



**PLANNING AND ZONING COMMISSION
FEBRUARY 10, 2026 AT 7:00 PM**

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

AGENDA

REGULAR MEETING

7:00 PM

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
 - A. PZC Minutes 1-27-2026
- IV. PUBLIC HEARING**
 - A. Special Use for a Unique Use at 2105, 2111, and 2115 N. Rand Road
 - B. Preliminary Planned Development to allow a 40-unit townhouse development for the property at 885 W, Dundee Road and 1490 N. Quentin Road
- V. PUBLIC COMMENT**
- VI. ADJOURNMENT**



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

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

RESULT:	APPROVED
MOVER:	Bettenhausen
SECONDER:	Kolososki
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Eric Friedman, Rodney Bettenhausen, Robert Kolososki
NAYES:	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 8th, 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 9th, 2026

RESULT:	APPROVED
MOVER:	Cavanaugh
SECONDER:	Roth-Wurster
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Eric Friedman, Rodney Bettenhausen, Robert Kolososki
NAYES:	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 8th, 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. Staff determined 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 9th, 2026.

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

V. PUBLIC COMMENT

No one came forward

VI. ADJOURNMENT

RESULT:	MOTION APPROVED BY VOICE
MOVER:	Schubert
SECONDER:	Cavanaugh
AYES:	None
NAYES:	None

MEETING ADJOURNED AT 8:15PM

SUBMITTED BY:

Annette Schwab
Customer Service

Special Use for a Unique Use at 2105, 2111, and 21

STAFF REPORT:

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ben Vyverberg

PETITIONER: Kurt Kassulat - Northwest Trucks, INC. (Northwest Trucks)

PLAN NUMBER: SU-000238-2026

BACKGROUND:

The Subject Property is zoned B-5 and was annexed into the Village in 1994. It consists of 3 separate lots, with the building and parking lot being confined to the 2 lots fronting on Rand Road. Historically, this property operated as a used auto dealership prior to its annexation and Top Notch auto obtained a Special Use for used auto sales and repair in 1994, after a period of vacancy on the property. The 3.64-acre property has functioned as a used auto and repair dealer consistently since annexation and was most recently transferred to the last recent user in 2021. Northwest Trucks has also operated on N. Rand Road (across the street from the Subject Property), since annexation into the Village in 1989. Northwest Trucks and the Village entered into an annexation agreement in 1988, prior to receiving the initial special use to allow for truck, trailer, and parts' sales, in addition to truck repair of said trucks. The Petitioner expanded the original use to 2200 N. Rand Road in 2021. The Petitioner indicates that the business is operating at 110% capacity and has a contract to purchase the Subject Property and is therefore requesting the following:

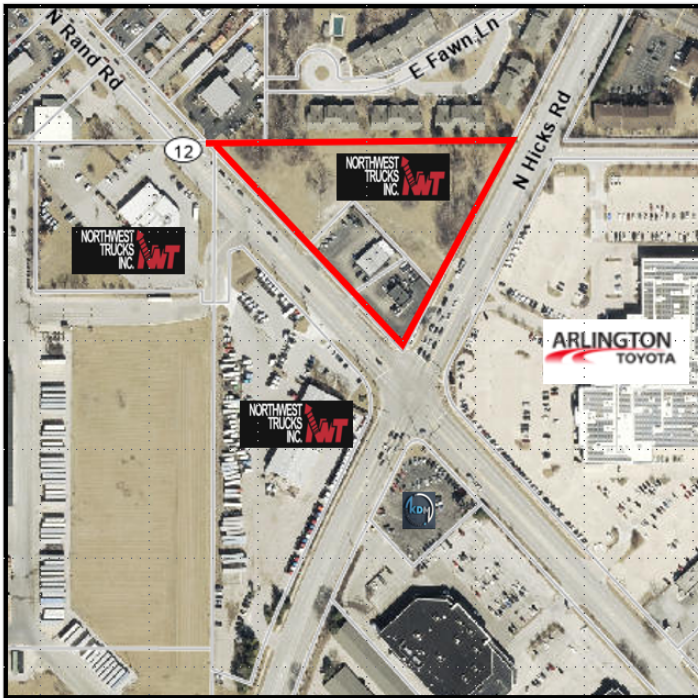
Special use for a Unique Use to allow for truck, trailer, and parts' sales for the property at 2105, 2111, and 2115 N. Rand Road

KEY ISSUES:

- The Subject Property is zoned B-5 - *Highway Business District*, which is the zoning district specific to and only eligible for properties along the Rand Road corridor that are able to maintain this zoning classification. Additionally, the legislative intent for uses in the B-5 district is as follows: ***The purpose of the B-5 Highway Business District is to provide for intensive retail or wholesale***

sales, with appeal on a regional basis.

- In addition to the proposed use, this section of Rand Road has historically functioned as an area for car and vehicle sales. With Arlington Toyota on one corner, the previous used auto sales and repair on the Subject Property, Northwest Trucks operating on the south side of Rand Road, and KD motorsport used auto sales operating diagonally across Hicks Road:



- Northwest Trucks operates a full-service truck dealership, including parts sales, service sales, and new and used truck sales for Class 6, 7, and 8 commercial and municipal sales at their main buildings at 2120 and 2200 N. Rand Road. The main location also allows for repair activities through both the initial buildings and subsequent additions, and expansions.
- For this location, the site and existing building would not accommodate truck repair activities and therefore, the proposed use of the building and parking lot is as follows:
 - Overflow sales vehicles would be parked in the parking lot (cabs only - 25-50);
 - Employee parking spaces: 10-12 passenger vehicles;
 - 2–3 storage trailers; and
 - Overflow parts storage and sales within the existing buildings.

- The business plan further indicates that the offices will be open from 7 AM to 5 PM Monday-Friday and 9 AM - 12 PM on Saturday. The parts and service hours for the existing use are from 7 AM - 12 AM Monday - Friday and 7 AM- 4 PM on Saturday and Sunday.
- The Subject property maintains existing access on Rand Road and Hicks Road. The proposed special use and site plan would maintain the existing access, parking lot and the surrounding trees and landscaping on the northern and western sides of the lots. The business plan indicates that there are existing portions of the parking lot and areas which have fallen into disrepair would be further maintained as part of the occupancy. Staff notes that any pavement or access repair in the Hicks Road or Rand Road right of way will require IDOT approval. Any other repair would be subject to a building permit and Village review.
- There is one existing freestanding sign on the subject property, which the Petition could amend to change the business name, in addition to any allowable building signage. Any proposed signage would be subject to the B-5 zoning distinct requirements.
-

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

The petitioner is requesting to construct a Special Use for a unique use to accommodate the further expansion of the existing business. The petition and proposed plans will produce a negative impact upon the value of the surrounding area. Furthermore, the proposal meets the standards of the remaining standards of the R-2 zoning district.

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

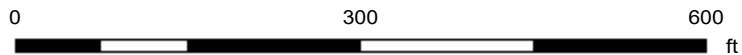
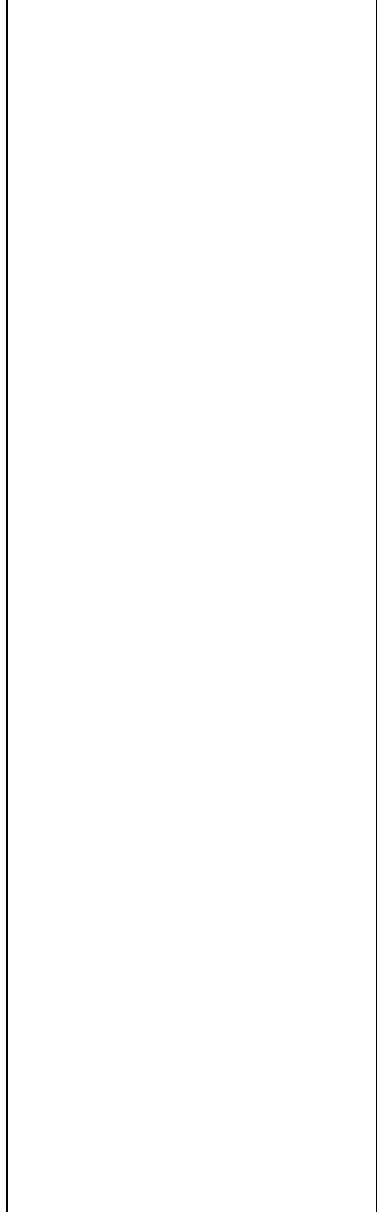
- 1. The Special Use shall substantially conform to the site plan attached hereto and the business plan, dated January 9, 2026, except as such may be changed to conform with Village Codes and Ordinances.**
- 2. The final fencing, screening plan, or landscaping plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.**
- 3. The final vehicle parking and layout plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.**

ATTACHMENTS:

1. Aerial Map
2. Site plan update 01092026
3. Business Plan 2111-2115_update
4. Special Use application
5. Public Notice



Legend



Print Date: 1/30/2026

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.



Rand Rd

Rand Rd

N Rand Rd

12

N Hicks Rd

N Hicks Rd

N Hicks Rd

N Hicks Rd

N Hic

Top Notch Auto Repair

All In Auto
Used car dealer

**Buildings and
current pavement
to remain as is at
this time**

Northwest Freightliner
Truck dealer



2120 Rand Road • Palatine, IL 60074
847-991-0900 • FAX 847-991-9768



DETROIT DIESEL

January 9, 2026

Re: Business Plan

Proposed Property: 2105 N. Rand Road, 2111 N. Rand Road and 2115 N. Rand Road, Palatine, IL

Northwest Trucks, Inc. (NWT) is located at 2120 Rand Rd., Palatine, IL. 60074, corner of Rand Rd. and Hicks Rd. We operate a full-service truck dealership which includes parts sales, service sales and new/used truck sales for class 6, 7 and 8 commercial and municipal trucks. The facility was built in 1984 with an addition added in 1992 to help with continued growth in our business. NWT employs about 70 parts and service personnel, with parts and service sales roughly \$21,000,000 annually. We sell between 600 and 800 trucks annually with truck sales around \$120,000,000 annually. Our customer base for all services includes several companies and municipalities throughout the Chicagoland area. Our offices are open from 7:00AM – 5:00PM Monday thru Friday and 9:00AM – 12:00PM Saturday with parts and service hours 7:00AM – Midnight Monday thru Friday and 7:00AM – 4:00PM Saturday and Sunday.

NWT currently is operating at maximum capacity for our current facility in respect to our parts storage and counter sales areas. We have no more office space to add sales personnel workstations and currently have no conference room areas. This is even after our expansion with the property at 2200 N. Rand Rd. We are currently busting at the seams for our operation and are operating at about 110% utilization of our current facilities. Our plan to purchase the property adjacent to us at 2105 N. Rand Road, 2111 N. Rand Road and 2115 N. Rand Road, Palatine, IL would benefit us the community and would utilize a currently underutilized and none performing property in Palatine. This addition to our current operation would allow us to expand our operation in the following manner:

We anticipate parking maybe 2-3 storage trailers on the property towards the back, behind the building. If that possess an issue we don't need to park any trailers there. For the truck/tractors we would park at any given time between 25 and 50 trucks (cabs only) there and maybe 10-12 passenger vehicles. Passenger vehicles would be parked in front of the larger building numbered 2111 Rand Rd. and the trucks would be mostly parked on the NW side of that same building.

Kurt R. Kassulat,
President

Background Information	PETITIONER(S) Kurt Kassulat		Business Name (if applicable) Northwest Trucks, Inc.	
	Subject Property Address 2105, 2111, & 2115 N. Rand Rd., Palatine, IL 60074			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Address		City/State/Zip Code	
	Telephone	Fax	Email	
	Relationship to Petitioner (contractor, architect, etc.)			
	TYPE OF APPLICATION (check one) <input type="checkbox"/> Special Use <input type="checkbox"/> Special Use Amendment <input type="checkbox"/> Variation			
	Existing Zoning District B-5 Highway Business	Existing Land Use B-5 Highway Business	Proposed Land Use B-5 Highway Business	
	Generally describe your request: Request to amend current authorization special use of the property located at 2120 Rand Rd., to also include the property located at 2105, 2111, & 2115 N. Rand Rd., Palatine, IL 60074 for the purpose of storing and selling of truck parts and trucks.			

- Required Materials**
- Filing Fee of \$ _____
 - Application Form
 - Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
 - Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
 - Real Estate Interest Disclosure Form (see attached)
 - Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)
 - Business Plan (if applicable; including, but not limited to nature of business, hours of operation, number of employees, and menu)

- Additional Materials (as required by the Village)**
- Elevation Plan (front, side, and rear elevations of a proposed building), and/or Floor Plan (proposed interior layout) – **one 11x17 copy of each plan, electronic versions preferred**
 - Engineering Plans (must indicate existing conditions, topography, storm water management, tree preservation, utility connections, detention calculations, and a cost estimate)
 - Photographs (e.g. ground-level or aerials)
 - Other materials as deemed necessary by the Village

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.05 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. ***If you are applying for a Variation only, you do not need to answer these items.***

1. The use is deemed necessary for the public convenience at that location
 This would allow addition ability to provide more variety of services and increased supply of parts to the surrounding communities

2. The use is designed, located, and proposed to be operated that the public health, safety and welfare will be protected
 This property has been used in the past as a dealership in the past and there would be no change that would cause any negative safety or health but help surrounding property values.

3. The use will not cause substantial injury to nearby property values
 Property is currently a declining business, so full utilization with proper maintenance and upkeep to the property would do nothing but help surrounding property values.

4. With respect to live entertainment uses, the use shall not:
 a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
 b. Impose undue health, sanitation or safety burdens on the village
 c. Create excessive demands on the Village of Palatine Police Department
 d. Be of a nature otherwise prohibited by law or village ordinance

5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, February 10, 2026 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use for a Unique Use

The Subject Property is located the corner of Rand Road and Hicks Road, consists of 3 separate lots, and is commonly known as 2105, 2111, and 2115 N. Rand Road

The Petitioner is requesting a Special Use for a unique use to allow truck, trailer, and parts sales, at the Subject Property. This proposal is an expansion of Northwest Trucks, Inc. from its current location at 2120 and 2200 N. Rand Road. The business plan and site plan indicate that the Petitioner would initially utilize the existing parking lot and buildings for vehicle/truck/trailer parking and employee offices, parts supply storage, and meeting rooms.

The above petition has been filed by Kurt Kassulat, Northwest Trucks, Inc., contract purchaser, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: SU-000238-2026 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 22nd day of January 2026

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 2105, 2111 + 2115 N. RAND RD

County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 22ND day of JANUARY, A.D. 2026, and the last publication thereof was made on the 22ND 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 22ND 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 22ND day of JANUARY A.D., 2026.

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

Preliminary Planned Development to allow a 40-unit

STAFF REPORT:

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ben Vyverberg — Director of Planning and Zoning

PETITIONER: David Schwatz - Cornersite

PLAN NUMBER: PPD-0000014-2025

BACKGROUND:

The Subject Property, approximately 4.8 acres, is presently located in unincorporated Cook County and the developer (contract purchaser) has applied for preliminary planned development review to allow for a 40-unit rental townhouse development (8.26 units/acre). Historically, the property functioned as a gas station and car wash for many years, until the gas station improvements were demolished, and the site cleared for ultimate redevelopment purposes.

The Subdivision directly south of the Subject Property — Lakeside Estates is located in the Village. Additionally, excepting the property directly west, the adjacent subdivision along W. Aspen Court (Lakewood's Aspen Woods Resubdivision) is also incorporated, with both subdivisions following the R-2 zoning standards. Deer Grove- West, part of the Cook County Forest Preserve, is located directly across W. Dundee Road from the Subject Property.

As part of the Preliminary Planned Development application, the property owners concurrently submitted an annexation application. That application would not be acted upon by the Village Council until the final planned development and related zoning petitions are reviewed by the Village Council in the future.

Therefore, the Petitioner is requesting:

Preliminary Planned Development Approval to allow 40 townhouse units at the Subject Property

KEY ISSUES:

- The Subject Property is presently located in unincorporated Cook County and maintains a C-3 — General Service District zoning destination. Per the Cook County Code, the C-3 district is intended for more intensive service and small business uses compared to other preceding commercial districts. The C-3 district uses are typically located at intersections along major thoroughfares:



Cook County Zoning Map

- The C-3 district permits such uses as grocery stores, restaurants, gas stations, movie theaters, professional offices, and community center buildings.

ARCHITECTURE and DESIGN:

- The Petitioner is proposing a 40-unit rental townhouse development, with access provided along W. Dundee Road (right-in/right-out) and Quentin Road (full-access). The overall proposed density is 8.26 units/acres. The 40 units are divided between 10 buildings, with the 8 periphery buildings being 2-stories and the 2 center buildings being 3-stories. All units feature 2-car garages and driveway apron parking for 2-cars. There are also 16 parking spaces located throughout the development area for a total of 176 spaces. The overall parking

ratio is 4.4 spaces/unit.

