



**VILLAGE COUNCIL & COMMITTEE OF THE WHOLE**  
**FEBRUARY 9, 2026 AT 7:00 PM**

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

**AGENDA**

---

**REGULAR MEETING**

**7:00 PM**

---

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. PLEDGE TO THE FLAG**
- IV. APPROVAL OF MINUTES**
  - A. Village Council & Committee of the Whole - Regular Meeting - January 19, 2026
- V. MAYOR'S REPORT**
  - A. As Submitted
- VI. RECESS TO THE COMMITTEE OF THE WHOLE**
- VII. COMMITTEE OF THE WHOLE**
  - A. POLICE POLICY & CODE SERVICES COMMITTEE**  
DOUG MYSLINSKI, CHAIR
    - 1. Consider a Motion Approving a Waiver of the Village of Palatine's Sound Amplification Ordinance for the St. Pat's Post Parade Event on March 14, 2026 at Tap House Grill, 56 W. Wilson Street  
Council District: Six
    - 2. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of Durty Nellies Irish Pub at 180 N. Smith Street  
Council District: Six
    - 3. Consider an Ordinance Granting a Special Use Amendment to Permit the Expansion of the Existing Medical Office at 311 E. Northwest Highway  
Council District: Six
    - 4. Consider an Ordinance Granting a Variation for a Fence in the Side Yard Abutting a Street Yard at 158 N. Maple Street  
Council District: Six

- 
5. As Submitted
- B. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE**  
GREG LANGER, CHAIR
1. Consider a Motion to Approve the Temporary Closure of Public Streets and Waiver of Fees All Related to the Jaycees' Proposed 2026 Hometown Fest  
Council District: Six
  2. Consider a Motion to Approve the Temporary Closure of Streets for the Palatine St. Patrick's Parade on Saturday, March 14, 2026  
Council District: Six
  3. As Submitted
- C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE**  
SCOTT LAMERAND, CHAIR
1. Consider a Motion Designating the Village Council as the Public Hearing Body for the Proposed Recodification of the Palatine Code of Ordinances, Including Appendix A: Zoning Ordinance and Appendix B: Subdivision, Site Development, and Floodplain Regulations
  2. As Submitted
- D. INFRASTRUCTURE & ENVIRONMENT COMMITTEE**  
KOLLIN KOZLOWSKI, CHAIR
1. Consider a Motion to Award a Contract for the 2026 Street Resurfacing Program
  2. Consider a Supplemental Resolution Appropriating \$321,288 of Motor Fuel Tax Funds for the 2025 Street Resurfacing Program
  3. Consider a Motion to Approve the Purchase of Asphalt Surface, Binder, and Cold Patch in 2026
  4. Consider a Motion Authorizing the Village Manager to Directly Solicit Bids for Electrical Energy and Execute Agreements with Third Party Power Suppliers
  5. As Submitted
- E. BUSINESS FINANCE & BUDGET COMMITTEE**  
JOE FALKENBERG, CHAIR
1. As Submitted
- F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE**  
BRAD HELMS, CHAIR

---

1. As Submitted

**VIII. RECONVENE THE VILLAGE COUNCIL MEETING**

**IX. CONSENT AGENDA**

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

- A. Consider a Motion Approving a Waiver of the Village of Palatine's Sound Amplification Ordinance for the St. Pat's Post Parade Event on March 14, 2026 at Tap House Grill, 56 W. Wilson Street  
Council District: Six
- B. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of Dirty Nellies Irish Pub at 180 N. Smith Street  
Council District: Six
- C. Consider an Ordinance Granting a Special Use Amendment to Permit the Expansion of the Existing Medical Office at 311 E. Northwest Highway  
Council District: Six
- D. Consider an Ordinance Granting a Variation for a Fence in the Side Yard Abutting a Street Yard at 158 N. Maple Street  
Council District: Six
- E. Consider a Motion to Approve the Temporary Closure of Public Streets and Waiver of Fees All Related to the Jaycees' Proposed 2026 Hometown Fest  
Council District: Six
- F. Consider a Motion to Approve the Temporary Closure of Streets for the Palatine St. Patrick's Parade on Saturday, March 14, 2026  
Council District: Six
- G. Consider a Motion Designating the Village Council as the Public Hearing Body for the Proposed Recodification of the Palatine Code of Ordinances, Including Appendix A: Zoning Ordinance and Appendix B: Subdivision, Site Development, and Floodplain Regulations
- H. Consider a Motion to Award a Contract for the 2026 Street Resurfacing Program
- I. Consider a Supplemental Resolution Appropriating \$321,288 of Motor Fuel Tax Funds for the 2025 Street Resurfacing Program
- J. Consider a Motion to Approve the Purchase of Asphalt Surface, Binder, and Cold Patch in 2026

- K. Consider a Motion Authorizing the Village Manager to Request Proposals for Electrical Power and to Enter into Agreements
- L. Consider a Resolution Approving a Planned Development Security Deposit Reduction for Slade Street Crossing  
Council District: Six

**X. REPORTS OF STANDING COMMITTEES**

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

- 1. As Submitted

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

- 1. As Submitted

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

- 1. As Submitted

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

- 1. As Submitted

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

- 1. As Submitted

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

- 1. As Submitted

**XI. REPORTS OF THE VILLAGE OFFICERS**

**A. VILLAGE MANAGER**

- 1. As Submitted

**B. VILLAGE CLERK**

- 1. As Submitted

**C. VILLAGE ATTORNEY**

1. As Submitted

**XII. CLOSED SESSION AS REQUIRED**

**XIII. RECOGNITION OF AUDIENCE**

**XIV. ADJOURNMENT**

# VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

JANUARY 19, 2026 AT 7:00 PM



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

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

Also Present:

Village Clerk Maureen Pasqualucci, Village Manager Reid Ottesen, Deputy Village Manager Hadley Skeffington-Vos, Village Attorney Rick Veenstra, Director of Community Development Mike Jacobs, Director of Planning & Zoning Ben Vyverberg, Director of Public Works Matt Barry, Police Chief William Nord, Deputy Police Chief David Brandwein, Fire Chief Scott Mackeben, IT Director Larry Schroth, Director of Human Resources Monika Pandya

### III. PLEDGE TO THE FLAG

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

### IV. APPROVAL OF MINUTES

A. Village Council & Committee of the Whole - Regular Meeting - January 12, 2026

<b>RESULT:</b>	<b>MOTION APPROVED BY VOICE VOTE</b>
<b>MOVER:</b>	Greg Langer
<b>SECONDER:</b>	Scott Lamerand
<b>AYES:</b>	Greg Langer, Scott Lamerand, Kollin Kozlowski, Brad Helms
<b>NAYS:</b>	None

**V. MAYOR'S REPORT**

A. As Submitted

Mayor Schwantz announced upcoming events:

**1<sup>st</sup> and 3<sup>rd</sup> Saturday of each month through April: 9 AM – 12 PM**

Palatine Winter Farmers' Market

Palatine Train Station

**VI. RECESS TO THE COMMITTEE OF THE WHOLE**

<b>RESULT:</b>	<b>MOTION APPROVED BY VOICE VOTE</b>
<b>MOVER:</b>	Kollin Kozlowski
<b>SECONDER:</b>	Greg Langer
<b>AYES:</b>	Greg Langer, Scott Lamerand, Kollin Kozlowski, Brad Helms
<b>NAYS:</b>	None

**VII. COMMITTEE OF THE WHOLE**

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

1. Consider an Ordinance Granting a Special Use to Permit Front Yard Setback Reduction at 317 N. MacArthur Drive  
Council District: Six

In the absence of Chairman Myslinski, Vice-Chairman Kozlowski opened the Police Policy & Code Services Committee.

Director of Planning & Zoning Ben Vyverberg spoke about a request for a front yard setback at 317 N. MacArthur Street. Vyverberg explained that the petitioner plans to build an addition with a 12 feet rear yard setback instead of the required 30 feet, which necessitates a special use permit.

<b>RESULT:</b>	<b>MOTION APPROVED BY VOICE VOTE</b>
<b>MOVER:</b>	Brad Helms
<b>SECONDER:</b>	Jim Schwantz
<b>AYES:</b>	Jim Schwantz, Greg Langer, Scott Lamerand, Kollin Kozlowski, Brad Helms
<b>NAYS:</b>	None

2. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Used Auto Sales and Auto Repair Business at 646-648 E. Northwest Highway  
Council District: Six

Director of Planning & Zoning Ben Vyverberg reported on a used auto sales and auto repair business at 646-648 E. Northwest Highway. Vyverberg mentioned a special use permit established in 2015 remains in effect. Vyverberg stated that the business is being transferred to a new petitioner, who has submitted a business plan, acquired both the building and the business, and acknowledged the additional requested modifications.

Councilman Helms expressed gratitude towards staff efforts during the list of conditions discussed regarding the transfer.

<b>RESULT:</b>	<b>MOTION APPROVED BY VOICE VOTE</b>
<b>MOVER:</b>	Brad Helms
<b>SECONDER:</b>	Greg Langer
<b>AYES:</b>	Jim Schwantz, Greg Langer, Scott Lamerand, Kollin Kozlowski, Brad Helms
<b>NAYS:</b>	None

- 3. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of the Papa John's Pizza Restaurant at 859 N. Quentin Road  
Council District: One

Director of Planning & Zoning Ben Vyverberg explained that the Papa Johns is changing ownership. Vyverberg noted that the original special use permit remains in effect and that the business hours will stay the same as in prior operations.

<b>RESULT:</b>	<b>MOTION APPROVED BY VOICE VOTE</b>
<b>MOVER:</b>	Greg Langer
<b>SECONDER:</b>	Jim Schwantz
<b>AYES:</b>	Jim Schwantz, Greg Langer, Scott Lamerand, Kollin Kozlowski, Brad Helms
<b>NAYS:</b>	None

- 4. As Submitted  
Nothing Submitted.

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

- 1. Consider a Motion to Approve a Joint Funding Agreement Federally Funded Professional Engineering at Palatine and Rohlwing Roads

Director of Public Works Matt Barry reported on a joint funding agreement for work at Palatine and Rohlwing Roads. Barry mentioned through a village conducted study, that Palatine is eligible for federal funding. Barry explained the project specifics and the proposed construction planned for 2028. Barry also presented information on a proposed local public agency engineering services agreement in the amount of \$195,364. Barry further mentioned the following:

- Joint Funding Agreement \$91,500 for Design Engineering
- 2028 target construction \$2,288,000 grant

Councilman Helms asked whether any property acquisitions were linked with this project and Barry confirmed that no property acquisition will be necessary.

<b>RESULT:</b>	<b>MOTION APPROVED BY VOICE VOTE</b>
<b>MOVER:</b>	Jim Schwantz
<b>SECONDER:</b>	Scott Lamerand
<b>AYES:</b>	Jim Schwantz, Greg Langer, Scott Lamerand, Kollin Kozlowski, Brad Helms
<b>NAYS:</b>	None

2. Consider a Motion to Approve a Local Public Agency Engineering Services Agreement

<b>RESULT:</b>	<b>MOTION APPROVED BY VOICE VOTE</b>
<b>MOVER:</b>	Scott Lamerand
<b>SECONDER:</b>	Greg Langer
<b>AYES:</b>	Jim Schwantz, Greg Langer, Scott Lamerand, Kollin Kozlowski, Brad Helms
<b>NAYS:</b>	None

3. As Submitted  
Nothing Submitted.

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

1. Discussion Related to Downtown Summer Events

Village Manager Reid Ottesen opened the discussion with Council about planned deviations from past downtown summer events. Ottesen presented the proposed Street Fest layout and construction updates for Summer 2026. Ottesen mentioned alternative options, including holding two festivals, offering food trucks on Sundays, and expanding National Night Out or Jaycees activities. The ultimate objective is to encourage increased downtown visitation through a coordinated, collaborative approach.

Councilman Kozlowski asked about starting construction immediately and the utilization of the lots around Tap House for the Food Truck events.

Ottesen explained that the design phase is currently underway.

Barry mentioned the goal of completing construction as soon as possible, with the proposed construction timeline starting in May and lasting for four months.

Councilman Langer commented on the modified Street Fest plan and suggested food trucks on an ongoing basis.

Councilman Lamerand requested and communicated reaching out to business owners impacted by these changes. Ottesen expanded that he and Deputy Village Manager Hadley Skeffington-Vos attended a Downtown Business Association meeting in 2025 discussing planning for these modifications along with future meetings for those affected.

Councilman Helms commented on construction noise hours.

Ottesen asked for concurrence from the council.

2. As Submitted

Nothing Submitted.

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

1. As Submitted

Nothing Submitted.

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

1. As Submitted

In the absence of Chairman Falkenberg, Vice-Chairman Kozlowski opened the Business Finance & Budget Committee.

Nothing Submitted.

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

1. As Submitted

Nothing Submitted.

**VIII. RECONVENE THE VILLAGE COUNCIL MEETING**

<b>RESULT:</b>	<b>MOTION APPROVED BY VOICE VOTE</b>
<b>MOVER:</b>	Brad Helms
<b>SECONDER:</b>	Greg Langer
<b>AYES:</b>	Greg Langer, Scott Lamerand, Kollin Kozlowski, Brad Helms
<b>NAYS:</b>	None

**IX. CONSENT AGENDA**

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

The motion was to approve items A. to G.

<b>RESULT:</b>	<b>MOTION APPROVED BY ROLL CALL</b>
<b>MOVER:</b>	Scott Lamerand
<b>SECONDER:</b>	Kollin Kozlowski
<b>AYES:</b>	Greg Langer, Scott Lamerand, Kollin Kozlowski, Brad Helms
<b>NAYS:</b>	None

- A. Consider a Motion to Approve Warrant 2026 #2
- B. Consider an Ordinance Granting a Special Use to Permit Front Yard Setback Reduction at 317 N. MacArthur Drive  
Council District: Six  
  
Ordinance #O-9-26
- C. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Used Auto Sales and Auto Repair Business at 646-648 E. Northwest Highway  
Council District: Six  
  
Ordinance #O-10-26
- D. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of the Papa John's Pizza Restaurant at 859 N. Quentin Road  
Council District: One  
  
Ordinance #O-11-26
- E. Consider a Motion to Approve a Joint Funding Agreement Federally Funded Professional Engineering at Palatine and Rohlwing Roads
- F. Consider a Motion to Approve a Local Public Agency Engineering Services Agreement

- 
- G. Consider a Resolution Granting a Security Deposit Reduction and Release for Taylor Estates Subdivision at 301 & 305 N. Clyde Avenue  
Council District: One  
Resolution #R-4-26

**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

In the absence of Chairman Myslinski, Vice-Chairman Kozlowski reported on the Business Finance & Budget Committee.

No Report.

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

1. As Submitted

No Report.

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

1. As Submitted

No Report.

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

1. As Submitted

No Report.

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

1. As Submitted

In the absence of Chairman Myslinski, Vice-Chairman Kozlowski reported on the Police Policy & Code of Services Committee.

No Report.

**XI. REPORTS OF THE VILLAGE OFFICERS**

**A. VILLAGE MANAGER**

1. As Submitted

No Report.

**B. VILLAGE CLERK**

1. As Submitted

No Report.

**C. VILLAGE ATTORNEY**

1. As Submitted

No Report.

**XII. CLOSED SESSION AS REQUIRED**

No Closed Session requested.

**XIII. RECOGNITION OF AUDIENCE**

Roman Golash, American Legion 122 W. Palatine Road, spoke about an upcoming event on the decommissioning of American Flags on Sunday, January 25th at 11am.

Mayor Schwantz elaborated that this is for retired or damaged flags, and Roman Golash confirmed.

**XIV. ADJOURNMENT**

<b>RESULT:</b>	<b>MOTION APPROVED BY VOICE VOTE</b>
<b>MOVER:</b>	Brad Helms
<b>SECONDER:</b>	Kollin Kozlowski
<b>AYES:</b>	Greg Langer, Scott Lamerand, Kollin Kozlowski, Brad Helms
<b>NAYS:</b>	None

The meeting adjourned at 7:22 PM.

SUBMITTED BY:

Maureen Pasqualucci  
Village Clerk

**Consider a Motion Approving a Waiver of the Village of Palatine's Sound Amplification Ordinance for the St. Pat's Post Parade Event on March 14, 2026 at Tap House Grill, 56 W. Wilson Street**

**BACKGROUND:**

Tap House Grill is proposing to host a St. Pat's Post Parade event on Saturday, March 14, 2026. The event will be held in a portion of the Tap House Grill parking lot on Saturday from 9 AM - 9 PM. There will be live music and DJ and Irish-themed food and beer.

**KEY ISSUES:**

- The proposed event will consist of a tent (40' x 80') and a small stage area. The tent would be located in the parking lot on the east side of the building. The parking lot will be closed Friday, March 13, at 9 AM and reopen on Monday, March 16, at 12 PM.
- The proposed event will only be on Saturday, the same as the past couple of years. The sound amplification would end at 9:00 p.m. Saturday night.

**BUDGET IMPACT:**

N/A

**RECOMMENDATION:**

Staff recommends action at the discretion of the Village Council.

**ACTION REQUIRED:**

Action is at the discretion of the Village Council.

**ATTACHMENTS:**

1. Tap House St. Patrick's Day

# VILLAGE OF PALATINE SPECIAL EVENT PERMIT APPLICATION

THIS FORM MUST BE COMPLETED IN FULL AND SUBMITTED 60 DAYS PRIOR TO THE EVENT  
Village Manager's Office, 200 E. Wood St., Palatine, IL 60067 Fax: 847-359-9094

**INSTRUCTIONS: PLEASE TYPE OR PRINT CLEARLY. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.**

## GENERAL EVENT INFORMATION

Name of Event

St Patricks Tent Celebration @ Tap House Grill

Exact Address of Event

56 W Wilson st

Type of Event (Check all applicable)

Festival
  Run/Walk
  Parade
  Car Show
  Craft Fair
  Fireworks
  Other Tent Event

Date(s) of Event

3/14/2026

Hours of Event

9am-9pm

Total Hours (Set-Up - Tear Down)

12

Phone number/website for publication

847-934-3000

Estimated attendance

200

Last years actual attendance

200

Describe the event's community and/or cultural benefit

Tent party at Tap Hoouse Grill after Parade !

## SPONSORING ORGANIZATION INFORMATION

Name of Sponsoring Organization

Tap House Grill

Contact person from Sponsoring Organization

[REDACTED]

Sponsoring Organization Address

[REDACTED]

City

Zip

## ORGANIZER/COORDINATOR INFORMATION

Name of Organizer/Coordinator

[REDACTED]

E-mail

## EMERGENCY CONTACT INFORMATION

Name of Emergency Contact

[REDACTED]

E-mail

# VILLAGE OF PALATINE SPECIAL EVENT PERMIT APPLICATION

THIS FORM MUST BE COMPLETED IN FULL AND SUBMITTED 60 DAYS PRIOR TO THE EVENT  
Village Manager's Office, 200 E. Wood St., Palatine, IL 60067 Fax: 847-359-9094

**INSTRUCTIONS: PLEASE TYPE OR PRINT CLEARLY. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.**

## EVENT OVERVIEW

Are you providing/serving food at your event that is considered potentially hazardous, being prepared on-site, or being re-packed and sold in bulk?  Yes  No

Below are some foods exempt from a permit (not all are listed):  
-Pre-packaged, non-potentially hazardous foods (i.e. packaged cookies, chips, crackers, bread, etc.)  
-Non-potentially hazardous, minimally cut, unprocessed fruits or vegetables (ie. apples, bananas, etc.)

QUESTIONS ON WHAT QUALIFIES AS EXEMPT? CALL (847) 359-9090.

If yes, how many vendors? 1

Each vendor must submit a Temporary Food Event Permit Application 14 days prior to the event. Applications can be found at: <http://www.palatine.il.us/events/forms/applications.aspx>. Questions? Contact (847) 359-9090. Please see application for full details on what is required.

Are you erecting either: (1) tent(s) larger than 20'x40' (or 800 sq. ft.) or (2) that accommodates more than 100 people or (3) temporary structure(s) (ie. stage) taller than 2' in height or (4) that will be equipped with temporary electrical power?  Yes  No

If yes, you must submit a Temporary Structure Permit Application 30 days prior to the event. Applications can be found at: <http://www.palatine.il.us/events/forms/applications.aspx>. Questions? Contact (847) 359-9037. Electric submissions are NOT accepted. Please see application for full details on what is required.

Are you serving alcoholic beverages at your event?  Yes  No

Alcohol vendors must submit a Special Event Liquor License 60 days prior to the event. You must obtain a Special Event Liquor License for each liquor vendor. Applications can be found at: <http://www.palatine.il.us/events/forms/applications.aspx>. Questions? Contact (847) 359-9031.

Will the event include a Race/Walk or Parade?  Yes  No

If yes, you must complete, Page 3, Section 1.

Will electronic sound amplification equipment or a public address system be used at the event?  Yes  No

If yes, you must complete, Page 3, Section 2.

Are you utilizing any public parking lots, Village streets or other Village property for your event?  Yes  No

If yes, you must complete, Page 3, Section 3.

## ACKNOWLEDGEMENT/SIGNATURE

By signing this document, I certify that the information provided above is correct. I agree to conduct the special event in compliance with all applicable codes, ordinances, laws and the conditions contained in the special event permit.



Signature of Organizer

1/12/2026

Date

Application must include the following documentation

- Special Event Application (Page 1, 2, 3, 4)
- Certificate of Insurance (see Section 5)
- Site Plan and/or Race/Parade Route Map

**\*You MUST submit a new site plan or parade/race route on an annual basis.**

APPLICATIONS WITH MISSING INFORMATION WILL NOT BE PROCESSED.

# VILLAGE OF PALATINE SPECIAL EVENT PERMIT APPLICATION

THIS FORM MUST BE COMPLETED IN FULL AND SUBMITTED 60 DAYS PRIOR TO THE EVENT  
Village Manager's Office, 200 E. Wood St., Palatine, IL 60067 Fax: 847-359-9094

**INSTRUCTIONS: PLEASE TYPE OR PRINT CLEARLY. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.**

Name of Event

St Patricks Tent Celebration @ Tap House Grill

**SECTION 1: RACE/WALK, PARADE INFORMATION**  Not Applicable

Starting Location	Ending Location
Approximate Number of Attendees (runners/marchers)	Approximate Number of Vehicles (cars/floats)
Location of Assemble (Registration)	Location of Personal Vehicle Parking

Please attach a course map, with location of the staging area, start/finish lines, and water/first aid stations

**SECTION 2: NOISE CONTROL PLAN**  Not Applicable

Please attach a Site Plan, with the location of the stages and sound systems, the location and direction of all speakers, and the proximity to residential properties

Amplified sound will be used from: (am/pm) 9:00am	Amplified sound will be used to: (am/pm) 9:00pm
--	--

Describe the sound system(s)

Sound system to be used will be provided by bands that will be playing. We will have a sound eng

Explain how the sound will be controlled and identify the means by which it can be further controlled if necessary:

There will be sides on the tent to block any excess sound from getting out - also we have a sound

The Village has the right to require applicants to revise locations, hours, or plans to control amplified music/speech.

**SECTION 3: PARKING LOT/PROPERTY USAGE/CLOSURE INFORMATION**  Not Applicable

Public Parking Lot / Property Intended for "Event"

Lot Number or Location	Date of Closure	Time of Closure	Date to Reopen	Time of Reopen
56 W Wilson St	3/13/26	9am	3/16/26	12 noon
56 W Wilson St				
56 W Wilson St				

1. No staking in the street or public parking lot is permitted.
2. Only chalk or other Village approved marking is permitted (no spray paint).
3. Any debris/stains must be removed immediately prior to the opening of the street/public parking lot.
4. No structures may be erected on any street/public parking Lot without prior approval/permit.

# VILLAGE OF PALATINE SPECIAL EVENT PERMIT APPLICATION

THIS FORM MUST BE COMPLETED IN FULL AND SUBMITTED 60 DAYS PRIOR TO THE EVENT  
Village Manager's Office, 200 E. Wood St., Palatine, IL 60067 Fax: 847-359-9094

**INSTRUCTIONS: PLEASE TYPE OR PRINT CLEARLY. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.**

## SECTION 4: INDEMNITY/HOLD HARMLESS AGREEMENT

Name of Sponsoring Organization  
**Tap House Grill**

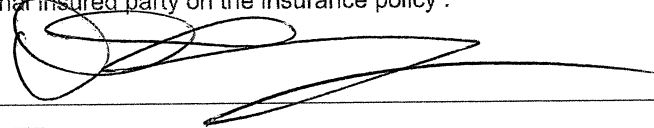
Name of Event  
**St Patricks Tent Celebration @ Tap House Grill**

Date(s) of Event  
**3/14/2026**

To the fullest extent permitted by law, the Organization hereby agrees to defend, indemnify and hold harmless the Village of Palatine, its officials, agents and employees, against all injuries, deaths, loss, damages, claims, patent claims, suits, liabilities, judgments, cost and expenses, which may in any way accrue against the Village of Palatine, its officials, agents and employees, arising in whole or in part or in consequence of the Event, and/or its employees, and or subcontractors' participation in Event, or which may in any way result therefore. The Organization shall, at its own expense, appear, defend and pay all charges of attorneys and all costs and other expenses arising therefore or incurred in connection therewith, and, if any judgment shall be rendered against the Village of Palatine, its officials, agents and employees, in any such action, the Organization shall, at its own expense, satisfy and discharge the same.

The Organization expressly understands and agrees that any performance bond or insurance policies required by the Village of Palatine, or otherwise provided by the Organization shall in no way limit the responsibility to indemnify, keep and save harmless and defend the Village of Palatine, its officials, agents and employees as herein provided.

The Organization expressly understands and agrees that the Village shall be named as an additional insured party on the insurance policy and that the Organization shall have no permission or authority to engage in the Event until evidence deemed acceptable to the Village has been provided to establish that the Village has been named as an additional insured party on the insurance policy .



SIGNATURE

**Nathan Pauley**

**Director Of Operations**

**1/12/2026**

PRINT NAME

TITLE/POSITION

DATE

## SECTION 5: INSURANCE REQUIREMENTS

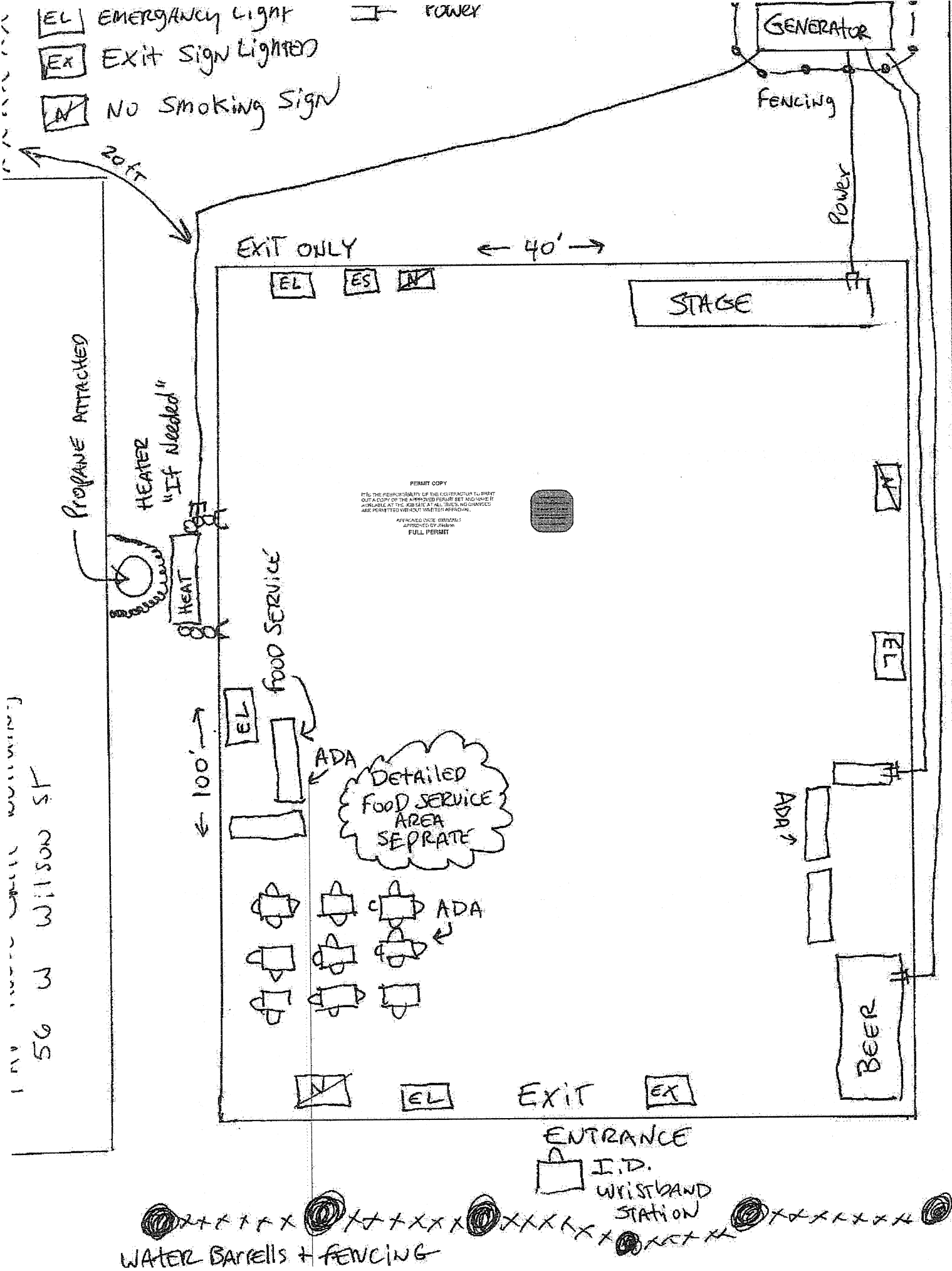
### INSURANCE REQUIREMENTS

Sponsoring Organization will be required to provide an original Certificate of Insurance evidencing the following insurance minimums:

Commercial General Liability - minimum \$1,000,000 per occurrence

Final acceptance of applicant is contingent on applicant naming the Village of Palatine, their employees, agents and officials as additional insured.

