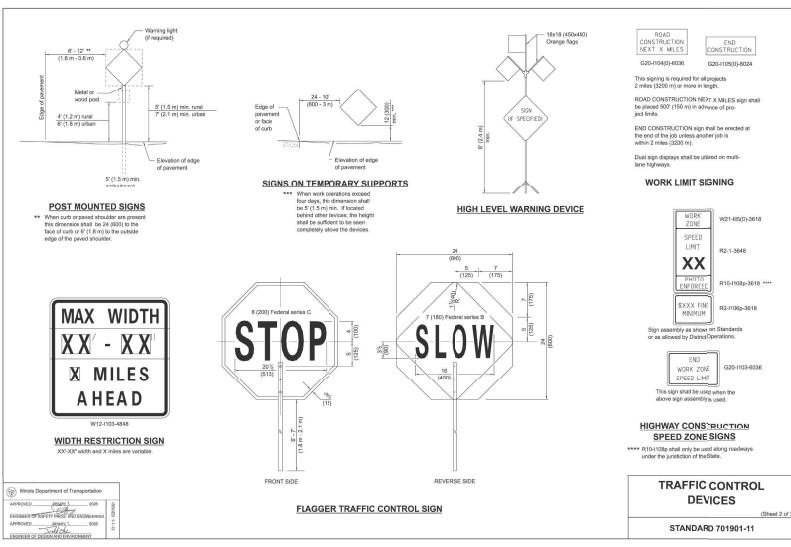
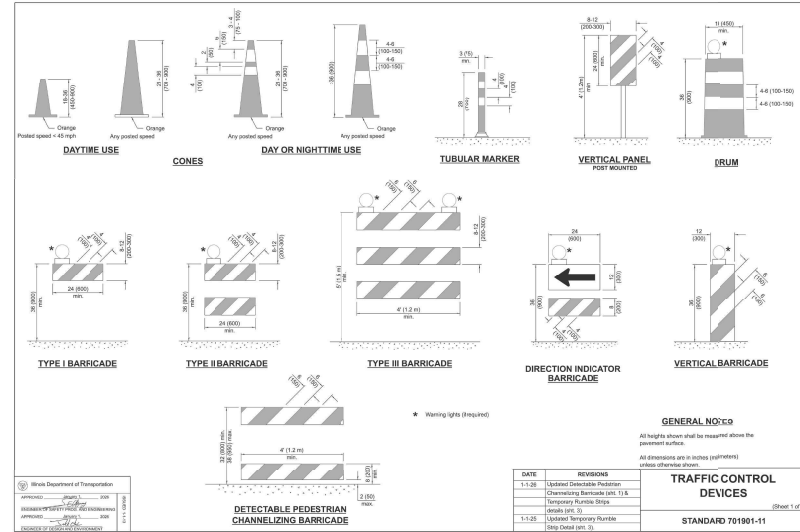
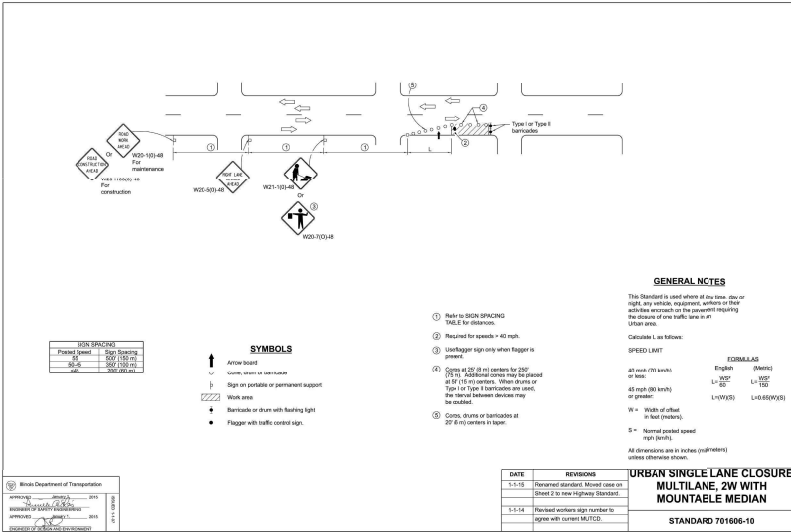
TEMPORARY CONCRETE WASHOUT FACILITY - STRAIN BAR
NOT TO SCALE

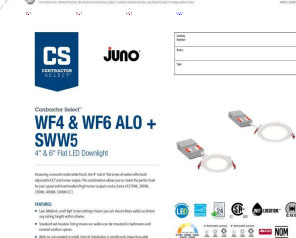
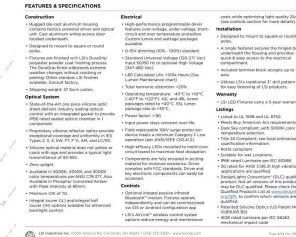
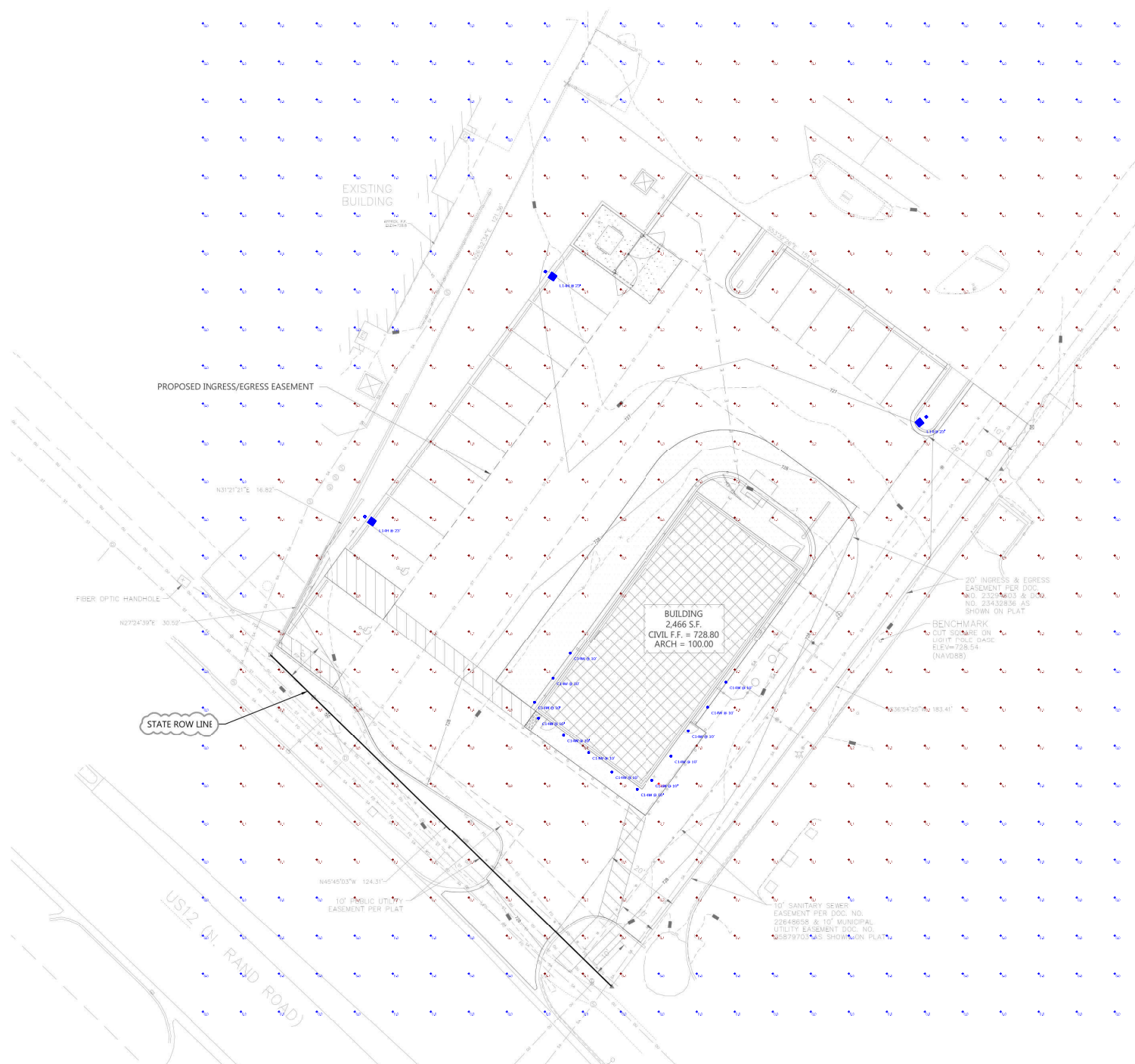
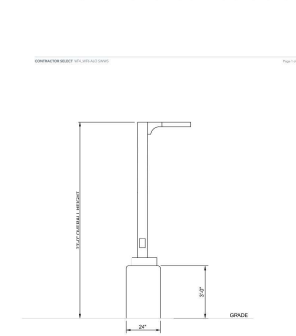


TEMPORARY CONCRETE WASHOUT FACILITY - EXISTING TYPE
NOT TO SCALE





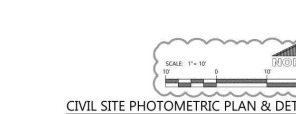


[illegible]

LIGHT POLE DETAIL

FO SCALE							
Schedule							
Symbol	Label	Quantity	Manufacturer	Catalog Number	Number Range	Issuing Per	Light Factor
	L14H	2	L21 ELECTRONICS, INC.	HYPERKINETICS-AD001-000011	1	12021	1
	L14	1	L21 ELECTRONICS, INC.	HYPERKINETICS-AD001-00001	1	12044	1
	C14W	13	Sani Lighting	SPR-ALGO-3100-ROOF-FRST-13P	1	13014	1

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CH1 Zone #1	+	0.5 Hz	0.5 Hz	0.5 Hz	N/A	N/A
PARKING LOT	X	N/A	N/A	N/A	N/A	N/A





OM GROUP - HAWAIIAN BROS - STR: 124
PROPOSED QUICK SERVE RESTAURANT FOR:
1597 N RAND ROAD • PALATINE, IL 60074

PROFESSIONAL SEAL

MEET DATES

QUED FOR CONSTRUCTION

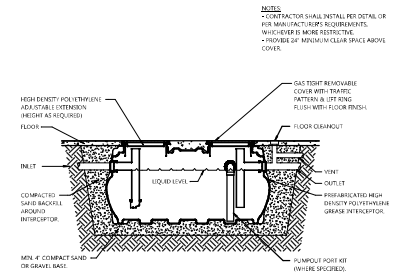
C	AUG. 11, 2025
D2	OCT. 13, 2025
D4	NOV. 10, 2025

3 NUMBER

50156100

SHEET NUMBER

C3.2



INTERIOR GREASE INTERCEPTOR SCHEDULE (GI)

[illegible]

- ACCEPTABLE MANUFACTURERS: SCHIER, STEEM, ENDURA, I/R SMITH, WHITE, GREEN TURTLE, MFA
- FULLY RECESSED INTERCEPTORS TOPS FLUSH WITH FLOOR, AND ANCHOR FLANGE
- (7) HIGH DENSITY POLYETHYLENE BODY
- (8) GARBAGE DISPOSER BASIN BYPASS GREASE INTERCEPTOR FOR SPS 382.34 (506)(7)(b)
- (9) PROVIDE PULP OUT PORT FIT. SEE PLAN FOR OUTLET LOCATION

INTERIOR GREASE INTERCEPTOR CALCULATIONS

[illegible]

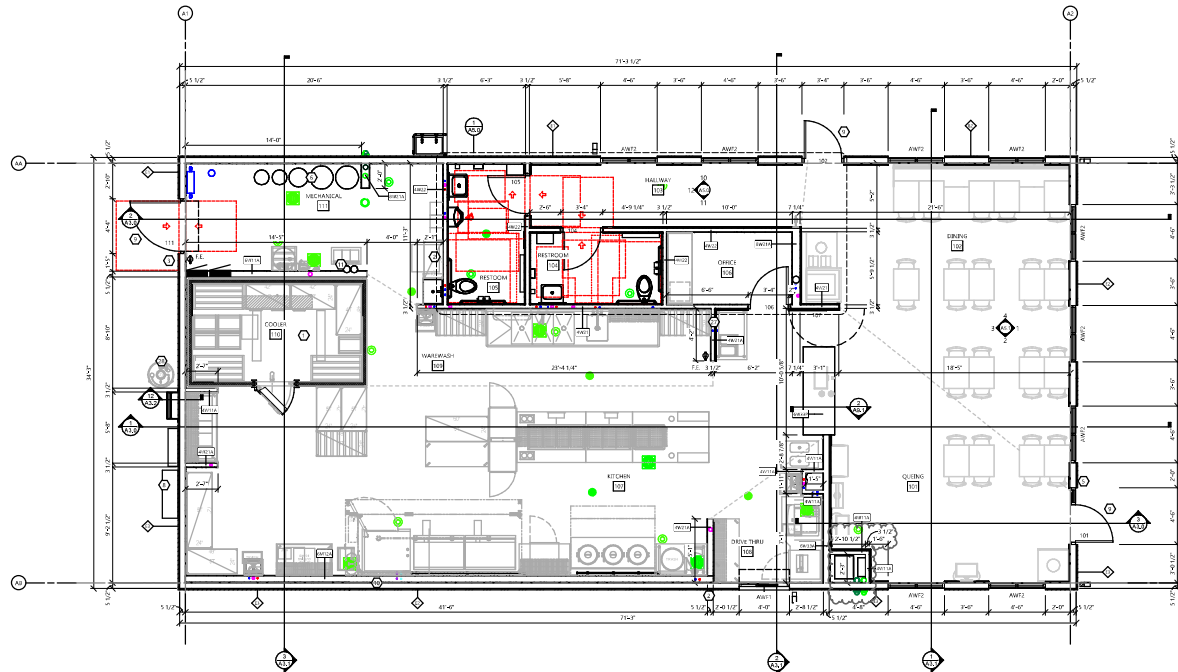
CIVIL GREASE INTERCEPTOR DETAIL AND SCHEDULE

IN RETAIL STORES WHERE COUNTERS HAVE CASH REGISTERS AND ARE PROVIDED FOR SALES OR DISTRIBUTION OF GOODS OR SERVICES TO THE PUBLIC, AT LEAST ONE OF EACH TYPE SHALL HAVE A PORTION OF THE COUNTER WHICH IS AT LEAST 36" IN LENGTH WITH A MAXIMUM HEIGHT OF 36" ABOVE THE FINISH FLOOR. COUNTER SHALL BE ON AN ACCESSIBLE ROUTE COMPLYING WITH A.D.A. GUIDELINE 4.3.

[illegible]

- ALL INTERIOR DIMS. ARE FROM FACE-OF-STUD TO FACE OF-STUD.
- PROVIDE SOUND BATT INSULATION AROUND PERIMETER OF TOILET ROOM AND KITCHEN WALLS.
- MISCELLANEOUS HARDWARE INCLUDED: HANDICAP HARDWARE.
- PROVIDE WOOD BLOCKING FOR ANY FURNISHINGS BY OWNER/FURNITURE SUPPLIER/KITCHEN SUPPLIER. (VERIFY LOCATIONS)
- ALL EXTERIOR WINDOWS TO HAVE ALUMINUM FLASHING RETURNS AT HEAD, JAMB, AND SILL OF ALL WINDOWS.
- FOOD PREP AREA TO BE VENTED IN/ OWNER PROVIDES SHOP DRAWINGS ON EQUIPMENT.

	SEE SHEET A4.0 FOR INTERIOR WALL TYPES
	SEE SHEET A3.0 FOR EXTERIOR WALL TYPES
	EXIT SIGNAGE
	FIRE EXTINGUISHER -SEE T1.1 SHEET
	DOWN/DROP LOCATION -SEE DETAIL C21 SHEET A1.3
	STUD WALL
	CONCRETE WALL
	MASONRY VENEER
	CMU WALL
SEE PLAN FOR ALL WALL WIDTHS	
	NEW DOOR



PROPOSED QUICK SERVE RESTAURANT FOR:
OM GROUP - HAWAIIAN BROS - STR: ###
1597 N RAND ROAD • PALATINE, IL 60074

PROFESSIONAL SEAL

MEET DATES	
ISSUED FOR CONSTRUCTION	
FC	AUG. 11, 2025
D1	AUG. 22, 2025

B NUMBER
50156100

A1.1

ARCHITECTURAL FIRST FLOOR PLAN



PROPOSED QUICK SERVE RESTAURANT FOR:
OM GROUP - HAWAIIAN BROS - STR: ###
1597 N RAND ROAD • PALATINE, IL 60074

MEET DATES

C AUG. 11, 2025

3 NUMBER

50156100

FEET NUMBER

A20

A2.0

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30000

Page 26 of 83

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onestratus.com
888.503.1569

LOCATION NUMBER:

124

SITE ADDRESS:

1597 N. Rand Rd.
Palatine, IL 60074-2919

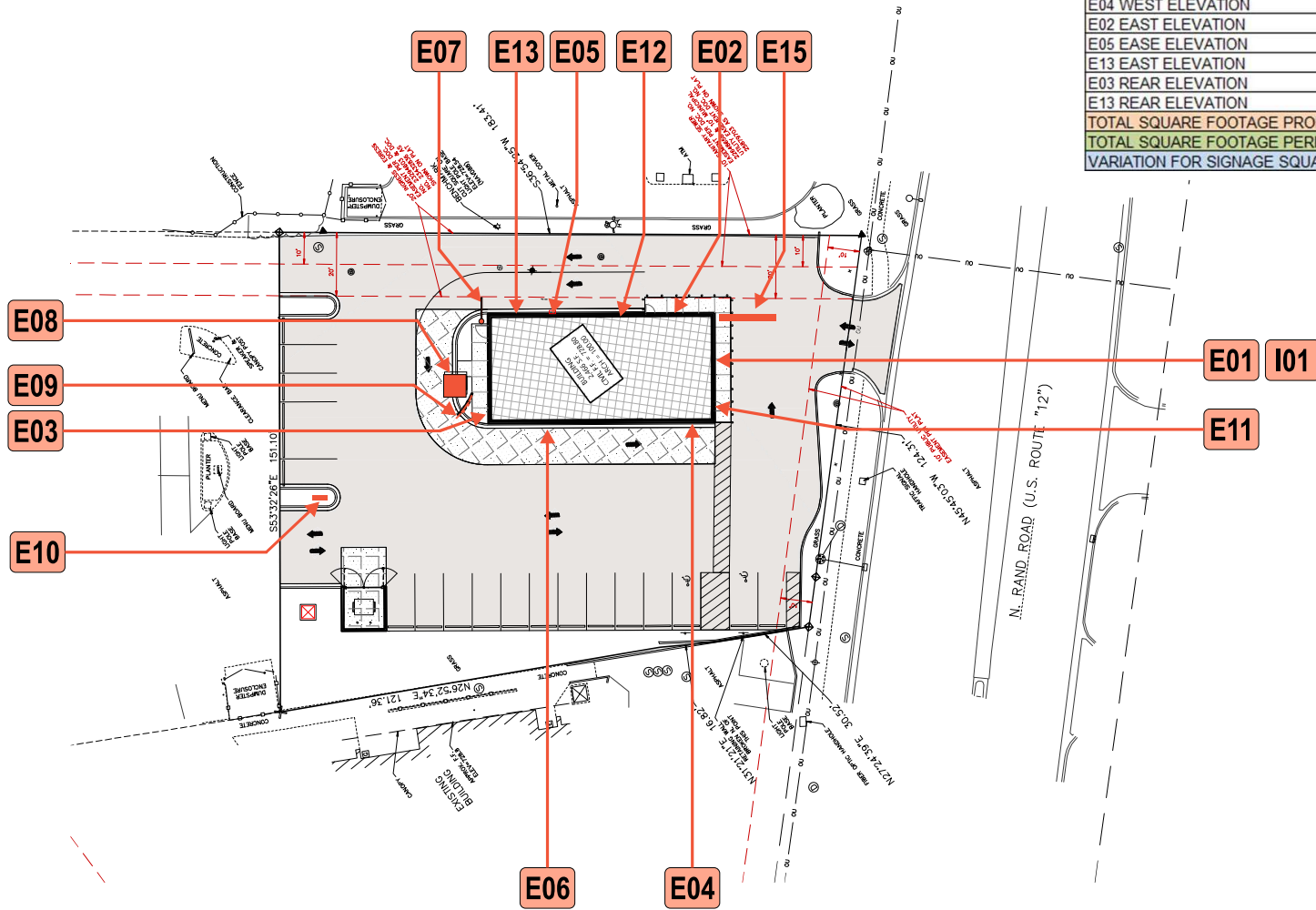
[View in Google Maps](#)



Infinite possibilities, ideal solutions.