- The front yard setbacks along W. Dundee Road and N. Quentin Road range from 30-39 feet.
- Within the units, there are four different units types — A-D. 16 units are model A; 12 units are model B; 8 units are model C; and 4 units are model D:

- | Model Type | Square footage | # of Stories | Bedroom/bathroom |
|-------------------|-----------------------|---------------------|-------------------------|
| A | 2,429 | 2 | 3/2.5 |
| B | 2,206 | 2 | 3/2.5 |
| C | 2,296 | 3 | 3/2.5 |
| D | 2,255 | 3 | 3/2.5 |

- The contemplated building materials include facebrick, James Hardie board, lap siding, vinyl windows, and architectural shingles. In addition to the differing unit models, the 10 buildings are a mixture of 3-unit and 4-unit buildings, with the central interior buildings being 5-units. The development narrative indicates anticipated initial rental rates from \$3900-\$4500/month.
- The units also provide at-grade patios for the 2-story homes and balconies and patios for the 3-story homes within the center of the site. There is also a transitioning sidewalk connecting the 3-story buildings and sidewalks would be extended along both the W. Dundee Road and Quentin Road frontages.
- The developer has completed similar rental townhouse developments in Highland Park, Northbrook, and Mount Prospect, as further identified below:

Highland Park - www.425bloom.com

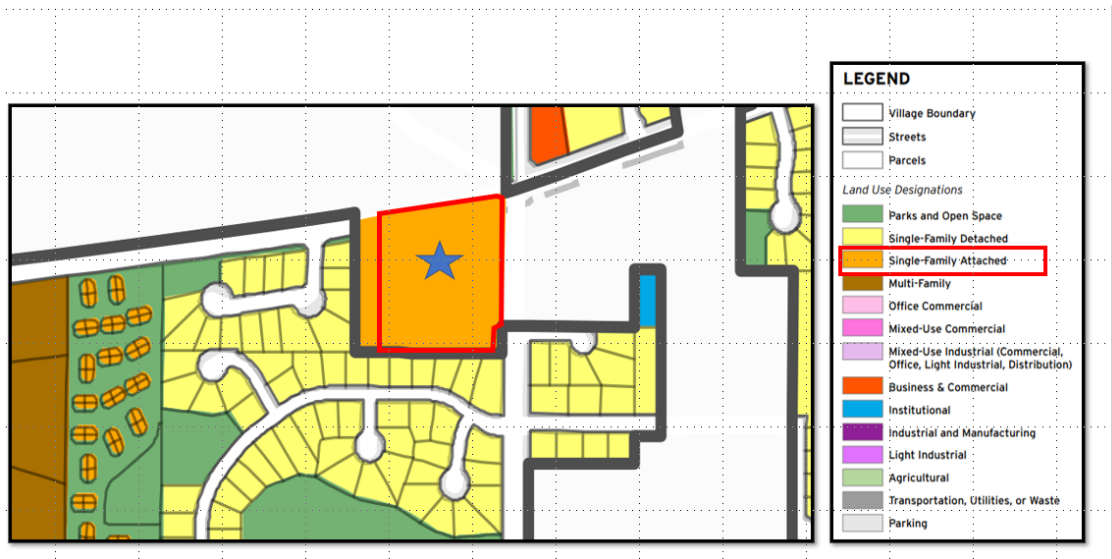
Northbrook - www.pointedrive.com

Mount Prospect - www.lionsparkrow.com

- In addition to the curb cuts along W. Dundee Road and N. Quentin Road, a 28-foot wide private drive transitions through the property, with a termination point in the northeast corner of the site, with a 5-foot inset to allow for backing maneuvers for the adjacent driveways. At the southwest corner of the site, there is also a 5-foot turnaround area for the adjacent driveways. This area is also noted as a potential expansion connection for the property directly west of the Subject Property. Staff notes that this property is not part of the proposed development and is under separate private ownership, but Staff recommended

the inclusion of this potential access point to provide, as an alternative to the ultimate redevelopment of that property. That property also maintains a C-3 zoning designation in Cook County.

Village of Palatine 2025 Comprehensive Plan - Future Land Use map & legend



- The current comprehensive plan envisions an attached single-family development for this property. At 8.26 units/acre, the proposed development is within the typical density levels for similar developments within the Village. Additionally, in 2001, the Village Council adopted a sub-area plan for this property, which indicated that attached single-family uses were appropriate for the site and also envisioned the gas station/car wash remaining. That plan also recommended 40-foot setbacks for those homes abutting single-family residential subdivisions in Palatine and lower-profile building heights in these areas. The proposed plans provide 40-foot setbacks on the southern and western sides and are 2-stories in height for these areas.

ENGINEERING

- The Subject Property grades north to south, with an approximately 9-foot grade differential across its 481-foot expanse. The previous gas station and car wash maintained 4 curb cut access points onto Quentin and Dundee Roads. For the proposed development, the W. Dundee Road access will be right-in/right-out, with a full-access planned in the southeast corner of the property on N. Quentin Road. There is a mountable median in this section of Quentin Road, which will

allow vehicles exiting to turn left and head north on Quentin Road and access to travel west on Dundee Road.

- Village utilities exist in the area and the proposed engineering plans would connect therein. Village water would be connected and looped from the existing water lines on the south side of W. Dundee Road and the east side of N. Quentin Road. The sanitary line would extend and connect to the existing sanitary sewer on the west side of Quentin Road.
- The stormwater management for the site would generally maintain the existing grades and collect all the stormwater throughout the site. This would be accomplished through a series of storm manholes and catch basins to transition the stormwater into the stormwater basin/pond in the southeast corner of the site. The pond would be constructed with retaining walls and would maintain a bottom elevation of 778.5 and a high waterline of 785. The Village Engineer has reviewed and conditionally accepted the preliminary engineering plans.
- The preliminary landscaping and screening plan includes a privacy fence along the southern and western sides of the property, in addition to evergreen/deciduous trees and privacy plantings upon a landscaped berm along the frontages of W. Dundee and N. Quentin Roads. Plantings are planned throughout the site, with foundational planting, with additional trees/shrubs throughout the site.
- Two existing billboards are present on the property at the northwest and southeast corners of the site. Per Code, off-site signage is not permitted within the Village. The existing southeast billboard has an expiring lease in a year and would be terminated and removed upon the Petitioner's closing on the property. The northwest billboard and LED sign has 12-years remaining on the lease. The Petitioner confirms the intention to remove the billboard as soon as is possible.

STANDARDS FOR A PLANNED DEVELOPMENT:

(a) *Standards for all planned developments.* All planned developments shall comply with the following general standards.

- (1) The planned development shall be designed, located and proposed to be operated so that the public health, safety and welfare will be protected.**
- (2) The planned development shall not cause substantial injury to the value of other property in the area in which it is located.**
- (3) The establishment of the planned development shall not impede the normal and orderly development and improvement of surrounding property.**
- (4) Adequate utilities, access roads, drainage and/or other necessary**

facilities have been or are being provided.

(5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

STAFF RECOMMENDATION:

The Subject Property is located in unincorporated Cook County and functioned as a gas station and car wash for many years therein, until its ultimate demolition and preparation for redevelopment. Over the last 25 years, the Village has adopted Comprehensive Plans recommending that attached single-family residential uses are appropriate for the Subject Property. The proposed plan complies with many of the previously contemplated requirements and also provides a potential access point for the future redevelopment of the unincorporated property directly west of the Subject Property. Staff is also recommending that final architectural plans and elevations are submitted in a manner acceptable to the Village to ensure that the final plans do not ultimately create a wall effect along Dundee and Quentin or within the site. As previously noted, the engineering plans were conditionally approved by the Village Engineer. Therefore, Staff recommends approval of the Preliminary Planned Development, subject to the following conditions:

- 1. The Final Engineering Plans and Final Engineer's Estimate of Probable Cost shall be submitted and revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning.**

- 2. A Public Improvement letter of credit shall be submitted in a manner acceptable to the Village Engineer and a Planned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning. A separate letter of credit shall be submitted in a manner acceptable to the Village Attorney and Director of Planning and Zoning to ensure the ultimate removal of the billboard in the northwest corner of the property. The construction schedule and timing of construction for the 3-unit building in the northwest corner of the property shall be determined in a manner acceptable to the Village of Palatine and in consideration of the adjacent existing billboard on the property.**

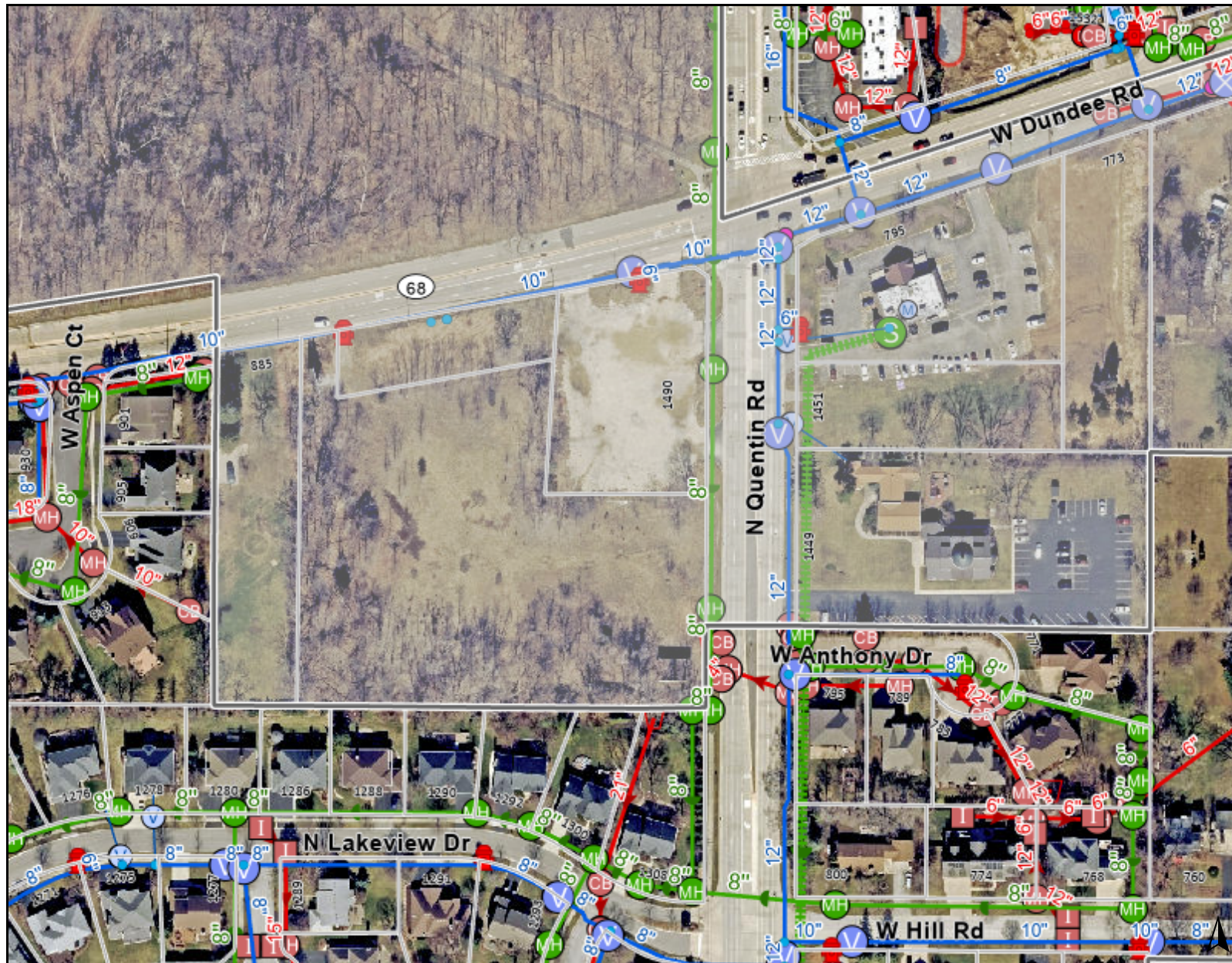
- 3. Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village Engineer.**

- 5. The preliminary and final plat of consolidation (subdivision) shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning and Village Engineer. The plat should include all necessary easements and any required maintenance language, in a manner acceptable to the Village Engineer.**

6. **Recording fees in the amount of \$600 shall be submitted.**
7. **A construction management plan indicating the proposed material delivery routes and contractor parking areas, shall be submitted to the Village Engineer and Director of Planning and Zoning.**
8. **All required extra agency (e.g. IDOT, CCHD, MWRD) permits shall be submitted in a manner acceptable to the Village Engineer.**
9. **The final architecture and elevation plans shall be revised and submitted in a manner acceptable to the Village.**
10. **The final landscaping/screening plan shall be submitted in a manner acceptable to the Director of Planning and Zoning. This would include the final proposed fencing plan and elevation for the proposed fencing plan on the southern and western sides of the property.**
11. **The final rules and regulations summarizing the requirements for the townhouse operations shall be submitted in a manner acceptable to the Village Attorney and the Director of Planning and Zoning.**

ATTACHMENTS:

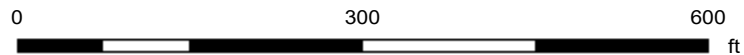
1. Aerial Map
2. Aerial Map - Expanded Area
3. Preliminary Engineering Plans
4. Utility Map - 8.5 x 11 Landscape with Legend
5. Preliminary Architectural Plans - 2025-0112-Palatine Townhome PUD Proposal Package 20260120_v1 (1)
6. Preliminary Planned Development proposed elevations
7. 1490 Quentin Rd Townhomes Landscape Plan 2025-11-10-L-1_v1Origin
8. Townhomes at Deer Grove - PROJECT NARRATIVE 9-11-2025_v1 (1) (1)
9. 2025.08.13_Palatine Townhomes_Site Access_Letter_v1 (1)
10. PRELIMINARY PLANNED DEVELOPMENT Application
11. 2025 Village of Palatine Comprehensive Plan - Quentin & Dundee Roads
12. 2001 COMP PLAN Sub-Area - Quentin and Dundee Roads
13. Cook County Zoning Classification 5.3. ___ C_3_General_Service_District.
14. Plat of Survey
15. Public Notice



Legend

myGIS Layers

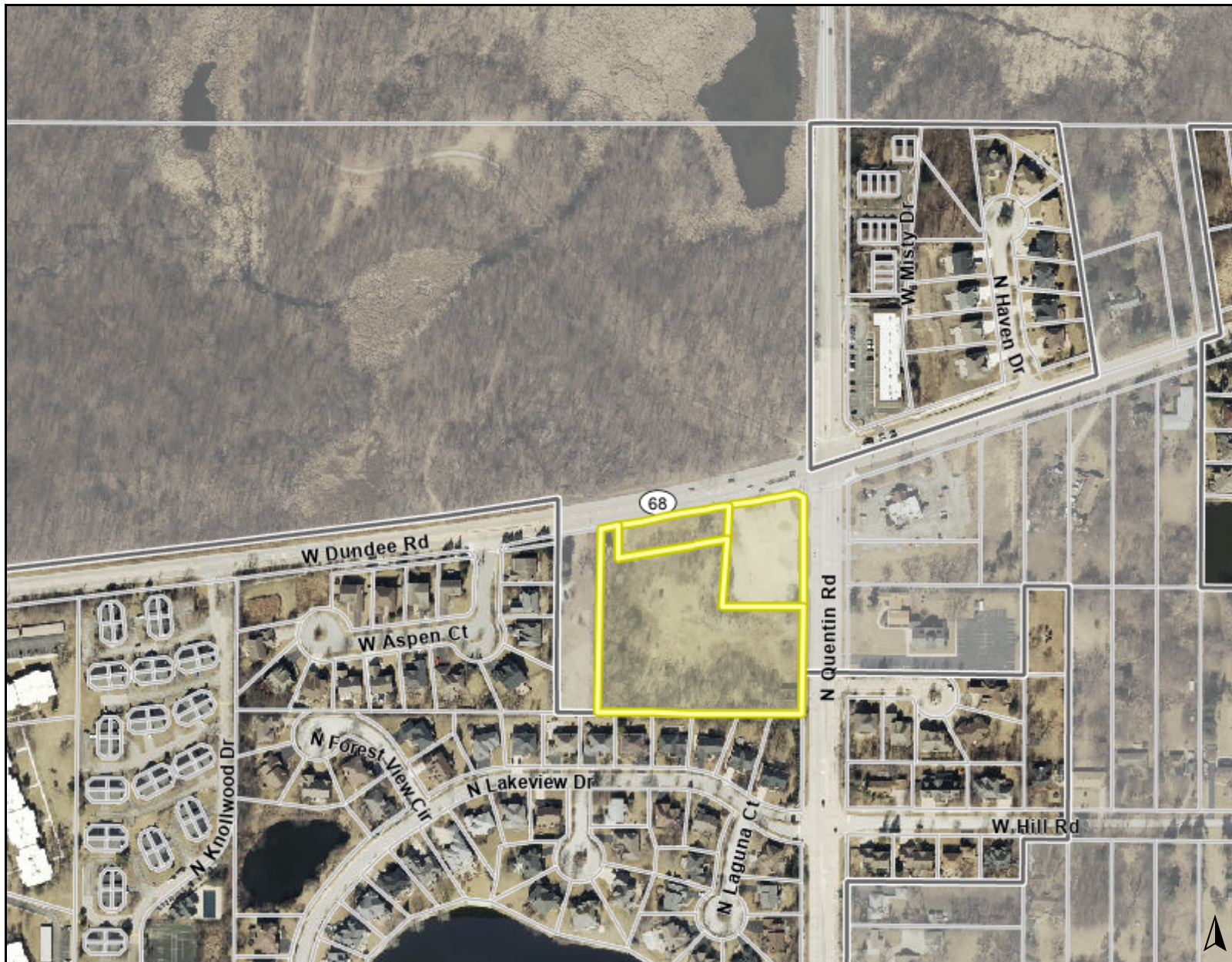
- Hydrant
- Water Fitting
- Water Valve
 - Open
 - Closed
- Water Service Valve
 - Open
- Water Meter
- Water Main Break
- Water Lateral
 - Active
- Water Main
 - Active
- Sanitary Manhole
- Sanitary Cleanout
- Sanitary Lateral
 - Active
- Sanitary Main
 - Active
- Sanitary Force Main
 - Active
- Storm Catch Basin
- Storm Inlet



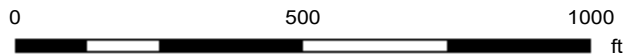
Print Date: 9/29/2025

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.