- EL EMERGENCY LIGHT
- EX EXIT SIGN LIGHTED
- NO SMOKING SIGN
- POWER



## **Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of Durty Nellies Irish Pub at 180 N. Smith Street**

### **BACKGROUND:**

The current Special Use for Durty Nellies was originally approved in 2002 and issued to Mark Dolezal as the owner. The present request is to transfer the Special Use to the business, D. Nellies Properties, LLC and requesting approval of the following:

Transfer of Special Use #O-147-02 to permit the continued operation of Durty Nellies at 180 N. Smith Street.

### **KEY ISSUES:**

- The Subject Property, zoned Planned Development, contains the existing Durty Nellies restaurant and related improvements. The Special Use was initially approved in 2002 and amended in 2011.
- The business hours, operations, and floor plan will remain the same.

### **BUDGET IMPACT:**

N/A

### **RECOMMENDATION:**

Staff recommends approval of the Special Use Transfer at 180 N. Smith Street.

### **ACTION REQUIRED:**

A motion to approve the Special Use Transfer of Ordinance #O-147-02 to D. Nellies Properties, LLC to permit the continued operation of Durty Nellies at 180 N. Smith Street.

### **ATTACHMENTS:**

1. 180 N Smith Street - Aerial
2. SUT ORD 180 N Smith Street
3. O-147-02 SU Durty Nellies

# Durty Nellies – 180 N. Smith Street



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TRANSFERRING SPECIAL USE ORDINANCE #O-147-02  
180 N. SMITH STREET**

**WHEREAS, Ordinance #O-147-02, as amended, granted a Special Use for a restaurant on the property commonly known as 180 N. Smith Street; and**

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

**WHEREAS, since the Village Council did meet on February 9, 2026 to review a request by D. Nellies Properties, LLC that the Special Use be transferred to permit the continued operation of a restaurant with no substantial changes and it was the recommendation of the Village Council that the transfer of the Special Use to D. Nellies Properties, LLC be approved, without amendment.**

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

**SECTION 1: That the Special Use granted by Ordinance #O-147-02, as amended, is hereby transferred to D. Nellies Properties, LLC to permit the continued operation of a restaurant, subject to the following conditions:**

**SECTION 2: All conditions of Special Use Ordinance #O-147-02, as amended, shall remain in full force and effect.**

**DATED: This \_\_\_\_ day of \_\_\_\_\_, 2026**

**AYES:\_\_\_\_ NAYS:\_\_\_\_ ABSENT:\_\_\_\_ PASS:\_\_\_\_**

**APPROVED by me this \_\_\_\_ day of \_\_\_\_\_, 2026**

\_\_\_\_\_  
**Mayor of the Village of Palatine**

**ATTEST and FILE in the office of the Village Clerk  
this \_\_\_\_ day of \_\_\_\_\_, 2026**

\_\_\_\_\_  
**Village Clerk**

**ORDINANCE NO. 0-147-02**

**ORDINANCE GRANTING A SPECIAL USE FOR A RESTAURANT/BAR  
WITH LIVE ENTERTAINMENT AND OUTDOOR SEATING  
LOT 2 IN THE GATEWAY CENTER  
DURTY NELLIES WEST IRISH PUB**

**Published in pamphlet form by authority of the  
Mayor and Village Council of the Village of Palatine  
On August 26, 2002**

**ORDINANCE NO. 0-147-02**

**AN ORDINANCE GRANTING A SPECIAL USE FOR A RESTAURANT/BAR WITH LIVE ENTERTAINMENT AND OUTDOOR SEATING LOT 2 IN THE GATEWAY CENTER – DURTY NELLIES WEST IRISH PUB**

**WHEREAS** pursuant to a petition and public hearing, held on August 19, 2002 of which public notice was given as required by law, Palatine Village Committee of the Whole of the Village of Palatine, in such case made and provided, has held such public hearing regarding granting a Special Use for a restaurant/bar with live entertainment and outdoor seating to be known as Durty Nellies, pursuant to Section 11.03 (d) (20) and (27) of the Palatine Zoning Ordinance and Planned Development Ordinance 0-54-01; on the following legally described property:

**Lot 2 of the Gateway Subdivision, being a subdivision of part of the Southeast quarter of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian in Cook County, Illinois**

**commonly known as the vacant lot at the Northwest corner of Smith Street and the railroad tracks.**

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

**SECTION 1: That a Special Use for a restaurant/bar with live entertainment and outdoor seating to be known as Durty Nellies, pursuant to Section 11.03 (d) (20)**

and (27) of the Palatine Zoning Ordinance and Planned Development Ordinance 0-54-01, subject to the following conditions:

1. The Special Use shall substantially conform to the site plan and floor plan by Aria Group Architects, Inc dated 7/31/02, and to the elevations by Aria Group Architects, Inc dated July 31<sup>st</sup>, 2002, except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions.
2. The Special Use to permit the operation of the restaurant / bar with live entertainment and outdoor seating is granted solely to Mark Dozeal of Dirty Nellies West Irish Pub and may be transferred only after review by the Zoning Board of Appeals and consent of the Village Council. In the event of the sale or lease of this business, the existing and prospective proprietors shall appear before a public meeting of the Zoning Board of Appeals. The Zoning Board of Appeals shall review the request and in its sole discretion, shall either:
  - 2.1 Recommend that the Village Council approve of the transfer of the lease and/or ownership to the new proprietor without amendment to the Special Use Ordinance, or
  - 2.2 If the Zoning Board of Appeals deems that the new proprietor contemplates a change in use which is inconsistent with this Special Use Ordinance, the new proprietor shall be required to petition for a public hearing before the Zoning Board of Appeals to amend the Special Use Ordinance.
3. Live entertainment shall be limited to live bands and DJ's.
4. The petitioner shall be responsible for keeping the public parking deck clean of debris from patrons of the restaurant / bar.
5. The petitioner shall submit a final sign plan in a manner acceptable to the Director of Building and Inspection Services prior to the issuance of a building permit.
6. The hours of operation shall be limited to the hours of operation permitted by the liquor license.
7. Any change to the floor plan shall require Village Council approval.
8. There shall be no live music played on the rooftop deck. Music on the rooftop deck shall be limited to background music only and shall not be audible from

the east lot line of Lot 2.

9. The Special Use shall be subject to a review by the Village Council approximately 6 months from the issuance of a Certificate of Occupancy.


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

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

PASSED: This 26th day of August, 2002

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

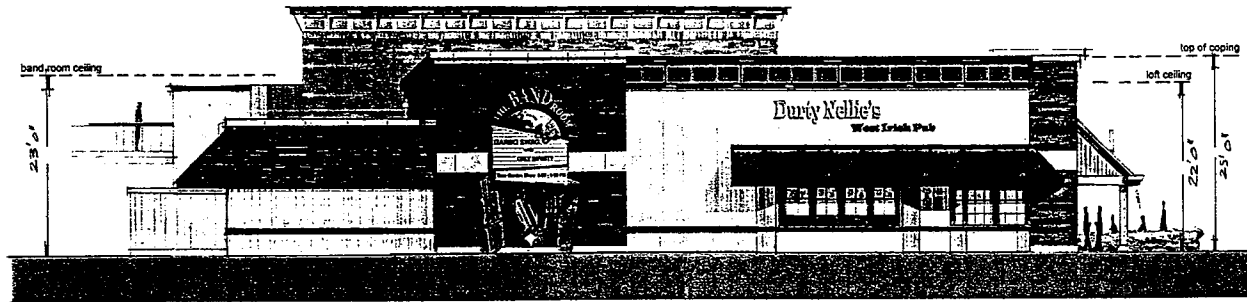
APPROVED by me this 26th day of August, 2002

  
\_\_\_\_\_  
Mayor of the Village of Palatine

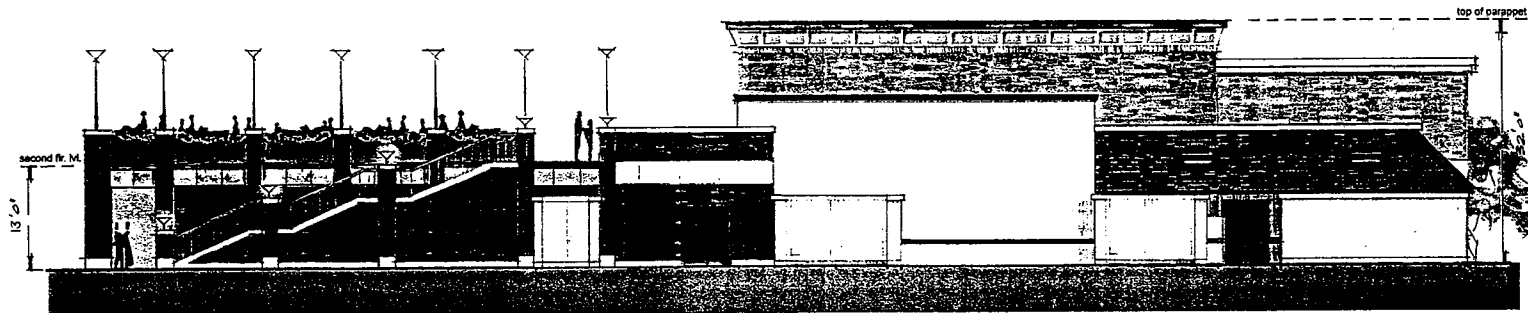
ATTESTED and FILED in the office of the Village Clerk this 26th

day of August, 2002

  
\_\_\_\_\_  
Village Clerk



SOUTH ELEVATION



WEST ELEVATION

**Durty Nellie's** Schematic Design Elevations

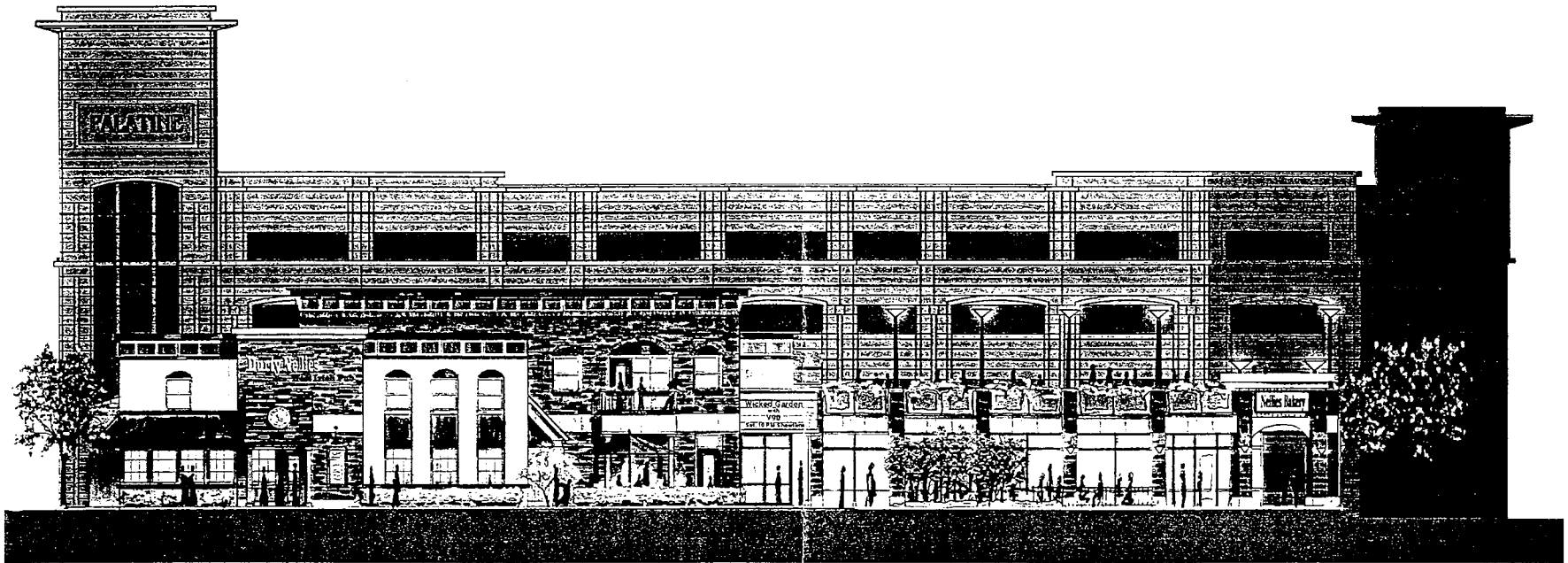
Gateway Center - Palatine, Illinois

July 31st 2002

*Aria Group Architects, Inc.*



North Elevation



EAST ELEVATION




**Durty Nellie's** Schematic Design Elevations

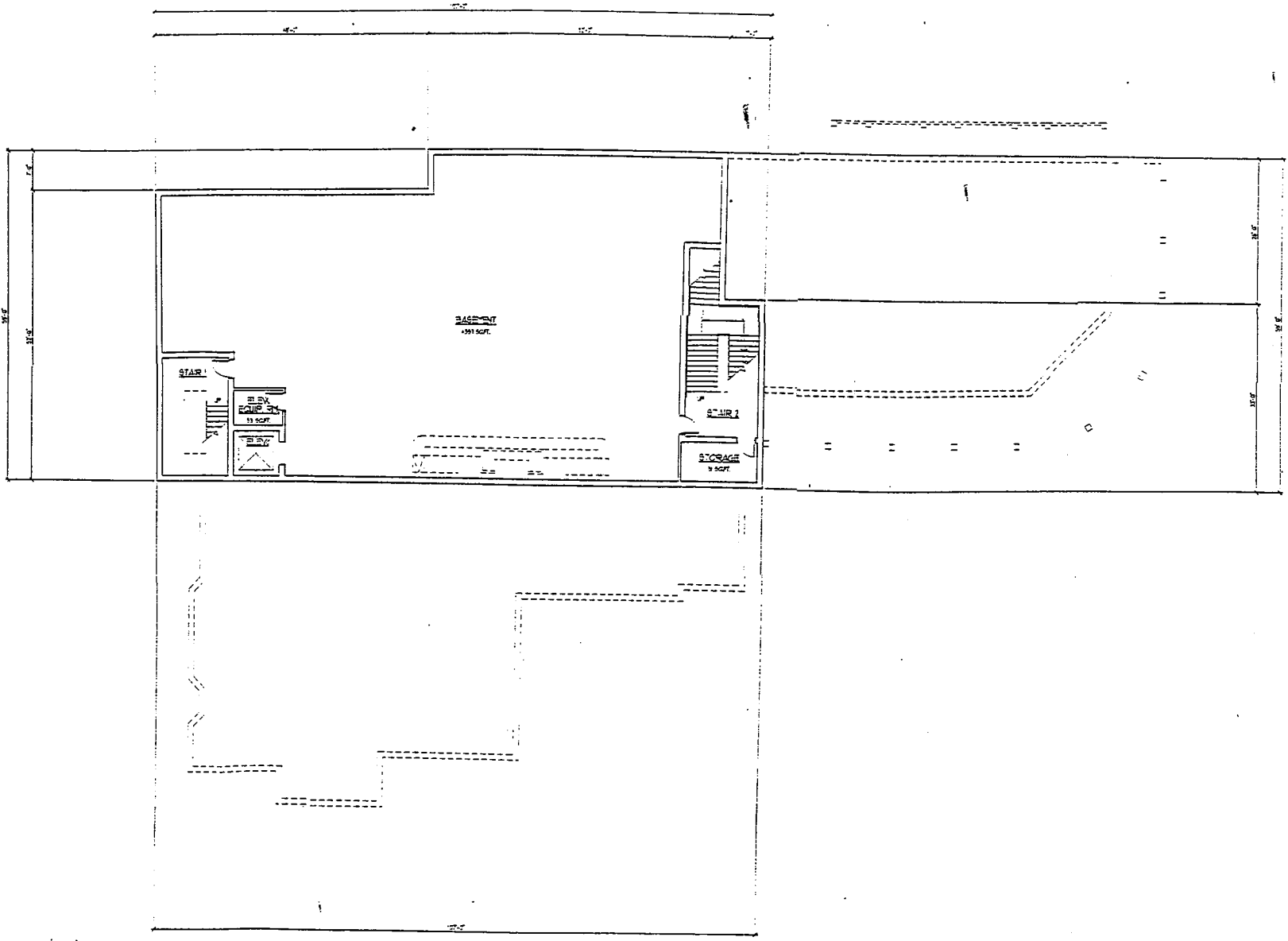
Gateway Center - Palatine, Illinois

July 31st 2002

*Aria Group Architects, Inc.*



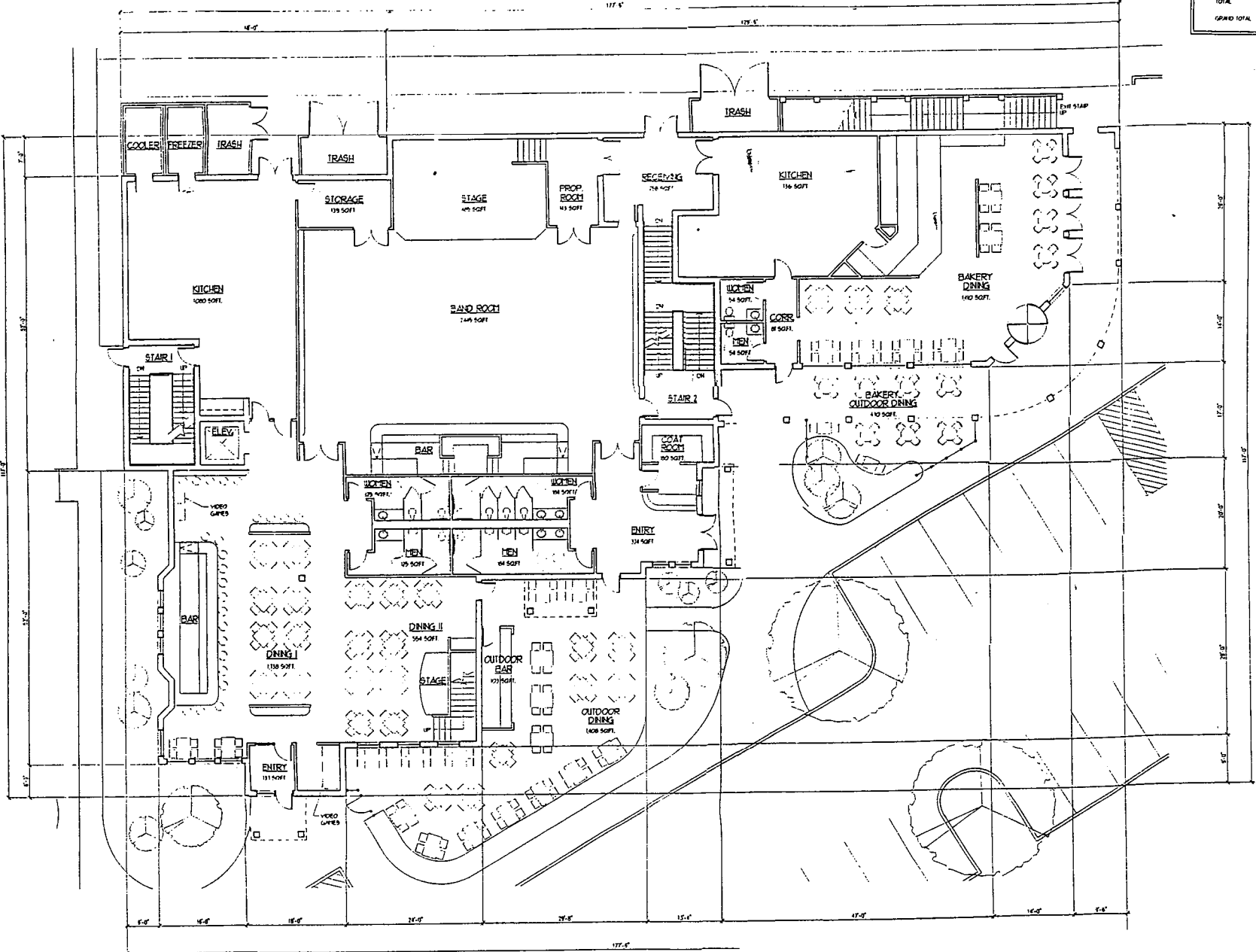
WALL LEGEND	
	PARTITION WALL
	LOAD-CARRYING WALL
	WALL



1 BASEMENT FLOOR PLAN

DINING AREAS		BAR/ETC	
BAR	21	DINING	42
DINING I	47	OUTDOOR DINING	22
DINING II	36	TOTAL	64
OUTDOOR DINING	30		
TOTAL	134		
<b>SEMI-FLOOR</b>			
BAR	5		
PRIVATE DINING I	68		
PRIVATE DINING II	40		
ROOF DECK	70		
TOTAL	179		
GRAND TOTAL	313		

WALL LEGEND	
	PARTITION WALL
	LOW HEIGHT PARTITION WALL



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



## **Consider an Ordinance Granting a Special Use Amendment to Permit the Expansion of the Existing Medical Office at 311 E. Northwest Highway**

### **BACKGROUND:**

The Petitioner is proposing to expand the existing physical therapy office into a unoccupied adjacent tenant space. Therefore, the petitioner is requesting approval of the following:

**Special Use amendment to Ordinance #O-116-23 to permit the expansion of a Medical office at the Subject Property.**

### **KEY ISSUES:**

- The Subject Property is zoned B-2 General Business District. The expanded tenant space is approximately 1,789 sq. feet, in addition to the existing underlying medical office area of approximately 4,000 square feet.
- The existing medical office (physical therapy) was granted Special Use approval (#O-116-23) in October 2023 and has occupied the space since that time. Prior to occupying its current location, the Petitioner operated the same medical use beginning in 2018 at another location on Northwest Highway.
- The daily number of clients served will not change as part of the expansion, but will provide larger office and physical therapy areas for the use. The business intends to maintain the current hours of operation, services offered, and staffing counts. The applicant has stated a need for additional space for the practice.
- Clinic hours are:
  - Monday -Thursday: 7 AM to 7 PM
  - Friday: 7 AM to 5 PM
  - Saturday & Sunday: Closed
- The required parking remains the same for both the previous tenant and the proposed medical office expansion. Therefore, there are no additional code-related parking requirements or zoning relief necessary to accommodate the expansion.

### **BUDGET IMPACT:**

N/A

### **RECOMMENDATION:**

Public Hearing: Planning & Zoning Commission (PZC) meeting on January 27, 2026.

Residents testifying: None.

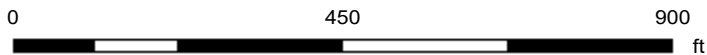
Vote: The PZC voted unanimously to approve the Special Use and Staff concurs.

**ACTION REQUIRED:**

Motion to approve an ordinance granting a Special use Amendment to permit the expansion of an existing Medical Office at 311 E. Northwest Highway.

**ATTACHMENTS:**

- 1. Aerial Map
- 2. ORD SUA 311 E. Northwest Highway
- 3. EXHIBIT - Floor Plan
- 4. EXHIBIT - Business Plan
- 5. 2023 Special Use - O-116-23 - 315 E. Northwest Highway - SU
- 6. PZC 1-27-26 minutes
- 7. Public Notice



Print Date: 1/7/2026

Notes

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

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE GRANTING A SPECIAL USE AMENDMENT TO PERMIT  
A MEDICAL OFFCE EXPANSION AT 311 E. NORTHWEST HIGHWAY**

**WHEREAS, pursuant to a petition and public hearing on January 27, 2026, 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 Amendment to Ordinance #O-116-23 to permit the expansion of a Medical Office (Physical Therapy) pursuant to Section 11.03 (d) (43) of the Palatine Zoning Ordinance, on the following legally described property:**

**PARCEL 1: Lots 1 & 2 in Scher's Subdivision, being a subdivision of part of the Northwest quarter of Section 14, Township 42 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded August 1, 1958, as Document #17277738 and as corrected by Certificate of Correction recorded August 28, 1958, as Document #17302943, in Cook County, Illinois; EXCEPT that part conveyed to the Department of Public Works and Buildings of the State of Illinois by Deed dated January 17, 1962, recorded August 20, 1962, as Document Number 18567814 described as follows: A segment or parcel of land, being that part of Lot 2 in Scher's Subdivision, being a subdivision of part of the Northwest Quarter of Section 14, Township 42 North, Range 10, East of the Third Principal Meridian, bounded and described as follows: Commencing at a point on the Southerly line of Northwest Highway as widened (also known as State Bond Issue Route 19) a distance of 871.49 feet Southeasterly of the intersection of the Southerly line of said Northwest Highway and center line of Benton Street, said point of commencement being also the most Northerly corner of said Lot 2 in Scher's Subdivision as aforesaid; thence Southeasterly along the Southerly line of the Northwest Highway, being also the Northeasterly line of said Lot 2 a distance of 481.55 feet to a point of curvature, being also the point of beginning of said segment or parcel of land; thence continuing Southeasterly along the Northeasterly line of said Lot 2, being also the Southerly line of Northwest Highway and being a curved line concave to the Southwest, having a radius of 955.00 feet and tangent to said last described course, a distance of 275.63 feet to a point;**

thence Northwesterly in a straight line (being thereof the chord of said segment or parcel of land), a distance of 275 feet to the point of beginning.

**ALSO EXCEPT** that part conveyed to Amoco Oil Company, a Maryland Corporation, by Deed dated March 16, 1979, recorded December 26, 1979, as Document #25293781 described as follows: That part of Lot 1 lying Southeasterly of a line drawn perpendicular to the Southwesterly line of said Lot 1, which intersects the Northeasterly curved line thereof at a point 150 feet arc measured Northwesterly of the Southeasterly corner of said Lot 1, in Scher's Subdivision, being a subdivision of part of the Northwest Quarter of Section 14, Township 42 North, Range 10, East of the Third Principal Meridian in Cook County, Illinois.

Commonly known as 315 E. Northwest Highway (PIN# 02-14-101-009-0000).

**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 Amendment to Ordinance #O-116-23 to permit the expansion of a Medical Office (Physical Therapy) pursuant to Section 11.03 (d) (43) of the Palatine Zoning Ordinance is hereby granted, subject to the following condition(s):

1. The Special Use shall substantially conform to the floor plan and business plan submitted by the Petitioner, except, as such plans may be revised to conform to Village Codes and Ordinances.

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

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

**PASSED: This \_\_\_\_\_ day of \_\_\_\_\_, 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**

Drawing Title:  
**Proposed Expansion  
Plan**

Revisions:

Revision #	Description	Issue Date

Architect's Certification:

Merrifield Architecture, Ltd.  
Illinois Professional Design Firm - License #184-008843-0001

**COPYRIGHT:** Merrifield Architecture, Ltd. expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of Merrifield Architecture, Ltd.