SITE PLAN

Scale: FOR REFERENCE



SIGNS	SQUARE FOOTAGE
FREESTANDING	66.2
E01 FRONT ELEVATION	12.7
E06 WEST ELEVATION	26.2
E04 WEST ELEVATION	12.7
E02 EAST ELEVATION	29.4
E05 EASE ELEVATION	19
E13 EAST ELEVATION	88
E03 REAR ELEVATION	12.7
E13 REAR ELEVATION	76
TOTAL SQUARE FOOTAGE PROPOSED	342.9
TOTAL SQUARE FOOTAGE PERMITTED	186
VARIATION FOR SIGNAGE SQUARE FOOTAGE	156.9

Stratus

onstratus.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT:
HAWAIIAN BROS
ISLAND GRILL

ADDRESS:
1597 N. RAND RD.
PALATINE, IL 60074-2919

ORDER NUMBER:
1246220

SITE NUMBER:
124

ELECTRONIC FILE NAME:
G:\ACCOUNTS\HAWAIIAN BROS\LOCATIONS\124_Palatine\124_Palatine_R4.cdr

PROJECT NUMBER:
89222

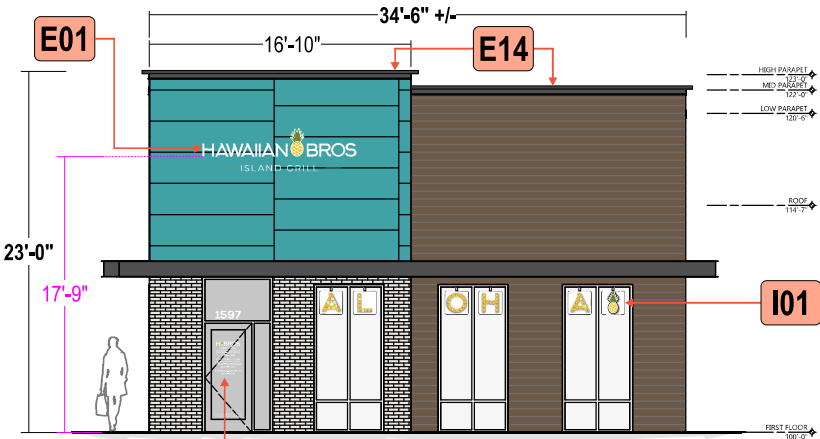
PROJECT MANAGER:
ANDY CONCEPCION

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	544495	07/29/25 JCH					
Rev 1	546436	08/08/25 RH	Updated site plan				
Rev 2	563464	11/12/25 JY	Updated location # & order # through all pages				
Rev 3	567202	12/04/25 JCH					
Rev 4	567516	12/05/25 JY					

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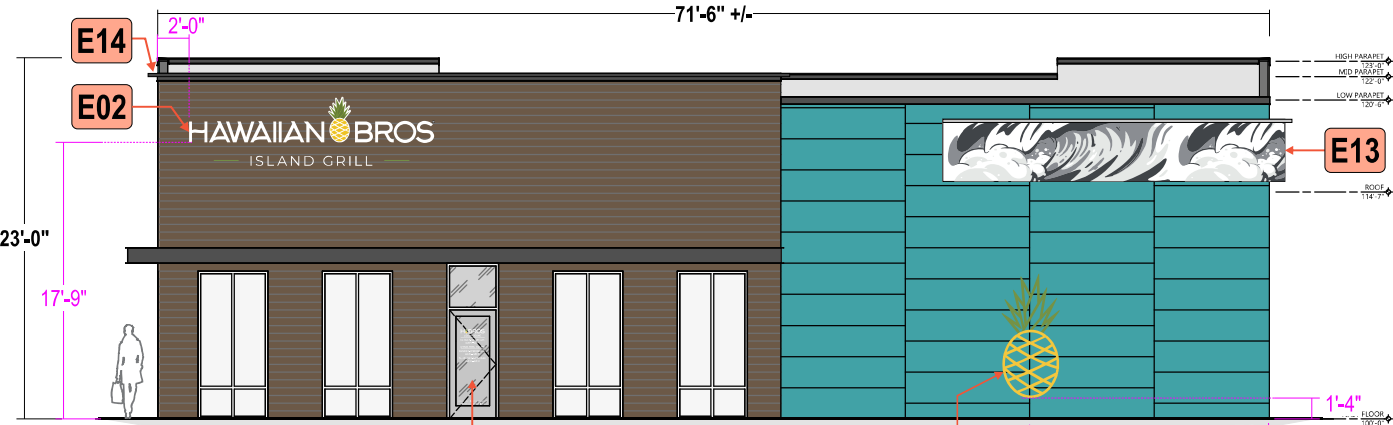
ELEVATION

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



FRONT ELEVATION

E11



ONLINE ORDER ELEVATION

E12

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Mentor, Ohio 44060
888.503.1569

CLIENT:
HAWAIIAN BROS
ISLAND GRILL

ADDRESS:
1597 N. RAND RD.
PALATINE, IL 60074-2919

PAGE NO.:
3

ORDER NUMBER:
1246220

SITE NUMBER:
124

ELECTRONIC FILE NAME:
G:\ACCOUNTS\H-BROS\LOCATIONS\2025\IL\124_Palatine\124_Palatine_R4.cdr

PROJECT NUMBER:
89222

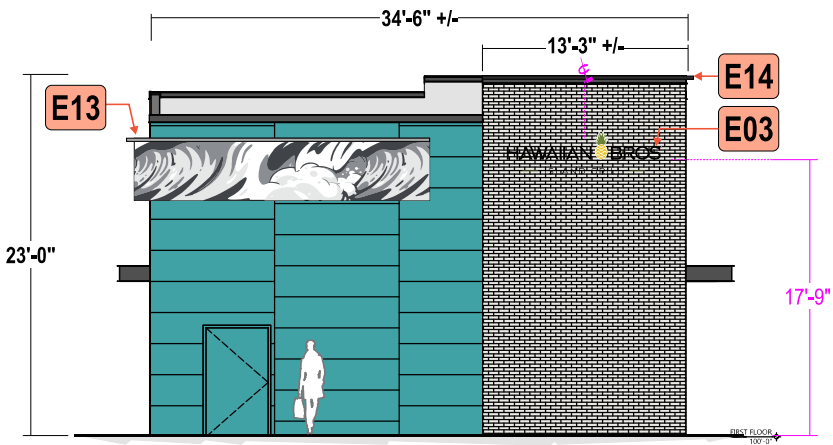
PROJECT MANAGER:
ANDY CONCEPCION

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	544495	07/29/25 JCH					
Rev 1	546436	08/08/25 RH					
Rev 2	563464	11/12/25 JY					
Rev 3	567202	12/04/25 JCH					
Rev 4	567516	12/05/25 JY					

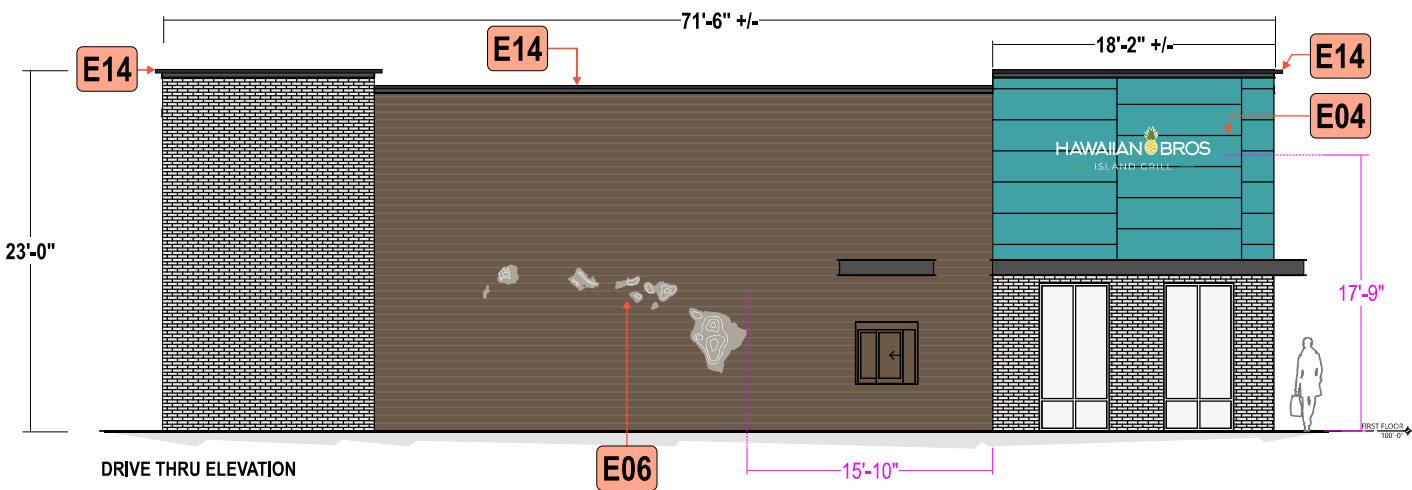
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ELEVATION

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



REAR ELEVATION



DRIVE THRU ELEVATION

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888.503.1569

CLIENT:
HAWAIIAN BROS
ISLAND GRILL
ADDRESS:
1597 N. RAND RD.
PALATINE, IL 60074-2919
PAGE NO.:
4

ORDER NUMBER:
1246220
PROJECT NUMBER:
89222
SITE NUMBER:
124
PROJECT MANAGER:
ANDY CONCEPCION
ELECTRONIC FILE NAME:
G:\ACCOUNTS\HIH-BROS\LOCATIONS\124_Palatine\124_Palatine_R4.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	544495	07/29/25 JCH					
Rev 1	546436	08/08/25 RH					
Rev 2	563464	11/12/25 JY					
Rev 3	567202	12/04/25 JCH					
Rev 4	567516	12/05/25 JY					

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E01

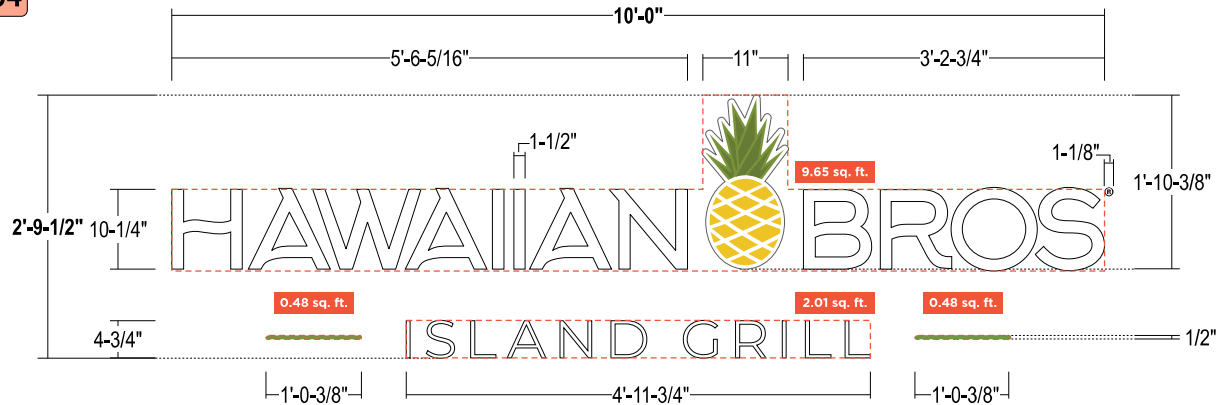
FACE LIT CHANNELS | NON-ILLUM. FLAT CUT OUTS

Scale: 3/4"=1'-0"

FL10.i.w.f

12.7 square feet

E04



SIDE VIEW

SIMULATED NIGHT VIEW:



COLOR PALETTE

Black	Pantone 576 Burnt Leaf Green
Pantone 129C Yellow	Pantone 575 Palm Green
White	
3M 7725-10 "R" mark	

Paint finish to be satin unless otherwise specified

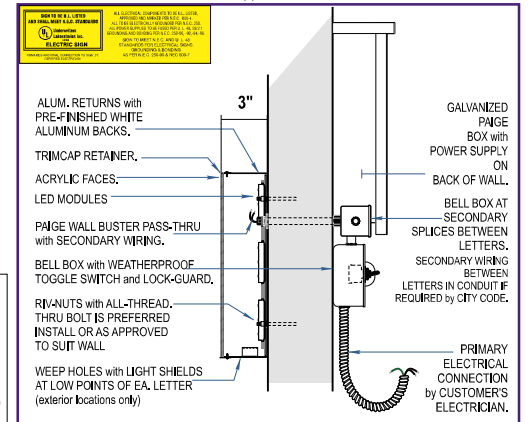
- FACES:** .177" #7328 white acrylic w/ surface applied digitally printed translucent vinyl
- TRIMCAP:** 1" black jewelite trimcap - letters; 1" white jewelite trimcap - logo
- RETURNS:** 3" Deep .040" alum. returns pre-finished white interior.
Letters - Exterior pre-finished black; logo - Exterior pre-finished white
- BACKS:** .063" alum. insides painted Reflective white
- ILLUM.:** Principal Sloan White LED's as required by manufacturer;
Remote Power Supplies
- "ISLAND GRILL":** .125" thk. aluminum flat cut out painted white and green as shown;
stud mounted flush to wall; penetrations silicone filled
- "(R)":** .125" thk. aluminum flat cut out painted black with white vinyl applied;
stud mounted flush to wall; penetrations silicone filled
- INSTALL:** Thru bolted flush to wall surface using all thread into approved blocking
12" standard length of min 3/8" threaded rod will be supplied unless otherwise noted;
- QUANTITY:** (2) REQUIRED

ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRICAL CODE.

Contact PRODUCTION CONTROL for approval on deviation from Stratus standards.



FACE LIT CHANNELS: remote

CHL-01

NOT TO SCALE

Stratus

onestratus.com

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Mentor, Ohio 44060

888.503.1569

CLIENT:

HAWAIIIAN BROS
— ISLAND GRILL —

ADDRESS:

1597 N. RAND RD.
PALATINE, IL 60074-2919

PAGE NO.:

5

ORDER NUMBER:

1246220

SITE NUMBER:

124

ELECTRONIC FILE NAME:

G:\ACCOUNTS\H-BROS\LOCATIONS\2025\IL\124_Palatine\124_Palatine_R4.cdr

PROJECT NUMBER:

89222

PROJECT MANAGER:

ANDY CONCEPCION

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	544495	07/29/25 JCH					
Rev 1	546436	08/08/25 RH					
Rev 2	563464	11/12/25 JY					
Rev 3	567202	12/04/25 JCH	Updated square footage calc's				
Rev 4	567516	12/05/25 JY					

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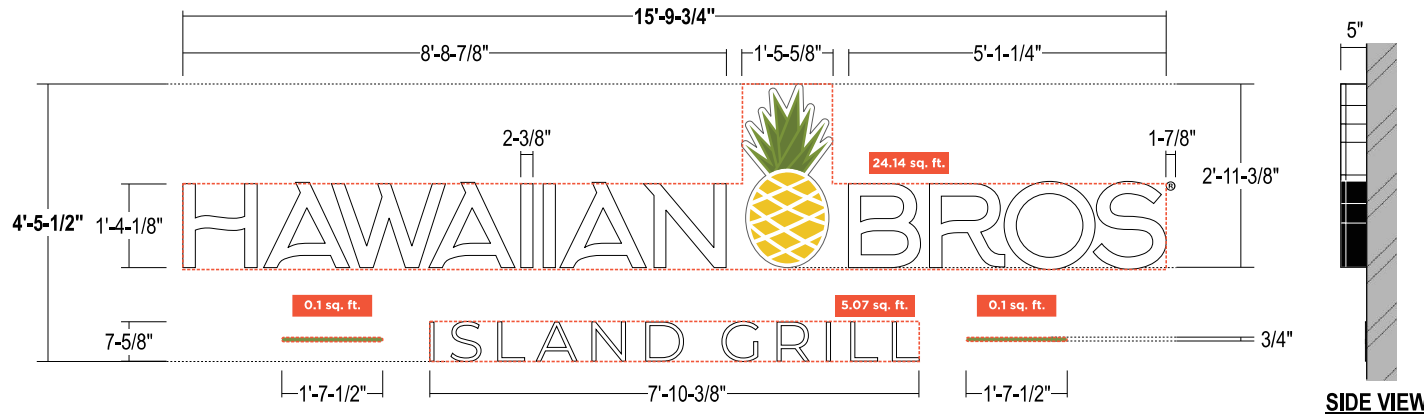
E02

FACE LIT CHANNELS | NON-ILLUM. FLAT CUT OUTS

FL16.i.w.f

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

29.4 square feet



SIMULATED NIGHT VIEW:



COLOR PALETTE

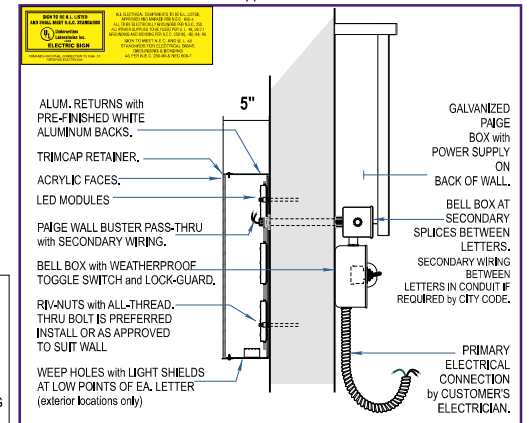
Black	Pantone 576 Burnt Leaf Green
Pantone 129C Yellow	Pantone 575 Palm Green
White 3M 7725-10 "R" mark	

Paint finish to be satin unless otherwise specified

SIDE VIEW

- FACES:** .177" #7328 white acrylic w/ surface applied digitally printed translucent vinyl
- TRIMCAP:** 1" black jewelite trimcap - letters; 1" white jewelite trimcap - logo
- RETURNS:** 5" Deep .040" alum. returns pre-finished white interior.
Letters - Exterior pre-finished black; logo - Exterior pre-finished white
- BACKS:** .063" alum. insides painted Reflective white
- ILLUM.:** Principal Sloan White LED's as required by manufacturer;
Remote Power Supplies
- "ISLAND GRILL":** .125" thk. aluminum flat cut out painted white and green as shown;
stud mounted flush to wall; penetrations silicone filled
- "(R)":** .125" thk. aluminum flat cut out painted black with white vinyl applied;
stud mounted flush to wall; penetrations silicone filled
- INSTALL:** Thru bolted flush to wall surface using all thread into approved blocking
12" standard length of min 3/8" threaded rod will be supplied unless otherwise noted;
- QUANTITY:** (2) REQUIRED

Contact PRODUCTION CONTROL for approval on deviation from Stratus standards.



ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.

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THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRICAL CODE.