Legend



Print Date: 2/5/2026

Notes

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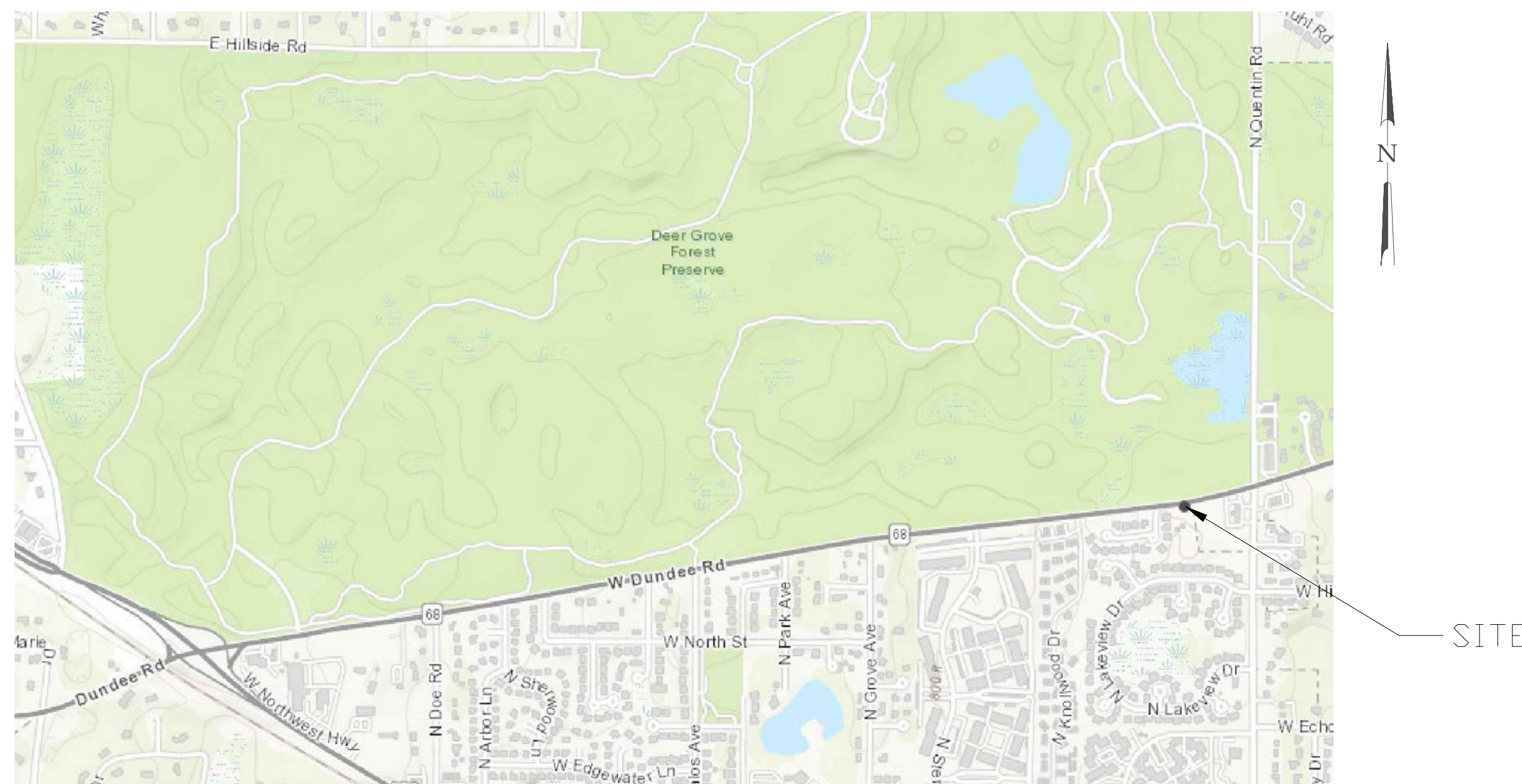
NEW TOWNHOUSE DEVELOPMENT 855 DUNDEE RD., PALATINE, IL PRELIMINARY PLANS

SECTION: 9
TOWNSHIP: 42N
RANGE: 10E

PIN(S):
02-09-203-(008
THRU 010)-0000

BENCHMARK INFO
SITE BENCHMARK IS ON THE SOUTH BOLT OF THE FIRE HYDRANT
NORTH OF THE NORTH PROPERTY LINE ELEV. 794.39 NAVD 88

SITE LOCATION MAP



AERIAL MAP



DRAWING INDEX:

- TITLE SHEET, LEGEND, SITE LOCATION, & AERIAL MAP
- EXISTING TOPOGRAPHY
- DEMOLITION PLAN
- PHASE - I - SOIL EROSION & SEDIMENTATION CONTROL PLAN
- PHASE - II - SOIL EROSION & SEDIMENTATION CONTROL PLAN
- SWPPP (NOT INCLUDED)
- PROPOSED GRADING & DRAINAGE PLAN - OVERALL SITE
- PROPOSED UTILITIES PLAN - OVERALL SITE
- PROPOSED PLAN & PROFILES (NOT INCLUDED)
- TRIBUTARY AREA & INUNDATION EXHIBITS (NOT INCLUDED)
- GEOMETRIC PLAN - OVERALL SITE
- AUTOTURN EXHIBIT
- MAINTENANCE OF TRAFFIC PLAN - WORK ZONE A (NOT INCLUDED)
- MAINTENANCE OF TRAFFIC PLAN - WORK ZONE B (NOT INCLUDED)
- MAINTENANCE OF TRAFFIC PLAN - WORK ZONE C (NOT INCLUDED)
- CONSTRUCTION NOTES (NOT INCLUDED)
- STANDARD DETAILS (NOT INCLUDED)
- IDOT DETAILS (NOT INCLUDED)
- IDOT CROSS-SECTIONS (NOT INCLUDED)
- CCHD DRAINAGE AREA EXHIBIT (NOT INCLUDED)
- CCHD CROSS-SECTIONS (NOT INCLUDED)

NOTE

The location of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and the Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered, and that the actual location of those which are shown may be different from the location as shown on the plans.

Bono Consulting, Inc. is not responsible for the safety of any party at or on the construction site. Safety is the sole responsibility of the contractor and any other person or entity performing work or services. Neither the owner nor engineer assumes any responsibility for the job site safety of persons engaged in the work or the means or methods of construction.

Current Standard Specifications of the Judicial Authority shall apply to the construction on this project.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call:
J.U.L.I.E. 1 (800) 892-0123

PROJECT NARRATIVE

GENERAL: NEW TOWNHOUSE DEVELOPMENT WITH UTILITY MAINS AND STORMWATER MANAGEMENT

AREA SUMMARY:
SITE AREA: 4.843 ACRES
DISTURBED AREA OF SITE: 4.843 ACRES

SPECIAL PROTECTION AREAS: NO FLOODPLAIN WITHIN 100' OF SITE, THERE ARE NO WETLANDS WITHIN 100' OF SITE.

UPSTREAM TRIBUTARY: THERE IS NO UPSTREAM TRIBUTARY AREA OF FOR THE SITE.

COMBINED/SEPARATE SEWER AREA INFO: PROPOSED PROJECT IS LOCATED IN A SEPARATE SEWER AREA.

DETENTION/VOLUME CONTROL FACILITY: DETENTION (SITE AREA>3AC.) IS A REQUIREMENT PER MWRD, AND VOLUME CONTROL (DISTURBED AREA AREA>0.5AC.) IS REQUIRED PER MWRD REGULATIONS.

SANITARY SEWERS: NEW SANITARY MAIN IS PROPOSED FOR TOWNHOUSE SERVICES TO CONNECT TO.

SOILS/INFILTRATION RATE: REFER TO GEOTECHNICAL REPORT.

GROUNDWATER ELEVATION: ~13 FEET BELOW GRADE PER GEOTECHNICAL REPORT.

LEGEND:

	EXISTING	PROPOSED
PROPERTY LINE	---	---
SANITARY SEWER LINE	--->---	--->---
WATER LINE	---W---	---W---
STORM SEWER LINE	--->---	--->---
STORM MANHOLE	○	●
SANITARY MANHOLE	○	●
COMBINED SEWER	--->---	--->---
COMBINED MANHOLE	○	●
CATCH BASIN	○	●
INLET	○	○
WATER VALVE VAULT	○	○
WATER VALVE	○	○
GRADE	---	---
DRAINAGE DIVIDE	---	---
CURB & GUTTER	---	---
CLEANOUT	---	---
DOWNSPOUT (ROOF DRAINS)	←○→	←○→
WATER B. BOX	○	○
TREE PROTECTION FENCE	○-○-○	○-○-○
CONSTRUCTION FENCE	---	---
INLET FILTER BASKET	○	○
TRAFFIC DIRECTION PAVEMENT MARKING	→	→
FIRE HYDRANT	○	○
RETAINING WALL WRAILING	---	---
TOP OF CURB	T/C XXXXX	T/C XXXXX
BOTTOM OF CURB	B/C XXXXX	B/C XXXXX
TOP OF CURB	T/C XXXXX	T/C XXXXX
BOTTOM OF GUTTER	B/G XXXXX	B/G XXXXX
WALK	W XXXXX	W XXXXX
BOTTOM OF WALK	B/W XXXXX	B/W XXXXX
DESRESSED CURB	D/C XXXXX	D/C XXXXX
BOTTOM OF GUTTER	B/G XXXXX	B/G XXXXX
MOUNTABLE CURB	M/C XXXXX	M/C XXXXX
	B/C XXXXX	B/C XXXXX

DATE	REVISIONS
8-10-24	PRELIMINARY PLANS
9-2-23	PRELIMINARY PLANS-REVISED SITE PLAN
11-10-24	PRELIMINARY PLANS-REVISED PER VALICE COMMENTS
1-7-26	PRELIMINARY PLANS-REVISED PER VALICE COMMENTS

PROJECT STAFF	ISSUE
PROJECT MANAGER: W. HERRERA, P.E.	A
ENGINEER: BONO CONSULTING	B
ENGINEER: BONO CONSULTING	C
TECHNICIAN: BONO CONSULTING	D

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4 Blanchard Road, PO Box 85A, Cumberland, Maine, 04021
Phone: 207-829-5016 • Fax: 207-829-5952 • sme-engineers.com

TITLE SHEET, LEGEND, SITE
LOCATION MAP, & AERIAL MAP
855 DUNDEE RD, PALATINE, IL 60074

PROJECT NO.:	250965
BASE FILE:	
SHEET FILE:	
ISSUE DATE:	AUG 12, 2025
SCALE:	NTS
SHEET NUMBER	1

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UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299-1010 FAX: (847) 299-5887
E-MAIL: USURVEY@USANDCS.COM

BOUNDARY AND TOPOGRAPHIC SURVEY

OF

THE EAST 516.94 FEET OF THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF DUNDEE ROAD (AS WIDENED) AND WEST OF THE WEST LINE OF QUINTEEN ROAD (AS WIDENED), IN COOK COUNTY, ILLINOIS.

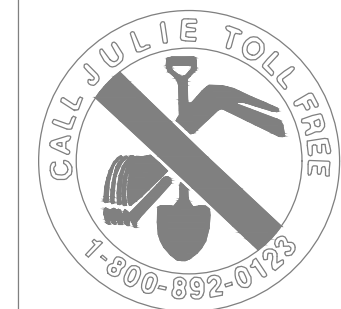
KNOWN AS: 885 W. DUNDEE ROAD, PALATINE, ILLINOIS

PERMANENT INDEX NUMBER:

02-09-203-008-0000
02-09-203-009-0000
02-09-203-010-0000

AREA=210,940.87 SQ.FT OR 4.84 ACRES

NOTE:
ELEVATION DETERMINED BY GPS METHOD



PUBLIC UTILITY NOTE:
LOCATION OF UNDERGROUND UTILITIES WHERE NOT SUBSTANTIATED BY PHYSICAL EVIDENCE ARE TAKEN FROM RECORDS NORMALLY CONSIDERED RELIABLE. NO RESPONSIBILITY FOR THEIR ACCURACY IS ASSUMED BY THE SURVEYOR.

CONTRACTOR SHALL NOTIFY ALL PUBLIC UTILITY COMPANIES (GAS, ELECTRIC, TELEPHONE, SEWER AND WATER, ETC.) PRIOR TO COMMENCING ANY CONSTRUCTION.

THESE COMPANIES WILL LOCATE ON THE GROUND THE LOCATION OF ALL CONDUIT, DUCTS, UNDERGROUND PIPING, ETC., ADJOINING AND CROSSING PROPOSED CONSTRUCTION.

LEGEND ABBREVIATIONS

	SANITARY MANHOLE
	STORM MANHOLE
	CATCH BASIN
	INLET
	WATER VALVE VAULT
	FIRE HYDRANT
	TRAFFIC LIGHT
	LIGHT POLE
	WOOD UTILITY POLE
	TREE
	TRAFFIC SIGNAL MANHOLE
	MANHOLE
	SIGN
	CONC. CURB
	CONC. GUTTER
	TOP OF WALL
	RECORD DATA
	MEASURED DATA



DATE	REVISIONS
8-15-25	PRELIMINARY PLANS
9-5-25	PRELIMINARY PLANS REVISED SITE PLAN
11-10-25	PRELIMINARY PLANS REVISED SITE PLAN
1-7-26	PRELIMINARY PLANS REVISED PER VILLAGE COMMENTS

PROJECT STAFF	ISSUE
PROJECT MANAGER: W. HERRERA, P.E.	A
ENGINEER: B. HERRERA, P.E.	B
ENGINEER: C. HERRERA, P.E.	C
TECHNICAL: D. HERRERA, P.E.	D

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BONO CONSULTING
CIVIL ENGINEERS

A Seve & Maher Engineers company

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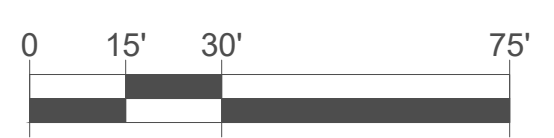
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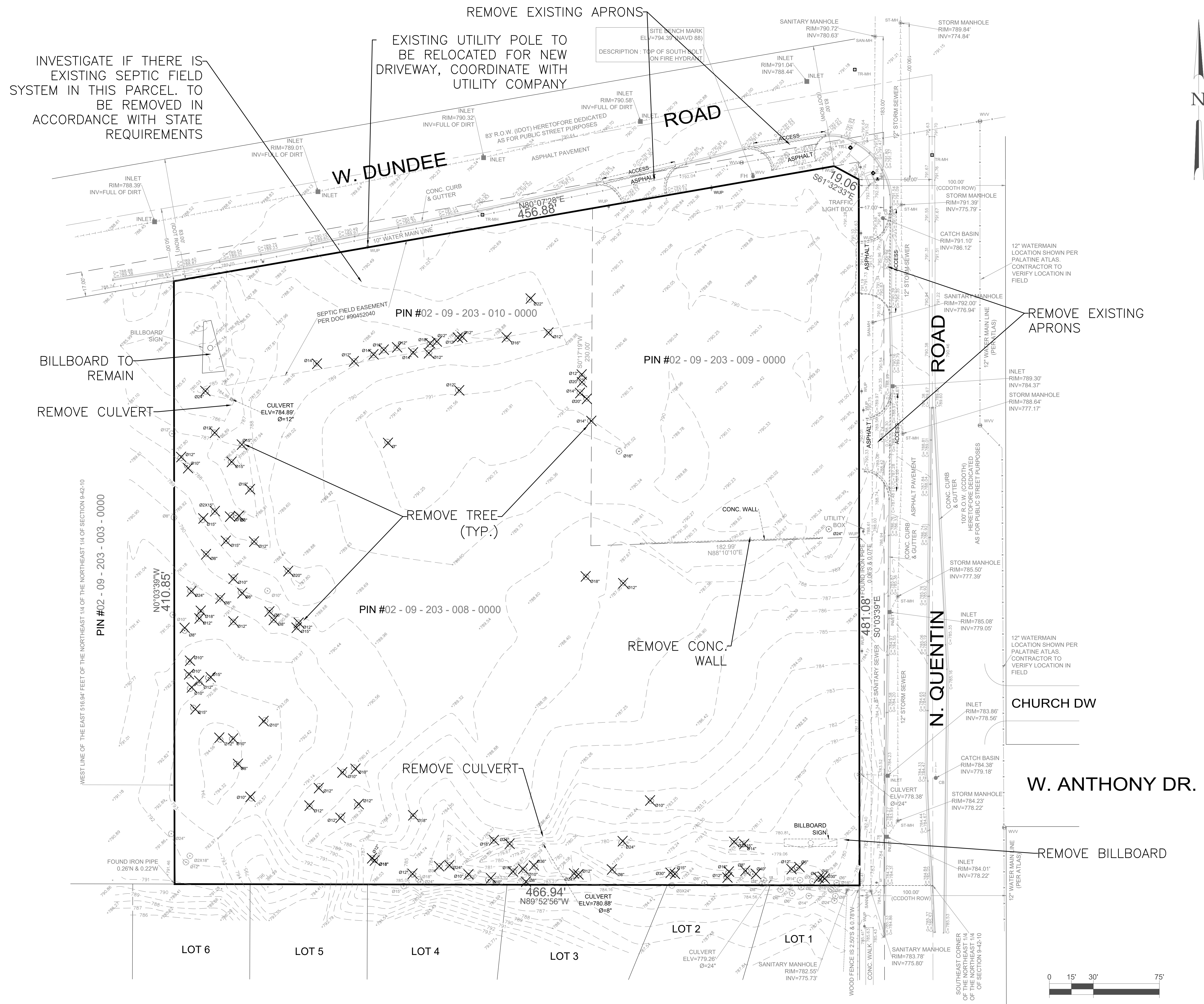
4 Blanchard Road, PO Box 65A, Cumberland, Maine, 04021
Phone: 207-829-5016 • Fax: 207-829-5952 • sme-engineers.com

EXISTING TOPOGRAPHY

855 DUNDEE RD, PALATINE, IL 60074

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PROJECT NO.: 250965
BASE FILE:
SHEET FILE:
ISSUE DATE: AUG 12, 2025
SCALE: 1"=30'-0"
SHEET NUMBER 2





INVESTIGATE IF THERE IS EXISTING SEPTIC FIELD SYSTEM IN THIS PARCEL. TO BE REMOVED IN ACCORDANCE WITH STATE REQUIREMENTS

REMOVE EXISTING APRONS
EXISTING UTILITY POLE TO BE RELOCATED FOR NEW DRIVEWAY, COORDINATE WITH UTILITY COMPANY

BILLBOARD TO REMAIN
REMOVE CULVERT

REMOVE TREE (TYP.)