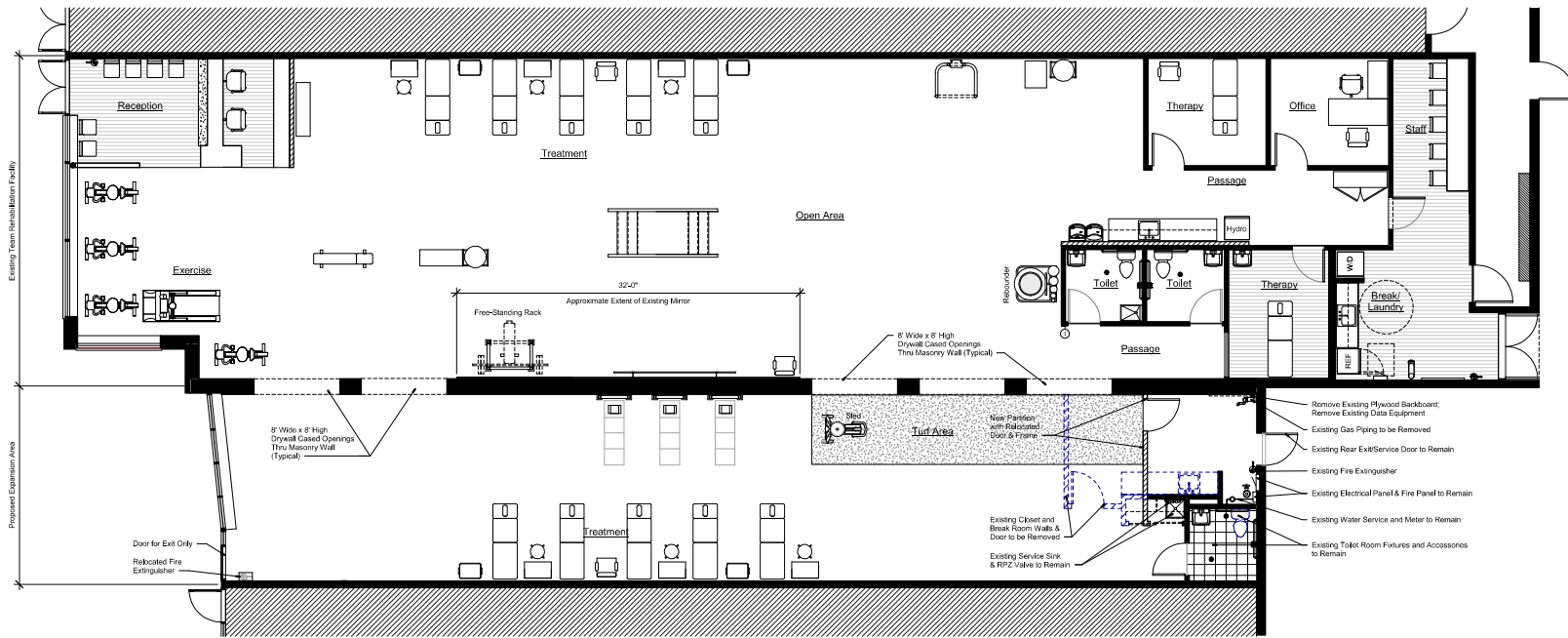
These drawings may have been reproduced at a size different than originally drawn. Architect assumes no responsibility for use of incorrect scale.

**Do Not Scale Drawings**

Project number	2528
Date	12/12/2025
Drawn by	RLM
Checked by	RLM

**SS-1**

Scale 3/16" = 1'-0"



1 Proposed Expansion Plan  
3/16" = 1'-0"



---

33900 Harper Ave, Suite 104, Clinton Township, MI 48035. Phone 586-416-9100. Fax 586-416-9103

December 10, 2025

Department of Planning & Zoning  
200 E. Wood Street  
Palatine, IL 60067-5339

To Whom It May Concern:

Team Rehab is a network of therapist-owned outpatient physical therapy clinics. Since opening our first clinic in Farmington Hills, Michigan in 2001, we have grown to nearly 137 clinics with locations in Michigan and into Illinois, Indiana, Wisconsin, and Georgia. Our mission is to provide the best outpatient physical therapy, occupational therapy and speech therapy. We want our patients to enjoy therapy and experience clear improvements in their health. Our clinics receive the highest levels of patient satisfaction and our patients receive the best objectively measurable outcomes. A typical Team Rehab clinic will have a maximum of 15 patients at any one time and around 7 employees so that we can provide intensive hands-on care. Clinic hours are M-Th 7:00 am to 7:00 pm and Fridays 7:00 am to 5:00 pm. The clinic is not open on the weekends. We continue to open additional clinics in order to make physical, occupational and speech therapy even more accessible to our patients, their friends and their family.

Please contact me should you need additional information.

Best regards for Team Rehab,

Scott Detiveaux  
Director of Clinic Development

**ORDINANCE NO. O-116-23**

**AN ORDINANCE GRANTING A SPECIAL USE  
AT 315 E. NORTHWEST HIGHWAY**

**Published in pamphlet form by authority of the  
Mayor and Village Council of the Village of Palatine  
on October 9, 2023**

ORDINANCE NO. 0-116-23

AN ORDINANCE GRANTING A SPECIAL USE  
AT 315 E. NORTHWEST HIGHWAY

WHEREAS, pursuant to a petition and public hearing on September 26, 2023, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, held such public hearing and reported their findings relative to a request for Special Use to permit a Medical Office (Physical Therapy Clinic) at the subject property pursuant to Section 11.03 (d) (43) of the Palatine Zoning Ordinance, on the following legally described property:

**PARCEL 1:** Lots 1 & 2 in Scher's Subdivision, being a subdivision of part of the Northwest quarter of Section 14, Township 42 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded August 1, 1958, as Document #17277738 and as corrected by Certificate of Correction recorded August 28, 1958, as Document #17302943, in Cook County, Illinois; EXCEPT that part conveyed to the Department of Public Works and Buildings of the State of Illinois by Deed dated January 17, 1962, recorded August 20, 1962, as Document Number 18567814 described as follows: A segment or parcel of land, being that part of Lot 2 in Scher's Subdivision, being a subdivision of part of the Northwest Quarter of Section 14, Township 42 North, Range 10, East of the Third Principal Meridian, bounded and described as follows: Commencing at a point on the Southerly line of Northwest Highway as widened (also known as State Bond Issue Route 19) a distance of 871.49 feet Southeasterly of the intersection of the Southerly line of said Northwest Highway and center line of Benton Street, said point of commencement being also the most Northerly corner of said Lot 2 in Scher's Subdivision as aforesaid; thence Southeasterly along the Southerly line of the Northwest Highway, being also the Northeasterly line of said Lot 2 a distance of 481.55 feet to a point of curvature, being also the point of beginning of said segment or parcel of land; thence continuing Southeasterly along the Northeasterly line of said Lot 2, being also the Southerly line of Northwest Highway and being a curved line concave to the Southwest, having a radius of 955.00 feet and tangent to said last described course, a distance of 275.63 feet to a point; thence Northwesterly in a straight line (being thereof the chord of said segment or parcel of land), a distance of 275 feet to the point of beginning. ALSO EXCEPT that part conveyed to Amoco Oil Company, a Maryland

Corporation, by Deed dated March 16, 1979, recorded December 26, 1979, as Document #25293781 described as follows: That part of Lot 1 lying Southeasterly of a line drawn perpendicular to the Southwesterly line of said Lot 1, which intersects the Northeasterly curved line thereof at a point 150 feet arc measured Northwesterly of the Southeasterly corner of said Lot 1, in Scher's Subdivision, being a subdivision of part of the Northwest Quarter of Section 14, Township 42 North, Range 10, East of the Third Principal Meridian in Cook County, Illinois. Commonly known as 315 E. Northwest Highway (PIN# 02-14-101-009-0000).

**SECTION 1:** Special Use to permit a Medical Office (Physical Therapy Clinic) at the subject property pursuant to Section 11.03 (d) (43) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. The Special Use shall substantially conform to the floor plan and business plan submitted by the Petitioner, Lisa Fischer, Team Rehabilitation, except as such plans may be changed to conform to Village Codes and Ordinances.

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

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

PASSED: This 9 day of October, 2023


AYES: 4 NAYS: 0 ABSENT: 2 PASS: 0

APPROVED by me this 9 day of October, 2023

  
\_\_\_\_\_  
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

9 day of October, 2023

  
\_\_\_\_\_  
Village Clerk





# TEAM REHABILITATION PHYSICAL THERAPY

---

33900 Harper Ave, Suite 104, Clinton Township, MI 48035. Phone 586-416-9100. Fax 586-416-9103

August 14, 2023

Department of Planning & Zoning  
200 E. Wood Street  
Palatine, IL 60067-5339

To Whom It May Concern:

Team Rehab is a network of therapist-owned outpatient physical therapy clinics. Since opening our first clinic in Farmington Hills, Michigan in 2001, we have grown to 133 clinics with locations in Michigan and into Illinois, Indiana, Wisconsin, and Georgia. Our mission is to provide the best outpatient physical therapy, occupational therapy and speech therapy. We want our patients to enjoy therapy and experience clear improvements in their health. Our clinics receive the highest levels of patient satisfaction and our patients receive the best objectively measurable outcomes. A typical Team Rehab clinic will have a maximum of 15 patients at any one time and around 5 employees so that we can provide intensive hands-on care. We continue to open additional clinics in order to make physical, occupational and speech therapy even more accessible to our patients, their friends and their family.

Please contact me should you need additional information.

Best regards for Team Rehab,

Scott Detiveaux  
Director of Clinic Development

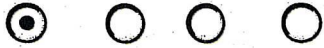
# CERTIFICATE OF PUBLICATION

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 315 E. NORTHWEST HWY.



County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 7TH day of SEPTEMBER, A.D. 2023, and the last publication thereof was made on the 7TH 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



*Mary Alice Wenzl*

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 7TH day of SEPTEMBER, A.D., 2023.

By Todd Wesell

President  
Title of Corporate Officer

County of Cook  
State of Illinois

Subscribed and sworn to before me this 7TH day of SEPTEMBER, A.D., 2023.

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

Attachment: Public Notice (315 E Northwest Highway - SU Medical)



**PLANNING AND ZONING COMMISSION**

**JANUARY 27, 2026 AT 7:00 PM**

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

**MINUTES**

**REGULAR MEETING**

**7:00 PM**

**I. CALL TO ORDER**

Chairman Wood Called the meeting to order at 7:02PM

**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

Commissioner Bettenhausen moved for approval of the minutes, Commissioner Kolososki seconded the Motion. Motion is approved by voice vote

A. PZC Minutes: 01-13-2026

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	Bettenhausen
<b>SECONDER:</b>	Kolososki
<b>AYES:</b>	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Eric Friedman, Rodney Bettenhausen, Robert Kolososki
<b>NAYES:</b>	None

**IV. PUBLIC HEARING**

A. 311 E. Northwest Highway

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

**SU-000236-2025 – 311 E Northwest Highway – District #6**

Notice was published in the Journal & Topics on January 8<sup>th</sup>, 2026 and mailed to the owners of the surrounding properties.

**Petitioner's Exhibits:**

1. **Special Use Application**
2. **Floor Plan**

3. **Business Plan**
4. **Plat of Survey**
5. **O-116-23 – 315 E Northwest Highway – SU**
6. **Public Notice**

**Background:**

Staff (Mr. Auer) provides background on the request. The petitioner proposes to expand an existing physical therapy office into a previously unoccupied tenant space.

**Sworn in petitioner:** Lisa Fischer, 315 E. Northwest Highway.

Ms. Fischer states that the practice is seeking additional floor space. There will be no change to hours of operation, number of clients served, services offered, or staffing levels.

Commissioner Roth-Wurster asks whether the hours of operation will change.

Ms. Fischer confirms there will be no change to hours, no increase in treatment beds, and that the request is solely to add floor space.

Commissioner Friedman asks whether patients have expressed any difficulty with parking.

Ms. Fischer states that there have been no parking issues and that there is ample available parking.

Staff (Mr. Auer) provides additional information. Medical office uses require Special Use approval for floor plan review in this zoning district. The expansion will not increase employee count, client volume, or hours of operation. The adjacent space was previously a business use, and staff finds no negative impact on parking.

**Staff Recommendation:**

Medical office uses are permitted in the subject zoning district following Special Use review. The submitted business plan has indicated that the expansion will not increase the level of staffing, clients, or hours of operation. Therefore, Staff recommends approval of the proposed Special Use amendment, subject to the following conditions: 1. The Special Use shall substantially conform to the Business Plan and Floor Plan submitted by the Petitioner, except as such plans may be changed to conform to Village of Palatine Codes and Ordinances.

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

**Commissioner Cavanaugh Made a motion to approve subject staff's conditions; seconded by Commissioner Roth-Wurster**

**DISCUSSION:**

Commissioner Kolososki states that, particularly with the baby boomer population, there is a clear need for additional physical therapy services.

Commissioner Roth-Wurster notes that the petitioner is returning for an expansion of an existing business, is pleased the practice is doing well, and states that the request

meets the standards.

Commissioner Friedman comments that the request is straightforward, that the intensity of the use does not change from the prior approval, and that the expansion is reasonable.

Chairman Wood notes that she has operated a business in the same plaza for over 25 years and has not experienced parking issues. She states it is good to see a successful business expanding, providing more space for equipment, and that there is ample parking on that side of the plaza. She concludes that the request meets the standards, with no negative impact on health, safety, or welfare. Standards are met.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on Monday February 9<sup>th</sup>, 2026

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	Cavanaugh
<b>SECONDER:</b>	Roth-Wurster
<b>AYES:</b>	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Eric Friedman, Rodney Bettenhausen, Robert Kolososki
<b>NAYES:</b>	None

B. 158 N. Maple Street

1. Variation for a fence to be set back 3 feet from a side lot line abutting a street abutting a side yard, instead of the minimum required 5-foot setback.
2. Variation not to install landscaping material between the fence and the lot line abutting a public street.

**VAR-000234-2025 – 158 N Maple St – District #6**

Notice was published in the Journal & Topics on January 8<sup>th</sup>, 2026 and mailed to the owners of the surrounding properties.

**Petitioner's Exhibits:**

1. **Variation Application**
2. **Proof of Ownership**
3. **Spot Survey**
4. **Site Plan and Fence Elevation**
5. **Petitioner Narrative & Landscaping Plan**
6. **O-088-24 – 152 N maple – SU**
7. **Letter of Opposition**
8. **Public Notice**
9. **Statement of Hardship**

# 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 311 E. Northwest Hwy  
     
County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 8TH day of JANUARY, A.D. 20<sup>26</sup>, and the last publication thereof was made on the 8TH day of JANUARY, A.D. 20<sup>26</sup>.

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 8TH day of JANUARY A.D., 20<sup>26</sup>.

By Todd Wassell

President

Title of Corporate Officer

County of Cook

State of Illinois

Subscribed and sworn to before me this 8TH day of JANUARY A.D., 20<sup>26</sup>.

My commission expires the 6TH day of AUGUST A.D., 20<sup>29</sup>.

## **Consider an Ordinance Granting a Variation for a Fence in the Side Yard Abutting a Street Yard at 158 N. Maple Street**

### **BACKGROUND:**

The Petitioners initially requested to install a 5-foot-tall solid fence in the side yard abutting a street (Wood Street), with a 0-foot setback and without the required landscaping. Through the initial review, the plans were amended to include a 6-foot tall solid fence, with a 3-foot setback from the side yard abutting a street lot line and a landscaping plan, which was reviewed by the Planning and Zoning Commission at the Public Hearing. Subsequent to the Planning and Zoning Commission meeting, the Petitioner again amended the proposed plans to reduce the height to 5-feet and revised the fence elevation to provide a more open style fence. Therefore, the Petitioners are now requesting approval of the following:

**Variation for a 5-foot tall fence to be set back 3 feet from a side lot line abutting a street, instead of the minimum required 5-foot setback.**

### **KEY ISSUES:**

- The Subject Property is zoned R-2 Single-Family and located on the southwestern corner of Wood Street and Maple Avenue. The Petitioners recently occupied the newly constructed home and have applied for zoning relief to allow the proposed fence.
- The initial application did not include landscaping and was included as part of the public notice. The Petitioners have since revised the plans to include landscaping and, therefore, that variation was further removed from consideration.
- Following the Planning & Zoning Commission meeting, the Petitioners revised their application and are now proposing a 5-foot-tall fence, with a revised elevation. The originally proposed setback of 3 feet is maintained. The application reviewed by the Planning & Zoning Commission on January 27, 2026, requested to construct a 6-foot-tall solid cedar fence, including landscaping, 3 feet from the side lot line abutting Wood Street.
- Pursuant to 6.03(b)(4)(d)(ii) of the Village of Palatine Zoning Code - the following standards are established for fences in a side yard abutting a street, abutting another side yard:
  - Fences are required to be set back at a minimum distance of 5 feet from the lot line.
  - Landscaping is required for fences that are set back 10 feet or less from the lot line.
  - Landscaping must be a minimum of 36 inches in height and is subject to Planning and Zoning Department review.
- Upon review of the surrounding area, fences abutting the street and near to the

lot line are open-style, and below 6 feet in height.

- In 2024, the Subject Property was granted a Special Use to permit a 15-foot setback from the side yard lot line abutting the street (Wood Street) instead of the required setback of 20 feet for the R-2 zoning district.
- Per the Petitioners' application, the existing parkway (7 feet) along Wood Street establishes a sufficient setback between the fence and the sidewalk. The sidewalk location results in an atypical parkway design. The sidewalk immediately abuts the street as there is no landscaping buffer separating it from the curb edge. The narrative also states that the proposed fence will reduce vehicle headlight glare projecting upon the lot from vehicles exiting the Groves of Palatine subdivision. The Petitioners submitted materials visualizing the light impacts.

**BUDGET IMPACT:**

N/A

**RECOMMENDATION:**

Public Hearing: Planning & Zoning Commission (PZC) meeting on January 27, 2026.

Residents testifying: None.

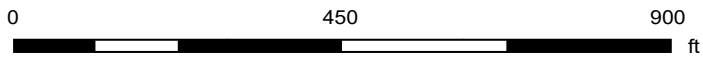
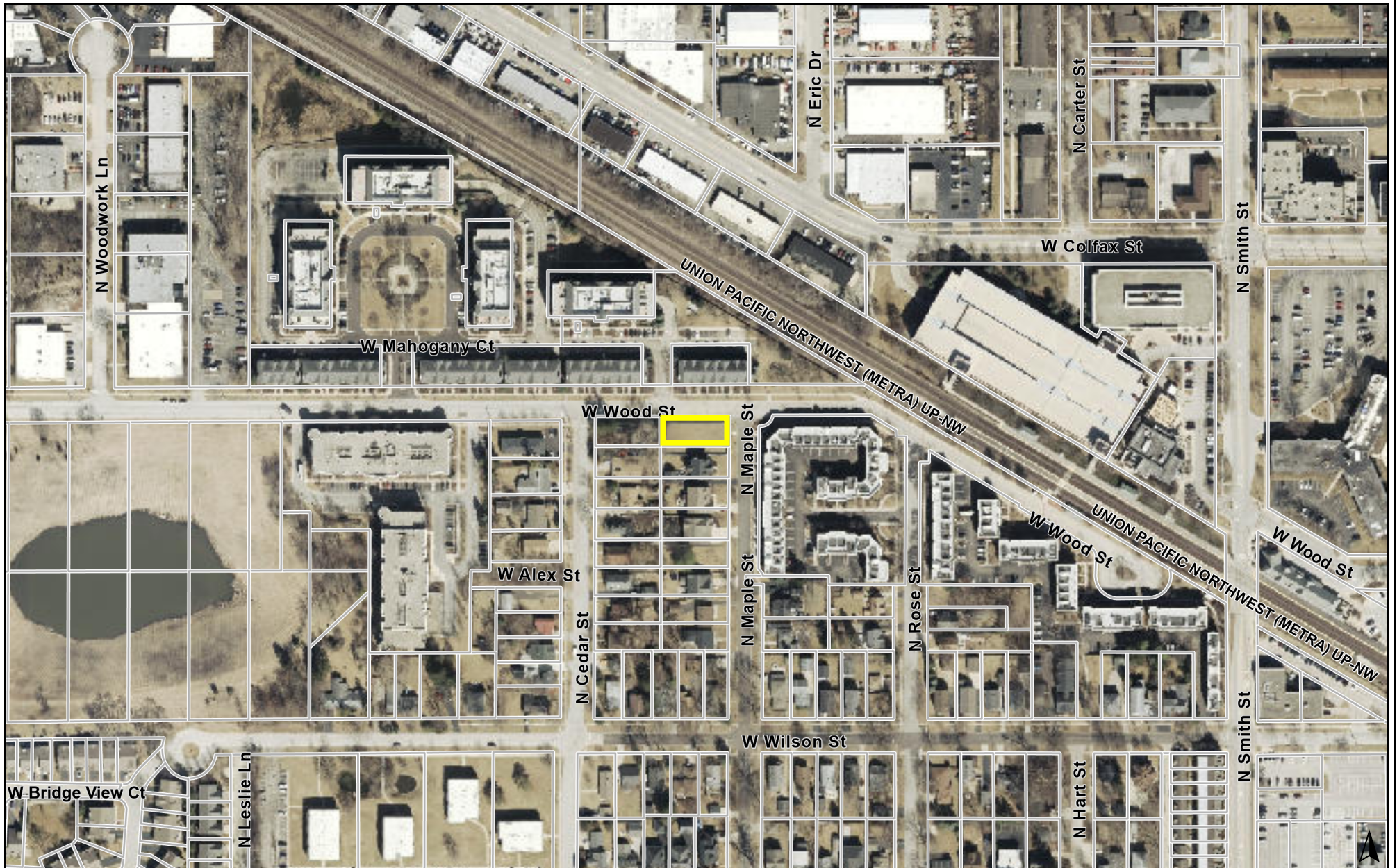
Vote: The PZC voted 4-3, recommending approval of the Variation. Letters of support and one email objection were also submitted. While staff had recommended denial, with the reduced height to 5 feet, fence elevation revision to a semi-open style and landscaping, Staff now recommends action at the Village Council's discretion.

**ACTION REQUIRED:**

Motion to approve an ordinance granting a Variation to permit a fence in a side yard abutting a street at 158 N. Maple Street.

**ATTACHMENTS:**

1. Aerial Map
2. ORD - 158 N. Maple - Fence Variation
3. EXHIBIT - Site Plan and Elevation (revised)
4. Site Plan and Elevation reviewed by the PZC
5. Letters of support (2) and opposition (1)
6. Petitioner narrative
7. O-088-24 - 152 N. Maple (Vacant Lot) - SU
8. PZC Minutes - 01-27-2026
9. Public Notice



Print Date: 1/15/2026

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 VARIATION AT  
158 N. MAPLE STREET**

WHEREAS, pursuant to a petition and public hearing on January 27, 2026, 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 variation to permit a 5-foot semi-open fence to be set back 3 feet from a side lot line abutting a street, instead of the required 5-foot setback pursuant to pursuant to Section 6.03(b)(4)(d)(ii) of the Palatine Zoning Ordinance on the following legally described property:

**LOT 12 IN SCHRAM'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 29 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 23, 1927, AS DOCUMENT NO 9695691 IN COOK COUNTY, ILLINOIS.**

**Commonly known as 158 N. Maple Street (southwest corner of Maple Street and Wood Street) PIN 02-15-411-018.**

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

**SECTION 1: Variation to permit a 5-foot semi-open fence to be setback 3 feet from a**

side lot line abutting a street, instead of the required 5-foot setback pursuant to pursuant to Section 6.03(b)(4)(d)(ii) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. The variation shall substantially conform to the plans submitted by Petitioner updated 02/02/2026 except as such plans may be changed to conform to Village Codes and Ordinances.
2. A final landscaping plan shall be submitted in a manner acceptable to the Director of Planning & Zoning.

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

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

**PASSED:** This \_\_\_\_ day of \_\_\_\_\_, 2026

**AYES:**\_\_\_\_ **NAYS:**\_\_\_\_ **ABSENT:**\_\_\_\_ **PASS:**\_\_\_\_\_

**APPROVED** by me this \_\_\_\_ day of \_\_\_\_\_, 2026

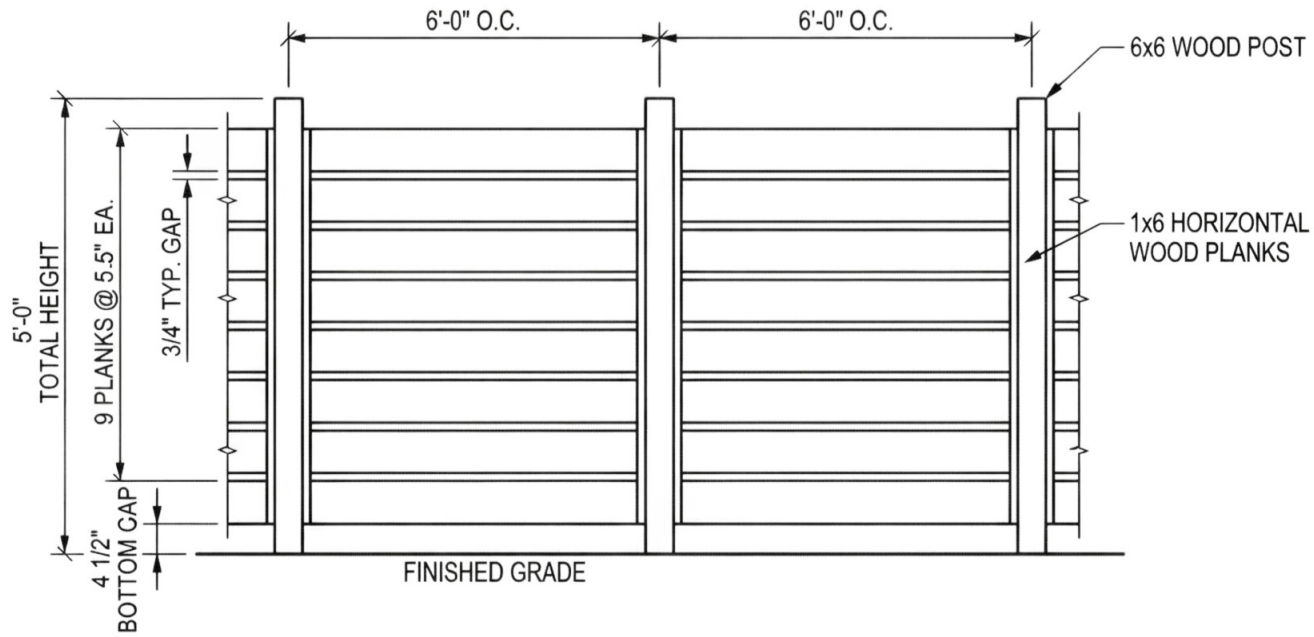
\_\_\_\_\_  
Mayor of the Village of Palatine

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

\_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
Village Clerk

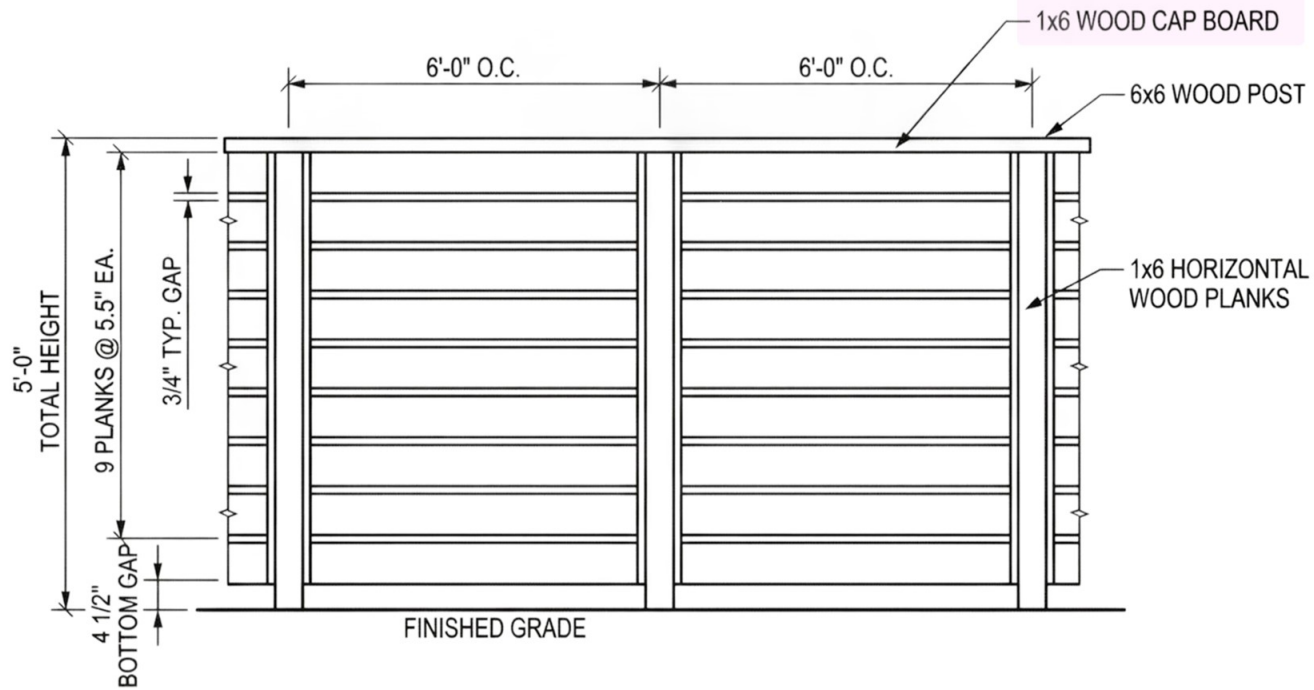




OPTION 2: CAPPED

## Proposed Fence Elevation

semi-open: 12% open



Note: Site plan reviewed by Planning & Zoning Commission 1/27/26



SCALE: 1" = 20 FEET

# PLAT OF SURVEY

OF



LOT 12 IN SCHRAM'S SUBDIVISION, BEING A SUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NDR OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE RECORDED JUNE 23, 1927, AS DOCUMENT NO. 9695691, ILLINOIS.