FACE LIT CHANNELS: remote

CHL-01

NOT TO SCALE

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888.503.1569

CLIENT:

HAWAIIAN BROS
— ISLAND GRILL —

ADDRESS:

1597 N. RAND RD.
PALATINE, IL 60074-2919

PAGE NO.:

6

ORDER NUMBER:

1246220

SITE NUMBER:

124

ELECTRONIC FILE NAME:

G:\ACCOUNTS\HIB-BROS_LOCATIONS\2025\IL\124_Palatine\124_Palatine_R4.cdr

PROJECT NUMBER:

89222

PROJECT MANAGER:

ANDY CONCEPCION

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	544495	07/29/25 JCH					
Rev 1	546436	08/08/25 RH					
Rev 2	563464	11/12/25 JY					
Rev 3	567202	12/04/25 JCH	Updated square footage calc's				
Rev 4	567516	12/05/25 JY					

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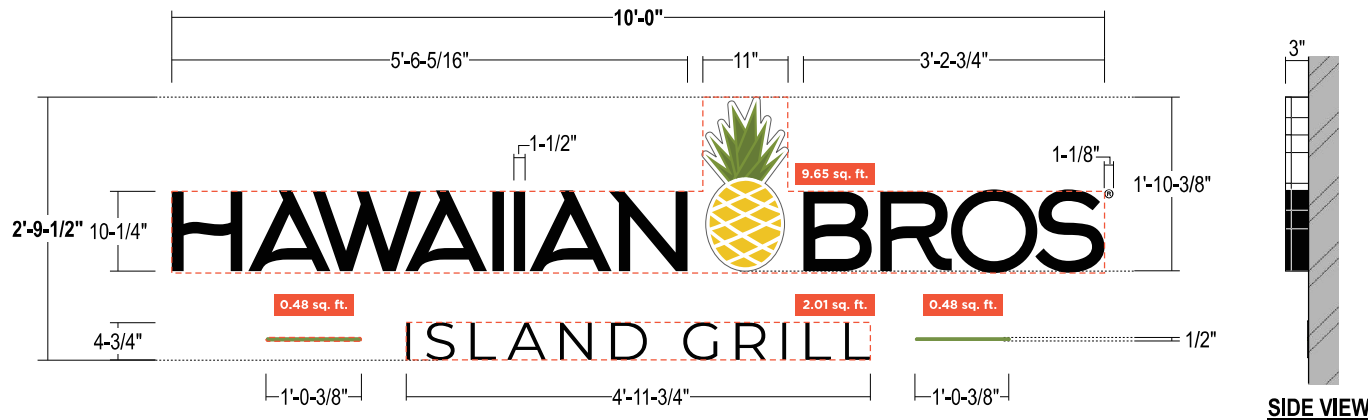
E03

FACE LIT CHANNELS | NON-ILLUM. FLAT CUT OUTS

FL10.i.b.f

Scale: 3/4"=1'-0"

12.7 square feet



SIDE VIEW

SIMULATED NIGHT VIEW:



COLOR PALETTE

Black	Pantone 576 Burnt Leaf Green
Black 3M 3635-222 Dual-Color	Pantone 575 Palm Green
Pantone 129C Yellow	White 3M 7725-10 "R" mark

Paint finish to be satin unless otherwise specified

FACES: "HAWAIIAN" & "BROS": .177" #2447 white acrylic w/ surface applied dual-colored film.
Letters will illuminate White at night
PINEAPPLE LOGO: .177" #7328 white acrylic w/ surface applied digitally printed translucent vinyl

TRIMCAP: 1" black jewelite trimcap - letters; 1" white jewelite trimcap - logo

RETURNS: 3" Deep .040" alum. returns pre-finished white interior.
Letters - Exterior pre-finished black; logo - Exterior pre-finished white

BACKS: .063" alum. insides painted Reflective white

ILLUM.: Principal Sloan White LED's as required by manufacturer;
Remote Power Supplies

"ISLAND GRILL": .125" thk. aluminum flat cut out painted black and green as shown;
stud mounted flush to wall; penetrations silicone filled

"(R)": .125" thk. aluminum flat cut out painted black with white vinyl applied
stud mounted flush to wall; penetrations silicone filled

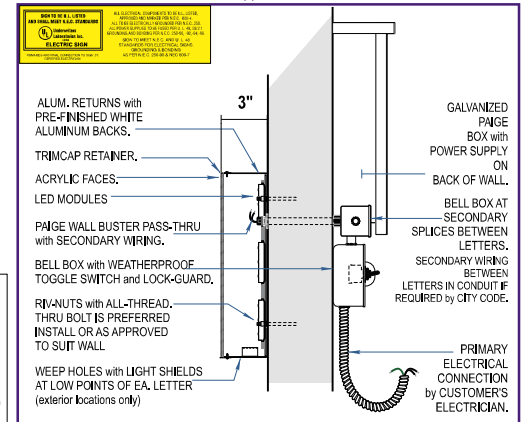
INSTALL: Thru bolted flush to wall surface using all thread into approved blocking
12" standard length of min 3/8" threaded rod will be supplied unless otherwise noted;

QUANTITY: (1) REQUIRED

ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.
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THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRICAL CODE.

Contact PRODUCTION CONTROL for approval on deviation from Stratus standards.



FACE LIT CHANNELS: remote

CHL-01

NOT TO SCALE

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Mentor, Ohio 44060

888.503.1569

CLIENT:

HAWAIIAN BROS
ISLAND GRILL

ADDRESS:

1597 N. RAND RD.
PALATINE, IL 60074-2919

PAGE NO.:

7

ORDER NUMBER:

1246220

SITE NUMBER:

124

ELECTRONIC FILE NAME:

G:\ACCOUNTS\HAWAIIAN BROS\LOCATIONS\124_Palatine\124_Palatine_R4.cdr

PROJECT NUMBER:

89222

PROJECT MANAGER:

ANDY CONCEPCION

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	544495	07/29/25 JCH					
Rev 1	546436	08/08/25 RH					
Rev 2	563464	11/12/25 JY					
Rev 3	567202	12/04/25 JCH	Updated square footage calc's				
Rev 4	567516	12/05/25 JY					

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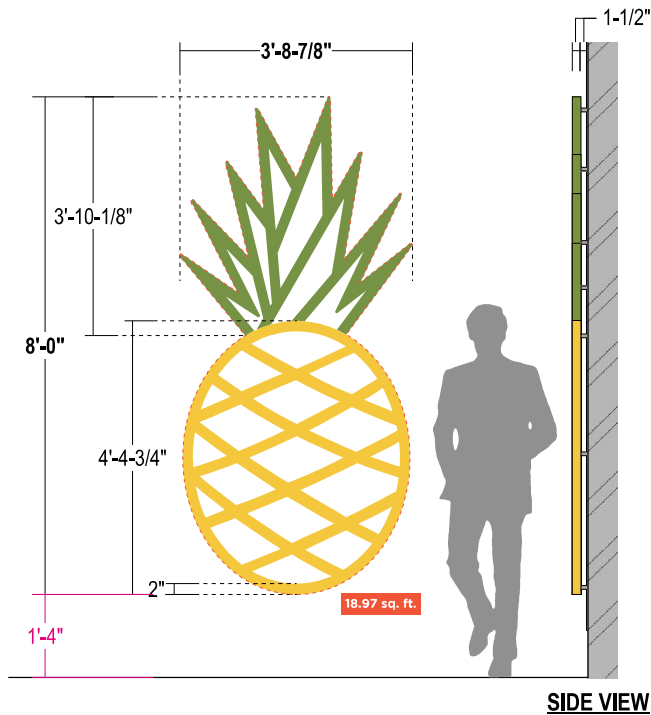
E05

HALO LIT PINEAPPLE LOGO

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

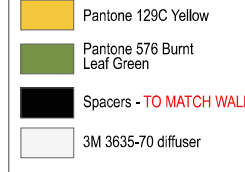
HL96.i.l.al.so

19 square feet



- FACES:** .125" aluminum faces painted yellow and green
- RETURNS:** 1-1/2" deep .063" aluminum returns; returns welded to faces; All welds sanded smooth; painted yellow and green
- BACKS:** .177" Clear polycarbonate w/ applied White diffuser film to diffuse LED's
- ILLUM.:** Principal Sloan White LED's as required by manufacturer;
Remote Power Supplies
- INSTALL:** Thru bolted to wall surface with 1-1/2" stand offs into approved blocking
12" standard length of min 3/8" threaded rod will be supplied unless otherwise noted;
Spacers to be provided and painted to match sign band
- QUANTITY:** (1) ONE SET REQUIRED

COLOR PALETTE

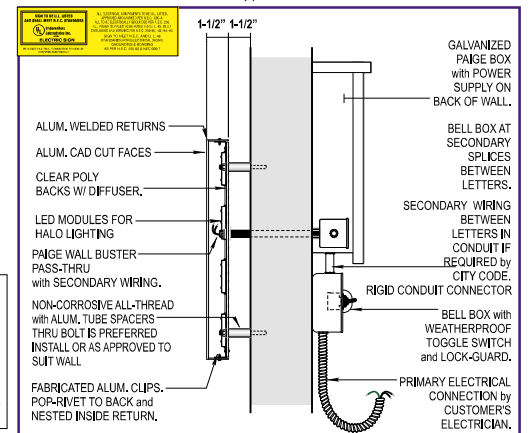


Paint finish to be satin
unless otherwise specified

ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

Contact PRODUCTION CONTROL for approval on deviation from Stratus standards.



HALO LIT CHANNELS: Stand Off

CHL-02

NOT TO SCALE

Stratus

onestratus.com

8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT:

HAWAIIAN BROS
— ISLAND GRILL —

ADDRESS:

1597 N. RAND RD.
PALATINE, IL 60074-2919

PAGE NO.:

8

ORDER NUMBER:

1246220

SITE NUMBER:

124

ELECTRONIC FILE NAME:

G:\ACCOUNTS\HAWAIIAN BROS\LOCATIONS\2025\IL\124_Palatine\124_Palatine_R4.cdr

PROJECT NUMBER:

89222

PROJECT MANAGER:

ANDY CONCEPCION

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	544495	07/29/25 JCH					
Rev 1	546436	08/08/25 RH					
Rev 2	563464	11/12/25 JY					
Rev 3	567202	12/04/25 JCH					
Rev 4	567516	12/05/25 JY	Updated square footage calc's				

PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

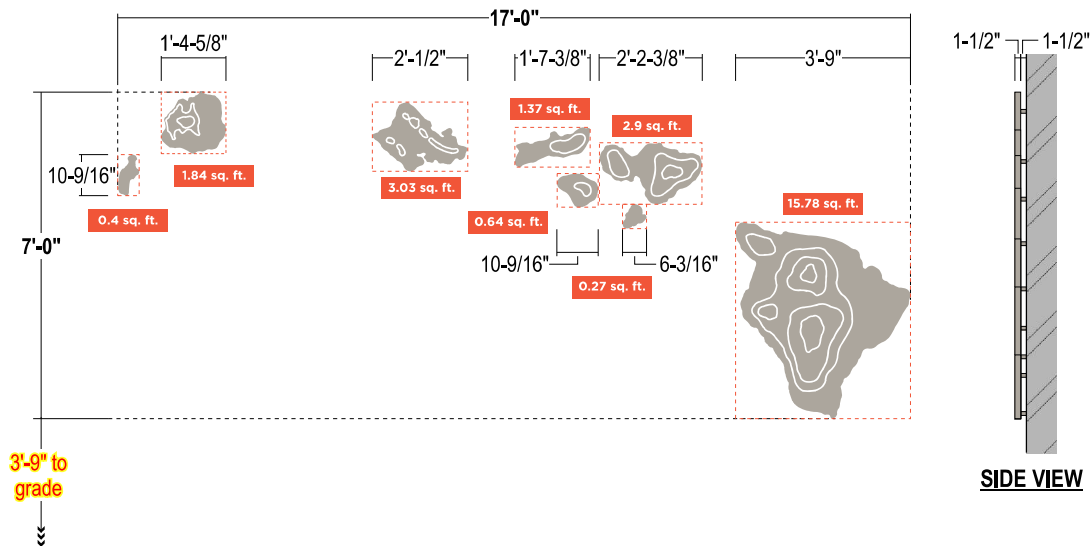
E06

HALO LIT CHANNELS | LARGE ISLAND DISPLAY

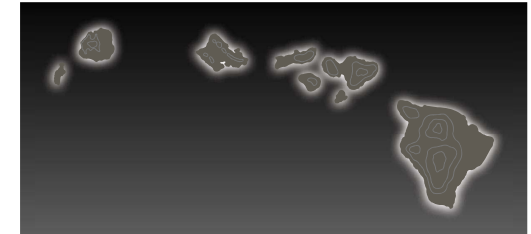
HL84.i.l.al.so

Scale: 3/8"=1'-0"

26.2 square feet

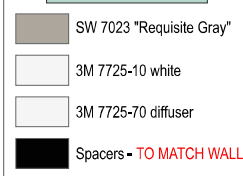


SIMULATED NIGHT VIEW:



- FACES:** .090" alum. faces painted Gray with surface applied White vinyl decoration
- RETURNS:** 1-1/2" deep .063" aluminum returns; returns welded to faces;
All welds sanded smooth; painted gray
- BACKS:** .177" Clear polycarbonate w/ applied White diffuser film to diffuse LED's
- ILLUM.:** Principal Sloan White LED's as required by manufacturer;
Remote Power Supplies
- INSTALL:** Thru bolted to wall surface with 1-1/2" stand offs into approved blocking
12" standard length of min 3/8" threaded rod will be supplied unless otherwise noted;
Spacers to be provided and painted to match sign band
- QUANTITY:** (1) REQUIRED

COLOR PALETTE



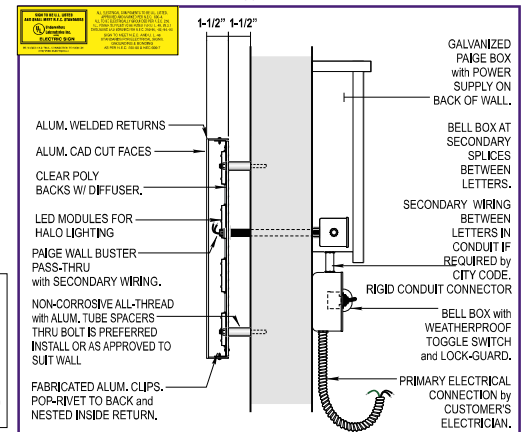
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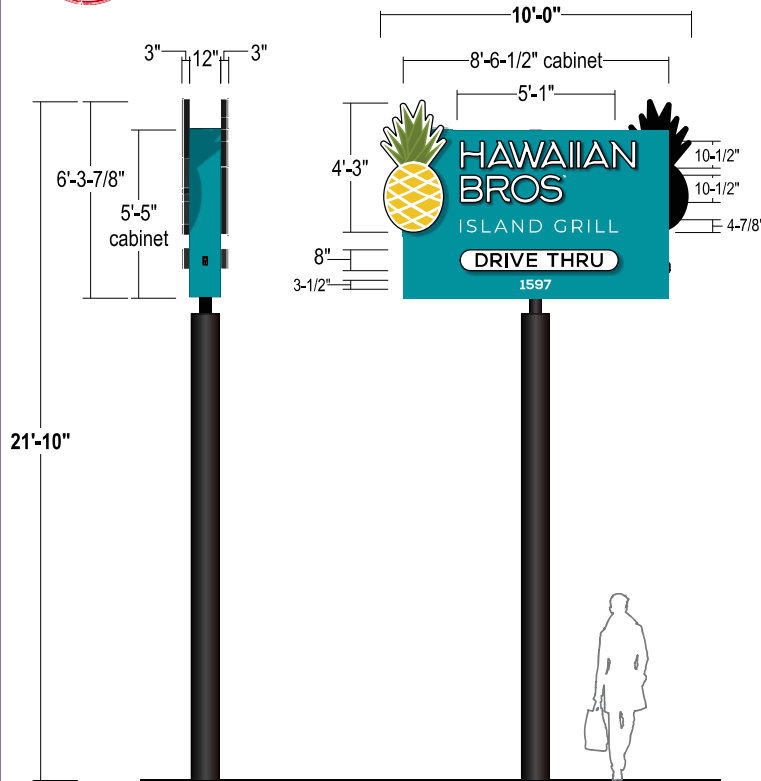
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E15

D/F ILLUMINATED PYLON

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



PY66.is.s.al.p

66.2 square feet



EXISTING SIGNAGE

Scaled proportionally



Existing sign cabinets to be removed; leave first stage pipe support; repaint existing steel black

- CABINET:** 1'-0" Deep fabricated aluminum cabinet with routed copy; .125" thk. aluminum face; .063" thk. aluminum filler; faces painted blue; filler painted black
- CHANNEL LTR. FACES:** .177 #7328 white acrylic w/ surface applied translucent vinyl for pineapple and black vinyl for Drive thru capsule
- TRIMCAP:** 1" Black Jewelite trimcap
- RETURNS:** 3" Deep x .040" alum. returns pre-finished white interior / exterior painted black
- BACKS:** .063 alum. insides painted Reflective white
Backside of pineapple logo to be finished and painted Black
- ILLUM.:** Pineapple, Letters, Capsule & Cabinet "Island Grill" copy to illuminate w/ Principal Sloan White LED's as required by manufacturer;
Power Supplies located inside cabinet

"ISLAND GRILL": Routed copy backed with .125" thk. #7328 white acrylic

"R" & ADDRESS: Opaque white vinyl applied to face

FONT: Nexa Extra Bold (Regular, ExtraBold)

INSTALL: Internal steel support, stabs into existing steel support; existing foundation
Details to be verified by engineering

QUANTITY: (1) EA. REQUIRED

SIMULATED NIGHT VIEW:



COLOR PALETTE

- Black
3M 7725-12 Black Opaque
- Pantone 129C
Pineapple Yellow
- Pantone 320C
Pacific Blue
- Pantone 576
Burnt Leaf Green
- Pantone 575
Palm Green
- 3M 7725-10 white

Paint finish to be satin
unless otherwise specified

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September 2, 2025

Project: Hawaiian Bros
1597 N. Rand Road
Palatine, IL 60074

Village of Palatine
Attn: Lyn Bremanis
200 E. Wood Street
Palatine, IL 60067

RE: Business Plan

A Hawaiian Bros quick serve restaurant with dining room and drive through is proposed at 1597 N. Rand Road.

The intended hours of operation will be between 8AM to 11PM everyday.

The maximum number of employees on a shift is 7. The average number of employees per shift is 4. The estimated number of walk in customers at max hour is 20. The estimated number of drive thru customers at max hour 40.

Trash collection is usually 2 to 3 times per week based on need.

Menu

MADE FRESH WITH ALOHA

At Hawaiian Bros, we treat everyone like family. That means our menu has generous portions of island-inspired fare.

[Order Online →](#)[Order Catering →](#)

No freezers. No fryers. No microwaves.

Just fresh, island-inspired meals made from scratch every day.

[Nutrition Information →](#)[Allergen Listing →](#)

Plate Lunch

Comes with white rice, macaroni salad, and your choice of protein.
Available in small, classic and large sizes.



Huli Huli Chicken

Our signature dish! Marinated teriyaki chicken grilled fresh.



Molokai Chicken

Sweet & spicy grilled chicken with a little heat.

Spice Level: 1 of 3



Honolulu Chicken

Savory chicken with garlic, green onions and sesame.



Luau Pig

Slow roasted Kalua Pork seasoned with Hawaiian sea salt.



Seasoned Vegetables

Mix of fresh vegetables with our own spice blend. Seasonal vegetable selection may vary based on availability.



Kilauea Chicken



Sweet & spicy grilled chicken with a lava hot kick.

Spice Level: 3 of 3



Pacific Island Salad

Huli Huli Chicken on fresh romaine lettuce with mandarin oranges, green onions, cilantro and chow mein noodles served on our own island vinaigrette.



Mixed Plate

Can't decide? Mix it up! Choose any two entrées in one plate for \$1 extra. Classic and large size only.



New to this island-inspired staple?

Learn the incredible history of Hawaii's true island comfort food.

[Explore the History of the Plate Lunch](#) →

[Menu](#)
[Catering](#)
[Rewards](#)
[Locations](#)
[Franchise Opportunities](#)
[Our](#)
[Order Online](#)



Huli Huli Wrap

Dive into the sweet and savory flavors of our teriyaki-glazed Huli Huli Chicken, fresh pineapple, crisp romaine lettuce, crunchy noodles, and white rice, hand rolled into a large, soft tortilla.



Molokai Mac Wrap

Get the best of both worlds in every bite with the sweet heat of our Molokai Chicken and the cool creaminess of our classic mac salad folded into a large, soft tortilla with white rice.



Pacific Island Wrap

Savor the fresh taste of our signature salad including romaine lettuce, mandarin oranges, green onions, and cilantro, plus teriyaki-glazed Huli Huli Chicken, crunchy noodles, and white rice – all drizzled with our tangy Island Vinaigrette and hand wrapped in a large, soft tortilla.

Sides



Macaroni Salad

Secret blend of spices.



Pineapple

Fresh chunks.



White Rice

Two heaping scoops.



Seasoned Vegetables

Seasonal, spiced mix.



SPAM® Musubi

Seared spam, teriyaki glaze, rice, seaweed.

Sauces

Teriyaki Sauce

Signature house sauce.