REMOVE CONC. WALL

REMOVE CULVERT

REMOVE EXISTING APRONS

CHURCH DW

W. ANTHONY DR.

REMOVE BILLBOARD

DATE	REVISIONS
8-15-25	PRELIMINARY PLANS
9-2-25	PRELIMINARY PLANS-REVISED SITE PLAN
11-15-25	PRELIMINARY PLANS-REVISED PER VILLAGE COMMENTS
1-7-26	PRELIMINARY PLANS-REVISED PER VILLAGE COMMENTS

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ENGINEER: B. HERRERA, P.E.	B
ENGINEER: C. HERRERA, P.E.	C
TECHNICIAN: D. HERRERA	D

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CIVIL ENGINEERS

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SEVEE & MAHER
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Phone: 207-292-5016 • Fax: 207-292-5052 • sme-engineers.com
www.bonoconsulting.com
www.seveeandmaher.com
bci@bonoconsulting.com
1018 BUISE HIGHWAY
A Sevee & Maher Engineers company
424 MERIDIAN PKWY, STE 116
CUMBERLAND, ME 04002
311-292-3512
www.seveeandmaher.com
seveeandmaher@seveeandmaher.com

DEMOLITION & TREE PRESERVATION PLAN

855 DUNDEE RD, PALATINE, IL 60074

PROJECT NO.: 250965
BASE FILE:
SHEET FILE:
ISSUE DATE: AUG 12, 2025
SCALE: 1"=30'-0"
SHEET NUMBER
3

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BEST MANAGEMENT PRACTICES SEQUENCE

NOTE: UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS. IN ADDITION, NOTE ANY OFF-SITE AREAS WHERE FILL IS IMPORTED FROM OR SOIL IS EXPORTED TO ON THE SITE MAPS.

- PHASE - I
1. INSTALL TREE PROTECTION FENCING AND EROSION CONTROL, SILT FENCE, INLET FILTER BASKETS, MAINTAIN THROUGHOUT PROJECT.
 2. USE LANDWEHR ROAD FOR CONSTRUCTION ACCESS DRIVEWAY FOR CONSTRUCTION. INSTALL STABILIZED CONSTRUCTION ENTRANCE. OBSERVE ALL APPROPRIATE MUTCD/IDOT TRAFFIC CONTROL MEASURES FOR CONSTRUCTION TRAFFIC ENTERING HIGHWAY. CONTRACTOR IS RESPONSIBLE FOR KEEPING ROADS FREE OF MUD AND DEBRIS.
 3. PROTECT TREES THAT ARE SHOWN TO BE PROTECTED.
 4. CLEAR AND REMOVE BRUSH AND TREES.
 5. CONSTRUCT AND STABILIZE SEDIMENT BASIN(S) AND SEDIMENT TRAP(S) WITH APPROPRIATE OUTFALL STRUCTURES (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL BASINS AND TRAPS) WITHIN 30 DAYS OF TREE REMOVAL/BRUSH CLEARING.
 6. INSTALL UTILITIES AND PERFORM MASS GRADING.

HALT ALL ACTIVITIES AND CONTACT THE VILLAGE TO PERFORM INSPECTION AND CERTIFICATION OF BMPs. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT THE STORMWATER PRE-CONSTRUCTION MEETING WITH THE CONSTRUCTION MANAGER, AGENCY(ES) AND GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

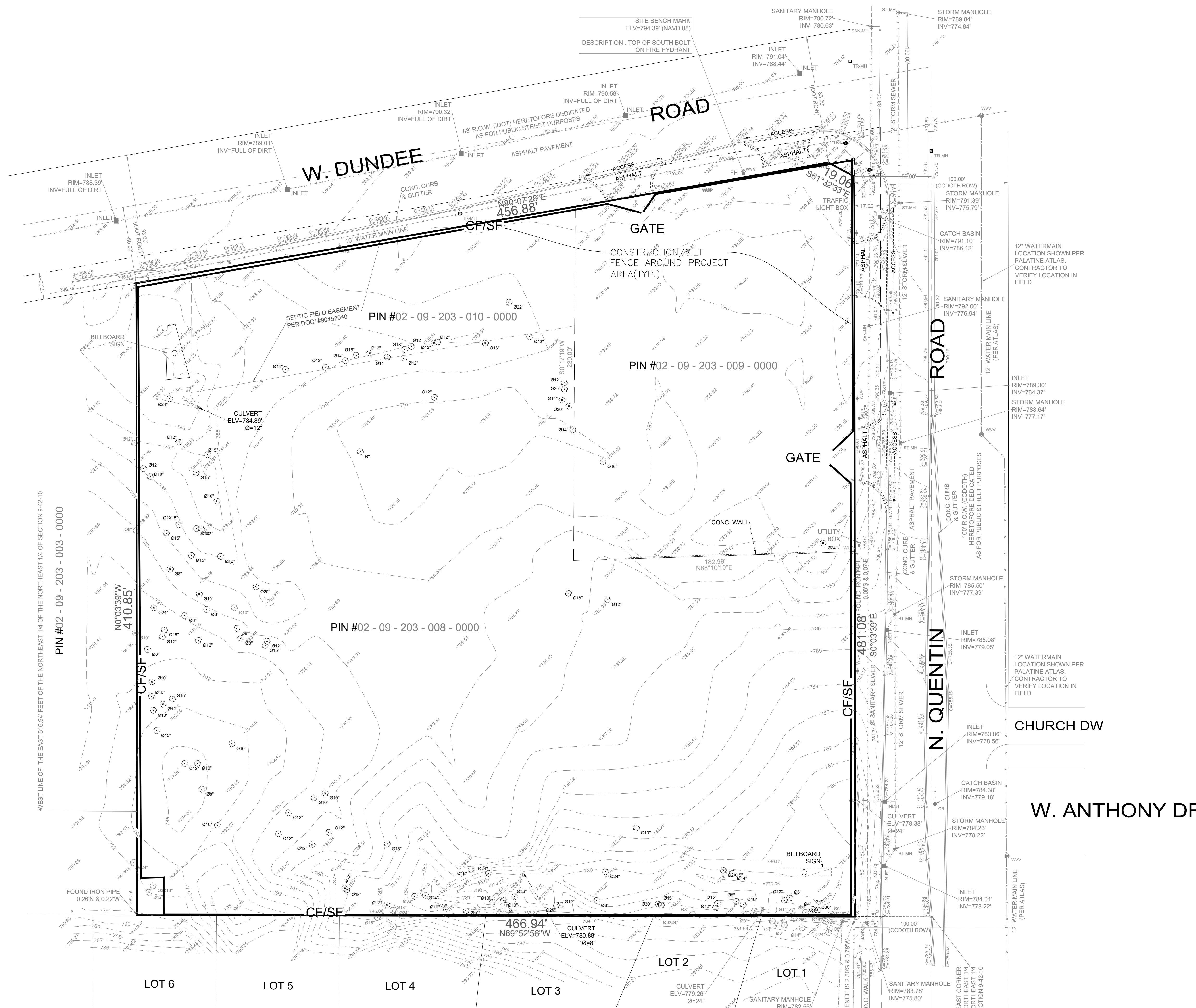
ALL EXCEPTIONS NOTED ON THE BMP CERTIFICATION FORM MUST BE ADDED TO THE FIRST DAILY REPORT AS A DEFICIENCY OR DEFICIENCIES AND RESOLVED WITHIN 24-HOURS. BMPs CAN NOT BE CERTIFIED IF ANY EXCEPTION REQUIRES GREATER THAN 24-HOURS TO RESOLVE.

DAILY INSPECTIONS AND REPORTING USING THE SWPPP MANAGEMENT TOOL MUST START THE DAY OF OR IMMEDIATELY AFTER BMP CERTIFICATION.

7. INSTALL AND STABILIZE HYDRAULIC CONTROL STRUCTURES (DIKES, SWALES, CHECK DAMS, ETC.).
8. BEGIN CLEARING AND GRUBBING THE SITE.
9. BEGIN GRADING THE SITE.

- PHASE - II
1. CONSTRUCT DETENTION FACILITIES.
 2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
 3. INSTALL RIP RAP AROUND OUTLET STRUCTURES AS EACH OUTLET STRUCTURE IS INSTALLED.
 4. INSTALL INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
 5. 12" MINIMUM OF SOIL/SEDIMENT TO BE REMOVED FROM BOTTOM OF DETENTION FACILITIES (EXCAVATE TO NATIVE SOIL) PRIOR TO BEING BROUGHT TO FINAL GRADE WITH INSTALLATION OF ENGINEERED SOIL MIXTURE.
 6. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
 7. PREPARE SITE FOR PAVING.
 8. PAVE SITE.
 9. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
 10. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
 11. CONTINUE DAILY INSPECTION REPORTS UNTIL THE FINAL DAILY INSPECTION REPORT, MARKED "READY TO TERMINATE PERMIT", IS SIGNED BY THE CONSTRUCTION MANAGER AND SUBMITTED VIA THE SWPPP MANAGEMENT TOOL.
 12. STABILIZE SITE AND INSTALL ALL FENCES CONCURRENTLY.

NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY ONLY IF ALL PRECEDING BMPs HAVE BEEN COMPLETELY INSTALLED.



DATE	REVISIONS
8-15-25	PRELIMINARY PLANS
9-5-25	PRELIMINARY PLANS REVISED SITE PLAN
11-15-25	PRELIMINARY PLANS REVISED PER PALATINE COMMENTS
1-7-26	PRELIMINARY PLANS REVISED PER PALATINE COMMENTS

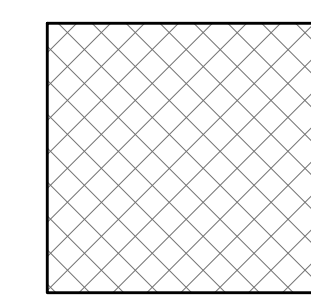
PROJECT MANAGER	ENGINEER	ENGINEER	TECHNICAL
W. HERRERA, P.E.			

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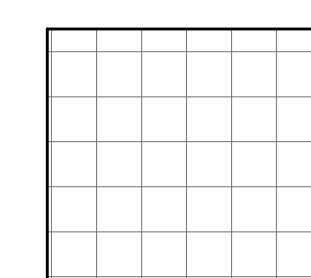
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PHASE - I - SOIL EROSION & SEDIMENTATION CONTROL PLAN
 855 DUNDEE RD, PALATINE, IL 60074

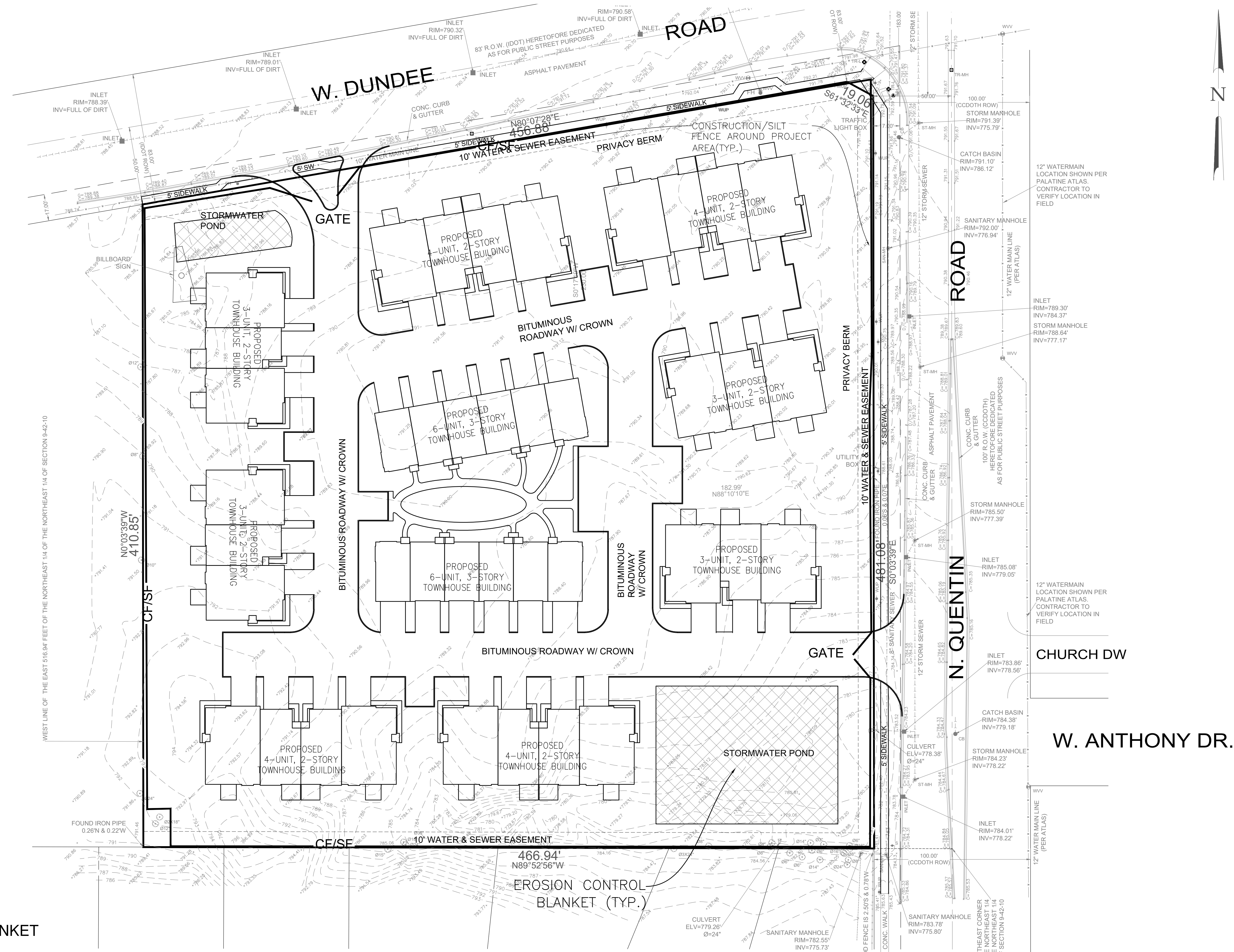
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BASE FILE:	
SHEET FILE:	
ISSUE DATE:	AUG 12, 2025
SCALE:	1"=40'-0"
SHEET NUMBER	4



EROSION CONTROL BLANKET



FILTER BASKET



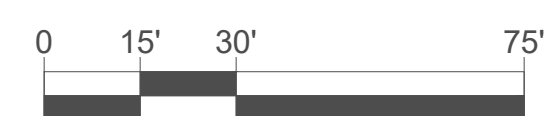
DATE	REVISIONS
8-15-25	PRELIMINARY PLANS
9-2-25	PRELIMINARY PLANS REVISED SITE PLAN
11-15-25	PRELIMINARY PLANS REVISED SITE PLAN
1-7-26	PRELIMINARY PLANS REVISED PER VILLAGE COMMENTS

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PHASE II - SOIL EROSION & SEDIMENTATION CONTROL PLAN
 PROJECT NO.: 250965
 BASE FILE:
 SHEET FILE:
 ISSUE DATE: AUG 12, 2025
 SCALE: 1"=30'-0"
 SHEET NUMBER