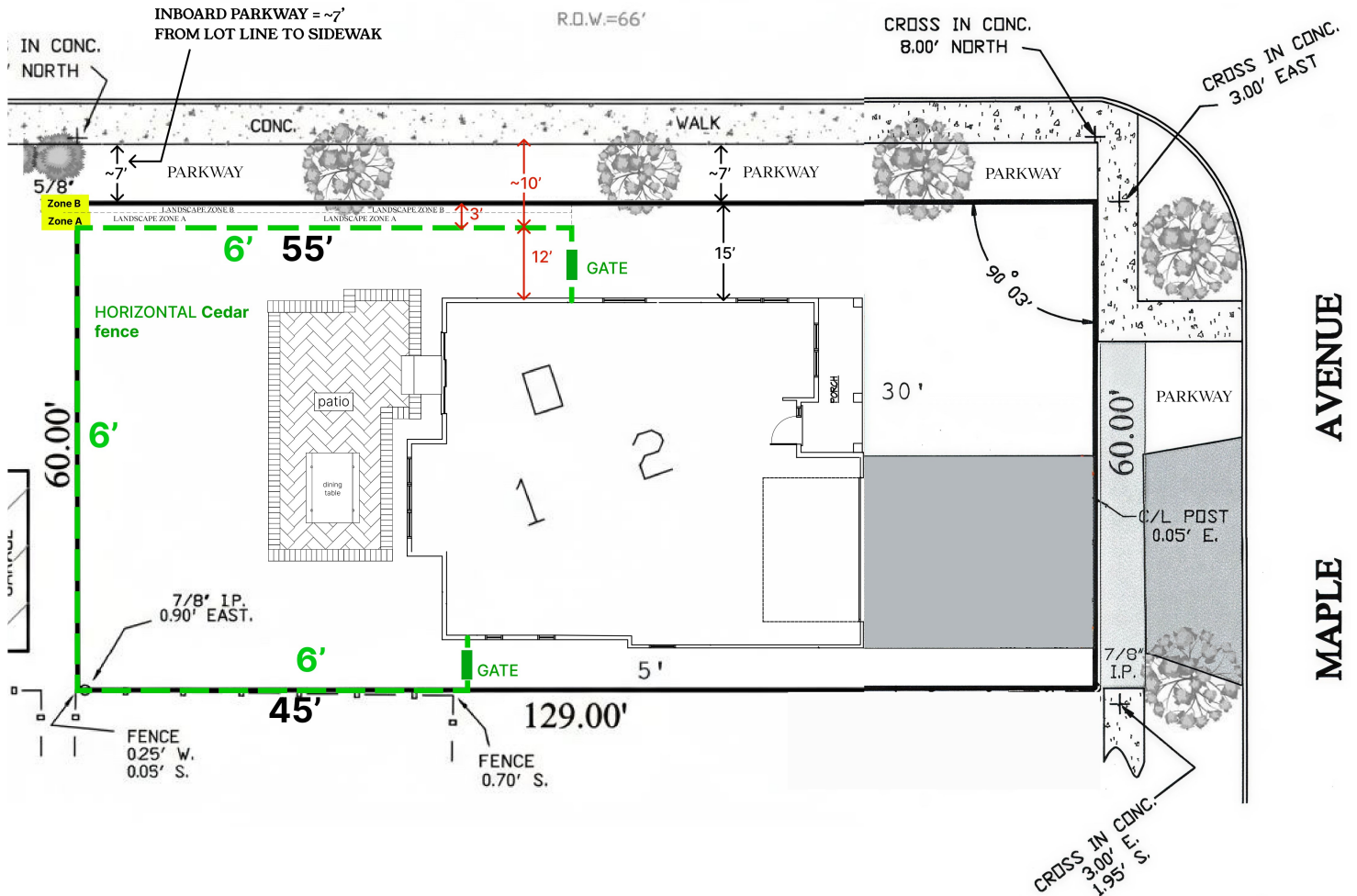


Sample elevation:  
6' solid fence

NORTH: 15' SETBACK  
WEST: 40' SETBACK  
SOUTH: 5' SETBACK  
EAST: 30' SETBACK

DISTANCE RELATIONSHIPS  
10' FROM SIDEWALK TO FENCE  
12' FROM FENCE TO SIDE OF HOUSE.

## WOOD STREET



## Ryan Auer

---

**From:** [REDACTED]  
**Sent:** Wednesday, January 21, 2026 7:10 PM  
**To:** Ryan Auer  
**Subject:** RE: var-000234-2025

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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

Please submit my e-mail as concern for the zoning request

Bill Klaves

[REDACTED]

-----Original Message-----

From: Ryan Auer <RAuer@palatine.il.us>  
Sent: Wednesday, January 21, 2026 4:22 PM  
To: [REDACTED]  
Subject: RE: var-000234-2025

Bill,

Please confirm if you would like to submit your previous email as a letter of objection for the application.

If so - We will include the email in the staff report and verbalize to the Planning and Zoning Commission. Sensitive information will be redacted.

Ryan Auer | Planner  
Planning & Zoning Department  
200 E. Wood Street | Palatine, IL 60067  
T: 847-359-9056 | RAuer@palatine.il.us

-----Original Message-----

From: [REDACTED]  
Sent: Wednesday, January 21, 2026 2:59 PM  
To: Ryan Auer <RAuer@palatine.il.us>  
Subject: var-000234-2025

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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

I am not sure of the material for the fence, but to be consistent with the other fences facing Wood, I would prefer a 3ft. aluminum fence along Wood

St. I would strenuously object to a privacy fence. The 3 vs. 5 is not a big issue for me.

Bill Klaves



## Ryan Auer

---

**From:** [REDACTED]  
**Sent:** Monday, January 26, 2026 3:53 PM  
**To:** Ryan Auer; Carol Mccarthy  
**Subject:** 158 N. Maple St. Fence

You don't often get email from [REDACTED] [learn why this is important](#)

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

Subject: Support for Case #VAR-000234-2025 (158 N. Maple St.)

To the Village of Palatine Zoning Board of Appeals,

As a resident at 237 W Wood St, I am writing to express my full support for the fence setback and landscaping variations requested by Christopher and Stephanie Thomas for their property at 158 N. Maple St.

I have reviewed their proposal and believe it is the best solution for our neighborhood for the following reasons:

**Visual Character:** Their lot has a unique 7-foot inboard parkway that already provides a significant green buffer. Placing the fence at the requested 3-foot mark maintains the open, aesthetic feel of the streetscape.

**Active Maintenance:** Bringing the fence closer to the sidewalk ensures the property remains a cohesive, well-maintained residential yard rather than creating a recessed gap that is difficult to secure and manage.

**Safety:** The proposal maintains clear sightlines for drivers and pedestrians, which is vital for that corner.

I urge the Board to approve these variations, as the unique layout of this lot justifies this common-sense recognition of the existing safety buffers.

Sincerely,

Mike and Carol McCarthy

Sue VanDeVelde



January 26, 2026

Village of Palatine Zoning Board  
Planning & Zoning Department  
Attn: Ryan Auer

Re: Public Notice for 158 N. Maple Street  
Case #VAR-000234-2025

Dear Mr. Auer & Zoning Board,

I am writing in support of a public notice posted for a fence setback and landscape variation requested by Christopher and Stephanie Thomas on their property located at 158 N. Maple Street, Palatine, IL 60067.

I am a lifelong resident of Palatine and currently reside at 229 W. Wood Street. I was thrilled when the vacant lot was purchased by Chris & Stephanie and, as you can see, they've built a beautiful home that is a huge improvement to this corner and our community.

I am in full support of their request for these reasons:

- 1) I lived next to Chris & Stephanie for many years and they are meticulous about caring for and maintaining their property
- 2) I have no doubt in my mind that what they are proposing would be acceptable and appealing to the public, including neighbors
- 3) The location of their house runs parallel to Wood Street, which is a heavily traveled route with train traffic, including cars picking up and dropping off passengers
- 4) This area also has heavy foot traffic due to nearby townhomes, condos, walking paths and the reservoir
- 5) A higher fence would actually look way better (in my opinion) than a lower one due to the location of their lot and backyard, and .....
  - a. the higher fence would help not distract car traffic, ie, provide a clearer sightline for drivers and pedestrians, especially with the corner lot location
  - b. it would prevent people driving or walking by to impose on Chris & Stephanie's privacy
  - c. it would help to block car and train traffic, including headlights, etc.

I believe the neighbor who lives behind them has a row of hedges that acts as a fence and the shrubbery is super tall; if Chris & Stephanie can't have a fence more than xx feet tall, wouldn't the same apply to the neighbor re: the height of his bushes?

Regarding maintaining the landscaping in between the fence, yard and sidewalk – there is NO CONCERN here; Chris & Stephanie will make sure the area is well maintained at all times and again, it'll be a huge improvement over what has been on that corner lot for well over 10+ years.

I am happy to speak with you in person about any questions re: this issue. I am very hopeful you will grant this exception to them as they build their family home and continue to be a part of our Palatine community.

Thanks,  
Sue VanDeVelde



render including proposed 5' 13% open fence and landscaping

# 158 N Maple Fence Proposal

## Fence specification

5' semi open horizontal cedar fence, 2 gates.

## Ordinance variation ask

We ask for a 3 foot fence setback for the side yard abutting Wood Street, resulting in 10 feet distance from sidewalk to fence which is almost twice the typical Palatine corner lot as conventional lots sidewalks are typically 1' from the property line.

## Variation rationale

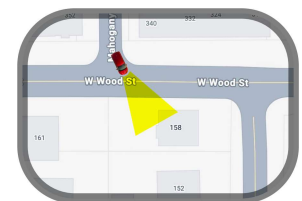
158 N Maple is a narrow lot measuring 60 feet in width, featuring an atypical inboard parkway. The sidewalk is positioned directly adjacent to the street, with the lot line set back 7 feet from the sidewalk's edge.

A fence, set back 3 feet from the lot line, combined with landscaping, will create a distance of 10 feet from the sidewalk edge to the fence, providing 12 feet of usable side yard for the residence.

### *Additional Considerations:*

Wood Street primarily accommodates commuter traffic, resulting in a significant volume of both pedestrians and vehicles that do not reside in the neighborhood. This situation raises concerns, particularly with small children potentially playing in the backyard while numerous individuals commute to and from the train.

There is a vehicle ingress/egress point for the condo association(s) across the street that is in direct line of sight of north west 158 N Maple. Vehicle headlights will illuminate the back yard as well as the inside of the home in the hours absent of light.



## Landscape approach

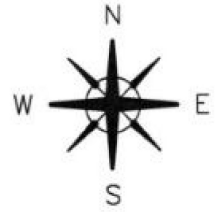
Considering the fence and sun positions throughout the year, employing a two-zone strategy with deep shade-tolerant plants and adaptive shade plantings in the front row will ensure a vibrant and lush landscape during the entire growing season.



SCALE: 1" = 20 FEET

# PLAT OF SURVEY

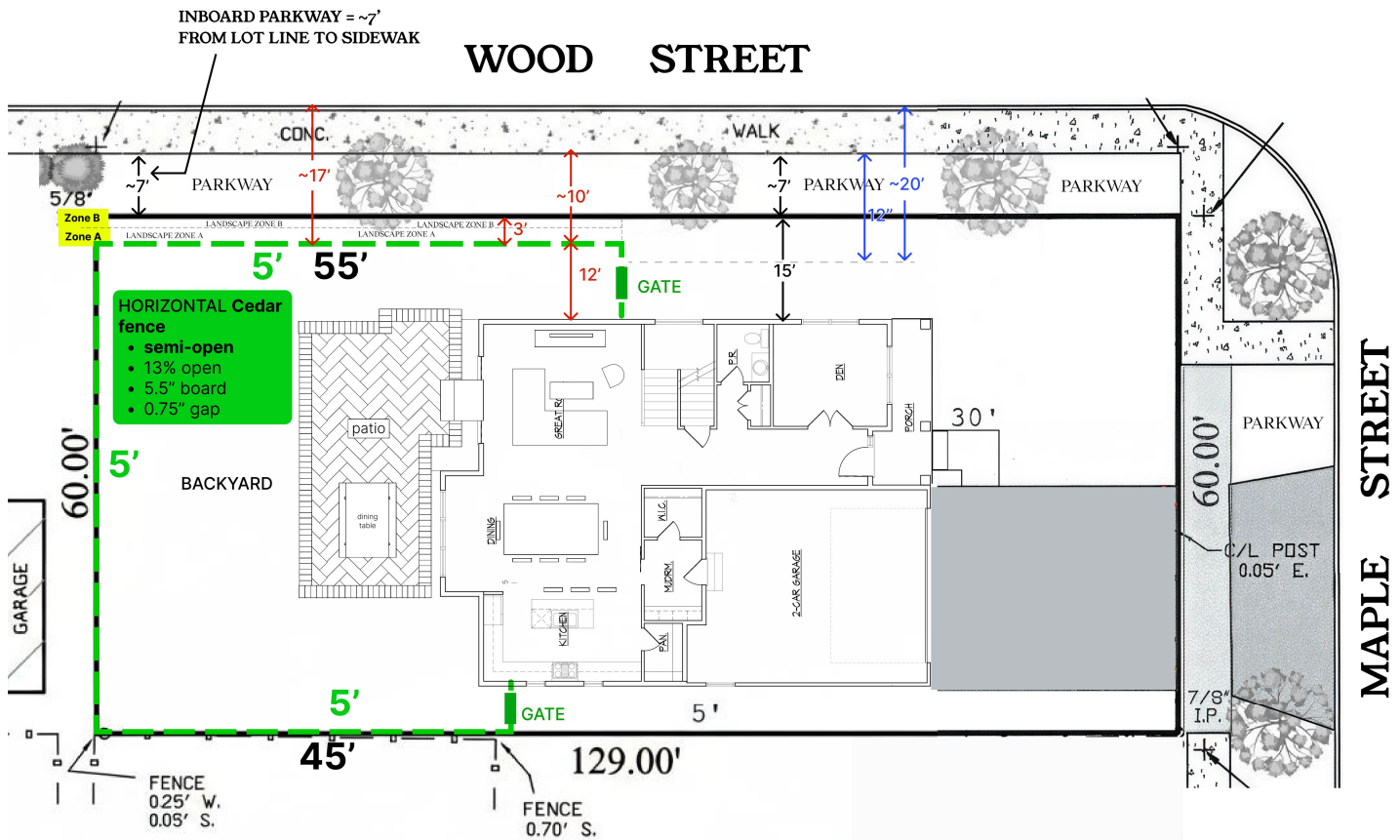
OF



LOT 12 IN SCHRAM'S SUBDIVISION, BEING A SUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 23, 1927, AS DOCUMENT NO. 9695691, IN COOK COUNTY, ILLINOIS.

NORTH: 15' SETBACK  
WEST: 40' SETBACK  
SOUTH: 5' SETBACK  
EAST: 30' SETBACK

**DISTANCE RELATIONSHIPS**  
10' FROM SIDEWALK TO FENCE  
12' FROM FENCE TO SIDE OF HOUSE.  
17' FROM STREET TO FENCE



# PLANTING PROPOSAL

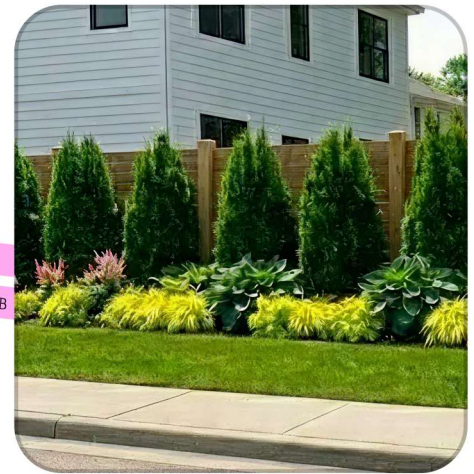
## ZONES

### Zone A: The Back 2 Feet (Deep Shade)

- Condition: Always shaded by the fence.
- Plant Strategy: Deep shade tolerant plants that rely on foliage texture rather than blooms.
- Height Goal: Taller plants to mask the fence base.

### Zone B: The Front 1 Foot (Variable Sun)

- Condition: Hot sun in June, full shade in September.
- Plant Strategy: "Adaptive" plants that won't scorch in June but can tolerate the lower light levels of late summer while avoiding delicate deep-shade plants as they will burn in early summer.



render including proposed fence and landscaping  
13% open fence, 5' height

## PLANTING PLAN

Plant Species	Common Name	Placement / Spacing	Functional Justification
<i>Hydrangea anomala</i> subsp. <i>petiolaris</i>	Climbing Hydrangea	<b>Vertical Anchor</b>  Mount on independent trellis system.	Selected to soften the hardscape verticality without compromising fence structural integrity. Slow-growing woody vine provides high-density seasonal screening.
<i>Polygonatum odoratum</i> 'Variegatum'	Variegated Solomon's Seal	<b>Zone A (Back)</b>  18" O.C. from fence line.	Shade-obligate species selected for the permanent shadow zone. Variegated foliage increases visibility in low-light conditions; root system is non-invasive to fence posts.
Hosta 'Blue Angel' (or similar lg. leaf)	Blue Giant Hosta	<b>Zone A (Back)</b>  18" O.C. from fence line.	High-biomass perennial chosen for weed suppression and ground coverage. Large leaf surface area thrives in the low-light environment created by the solid fence barrier.
<i>Heuchera</i> 'Citronelle'	Alumroot (Lime/Chartreuse)	<b>Zone B (Front)</b>  12" O.C. from bed edge.	Selected for high adaptability to seasonal solar shifts (tolerates June peak sun and September structural shade). Lime coloration provides necessary contrast against dark fencing material.
<i>Hakonechloa macra</i> 'Aureola'	Japanese Forest Grass	<b>Zone B (Front)</b>  12" O.C. from bed edge.	Soft texture breaks the rigid horizontal lines of the slat fence. High tolerance for transitional light conditions ensures consistent coverage from edge-to-edge.
<i>Astilbe x arendsii</i>	Astilbe	<b>Zone B (Front)</b>  Interspersed in front row.	Provides vertical variation to complement horizontal fencing. Species is water-tolerant, handling potential drip-line moisture variance from the fence structure.

# SITE REFERENCE PHOTOS



property line v 3' v 5' setback



sight line & rear yard fence placement



townhouse/condo ingress/egress

3' setback results in 13" from fence to sidewalk & 20' to the street

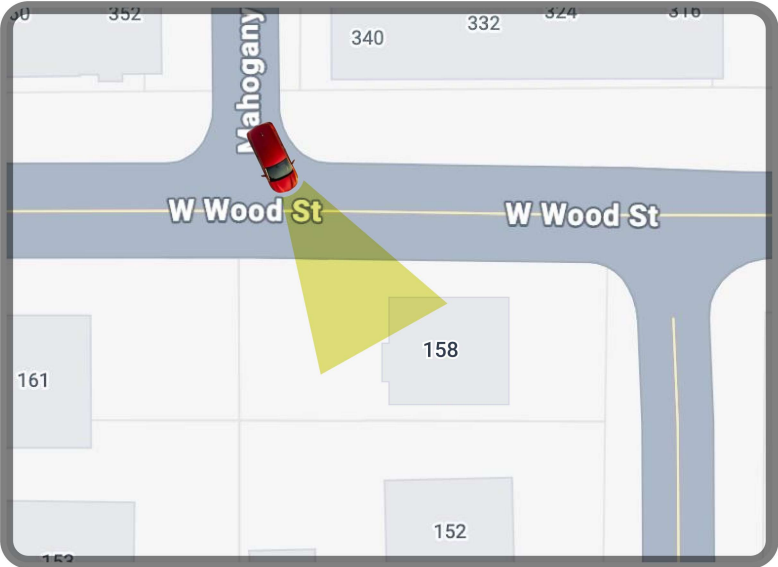
# SITE REFERENCE PHOTOS



vehicle headlight line of sight



vehicle leaving  
view from the dining room  
table during dinner

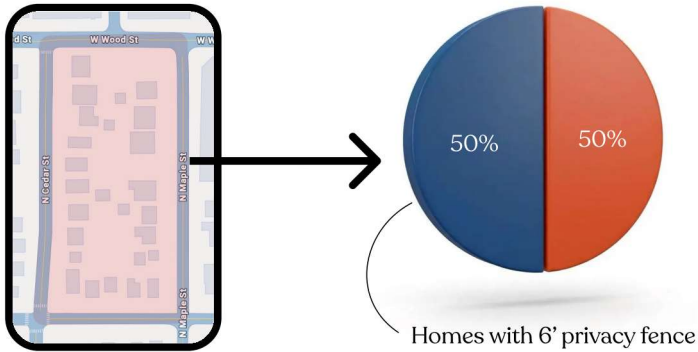


light intrusion

# Neighborhood Single Family Considerations

## Neighborhood backyard fence characteristics

In the block bordered by N Maple and N Cedar, of the single-family residences that include backyard fencing, 4 out of 8 are equipped with 6-foot privacy fences.



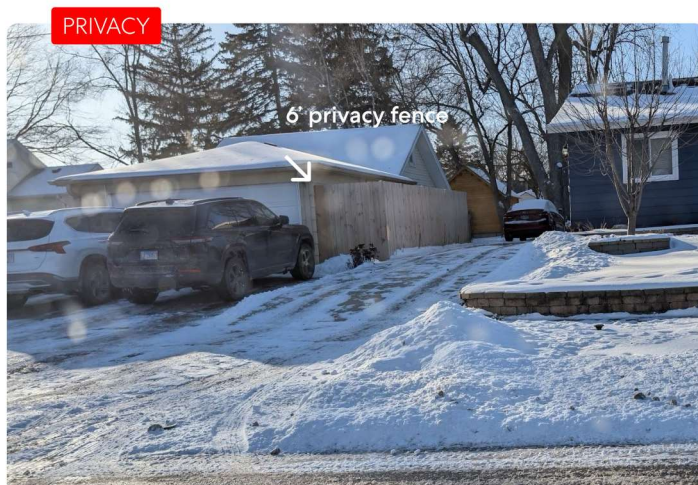
## Maple/Cedar homes with backyard fences



146 Maple

### 6' backyard privacy fence

No front yard fence, vertical solid white composite fence on rear yard lot perimeter



117 Maple

### 6' backyard privacy fence

Wood plank, solid fence surrounding back yard

# Neighborhood Single Family Considerations

## Maple/Cedar homes with backyard fences



152 N Maple

### 5' open picket fence

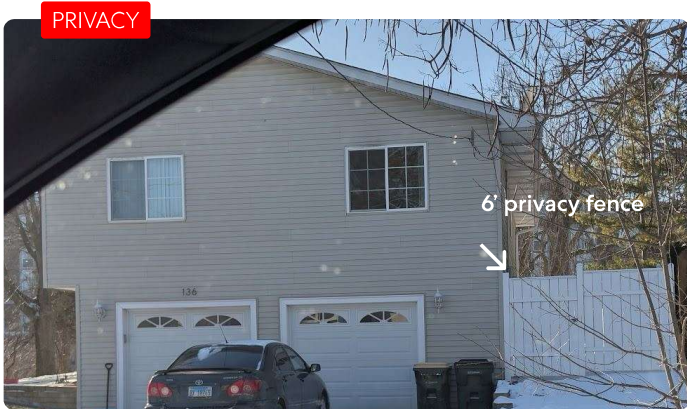
Before the clearing of the lot at 158 Maple, this property enjoyed complete privacy, thanks to the dense forest surrounding the lot.



105 N Maple

### 5' open picket fence

Prior to 158 Maple lot clearing has 100% privacy due to forested lot



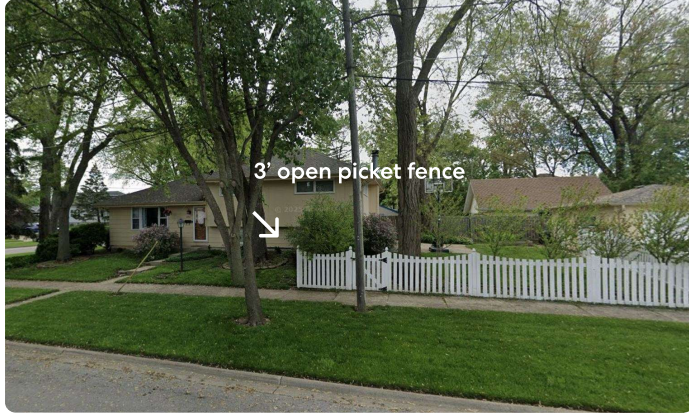
136 N Cedar

### 6' backyard vertical privacy fence

White vertical vinyl fence surrounding rear lot

# Neighborhood Single Family Considerations

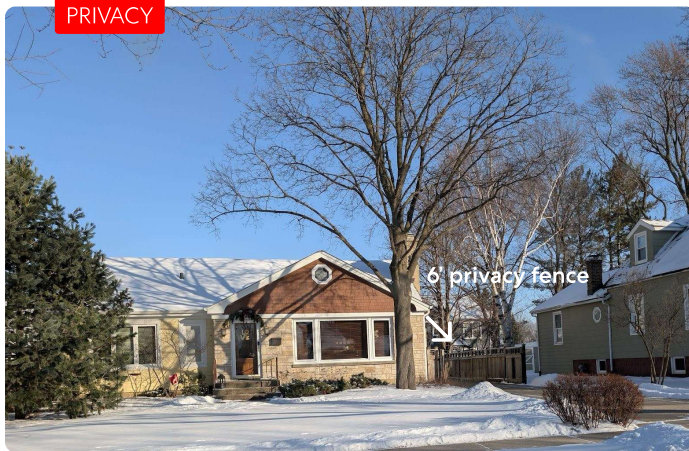
## Maple/Cedar homes with backyard fences



104 N Maple

**3' open picket fence front / side yard**

Google maps ref img. Painted wood fence, front and side yard



145 N Cedar

**6' side & back yard privacy fence**

No front yard fence, vertical solid wood fence on driveway, garage & rear yard lot perimeter



135 N Cedar

**5' backyard open picket fence**

Google maps ref img. Wood stained fence surrounding rear lot

# Statement of Hardship

Petitioner: Christopher & Stephanie Thomas  
Property: 158 N. Maple St., Palatine, IL  
Date: February 2, 2026

## 1. Unique Physical Circumstances

The subject property is a corner lot characterized by an unusual infrastructure configuration: a curb-abutting sidewalk with a 7-foot inboard parkway. Unlike standard residential lots in Palatine where the parkway sits between the curb and the sidewalk, this lot places the public easement inside the sidewalk line.

This creates a unique "**double-buffer**" effect. If the standard setback were strictly enforced on top of the existing 7-foot inboard parkway, it would result in an effective setback of **over 20 feet from the street** (factoring in the double wide sidewalk width of 7ft).

This represents a restrictive condition not intended by the general zoning code and is a configuration not found on standard lots in the vicinity. **A standard corner lot set back applied to 158 N Maple results in nearly twice the setback of conventional corner lots abutting a street.**

## 2. Not a Self-Created Hardship

The placement of the sidewalk against the curb and the resulting inboard parkway is a pre-existing condition of the site's civil engineering and municipal infrastructure. 158 N Maple homeowners did not create this layout; the hardship arises solely from the application of standard setback distances to a non-standard lot configuration.