Pineapple BBQ Sauce

Pineapple-infused BBQ sauce.

Dessert



Dole Soft Serve®

Fat-free, dairy-free, gluten-free, low-calorie tropical soft serve.

Drinks

Bottled Water

20 oz.

Hawaiian Sun®

Tropical fruit drinks

Fountain Drinks

Medium 20 oz. / Large 32 oz.



About Hawaiian Bros

Our Story

Community Engagement

Contact Us

Our Food

Menu

Catering

Nutrition Information

Allergen Listing

Shop

Gift Cards

Merchandise

Join the Team

Careers

Franchise Opportunit

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, December 9, 2025 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit a restaurant with a drive-thru; and

Variation to permit 19 parking spaces, instead of the minimum required 25 parking spaces at 1597 N. Rand Road.

Variation to permit 534 square feet of total signage instead of the maximum permitted total signage of 186 square feet.

The property is commonly known as 1597 N. Rand Road.

The Petitioner is proposing to open a Hawaiian Bros restaurant with a drive-thru.

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

FILE #: SU-000213-2025 VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 20th day of November 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

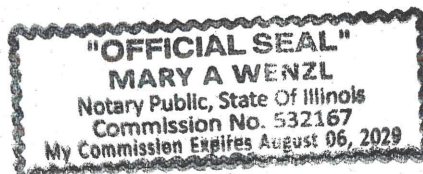
(Village) (Town) (City) (Township) of PALATINE 1597 N. RAND RD.
☒ ☐ ☐ ☐
County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 20TH day of NOVEMBER, A.D. 2025, and the last publication thereof was made on the 20TH day of NOVEMBER, 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 20TH day of NOVEMBER A.D., 2025.

By Todd Wessell
President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 20TH day of NOVEMBER A.D., 2025.

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



PLANNING AND ZONING COMMISSION

DECEMBER 9, 2025 AT 7:00 PM

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

MINUTES

REGULAR MEETING

7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

RESULT:	APPROVED
MOVER:	BETTENHAUSEN
SECONDER:	NOONAN
AYES:	Cindy Roth Wurster, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

- A. Planning and Zoning Commission — Regular Meeting — November 25, 2025 7 PM

IV. PUBLIC HEARING

- A. 1800 N. Rand Road

1. Special use to permit the operation of a medical office.

Request has been withdrawn

- B. 1597 N. Rand Road

1. Special Use to permit a restaurant with a drive-thru; and
2. Variation to permit 19 parking spaces, instead of the minimum required 25 parking spaces at 1597 N. Rand Road.

3. Variation to permit 534 square feet of total signage instead of the maximum permitted total signage of 186 square feet.

SU-000213-2025 – 1597 N Rand Rd

Notice was published in the Journal & Topics on November 20th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Proof of Ownership**
3. **Engineering Plans**
4. **Floor Plans**
5. **Elevations**
6. **Sign Package**
7. **Business Plan**
8. **Public Notice**

Background:

The subject property is zoned B-2 (General Business) and was annexed into the Village in 1999. In October 2024, the lot was included in a resubdivision and received approval for a drive-through restaurant (KFC); however, the project was never constructed. The Petitioner is now requesting approval of a new Special Use and Variation to redevelop the site for a Hawaiian Bros restaurant, with a drive-through. The Petitioner is requesting:

1. Special Use to permit a restaurant with a drive-thru
2. Variation to permit 19 parking spaces instead of the required 25.
3. Variation to permit 534 square feet of total signage instead of the maximum permitted total signage of 186 square feet.

Staff – Ms. Bremanis provides background and states the property is zoned B-2. The front portion was part of a subdivision with an approved Special Use, and the lots were subdivided. Lot 3 had previously been approved for a drive-thru, but that project did not move forward. The new petitioner is proposing to open a drive-thru restaurant and is requesting a variation for parking and a variation for signage.

Commissioner Cavanaugh asks if there had been a previous variation for parking. Ms. Bremanis confirms that there was, and notes that this new request provides two additional parking spaces compared to the earlier plan.

Sworn in Petitioner: Raj Patel – 200 Frontage Ave., Burr Ridge, IL

Mr. Patel states that they are working on multiple Hawaiian Bros locations in the region and have received approvals in several other communities. For this site, they intend to demolish the existing structure and construct a new freestanding Hawaiian

Bros building. The design will be consistent with their standard prototype and will feature an open-ceiling concept.

Commissioner Kolososki asks if the building is two stories.

Mr. Patel confirms that it is not; it has an open ceiling but is a single story.

Commissioner Bettenhausen asks whether other Hawaiian Bros locations are in operation.

Mr. Patel states there are no local operating sites yet. Several are under construction and progressing through approvals. Montgomery has approved, Romeoville is awaiting permits, and plans have been submitted in Elgin and Schaumburg.

Chairman Friedman asks whether the Palatine building design is the brand's prototypical model.

Mr. Patel states that it is, except for end-cap locations which vary.

Chairman Friedman asks whether the existing foundation will be reused.

Mr. Patel states that the dimensions are similar and therefore the existing foundation will work for the new building.

Commissioner Fedota asks about the sizable signage variation and what drives the requested square footage.

Mr. Patel explains that the size is based on Hawaiian Bros' standard branding protocol.

Chairman Friedman notes that Palatine's method of calculating signage may differ from other communities.

Commissioner Fedota references another retailer that had undergone a rebranding effort.

Commissioner Roth-Wurster asks about parking demand and how many interior tables are planned.

Mr. Patel states that approximately 80% of business is online orders or drive-thru, with 15% walk-in and sit-down. Seating is limited.

Chairman Friedman asks about any standards associated with new locations and whether they have experience with existing operational sites.

Mr. Patel explains that they do not own any open locations yet but have completed training at other corporate sites.

Chairman Friedman asks about standard municipal code requirements for drive-thru stacking.

Mr. Patel stated Hawaiian Bros recommend 3-4 stacking spaces.

Ms. Bremanis summarizes key issues. Code requires 7 stacking spaces; the petitioner is providing 7. The business model relies heavily on drive-thru traffic. Hours

are 8 a.m. to 11 p.m. daily. Seven employees per shift. Estimated customer volume: 20 walk-ins, 40 drive-thrus. The landscaping plan softens the site. The restaurant includes 35 seats.

Regarding signage, Ms. Bremanis explains how sign area is calculated and presents a table. Code allows 186 square feet, but Hawaiian Bros' decorative and irregular sign elements count toward total sign area.

Chairman Friedman asks about an elevation element marked E13 located high on the building and whether its material and illumination would make it a sign.

Ms. Bremanis clarifies that any graphic or image is considered signage. The sample provided is a representative piece and would be illuminated.

Ms. Bremanis adds that the freestanding sign is 66 square feet, which is within the code allowance of up to 100 square feet.

Staff Recommendation:

The Petitioner is requesting approval to reuse the existing building foundation and construct a new drive-thru restaurant. The proposed building and drive-thru lane comply with the B-2 District bulk standards as well as the required stacking provisions. Drive-thru uses are also common within the Dundee/Rand Road corridor, making this use consistent with the surrounding commercial area. A parking variation is requested as part of the proposal. Based on the business plan, the majority of customers are expected to utilize the drive-thru. As a result, Staff believes the proposed parking supply should be adequate for the intended operations. In addition, while the requested sign variation is significant when calculated per Code, much of the proposed signage consists of decorative elements and negative space. As a result, Staff does not believe the signage will alter the character of the area, given that the actual sign area is substantially less than the calculated variation square footage. Further, any approval would be tied to the specific sign elevations submitted, ensuring that a future operator with different signage plans could not rely on this variation for unrelated designs. Because the actual sign square footage is well below the noticed variation square footage, Staff finds the request to be reasonable. Therefore, Staff recommends approval of the Special Use and Variations, pursuant to the following conditions:

1. The Special Use and Variation shall substantially conform to the engineering plans prepared by Weaver Consultant Group dated 8/28/2024, elevations prepared by Design Plus dated 8/19/2024 and the business plan submitted by the Petitioner, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The traffic directional signage plan shall be submitted in a manner acceptable to the Village Engineer or Director of Planning and Zoning.
3. The final landscaping plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.

Commissioner Bettenhausen notes that minor work appears to be planned at the entrance, including cement work, and asks whether an IDOT permit will be required.

Ms. Bremanis confirms that an IDOT permit would be necessary and states that those requirements will be addressed during the building permit application process.

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

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

DISCUSSION:

Commissioner Noonan states that this appears to be a straightforward request.

Commissioner Fedota comments that it is a good use of the property, represents an improvement, and introduces a unique concept.

Commissioner Ruth-Wurster notes that the proposal had been approved previously, the parking layout is improved with more focus on drive-through operations, and the decorative signage elements contribute to a nice and distinctive design.

Chairman Friedman summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on Monday January 5th, 2026

RESULT:	APPROVED
MOVER:	NOONAN
SECONDER:	ROTH-WURSTER
AYES:	Cindy Roth Wurster, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

V. PUBLIC COMMENT

There was no public comments

VI. ADJOURNMENT

SUBMITTED BY:

Annette Schwab
Customer Service Representative
Support Services Team

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Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 20th day of November 2025

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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 1597 N. RAND RD.



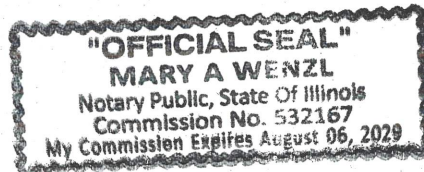
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- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☒ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal



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 20TH day of NOVEMBER A.D., 2025.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 20TH day of NOVEMBER A.D., 2025.

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

**Consider an Ordinance Decreasing the Number of Class D
(Restaurant) Liquor Licenses by One for Restaurante El Tio Ramos
Located at 1160 E. Dundee Road**

BACKGROUND:

Staff was notified in December 2025 that Restaurante El Tio Ramos was sold in October 2025 and the new owner declined to continue liquor service. It is therefore appropriate to remove the Class D license from the Liquor Code, reducing the number of licenses to 35.

KEY ISSUES:

- Decrease Class D (Restaurant) Liquor Licenses by one.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Action is at the discretion of the Council.

ACTION REQUIRED:

Action is at the discretion of the Council.

ATTACHMENTS:

1. ORD Decrease Class D Liq. - Restaurante El Tio Ramos

ORDINANCE NO. _____

**AN ORDINANCE DECREASING THE NUMBER OF
CLASS D LIQUOR LICENSES PURSUANT TO CHAPTER 3, SECTION 3-37
OF THE VILLAGE OF PALATINE CODE OF ORDINANCES FOR
RESTAURANTE EL TIO RAMOS LOCATED AT 1160 E. DUNDEE ROAD**

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

SECTION 1: That the number of Class D (Restaurant) Liquor Licenses
shall decrease by one from thirty-six (36) to thirty-five (35), for Restaurante El
Tio Ramos located at 1160 E. Dundee Road, Palatine, IL

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

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

PASSED this _____ day of _____, 2026

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

APPROVED by me this _____ day of _____, 2026

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____ day of _____, 2026

Village Clerk

Village of Palatine

Village Clerk

Mayor

Warrant # 1 having been approved by the Village Council on 01-05-26 hereby authorizes the Treasurer to deposit funds from the accounts indicated below

		Check/ACH	Electronic	Manual	UB Refunds	Fund
		Disbursements	(EFT/W-T) Disbursements	Checks	Processed	Expense
General Fund	100	217,923.33	-	-	-	217,923.33
CDBG Fund	210	330,000.00	-	-	-	330,000.00
State Equitable Sharing Fund	222	1,439.00	-	-	-	1,439.00
Downtown TIF Fund	233	7,062.50	-	-	-	7,062.50
Rand Corridor TIF Fund	234	375.00	-	-	-	375.00
Opioid Settlement Fund	257	1,829.48	-	-	-	1,829.48
Capital Equipment Fund	401	18,732.09	-	-	-	18,732.09
Capital Improvements Fund	402	153,847.10	-	-	-	153,847.10
Water Fund	605	55,071.37	-	-	114.12	55,185.49
Sewer Fund	610	75,578.19	-	-	-	75,578.19
Refuse Fund	615	-	-	-	7.79	7.79
Parking Fund	620	15,515.38	-	-	-	15,515.38
Fleet Services Fund	710	99,694.95	-	-	-	99,694.95
Insurance AP Fund	899	975.06	-	-	-	975.06
Total Report		980,369.97	-	-	121.91	980,491.88



Warrant #1

Invoice Due Date Range 08/10/25 - 01/20/26
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 4040 - 1st Ayd Corporation									
PSI838380	Parts - Stock	Open		12/18/2025	01/17/2026	12/30/2025			618.67
Vendor 4040 - 1st Ayd Corporation Totals							Invoices	1	\$618.67
Vendor 5709 - 4AllPromos									
1886930	Supplies for National Night Out Events	Open		12/02/2025	01/02/2026	12/29/2025			346.24
Vendor 5709 - 4AllPromos Totals							Invoices	1	\$346.24
Vendor 1553 - Acme Truck & Brake Supply									
01_504188	Parts - STOCK	Open		12/02/2025	01/01/2026	12/19/2025			489.00
01_506188	Parts - T-492	Open		12/12/2025	01/11/2026	12/19/2025			23.40
01_506405	Parts - T-492	Open		12/15/2025	01/14/2026	12/19/2025			82.62
01_506556	Parts - T-492	Open		12/15/2025	01/14/2026	12/19/2025			582.95
01_506557	Parts - STOCK	Open		12/15/2025	01/14/2026	12/19/2025			139.44
Vendor 1553 - Acme Truck & Brake Supply Totals							Invoices	5	\$1,317.41
Vendor 5416 - Advance Auto Parts									
6432533533850	Parts - STOCK	Open		12/01/2025	12/31/2025	12/19/2025			138.64
6432533633894	Parts - T-475	Open		12/02/2025	01/01/2026	12/19/2025			69.99
6432533933983	Parts - STOCK	Open		12/05/2025	01/04/2026	12/19/2025			54.78
6432533961600	Parts - STOCK	Open		12/05/2025	01/04/2026	12/19/2025			275.04
6432534461734	Parts - STOCK	Open		12/10/2025	01/09/2026	12/19/2025			621.68
6432534661805	Parts - STOCK	Open		12/12/2025	01/11/2026	12/19/2025			176.40
6432535161991	Parts - STOCK	Open		12/17/2025	01/16/2026	12/19/2025			12.00
6432535161992	Parts - T-509	Open		12/17/2025	01/16/2026	12/19/2025			28.89
6432535262064	Parts - T-535	Open		12/18/2025	01/17/2026	12/30/2025			20.00
Vendor 5416 - Advance Auto Parts Totals							Invoices	9	\$1,397.42
Vendor 4771 - AEC Fire-Safety & Security Inc									
288718	Parts - T-427	Open		12/08/2025	01/07/2026	12/19/2025			441.15
Vendor 4771 - AEC Fire-Safety & Security Inc Totals							Invoices	1	\$441.15
Vendor 1759 - Air One Equipment, Inc.									
229973	Gear Bags	Open		12/11/2025	01/10/2026	12/12/2025			1,803.00
Vendor 1759 - Air One Equipment, Inc. Totals							Invoices	1	\$1,803.00
Vendor 2611 - Al Warren Oil Co									
W1800891	Motor Fuel	Open		11/26/2025	12/26/2025	12/11/2025			15,532.23
W1802426	Motor Fuel	Open		12/03/2025	01/02/2026	12/11/2025			19,494.84
Vendor 2611 - Al Warren Oil Co Totals							Invoices	2	\$35,027.07
Vendor 3060 - Allegra Print & Imaging									
107003	office supplies- envelopes	Open		12/09/2025	01/08/2026	12/02/2025			921.23



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Vendor 3060 - Allegra Print & Imaging Totals						Invoices	1		\$921.23
Vendor 2496 - Altorfer Industries, Inc									
P56C0076360	Parts - E-221	Open		12/16/2025	01/15/2026	12/30/2025			183.70
S9769201	Caterpillar 12' Push Box	Open		12/17/2025	01/16/2026	12/23/2025			10,754.00
Vendor 2496 - Altorfer Industries, Inc Totals						Invoices	2		\$10,937.70
Vendor 3669 - Aquafix, Inc									
IN021800	Sewer Grease Treatment	Open		12/17/2025	01/16/2026	12/15/2025			2,542.10
Vendor 3669 - Aquafix, Inc Totals						Invoices	1		\$2,542.10
Vendor 5021 - Arlington Heights Ford LLC									
170092H	Parts - T-459	Open		11/18/2025	12/18/2025	12/22/2025			240.37
170547H	Parts - T-459	Open		12/01/2025	12/31/2025	12/22/2025			98.45
170561H	Parts - T-459	Open		12/01/2025	12/31/2025	12/22/2025			3.00
170279H	Parts - T-479	Open		12/02/2025	01/01/2026	12/22/2025			288.68
170327H	Parts - T-479	Open		12/03/2025	01/02/2026	12/22/2025			271.80
211768	Repairs-C-370	Open		12/03/2025	01/02/2026	12/19/2025			3,693.55
170794H	Parts - T-478	Open		12/06/2025	01/05/2026	12/22/2025			64.35
170825H	Parts - T-500	Open		12/08/2025	01/07/2026	12/22/2025			394.09
170600H	Parts - T-478	Open		12/11/2025	01/10/2026	12/22/2025			308.44
170837H	Parts - T-478	Open		12/12/2025	01/11/2026	12/22/2025			128.25
171166H	Parts - Stock	Open		12/15/2025	01/14/2026	12/22/2025			60.00
171187H	Parts - T-500	Open		12/16/2025	01/15/2026	12/22/2025			89.23
171188H	Parts - Stock	Open		12/16/2025	01/15/2026	12/22/2025			181.92
171247H	Parts - T-511	Open		12/17/2025	01/16/2026	12/22/2025			196.06
171250H	Parts - T-494	Open		12/17/2025	01/16/2026	12/22/2025			234.68
171417H	Parts - Stock	Open		12/19/2025	01/18/2026	12/30/2025			45.80
Vendor 5021 - Arlington Heights Ford LLC Totals						Invoices	16		\$6,298.67
Vendor 1443 - Arlington Power Equipment									
255432	Parts - PT-422	Open		11/19/2025	12/18/2025	12/19/2025			191.51
257172	Parts - PT-999	Open		12/02/2025	01/01/2026	12/19/2025			185.28
259588	Parts - Pt-422	Open		12/12/2025	01/11/2026	12/19/2025			255.51
260528	Parts -PT-124	Open		12/19/2025	01/18/2026	12/30/2025			194.50
Vendor 1443 - Arlington Power Equipment Totals						Invoices	4		\$826.80
Vendor 5360 - AT&T									
596445	Cellular Phone Tracking/Tower Dump (25-007239)	Open		12/02/2025	01/05/2026	12/29/2025			120.00
597273	Cellular Phone Tracking/Area Search (25-008793)	Open		12/08/2025	01/05/2026	12/29/2025			95.00
Vendor 5360 - AT&T Totals						Invoices	2		\$215.00