5

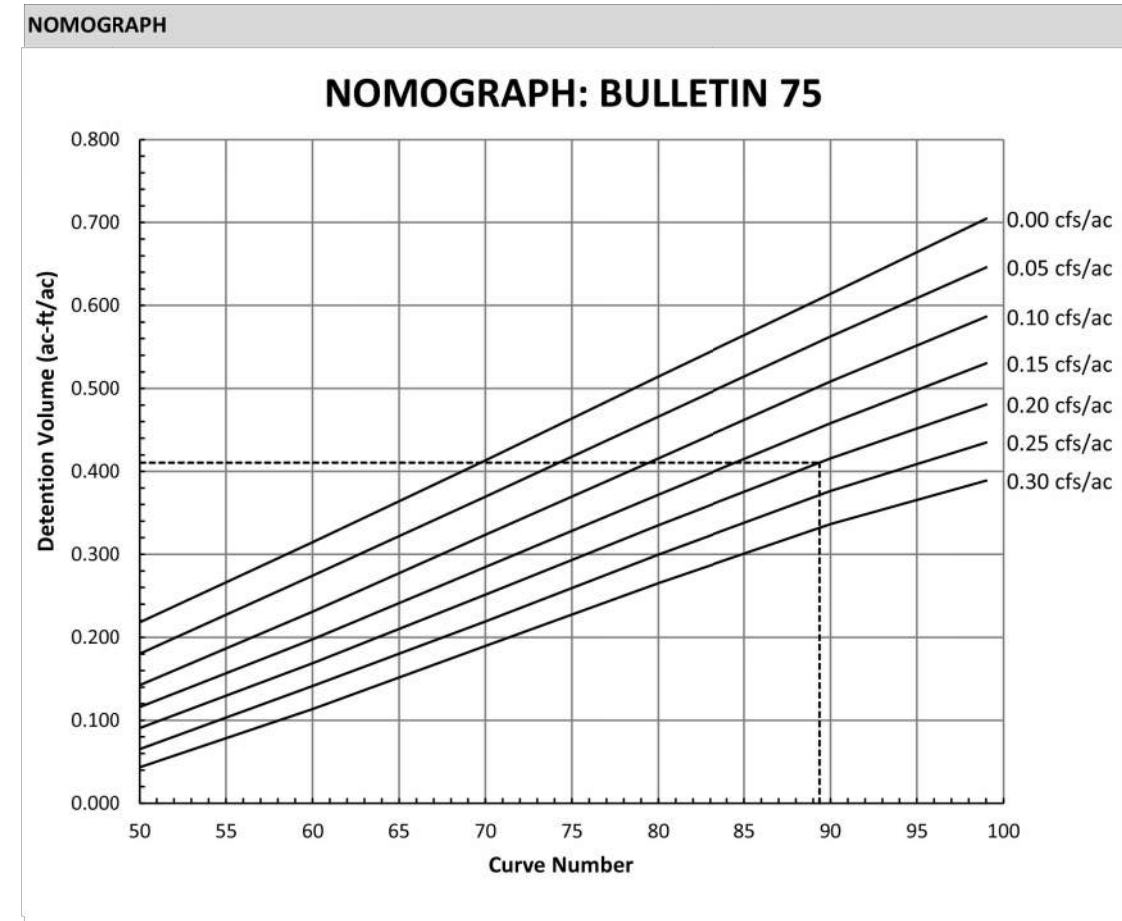


NOMOGRAPH: BULLETIN 75 RAINFALL DATA

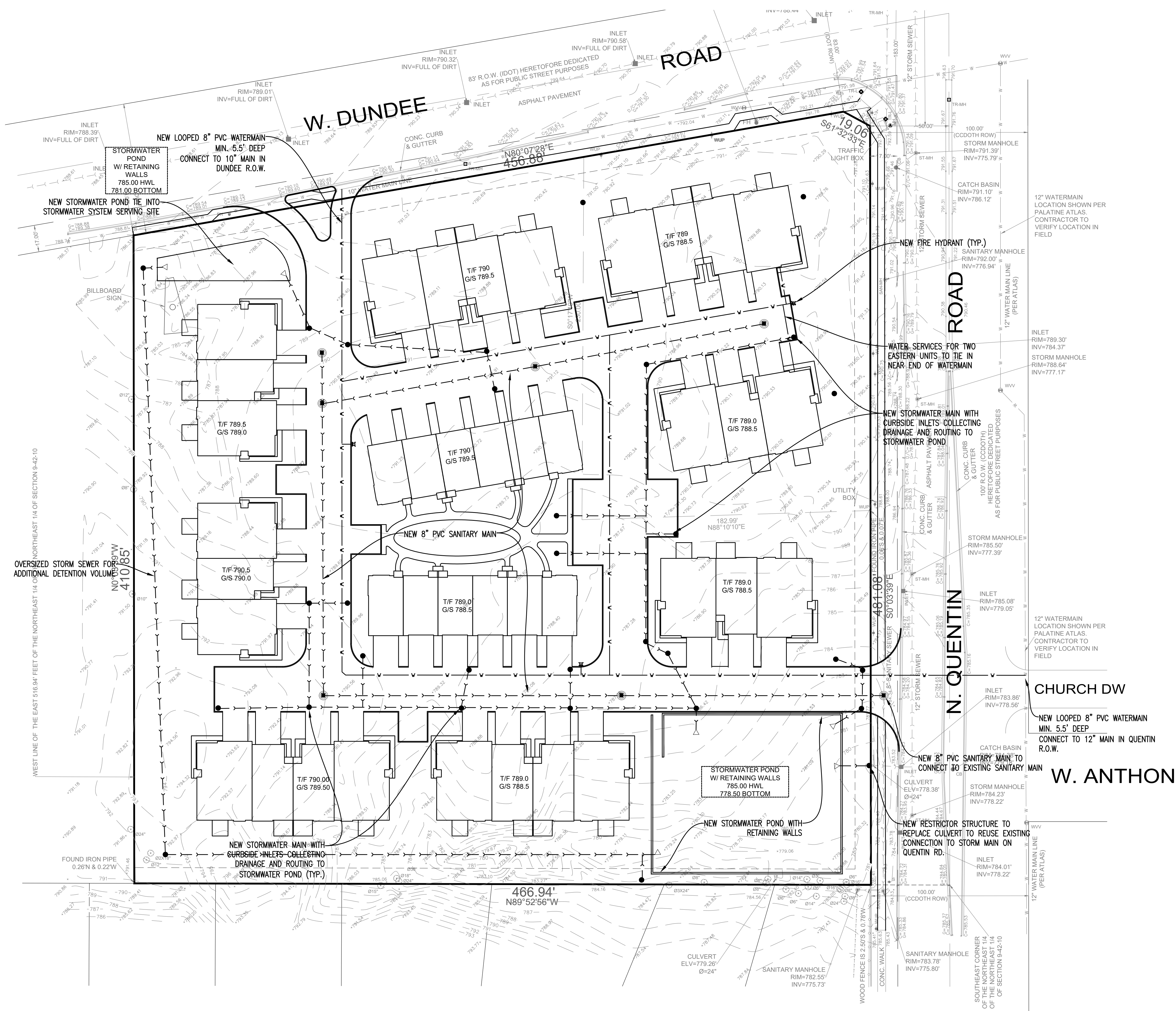
PROJECT: **Townhouse Development - Dundee & Quentin** PERMIT NUMBER:
 LOCATION: **SW Corner of Dundee & Quentin, Palatine** DATE: **11.10.25**

DEVELOPMENT INFORMATION	
1. Detained Area	4.843 acres
2. Curve Number	89.37
3. Actual Release Rate	0.969 cfs

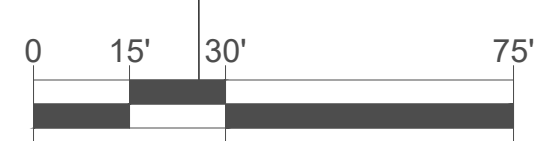
REQUIRED DETENTION VOLUME	
4. Required Detention Volume	1.988 ac-ft



4/7/2022



STORMWATER MANAGEMENT & GRADING DESIGN TO BE FINALIZED DURING DETAILED DESIGN



PROJECT STAFF	ISSUE	REVISIONS	DATE
PROJECT MANAGER: W. HERRERA, P.E.	A	PRELIMINARY PLANS	8-15-24
ENGINEER: J. BOND	B	PRELIMINARY PLANS REVISED SITE PLAN	9-5-24
ENGINEER: J. BOND	C	PRELIMINARY PLANS REVISED SITE PLAN	11-15-24
TECHNICIAN: J. BOND	D	PRELIMINARY PLANS REVISED PER VALVE COMMENTS	1-7-25

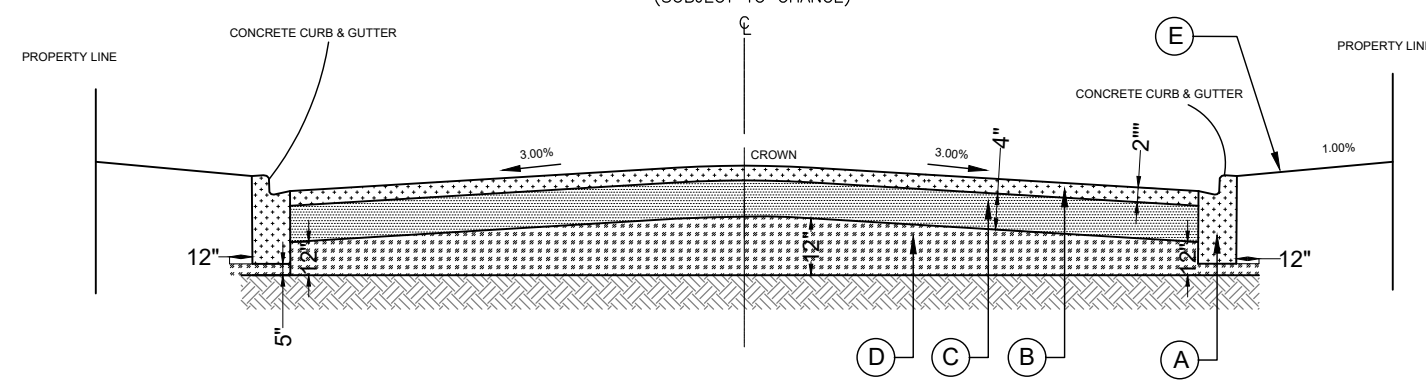
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PROPOSED UTILITY PLAN
OVERALL SITE
 855 DUNDEE RD, PALATINE, IL 60074

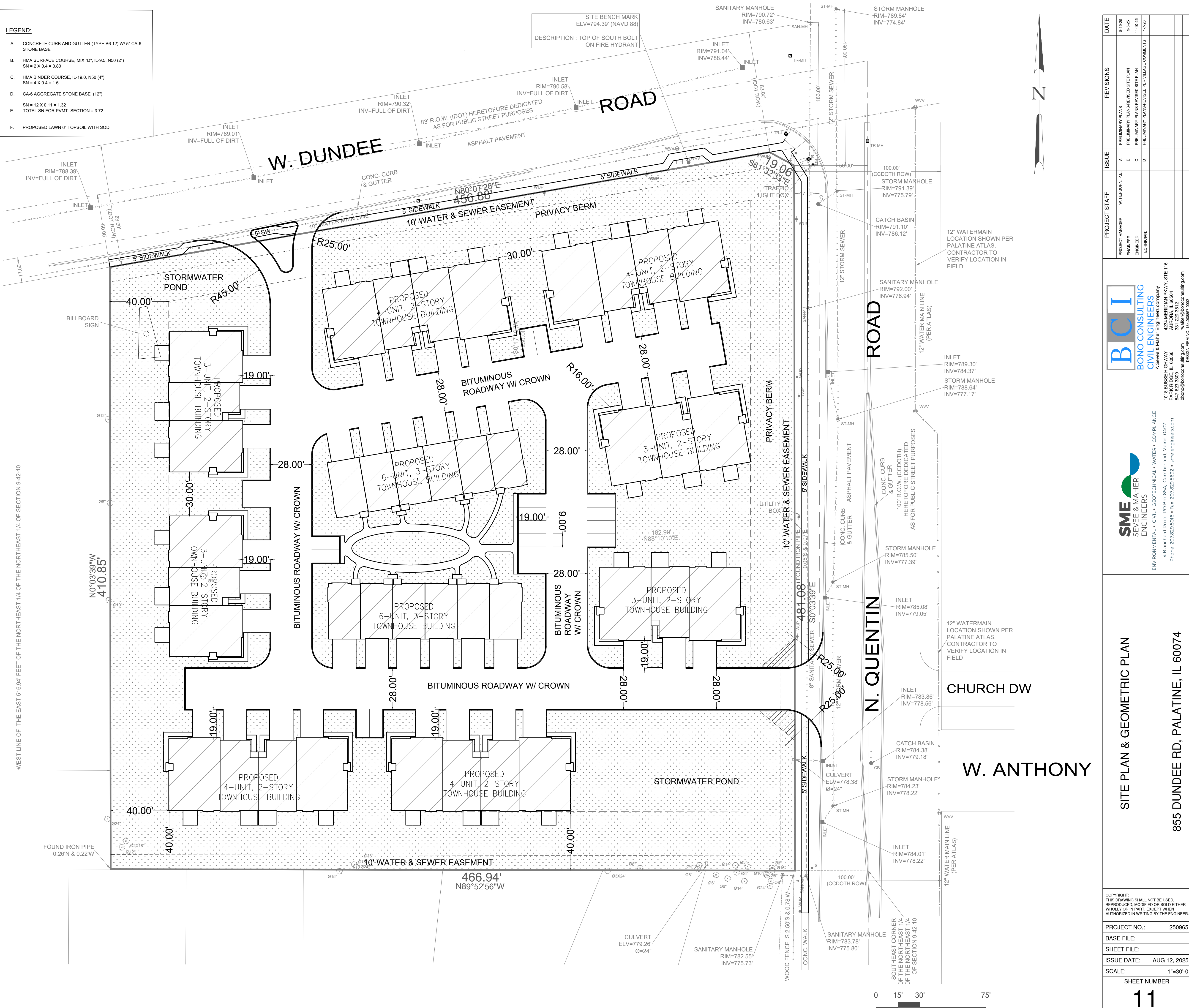
PROJECT NO.: 250965
 BASE FILE:
 SHEET FILE:
 ISSUE DATE: AUG 12, 2025
 SCALE: 1"=30'-0"
 SHEET NUMBER
8

TYPICAL PAVEMENT SECTION
(SUBJECT TO CHANGE)



LEGEND:

- A. CONCRETE CURB AND GUTTER (TYPE B6.12) W/ 5" CA-6 STONE BASE
- B. HMA SURFACE COURSE, MIX "D", IL-9.5, N50 (2") SN = 2 X 0.4 = 0.80
- C. HMA BINDER COURSE, IL-19.0, N50 (4") SN = 4 X 0.4 = 1.6
- D. CA-6 AGGREGATE STONE BASE (12") SN = 12 X 0.11 = 1.32
- E. TOTAL SN FOR PVMT. SECTION = 3.72
- F. PROPOSED LAWN 6" TOPSOIL WITH SOD



PROJECT STAFF	ISSUE	REVISIONS	DATE
PROJECT MANAGER: W. HERRERA, P.E.	A	PRELIMINARY PLANS	8/15/25
ENGINEER: [Blank]	B	PRELIMINARY PLANS REVISED SITE PLAN	9/2/25
ENGINEER: [Blank]	C	PRELIMINARY PLANS REVISED SITE PLAN	11/15/25
TECHNICIAN: [Blank]	D	PRELIMINARY PLANS REVISED PER VALVE COMMENTS	1/7/26

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SITE PLAN & GEOMETRIC PLAN

855 DUNDEE RD, PALATINE, IL 60074

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PROJECT NO.: 250965

BASE FILE: [Blank]

SHEET FILE: [Blank]

ISSUE DATE: AUG 12, 2025

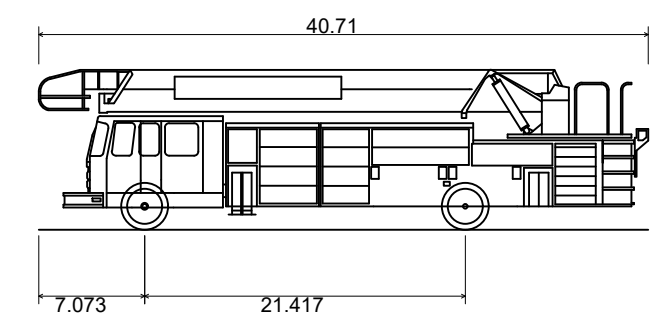
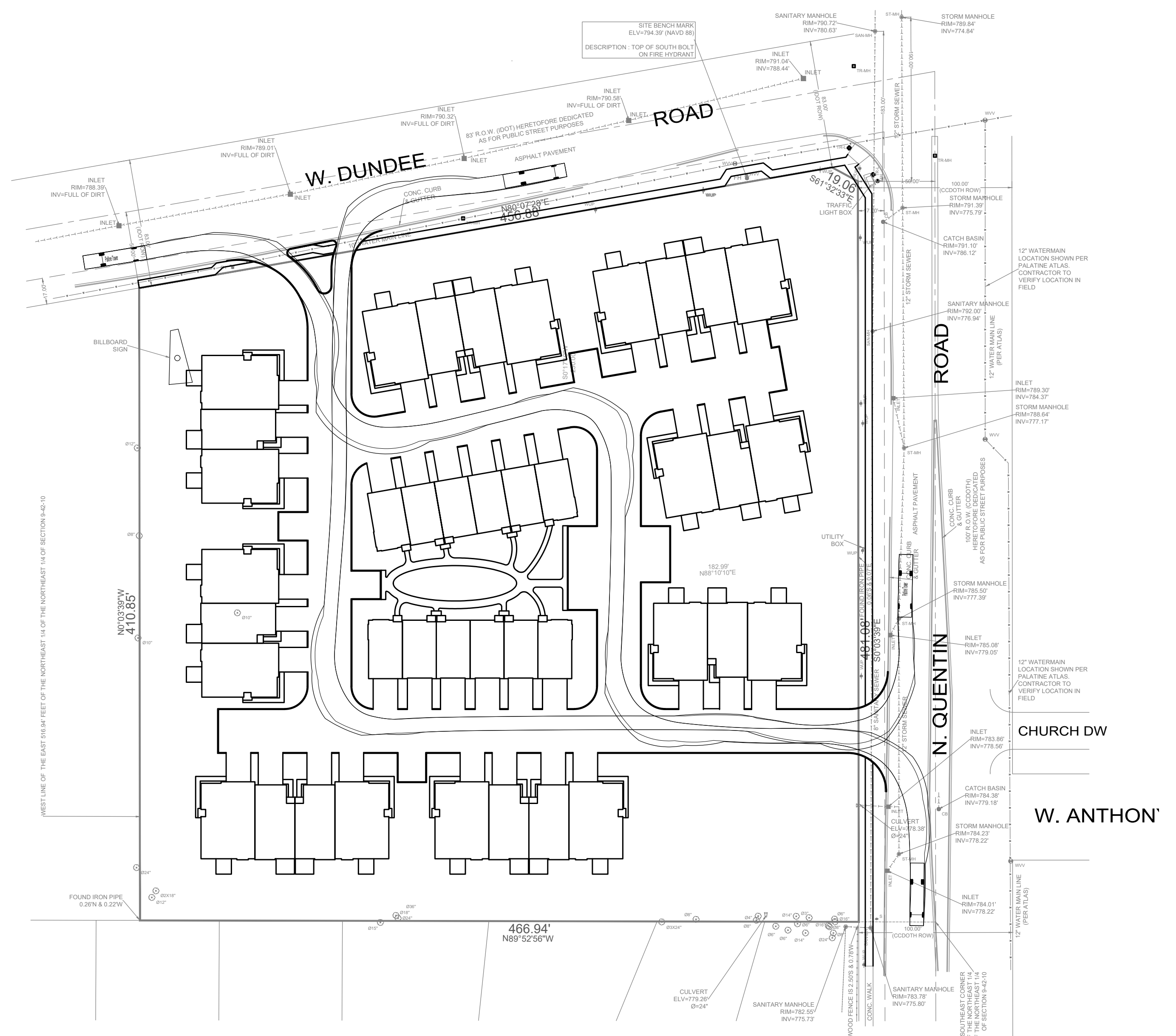
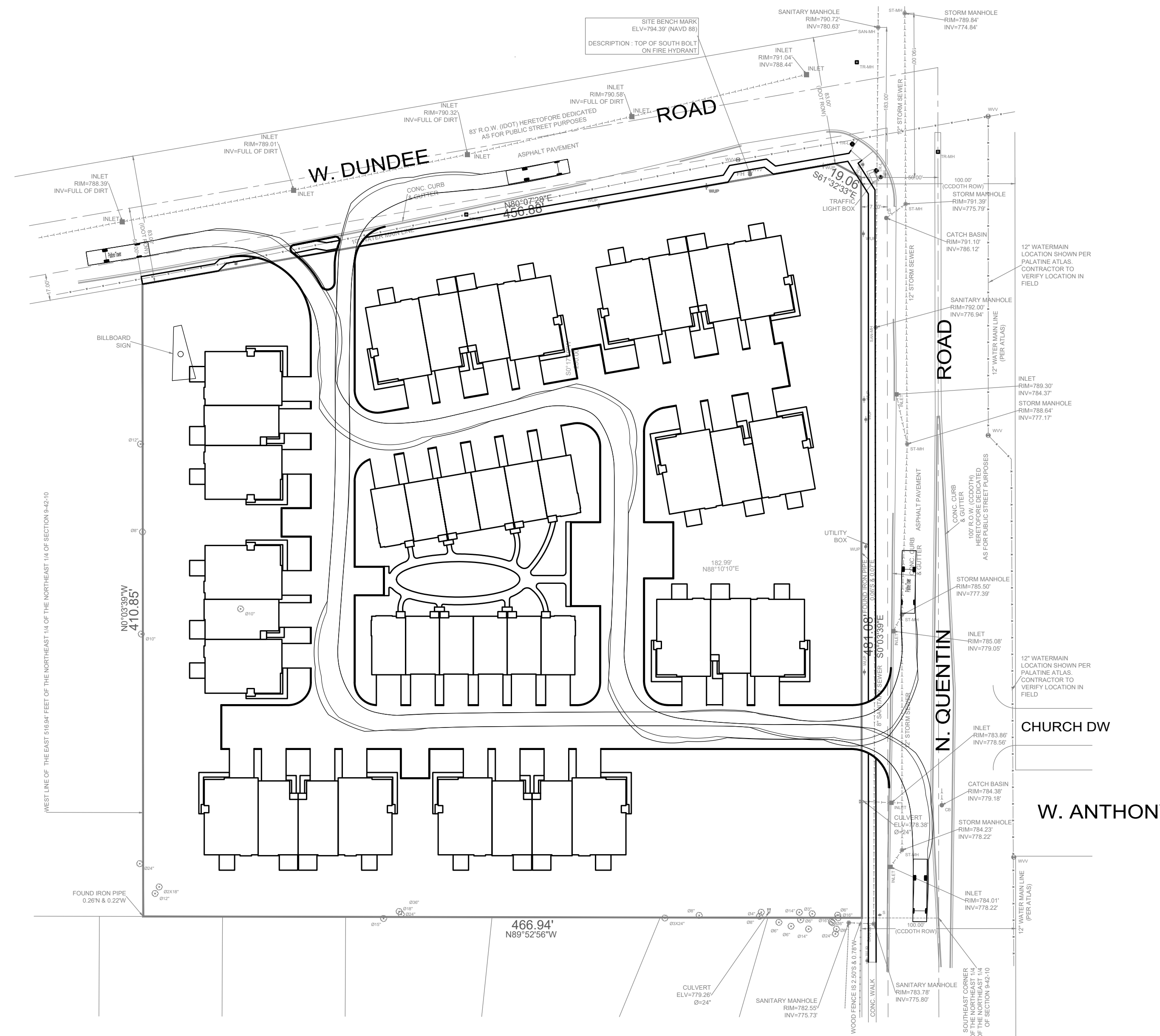
SCALE: 1"=30'-0"