## 3. Preservation of Property Integration & Maintenance

Strict adherence to the setback requirement would create an excessive, recessed gap between the sidewalk and the fence line.

Rather than allowing for a cohesive property, this requirement would effectively detach a significant portion of the yard from the residence.

Granting the variance allows the petitioner to:

- **Ensure Active Stewardship:** By placing the fence at the requested 3-foot mark, the homeowner can maintain the land as a contiguous, high-quality residential yard, preventing the "recessed" look that occurs when fences are set back excessively far from the public walkway.
- **Maintain Site Security:** A consolidated yard ensures that the property remains secure and fully utilized, *consistent with the primary functional purpose of a residential corner lot.*

## 4. Preservation of Neighborhood Character

Granting this variance will not alter the essential character of the neighborhood. Because the 7-foot inboard parkway already provides a significant green-space buffer between the public walkway and the property line, a fence placed closer to the line will still sit significantly further back from the actual street than a typical fence on a standard lot. The visual "openness" of the streetscape will be preserved, and pedestrian safety and sightlines will remain entirely uncompromised.

**ORDINANCE NO. O-88-24**

**AN ORDINANCE GRANTING A SPECIAL USE AT  
THE VACANT LOT NORTH OF 152 N. MAPLE STREET  
SOUTHWEST CORNER OF MAPLE STREET AND WOOD STREET**

**Published in pamphlet form by authority of the  
Mayor and Village Council of the Village of Palatine  
on October 14, 2024**

ORDINANCE NO. 0-88-24

**AN ORDINANCE GRANTING A SPECIAL USE AT THE  
VACANT LOT NORTH OF 152 N. MAPLE STREET  
(SOUTHWEST CORNER OF MAPLE STREET AND WOOD STREET)**

**WHEREAS, pursuant to a petition and public hearing on October 8, 2024, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit a home to be setback 15 feet from the side yard abutting a street lot line, instead of the required 20 feet pursuant to Section 10.06 (h) (4) of the Palatine Zoning Ordinance on the following legally described property:**

**LOT 12 IN SACHRAM'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 29 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 23, 1927, AS DOCUMENT NO 9695691 IN COOK COUNTY, ILLINOIS.**

**Commonly known as vacant lot north of 152 N. Maple Street (southwest corner of Maple Street and Wood Street) PIN 02-15-411-019.**

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

**SECTION 1:** Special Use to permit a home to be setback 15 feet from the side yard abutting a street lot line, instead of the minimum required 20 feet pursuant to pursuant to Section 10.06 (h) (4) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. The Special Use shall substantially conform to the plans submitted by Petitioner updated 10/09/2024 except as such plans may be changed to conform to Village Codes and Ordinances.

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

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

PASSED: This 14 day of October, 2024


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

APPROVED by me this 14 day of October, 2024

  
\_\_\_\_\_  
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

14 day of October, 2024

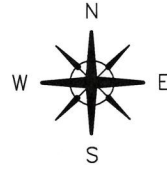
  
\_\_\_\_\_  
Village Clerk



SCALE: 1" = 20 FEET

# PLAT OF SURVEY

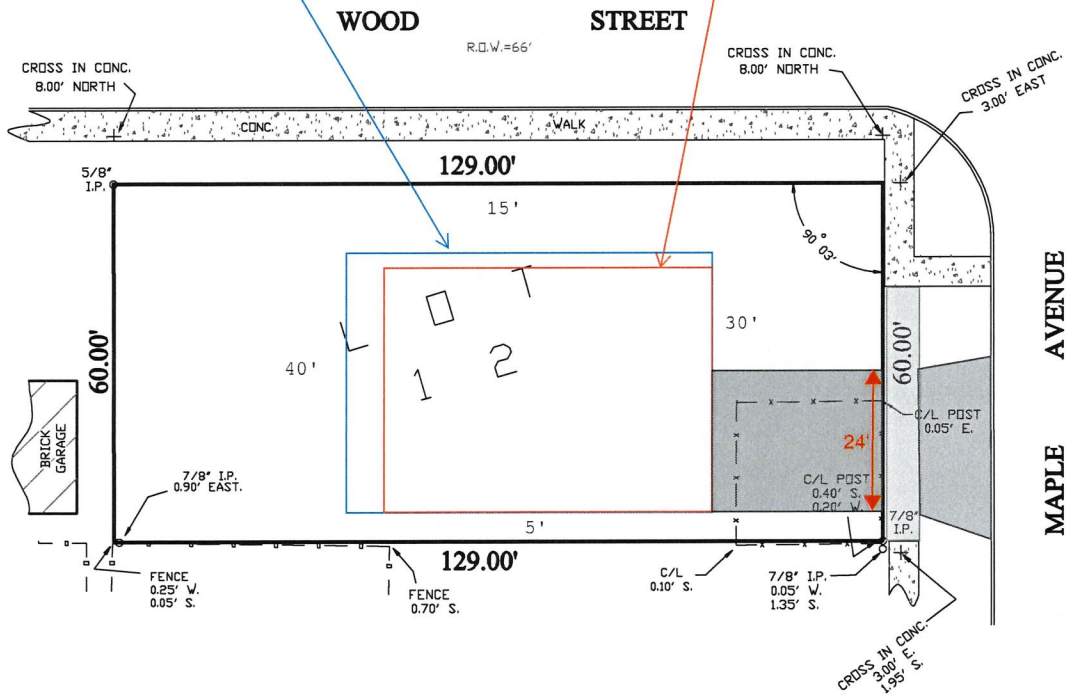
OF



LOT 12 IN SCHRAM'S SUBDIVISION, BEING A SUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 23, 1927, AS DOCUMENT NO. 9695691, IN COOK COUNTY, ILLINOIS.

NORTH: 15' SETBACK  
WEST: 40' SETBACK  
SOUTH: 5' SETBACK  
EAST: 30' SETBACK

BUILDING ENVELOPE: 38' X 51'



STATE OF ILLINOIS  
COUNTY OF KANE) SS:

I, ANDREW J. TOBIN, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORD, AND THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS.

BY: Andrew J. Tobin  
PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 35-3519  
EXPIRES 11/30/22

ANY DISCREPANCY IN MEASUREMENTS SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION. REFER TO DEEDS FOR EASEMENTS AND BUILDING LINES.

THIS SURVEY IS ONLY VALID WHEN ACCOMPANIED BY AN EMBOSSED SEAL.



ANDREW J. TOBIN

P.O. BOX 42 DUNDEE, ILLINOIS 60118 847-695-4235

DATED: MARCH 22, 2022  
PREPARED FOR: SAMMONS LAW OFFICE  
SELLER: PANZINO  
PROPERTY ADDRESS: 154 N. MAPLE ST.  
PALATINE, ILLINOIS  
SURVEY ORDER NO.: 22086

INDICATES FOUND STAKE ○ CHAIN LINK FENCING  
INDICATES SET STAKE ● WOOD FENCING  
INDICATES CONCRETE

# 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 152 N. MAPLE ST.  
     
County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 19TH day of SEPTEMBER, A.D. 2024, and the last publication thereof was made on the 19TH day of SEPTEMBER, A.D. 2024.

Your Legal appeared in the following Journal & Topics Newspapers (Des Plaines Journal, Inc.)

- Des Plaines Journal
- Elk Grove Village Journal
- Mt. Prospect Journal
- Niles Journal
- Park Ridge-Golf Mill Journal
- Prospect Heights Journal
- Rosemont Journal
- Arlington Heights Topics
- Buffalo Grove Topics
- Palatine Topics
- Rolling Meadows Topics
- Wheeling Topics
- Suburban Journal
- Northwest Journal
- Glenview Journal



*Mary Alice Wenzl*

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 19TH day of SEPTEMBER A.D., 2024.

By Todd Wessel

President  
Title of Corporate Officer

County of Cook  
State of Illinois

Subscribed and sworn to before me this 19TH day of SEPTEMBER A.D., 2024.

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

meets the standards.

Commissioner Friedman comments that the request is straightforward, that the intensity of the use does not change from the prior approval, and that the expansion is reasonable.

Chairman Wood notes that she has operated a business in the same plaza for over 25 years and has not experienced parking issues. She states it is good to see a successful business expanding, providing more space for equipment, and that there is ample parking on that side of the plaza. She concludes that the request meets the standards, with no negative impact on health, safety, or welfare. Standards are met.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on Monday February 9<sup>th</sup>, 2026

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	Cavanaugh
<b>SECONDER:</b>	Roth-Wurster
<b>AYES:</b>	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Eric Friedman, Rodney Bettenhausen, Robert Kolososki
<b>NAYES:</b>	None

B. 158 N. Maple Street

1. Variation for a fence to be set back 3 feet from a side lot line abutting a street abutting a side yard, instead of the minimum required 5-foot setback.
2. Variation not to install landscaping material between the fence and the lot line abutting a public street.

**VAR-000234-2025 – 158 N Maple St – District #6**

Notice was published in the Journal & Topics on January 8<sup>th</sup>, 2026 and mailed to the owners of the surrounding properties.

**Petitioner's Exhibits:**

1. **Variation Application**
2. **Proof of Ownership**
3. **Spot Survey**
4. **Site Plan and Fence Elevation**
5. **Petitioner Narrative & Landscaping Plan**
6. **O-088-24 – 152 N maple – SU**
7. **Letter of Opposition**
8. **Public Notice**
9. **Statement of Hardship**

---

## 10. Letters of Support

### **Background:**

Staff (Mr. Auer) provides background on the request. The petitioner is requesting a variation to allow a 6-foot-tall fence in a side yard abutting a street. Mr. Auer explains that the original plans did not include landscaping. Landscaping has since been added to the proposal, and therefore a variation for landscaping is no longer required. However, the landscaping variation remains listed on the staff report because it was included in the public notice. Landscaping will not be part of the Commission's vote.

**Sworn in petitioner:** Christopher Thomas, owner, 158 N. Maple Street.

Mr. Thomas states that he is requesting common-sense recognition of the unique conditions of his lot. He explains that the sidewalk is set behind the curb and that, combined with required setbacks, results in a 20-foot setback from the street. This creates a significant hardship, as approximately 1,000 square feet of usable yard space cannot be effectively used. He conducted an audit of the block and found that eight homes have fences, four of which are 6-foot privacy fences. He states this is consistent with surrounding single-family homes. He notes that his home is directly impacted by headlights from multi-family housing across the street, with vehicle headlights shining directly into his patio and living areas. A 6-foot privacy fence would mitigate this issue. He adds that the proposed landscaping meets a high standard and respectfully requests approval based on the facts presented. Mr. Thomas presents photographs showing headlights from the adjacent multi-family development shining into the rear windows of his home.

Commissioner Friedman asks where the photos were taken and where Mr. Thomas was located within the house.

Mr. Thomas states the photos were taken while he was seated at the dining room table, noting that both the dining and living rooms are directly impacted.

Chairman Wood expresses some confusion regarding the request and asks why the additional two feet of relief is necessary, stating that approval would be more straightforward if the relief were reduced.

Mr. Auer explains that a 6-foot fence with a 5-foot setback (including landscaping) — is permitted without council approval.

Chairman Wood comments that it seems like a significant amount of work for a two-foot difference and asks why it is so important.

Mr. Thomas explains that the backyard is narrow, includes a patio, and that the difference between four feet and six feet of usable space would make a meaningful difference for his children.

Commissioner Cavanaugh raises concerns about the proposed vegetation, noting that a tree shown in the parkway could potentially obstruct sight lines near Maple Avenue and worsen visibility. He asks whether the tree is necessary.

Mr. Thomas responds that the parkway tree would be a Village-planted tree and that the specific species and placement would be determined by Public Works.

Mr. Auer confirms that the tree would be outside the scope of this request.

Commissioner Cavanaugh reiterates concerns about sight lines to the east.

Mr. Auer notes that Public Works and Engineering have established standards for tree placement.

Commissioner Kolososki states that a solid fence would help block intrusive headlights from the condos and townhomes and believes a privacy fence is appropriate. He encourages the petitioner to pursue the additional two feet and comments that the yard would be beneficial for the family.

Chairman Wood discusses the headlight issue and suggests that window treatments such as blinds or curtains could potentially address the concern.

Mr. Thomas states that he researched traffic volumes from the adjacent condominium driveway and found approximately 10–14 vehicles per hour during peak periods. He describes the traffic and headlights as intrusive. He explains that the family initially considered an open fence but changed course due to traffic volume and intrusiveness. He notes that they have been working with the Village on this request for some time. He also states that the street experiences heavy commuter traffic related to nearby train access during morning and evening hours, with vehicles speeding to catch trains, creating additional safety concerns.

Chairman Wood asks about the neighboring property to the west and whether the fence would affect sight lines.

Mr. Thomas states that the neighboring property does not have a fence but has arborvitae planted to address ingress and egress concerns and to screen views along the sidewalk.

Commissioner Schubert asks about snow removal and how it is currently handled and how it would be handled with the fence in place.

Mr. Thomas states he is not certain how plowing would change but assumes snow would be pushed toward the sidewalk.

Sworn-in Petitioner: Stephanie Thomas, 158 N. Maple Street.

Ms. Thomas states that when they previously lived at 227 Wood Street, the condominium development piled snow onto what was then a vacant lot for several years and that this practice has since stopped.

Commissioner Schubert asks whether snow is shoveled toward the street or into the yard.

Ms. Thomas states that snow is shoveled into the yard.

Mr. Thomas agrees and adds that the children enjoy having more snow in the yard. Commissioner Bettenhausen asks whether the petitioner would consider alternatives to a 6-foot privacy fence, such as a patio screen, a shorter fence, or a picket fence.

Mr. Thomas states that traffic, headlights, security, and privacy are all factors and that a 6-foot privacy fence best addresses those concerns.

Commissioner Bettenhausen suggests that a 5-foot board-on-board fence might be sufficient.

Mr. Thomas responds that pedestrian sight lines are typically around five feet and notes significant foot traffic from non-neighborhood residents due to the nearby train depot.

Commissioner Kolososki asks whether the petitioner has dogs.

Mr. Thomas confirms that he has two dogs.

Mr. Chairman Wood references photos submitted by the petitioner showing fences on

nearby properties, noting a mix of privacy and picket fencing.

Mr. Thomas states that the photographs represent properties within a one-block radius of his home.

Chairman Wood asks whether there are privacy fences on corner lots in the area.

Mr. Thomas states that there are corner lots with fencing, including 2-foot and 6-foot fences at the rear.

Mr. Auer provides additional information regarding fencing regulations, setback requirements, and code standards, and reviews corner-yard fence height limitations. for staff to determine that the fence will align with the character of the locality - staff evaluated fences in the nearby area. Staff observed that the majority of fences in corner lots are open-style fences and are below 6 feet in height. Ultimately, the proposed 6-foot-tall solid fence does not align with general character of the surrounding area.

Commissioner Cavanaugh asks whether there are Village standards regarding fence-to-fence connections, noting a neighboring 4-foot picket fence and asking whether a gap would be required.

Mr. Auer states he cannot answer definitively at this time and that it would require further review.

Ms. Thomas states that their property is one of only two single-family homes along Wood Street and that their lot is uniquely impacted by multi-family development entrances and headlights. She notes that ordinance provisions were intended to address headlight impacts.

Chairman Wood asks Staff whether a combination of a shorter fence height with a different setback would be more acceptable.

Mr. Auer states that Staff does not support the current application due to inconsistency with surrounding fencing but would reevaluate if the proposal were revised.

**Staff Recommendation:**

The petitioner is proposing to construct a 6-foot fence set back 3 feet from a side lot line abutting a street abutting a side yard. While Staff acknowledges that there are varying uses in the nearby area (e.g. single-family residential home bounded on two sides by multi-family developments), the proposed 6-foot height and solid fencing elevation are dissimilar from some of the established fencing elements in the area. The proposed fence does not share qualities with corner yard fences in the surrounding area and does not satisfy the minimum standards for a variation. Therefore, Staff recommends denial of the requested Special Use. If the proposed height and fencing elevation opacity were revised after the Commission hearing - Staff would reevaluate its recommendation and present to the respective authority. If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. The Special Use shall substantially conform to the Site Plan and Elevations submitted by Chris Thomas, petitioner, except as such plans may be changed to conform to the Village's Codes and Ordinances.
2. A final landscaping plan shall be submitted in a manner acceptable to the Director

of Planning & Zoning.

Commissioner Friedman asks whether any action is required regarding landscaping.

Mr. Auer states that the motion before the Commission pertains only to the fence variation to allow a 3-foot setback instead of the required 5-foot setback.

Commissioner Cavanaugh asks about the process if a 5-foot fence were proposed instead.

Mr. Auer states that it would require reevaluation and further review by the appropriate authority.

Mr. Thomas asks whether the fence ordinance accounts for unique parkway conditions.

Mr. Auer states that parkways are not included in setback calculations as parkways are outside of property boundaries.

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

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

**DISCUSSION:**

Commissioner Schubert states that traffic related to train commuters is a safety concern and that headlights are intrusive. He finds the additional two feet and proposed landscaping reasonable and supports the request.

Commissioner Kolososki supports the request, citing the property's adjacency to multi-family uses, traffic volume, safety, and privacy concerns, and notes the petitioner's dedication to improving their home.

Commissioner Roth-Wurster states she struggles with fence requests generally, particularly on corner lots where safety considerations apply. She notes that the home previously received setback relief during construction and expresses concern that the request could alter neighborhood character. While acknowledging the unique circumstances, she does not feel sufficient justification has been provided and does not support the request.

Commissioner Friedman notes the unique location adjacent to multi-family housing and a high-volume driveway, stating that the conditions limit enjoyment of the yard. He believes the proposed fence with a 3-foot setback would be an improvement over existing conditions and supports the request.

Chairman Wood discusses neighborhood character, noting that most nearby fences are picket-style. She finds a 6-foot solid fence visually impactful and would be more comfortable with an open-style fence. She acknowledges the petitioner's efforts and the uniqueness of the site but remains conflicted.

Commissioner Roth-Wurster notes that in other cases, fencing with differing heights at each side of the lot has been used to address similar concerns.

Commissioner Bettenhausen states that a 6-foot solid fence appears harsh compared to surrounding examples and suggests a 5-foot board-on-board fence with landscaping as a more appropriate solution.

**Chairman Wood summarized that this request has met the standards and was approved by a vote of 4-3. This item will tentatively go to Village Council on Monday, February 9<sup>th</sup>, 2026.**

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	Cavanaugh
<b>SECONDER:</b>	Kolososki
<b>AYES:</b>	Jan Wood, Tim Schubert, Eric Friedman, Robert Kolososki
<b>NAYES:</b>	Cindy Roth Wurster, Kevin Cavanaugh, Rodney Bettenhausen

**V. PUBLIC COMMENT**

No one came forward

**VI. ADJOURNMENT**

<b>RESULT:</b>	<b>MOTION APPROVED BY VOICE</b>
<b>MOVER:</b>	Schubert
<b>SECONDER:</b>	Cavanaugh
<b>AYES:</b>	None
<b>NAYES:</b>	None

MEETING ADJOURNED AT 8:15PM

SUBMITTED BY:

Annette Schwab  
Customer Service

# 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**

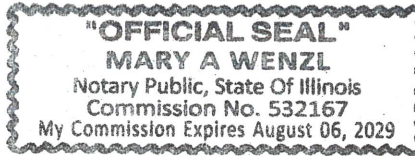
and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 158 N. Maple St.  
     
 County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 8TH day of JANUARY, A.D. 2026, and the last publication thereof was made on the 8TH day of JANUARY, A.D. 2026.

- 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 8TH day of JANUARY, A.D., 2026.

By Todd Wessell

President  
Title of Corporate Officer

County of Cook  
State of Illinois

Subscribed and sworn to before me this 8TH day of JANUARY, A.D., 2026.

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

## PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, January 27, 2026 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

- **Variation for a fence to be set back 3 feet from a side lot line abutting a street abutting a side yard, instead of the minimum required 5-foot setback.**
- **Variation not to install landscaping material between the fence and the lot line abutting a public street.**

The property is commonly known as 158 N. Maple Street.

The Petitioner is proposing to construct a 6-foot-tall fence in the side yard abutting a street (W. Wood Street), abutting a side yard abutting a street. The proposed fence does not include required landscaping, pursuant to 6.03(b)(4)(d)(ii) of the Palatine Zoning Ordinance, along W. Wood Street.

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

FILE #: VAR-000234-2025

VILLAGE OF PALATINE  
Jan Wood, Chair  
Palatine Planning and Zoning Commission

## **Consider a Motion to Approve the Temporary Closure of Public Streets and Waiver of Fees All Related to the Jaycees' Proposed 2026 Hometown Fest**

### **BACKGROUND:**

The Palatine Jaycees are planning to hold their annual Hometown Fest from Wednesday, July 1 - Sunday, July 5, 2026. This festival is the Jaycees' largest fundraiser of the year, with proceeds going directly back to the community through the many programs they sponsor. The proposed festival hours are as follows:

- Wednesday, July 1: 5 PM - 11 PM (no alcohol served)
- Thursday, July 2: 5 PM - 11 PM (Special Needs Carnival)
- Friday, July 3: Noon - 11 PM (Fireworks at 9:30 PM)
- Saturday, July 4: Noon - 11 PM (Parade Kicks Off at 11 AM)
- Sunday, July 5: Noon - 5 PM

### **KEY ISSUES:**

1. The Jaycees are requesting approval of the following:
  - Waiver of fees for Village services, permits, and licenses.
  - **Temporary closure of Wood Street, between Mozart Street and Oak Street, from Monday, June 29 (5 PM) - Sunday, July 5 for the carnival.** This approval would be subject to access being maintained to the Village Hall and Park District facilities throughout the event.
  - Carnival Setup will begin on Monday evening, June 29<sup>th</sup> and tear down will start Sunday afternoon, July 5<sup>th</sup> and conclude on Monday, July 6<sup>th</sup>.
  - Temporary closure of streets on Saturday, July 4<sup>th</sup> for the parade.
  - The proposed event hours are consistent with what was approved by the Palatine Park District at their December 8, 2025 Board Meeting.
2. The Sanborn School parking lot will be closed starting Sunday, June 28<sup>th</sup> for carnival equipment arrival and set-up. The school and Park District have approved this closure.
3. Any requested overnight security from the Palatine Police Department will be billed and paid for by the Jaycees.

### **BUDGET IMPACT:**

### **RECOMMENDATION:**

Staff recommends action at the discretion of the Village Council.

**ACTION REQUIRED:**

Approve a motion for the Temporary Closure of Public Streets and Waiver of Fees All Related to the Jaycees' Proposed 2026 Hometown Fest.

**ATTACHMENTS:**

- 1. Hometown Fest 2026
- 2. Hometown Fest Cover Letter

# VILLAGE OF PALATINE SPECIAL EVENT PERMIT APPLICATION

THIS FORM MUST BE COMPLETED IN FULL AND SUBMITTED 60 DAYS PRIOR TO THE EVENT  
Village Manager's Office, 200 E. Wood St., Palatine, IL 60067 Fax: 847-359-9094

**INSTRUCTIONS: PLEASE TYPE OR PRINT CLEARLY. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.**

## GENERAL EVENT INFORMATION

Name of Event

Palatine Jaycees Hometown Fest 2026

Exact Address of Event

Community Park, 262 E Palatine Rd, Palatine, IL 60067

Type of Event (Check all applicable)

Festival  Run/Walk  Parade  Car Show  Craft Fair  Fireworks  Other

Date(s) of Event

7/1/26-7/5/26

Hours of Event

7/1: 5PM-11PM; 7/2: 5-11PM; 7/

Total Hours (Set-Up - Tear Down)

Phone number/website for publication

(847) 604-0288, palatinejaycees.org

Estimated attendance

25,000

Last years actual attendance

25,000

Describe the event's community and/or cultural benefit

Annual 4th of July celebration including food vendors, carnival, live entertainment, and fireworks

## SPONSORING ORGANIZATION INFORMATION

Name of Sponsoring Organization

Palatine Jaycees

Contact person from Sponsoring Organization

Megan McGaughey, 2026 President

Sponsoring Organization Address

PO Box 1517

City

Palatine

Zip

60078

Phone Number

[REDACTED]

E-Mail

hometownfest@palatinejayc

Website

palatinejaycees.org

## ORGANIZER/COORDINATOR INFORMATION

Name of Organizer/Coordinator

Kevin Healey

E-mail

[REDACTED]

Organizer/Coordinator Address

[REDACTED]

City

[REDACTED]

Zip

[REDACTED]

Phone Number

[REDACTED]

Cell Phone Number

[REDACTED]

Fax Number

[REDACTED]

## EMERGENCY CONTACT INFORMATION

Name of Emergency Contact

[REDACTED]

E-mail

[REDACTED]

Emergency Contact Address

[REDACTED]

City

[REDACTED]

Zip

[REDACTED]

Phone Number (24hours)

[REDACTED]

Cell Phone Number

[REDACTED]

Fax Number

[REDACTED]

# VILLAGE OF PALATINE SPECIAL EVENT PERMIT APPLICATION

THIS FORM MUST BE COMPLETED IN FULL AND SUBMITTED 60 DAYS PRIOR TO THE EVENT  
Village Manager's Office, 200 E. Wood St., Palatine, IL 60067 Fax: 847-359-9094

**INSTRUCTIONS: PLEASE TYPE OR PRINT CLEARLY. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.**

## EVENT OVERVIEW

Are you providing/serving food at your event that is considered potentially hazardous, being prepared on-site, or being re-packed and sold in bulk?

Yes  No

If yes, how many vendors? 12

Below are some foods exempt from a permit (not all are listed):  
-Pre-packaged, non-potentially hazardous foods (i.e. packaged cookies, chips, crackers, bread, etc.)  
-Non-potentially hazardous, minimally cut, unprocessed fruits or vegetables (i.e. apples, bananas, etc.)

QUESTIONS ON WHAT QUALIFIES AS EXEMPT? CALL (847) 359-9090.

Each vendor must submit a Temporary Food Event Permit Application 14 days prior to the event. Applications can be found at: <http://www.palatine.il.us/events/forms/applications.aspx>. Questions? Contact (847) 359-9090. Please see application for full details on what is required.

Are you erecting either: (1) tent(s) larger than 20'x40' (or 800 sq. ft.) or (2) that accommodates more than 100 people or (3) temporary structure(s) (i.e. stage) taller than 2' in height or (4) that will be equipped with temporary electrical power?

Yes  No

If yes, you must submit a Temporary Structure Permit Application 30 days prior to the event. Applications can be found at: <http://www.palatine.il.us/events/forms/applications.aspx>. Questions? Contact (847) 359-9037. Electric submissions are NOT accepted. Please see application for full details on what is required.

Are you serving alcoholic beverages at your event?

Yes  No

Alcohol vendors must submit a Special Event Liquor License 60 days prior to the event. You must obtain a Special Event Liquor License for each liquor vendor. Applications can be found at: <http://www.palatine.il.us/events/forms/applications.aspx>. Questions? Contact (847) 359-9031.

Will the event include a Race/Walk or Parade?

Yes  No

If yes, you must complete, Page 3, Section 1.

Will electronic sound amplification equipment or a public address system be used at the event?

Yes  No

If yes, you must complete, Page 3, Section 2.

Are you utilizing any public parking lots, Village streets or other Village property for your event?

Yes  No

If yes, you must complete, Page 3, Section 3.

## ACKNOWLEDGEMENT/SIGNATURE

**By signing this document, I certify that the information provided above is correct. I agree to conduct the special event in compliance with all applicable codes, ordinances, laws and the conditions contained in the special event permit.**

Kevin M. Healey  
Signature of Organizer

1/15/2026

Date

Application must include the following documentation

- Special Event Application (Page 1, 2, 3, 4)
- Certificate of Insurance (see Section 5)
- Site Plan and/or Race/Parade Route Map

**\*You MUST submit a new site plan or parade/race route on an annual basis.**

APPLICATIONS WITH MISSING INFORMATION WILL NOT BE PROCESSED.