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Vendor 4455 - AutoZone Stores LLC									
02567198027	Parts - PT-999	Open		11/13/2025	12/13/2025	12/19/2025			11.14
02567213293	Parts - STOCK	Open		12/09/2025	01/08/2026	12/19/2025			41.52
Vendor 4455 - AutoZone Stores LLC Totals								Invoices	2
									\$52.66
Vendor 1294 - Berland's House of Tools									
93875	Shovels	Open		12/11/2025	01/10/2026	12/15/2025			112.98
Vendor 1294 - Berland's House of Tools Totals								Invoices	1
									\$112.98
Vendor 1101 - Beverly Materials LLC									
330182	Crushed Stone & Wash Stone-WMB Restoration Repair	Open		12/06/2025	01/05/2026	12/15/2025			3,245.52
330322	Crushed Stone & Wash Stone-WMB Restoration Repair	Open		12/13/2025	01/12/2026	12/15/2025			1,795.54
Vendor 1101 - Beverly Materials LLC Totals								Invoices	2
									\$5,041.06
Vendor 2856 - Blackburn Manufacturing Company									
IN0021038	Locate Flags	Open		12/10/2025	01/09/2026	12/15/2025			378.87
Vendor 2856 - Blackburn Manufacturing Company Totals								Invoices	1
									\$378.87
Vendor 1235 - Bonnell Industries Inc									
0224910-IN	Parts - Stock	Open		12/16/2025	01/15/2026	12/30/2025			128.32
Vendor 1235 - Bonnell Industries Inc Totals								Invoices	1
									\$128.32
Vendor 1492 - Bound Tree Medical LLC									
86021404	Flexiport Cuffs	Open		12/09/2025	01/08/2026	12/15/2025			697.98
Vendor 1492 - Bound Tree Medical LLC Totals								Invoices	1
									\$697.98
Vendor 1857 - Brian Edward Landscaping Inc									
25400	2025 Bridge View West and Peregrine Lakes Snow and Ice Control	Open		12/03/2025	01/02/2026	12/15/2025			1,840.00
25401	2025 Snow and Ice Control- Police HQ	Open		12/03/2025	01/02/2026	12/15/2025			790.00
25402	2025 Snow and Ice Control- Arterial Sidewalks	Open		12/03/2025	01/02/2026	12/15/2025			4,435.00
25403	2025 Snow and Ice Control- Parking Deck	Open		12/03/2025	01/02/2026	12/15/2025			3,255.00
25404	2025 Snow and Ice Control- Train Station and Parking Deck	Open		12/03/2025	01/02/2026	12/15/2025			5,780.25
25405	2025 Snow and Ice Control- Downtown Areas	Open		12/03/2025	01/02/2026	12/15/2025			18,572.50



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25406	2025 Bridge View West and Peregrine Lakes Snow and Ice Control	Open		12/08/2025	01/07/2026	12/15/2025			360.00
25407	2025 Snow and Ice Control- Police HQ	Open		12/08/2025	01/07/2026	12/15/2025			400.50
25408	2025 Snow and Ice Control- Arterial Sidewalks	Open		12/08/2025	01/07/2026	12/15/2025			2,975.00
25409	2025 Snow and Ice Control- Parking Deck	Open		12/08/2025	01/07/2026	12/15/2025			1,085.00
25410	2025 Snow and Ice Control- Train Station and Parking Deck	Open		12/08/2025	01/07/2026	12/15/2025			1,585.00
25411	2025 Snow and Ice Control- Downtown Areas	Open		12/08/2025	01/07/2026	12/15/2025			7,758.75
		Vendor	1857 - Brian Edward Landscaping Inc Totals			Invoices	12		\$48,837.00
Vendor 2243 - Bristol Hose & Fitting									
3594609	Parts - Stock	Open		11/26/2025	12/26/2025	12/22/2025			1,930.01
3594853	Parts - Stock	Open		12/02/2025	01/01/2026	12/11/2025			125.08
		Vendor	2243 - Bristol Hose & Fitting Totals			Invoices	2		\$2,055.09
Vendor 5289 - Brown Equipment Company									
INV38892	Nozzle Repair Kit	Open		12/10/2025	01/09/2026	12/15/2025			251.78
		Vendor	5289 - Brown Equipment Company Totals			Invoices	1		\$251.78
Vendor 4850 - Builders Asphalt, Llc									
183883	UPM Cold Patch	Open		12/08/2025	01/07/2026	12/09/2025			2,038.75
183958	Broken Asphalt Disposal	Open		12/16/2025	01/15/2026	12/15/2025			455.00
184029	UPM Cold Patch	Open		12/19/2025	01/18/2026	12/22/2025			2,465.75
		Vendor	4850 - Builders Asphalt, Llc Totals			Invoices	3		\$4,959.50
Vendor 5144 - Caguax dba McDonalds #87									
2025-00001131	Prisoner Meals (November)	Open		12/01/2025	12/31/2025	12/29/2025			47.82
		Vendor	5144 - Caguax dba McDonalds #87 Totals			Invoices	1		\$47.82
Vendor 3232 - Angelo R Calanca									
2025-00001132	Special Investigations - CI Payment	Open		12/04/2025	01/05/2026	12/29/2025			200.00
		Vendor	3232 - Angelo R Calanca Totals			Invoices	1		\$200.00
Vendor 2650 - Case Lots									
5390	Can Liners, Multifold Towels, Laundry Soap and Laundry Powder	Open		12/18/2025	01/17/2026	12/29/2025			1,691.00
		Vendor	2650 - Case Lots Totals			Invoices	1		\$1,691.00



Accounts Payable Invoice Report

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Report By Vendor - Invoice

Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 5218 - Casey Automotive									
44897	Parts - PT-204	Open		12/11/2025	01/10/2026	12/22/2025			3.29
428467	Repairs & Maintenance - C-375	Open		12/12/2025	01/11/2026	12/22/2025			452.42
428584	Repairs & Maintenance - C-379	Open		12/17/2025	01/16/2026	12/26/2025			112.18
Vendor 5218 - Casey Automotive Totals							Invoices	3	\$567.89
Vendor 2453 - CDS Office Technologies									
inv1744766	FortiGate Maintenance	Open		12/22/2025	12/22/2025	12/22/2025			4,450.00
Vendor 2453 - CDS Office Technologies Totals							Invoices	1	\$4,450.00
Vendor 2732 - CDW Government Inc									
AG9UW6V	REPLACEMENT UPS BATTERY	Open		11/20/2025	12/20/2025	12/15/2025			75.80
AH1ZQ4Y	REPLACEMENT CABLING	Open		12/01/2025	12/31/2025	12/19/2025			169.56
AH1613S	REPLACEMENT CABLES	Open		12/03/2025	01/02/2026	12/19/2025			20.34
AH2CN9H	REPLACEMENT UPS BATTERY	Open		12/04/2025	01/03/2026	12/19/2025			75.80
Vendor 2732 - CDW Government Inc Totals							Invoices	4	\$341.50
Vendor 2555 - Chicago Parts & Sound									
40V0083912	Parts - T-478/Stock	Open		12/02/2025	01/01/2026	12/22/2025			28.29
40V0088564	Parts - Stock	Open		12/18/2025	01/17/2026	12/30/2025			826.20
Vendor 2555 - Chicago Parts & Sound Totals							Invoices	2	\$854.49
Vendor 3050 - Cintas #22									
9348614939	Public Works Lined Jackets-Wulf, Smith & Sakowicz	Open		11/26/2025	12/31/2025	12/12/2025			131.28
4252917976	CSF Carpets	Open		12/12/2025	01/11/2026	12/15/2025			160.00
4252917988	Shop Rags	Open		12/12/2025	01/11/2026	12/15/2025			18.07
4252918063	Uniform Cleaning	Open		12/12/2025	01/11/2026	12/15/2025			136.68
4253077869	Village Hall Carpets	Open		12/15/2025	01/14/2026	12/15/2025			155.79
4253690430	Shop Rags	Open		12/19/2025	01/18/2026	12/15/2025			18.07
4253690495	Uniform Cleaning	Open		12/19/2025	01/18/2026	12/15/2025			136.68
Vendor 3050 - Cintas #22 Totals							Invoices	7	\$756.57
Vendor 2707 - Ciorba Group Inc									
0033867	2026 Water Main Replacement Contract 1 Design DPW-2621	Open		12/12/2025	01/11/2026	12/22/2025			15,904.50
Vendor 2707 - Ciorba Group Inc Totals							Invoices	1	\$15,904.50
Vendor 1488 - CNS Tire Supply									
27958	Repairs - C-376	Open		12/04/2025	01/03/2026	12/22/2025			80.00



Accounts Payable Invoice Report

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27980	Repairs - T-401	Open		12/19/2025	01/18/2026	12/30/2025			566.00
Vendor 1488 - CNS Tire Supply Totals						Invoices	2		\$646.00
Vendor 2383 - Colfax Welding & Fabricating									
64892	Acetylene Refill	Open		12/08/2025	01/07/2026	12/15/2025			115.12
Vendor 2383 - Colfax Welding & Fabricating Totals						Invoices	1		\$115.12
Vendor 3033 - Comcast Cable									
CC 12-25A	Backup Internet Connections	Open		11/16/2025	12/19/2025	12/15/2025			43.03
FD83 12-25	Backup Internet Connections	Open		11/24/2025	12/22/2025	12/15/2025			86.39
PW 12-25B	Backup Internet Connections	Open		11/24/2025	12/22/2025	12/15/2025			6.93
CC 12-25B	Backup Internet Connections	Open		11/25/2025	12/23/2025	12/15/2025			59.70
PD 12-25	Backup Internet Connections	Open		11/25/2025	12/23/2025	12/15/2025			336.43
PD25-Dec	Monthly Service Fee's (12/11/25 - 01/10/26)	Open		12/04/2025	01/01/2026	12/29/2025			18.48
Vendor 3033 - Comcast Cable Totals						Invoices	6		\$550.96
Vendor 5604 - Compassion Funeral Service, Inc									
2507209	Body Transport to Cook County Medical Examiners Ofc (25-009181)	Open		12/10/2025	12/25/2025	12/29/2025			376.50
2507367	Body Transport to Cook County Medical Examiners Ofc (25-009376)	Open		12/15/2025	12/30/2025	12/29/2025			353.00
Vendor 5604 - Compassion Funeral Service, Inc Totals						Invoices	2		\$729.50
Vendor 2741 - Conserv FS									
65206771	Parking Deck Ice Melt	Open		12/09/2025	01/08/2026	12/08/2025			943.28
65206782	Parking Deck Ice Melt	Open		12/09/2025	01/08/2026	12/08/2025			976.56
65207265	Ice Melt	Open		12/12/2025	01/11/2026	12/29/2025			557.50
Vendor 2741 - Conserv FS Totals						Invoices	3		\$2,477.34
Vendor 2981 - Continental Weather Service									
196793	Monthly Weather Forecasting-November 2025	Open		12/09/2025	01/08/2026	12/09/2025			150.00
Vendor 2981 - Continental Weather Service Totals						Invoices	1		\$150.00
Vendor 2773 - Core & Main LP									
Y161695	Water Meter Internal Battery Replacements and IPERL+ Meters	Open		12/09/2025	01/08/2026	12/10/2025			9,810.00
Y209309	Water Meter Internal Battery Replacements	Open		12/09/2025	01/08/2026	12/10/2025			9,610.00
Vendor 2773 - Core & Main LP Totals						Invoices	2		\$19,420.00
Vendor 1336 - Crain's Chicago Business									



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2284988-2026	Crain's Membership 2026	Open		12/19/2025	12/31/2025	12/19/2025			225.00
Vendor 1336 - Crain's Chicago Business Totals						Invoices	1		\$225.00
Vendor 4599 - Cummins Sales and Service									
F2-251145045	Parts - T-427	Open		11/12/2025	12/31/2025	12/30/2025			43.65
F2-251146030	Credit Memo	Open		11/21/2025	12/31/2025	12/30/2025			(270.00)
F2-251248650	Parts - Stock	Open		12/17/2025	12/31/2025	12/30/2025			613.64
Vendor 4599 - Cummins Sales and Service Totals						Invoices	3		\$387.29
Vendor 5406 - DeKind Computer Consultants									
43882	NinjaOne Subscription - Dec	Open		12/29/2025	12/29/2025	12/29/2025			1,468.48
Vendor 5406 - DeKind Computer Consultants Totals						Invoices	1		\$1,468.48
Vendor 2754 - Dell Marketing Lp									
10846661157	Microsoft Licensing	Open		11/13/2025	12/28/2025	12/15/2025			11,858.88
Vendor 2754 - Dell Marketing Lp Totals						Invoices	1		\$11,858.88
Vendor 5031 - DeVinci Construction, Inc									
#2	Spring Willow Bay Drainage Improvements Phase II DPW-2405	Open		11/24/2025	12/30/2025	12/22/2025			70,379.68
Vendor 5031 - DeVinci Construction, Inc Totals						Invoices	1		\$70,379.68
Vendor 2828 - Director Of Illinois State Police									
34803	Declaration of Forfeiture (SAO #23-12-0155/RPT #: 23-03205)	Open		12/11/2025	01/05/2026	12/29/2025			1,239.00
Vendor 2828 - Director Of Illinois State Police Totals						Invoices	1		\$1,239.00
Vendor 3811 - Dive Right In Scuba Inc									
265118	Enviro Wetsuit (Marek)	Open		11/01/2025	12/01/2025	12/22/2025			2,972.60
271526	Drysuit Boots	Open		12/12/2025	01/11/2026	12/11/2025			346.50
Vendor 3811 - Dive Right In Scuba Inc Totals						Invoices	2		\$3,319.10
Vendor 3614 - E.H. Wachs - A Division of ITW									
INV240099	Valve Turner Handwheel Adapter	Open		12/12/2025	01/11/2026	12/15/2025			1,948.00
Vendor 3614 - E.H. Wachs - A Division of ITW Totals						Invoices	1		\$1,948.00
Vendor 5089 - Empire Printing, LLC									
62307B	Public Works Work Shirts-Wyszynski	Open		12/09/2025	01/08/2026	12/12/2025			91.47
62307A	Public Works Sweatshirts-Wyszynski	Open		12/10/2025	01/09/2026	12/12/2025			239.55
Vendor 5089 - Empire Printing, LLC Totals						Invoices	2		\$331.02



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Vendor 5398 - EMS Management & Consultants, Inc.									
EMS-021174	Ambulance Billing Charges - Nov	Open		11/30/2025	01/14/2026	12/09/2025			5,833.16
Vendor 5398 - EMS Management & Consultants, Inc. Totals							Invoices	1	\$5,833.16
Vendor 5283 - Firebrand Global Marketing, Inc									
28544	Supplies for National Night Out & Community Events	Open		12/16/2025	01/15/2026	12/29/2025			404.05
Vendor 5283 - Firebrand Global Marketing, Inc Totals							Invoices	1	\$404.05
Vendor 3068 - Erik C Fiscus									
PWCDLEF7292025	CDL Reimbursement	Open		07/29/2025	12/31/2025	12/12/2025			60.00
Vendor 3068 - Erik C Fiscus Totals							Invoices	1	\$60.00
Vendor 5710 - Five Star Energy Services, LLC									
HRDRPW12122025-2	Hydrant Meter Deposit Refund	Open		12/12/2025	12/26/2025	12/19/2025			802.22
Vendor 5710 - Five Star Energy Services, LLC Totals							Invoices	1	\$802.22
Vendor 2195 - FMP									
162-215833	Credit Memo	Open		09/09/2025	12/31/2025	12/22/2025			(4.00)
162-218573	Credit Memo	Open		10/16/2025	12/31/2025	12/22/2025			(569.08)
162-219850	Credit Memo	Open		11/04/2025	12/31/2025	12/22/2025			(263.00)
162-220363	Parts -T-500	Open		11/12/2025	12/31/2025	12/22/2025			273.68
50-6424017	Parts - T-459	Open		11/18/2025	12/31/2025	12/22/2025			7.55
60-493307	Parts - T-459	Open		11/18/2025	12/31/2025	12/22/2025			6.99
162-221025	Credit Memo	Open		11/20/2025	12/31/2025	12/22/2025			(23.30)
162-221523	Lubricants & Additives - Stock	Open		12/01/2025	12/31/2025	12/22/2025			403.08
50-6444459	Parts - T-459/Stock	Open		12/01/2025	12/31/2025	12/22/2025			65.60
162-221617	Parts - T-478	Open		12/02/2025	12/31/2025	12/22/2025			1.94
162-221622	Lubricants & Additives - Stock	Open		12/02/2025	12/31/2025	12/22/2025			143.88
50-6446693	Parts - T-478	Open		12/02/2025	12/31/2025	12/22/2025			20.60
162-221747	Parts - Stock	Open		12/03/2025	12/31/2025	12/22/2025			33.78
162-222265	Parts - Stock	Open		12/10/2025	12/31/2025	12/22/2025			129.12
162-222301	Lubricants & Additives - Stock	Open		12/10/2025	12/31/2025	12/22/2025			63.66
50-6474508	Lubricants & Additives - Stock	Open		12/18/2025	01/17/2026	12/30/2025			719.20
Vendor 2195 - FMP Totals							Invoices	16	\$1,009.70
Vendor 1621 - Fox Valley Fire & Safety									
IN00822394	Fire Alarm System Repair- Fire Station 85	Open		12/04/2025	01/03/2026	12/29/2025			1,245.00



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IN00822490	Fire Alarm Repair-200 E. Wood St.	Open		12/04/2025	01/03/2026	12/15/2025			1,292.50
IN00825333	Annual Standpipe Inspection-Parking Deck	Open		12/21/2025	01/06/2026	12/29/2025			393.00
		Vendor	1621 - Fox Valley Fire & Safety Totals			Invoices	3		\$2,930.50
Vendor 5073 - FulLife Safety LLC									
73087	Respirator Fit-Testing, Training & Supplies	Open		12/11/2025	01/10/2026	12/30/2025			1,275.00
73083	Calibration & Cert T4 S/N 316892/016	Open		12/03/2025	01/02/2026	12/15/2025			77.50
73082	Parts - Stock	Open		12/03/2025	01/02/2026	12/22/2025			831.65
		Vendor	5073 - FullLife Safety LLC Totals			Invoices	3		\$2,184.15
Vendor 5708 - Gemco Repair LLC									
178	Ladder	Open		12/03/2025	01/02/2026	12/11/2025			1,109.60
		Vendor	5708 - Gemco Repair LLC Totals			Invoices	1		\$1,109.60
Vendor 1173 - Graybar Electric Company, Inc.									
9350548967	LED-8024M345-G7-FW	Open		10/08/2025	12/01/2025	12/15/2025			960.00
9350635079	LED-8024M345-G7-FW	Open		10/15/2025	12/01/2025	12/15/2025			960.00
9350635610	Credit Memo	Open		10/15/2025	12/01/2025	12/15/2025			(960.00)
9300261695	Village Hall Lighting	Open		11/01/2025	12/01/2025	12/15/2025			1,422.10
9351297233	LED-8039E345D-A	Open		12/08/2025	01/07/2026	12/15/2025			980.48
		Vendor	1173 - Graybar Electric Company, Inc. Totals			Invoices	5		\$3,362.58
Vendor 3419 - Halloran Power Equipment Inc									
148024	Saw Repair	Open		11/20/2025	12/19/2025	12/12/2025			164.01
		Vendor	3419 - Halloran Power Equipment Inc Totals			Invoices	1		\$164.01
Vendor 2141 - Hastings Air Energy Control									
PS-I0015987	Squad Tailpipe Adapter	Open		12/10/2025	01/09/2026	12/11/2025			743.35
		Vendor	2141 - Hastings Air Energy Control Totals			Invoices	1		\$743.35
Vendor 5338 - Carl Phil Hemmeler									
2025-00001139	Reimbursement for Fuel - USPIS Cases (4157940-PMN)	Open		12/15/2025	01/05/2026	12/29/2025			356.00
		Vendor	5338 - Carl Phil Hemmeler Totals			Invoices	1		\$356.00
Vendor 4222 - Ian R Hoogerhyde									
PWBRIH12132025	Boot Reimbursement	Open		12/13/2025	12/27/2025	12/15/2025			300.00
		Vendor	4222 - Ian R Hoogerhyde Totals			Invoices	1		\$300.00
Vendor 1604 - Illinois State Police									
20251101570	Fingerprinting for Liquor Licensing (1570-Nov)	Open		12/01/2025	01/15/2026	12/29/2025			81.00