SHEET NUMBER

11

FIRE TRUCK TURNING EXHIBIT - ENTERING FROM DUNDEE

FIRE TRUCK TURNING EXHIBIT - ENTERING FROM QUENTIN



Paltine Tower
 Overall Length 40.710ft
 Overall Width 7.073ft
 Overall Body Height 21.417ft
 Min Body Ground Clearance 1.025ft
 Track Width 8.930ft
 Lock-to-lock time 6.00s
 Max Wheel Angle 50.00°

DATE	REVISIONS
8/12/24	PRELIMINARY PLANS
9/5/24	PRELIMINARY PLANS REVISED SITE PLAN
11/12/24	PRELIMINARY PLANS REVISED SITE PLAN
1/7/25	PRELIMINARY PLANS REVISED PER VILLAGE COMMENTS

PROJECT STAFF	ISSUE
PROJECT MANAGER: W. HERRERA, P.E.	A
ENGINEER: BONO CONSULTING	B
ENGINEER: CIVIL ENGINEERS	C
TECHNICIAN: A SEVEE & MAHER ENGINEERS COMPANY	D

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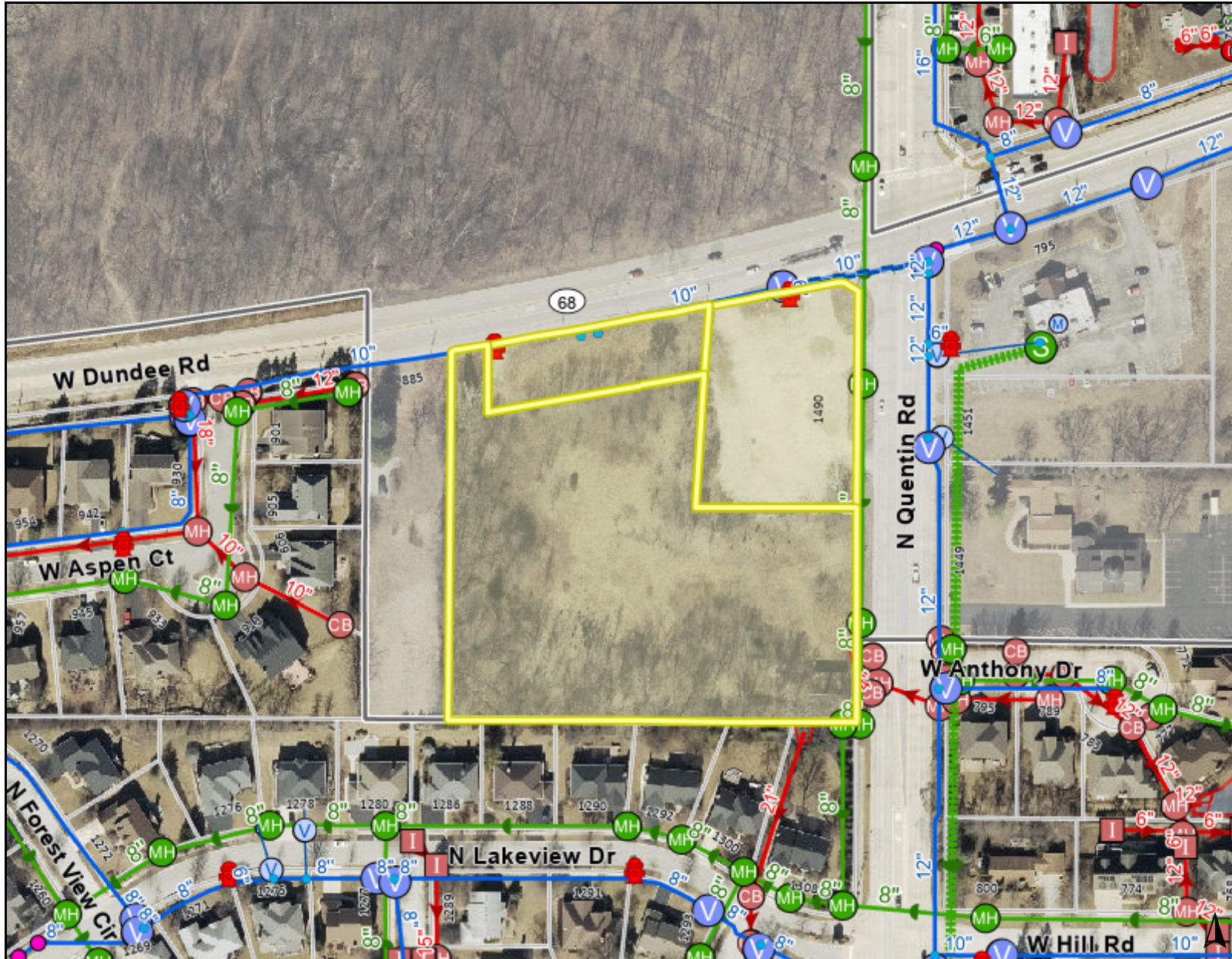
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AUTOTURN EXHIBITS

855 DUNDEE RD, PALATINE, IL 60074

PROJECT NO.:	250965
BASE FILE:	
SHEET FILE:	20
ISSUE DATE:	AUG 12, 2025
SCALE:	1"=20'-0"
SHEET NUMBER	12

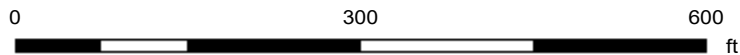
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Legend

myGIS Layers

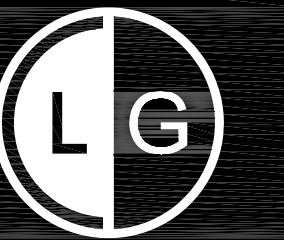
- Hydrant
- Water Fitting
- Water Valve Open
- Water Service Valve Open
- Water Meter
- Water Main Break
- Water Casing
- Water Lateral Active
- Water Main Active
- Sanitary Manhole
- Sanitary Cleanout
- Sanitary Sewer Structure Sewage
- Sanitary Lateral Active
- Sanitary Main Active
- Sanitary Force Main Active



Print Date: 2/5/2026

Notes

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PROPOSED
PALATINE TOWNHOMES
N Quentin Rd and W Dundee Rd, Palatine, Illinois



2-STORY
PROPOSED FRONT ELEVATION - 4-UNIT BUILDING
SCALE: 3/16" = 1'-0"



2-STORY
PROPOSED REAR ELEVATION - 4-UNIT BUILDING
SCALE: 3/16" = 1'-0"

DATE 10-16-2025 PS
DRAWN PS
DESCRIPTION ZONING REVIEW
REVISOR PS
REVISED SITE

2025-0112

PROJECT NUMBER

10-27-2025

DATE

PS/KK SF

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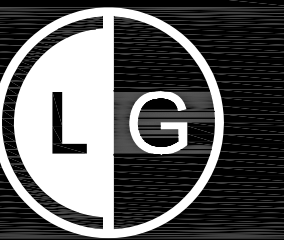
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PROPOSED
2 STORY
4 UNIT
ELEVATIONS

SHEET NAME

A-1.0

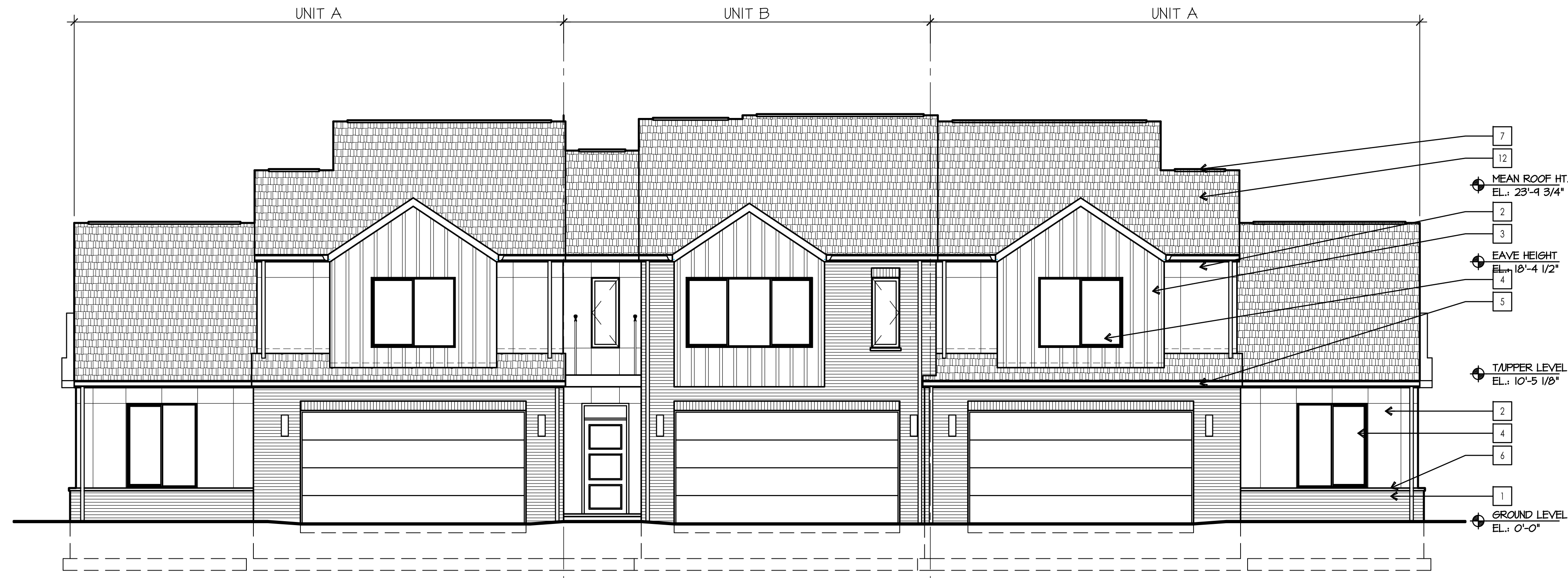
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PROPOSED
PALATINE TOWNHOMES
N Quentin Rd and W Dundee Rd, Palatine, Illinois



**2-STORY
PROPOSED FRONT ELEVATION - 3-UNIT BUILDING**

SCALE: 3/16" = 1'-0"



**2-STORY
PROPOSED REAR ELEVATION - 3-UNIT BUILDING**

SCALE: 3/16" = 1'-0"

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REVISOR: PS
REVISED SITE

2025-0112

PROJECT NUMBER

10-27-2025

DATE

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2 STORY
3-UNIT
ELEVATIONS

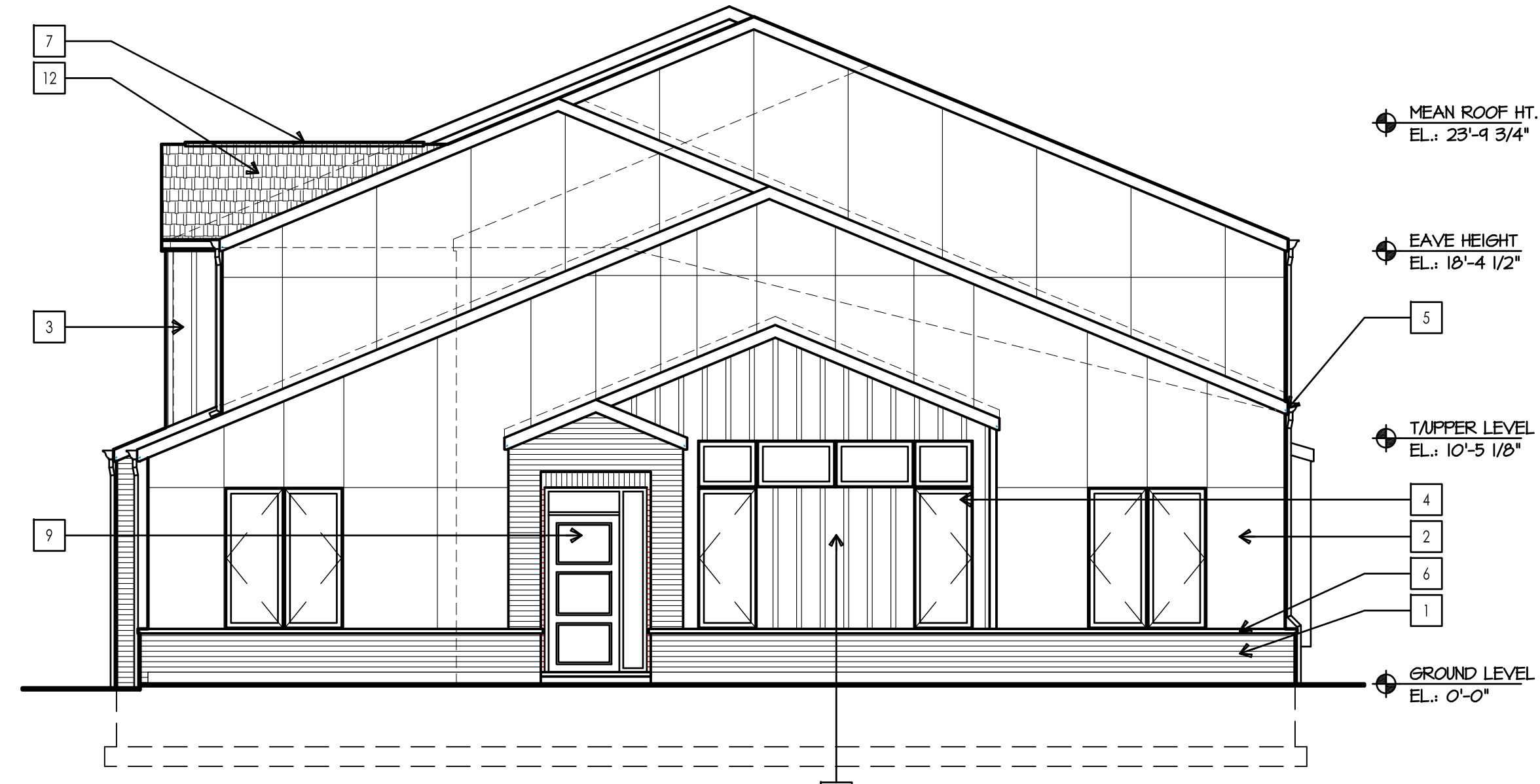
SHEET NAME

A-1.1

SHEET

ELEVATION KEY NOTES

- 1 FACEBRICK
- 2 JAMES HARDIE REVEAL PANEL CLADDING
- 3 JAMES HARDIE BOARD & BATTEN CLADDING
- 4 VINYL WINDOWS
- 5 PRE-FINISHED ALUMINUM GUTTER ON 1x6 ALUMINUM WRAPPED FASCIA
- 6 2-1/4" C.S. SILL
- 7 RIDGE VENT
- 8 PRE-FINISHED METAL CANOPY WITH SUPPORT STRUTS
- 9 INSULATED ENTRY DOOR WITH TRANSOM
- 10 PREFINISHED INSULATED OVERHEAD DOOR
- 11 WALL-MOUNTED LIGHT FIXTURE
- 12 ASPHALT ARCHITECTURAL SHINGLES
- 13 PRE-FINISHED METAL GUARDRAIL SYSTEM