# VILLAGE OF PALATINE SPECIAL EVENT PERMIT APPLICATION

THIS FORM MUST BE COMPLETED IN FULL AND SUBMITTED 60 DAYS PRIOR TO THE EVENT  
Village Manager's Office, 200 E. Wood St., Palatine, IL 60067 Fax: 847-359-9094

**INSTRUCTIONS: PLEASE TYPE OR PRINT CLEARLY. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.**

Name of Event  
Palatine Jaycees Hometown Fest 2026

<b>SECTION 1: RACE/WALK, PARADE INFORMATION</b> <input type="checkbox"/> Not Applicable	
Starting Location Slade and Cedar	Ending Location Wood and Oak
Approximate Number of Attendees (runners/marchers) 1000	Approximate Number of Vehicles (cars/floats) 70
Location of Assemble (Registration) Wood and Cedar	Location of Personal Vehicle Parking Clear Air Parking Lot (Wood St.)

Please attach a course map, with location of the staging area, start/finish lines, and water/first aid stations

<b>SECTION 2: NOISE CONTROL PLAN</b> <input type="checkbox"/> Not Applicable
--

Please attach a Site Plan, with the location of the stages and sound systems, the location and direction of all speakers, and the proximity to residential properties

Amplified sound will be used from: (am/pm) 12PM	Amplified sound will be used to: (am/pm) 11PM, 12AM on 7/3
--	---

Describe the sound system(s)

Sound will be controlled by a professional service yet to be hired.

Explain how the sound will be controlled and identify the means by which it can be further controlled if necessary:

Bands are to play until the firm cut off of 11PM on 7/2 and 7/4. There will be a firm cut off of 12AM

The Village has the right to require applicants to revise locations, hours, or plans to control amplified music/speech.

<b>SECTION 3: PARKING LOT/PROPERTY USAGE/CLOSURE INFORMATION</b> <input type="checkbox"/> Not Applicable
--

Public Parking Lot / Property Intended for "Event"

Lot Number or Location	Date of Closure	Time of Closure	Date to Reopen	Time of Reopen
Village Hall Parking Lots	7/1/26	8AM	7/6/26	8AM
Village Hall Parking Lots				
Village Hall Parking Lots				

- No staking in the street or public parking lot is permitted.
- Only chalk or other Village approved marking is permitted (no spray paint).
- Any debris/stains must be removed immediately prior to the opening of the street/public parking lot.
- No structures may be erected on any street/public parking Lot without prior approval/permit.

# VILLAGE OF PALATINE SPECIAL EVENT PERMIT APPLICATION

THIS FORM MUST BE COMPLETED IN FULL AND SUBMITTED 60 DAYS PRIOR TO THE EVENT  
Village Manager's Office, 200 E. Wood St., Palatine, IL 60067 Fax: 847-359-9094

**INSTRUCTIONS: PLEASE TYPE OR PRINT CLEARLY. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.**

## SECTION 4: INDEMNITY/HOLD HARMLESS AGREEMENT

Name of Sponsoring Organization  
**Palatine Jaycees**

Name of Event  
**Hometown Fest 2026**

Date(s) of Event  
**7/1/26-7/5/26**

To the fullest extent permitted by law, the Organization hereby agrees to defend, indemnify and hold harmless the Village of Palatine, its officials, agents and employees, against all injuries, deaths, loss, damages, claims, patent claims, suits, liabilities, judgments, cost and expenses, which may in any way accrue against the Village of Palatine, its officials, agents and employees, arising in whole or in part or in consequence of the Event, and/or its employees, and or subcontractors' participation in Event, or which may in any way result therefore. The Organization shall, at its own expense, appear, defend and pay all charges of attorneys and all costs and other expenses arising therefore or incurred in connection therewith, and, if any judgment shall be rendered against the Village of Palatine, its officials, agents and employees, in any such action, the Organization shall, at its own expense, satisfy and discharge the same.

The Organization expressly understands and agrees that any performance bond or insurance policies required by the Village of Palatine, or otherwise provided by the Organization shall in no way limit the responsibility to indemnify, keep and save harmless and defend the Village of Palatine, its officials, agents and employees as herein provided.

The Organization expressly understands and agrees that the Village shall be named as an additional insured party on the insurance policy and that the Organization shall have no permission or authority to engage in the Event until evidence deemed acceptable to the Village has been provided to establish that the Village has been named as an additional insured party on the insurance policy .

*Kevin M. Healey*

SIGNATURE

Kevin M. Healey

Co-Chair of Hometown Fest

1/15/2026

PRINT NAME

TITLE/POSITION

DATE

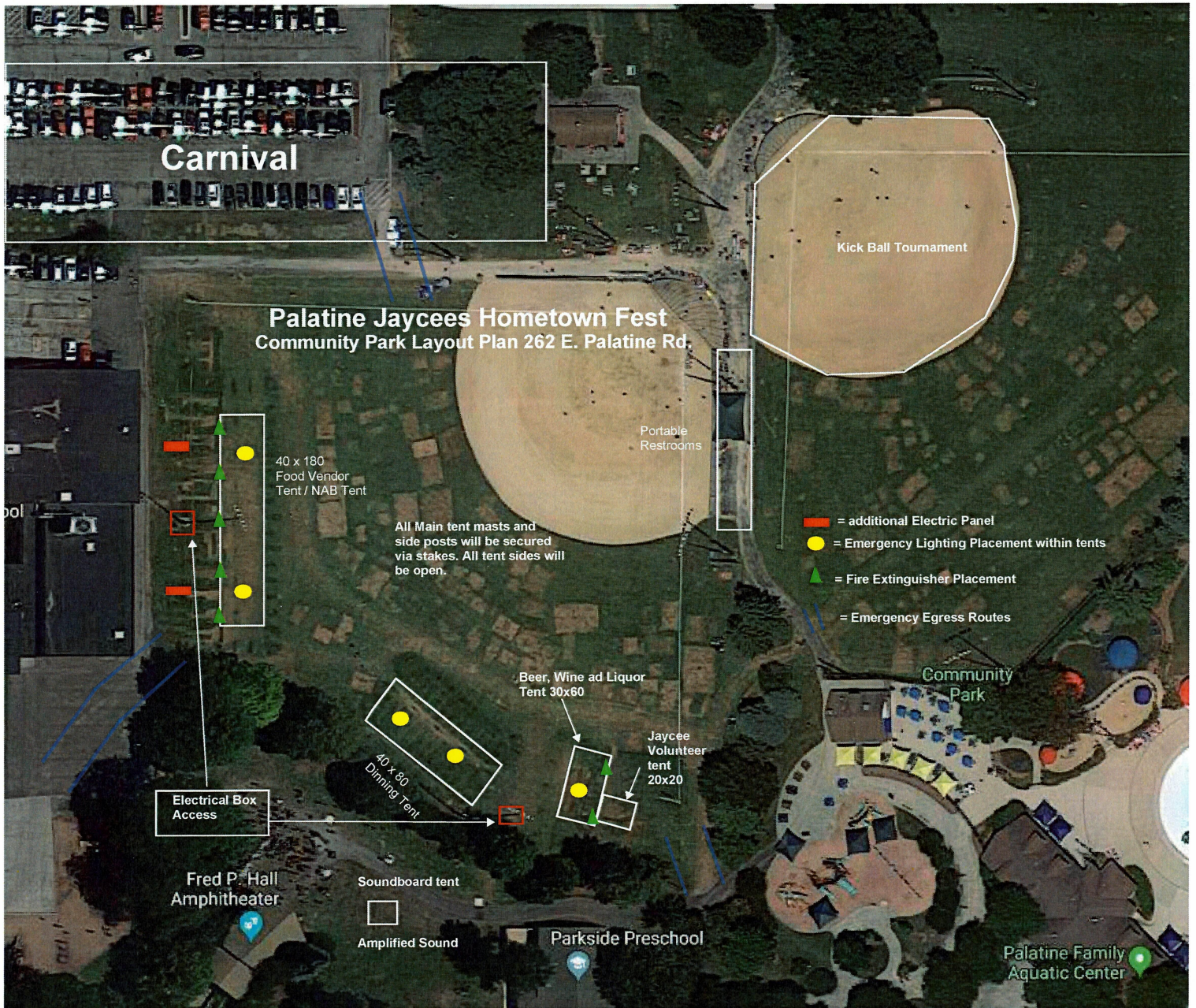
## SECTION 5: INSURANCE REQUIREMENTS

### INSURANCE REQUIREMENTS

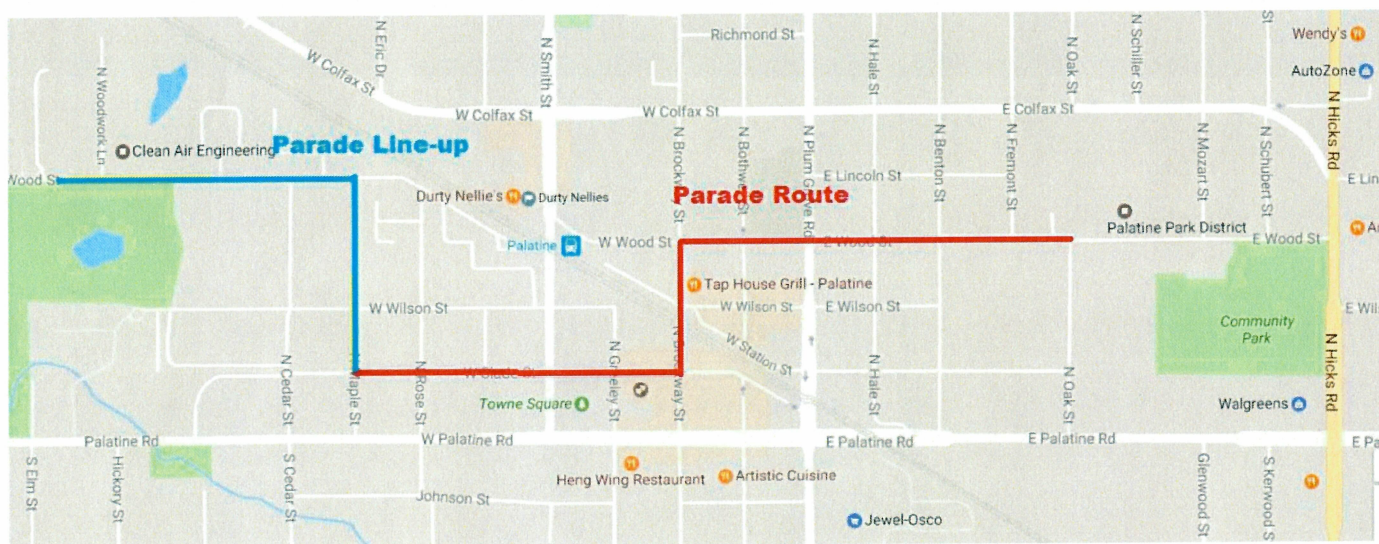
Sponsoring Organization will be required to provide an original Certificate of Insurance evidencing the following insurance minimums:

Commercial General Liability - minimum \$1,000,000 per occurrence

Final acceptance of applicant is contingent on applicant naming the Village of Palatine, their employees, agents and officials as additional insured.



# Parade Route



Alabama  
Arizona  
Arkansas  
California  
Colorado  
Connecticut  
Delaware  
Florida  
Georgia  
Hawaii  
Illinois  
Indiana  
Iowa  
Kansas  
Kentucky  
Louisiana  
Maryland  
Michigan  
Minnesota  
Mississippi  
Missouri  
Montana  
Nebraska  
New Jersey  
New York  
North Carolina  
North Dakota  
Ohio  
Oklahoma  
Oregon  
Pennsylvania  
South Carolina  
South Dakota  
Tennessee  
Texas  
Virginia  
Washington  
West Virginia  
Wisconsin  
Wyoming



January 14, 2026

Susan Storelli  
Village of Palatine  
200 E Wood St  
Palatine, IL 60067

Dear Susan,

On behalf of the Palatine Jaycees, we are formally requesting the needed Village approvals to hold the Palatine Jaycees Hometown Fest. The festival will take place at Community Park. The festival is scheduled to begin on Wednesday, July 1st, 2026, and will conclude on Sunday, July 5th, 2026.

We attended the Park District board meeting on December 8<sup>th</sup> 2025 and received their approval.

We would like to request permission to sell beer and wine during the following dates and times:

Thursday, July 2<sup>nd</sup>: 5:00pm to 11:00pm (Last call at 10:45pm)

Friday, July 3<sup>rd</sup>: 12:00pm to 12:00am (Last call at 11:45pm)

Saturday, July 4<sup>th</sup>: 12:00pm to 11:00pm (Last call at 10:45pm)

Sunday, July 5<sup>th</sup>: 12:00pm to 5:00pm (Last call at 4:45pm)

We would like to request that Wood Street be closed between Oak Street and Mozart Street from Monday, June 29 in the early morning (approximately 7 am) to Sunday, July 5 for the purpose of the carnival.

We would also kindly request a waiver of all fees associated with the festival.

Other notable events we have scheduled for the festival include (tentative full schedule is attached):

- Friday July 3<sup>rd</sup> Fireworks by Mad Bomber at dusk approx. 9:30pm
- Saturday July 4<sup>th</sup> Parade 10:30am kickoff
- Saturday July 4<sup>th</sup> and Sunday July 5<sup>th</sup> Business Expo

On behalf of the Palatine Jaycees and the Hometown Fest Committee, thank you in advance for your support in making this project a success. We are incredibly



Alabama  
Arizona  
Arkansas  
California  
Colorado  
Connecticut  
Delaware  
Florida  
Georgia  
Hawaii  
Illinois  
Indiana  
Iowa  
Kansas  
Kentucky  
Louisiana  
Maryland  
Michigan  
Minnesota  
Mississippi  
Missouri  
Montana  
Nebraska  
New Jersey  
New York  
North Carolina  
North Dakota  
Ohio  
Oklahoma  
Oregon  
Pennsylvania  
South Carolina  
South Dakota  
Tennessee  
Texas  
Virginia  
Washington  
West Virginia  
Wisconsin  
Wyoming



grateful for our relationship and know that the success of Hometown Fest depends on the coordination of Fire, Police, Village Hall, and Public Works.

Please contact us at any time with any questions you might have.

Sincerely,

Kevin Healey, Cassandra Kolle, and Andrew Namowicz

Palatine Jaycees  
2026 Hometown Fest Co-chairs



## Hometown Fest Tentative Schedule

### **Tuesday, June 30**

- Tents set up

### **Wednesday, July 1**

- Setup
- Possible Carnival Start

### **Thursday, July 2 (Fest open to public 5:00 PM - 11PM)**

- Final setup
- Kathleen Blanck Memorial Carnival
- Carnival opens
- Food and Beverage sales
- Entertainment

### **Friday, July 3 (Fest open to public Noon - 11PM)**

- Food and Beverage sales
- Carnival
- Entertainment
- Fireworks
- Bingo

### **Saturday, July 4 (Fest open to public Noon - 11PM)**

- Food and beverage sales
- Carnival
- Entertainment
- Expo Day 1
- Parade
- Bingo
- Hometown Toss

### **Sunday, July 5 (Fest open to public Noon - 5:00 PM)**

- Food and beverage sales
- Carnival
- Family Day
- Expo Day 2
- Tear Down

### **Monday, July 6**

- Complete Tear Down, if needed

## **Consider a Motion to Approve the Temporary Closure of Streets for the Palatine St. Patrick's Parade on Saturday, March 14, 2026**

### **BACKGROUND:**

The Petitioner, Vicarious Multimedia, wishes to hold their annual Palatine St. Patrick's Parade event on Saturday, March 14, 2026. Parade setup would begin at 6 AM and the parade would kick off at 11 AM.

### **KEY ISSUES:**

- The event organizer, along with downtown local business sponsors, wish to hold the Palatine St. Patrick's Parade between Village Hall and Wood and Smith Streets and are seeking approval for the temporary closure of streets for staging as well as for the parade route.
- Staging for the parade would occur along Oak Street (in the school driveway and the St. Paul United Church parking lot). The proposed route is west on Wood Street (from Village Hall), then north on Smith Street, ending at Colfax Street. This is similar to the route used in past years.
- The event organizers are in the process of seeking approval from both the St. Paul United Church of Christ and School District 15 (Sanborn School) to utilize their properties for staging.
- Vicarious Multimedia is working with sponsors and businesses in the downtown (Durdy Nellie's, JL's Pizza & Sports Bar, Tap House Grill and TJ Obriens Bar & Grill). Staff is recommending that the Village cover 50% of the overtime costs for any Police services for the event. The event organizer, with sponsors, would cover the other 50%. It is anticipated that the 50% cost will be approximately \$900.
- In addition, a draft list of conditions has been prepared, which includes the requirement for Vicarious Multimedia to reimburse the Village for 50% of any Police/Fire/Public Works services for the event. Additionally, the Village Manager shall have the authority to cancel the parade in the event of inclement weather.
- The event organizer is requesting to waive the Usage Fee for the use of public streets (ROW) as this event is not generating any profit and is designed for the community.

### **BUDGET IMPACT:**

### **RECOMMENDATION:**

Action is at the discretion of the Village Council.

### **ACTION REQUIRED:**

Motion to approve the temporary closure of streets for the 'Palatine St. Patrick's

Parade' on Saturday, March 14, 2026, waiver of 50% of the police overtime expenses and waiver of the public street usage fee.

**ATTACHMENTS:**

1. Palatine St. Patricks Parade

# VILLAGE OF PALATINE SPECIAL EVENT PERMIT APPLICATION

THIS FORM MUST BE COMPLETED IN FULL AND SUBMITTED 60 DAYS PRIOR TO THE EVENT  
Village Manager's Office, 200 E. Wood St., Palatine, IL 60067 Fax: 847-359-9094

INSTRUCTIONS: PLEASE TYPE OR PRINT CLEARLY. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.

## GENERAL EVENT INFORMATION

Name of Event

Palatine St. Patrick's Parade

Exact Address of Event

Wood Street between Oak and Smith streets (where the parade ends)

Type of Event (Check all applicable)

Festival  Run/Walk  Parade  Car Show  Craft Fair  Fireworks  Other

Date(s) of Event

Saturday, March 14, 2026

Hours of Event

Steps off at 11am-ends by noon

Total Hours (Step-up - Tear down)

6am-2pm

Phone number/website for publication

[REDACTED]

Estimated attendance

2,500 (approx)

Last years actual attendance

2,500 (approx)

Describe the event's community and/or cultural benefit

This is the first large scale community event after a long winter that brings residents together whi



## SPONSORING ORGANIZATION INFORMATION

Name of Sponsoring Organization

Vicarious Multimedia

Contact person from Sponsoring Organization

Melanie Santostefano

Sponsoring Organization Address

[REDACTED]

City

[REDACTED]

Zip

[REDACTED]

Phone Number

[REDACTED]

E-Mail

[REDACTED]

Website

VicariousMM.com

## ORGANIZER/COORDINATOR INFORMATION

Name of Organizer/Coordinator

Melanie Santostefano

E-mail

[REDACTED]

Organizer/Coordinator Address

[REDACTED]

City

[REDACTED]

Zip

[REDACTED]

Phone Number

[REDACTED]

Cell Phone Number

Fax Number

## EMERGENCY CONTACT INFORMATION

Name of Emergency Contact

[REDACTED]

E-mail

[REDACTED]

Emergency Contact Address

[REDACTED]

City

Zip

Phone Number (911 use)

[REDACTED]

Cell Phone Number

Fax Number

# VILLAGE OF PALATINE SPECIAL EVENT PERMIT APPLICATION

THIS FORM MUST BE COMPLETED IN FULL AND SUBMITTED 60 DAYS PRIOR TO THE EVENT  
Village Manager's Office, 200 E. Wood St., Palatine, IL 60067 Fax: 847-359-9094

**INSTRUCTIONS: PLEASE TYPE OR PRINT CLEARLY. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.**

## EVENT OVERVIEW

<p>Are you providing/serving food at your event that is considered potentially hazardous, being prepared on-site, or being re-packed and sold in bulk? Below are some foods exempt from a permit (not all are listed): -Pre-packaged, non-potentially hazardous foods (i.e. packaged cookies, chips, crackers, bread, etc.) -Non-potentially hazardous, minimally cut, unprocessed fruits or vegetables (i.e. apples, bananas, etc.) QUESTIONS ON WHAT QUALIFIES AS EXEMPT? CALL (847) 359-9090.</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>If yes, how many vendors? _____</p> <p>Each vendor must submit a Temporary Food Event Permit Application 14 days prior to the event. Applications can be found at: <a href="https://permits.palatine.il.us/EnerGov_Prod/SelfService/PalatineILProd/home">https://permits.palatine.il.us/EnerGov_Prod/SelfService/PalatineILProd/home</a> Questions? Contact (847) 359-9090. Please see application for full details on what is required.</p>
<p>Are you erecting either: (1) tent(s) larger than 20'x40' (or 800 sq. ft.) or (2) that accommodates more than 100 people or (3) temporary structure(s) (ie. stage) taller than 2' in height or (4) that will be equipped with temporary electrical power?</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>If yes, you must submit a Temporary Structure Permit Application 30 days prior to the event. Applications can be found at: <a href="https://permits.palatine.il.us/EnerGov_Prod/SelfService/PalatineILProd/home">https://permits.palatine.il.us/EnerGov_Prod/SelfService/PalatineILProd/home</a> Questions? Contact (847) 359-9037. Electric submissions are required. Please see application for full details on what is required.</p>
<p>Are you serving alcoholic beverages at your event?</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>Alcohol vendors must submit a Special Event Liquor License 60 days prior to the event. You must obtain a Special Event Liquor License for each liquor vendor. Applications can be found at: <a href="http://www.palatine.il.us/events/forms/applications.aspx">http://www.palatine.il.us/events/forms/applications.aspx</a>. Questions? Contact (847) 359-9031.</p>
<p>Will the event include a Race/Walk or Parade?</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>If yes, you must complete, Page 3, Section 1.</p>
<p>Will electronic sound amplification equipment or a public address system be used at the event?</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>If yes, you must complete, Page 3, Section 2.</p>
<p>Are you utilizing any public parking lots, Village streets or other Village property for your event?</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>If yes, you must complete, Page 3, Section 3.</p>

## ACKNOWLEDGEMENT/SIGNATURE

**By signing this document, I certify that the information provided above is correct. I agree to conduct the special event in compliance with all applicable codes, ordinances, laws and the conditions contained in the special event permit.**

Melanie Santostefano Digitally signed by Melanie Santostefano  
Date: 2026.02.02 17:55:11 -06'00'

02/02/2026

Signature of Organizer

Date

Application must include the following documentation

- Special Event Application (Page 1, 2, 3, 4)
- Certificate of Insurance (see Section 5)
- Site Plan and/or Race/Parade Route Map  
**\*You MUST submit a new site plan or parade/race route on an annual basis.**

APPLICATIONS WITH MISSING INFORMATION WILL NOT BE PROCESSED.

# VILLAGE OF PALATINE SPECIAL EVENT PERMIT APPLICATION

THIS FORM MUST BE COMPLETED IN FULL AND SUBMITTED 60 DAYS PRIOR TO THE EVENT  
Village Manager's Office, 200 E. Wood St., Palatine, IL 60067 Fax: 847-359-9094

**INSTRUCTIONS: PLEASE TYPE OR PRINT CLEARLY. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.**

Name of Event

Palatine St. Patrick's Parade

**SECTION 1: RACE/WALK, PARADE INFORMATION**  Not Applicable

Starting Location <b>Wood and Oak streets</b>	Ending Location <b>Wood and Smith Streets</b>
Approximate Number of Attendees (runners/marchers) <b>350</b>	Approximate Number of Vehicles (cars/floats) <b>40</b>
Location of Assemble (Registration) <b>Wood and Oak streets</b>	Location of Personal Vehicle Parking <b>Palatine Park District Aquatic Center</b>

Please attach a course map, with location of the staging area, start/finish lines, and water/first aid stations

**SECTION 2: NOISE CONTROL PLAN**  Not Applicable

Please attach a Site Plan, with the location of the stages and sound systems, the location and direction of all speakers, and the proximity to residential properties

Amplified sound will be used from: (am/pm) <b>N/A</b>	Amplified sound will be used to: (am/pm) <b>N/A</b>
--	--

Describe the sound system(s)

N/A

Explain how the sound will be controlled and identify the means by which it can be further controlled if necessary:

N/A

The Village has the right to require applicants to revise locations, hours, or plans to control amplified music/speech.

**SECTION 3: PARKING LOT/PROPERTY USAGE/CLOSURE INFORMATION**  Not Applicable

Public Parking Lot / Property Intended for "Event"

Lot Number or Location	Date of Closure	Time of Closure	Date to Reopen	Time of Reopen
Aquatic Center, Sanborn Circl	03/14/26	9am	03/14/25	1pm
Aquatic Center, Sanborn Circl	03/14/25	9am	03/14/25	Noon
Aquatic Center, Sanborn Circl	03/14/25	9am	03/14/25	1pm

1. No staking in the street or public parking lot is permitted.
2. Only chalk or other Village approved marking is permitted (no spray paint).
3. Any debris/stains must be removed immediately prior to the opening of the street/public parking lot.
4. No structures may be erected on any street/public parking Lot without prior approval/permit.

# VILLAGE OF PALATINE SPECIAL EVENT PERMIT APPLICATION

THIS FORM MUST BE COMPLETED IN FULL AND SUBMITTED 60 DAYS PRIOR TO THE EVENT  
Village Manager's Office, 200 E. Wood St., Palatine, IL 60067 Fax: 847-359-9094

**INSTRUCTIONS:** PLEASE TYPE OR PRINT CLEARLY. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.

## SECTION 4: INDEMNITY/HOLD HARMLESS AGREEMENT

Name of Sponsoring Organization

Vicarious Multimedia

Name of Event

Palatine St. Patrick's Parade

Date(s) of Event

Saturday, March 14, 2026

To the fullest extent permitted by law, the Organization hereby agrees to defend, indemnify and hold harmless the Village of Palatine, its officials, agents and employees, against all injuries, deaths, loss, damages, claims, patent claims, suits, liabilities, judgments, cost and expenses, which may in any way accrue against the Village of Palatine, its officials, agents and employees, arising in whole or in part or in consequence of the Event, and/or its employees, and or subcontractors' participation in Event, or which may in any way result therefore. The Organization shall, at its own expense, appear, defend and pay all charges of attorneys and all costs and other expenses arising therefore or incurred in connection therewith, and, if any judgment shall be rendered against the Village of Palatine, its officials, agents and employees, in any such action, the Organization shall, at its own expense, satisfy and discharge the same.

The Organization expressly understands and agrees that any performance bond or insurance policies required by the Village of Palatine, or otherwise provided by the Organization shall in no way limit the responsibility to indemnify, keep and save harmless and defend the Village of Palatine, its officials, agents and employees as herein provided.

The Organization expressly understands and agrees that the Village shall be named as an additional insured party on the insurance policy and that the Organization shall have no permission or authority to engage in the Event until evidence deemed acceptable to the Village has been provided to establish that the Village has been named as an additional insured party on the insurance policy .

**Melanie Santostefano** Digitally signed by Melanie Santostefano  
Date: 2026.02.02 17:56:33 -06'00'

SIGNATURE

Melanie Santostefano

President, Vicarious Multimedia

2/2/26

PRINT NAME

TITLE/POSITION

DATE

## SECTION 5: INSURANCE REQUIREMENTS

### INSURANCE REQUIREMENTS

Sponsoring Organization will be required to provide an original Certificate of Insurance, as well as the additional insured endorsement evidencing the following insurance minimums: Commercial General Liability - minimum \$1,000,000 per occurrence. Final acceptance of applicant is contingent on applicant naming the Village of Palatine, their employees, agents and officials as additional insured on a primary and non-contributory basis.



# Palatine St. Patrick's Parade Route



- A = Staging Area**
- B = Parade Route**
- C = Dispersement Area**

**Parade will begin at Oak and Wood streets and proceed west to Smith Street. Then disperse north and east on Colfax Street.**  
**Please exit safely in nearby low traffic areas!**

## **Consider a Motion Designating the Village Council as the Public Hearing Body for the Proposed Recodification of the Palatine Code of Ordinances, Including Appendix A: Zoning Ordinance and Appendix B: Subdivision, Site Development, and Floodplain Regulations**

### **BACKGROUND:**

Pursuant to Home Rule Authority, the Village Council is authorized to codify and publish ordinances that have the force and effect of law for the Village of Palatine, arranged into a comprehensive system commonly referred to as the Palatine Code of Ordinances.

Village staff have spent the last five or more years updating each chapter of the Code of Ordinances. Since the last recodification was completed in 1976, the Village was due for a recodification, which is generally recommended every ten years. As part of the 2024 budget, the Village Council approved funding for a comprehensive recodification project, anticipated to take 18 to 24 months to complete. The project commenced in April 2024 and is expected to be completed in March 2026, with the Council's vote on approval.