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20251103601	Fingerprinting for Employment (3601-Nov)	Open		12/01/2025	01/15/2026	12/29/2025			27.00
Vendor 1604 - Illinois State Police Totals									Invoices 2 \$108.00
Vendor 4765 - Innovative Products Inc 311912	Magnetic Mics- New Ambulance	Open		12/12/2025	01/11/2026	12/12/2025			93.54
Vendor 4765 - Innovative Products Inc Totals									Invoices 1 \$93.54
Vendor 4750 - Interspiro Inc 112525	Service Supply Hose	Open		11/01/2025	12/01/2025	12/15/2025			414.60
Vendor 4750 - Interspiro Inc Totals									Invoices 1 \$414.60
Vendor 4951 - Interstate Batteries of North Chicago									
8412728	Parts - G-026	Open		12/05/2025	01/04/2026	12/22/2025			901.08
23055576	Parts - Stock	Open		12/09/2025	01/08/2026	12/22/2025			142.18
8412886	Parts - E-221	Open		12/12/2025	01/11/2026	12/22/2025			266.54
23055697	Parts - Stock	Open		12/16/2025	01/15/2026	12/22/2025			266.54
Vendor 4951 - Interstate Batteries of North Chicago Totals									Invoices 4 \$1,576.34
Vendor 4165 - J.M.L. Overhead Door Inc 4225	PD Garage Door Repair	Open		12/15/2025	12/26/2025	12/29/2025			4,000.00
Vendor 4165 - J.M.L. Overhead Door Inc Totals									Invoices 1 \$4,000.00
Vendor 2695 - JG Uniforms Inc									
156430	Exterior Vest Carrier (DeBellis)	Open		12/10/2025	01/09/2026	12/29/2025			215.00
156733	New Officer Equipment (Fitzpatrick)	Open		12/17/2025	01/16/2026	12/29/2025			354.80
156735	New Officer Equipment (Ranieri)	Open		12/17/2025	01/16/2026	12/29/2025			354.80
156740	New Officer Equipment (Villanueva)	Open		12/17/2025	01/16/2026	12/29/2025			354.80
156741	New Officer Equipment (Kirby)	Open		12/17/2025	01/16/2026	12/29/2025			354.80
156743	New Officer Equipment (Daliones)	Open		12/17/2025	01/16/2026	12/29/2025			354.80
156748	New Officer Equipment (Georgiev)	Open		12/17/2025	01/16/2026	12/29/2025			354.80
156751	New Officer Equipment (Georgiev)	Open		12/17/2025	01/16/2026	12/29/2025			10.00
Vendor 2695 - JG Uniforms Inc Totals									Invoices 8 \$2,353.80
Vendor 5501 - Joe Johnson Equipment LLC dba Standard Equipment									
P07841	Parts - E-221/E-226	Open		12/01/2025	12/31/2025	12/11/2025			134.14
Vendor 5501 - Joe Johnson Equipment LLC dba Standard Equipment Totals									Invoices 1 \$134.14



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Vendor 5100 - Caleb G Johnson									
PWCDLCJ121125	CDL Reimbursement	Open		12/11/2025	12/31/2025	12/12/2025			60.00
Vendor 5100 - Caleb G Johnson Totals						Invoices	1		\$60.00
Vendor 5711 - Judlau Contracting, Inc									
HRDRPW12122025	Hydrant Meter Deposit Refund	Open		12/12/2025	01/02/2026	12/19/2025			631.89
Vendor 5711 - Judlau Contracting, Inc Totals						Invoices	1		\$631.89
Vendor 5659 - Anthony J Kaminsky									
2025-00001142	Travel Expenses - Homicide Investigation Follow-Up (23-031031)	Open		12/24/2025	01/05/2026	12/30/2025			90.00
Vendor 5659 - Anthony J Kaminsky Totals						Invoices	1		\$90.00
Vendor 4354 - James E Kernan									
2025-00001106	Tuition Reimbursement	Open		12/22/2025	12/22/2025	12/22/2025			891.00
Vendor 4354 - James E Kernan Totals						Invoices	1		\$891.00
Vendor 2075 - Kimball Midwest									
103971636	Parts-Stock	Open		11/26/2025	12/26/2025	12/22/2025			105.34
104008948	Parts - Stock	Open		12/11/2025	01/10/2026	12/22/2025			365.58
Vendor 2075 - Kimball Midwest Totals						Invoices	2		\$470.92
Vendor 3137 - Robert L King									
PWBRBK12012025	Boot Reimbursement	Open		12/01/2025	12/15/2025	12/15/2025			113.66
Vendor 3137 - Robert L King Totals						Invoices	1		\$113.66
Vendor 1318 - Knox Company									
INV-KA-451609	Key Tags	Open		11/01/2025	12/01/2025	12/15/2025			104.00
Vendor 1318 - Knox Company Totals						Invoices	1		\$104.00
Vendor 3357 - KONE Inc									
1159041784	Service Call-251 W. Colfax Street Tower 3 #1	Open		11/21/2025	12/20/2025	12/29/2025			197.83
1159041785	Service Call-251 W. Colfax Street Tower 1 #1	Open		11/21/2025	12/21/2025	12/29/2025			530.93
1159056975	Service Call-251 W. Colfax Street Tower 2 #2	Open		12/18/2025	01/17/2026	12/29/2025			270.53
Vendor 3357 - KONE Inc Totals						Invoices	3		\$999.29
Vendor 4857 - Joe Leone									
2025-00001102	clothing reimbursment-leone	Open		12/22/2025	12/22/2025	12/11/2025			46.97
Vendor 4857 - Joe Leone Totals						Invoices	1		\$46.97
Vendor 5593 - LiquidSpring, LLC									



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0081668-IN	Parts - T-449	Open		11/20/2025	12/20/2025	12/22/2025			220.32
Vendor 5593 - LiquidSpring, LLC Totals									\$220.32
Invoices									
1									
Vendor 5698 - Ludwig Speaks, LLC									
1185	IT Staff Development Training	Open		12/15/2025	01/12/2026	12/15/2025			6,184.50
Vendor 5698 - Ludwig Speaks, LLC Totals									\$6,184.50
Invoices									
1									
Vendor 5128 - M.J. Taylor Law, LLC									
MJT DEC 2025	Village Prosecution Legal Services	Open		12/23/2025	12/31/2025	12/30/2025			3,450.00
Vendor 5128 - M.J. Taylor Law, LLC Totals									\$3,450.00
Invoices									
1									
Vendor 4957 - MacQueen Equipment, LLC									
P35195	Parts - T-467	Open		08/22/2025	12/31/2025	12/11/2025			309.86
P36871	Parts - T-492	Open		12/16/2025	01/15/2026	12/30/2025			856.91
Vendor 4957 - MacQueen Equipment, LLC Totals									\$1,166.77
Invoices									
2									
Vendor 5066 - Marco Technologies LLC									
568967509	Copier Maintenance Agreement	Open		11/15/2025	12/19/2025	12/15/2025			1,271.91
Vendor 5066 - Marco Technologies LLC Totals									\$1,271.91
Invoices									
1									
Vendor 2756 - Mc Master Carr Supply Co.									
56676175	Stream Nozzle	Open		12/10/2025	01/09/2026	12/15/2025			38.46
56755853	Parts - Stock	Open		12/11/2025	01/10/2026	12/22/2025			33.85
56904560	Parts - T-492/Stock	Open		12/15/2025	01/14/2026	12/30/2025			23.42
Vendor 2756 - Mc Master Carr Supply Co. Totals									\$95.73
Invoices									
3									
Vendor 5080 - Meridian Zero Degrees, LLC									
20895	Kiosks Service	Open		12/19/2025	12/19/2025	12/19/2025			850.00
Vendor 5080 - Meridian Zero Degrees, LLC Totals									\$850.00
Invoices									
1									
Vendor 5584 - MES Service Company LLC									
IN2381247	SCBA Equipment/Parts	Open		11/15/2025	12/14/2025	12/16/2025			550.48
IN2396299	Training- Thermal Imaging Cameras	Open		12/09/2025	01/08/2026	12/23/2025			3,015.38
IN2400089	SCBA Equipment	Open		12/14/2025	01/13/2026	12/16/2025			3,334.01
Vendor 5584 - MES Service Company LLC Totals									\$6,899.87
Invoices									
3									
Vendor 5702 - Micro Focus LLC									
IVUSL00501219911	Maintenance Renewal	Open		12/30/2025	12/30/2025	12/30/2025			9,999.22
Vendor 5702 - Micro Focus LLC Totals									\$9,999.22
Invoices									
1									
Vendor 2421 - Mikes Towing/Auto & Truck Repair									
1075348	Safety Lane T-396	Open		11/26/2025	12/26/2025	12/22/2025			40.00



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1075351	Safety Lane T-460	Open		11/26/2025	12/26/2025	12/22/2025			40.00
1075376	Safety Lane T-454, T-426, T-534, T-513, T-547, T-522, T-500	Open		12/05/2025	01/04/2026	12/22/2025			300.00
1075417	Safety Lane T-540, T-373, T-546	Open		12/15/2025	01/14/2026	12/22/2025			120.00
Vendor 2421 - Mikes Towing/Auto & Truck Repair Totals						Invoices	4		\$500.00
Vendor 5430 - Modaxo Traffic Management									
INV0022381	Red Light Camera Vendor Fees (November)	Open		12/15/2025	01/14/2026	12/29/2025			3,570.96
Vendor 5430 - Modaxo Traffic Management Totals						Invoices	1		\$3,570.96
Vendor 1856 - Monroe Truck Equipment									
R82922	Repairs - T-523	Open		11/10/2025	12/10/2025	12/22/2025			1,207.01
57115	Parts - Stock	Open		11/26/2025	12/26/2025	12/11/2025			693.40
5514968	Parts - T-502	Open		12/18/2025	01/17/2026	12/30/2025			303.88
Vendor 1856 - Monroe Truck Equipment Totals						Invoices	3		\$2,204.29
Vendor 5599 - Napa Auto Parts									
492513	Parts - PT-422	Open		12/02/2025	01/01/2026	12/11/2025			13.40
492620	Parts - Stock	Open		12/02/2025	01/01/2026	12/11/2025			5.05
492715	Parts - C-376	Open		12/03/2025	01/02/2026	12/11/2025			342.00
492719	Parts - C-376	Open		12/03/2025	01/02/2026	12/11/2025			96.38
493013	Parts - T-478	Open		12/05/2025	01/04/2026	12/22/2025			27.84
493143	Parts - PT-229	Open		12/08/2025	01/07/2026	12/11/2025			34.26
493616	Parts -Stock	Open		12/12/2025	01/11/2026	12/22/2025			126.24
493823	Parts - Stock	Open		12/15/2025	01/14/2026	12/22/2025			122.70
493902	Parts - Stock	Open		12/15/2025	01/14/2026	12/30/2025			123.01
493904	Parts - Stock	Open		12/16/2025	01/15/2026	12/22/2025			188.16
494147	Parts - T-535	Open		12/18/2025	01/17/2026	12/30/2025			205.79
Vendor 5599 - Napa Auto Parts Totals						Invoices	11		\$1,284.83
Vendor 5568 - Napleton's Arlington Hts Chrysler Dodge Jeep Ram									
326910	Repairs - T-542	Open		10/13/2025	12/31/2025	12/11/2025			108.37
329119	Repairs - T-652	Open		12/05/2025	01/04/2026	12/11/2025			886.06
Vendor 5568 - Napleton's Arlington Hts Chrysler Dodge Jeep Ram Totals						Invoices	2		\$994.43
Vendor 2616 - Nicor Gas									
49923400003-1225	Natural Gas-148 W. Illinois Ave Combined Service Facility	Open		12/16/2025	01/10/2026	12/29/2025			4,954.53
Vendor 2616 - Nicor Gas Totals						Invoices	1		\$4,954.53
Vendor 4389 - Nielsen Enterprises Inc									



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2478396	Parts - M-12	Open		10/24/2025	12/31/2025	12/11/2025			576.92
Vendor 4389 - Nielsen Enterprises Inc Totals						Invoices	1		\$576.92
Vendor 3002 - Northwest Community Hospital-OEHS									
38516	2025 NCH-O&EH -PD 2 new hires (ML-DM) Physical Exams	Open		12/01/2025	12/22/2025	12/22/2025			1,155.00
38396	November Annual Exams	Open		12/12/2025	01/11/2026	12/12/2025			7,064.00
38574	Physicals/DOT Screening	Open		12/01/2025	12/31/2025	12/12/2025			45.00
38247	Physicals/DOT Screening	Open		12/11/2025	01/10/2026	12/12/2025			410.00
Vendor 3002 - Northwest Community Hospital-OEHS Totals						Invoices	4		\$8,674.00
Vendor 1480 - Northwest Trucks, Inc.									
X101236178:01	Parts - T-461	Open		12/01/2025	12/31/2025	12/11/2025			14.99
X101238747:01	Parts - Stock	Open		12/18/2025	01/17/2026	12/30/2025			91.38
Vendor 1480 - Northwest Trucks, Inc. Totals						Invoices	2		\$106.37
Vendor 5203 - ODP Business Solutions, LLC									
39161302	Planners, Calendars & Copy Paper	Open		11/30/2025	12/30/2025	12/15/2025			658.28
Vendor 5203 - ODP Business Solutions, LLC Totals						Invoices	1		\$658.28
Vendor 5363 - Laura Okrzesik									
2025-00001105	Tuition Reimbursement	Open		12/22/2025	12/22/2025	12/22/2025			2,376.00
Vendor 5363 - Laura Okrzesik Totals						Invoices	1		\$2,376.00
Vendor 1214 - On Time Embroidery Inc.									
148154	Clothing	Open		12/16/2025	01/15/2026	12/17/2025			294.00
148165	Clothing	Open		12/16/2025	01/15/2026	12/17/2025			26.00
148237	Clothing	Open		12/16/2025	01/15/2026	12/17/2025			66.00
148251	Clothing	Open		12/16/2025	01/15/2026	12/17/2025			44.00
148366	Clothing	Open		12/16/2025	01/15/2026	12/17/2025			133.00
145406	Clothing	Open		12/19/2025	01/18/2026	12/18/2025			337.00
145481	Clothing	Open		12/19/2025	01/18/2026	12/18/2025			337.00
145482	Clothing	Open		12/19/2025	01/18/2026	12/18/2025			198.00
147796	Clothing	Open		12/19/2025	01/18/2026	12/18/2025			139.00
148057	Clothing	Open		12/19/2025	01/18/2026	12/18/2025			173.00
148319	Clothing	Open		12/19/2025	01/18/2026	12/18/2025			284.00
149242	Clothing	Open		12/19/2025	01/18/2026	12/18/2025			50.00
149243	Clothing	Open		12/19/2025	01/18/2026	12/18/2025			142.00
149244	Clothing	Open		12/19/2025	01/18/2026	12/18/2025			89.00
149245	Clothing	Open		12/19/2025	01/18/2026	12/18/2025			481.00
149246	Clothing	Open		12/19/2025	01/18/2026	12/18/2025			48.00
149247	Clothing	Open		12/19/2025	01/18/2026	12/18/2025			153.00



Accounts Payable Invoice Report

Invoice Due Date Range 08/10/25 - 01/20/26

Report By Vendor - Invoice

Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
149248	Clothing	Open		12/19/2025	01/18/2026	12/18/2025			480.00
149249	Clothing	Open		12/19/2025	01/18/2026	12/18/2025			189.00
Vendor 1214 - On Time Embroidery Inc. Totals						Invoices	19		\$3,663.00
Vendor 2572 - Paddock Publications, Inc									
361633	Legal Notice Ad# 2387043	Open		12/30/2025	12/30/2025	12/30/2025			78.30
Vendor 2572 - Paddock Publications, Inc Totals						Invoices	1		\$78.30
Vendor 1583 - Palatine Park District									
25-1116	November 2025 Grass Mowing Services Reimbursement	Open		12/11/2025	01/10/2026	12/30/2025			1,832.09
Vendor 1583 - Palatine Park District Totals						Invoices	1		\$1,832.09
Vendor 1784 - Parent Petroleum									
1789500	Lubricants & Additives - Stock/Oil	Open		12/19/2025	01/18/2026	12/22/2025			3,292.98
Vendor 1784 - Parent Petroleum Totals						Invoices	1		\$3,292.98
Vendor 4873 - Partners and Paws Veterinary Services									
158083	Vet Visit for K-9 Jax (Wagner)	Open		11/29/2025	12/28/2025	12/29/2025			120.72
158317	Vet Visit/Annual Exam for K-9 Hondo (Contreras)	Open		12/05/2025	01/05/2026	12/29/2025			1,563.58
Vendor 4873 - Partners and Paws Veterinary Services Totals						Invoices	2		\$1,684.30
Vendor 5581 - Parts Authority LLC									
431-123154	Parts - Stock	Open		11/26/2025	12/26/2025	12/11/2025			333.60
Vendor 5581 - Parts Authority LLC Totals						Invoices	1		\$333.60
Vendor 2167 - Pomp's Tire Service, Inc.									
280179185	Parts - Stock	Open		12/05/2025	01/04/2026	12/11/2025			3,291.17
280179204	Parts - Stock	Open		12/05/2025	01/04/2026	12/11/2025			2,297.13
280179435	Parts - T-492	Open		12/12/2025	01/11/2026	12/22/2025			1,148.42
Vendor 2167 - Pomp's Tire Service, Inc. Totals						Invoices	3		\$6,736.72
Vendor 5597 - ProPac, Inc									
389774	Safety Vests for CERT Program	Open		12/17/2025	01/05/2026	12/29/2025			170.10
Vendor 5597 - ProPac, Inc Totals						Invoices	1		\$170.10
Vendor 1944 - Quill LLC									
46894640	office supplies-paper	Open		12/08/2025	01/07/2026	12/02/2025			119.95
46895138	office supplies	Open		12/08/2025	01/07/2026	12/02/2025			222.37
46904416	office supplies	Open		12/09/2025	01/08/2026	12/11/2025			18.86



Accounts Payable Invoice Report

Invoice Due Date Range 08/10/25 - 01/20/26

Report By Vendor - Invoice

Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
			Vendor	1944 - Quill LLC Totals		Invoices		3	\$361.18
Vendor 4019 - Rush Truck Centers									
3044274846	Parts - Stock	Open		12/09/2025	01/08/2026	12/22/2025			154.00
3044320915	Parts - T-411	Open		12/11/2025	01/10/2026	12/22/2025			6,134.36
3044295490	Parts - T-395	Open		12/12/2025	01/11/2026	12/22/2025			349.44
3044325068	Parts - T-411	Open		12/15/2025	01/14/2026	12/22/2025			222.40
3044292206	Parts - T-411	Open		12/16/2025	01/15/2026	12/22/2025			1,108.80
3044220381	Parts - T-467	Open		12/19/2025	01/18/2026	12/30/2025			966.50
3044414132	Parts - T-411	Open		12/19/2025	01/18/2026	12/30/2025			40.24
3044414720	Parts - T-411	Open		12/19/2025	01/18/2026	12/30/2025			68.23
			Vendor	4019 - Rush Truck Centers Totals		Invoices		8	\$9,043.97
Vendor 3255 - Russo's Power Equipment Inc									
SPI21361191	Shovels	Open		12/02/2025	01/01/2026	12/29/2025			151.96
			Vendor	3255 - Russo's Power Equipment Inc Totals		Invoices		1	\$151.96
Vendor 5535 - Brandon T Saccone									
PWBRBS121025	Boot Reimbursement	Open		12/10/2025	01/06/2026	12/12/2025			208.98
			Vendor	5535 - Brandon T Saccone Totals		Invoices		1	\$208.98
Vendor 5322 - SAE Customs Inc									
6173	Repairs-T-519	Open		12/08/2025	01/07/2026	12/09/2025			684.95
			Vendor	5322 - SAE Customs Inc Totals		Invoices		1	\$684.95
Vendor 5692 - Charles T Sakowicz									
2025-00001097	Preventative Maintenance Training Travel Reimbursement	Open		12/09/2025	12/15/2025	12/12/2025			250.60
			Vendor	5692 - Charles T Sakowicz Totals		Invoices		1	\$250.60
Vendor 2673 - Schain Banks Kenny & Schwartz									
SCHAIN NOV 2025	Schain Legal Services	Open		12/02/2025	12/17/2025	12/15/2025			28,890.50
			Vendor	2673 - Schain Banks Kenny & Schwartz Totals		Invoices		1	\$28,890.50
Vendor 5263 - Austin Schramer									
2025-00001101	clothing reimbursment- schramer	Open		12/19/2025	12/19/2025	12/11/2025			30.26
			Vendor	5263 - Austin Schramer Totals		Invoices		1	\$30.26
Vendor 4087 - Service Components Inc.									
111506	Parts - Stock	Open		12/18/2025	01/17/2026	12/30/2025			1,565.85
111506-1	Parts - Stock	Open		12/19/2025	01/18/2026	12/30/2025			1,011.99
			Vendor	4087 - Service Components Inc. Totals		Invoices		2	\$2,577.84
Vendor 5233 - Hadley Skeffington-Vos									