**2-STORY
PROPOSED SIDE ELEVATION UNIT A**
SCALE: 3/16" = 1'-0"



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PROPOSED
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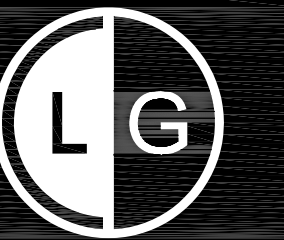
DATE	DESCRIPTION
10-16-2025	PS ZONING REVIEW
10-27-2025	PS REVISED SITE

2025-0112
PROJECT NUMBER
10-27-2025
DATE
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PROPOSED
2 STORY
SIDE ELEVATION

SHEET NAME
A-1.2
SHEET



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**3 STORY
PROPOSED FRONT ELEVATION - 6-UNIT BUILDING**

3/16" = 1'-0"



**3 STORY
PROPOSED REAR ELEVATION - 6-UNIT BUILDING**

3/16" = 1'-0"

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DATE 10-16-2025 PS
DRAWN PS/KK
ZONING REVIEW 10-27-2025 PS
REVISED SITE

2025-0112
PROJECT NUMBER

10-27-2025
DATE

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PROPOSED
3 STORY
6 UNIT
ELEVATIONS

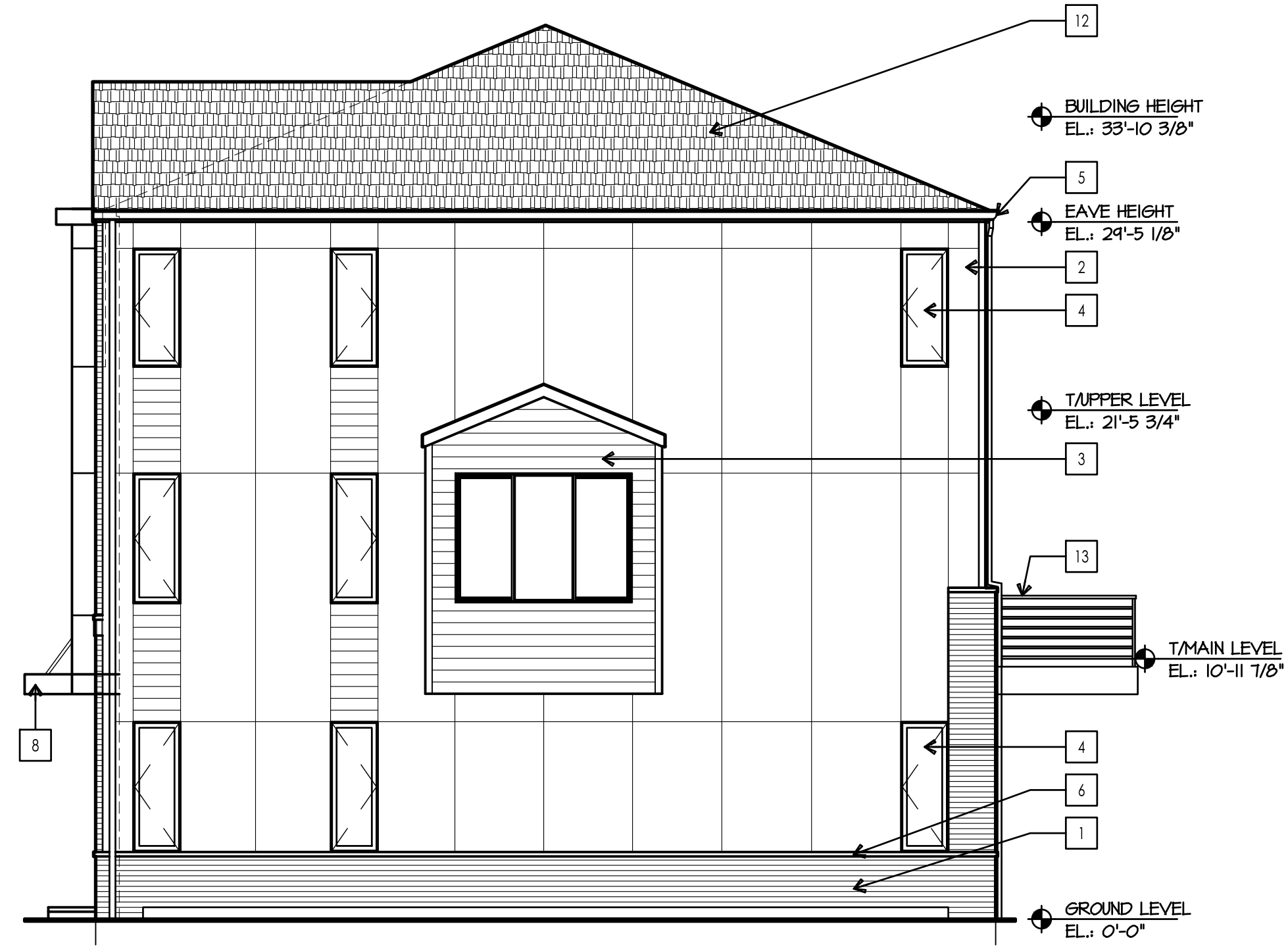
SHEET NAME

A-1.3

SHEET

ELEVATION KEY NOTES

- 1 FACEBRICK
- 2 JAMES HARDIE REVEAL PANEL CLADDING
- 3 JAMES HARDIE BOARD & BATTEN CLADDING
- 4 VINYL WINDOWS
- 5 PRE-FINISHED ALUMINUM GUTTER ON 1x6 ALUMINUM WRAPPED FASCIA
- 6 2-1/4" C.S. SILL
- 7 RIDGE VENT
- 8 PRE-FINISHED METAL CANOPY WITH SUPPORT STRUTS
- 9 INSULATED ENTRY DOOR WITH TRANSOM
- 10 PREFINISHED INSULATED OVERHEAD DOOR
- 11 WALL-MOUNTED LIGHT FIXTURE
- 12 ASPHALT ARCHITECTURAL SHINGLES
- 13 PRE-FINISHED METAL GUARDRAIL SYSTEM



**3-STORY
PROPOSED SIDE ELEVATION UNIT D**

SCALE: 3/16" = 1'-0"



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LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
10100 ORLAND PARKWAY SUITE 110
ORLAND PARK, ILLINOIS 60467
(708) 799-4400
WWW.LINDENGROUPINC.COM

PROPOSED
PALATINE TOWNHOMES
N Quentin Rd and W Dundee Rd, Palatine, Illinois

DATE 10-16-2025 PS
10-27-2025 PS
DRAWN DESCRIPTION ZONING REVIEW
REVISED SITE

2025-0112

PROJECT NUMBER

10-27-2025

DATE

PS/KK

DRAWN BY

SF

FINAL REVIEW

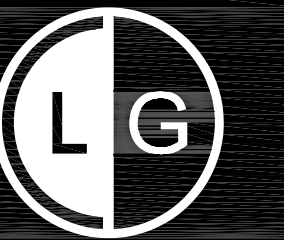
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**PROPOSED
3 STORY
SIDE ELEVATION**

SHEET NAME

A-1.4

SHEET



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LANDSCAPE ARCHITECTURE
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(708) 799-4400
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PALATINE TOWNHOMES
N Quentin Rd and W Dundee Rd, Palatine, Illinois

DATE 10-16-2025 PS
DRAWN PS
DESCRIPTION ZONING REVIEW
REVISED SITE

2025-0112
PROJECT NUMBER

110-207-200265
DATE

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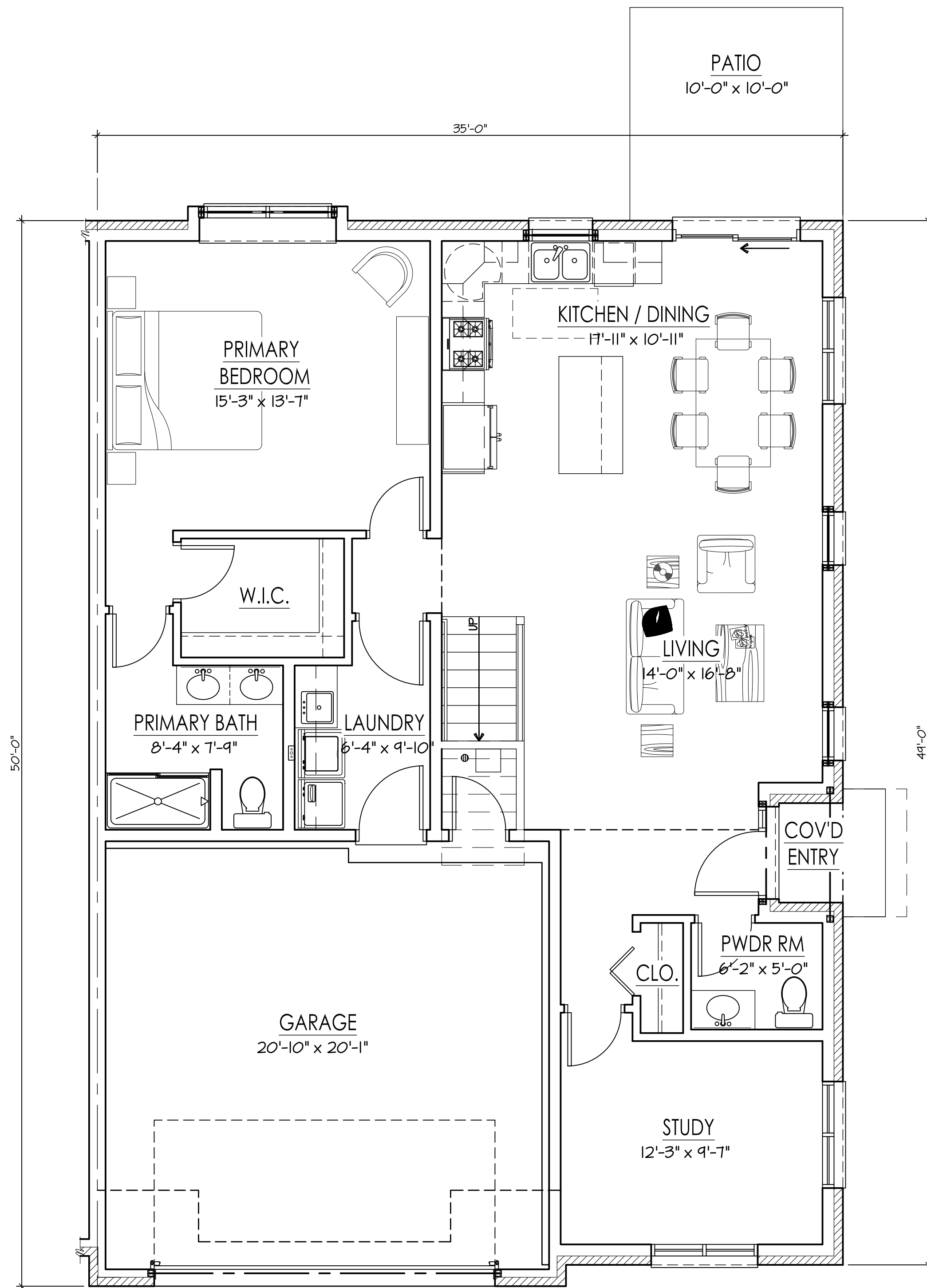
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UNIT A
FLOOR PLANS