### **KEY ISSUES:**

- Staff anticipates bringing the recodified Code of Ordinances, including Appendix A and Appendix B, before the Village Council on March 2 for consideration and approval. The Code recently underwent a comprehensive recodification process to reorganize, update, and modernize local laws and regulations, improve clarity, and eliminate inconsistencies. The recodification process results in a revised Code that is more accessible and understandable to the public, as much as it benefits Village employees.
- Included in the recodification were changes to the Zoning Ordinance. Pursuant to Section 14.06 of the Zoning Ordinance, any proposed amendment requires a public hearing.
- The proposed amendments to Appendix A – Zoning Ordinance include relocating certain sections from Appendix A into the Code of Ordinances. These sections address administrative procedures rather than zoning regulations and are more appropriately housed within the Code of Ordinances. In conjunction with the ongoing recodification of the Palatine Code of Ordinances, the existing Appendix A – Zoning Ordinance will be repealed and replaced in its entirety with a newly recodified Appendix A – Zoning Ordinance.

### **BUDGET IMPACT:**

N/A

**RECOMMENDATION:**

Staff recommends Council designate Village Council as the public hearing body for the proposed recodification of the Palatine Code of Ordinances, Including Appendix A: Zoning Ordinance and Appendix B: Subdivision, Site Development, and Floodplain Regulations.

**ACTION REQUIRED:**

Designate Village Council as the public hearing body for the proposed recodification of the Palatine Code of Ordinances, Including Appendix A: Zoning Ordinance and Appendix B: Subdivision, Site Development, and Floodplain Regulations.

**ATTACHMENTS:**

1. PUBLIC NOTICE - Zoning Code Amendments with Recodification 2026

## **PUBLIC NOTICE**

A public hearing will be held by the Corporate Authorities of the Village of Palatine on Monday, March 2, 2026 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for text amendments to Appendix A – Zoning Ordinance of the Palatine Code of Ordinances. In conjunction with the ongoing recodification of the Palatine Code of Ordinances, the Appendix A – Zoning Ordinance will be deleted in its entirety and replaced with a new Appendix A – Zoning Ordinance. A copy of the Proposed Appendix A – Zoning Ordinance is available for review in the office of the Village Clerk.

The proposed text amendments, which are in conjunction with the Village's ongoing overall recodification of the Palatine Code of Ordinances, will relocate several sections from the existing Appendix A – Zoning Ordinance that are primarily related to administration and procedures to a new chapter within the Palatine Code of Ordinances, while all of the zoning, land use, and bulk regulations will remain within a newly codified Appendix A – Zoning Ordinance.

Maureen Pasqualucci  
Village Clerk

Date Published: February 12, 2026.

## Consider a Motion to Award a Contract for the 2026 Street Resurfacing Program

### BACKGROUND:

On a yearly basis, the Village of Palatine undertakes a street resurfacing program designed to achieve the Village's stated goal of having all streets at the "good" level as defined by the COE-APWA Micro Paver Program. Thirty-nine (39) sections of streets were identified for resurfacing, totaling approximately 5.9 miles. In addition, the proposed work includes inlet repairs, sidewalk replacement for ADA accessible ramps, curb/gutter replacement, along with base course repairs.

### KEY ISSUES:

- The street resurfacing program's major funding source is the State Motor Fuel Tax (MFT) fund. Thus, bidding and contract awards must be in accordance with IDOT procedures.
- On Tuesday, January 20, 2026, six bids were received that were properly prepared, with affidavits completed and signatures executed, and therefore found to be compliant.
- The 2026 contractual program budget is \$3,640,000. The low bid for the contractual resurfacing work is 18.1% under the 2026 Adopted Budget.
- Builders Paving, LLC of Hillside, Illinois submitted the lowest compliant bid in the amount of \$2,980,188.

### BUDGET IMPACT:

Funds have been budgeted in the 2026 Capital Improvement Program. The low compliant bid will result in savings of approximately \$660,000.

### RECOMMENDATION:

Staff recommends that the contract for the 2026 Street Resurfacing Program be awarded to Builders Paving, LLC of Hillside, Illinois in the amount of \$2,980,188.

### ACTION REQUIRED:

Motion to award the contract for the 2026 Street Resurfacing Program to Builders Paving, LLC of Hillside, Illinois in the amount of \$2,980,188.

### ATTACHMENTS:

1. Bid Tabulation-2026 Street Resurfacing Program
2. 2026 Street Resurfacing Sections

# VILLAGE OF PALATINE

## Bidding Summary 2026 Street Resurfacing Program 11:00 AM, Tuesday, January 20, 2026

	Bidding Contractors	As Read Bid Amount	As Corrected Bid Amount
1	Builders Paving, LLC	\$ 2,980,188.00	Correct as Read
2	Geske and Sons, Inc.	\$ 3,308,927.76	Correct as Read
3	Plote Construction Inc.	\$ 3,447,393.61	Correct as Read
4	Peter Baker & Son Co.	\$ 3,591,175.00	Correct as Read
5	R.W. Dunteman Co.	\$ 3,972,200.00	Correct as Read
6	Everlast Blacktop Inc.	\$ 4,102,248.48	Correct as Read

VILLAGE OF PALATINE - DEPARTMENT OF PUBLIC WORKS

**TABULATION OF BIDS**

FOR

**2026 Street Resurfacing Program**

DPW - 2611

SHEET 1 OF 2

COMPUTED BY  MJT

**SECTION NO. 26-00000-00-GM**

**BID  
OPENING**

DATE:	January 20, 2026
TIME:	11:00 AM
PLACE:	Community Room A

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	Engineer's Estimate		Builders Paving, LLC 4401 Roosevelt Road Hillside IL 60162 (847) 419-9000		Geske and Sons, Inc. 400 E. Terra Cotta Avenue Crystal Lake IL 60014 (815) 459-2407		Plote Construction Inc. 1100 Brandt Drive Hoffman Estates IL 60192 (847) 695-9300		Peter Baker & Son Co. 1349 Rockland Road Lake Bluff IL 60044 (847) 362-3663		R.W. Dunteman Co. 600 S. Lombard Road P.O. Box 1129 Addison IL 60101 (630) 953-1500		Everlast Blacktop Inc. 2560 Fox Field Road Suite 180 St. Charles IL 60174 (630) 855-5572		
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE
1	HMA SURFACE REMOVAL, 2"	SQ YD	100,875	\$2.25	\$226,968.75	\$3.25	\$327,843.75	\$3.01	\$303,633.75	\$4.00	\$403,500.00	\$3.70	\$373,237.50	\$2.80	\$282,450.00	\$2.32	\$234,030.00	
2	HMA BINDER COURSE, IL-9.5, N50	TON	4,237	\$92.00	389,804.00	88.00	372,856.00	92.35	391,286.95	102.00	432,174.00	100.70	426,665.90	101.00	427,937.00	91.90	389,380.30	
3	BITUMINOUS MATERIALS (TACK COAT)	LBS	68,091	\$0.30	20,427.30	0.01	680.91	0.30	20,427.30	0.01	680.91	0.01	680.91	0.75	51,068.25	0.40	27,236.40	
4	HMA SURFACE COURSE, MIX D, IL-9.5, N50	TON	8,474	\$92.00	779,608.00	78.00	660,972.00	91.95	779,184.30	98.00	830,452.00	97.65	827,486.10	95.00	805,030.00	104.00	881,296.00	
5	CLASS D PATCHES, TYPE III, 6"	SQ YD	1,009	\$30.00	30,270.00	8.00	8,072.00	20.00	20,180.00	20.00	20,180.00	40.00	40,360.00	58.00	58,522.00	56.00	56,504.00	
6	CLASS D PATCHES, TYPE IV, 6"	SQ YD	1,009	\$30.00	30,270.00	8.00	8,072.00	20.00	20,180.00	20.00	20,180.00	40.00	40,360.00	55.00	55,495.00	56.00	56,504.00	
7	SUBGRADE REMOVAL AND REPLACEMENT	CU YD	50	\$85.00	4,250.00	10.00	500.00	50.00	2,500.00	20.00	1,000.00	25.00	1,250.00	140.00	7,000.00	70.00	3,500.00	
8	HMA DRIVEWAY PAVEMENT REMOVAL AND REPLACEMENT	SQ YD	2,576	\$60.00	154,560.00	60.00	154,560.00	52.15	134,338.40	40.00	103,040.00	50.00	128,800.00	43.00	110,768.00	45.00	115,920.00	
9	COMBINATION CONCRETE CURB AND GUTTER REMOVAL AND REPLACEMENT	FOOT	21,963	\$36.00	790,668.00	31.75	697,325.25	33.48	735,321.24	32.50	713,797.50	32.55	714,895.65	47.50	1,043,242.50	46.00	1,010,298.00	
10	INTEGRAL CURB REMOVAL	FOOT	1,615	\$3.50	5,652.50	3.50	5,652.50	2.58	4,166.70	2.50	4,037.50	2.50	4,037.50	8.50	13,727.50	9.00	14,535.00	
11	COMBINATION CONCRETE CURB AND GUTTER, TYPE B6.12	FOOT	1,615	\$32.50	52,487.50	28.25	45,623.75	30.90	49,903.50	30.00	48,450.00	30.30	48,934.50	38.00	61,370.00	39.00	62,985.00	
12	PCC BASE COURSE REPLACEMENT, 7"	SQ YD	90	\$21.00	1,890.00	18.00	1,620.00	25.75	2,317.50	25.00	2,250.00	25.00	2,250.00	66.00	5,940.00	161.00	14,490.00	
13	TIE-BARS, EPOXY COATED, NO. 6 X 18"	EACH	541	\$8.00	4,328.00	7.50	4,057.50	2.98	1,395.78	2.50	1,352.50	2.50	1,352.50	6.00	3,246.00	18.00	9,738.00	
14	PCC SIDEWALK REMOVAL AND REPLACEMENT, 5"	SQ FT	19,160	\$9.00	172,440.00	7.50	143,700.00	7.58	152,896.80	7.75	148,498.00	7.80	149,448.00	14.25	273,030.00	13.40	256,744.00	
15	NEW PCC SIDEWALK, 5"	SQ FT	2,363	\$17.50	41,352.50	8.00	18,904.00	8.24	19,471.12	8.00	18,904.00	8.20	19,376.60	12.50	29,537.50	13.00	30,719.00	
16	SIDEWALK CURB (VARIABLE HEIGHT)	FOOT	350	\$15.00	5,250.00	15.00	5,250.00	15.45	5,407.50	15.00	5,250.00	15.00	5,250.00	35.00	12,250.00	57.00	19,950.00	
17	DETECTABLE WARNINGS	SQ FT	1,003	\$28.00	28,084.00	25.00	25,075.00	25.75	25,827.25	25.00	25,075.00	25.00	25,075.00	30.00	30,090.00	52.00	52,156.00	
18	SIDEWALK REMOVAL, SPECIAL	SQ FT	458	\$4.00	1,832.00	2.50	1,145.00	3.09	1,415.22	3.00	1,374.00	3.00	1,374.00	8.50	3,893.00	10.00	4,580.00	
19	PCC DRIVEWAY PAVEMENT REMOVAL AND REPLACEMENT, 6"	SQ YD	3,648	\$80.00	291,840.00	78.00	284,544.00	77.25	281,808.00	75.00	273,600.00	75.27	274,584.96	123.00	448,704.00	121.00	441,408.00	
20	STRUCTURES TO BE ADJUSTED	EACH	124	\$450.00	55,800.00	375.00	46,500.00	435.75	54,033.00	415.00	51,460.00	415.00	51,460.00	415.00	51,460.00	500.00	62,000.00	
21	STRUCTURES TO BE RECONSTRUCTED	EACH	10	\$1,250.00	12,500.00	900.00	9,000.00	1,050.00	10,500.00	1,000.00	10,000.00	1,000.00	10,000.00	1,000.00	10,000.00	1,100.00	11,000.00	
22	FRAMES AND LIDS TO BE ADJUSTED, SPECIAL	EACH	77	\$1,000.00	77,000.00	825.00	63,525.00	892.50	68,722.50	850.00	65,450.00	850.00	65,450.00	850.00	65,450.00	990.00	76,230.00	
23	FRAMES AND LIDS, TYPE 1 TO BE REPLACED	EACH	23	\$350.00	8,050.00	400.00	9,200.00	435.75	10,022.25	415.00	9,545.00	415.00	9,545.00	415.00	9,545.00	550.00	12,650.00	
24	FRAMES AND GRATES, SPECIAL TO BE REPLACED	EACH	40	\$600.00	24,000.00	575.00	23,000.00	540.75	21,630.00	515.00	20,600.00	515.00	20,600.00	515.00	20,600.00	650.00	26,000.00	
25	INLETS, TYPE A, WITH FRAME AND GRATE, SPECIAL	EACH	3	\$2,500.00	7,500.00	2,050.00	6,150.00	2,257.50	6,772.50	2,150.00	6,450.00	2,150.00	6,450.00	2,150.00	6,450.00	3,000.00	9,000.00	
26	THERMOPLASTIC PAVEMENT MARKINGS - LINE 4"	FOOT	3,502	\$2.25	7,879.50	1.50	5,253.00	1.61	5,638.22	1.50	5,253.00	1.50	5,253.00	1.65	5,778.30	3.00	10,506.00	
27	THERMOPLASTIC PAVEMENT MARKINGS - LINE 6"	FOOT	378	\$2.55	963.90	1.95	737.10	2.09	790.02	1.75	661.50	1.95	737.10	2.20	831.60	5.00	1,890.00	
28	THERMOPLASTIC PAVEMENT MARKINGS - LINE 12"	FOOT	108	\$4.50	486.00	4.50	486.00	4.82	520.56	3.00	324.00	4.50	486.00	3.90	421.20	7.00	756.00	
29	THERMOPLASTIC PAVEMENT MARKINGS - LINE 24"	FOOT	542	\$8.00	4,336.00	8.00	4,336.00	8.56	4,639.52	6.00	3,252.00	8.00	4,336.00	6.80	3,685.60	7.00	3,794.00	
30	MODIFIED URETHANE PAVEMENT MARKINGS - LETTERS AND SYMBOLS	SQ FT	80	\$22.50	1,800.00	34.00	2,720.00	36.38	2,910.40	60.00	4,800.00	34.00	2,720.00	62.00	4,960.00	52.50	4,200.00	
31	GROOVING FOR RECESSED PAVEMENT MARKINGS - 5"	FOOT	3,502	\$0.85	2,976.70	0.85	2,976.70	0.91	3,186.82	0.85	2,976.70	0.85	2,976.70	1.40	4,902.80	6.00	21,012.00	
32	GROOVING FOR RECESSED PAVEMENT MARKINGS - 7"	FOOT	104	\$1.15	119.60	1.25	130.00	1.34	139.36	1.00	104.00	1.25	130.00	3.90	405.60	12.00	1,248.00	
33	ADDITIONAL TOPSOIL AND SEED	FOOT	1,000	\$3.55	3,550.00	3.00	3,000.00	5.89	5,890.00	2.00	2,000.00	3.35	3,350.00	3.35	3,350.00	8.00	8,000.00	
34	ADDITIONAL TOPSOIL AND SOD	SQ YD	670	\$30.00	20,100.00	10.00	6,700.00	48.69	32,622.30	15.00	10,050.00	23.25	15,577.50	23.25	15,577.50	8.00	5,360.00	
35	TRAFFIC CONTROL AND PROTECTION	L SUM	1	\$100,000.00	100,000.00	23,270.54	23,270.54	102,600.00	102,600.00	175,300.00	175,300.00	281,304.58	281,304.58	34,981.65	34,981.65	157,778.78	157,778.78	
36	DETECTOR LOOP REPLACEMENT	FOOT	150	\$40.00	6,000.00	45.00	6,750.00	177.66	26,649.00	169.20	25,380.00	169.20	25,380.00	70.00	10,500.00	59.00	8,850.00	
<b>TOTALS</b>				AS READ														
<b>TOTALS</b>				AS CORRECTED		\$3,365,044.25	\$2,980,188.00	\$3,308,927.76	\$3,447,393.61	\$3,591,175.00	\$3,972,200.00	\$4,102,248.48						
<b>PROPOSAL GUARANTEE</b>						5% BID BOND		5% BID BOND		5% BID BOND		5% BID BOND		5% BID BOND		5% BID BOND		
<b>COMMENTS</b>																		

## 2026 STREET RESURFACING

	<u>Street Name</u>	<u>From</u>	<u>To</u>
1	ALISON DRIVE	NORMAN DRIVE	WILKE ROAD
2	CARRIAGEWAY CIRCLE	MEDFORD DRIVE	CUL-DE-SAC
3	CARRIAGEWAY COURT	CARRIAGEWAY LANE	CUL-DE-SAC
4	CARRIAGEWAY LANE	CARRIAGEWAY COURT	MEDFORD DRIVE
5	ELM COURT	ELM STREET	CUL-DE-SAC
6	EXNER COURT	QUENTIN ROAD	CUL-DE-SAC
7	FLAKE DRIVE	DEAN DRIVE	MORRIS DRIVE
8	FOSKET DRIVE	WILLIAMS DRIVE	KITSON DRIVE
9	GOLFVIEW TERRACE	SMITH STREET	CUL-DE-SAC
10	HARVARD COURT	ILLINOIS AVENUE	CUL-DE-SAC
11	HELEN ROAD	OAK STREET	HICKS ROAD
12	HIGH GROVE LANE	GARDENIA LANE	CUL-DE-SAC
13	HUNTING DRIVE	MALLARD DRIVE	CUL-DE-SAC
14	KING EDWARD COURT	DUNDEE ROAD	KING GEORGE COURT
15	KRISTA COURT	KRISTA LANE	CUL-DE-SAC
16	KRISTA LANE	GLENCOE STREET	KRISTA COURT
17	LANARK LANE	GILBERT AVENUE	CUL-DE-SAC
18	LYTLE DRIVE	MORRIS DRIVE	FLAKE DRIVE
19	MICHIGAN AVENUE	PLUM GROVE ROAD	BENTON STREET
20	MICHIGAN AVENUE	BENTON STREET	OAK STREET
21	NORMAN DRIVE	WINSTON DRIVE	ANDERSON DRIVE
22	OAK STREET	DANIELS ROAD	HELEN ROAD
23	OAK STREET	GILBERT ROAD	MICHIGAN AVENUE
24	OAK STREET	WOOD STREET	PALATINE ROAD
25	OLD HICKS ROAD	NICHOLS ROAD	END OF CURB
26	PARALLEL STREET	NORTHWEST HIGHWAY	CUL-DE-SAC
27	PARK PLACE DRIVE	ILLINOIS AVENUE	CUL-DE-SAC
28	PLUM TREE COURT	PLUM TREE LANE	CUL-DE-SAC
29	PROVIDENCE ROAD	HICKS ROAD	WILLOW WOOD DRIVE
30	SLIPPERY ROCK DRIVE	CUL-DE-SAC (W)	CUL-DE-SAC (E)
31	ST MARKS PLACE	DUNDEE ROAD	ST MARKS PLACE (S)
32	SUTHERLAND COURT	CARPENTER DRIVE	CUL-DE-SAC
33	VERMONT STREET	ILLINOIS AVENUE	CUL-DE-SAC
34	WENTE COURT	CARPENTER DRIVE	CUL-DE-SAC
35	WILLOW WOOD DRIVE	PROVIDENCE ROAD	SALT CREEK BRIDGE
36	WILTON COURT	STARK DRIVE	CUL-DE-SAC

## **Consider a Supplemental Resolution Appropriating \$321,288 of Motor Fuel Tax Funds for the 2025 Street Resurfacing Program**

### **BACKGROUND:**

Approximately 7.44 miles of local roadway were improved as part of the 2025 Street Resurfacing Program. The scope of work included pavement resurfacing, patching, curb and gutter replacement, sidewalk replacement, drainage structure repairs, and pavement markings. These improvements were completed in Summer of 2025.

During the final close-out paperwork process, it was identified that the original Motor Fuel Tax (MFT) resolution approved by Council did not fully align with the actual expenditures incurred for the project. The Illinois Department of Transportation (IDOT) requires that all MFT funded expenditures be supported by an approved resolution reflecting the correct amounts.

### **KEY ISSUES:**

- This proposed resolution appropriates an additional \$321,288 to reconcile the previously approved funding with the final project costs.
- Approval of this resolution will allow the Village to remain in compliance with IDOT requirements and properly document the use of MFT funds for work that has already been completed.

### **BUDGET IMPACT:**

N/A

### **RECOMMENDATION:**

Staff recommends that the supplemental resolution appropriating \$321,288 of Motor Fuel Tax funds for the 2025 Street Resurfacing Program be approved.

### **ACTION REQUIRED:**

Motion to approve the supplemental resolution appropriating \$321,288 of Motor Fuel Tax funds for the 2025 Street Resurfacing Program.

### **ATTACHMENTS:**

1. Supplemental Resolution - 2025 Street Resurfacing Program - Supplemental Resolution BLR14220

# Please wait...

If this message is not eventually replaced by the proper contents of the document, your PDF viewer may not be able to display this type of document.

You can upgrade to the latest version of Adobe Reader for Windows®, Mac, or Linux® by visiting [http://www.adobe.com/go/reader\\_download](http://www.adobe.com/go/reader_download).

For more assistance with Adobe Reader visit <http://www.adobe.com/go/acrreader>.

Windows is either a registered trademark or a trademark of Microsoft Corporation in the United States and/or other countries. Mac is a trademark of Apple Inc., registered in the United States and other countries. Linux is the registered trademark of Linus Torvalds in the U.S. and other countries.

## **Consider a Motion to Approve the Purchase of Asphalt Surface, Binder, and Cold Patch in 2026**

### **BACKGROUND:**

The Village typically uses approximately 7,000 tons of hot-mix asphalt surface course in an average year. The bulk of it is used during the annual in-house street resurfacing program. Twenty-eight sections of streets were identified to be resurfaced in-house, totaling approximately 5.31 miles. Asphalt surface and binder course are also used for water main break restoration and deep cut patching. Unique paving material (UPM), also known as cold patch, is used for patching during the winter when temperatures are too cold to use hot-mix. The award of this contract supports the in-house resurfacing of 28 streets.

### **KEY ISSUES:**

- The Village participated in a joint bid for roadway maintenance materials coordinated with the Village of Arlington Heights.
- On Wednesday, January 7, 2026, two bids were received and opened by the Village of Arlington Heights. The low responsive and responsible bidder was Builders Asphalt, LLC of Hillside, Illinois.
- Raw material costs are not the only item considered when evaluating the bid. Mileage from the individual asphalt plants to the Public Works facility was considered when evaluating the bids. A multiplier of \$2.16 per ton per mile was added to the unit prices based on average heavy-duty truck operation rates. The plants range in distance from 9.6 to 24.7 miles, adding \$20.74 up to \$53.35 to the unit prices. While Builders Asphalt had the highest unit price of the bidders, their three plants are the closest to Public Works, thus making them the lowest bidder after factoring in the mileage multiplier.
- Builders Asphalt unit prices are \$71 per ton for surface, \$69 per ton for binder, and \$175 per ton for cold patch.
- Based on the streets to be resurfaced in-house this year and average amounts used for routine repairs, Staff anticipates using approximately 7,000 tons of hot-mix asphalt surface course, 1,000 tons of hot-mix asphalt binder course, and 100 tons of UPM cold patch, amounting to \$583,500.
- But for this cooperative bid, cost increases of at least 5% were anticipated. Last year, the cost was \$68 per ton for surface, \$66 per ton for binder, and \$175 per ton for cold patch. Participating in the joint-bid allowed for economies of scale, resulting in a small increase of 4.5% this year for surface and binder, which are the most-used materials. There was no increase for cold patch.

### **BUDGET IMPACT:**

Funds have been appropriated in the 2026 Capital Improvement Program and the

Operating Budget to accommodate these material purchases.

**RECOMMENDATION:**

Staff recommends awarding the contract to Builders Asphalt to purchase asphalt surface, binder, and cold patch for the 2026 season.

**ACTION REQUIRED:**

Motion to award the contract to Builders Asphalt, LLC of Hillside, Illinois to purchase asphalt surface, binder, and cold patch for the 2026 season.

**ATTACHMENTS:**

1. 2026 Roadway Maintenance Materials Bid Tab
2. Builders Asphalt Bid

**VILLAGE OF ARLINGTON HEIGHTS**

Bid Tabulation Sheet

**ROADWAY MAINTENANCE MATERIALS**

The following bids were opened January 7, 2026 at 10:00 a.m., at the Village of Arlington Heights Municipal Building 33 S. Arlington Heights Road, Arlington Heights, IL 60005

<b>BIDDER</b>	<b>Signed Addendum</b>	<b>Item 1 Hot-Mix Asphalt (HMA) Surface Course, Mix "C", N50 UNIT PRICE</b>	<b>Item 2 Hot-Mix Asphalt (HMA) Binder Course, IL-19, N70 UNIT PRICE</b>	<b>Item 3 3/8 Chip Seal Aggregate IDOT Approved UNIT PRICE</b>	<b>Item 4 Bituminous Materials (Emulsified Asphalt) (SS-1H) UNIT PRICE</b>	<b>Item 6 Bituminous Materials (Emulsified Asphalt) (HFE90) UNIT PRICE</b>	<b>Item 7 Unique Paving Materials (UPM) or equivalent UNIT PRICE</b>
Builders Asphalt LLC	Y	\$71.00	\$69.00	\$40.00	\$10.00	N/A	\$175.00
Peter Baker and Son Co	Y	\$67.00	\$65.00	\$40.00	\$5.00	N/A	\$170.00

Notice: This is a preliminary summary of the bids as they were opened and announced at the bid opening. Bid prices have not been verified and are subject to change in the event mathematical errors are discovered during bid review. Other information contained in this summary is also subject to review.

**Alternate Bid Proposal**  
Use NTEA (Non-Tracking Emulsified Asphalt) for delivered tack application in lieu of HFE90

## PROPOSAL Revised 1-5-26

VILLAGE OF ARLINGTON HEIGHTS

DEPARTMENT OF PUBLIC WORKS

FURNISHING OF ROADWAY MAINTENANCE MATERIALS

After becoming familiar with the general conditions, special conditions and the specifications attached hereto, the undersigned offers the following prices for the furnishing of roadway maintenance materials as follows:

ITEM	ITEM DESCRIPTION	UNIT	ARLINGTON HEIGHTS	PALATINE	UNIT PRICE
1	Hot-Mix Asphalt (HMA) Surface Course, Mix "C", N50	TON	5,000	7,000	\$ 71.00
2	Hot-Mix Asphalt (HMA) Binder Course, IL-19, N70	TON	1,000	1,000	\$ 69.00
3	3/8 Chip Seal Aggregate IDOT Approved	TON	60	0	\$40.00
4	Bituminous Materials (Emulsified Asphalt)(SS-1H)	GAL	500	0	\$ 10.00
6	Bituminous Materials (Emulsified Asphalt)( <del>HFE90</del> NTEA)	GAL	2,000	0	\$ 8.00
7	Unique Paving Materials (UPM) or equivalent	TON	400	100	\$ 175.00

\* WE DO NOT HAVE HFE90 MATERIAL



Location of asphalt plant (hot mix) Wheeling: 571 S Wheeling Road, Wheeling, IL 60090  
Mt Prospect: 3401 S Busse Road, Mt Prospect, IL 60056  
Elk Grove: 2526 Pratt Blvd, Elk Grove Village, IL 60007

Location of asphalt plant (cold mix) Mt Prospect: 3401 S Busse Road, Mt Prospect, IL 60056

The undersigned hereby certifies that the bidder is not barred from contracting as a result of a conviction for violation of state laws prohibiting bid rigging or bid rotating or any similar offense of any state of the United States.

## **Consider a Motion Authorizing the Village Manager to Directly Solicit Bids for Electrical Energy and Execute Agreements with Third Party Power Suppliers**

### **BACKGROUND:**

In 2007, the deregulation of the electrical industry in Illinois was completed with the separation of power suppliers from power distributors. In northern Illinois, this essentially meant that Commonwealth Edison (ComEd) would no longer be the sole provider of power to homes and businesses. The Village opted to join the Northern Illinois Municipal Electric Cooperative (NIMEC) in 2007 and then in 2009 opted to separately bid out our energy on our own. The Village's load profiles were found advantageous to power suppliers when not merged with less desirable profiles or municipalities which are lower total power consumers.