Accounts Payable Invoice Report

Invoice Due Date Range 08/10/25 - 01/20/26

Report By Vendor - Invoice

Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
HSV-120825a	Water for Council and Holiday Luncheon Supplies	Open		12/08/2025	01/05/2026	12/19/2025			54.96
HSV121025	Holiday Party Luncheon - Salads	Open		12/12/2025	12/12/2025	12/12/2025			82.33
Vendor 5233 - Hadley Skeffington-Vos Totals						Invoices	2		\$137.29
Vendor 5058 - Snap-on Credit, LLC									
134725274-2025	Scanner Software Subscription-November & December 2025	Open		12/15/2025	01/14/2026	12/16/2025			206.80
Vendor 5058 - Snap-on Credit, LLC Totals						Invoices	1		\$206.80
Vendor 1422 - Spunky Dunkers									
2025-00001141	Prisoner Meals (11/08/25 - 12/29/25)	Open		12/29/2025	01/05/2026	12/29/2025			135.20
Vendor 1422 - Spunky Dunkers Totals						Invoices	1		\$135.20
Vendor 1804 - Staples									
7008036436	Office Supplies	Open		12/13/2025	01/12/2026	12/23/2025			94.43
Vendor 1804 - Staples Totals						Invoices	1		\$94.43
Vendor 2564 - State Treasurer-IL Dept of Transportation									
67174	Quarterly Traffic Signal Maintenance-4/1/25-6/30/25	Open		12/01/2025	12/31/2025	12/29/2025			16,106.52
67674	Quarterly Traffic Signal Maintenance-7/1/25-9/30/25	Open		12/05/2025	01/04/2026	12/29/2025			16,258.47
Vendor 2564 - State Treasurer-IL Dept of Transportation Totals						Invoices	2		\$32,364.99
Vendor 2725 - Stryker Sales, LLC									
92111097520	Lucas Straps	Open		12/17/2025	01/16/2026	12/24/2025			233.38
Vendor 2725 - Stryker Sales, LLC Totals						Invoices	1		\$233.38
Vendor 3310 - Suburban Concrete Inc									
2025SidewPr	2025 Sidewalk Replacement Program-CDBG DPW-2512	Open		11/18/2025	12/18/2025	12/15/2025			483,847.60
Vendor 3310 - Suburban Concrete Inc Totals						Invoices	1		\$483,847.60
Vendor 1848 - Suburban Trim & Glass									
I143807	Parking Deck Level 1 Glass Repair	Open		12/18/2025	01/17/2026	12/29/2025			498.00
Vendor 1848 - Suburban Trim & Glass Totals						Invoices	1		\$498.00
Vendor 4966 - T-Mobile									
983355792-1225	CELLULAR CAMERAS	Open		12/03/2025	01/01/2026	12/15/2025			307.60
L2512040210	Cellular Phone Tracking/Tower Dump (25- 008793)	Open		12/04/2025	01/05/2026	12/29/2025			100.00



Accounts Payable Invoice Report

Invoice Due Date Range 08/10/25 - 01/20/26

Report By Vendor - Invoice

Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
L2512240117	Cellular Phone Tracking/Tower Dump (25-009395)	Open		12/18/2025	01/05/2026	12/29/2025			200.00
Vendor 4966 - T-Mobile Totals									\$607.60
Vendor 4882 - Teleflex LLC									
9510907239	EZ-IO Power Driver	Open		12/05/2025	01/04/2026	12/12/2025			598.00
Vendor 4882 - Teleflex LLC Totals									\$598.00
Vendor 2111 - Terminal Supply Co									
75016-00	Parts - Stock	Open		12/05/2025	01/04/2026	12/11/2025			510.11
Vendor 2111 - Terminal Supply Co Totals									\$510.11
Vendor 1844 - Third Millennium Associates Inc									
33715	UB Bill Processing - December 2025	Open		12/10/2025	01/11/2026	12/22/2025			2,836.58
Vendor 1844 - Third Millennium Associates Inc Totals									\$2,836.58
Vendor 5714 - Michael Thompson									
2025-00001144	Travel Expenses - Homicide Investigation Follow-Up (23-031031)	Open		12/24/2025	01/05/2026	12/30/2025			1,145.65
Vendor 5714 - Michael Thompson Totals									\$1,145.65
Vendor 1199 - Thompson Elevator Inspection Service Inc									
25-1889	2 elev plan review 1 ren pl	Open		08/26/2025	12/19/2025	12/11/2025			150.00
25-2560	elevator plan review 656 N Deer Run	Open		12/11/2025	01/10/2026	12/11/2025			75.00
25-2573	1 elev code reinspect 1280 e Dundee	Open		12/11/2025	01/10/2026	12/11/2025			38.00
25-2614	1 elev plan review 925 n glenn	Open		12/18/2025	01/17/2026	12/11/2025			75.00
25-2615	1 elev plan review winston school	Open		12/18/2025	01/17/2026	12/11/2025			75.00
25-2616	1 elev plan review lincoln school	Open		12/18/2025	01/17/2026	12/11/2025			75.00
25-2628	1 full mod permit insp 1555 N Rand Rd	Open		12/18/2025	01/17/2026	12/11/2025			75.00
Vendor 1199 - Thompson Elevator Inspection Service Inc Totals									\$563.00
Vendor 2593 - TKB Associates Inc									
15800	LASERFISCHE FORMS CONSULTING	Open		09/17/2025	12/19/2025	12/15/2025			2,775.00
Vendor 2593 - TKB Associates Inc Totals									\$2,775.00
Vendor 4403 - Tyler Technologies Inc									



Accounts Payable Invoice Report

Invoice Due Date Range 08/10/25 - 01/20/26

Report By Vendor - Invoice

Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
025-535527	Energov EPL License Additions	Open		11/18/2025	12/18/2025	12/15/2025			16,024.50
Vendor 4403 - Tyler Technologies Inc Totals									Invoices 1 16,024.50
Vendor 3290 - Unite Private Networks, LLC dba Segra									
SI-25-049620	FIBER	Open		11/01/2025	12/22/2025	12/19/2025			975.00
Vendor 3290 - Unite Private Networks, LLC dba Segra Totals									Invoices 1 975.00
Vendor 2501 - United Parcel Service									
00004E3E18515A	Shipping Charges	Open		12/20/2025	01/19/2026	12/12/2025			32.65
Vendor 2501 - United Parcel Service Totals									Invoices 1 32.65
Vendor 5327 - USSI Rentals, Inc									
0000495-IN	Parts - T-405	Open		12/02/2025	12/31/2025	12/22/2025			459.82
7004725-IN	Aerial Inspection -T-408	Open		12/03/2025	12/31/2025	12/22/2025			670.00
7004726-IN	Aerial Inspection -T-461	Open		12/03/2025	12/31/2025	12/22/2025			670.00
7004728-IN	Aerial Inspection -T-405	Open		12/03/2025	12/31/2025	12/22/2025			670.00
0000498-IN	Parts - T-405	Open		12/09/2025	12/31/2025	12/22/2025			55.23
Vendor 5327 - USSI Rentals, Inc Totals									Invoices 5 2,525.05
Vendor 3709 - Verizon Wireless									
6118429465	Cellular Usage	Open		07/12/2025	08/10/2025	08/06/2025			6,999.75
Vendor 3709 - Verizon Wireless Totals									Invoices 1 6,999.75
Vendor 4824 - Vestis First Aid									
ORD4-016010	First Aid Cabinet Supplies	Open		12/12/2025	01/11/2026	12/29/2025			99.86
Vendor 4824 - Vestis First Aid Totals									Invoices 1 99.86
Vendor 3020 - Village of Palatine Petty Cash									
2025-00001129	Jauch - IAEI Mtg 8/27/25 & 9/24/25	Open		12/24/2025	12/24/2025	12/24/2025			60.00
2025-00001130	Jauch - IAEI Mtg 11/26/25	Open		12/24/2025	12/24/2025	12/24/2025			30.00
2025-00001140	B. Morris - FBINAA Retrainer	Open		12/16/2025	01/05/2026	12/30/2025			30.00
PWPCKL12192025	Lapid-Holiday Luncheon Delivery Charge	Open		12/19/2025	12/31/2025	12/22/2025			20.00
Vendor 3020 - Village of Palatine Petty Cash Totals									Invoices 4 140.00
Vendor 4618 - Vision Marketing Passport System Ltd									
2164	Name/Locker Tags	Open		11/01/2025	12/01/2025	12/15/2025			258.50
Vendor 4618 - Vision Marketing Passport System Ltd Totals									Invoices 1 258.50
Vendor 2716 - W.S. Darley & Fireground Supply									
17574275	Gloves & Boots	Open		12/18/2025	01/17/2026	12/18/2025			10,059.92
Vendor 2716 - W.S. Darley & Fireground Supply Totals									Invoices 1 10,059.92
Vendor 2752 - West Side Tractor Sales									



Accounts Payable Invoice Report

Invoice Due Date Range 08/10/25 - 01/20/26

Report By Vendor - Invoice

Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
W38416	Parts - PT-413	Open		12/12/2025	01/11/2026	12/22/2025			199.71
Vendor 3121 - Scott L Wharton			2752 - West Side Tractor Sales	Totals		Invoices	1		\$199.71
PWBRSW12012025	Boot Reimbursement	Open		12/01/2025	12/15/2025	12/15/2025			137.45
Vendor 3121 - Scott L Wharton			3121 - Scott L Wharton	Totals		Invoices	1		\$137.45
Vendor 3185 - Ziebell Water Service Products Inc									
271382-000	Ford Tap SS Repair Sleeve	Open		12/05/2025	01/04/2026	12/15/2025			543.00
271383-000	Ford SS & TAPT Repair Sleeves	Open		12/05/2025	01/04/2026	12/15/2025			415.20
271450-000	Ford Repair Sleeves and Double Shot Wrench	Open		12/15/2025	01/14/2026	12/30/2025			663.10
271490-000	B-Box Parts	Open		12/18/2025	01/17/2026	12/30/2025			607.28
Vendor 3185 - Ziebell Water Service Products Inc			3185 - Ziebell Water Service Products Inc	Totals		Invoices	4		\$2,228.58
Vendor 4699 - Eric Zimmerman									
2025-00001100	clothing reimbursement-zimmerman	Open		12/19/2025	12/19/2025	12/11/2025			15.62
Vendor 4699 - Eric Zimmerman			4699 - Eric Zimmerman	Totals		Invoices	1		\$15.62
Vendor 1919 - Zoll Medical Corporation									
4387579	CPR Connector	Open		12/09/2025	01/08/2026	12/15/2025			300.12
Vendor 1919 - Zoll Medical Corporation			1919 - Zoll Medical Corporation	Totals		Invoices	1		\$300.12
Vendor Debbie Christensen,									
2025-00001098	withdrawn 29 S Kerwood 22657-2025	Open		12/15/2025	12/15/2025	12/15/2025			100.00
Vendor Debbie Christensen,			Debbie Christensen,	Totals		Invoices	1		\$100.00
Vendor Pamela Jackson									
2025-00001103	Insurance VoP Medical/Dental	Open		12/22/2025	12/22/2025	12/22/2025			975.06
Vendor Pamela Jackson			Pamela Jackson	Totals		Invoices	1		\$975.06
Vendor Smart Roofing Inc									
2025-00001104	withdrawn 23442-2025 705 W Dorset	Open		12/22/2025	12/22/2025	12/22/2025			100.00
Vendor Smart Roofing Inc			Smart Roofing Inc	Totals		Invoices	1		\$100.00
Grand Totals						Invoices	334		\$980,369.97

Village of Palatine
Payment Batch Register
Bank Account: AP - Accounts Payable ZBA
Batch Date: 12/12/2025

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA						
Check	12/12/2025	269102	Utility Management Refund	O'SHEA , STEVEN		7.79
		Account Type	Account Number	Transaction Date	Transaction Type	
AP Accounts Payable ZBA Totals:				Transactions: 1		\$7.79
	Checks:	1		\$7.79		

Village of Palatine
Payment Batch Register
Bank Account: AP - Accounts Payable ZBA
Batch Date: 12/24/2025

Type	Date	Number Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA					
Check	12/24/2025	269103 Utility Management Refund	DUNDEE PROPERTIES LLC		114.12
	Account Type	Account Number	Transaction Date	Transaction Type	
AP Accounts Payable ZBA Totals:			Transactions: 1		\$114.12
	Checks:	1	\$114.12		

**Consider an Ordinance to Amend Salary Ordinance, O-115-25,
Establishing Rates of Compensation for Certain Officers and
Employees of the Village of Palatine Effective January 6, 2026**

BACKGROUND:

The Village Council adopts a Salary Ordinance in conjunction with the adoption of the Annual Budget. Throughout the year, situations may exist that require an amendment to the Salary Ordinance. This generally occurs with the completion of collective bargaining or due to other personnel factors or compensation studies.

KEY ISSUES:

Following the adoption of the 2026 Salary Ordinance in December 2025, the Village's IT Director announced his retirement, leading to a reorganization of IT positions. The position title Assistant IT Director is added.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the ordinance amending the 2026 salary schedule.

ACTION REQUIRED:

A motion to approve the ordinance amending the 2026 Salary Schedule.

ATTACHMENTS:

1. Ord Salary Schedule Amendment
2. CY 2026 Step Schedule updated

ORDINANCE NO. _____

**AN ORDINANCE ESTABLISHING RATES OF COMPENSATION
FOR CERTAIN OFFICERS AND EMPLOYEES
OF THE VILLAGE OF PALATINE**

WHEREAS the Village Council adopts an ordinance in conjunction with the Annual Budget that establishes the rates of compensation for certain officers and employees of the Village; and

WHEREAS, from time to time it is necessary to adjust the rates of compensation outside of the Annual Budget process.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the Village, Cook County, Illinois, that:

SECTION 1: There is hereby established a salary schedule which shall be the basis for establishing the rates of compensation for officers and employees in the classes of positions described herein.

SECTION 2: "Salary Schedule Addendum", attached hereto and made a part of this ordinance, establishes the positions in the service of the Village as identified as Schedule 1 (or "Step Plan") positions. Each position is assigned a Grade Code and Grade Description in the Addendum.

SECTION 3: The "CY 2026 Salary Schedule, Schedule 1", attached hereto and made part of this ordinance establishes a schedule of sixteen steps or hourly rates for each Grade Code. The minimum rate of compensation is identified as Step 1. The maximum rate of compensation is identified as Step 16. The steps between 1 and 16 are intermediate steps. Union positions of IAFF and FOP are compensated to Step 8.

SECTION 4: Personnel Salary Schedule 2, attached hereto and made a part hereof, establishes salary ranges of other officers and employees. Pay rates are not to exceed the maximum.

SECTION 5: Classifications shall be paid within the ranges and steps listed opposite each class title as shown in Personnel Salary Schedule 1 and 2, and no employee shall be paid any base rate lower than the minimum or higher than the maximum rate of compensation in the salary range established for their position.

SECTION 6: The Village Manager shall make rules subject to the approval of the Mayor and Council, defining overtime for Village employees and providing a method of compensating for the same.

SECTION 7: The Village Manager shall post all required compensation information pursuant to 5 ILCS 120/7.3(a) and (b).

SECTION 9: All ordinances or parts of ordinances in conflict with this ordinance be and the same are hereby repealed.

SECTION 10: The compensation from this ordinance with Salary Schedule 1 and Schedule 2 shall take effect retroactively to January 1, 2026.

All ordinances or parts of ordinances in conflict with this ordinance be and the same are hereby repealed.

PASSED: This _____ day of _____, 2026

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

APPROVED by me this _____ day of _____, 2026

Mayor of the Village of Palatine

ATTESTED and FILE in the office of the Village Clerk
this _____ day of _____, 2026.

Village Clerk

**VILLAGE OF PALATINE
CY 2026 SALARY SCHEDULE**

Grade Code	Grade Description	Hourly Rates															
		Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10	Step11	Step 12	Step 13	Step 14	Step 15	Step 16
NOUn-01	Non-Union Grade 1	25.98	26.63	27.30	27.98	28.68	29.40	30.13	30.88	31.65	32.44	33.25	34.08	34.93	35.80	36.69	37.61
NOUn-02	Non-Union Grade 2	27.44	28.13	28.83	29.55	30.29	31.05	31.83	32.63	33.45	34.29	35.15	36.03	36.93	37.85	38.80	39.77
NOUn-03	Non-Union Grade 3	28.87	29.59	30.33	31.09	31.87	32.67	33.49	34.33	35.19	36.07	36.97	37.89	38.84	39.81	40.81	41.83
NOUn-04	Non-Union Grade 4	30.30	31.06	31.84	32.64	33.46	34.30	35.16	36.04	36.94	37.86	38.81	39.78	40.77	41.79	42.83	43.90
NOUn-05	Non-Union Grade 5	31.00	31.78	32.57	33.38	34.21	35.07	35.95	36.85	37.77	38.71	39.68	40.67	41.69	42.73	43.80	44.89
NOUn-06	Non-Union Grade 6	32.13	32.93	33.75	34.59	35.45	36.34	37.25	38.18	39.13	40.11	41.11	42.14	43.19	44.27	45.38	46.51
NOUn-07	Non-Union Grade 7	33.24	34.07	34.92	35.79	36.68	37.60	38.54	39.50	40.49	41.50	42.54	43.60	44.69	45.81	46.96	48.13
NOUn-08	Non-Union Grade 8	35.47	36.36	37.27	38.20	39.15	40.13	41.13	42.16	43.21	44.29	45.40	46.53	47.69	48.88	50.10	51.35
NOUn-09	Non-Union Grade 9	36.21	37.12	38.05	39.00	39.98	40.98	42.00	43.05	44.13	45.23	46.36	47.52	48.71	49.93	51.18	52.46
NOUn-10	Non-Union Grade 10	36.96	37.88	38.83	39.80	40.80	41.82	42.87	43.94	45.04	46.17	47.32	48.50	49.71	50.95	52.22	53.53
NOUn-11	Non-Union Grade 11	40.51	41.52	42.56	43.62	44.71	45.83	46.98	48.15	49.35	50.58	51.84	53.14	54.47	55.83	57.23	58.66
NOUn-12	Non-Union Grade 12	41.05	42.08	43.13	44.21	45.32	46.45	47.61	48.80	50.02	51.27	52.55	53.86	55.21	56.59	58.00	59.45
NOUn-13	Non-Union Grade 13	41.58	42.62	43.69	44.78	45.90	47.05	48.23	49.44	50.68	51.95	53.25	54.58	55.94	57.34	58.77	60.24
NOUn-14	Non-Union Grade 14	42.88	43.95	45.05	46.18	47.33	48.51	49.72	50.96	52.23	53.54	54.88	56.25	57.66	59.10	60.58	62.09
NOUn-15	Non-Union Grade 15	47.05	48.23	49.44	50.68	51.95	53.25	54.58	55.94	57.34	58.77	60.24	61.75	63.29	64.87	66.49	68.15
NOUn-16	Non-Union Grade 16	48.58	49.79	51.03	52.31	53.62	54.96	56.33	57.74	59.18	60.66	62.18	63.73	65.32	66.95	68.62	70.34
NOUn-17	Non-Union Grade 17	50.66	51.93	53.23	54.56	55.92	57.32	58.75	60.22	61.73	63.27	64.85	66.47	68.13	69.83	71.58	73.37
PWUn-01	PW Union Grade 1	29.44	30.18	30.93	31.70	32.49	33.30	34.13	34.98	35.85	36.75	37.67	38.61	39.58	40.57	41.58	42.62
PWUn-02	PW Union Grade 2	29.93	30.68	31.45	32.24	33.05	33.88	34.73	35.60	36.49	37.40	38.34	39.30	40.28	41.29	42.32	43.38
PWUn-03	PW Union Grade 3	29.94	30.69	31.46	32.25	33.06	33.89	34.74	35.61	36.50	37.41	38.35	39.31	40.29	41.30	42.33	43.39
PWUn-04	PW Union Grade 4	32.17	32.97	33.79	34.63	35.50	36.39	37.30	38.23	39.19	40.17	41.17	42.20	43.26	44.34	45.45	46.59
PWUn-05	PW Union Grade 5	34.27	35.13	36.01	36.91	37.83	38.78	39.75	40.74	41.76	42.80	43.87	44.97	46.09	47.24	48.42	49.63
PWUn-06	PW Union Grade 6	34.37	35.23	36.11	37.01	37.94	38.89	39.86	40.86	41.88	42.93	44.00	45.10	46.23	47.39	48.57	49.78
PWUn-07	PW Union Grade 7	34.83	35.70	36.59	37.50	38.44	39.40	40.39	41.40	42.44	43.50	44.59	45.70	46.84	48.01	49.21	50.44
PWUn-08	PW Union Grade 8	35.45	36.34	37.25	38.18	39.13	40.11	41.11	42.14	43.19	44.27	45.38	46.51	47.67	48.86	50.08	51.33
PWUn-09	PW Union Grade 9	36.97	37.89	38.84	39.81	40.81	41.83	42.88	43.95	45.05	46.18	47.33	48.51	49.72	50.96	52.23	53.54
PWUn-10	PW Union Grade 10	37.18	38.11	39.06	40.04	41.04	42.07	43.12	44.20	45.31	46.44	47.60	48.79	50.01	51.26	52.54	53.85
PWUn-11	PW Union Grade 11	37.42	38.36	39.32	40.30	41.31	42.34	43.40	44.49	45.60	46.74	47.91	49.11	50.34	51.60	52.89	54.21
PWUn-12	PW Union Grade 12	38.13	39.08	40.06	41.06	42.09	43.14	44.22	45.33	46.46	47.62	48.81	50.03	51.28	52.56	53.87	55.22

VILLAGE OF PALATINE
CY 2026 SALARY SCHEDULE

Grade Code	Grade Description	Hourly Rates								
		New Hire	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
FDU-01	FD Union Grade 1	NA	29.54	30.96	33.42	35.02	36.70	38.46	39.81	39.80
FDU-02	FD Union Grade 2	NA	34.91	36.59	39.50	41.40	43.39	45.47	47.06	47.05
FDU-03	FD Union Grade 3	NA	39.87	41.78	45.10	47.27	49.54	51.92	53.74	53.88
FDU-04	FD Union Grade 4	NA	43.33	45.41	49.02	51.37	53.84	56.42	57.41	56.58
PDU-01	PD Union Grade 1	37.82	39.81	44.62	48.16	50.47	52.89	55.43	57.37	59.38

**VILLAGE OF PALATINE
CY 2026 SALARY SCHEDULE ADDENDUM**

Grade Code	Grade Description	Positions Assigned to Grade			
NOUn-01	Non-Union Grade 1	Community Service Officer	Animal Warden	Property Custodian	
NOUn-02	Non-Union Grade 2	Records Clerk	Customer Service Rep		
NOUn-03	Non-Union Grade 3	Assoc Env Health Practioner			
NOUn-04	Non-Union Grade 4	Support Services Specialist	Human Resources Rep		
NOUn-05	Non-Union Grade 5	Unassigned			
NOUn-06	Non-Union Grade 6	Utility Billing Clerk	Licensing Specialist		
NOUn-07	Non-Union Grade 7	Technical Support Specialist			
NOUn-08	Non-Union Grade 8	Management Analyst	Finance Clerk	Systems Specialist	Legal Assistant
NOUn-09	Non-Union Grade 9	Unassigned			
NOUn-10	Non-Union Grade 10	Inspector 1	Zoning & Code Compliance Officer		
NOUn-11	Non-Union Grade 11	Human Resources Generalist	Accountant 1	Finance Analyst	Planner 1
NOUn-12	Non-Union Grade 12	Unassigned			
NOUn-13	Non-Union Grade 13	Inspector 2			
NOUn-14	Non-Union Grade 14	Environmental Health Practioner	Police Social Worker		
NOUn-15	Non-Union Grade 15	Unassigned			
NOUn-16	Non-Union Grade 16	Public Works Coordinator			
NOUn-17	Non-Union Grade 17	Police Sergeant			
PWUn-01	PW Union Grade 1	Mechanic Assistant			
PWUn-02	PW Union Grade 2	Supply Controller			
PWUn-03	PW Union Grade 3	Unassigned			
PWUn-04	PW Union Grade 4	Mechanic 1			
PWUn-05	PW Union Grade 5	Unassigned			
PWUn-06	PW Union Grade 6	Maintenance Worker	Assistant Buiding Engineer		
PWUn-07	PW Union Grade 7	Unassigned			
PWUn-08	PW Union Grade 8	Utility/Meter Service Worker			
PWUn-09	PW Union Grade 9	Electrician			
PWUn-10	PW Union Grade 10	Team Leader	Acting Team Leader		
PWUn-11	PW Union Grade 11	Mechanic 2			
PWUn-12	PW Union Grade 12	Unassigned			
PDU-01	PD Union Grade 1	Police Officer			
FDU-01	FD Union Grade 1	Probationary Firefighter			
FDU-02	FD Union Grade 2	Firefighter/Paramedic			
FDU-03	FD Union Grade 3	Fire Lieutenant			
FDU-04	FD Union Grade 4	Fire Captain			

**VILLAGE OF PALATINE
CY 2026 SALARY SCHEDULE**

EXECUTIVE LEADERSHIP

		<u>Maximum</u>
Deputy Village Manager	Annual	\$ 222,815
Finance Director	Annual	\$ 222,815
Fire Chief	Annual	\$ 222,815
Police Chief	Annual	\$ 222,815
Public Works Director	Annual	\$ 222,815
Information Technology Director	Annual	\$ 222,815
Community Development Director	Annual	\$ 222,815
Human Resources Director	Annual	\$ 222,815

MANAGEMENT AND PROFESSIONAL

		<u>Maximum</u>
Planning & Zoning Director	Annual	\$ 186,225
Deputy Fire Chief	Annual	\$ 186,225
Deputy Police Chief	Annual	\$ 186,225
Village Engineer	Annual	\$ 186,225
Assistant Public Works Director	Annual	\$ 186,225
Fire Battalion/Division Chief	Annual	\$ 171,600
Police Commander	Annual	\$ 171,600
Assistant Finance Director	Annual	\$ 166,715
Assistant Information Technology Director	Annual	\$ 166,715
Public Works Superintendent	Annual	\$ 166,715
Assistant Village Engineer	Annual	\$ 166,715
Accounting Manager	Annual	\$ 150,045
Administrative Services Manager	Annual	\$ 150,045
Building Official/Plans Examiner	Annual	\$ 150,045
Field Director, Environmental Health	Annual	\$ 150,045
Field Director, Neighborhood Services	Annual	\$ 150,045
Information Technology Manager	Annual	\$ 150,045
Fire Marshal	Annual	\$ 150,045
Human Resources Coordinator	Annual	\$ 150,045
Information Technology Administrator	Annual	\$ 139,595
Civil Engineer 2	Annual	\$ 139,595
Accountant 2	Annual	\$ 119,070
Planner 2	Annual	\$ 119,070
Civil Engineer 1	Annual	\$ 119,070
Deputy Village Clerk	Annual	\$ 105,590
Communications Coordinator	Annual	\$ 105,590

OTHER

		<u>Maximum</u>
Seasonal Snow Plow Operator	Hourly	\$ 32.57
Fire Inspector	Hourly	\$ 32.18
Cable TV/Video Operator	Hourly	\$ 24.88
Video Production Assistant	Hourly	\$ 24.88
Intern	Hourly	\$ 21.96
Seasonal Part Time	Hourly	\$ 24.88
Crossing Guard	Hourly	\$ 18.30
Project Manager	Hourly	\$ 75.00

Consider a Resolution Approving a Public Improvement Security Deposit Reduction for the Estates at Arcadia Subdivision

BACKGROUND:

The Subject Property received a Final Planned Development in November 2024. The developer is in the process of completing the required public improvements for the 6-lot subdivision. A \$364,675.75 security deposit was required to secure the required public improvements, which was reduced down to its current amount of \$213,382.25. The developer has completed additional required public improvements equaling \$59,229, which were completed and inspected and approved by the Village. Therefore, the developer is requesting approval of the following:

A Security Deposit Reduction for the Estates at Arcadia Subdivision.

KEY ISSUES:

- The developer has completed some additional required public improvements for the Estates at Arcadia Subdivision. The completed work includes the street pavement work, watermain extensions, and storm sewer work.
- Upon completion of the public improvements, the Village Engineer inspected and approved the completed work, pursuant to the Final Engineering plans and Village Code requirements.
- With the reduction, the Public Improvements' Security Deposit will still retain the requisite amount to secure both the completion of the remaining improvements and the required one-year maintenance period.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the Security Deposit Reduction for the Estates at Arcadia Subdivision.

ACTION REQUIRED:

A Motion approving a Security Deposit Reduction for the Estates at Arcadia Subdivision.

ATTACHMENTS:

1. Aerial Map (1)
2. RES Security Deposit Reduction - Estates at Arcadia



Legend

Notes

0 300 600
ft

Print Date: 10/8/2024

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

RESOLUTION NO. _____

**RESOLUTION AUTHORIZING A SECURITY DEPOSIT REDUCTION FOR
ESTATES AT ARCADIA SUBDIVISION, PURSUANT TO THE VILLAGE OF
PALATINE MUNICIPAL CODE, APPENDIX B, SUBDIVISIONS, SECTION 9.02**

**WHEREAS, on the 5th day of September, 2025, GWR Enterprises LLC
for good and valuable consideration agreed to install certain public
improvements in the Estates at Arcadia Subdivision; and**

**WHEREAS, pursuant to Section 9.02 of Appendix B of the Palatine
Municipal Code, an owner or developer of a subdivision is required to
deposit certain security or evidence thereof with the Village of Palatine to
guarantee the installation of such public improvements; and**

**WHEREAS, in the matter of the Estates at Arcadia Subdivision,
located at 274-286 W. Michigan Avenue, a Security Deposit in the amount of
\$374,675.75 was deposited with the Village of Palatine on the 5th day of
September 2025 to ensure the completion of the project improvements; and
reduced down to its current amount of \$213,382.25 in November 2025; and**

**WHEREAS, GWR Enterprises LLC has completed the additional
public improvements, which were inspected and accepted by the Village
Engineer and has therefore applied for a reduction of the letter of credit in
the amount of \$59,229; and**

WHEREAS, an inspector with the Village's Engineering Department has inspected the public improvements and has found these improvements to have been satisfactorily completed.

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

SECTION 1: Approval pursuant to the Palatine Municipal Code, Appendix B Section 9.02 be and is hereby granted for the public improvements having a value of \$59,229 and the letter of credit is hereby reduced to \$154,153.25

PASSED: This _____ day of _____, 2026.

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

Mayor

ATTESTED and FILED in the Office
of the Village Clerk this _____
day of _____, 2026.

Village Clerk

Consider a Resolution of Support for the Filing of a 7c Cook County Tax Classification for the Benefit of the Property Located at 519 S. Consumers Avenue

BACKGROUND:

The Cook County Assessor's Office has a property tax classification program to encourage commercial development on qualifying properties. The classification (7c), referred to as Commercial Urban Relief Eligibility (CURE), operates in a manner similar to the County's other tax classification programs (such as 6b). A summary of the 7c program and its eligibility criteria are attached. To facilitate the redevelopment of 519 S. Consumers Avenue, the Petitioners are seeking approval of the following:

Approval of a resolution of support for the filing of a 7c Cook County Tax Classification for the property located at 519 S. Consumers Avenue.

KEY ISSUES:

- The Petitioners are looking to remodel and expand the existing building (former Brunswick Bowling Alley) and are seeking a 7c tax classification to help offset their corresponding redevelopment costs and investment. The Petitioners have indicated the proposed building remodel/expansion will result in a total of approximately \$5,000,000 (not including land acquisition costs).
- Projects that qualify for the Class 7c classification will receive a reduced assessment level of 10% of fair market value for the first three years, 15% for the fourth year, and 20% for the fifth year. Without this incentive, commercial property would be assessed at 25% of its market value.
- The Village previously approved similar requests in conjunction with other redevelopment projects, including Studio 41, the Mazda, Subaru, Volkswagen, and Kia automobile dealerships, and the gas station at 850 E Northwest Highway.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the resolution.

ACTION REQUIRED:

Motion to approve the resolution of support for the filing of a 7c Cook County Tax Classification for the property located 519 S. Consumers Avenue.

ATTACHMENTS:

None

Consider an Ordinance Granting a Special Use to Permit an Indoor Sports and Recreational Facility at 519 S. Consumers Avenue

BACKGROUND:

The Subject Property is zoned B-2 General Business District. The other existing uses along Consumers Avenue include Soccer City, Orbit Ice Arena, and the Salt Creek Sports Center. In 2023, the Subject Property was rezoned to B-2 and received a Special Use for a hockey facility. However, the Petitioner did not obtain a building permit within the required timeframe and the previous Special Use approval expired in November, 2024. The Petitioner is now seeking approval of a Special Use for a hockey facility, which would be the second location of Orbit X Ice Arena (647 S. Consumers Avenue).

Therefore, the Petitioners are requesting approval of the following:

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 size is approximately 29,922 square feet and a 9,775-square-foot addition is proposed, resulting in a total building area of 39,697 square feet (which includes a 6,980 square-foot mezzanine level).
- The proposed addition is located on the north side of the building and complies with all applicable B-2 setbacks and bulk standards. Additionally, the plans include locating the chiller unit indoors in response to noise concerns previously raised by neighboring residents. This change was made from the initially 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, a bar, and an ice rink. The Petitioners will apply for a liquor license in the future, as there is a significant amount of construction work that needs to occur if the Special Use were to be approved. The other Orbit location also maintains a comparable liquor license. The mezzanine level, located on the west side of the building, provides space for the TPH Academy, off-ice training, and a viewing area above the rink.
- Per the business plan, 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, 160 spaces are required. The proposed parking exceeds this requirement by 21 spaces.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Public Hearing: Planning & Zoning Commission (PZC) meeting on November 11, 2025

Residents testifying: 4 residents and an attorney for Soccer City — Questions about noise and parking concerns were initially raised by an attorney for a neighboring commercial property. A residential petition requested that the chiller would be located within the building was also submitted at the Public Hearing. NOTE: Through subsequent review of the existing Consumers Avenue license agreement and discussions with Staff, the attorney withdrew the previous concerns raised during the Special Use Public Hearing,

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

ACTION REQUIRED:

A motion to approve an ordinance granting a Special Use to permit an indoor sports and recreational facility at 519 S. Consumers Avenue.

ATTACHMENTS:

None

Consider an Ordinance Authorizing the Mayor to Execute an Amended and Restated Redevelopment Agreement for Facade Improvements to the Park Place Shopping Center Generally Located at 1365 N. Rand Road

BACKGROUND:

The Subject Property, consisting of the Park Place Shopping Center, is generally located at 1365 N. Rand Road. Significant exterior renovations to portions of the existing building are currently underway, with additional interior building modifications to be completed to accommodate a new grocery store. To help complete the various interior and exterior building improvements, the Property Owner is requesting approval of the following:

Ordinance authorizing the Mayor to execute an Amended and Restated Redevelopment Agreement for the Park Place Shopping Center (generally located at 1365 N. Rand Road)

KEY ISSUES:

- In September, 2022, the Village Council approved a Redevelopment Agreement related to various planned improvements to the Park Place Shopping Center. While the project's construction is well underway, all of the required improvements were not completed by the previously established deadline date of October 31, 2025.
- In the fall of 2025, the Property Owner indicated that, due to a variety of issues, they were not going to be able to complete the improvements by the deadline of October 31, 2025, and requested consideration of an amendment to the previously approved Redevelopment Agreement. Since then, the Village has been working with all related parties to draft the proposed Amended and Restated Redevelopment Agreement for the Village Council's consideration.
- The proposed Amended and Restated Redevelopment Agreement requires completion of the facade and interior building remodel/improvements, as well as the actual opening of the grocery store, by no later than June 30, 2026.
- The Village would provide a maximum total of \$2,100,000 of TIF assistance for the reimbursement of TIF eligible expenses related to the facade improvements and interior buildout/remodeling for the grocery store (the previous RDA included a maximum total of \$2,500,000 in Village TIF assistance). The reimbursement payments by the Village would be made as follows:
 - \$1,000,000 shall be paid upon the completion of the building facade improvements; and
 - An additional \$1,100,000 shall be paid following the completion of the facade/remodel construction activity, occupancy of the building, and the

actual opening of the grocery store.

BUDGET IMPACT:

RECOMMENDATION:

Staff recommends approval of the ordinance.

ACTION REQUIRED:

Motion to approve the ordinance authorizing the Mayor to execute the Amended and Restated Redevelopment Agreement related to the Park Place Shopping Center.

ATTACHMENTS:

None

Consider an Ordinance Granting a Special Use and Variations to Permit a Restaurant with a Drive-Through at 1597 N. Rand Road

BACKGROUND:

The Subject Property, zoned B-2 General Business, was part of a development that was approved in 2024 (which included a drive-through KFC restaurant), but never constructed. The new Petitioner is requesting approval of a Special Use and Variations to redevelop the site with a Hawaiian Bros Island Grill drive-through restaurant. Therefore, the Petitioner is requesting approval of the following:

- 1. Special Use to permit a restaurant with a drive-through;**
- 2. Variation to permit 19 parking spaces, instead of the minimum required 25; and**
- 3. Variation to permit 534 square feet of total signage, instead of the maximum permitted total signage of 186 square feet.**

KEY ISSUES:

- The proposal includes demolishing the existing building, but utilizing the existing foundation, and constructing a new 2,541-square-foot building with a drive-through.
- The parking lot and drive-through layout meet all applicable Code requirements, including the provision of 7 stacking spaces in the drive-through lane. The building also meets the setback requirements of the B-2 Zoning District. The site plan indicates the existing access driveway to Rand Road will remain.
- The hours of operation would be 8 AM - 11 PM daily. Staffing is anticipated to average 7 employees on site at a time, with a maximum expected customer volume of approximately 20 walk-in customers and 40 drive-thru customers, during the peak hours of the day.
- The required parking for the proposed use is 1 space per 100 square feet of building area, or 1 space per 2.5 seats, whichever is greater. Based on a building area of 2,541 square feet and 35 seats, the use requires 25 parking spaces. The proposed site plan provides 19 parking spaces, resulting in a deficiency of 6 spaces, therefore requiring a parking variation. Staff notes that the requested parking variation is directly comparable to the parking variation previously approved for the former drive-through restaurant on the site.
- The proposed use allows a maximum of 186 square feet of signage. As shown in the table below, the proposed signage exceeds this allowance and requires a variation. Per Code, the sign area is calculated using the smallest rectangle that fully encloses the sign. Because several of the proposed signs are irregularly shaped, the calculated area is significantly larger than the actual graphic area. For example, the Hawaiian Islands wall sign (E06) calculates to 119 square feet, although approximately 75% of that area is empty space. Drive-through and

directional signage are not included in the total allowable signage calculation.

Signs	Sq. Footage
Free Standing Sign	66.2
Attached Front Elevation (E01)	27.9
Attached West Elevation (E06)	119
Attached West Elevation (E04)	27.9
Attached East Elevation (E02)	70.5
Attached East Elevation (E05)	29.9
Attached East Elevation (E13)	88
Attached Rear Elevation (E03)	27.9
Attached Rear Elevation (E13)	76
Total Square Footage Proposed	533.3
Total Square Footage Permitted	186
Variation for Signage Square Footage	347.3

The sign square footage variation is more reflective of the manner in which the Zoning Ordinance calculates the gross surface area of a sign, as opposed to the actual Hawaiian Bros sign square footage, with much of the sign square footage being empty space therein. Staff also notes that the Variation Ordinance is conditioned upon both the Hawaiian Bros sign plans and the underlying proposed Special Use.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Public Hearing: Planning & Zoning Commission (PZC) meeting on December 9, 2025.

Residents testifying: None.

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

ACTION REQUIRED:

A motion to approve an ordinance granting a special use for a restaurant with a drive-through, a parking variation, and a signage variation at 1597 N. Rand Road.

ATTACHMENTS:

None

**Consider an Ordinance Decreasing the Number of Class D
(Restaurant) Liquor Licenses by One for Restaurante El Tio Ramos
Located at 1160 E. Dundee Road**

BACKGROUND:

Staff was notified in December 2025 that Restaurante El Tio Ramos was sold in October 2025 and the new owner declined to continue liquor service. It is therefore appropriate to remove the Class D license from the Liquor Code, reducing the number of licenses to 35.

KEY ISSUES:

- Decrease Class D (Restaurant) Liquor Licenses by one.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Action is at the discretion of the Council.

ACTION REQUIRED:

Action is at the discretion of the Council.

ATTACHMENTS:

None