The Village obtained favorable rates and entered into a two-year agreement for 2009-2011 and biannual contracts again in 2013, 2015, 2017, 2019, 2021, 2023 and 2025. Our current energy only rates are 4.73 cents per kilowatt hour for facilities and 3.69 cents per kilowatt hour for street lighting, which is well below the default rate, if not competitively bid. The futures market for 2027 now looks favorable and thus we recommend testing the marketplace.

This year, Staff is again recommending we seek bids to extend electric power service beyond our current contract set to expire in the first half of 2027. If we do nothing, our street light energy costs will automatically default to the ComEd hourly rate which would average higher than our current rates and those anticipated through an independent bid process.

### **KEY ISSUES:**

- Bids would be taken from a third-party supplier in February of 2026.
- The proposed agreements will run from May 2027 to May 2029.
- Soliciting and obtaining bids does not commit the Village to either accept the rate or to pay any penalties.
- The Village will still have the option of going with the ICC/ComEd rate if bid results are unfavorable.
- Similar to the bond market, electric rates will vary from day-to-day, if not from hour-to-hour. Once a rate is received, the Village will have to execute a contract within a 3-to-4-hour time period. Accordingly, the Village Manager would need the authority to execute a contract with a third-party supplier if the rate received is deemed to be in the best interest of the Village.
- It is proposed to bid certain facilities as one bid package and streetlights in another bid package to tailor preferred load profiles.

**BUDGET IMPACT:**

No impact for the 2025 budget but the potential to lower long term costs and bring budgetary certainty.

**RECOMMENDATION:**

Authorize the Village Manager to directly solicit bids for electrical energy, as well as executing contracts with third party power suppliers if it is in the best interest of the Village to do so.

**ACTION REQUIRED:**

Motion authorizing the Village Manager to directly solicit bids for electrical energy, as well as executing contracts with third party power suppliers if, in his opinion, it is in the best interest of the Village to do so.

**ATTACHMENTS:**

None

**Consider a Motion Approving a Waiver of the Village of Palatine's  
Sound Amplification Ordinance for the St. Pat's Post Parade Event on  
March 14, 2026 at Tap House Grill, 56 W. Wilson Street**

**BACKGROUND:**

Tap House Grill is proposing to host a St. Pat's Post Parade event on Saturday, March 14, 2026. The event will be held in a portion of the Tap House Grill parking lot on Saturday from 9 AM - 9 PM. There will be live music and DJ and Irish-themed food and beer.

**KEY ISSUES:**

- The proposed event will consist of a tent (40' x 80') and a small stage area. The tent would be located in the parking lot on the east side of the building. The parking lot will be closed Friday, March 13, at 9 AM and reopen on Monday, March 16, at 12 PM.
- The proposed event will only be on Saturday, the same as the past couple of years. The sound amplification would end at 9:00 p.m. Saturday night.

**BUDGET IMPACT:**

N/A

**RECOMMENDATION:**

Staff recommends action at the discretion of the Village Council.

**ACTION REQUIRED:**

Action is at the discretion of the Village Council.

**ATTACHMENTS:**

None

## **Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of Durty Nellies Irish Pub at 180 N. Smith Street**

### **BACKGROUND:**

The current Special Use for Durty Nellies was originally approved in 2002 and issued to Mark Dolezal as the owner. The present request is to transfer the Special Use to the business, D. Nellies Properties, LLC and requesting approval of the following:

Transfer of Special Use #O-147-02 to permit the continued operation of Durty Nellies at 180 N. Smith Street.

### **KEY ISSUES:**

- The Subject Property, zoned Planned Development, contains the existing Durty Nellies restaurant and related improvements. The Special Use was initially approved in 2002 and amended in 2011.
- The business hours, operations, and floor plan will remain the same.

### **BUDGET IMPACT:**

N/A

### **RECOMMENDATION:**

Staff recommends approval of the Special Use Transfer at 180 N. Smith Street.

### **ACTION REQUIRED:**

A motion to approve the Special Use Transfer of Ordinance #O-147-02 to D. Nellies Properties, LLC to permit the continued operation of Durty Nellies at 180 N. Smith Street.

### **ATTACHMENTS:**

None

## **Consider an Ordinance Granting a Special Use Amendment to Permit the Expansion of the Existing Medical Office at 311 E. Northwest Highway**

### **BACKGROUND:**

The Petitioner is proposing to expand the existing physical therapy office into a unoccupied adjacent tenant space. Therefore, the petitioner is requesting approval of the following:

**Special Use amendment to Ordinance #O-116-23 to permit the expansion of a Medical office at the Subject Property.**

### **KEY ISSUES:**

- The Subject Property is zoned B-2 General Business District. The expanded tenant space is approximately 1,789 sq. feet, in addition to the existing underlying medical office area of approximately 4,000 square feet.
- The existing medical office (physical therapy) was granted Special Use approval (#O-116-23) in October 2023 and has occupied the space since that time. Prior to occupying its current location, the Petitioner operated the same medical use beginning in 2018 at another location on Northwest Highway.
- The daily number of clients served will not change as part of the expansion, but will provide larger office and physical therapy areas for the use. The business intends to maintain the current hours of operation, services offered, and staffing counts. The applicant has stated a need for additional space for the practice.
- Clinic hours are:
  - Monday -Thursday: 7 AM to 7 PM
  - Friday: 7 AM to 5 PM
  - Saturday & Sunday: Closed
- The required parking remains the same for both the previous tenant and the proposed medical office expansion. Therefore, there are no additional code-related parking requirements or zoning relief necessary to accommodate the expansion.

### **BUDGET IMPACT:**

N/A

### **RECOMMENDATION:**

Public Hearing: Planning & Zoning Commission (PZC) meeting on January 27, 2026.

Residents testifying: None.

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

**ACTION REQUIRED:**

Motion to approve an ordinance granting a Special use Amendment to permit the expansion of an existing Medical Office at 311 E. Northwest Highway.

**ATTACHMENTS:**

None

## **Consider an Ordinance Granting a Variation for a Fence in the Side Yard Abutting a Street Yard at 158 N. Maple Street**

### **BACKGROUND:**

The Petitioners initially requested to install a 5-foot-tall solid fence in the side yard abutting a street (Wood Street), with a 0-foot setback and without the required landscaping. Through the initial review, the plans were amended to include a 6-foot tall solid fence, with a 3-foot setback from the side yard abutting a street lot line and a landscaping plan, which was reviewed by the Planning and Zoning Commission at the Public Hearing. Subsequent to the Planning and Zoning Commission meeting, the Petitioner again amended the proposed plans to reduce the height to 5-feet and revised the fence elevation to provide a more open style fence. Therefore, the Petitioners are now requesting approval of the following:

**Variation for a 5-foot tall fence to be set back 3 feet from a side lot line abutting a street, instead of the minimum required 5-foot setback.**

### **KEY ISSUES:**

- The Subject Property is zoned R-2 Single-Family and located on the southwestern corner of Wood Street and Maple Avenue. The Petitioners recently occupied the newly constructed home and have applied for zoning relief to allow the proposed fence.
- The initial application did not include landscaping and was included as part of the public notice. The Petitioners have since revised the plans to include landscaping and, therefore, that variation was further removed from consideration.
- Following the Planning & Zoning Commission meeting, the Petitioners revised their application and are now proposing a 5-foot-tall fence, with a revised elevation. The originally proposed setback of 3 feet is maintained. The application reviewed by the Planning & Zoning Commission on January 27, 2026, requested to construct a 6-foot-tall solid cedar fence, including landscaping, 3 feet from the side lot line abutting Wood Street.
- Pursuant to 6.03(b)(4)(d)(ii) of the Village of Palatine Zoning Code - the following standards are established for fences in a side yard abutting a street, abutting another side yard:
  - Fences are required to be set back at a minimum distance of 5 feet from the lot line.
  - Landscaping is required for fences that are set back 10 feet or less from the lot line.
  - Landscaping must be a minimum of 36 inches in height and is subject to Planning and Zoning Department review.
- Upon review of the surrounding area, fences abutting the street and near to the lot line are open-style, and below 6 feet in height.

- In 2024, the Subject Property was granted a Special Use to permit a 15-foot setback from the side yard lot line abutting the street (Wood Street) instead of the required setback of 20 feet for the R-2 zoning district.
- Per the Petitioners' application, the existing parkway (7 feet) along Wood Street establishes a sufficient setback between the fence and the sidewalk. The sidewalk location results in an atypical parkway design. The sidewalk immediately abuts the street as there is no landscaping buffer separating it from the curb edge. The narrative also states that the proposed fence will reduce vehicle headlight glare projecting upon the lot from vehicles exiting the Groves of Palatine subdivision. The Petitioners submitted materials visualizing the light impacts.

**BUDGET IMPACT:**

N/A

**RECOMMENDATION:**

Public Hearing: Planning & Zoning Commission (PZC) meeting on January 27, 2026.

Residents testifying: None.

Vote: The PZC voted 4-3, recommending approval of the Variation. Letters of support and one email objection were also submitted. While staff had recommended denial, with the reduced height to 5 feet, fence elevation revision to a semi-open style and landscaping, Staff now recommends action at the Village Council's discretion.

**ACTION REQUIRED:**

Motion to approve an ordinance granting a Variation to permit a fence in a side yard abutting a street at 158 N. Maple Street.

**ATTACHMENTS:**

None

## **Consider a Motion to Approve the Temporary Closure of Public Streets and Waiver of Fees All Related to the Jaycees' Proposed 2026 Hometown Fest**

### **BACKGROUND:**

The Palatine Jaycees are planning to hold their annual Hometown Fest from Wednesday, July 1 - Sunday, July 5, 2026. This festival is the Jaycees' largest fundraiser of the year, with proceeds going directly back to the community through the many programs they sponsor. The proposed festival hours are as follows:

- Wednesday, July 1: 5 PM - 11 PM (no alcohol served)
- Thursday, July 2: 5 PM - 11 PM (Special Needs Carnival)
- Friday, July 3: Noon - 11 PM (Fireworks at 9:30 PM)
- Saturday, July 4: Noon - 11 PM (Parade Kicks Off at 11 AM)
- Sunday, July 5: Noon - 5 PM

### **KEY ISSUES:**

1. The Jaycees are requesting approval of the following:
  - Waiver of fees for Village services, permits, and licenses.
  - **Temporary closure of Wood Street, between Mozart Street and Oak Street, from Monday, June 29 (5 PM) - Sunday, July 5 for the carnival.** This approval would be subject to access being maintained to the Village Hall and Park District facilities throughout the event.
  - Carnival Setup will begin on Monday evening, June 29<sup>th</sup> and tear down will start Sunday afternoon, July 5<sup>th</sup> and conclude on Monday, July 6<sup>th</sup>.
  - Temporary closure of streets on Saturday, July 4<sup>th</sup> for the parade.
  - The proposed event hours are consistent with what was approved by the Palatine Park District at their December 8, 2025 Board Meeting.
2. The Sanborn School parking lot will be closed starting Sunday, June 28<sup>th</sup> for carnival equipment arrival and set-up. The school and Park District have approved this closure.
3. Any requested overnight security from the Palatine Police Department will be billed and paid for by the Jaycees.

### **BUDGET IMPACT:**

### **RECOMMENDATION:**

Staff recommends action at the discretion of the Village Council.

**ACTION REQUIRED:**

Approve a motion for the Temporary Closure of Public Streets and Waiver of Fees All Related to the Jaycees' Proposed 2026 Hometown Fest.

**ATTACHMENTS:**

None

## **Consider a Motion to Approve the Temporary Closure of Streets for the Palatine St. Patrick's Parade on Saturday, March 14, 2026**

### **BACKGROUND:**

The Petitioner, Vicarious Multimedia, wishes to hold their annual Palatine St. Patrick's Parade event on Saturday, March 14, 2026. Parade setup would begin at 6 AM and the parade would kick off at 11 AM.

### **KEY ISSUES:**

- The event organizer, along with downtown local business sponsors, wish to hold the Palatine St. Patrick's Parade between Village Hall and Wood and Smith Streets and are seeking approval for the temporary closure of streets for staging as well as for the parade route.
- Staging for the parade would occur along Oak Street (in the school driveway and the St. Paul United Church parking lot). The proposed route is west on Wood Street (from Village Hall), then north on Smith Street, ending at Colfax Street. This is similar to the route used in past years.
- The event organizers are in the process of seeking approval from both the St. Paul United Church of Christ and School District 15 (Sanborn School) to utilize their properties for staging.
- Vicarious Multimedia is working with sponsors and businesses in the downtown (Durdy Nellie's, JL's Pizza & Sports Bar, Tap House Grill and TJ Obriens Bar & Grill). Staff is recommending that the Village cover 50% of the overtime costs for any Police services for the event. The event organizer, with sponsors, would cover the other 50%. It is anticipated that the 50% cost will be approximately \$900.
- In addition, a draft list of conditions has been prepared, which includes the requirement for Vicarious Multimedia to reimburse the Village for 50% of any Police/Fire/Public Works services for the event. Additionally, the Village Manager shall have the authority to cancel the parade in the event of inclement weather.
- The event organizer is requesting to waive the Usage Fee for the use of public streets (ROW) as this event is not generating any profit and is designed for the community.

### **BUDGET IMPACT:**

### **RECOMMENDATION:**

Action is at the discretion of the Village Council.

### **ACTION REQUIRED:**

Motion to approve the temporary closure of streets for the 'Palatine St. Patrick's Parade'

on Saturday, March 14, 2026, waiver of 50% of the police overtime expenses and waiver of the public street usage fee.

**ATTACHMENTS:**

None

## **Consider a Motion Designating the Village Council as the Public Hearing Body for the Proposed Recodification of the Palatine Code of Ordinances, Including Appendix A: Zoning Ordinance and Appendix B: Subdivision, Site Development, and Floodplain Regulations**

### **BACKGROUND:**

Pursuant to Illinois Statute 50 ILCS 220/2, the Village Council is authorized to codify and publish ordinances that have the force and effect of law for the Village of Palatine, arranged into a comprehensive system commonly referred to as the Palatine Code of Ordinances.

Village staff have spent the last five or more years updating each chapter of the Code of Ordinances. Since the last recodification was completed in 1976, the Village was due for a recodification, which is generally recommended every ten years. As part of the 2024 budget, the Village Council approved funding for a comprehensive recodification project, anticipated to take 18 to 24 months to complete. The project commenced in April 2024 and is expected to be completed in March 2026, with the Council's vote on approval.

### **KEY ISSUES:**

- Staff anticipates bringing the recodified Code of Ordinances, including Appendix A and Appendix B, before the Village Council on March 2 for consideration and approval. The Code recently underwent a comprehensive recodification process to reorganize, update, and modernize local laws and regulations, improve clarity, and eliminate inconsistencies.
- Included in the recodification were changes to the Zoning Ordinance. Pursuant to Section 14.06 of the Zoning Ordinance, any proposed amendment requires a public hearing.
- The proposed amendments to Appendix A – Zoning Ordinance include relocating certain sections from Appendix A into the Code of Ordinances. These sections address administrative procedures rather than zoning regulations and are more appropriately housed within the Code of Ordinances. In conjunction with the ongoing recodification of the Palatine Code of Ordinances, the existing Appendix A – Zoning Ordinance will be repealed and replaced in its entirety with a newly recodified Appendix A – Zoning Ordinance.

### **BUDGET IMPACT:**

N/A

**RECOMMENDATION:**

Staff recommends Council designate Village Council as the public hearing body for the proposed recodification of the Palatine Code of Ordinances, Including Appendix A: Zoning Ordinance and Appendix B: Subdivision, Site Development, and Floodplain Regulations.

**ACTION REQUIRED:**

Designate Village Council as the public hearing body for the proposed recodification of the Palatine Code of Ordinances, Including Appendix A: Zoning Ordinance and Appendix B: Subdivision, Site Development, and Floodplain Regulations.

**ATTACHMENTS:**

None

## Consider a Motion to Award a Contract for the 2026 Street Resurfacing Program

### BACKGROUND:

On a yearly basis, the Village of Palatine undertakes a street resurfacing program designed to achieve the Village's stated goal of having all streets at the "good" level as defined by the COE-APWA Micro Paver Program. Thirty-nine (39) sections of streets were identified for resurfacing, totaling approximately 5.9 miles. In addition, the proposed work includes inlet repairs, sidewalk replacement for ADA accessible ramps, curb/gutter replacement, along with base course repairs.

### KEY ISSUES:

- The street resurfacing program's major funding source is the State Motor Fuel Tax (MFT) fund. Thus, bidding and contract awards must be in accordance with IDOT procedures.
- On Tuesday, January 20, 2026, six bids were received that were properly prepared, with affidavits completed and signatures executed, and therefore found to be compliant.
- The 2026 contractual program budget is \$3,640,000. The low bid for the contractual resurfacing work is 18.1% under the 2026 Adopted Budget.
- Builders Paving, LLC of Hillside, Illinois submitted the lowest compliant bid in the amount of \$2,980,188.

### BUDGET IMPACT:

Funds have been budgeted in the 2026 Capital Improvement Program. The low compliant bid will result in savings of approximately \$660,000.

### RECOMMENDATION:

Staff recommends that the contract for the 2026 Street Resurfacing Program be awarded to Builders Paving, LLC of Hillside, Illinois in the amount of \$2,980,188.

### ACTION REQUIRED:

Motion to award the contract for the 2026 Street Resurfacing Program to Builders Paving, LLC of Hillside, Illinois in the amount of \$2,980,188.

### ATTACHMENTS:

None

## **Consider a Supplemental Resolution Appropriating \$321,288 of Motor Fuel Tax Funds for the 2025 Street Resurfacing Program**

### **BACKGROUND:**

Approximately 7.44 miles of local roadway were improved as part of the 2025 Street Resurfacing Program. The scope of work included pavement resurfacing, patching, curb and gutter replacement, sidewalk replacement, drainage structure repairs, and pavement markings. These improvements were completed in Summer of 2025.

During the final close-out paperwork process, it was identified that the original Motor Fuel Tax (MFT) resolution approved by Council did not fully align with the actual expenditures incurred for the project. The Illinois Department of Transportation (IDOT) requires that all MFT funded expenditures be supported by an approved resolution reflecting the correct amounts.

### **KEY ISSUES:**

- This proposed resolution appropriates an additional \$321,288 to reconcile the previously approved funding with the final project costs.
- Approval of this resolution will allow the Village to remain in compliance with IDOT requirements and properly document the use of MFT funds for work that has already been completed.

### **BUDGET IMPACT:**

N/A

### **RECOMMENDATION:**

Staff recommends that the supplemental resolution appropriating \$321,288 of Motor Fuel Tax funds for the 2025 Street Resurfacing Program be approved.

### **ACTION REQUIRED:**

Motion to approve the supplemental resolution appropriating \$321,288 of Motor Fuel Tax funds for the 2025 Street Resurfacing Program.

### **ATTACHMENTS:**

None

## Consider a Motion to Approve the Purchase of Asphalt Surface, Binder, and Cold Patch in 2026

### BACKGROUND:

The Village typically uses approximately 7,000 tons of hot-mix asphalt surface course in an average year. The bulk of it is used during the annual in-house street resurfacing program. Twenty-eight sections of streets were identified to be resurfaced in-house, totaling approximately 5.31 miles. Asphalt surface and binder course are also used for water main break restoration and deep cut patching. Unique paving material (UPM), also known as cold patch, is used for patching during the winter when temperatures are too cold to use hot-mix. The award of this contract supports the in-house resurfacing of 28 streets.

### KEY ISSUES:

- The Village participated in a joint bid for roadway maintenance materials coordinated with the Village of Arlington Heights.
- On Wednesday, January 7, 2026, two bids were received and opened by the Village of Arlington Heights. The low responsive and responsible bidder was Builders Asphalt, LLC of Hillside, Illinois.
- Raw material costs are not the only item considered when evaluating the bid. Mileage from the individual asphalt plants to the Public Works facility was considered when evaluating the bids. A multiplier of \$2.16 per ton per mile was added to the unit prices based on average heavy-duty truck operation rates. The plants range in distance from 9.6 to 24.7 miles, adding \$20.74 up to \$53.35 to the unit prices. While Builders Asphalt had the highest unit price of the bidders, their three plants are the closest to Public Works, thus making them the lowest bidder after factoring in the mileage multiplier.
- Builders Asphalt unit prices are \$71 per ton for surface, \$69 per ton for binder, and \$175 per ton for cold patch.
- Based on the streets to be resurfaced in-house this year and average amounts used for routine repairs, Staff anticipates using approximately 7,000 tons of hot-mix asphalt surface course, 1,000 tons of hot-mix asphalt binder course, and 100 tons of UPM cold patch, amounting to \$583,500.
- But for this cooperative bid, cost increases of at least 5% were anticipated. Last year, the cost was \$68 per ton for surface, \$66 per ton for binder, and \$175 per ton for cold patch. Participating in the joint-bid allowed for economies of scale, resulting in a small increase of 4.5% this year for surface and binder, which are the most-used materials. There was no increase for cold patch.

### BUDGET IMPACT:

Funds have been appropriated in the 2026 Capital Improvement Program and the

Operating Budget to accommodate these material purchases.

**RECOMMENDATION:**

Staff recommends awarding the contract to Builders Asphalt to purchase asphalt surface, binder, and cold patch for the 2026 season.

**ACTION REQUIRED:**

Motion to award the contract to Builders Asphalt, LLC of Hillside, Illinois to purchase asphalt surface, binder, and cold patch for the 2026 season.

**ATTACHMENTS:**

None

## **Consider a Motion Authorizing the Village Manager to Request Proposals for Electrical Power and to Enter into Agreements**

### **BACKGROUND:**

In 2007, the deregulation of the electrical industry in Illinois was completed with the separation of power suppliers from power distributors. In northern Illinois, this essentially meant that Commonwealth Edison (ComEd) would no longer be the sole provider of power to homes and businesses. The Village opted to join the Northern Illinois Municipal Electric Cooperative (NIMEC) in 2007 and then in 2009 opted to separately bid out our energy on our own. The Village's load profiles were found advantageous to power suppliers when not merged with less desirable profiles or municipalities which are lower total power consumers.

The Village obtained favorable rates and entered into a two-year agreement for 2009-2011 and biannual contracts again in 2013, 2015, 2017, 2019, 2021, 2023 and 2025. Our current energy only rates are 4.73 cents per kilowatt hour for facilities and 3.69 cents per kilowatt hour for street lighting, which is well below the default rate, if not competitively bid. The futures market for 2027 now looks favorable and thus we recommend testing the marketplace.

This year, Staff is again recommending we seek bids to extend electric power service beyond our current contract set to expire in the first half of 2027. If we do nothing, our street light energy costs will automatically default to the ComEd hourly rate which would average higher than our current rates and those anticipated through an independent bid process.

### **KEY ISSUES:**

- Bids would be taken from a third-party supplier in February of 2026.
- The proposed agreements will run from May 2027 to May 2029.
- Soliciting and obtaining bids does not commit the Village to either accept the rate or to pay any penalties.
- The Village will still have the option of going with the ICC/ComEd rate if bid results are unfavorable.
- Similar to the bond market, electric rates will vary from day-to-day, if not from hour-to-hour. Once a rate is received, the Village will have to execute a contract within a 3-to-4-hour time period. Accordingly, the Village Manager would need the authority to execute a contract with a third-party supplier if the rate received is deemed to be in the best interest of the Village.
- It is proposed to bid certain facilities as one bid package and streetlights in another bid package to tailor preferred load profiles.

**BUDGET IMPACT:**

No impact for the 2025 budget but the potential to lower long term costs and bring budgetary certainty.

**RECOMMENDATION:**

Authorize the Village Manager to directly solicit bids for electrical energy, as well as executing contracts with third party power suppliers if it is in the best interest of the Village to do so.

**ACTION REQUIRED:**

Motion authorizing the Village Manager to request proposals for electrical power and to enter into agreements

**ATTACHMENTS:**

None

## **Consider a Resolution Approving a Planned Development Security Deposit Reduction for Slade Street Crossing**

### **BACKGROUND:**

Slade Street Crossing is a 5-lot single-family residential planned development that was approved in March, 2024. In addition to the Public Improvements' Security Deposit, all residential planned developments are required to submit a Planned Development security deposit of \$10,000/unit to ensure the completion of each home site. The Planned Development security deposit is maintained until the Certificate of Occupancy is issued for each dwelling unit. An additional two homes received their Certificates of Occupancy (4 out of the 5 lots). Thus, the Petitioner is requesting approval of the following:

### **A \$20,000 Planned Development Security Deposit Reduction for Slade Street Crossing.**

### **KEY ISSUES:**

- As required by Code, a \$50,000 Planned Development Security Deposit was submitted to the Village to either ensure the completion of each home (5 total) or to restore the site, if the developer did not complete the construction of the homes.
- An additional two homes have been recently completed (4 of 5 total) and received Certificates of Occupancy.
- After the requested reduction, the Village still retains both the remaining \$10,000 Security Deposit for the final home and the remaining Public Improvements' Security Deposit.

### **BUDGET IMPACT:**

NA

### **RECOMMENDATION:**

Staff recommends approval of the requested Planned Development Security Deposit reduction.

### **ACTION REQUIRED:**

A motion to approve a resolution granting a Planned Development Security Deposit Reduction for the Slade Street Crossing Subdivision.

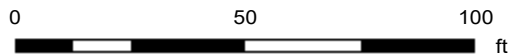
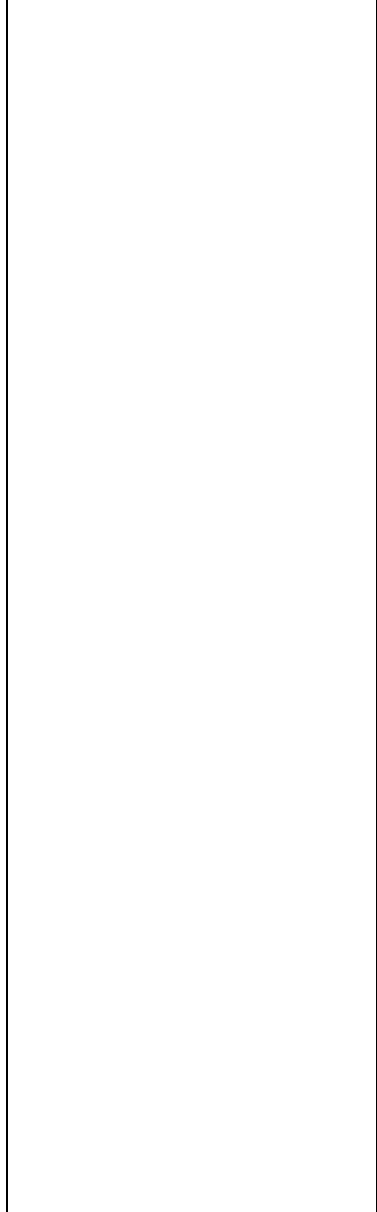
### **ATTACHMENTS:**

1. Aerial Map
2. RES SLADE ST PD SD reduction



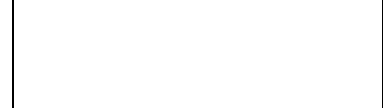


**Legend**



Print Date: 7/28/2025

**Notes**



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

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION AUTHORIZING A REDUCTION OF A PLANNED DEVELOPMENT SECURITY DEPOSIT FOR SLADE STREET CROSSING SUBDIVISION, PURSUANT TO THE VILLAGE OF PALATINE MUNICIPAL CODE, APPENDIX A, PLANNED DEVELOPMENT, SECTION 13.07**

**WHEREAS, on the 11<sup>th</sup> day of March, 2024, GWR Enterprises LLC for good and valuable consideration agreed to complete the construction of each single-family home in the Slade Street Crossing Subdivision; and**

**WHEREAS, pursuant to Section 13.07 of Appendix A of the Palatine Municipal Code, an owner or developer of a Planned Development is required to deposit certain security or evidence thereof with the Village of Palatine to guarantee the completion or removal and restoration of any incomplete dwelling unit (s) of ; and**

**WHEREAS, in the matter of the Slade Street Crossing Subdivision, located at 37 N. Plum Grove Road, a Planned Development Security Deposit in the amount of \$50,000 was deposited with the Village of Palatine on the 11<sup>th</sup> day of March 2024 to ensure the completion or removal and restoration of a dwelling unit (s); and the Village of Palatine has issued Certificates of Occupancy for the homes at 8 and 12 E. Slade Street, said security deposit may be reduced by \$20,000 (\$10,000/unit), with \$10,000 remaining to secure the completion of the remaining one home in Slade Street Crossing .**

**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 A Section 13.07 be and is hereby granted for the completed homesites having a value of \$20,000 and the Planned Development Letter of credit is hereby reduced to \$10,000.**

**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**