SHEET NAME

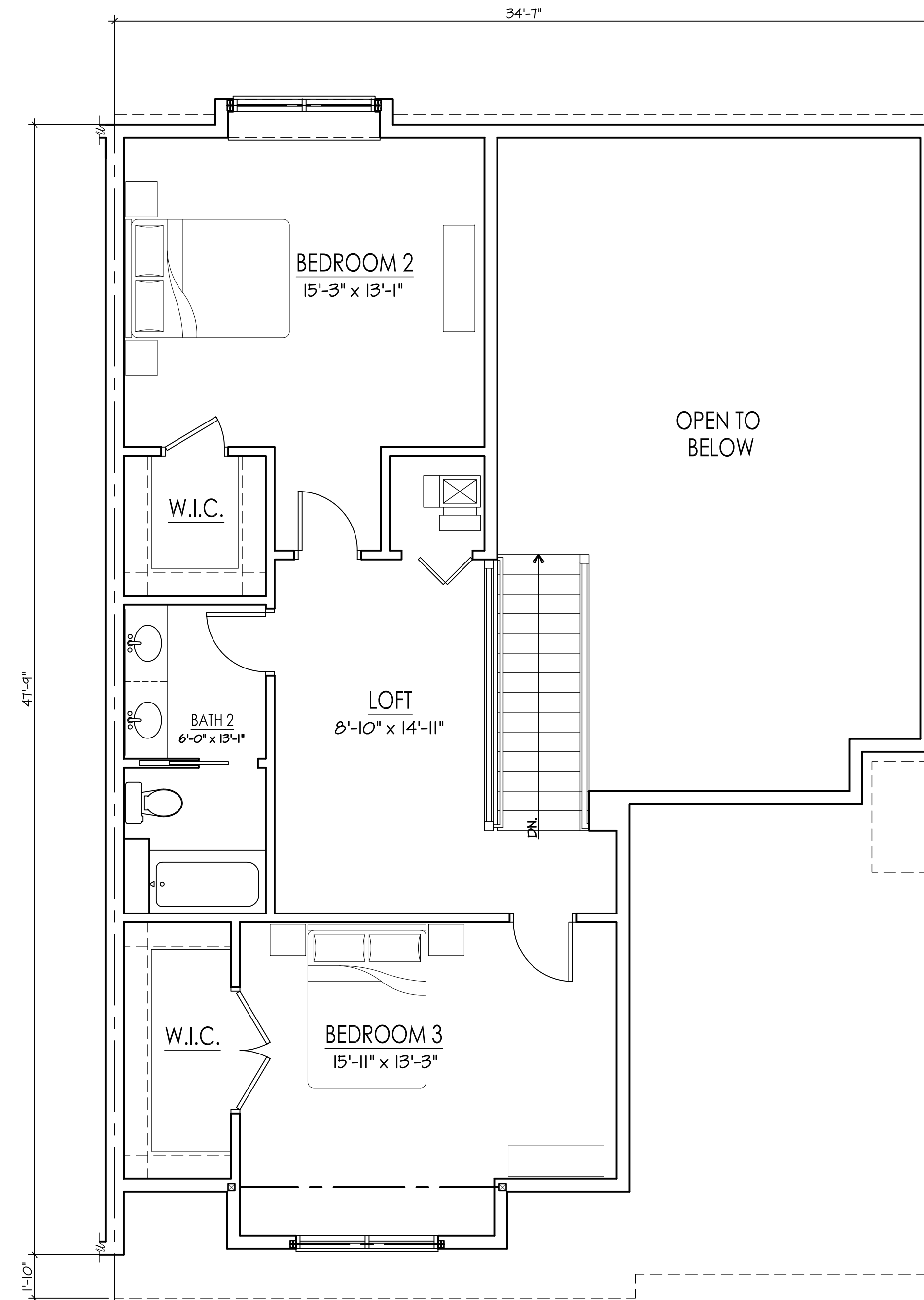
A-3A

SHEET



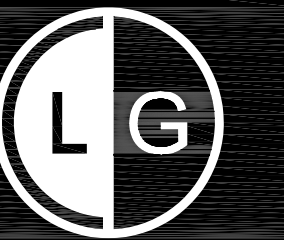
**UNIT - A
FIRST FLOOR PLAN**

1/4" = 1'-0" 1,584 SF



**UNIT - A
SECOND FLOOR PLAN**

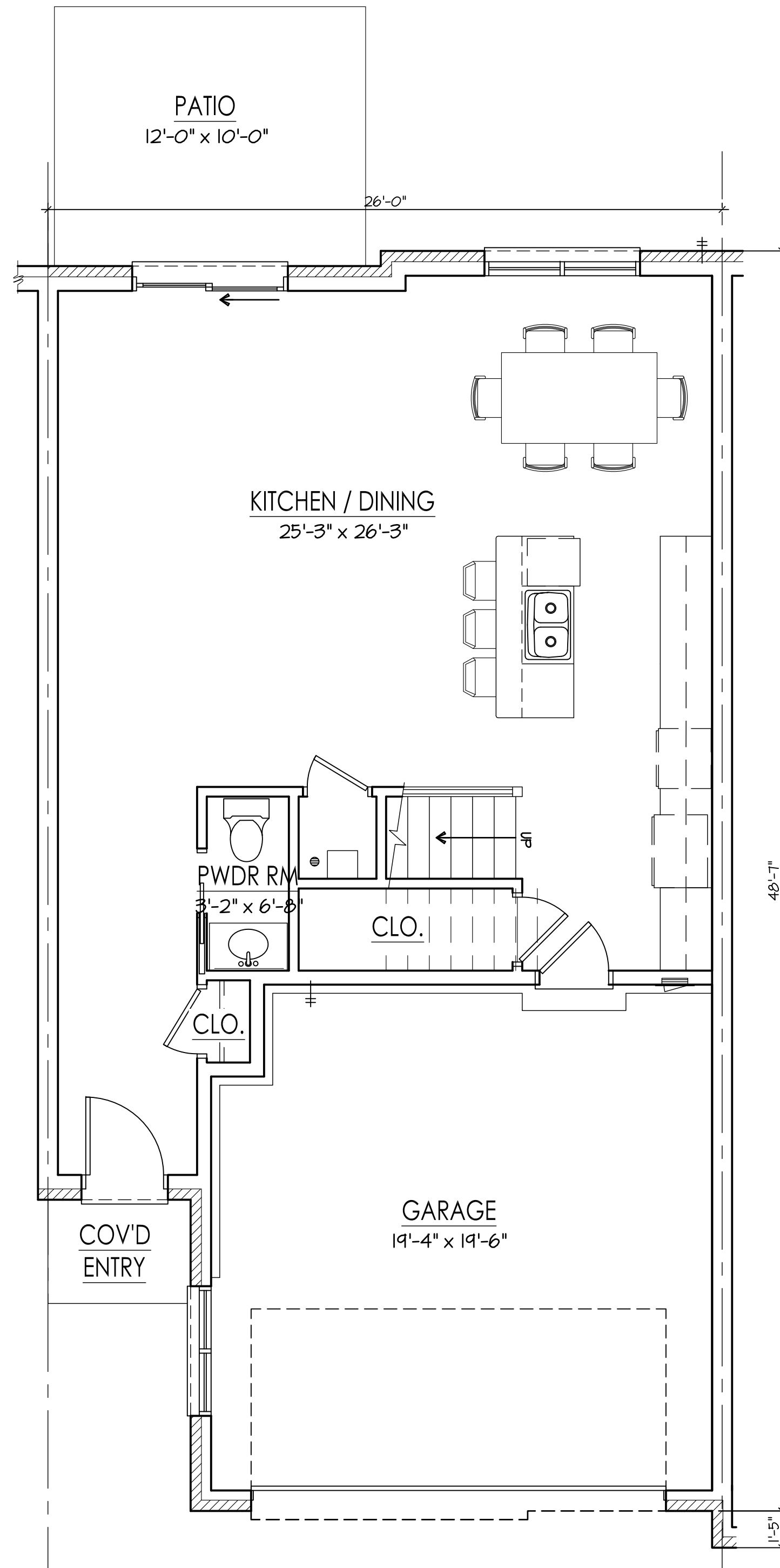
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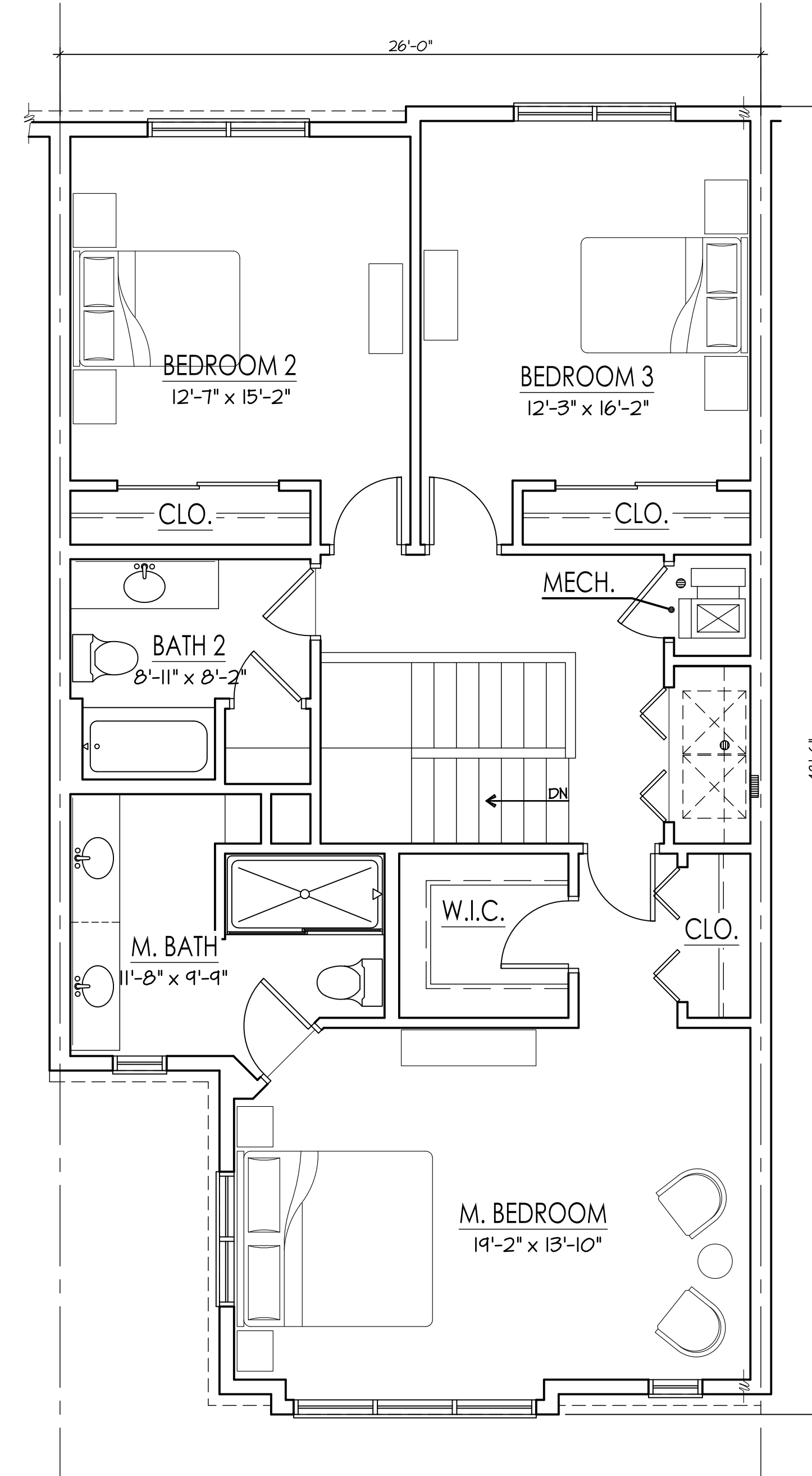
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PROPOSED
PALATINE TOWNHOMES
N Quentin Rd and W Dundee Rd, Palatine, Illinois



UNIT B-FIRST FLOOR PLAN
1/4" = 1'-0" 1/02 SF



UNIT B-SECOND FLOOR PLAN
1/4" = 1'-0" 1/04 SF

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DATE
DRAWN DESCRIPTION

2025-0112

PROJECT NUMBER

8-22-2025

DATE

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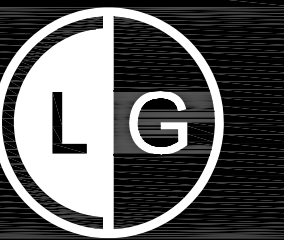
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UNIT B
FLOOR PLANS

SHEET NAME

A-3B

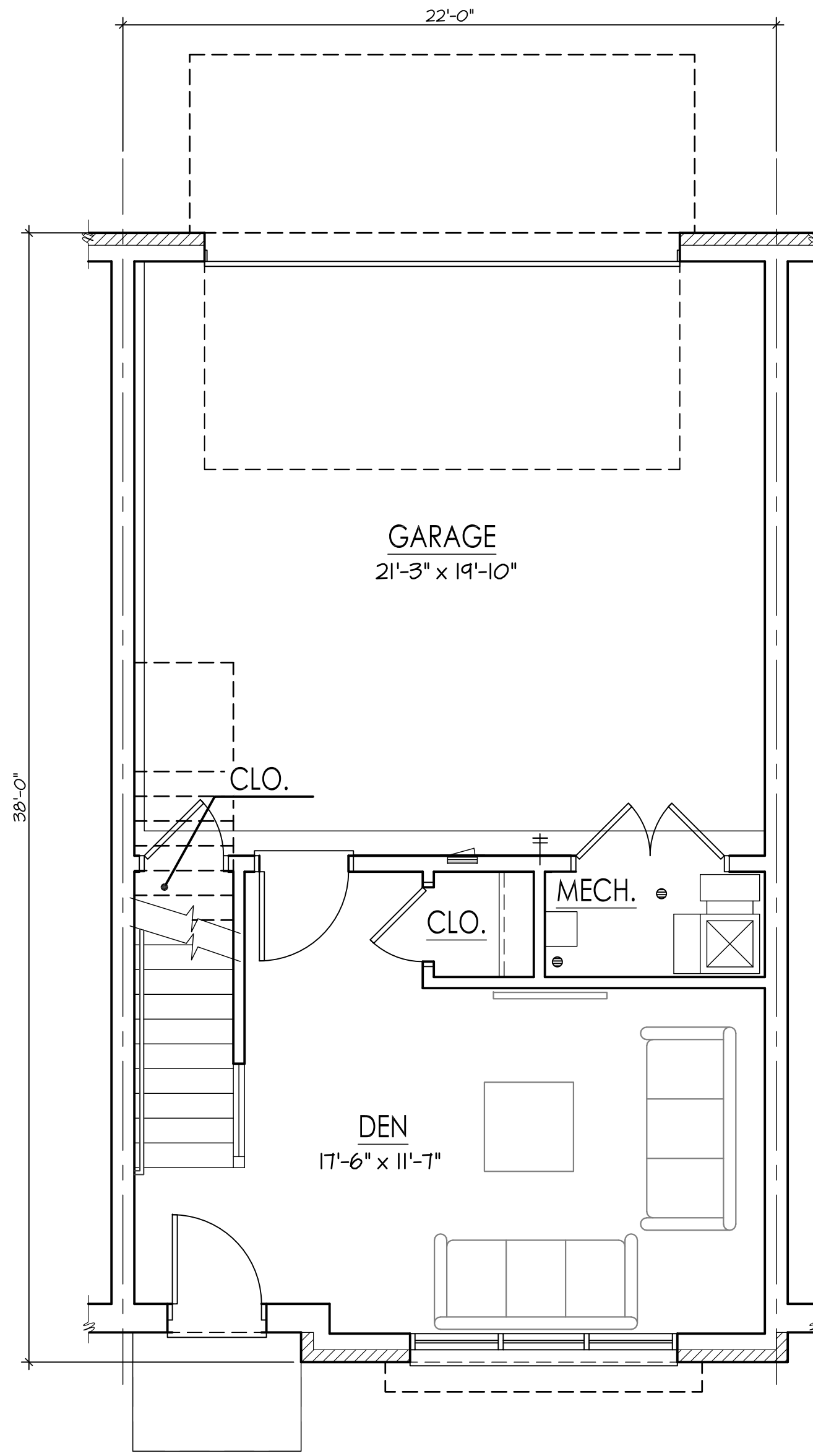
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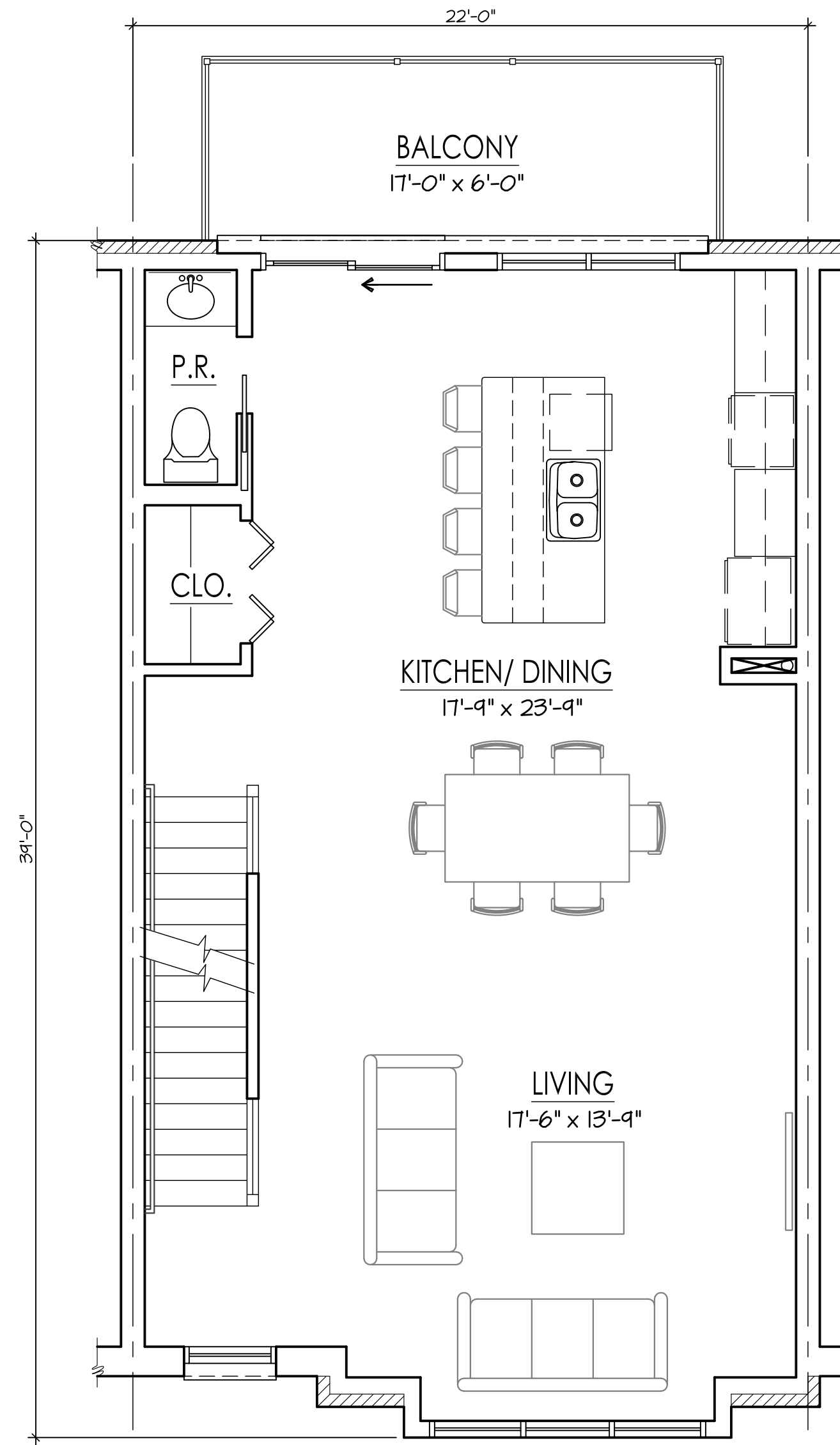
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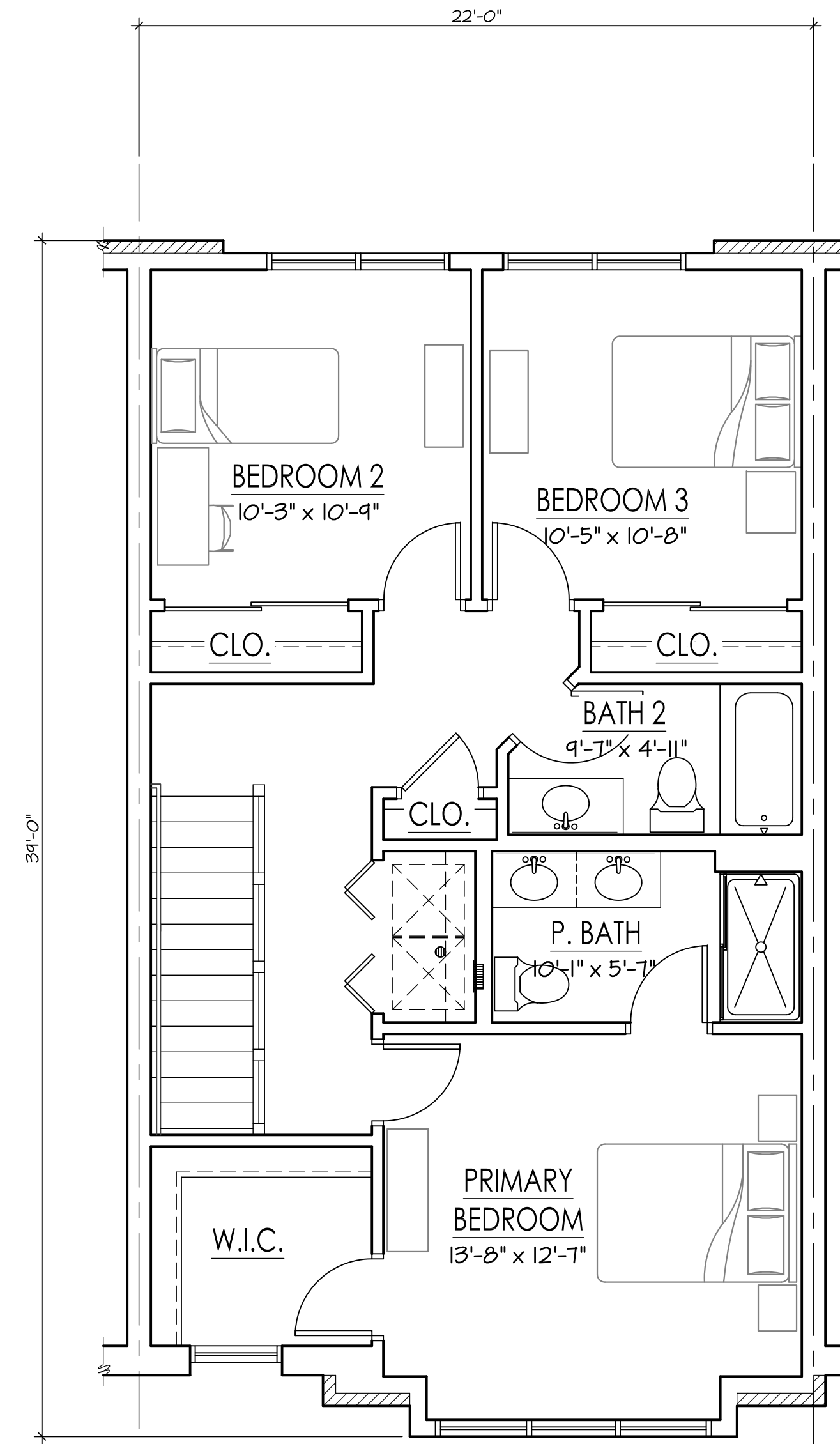
PROPOSED
PALATINE TOWNHOMES
N Quentin Rd and W Dundee Rd, Palatine, Illinois



UNIT C-LOWER LEVEL FLOOR PLAN
1/4" = 1'-0" 760 SF



UNIT C-MAIN LEVEL FLOOR PLAN
1/4" = 1'-0" 773 SF



UNIT C-UPPER LEVEL FLOOR PLAN
1/4" = 1'-0" 773 SF

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2025-0112

PROJECT NUMBER

8-22-2025

DATE

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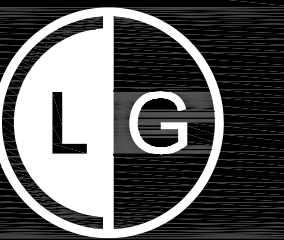
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UNIT - C
FLOOR PLANS

SHEET NAME

A-3C

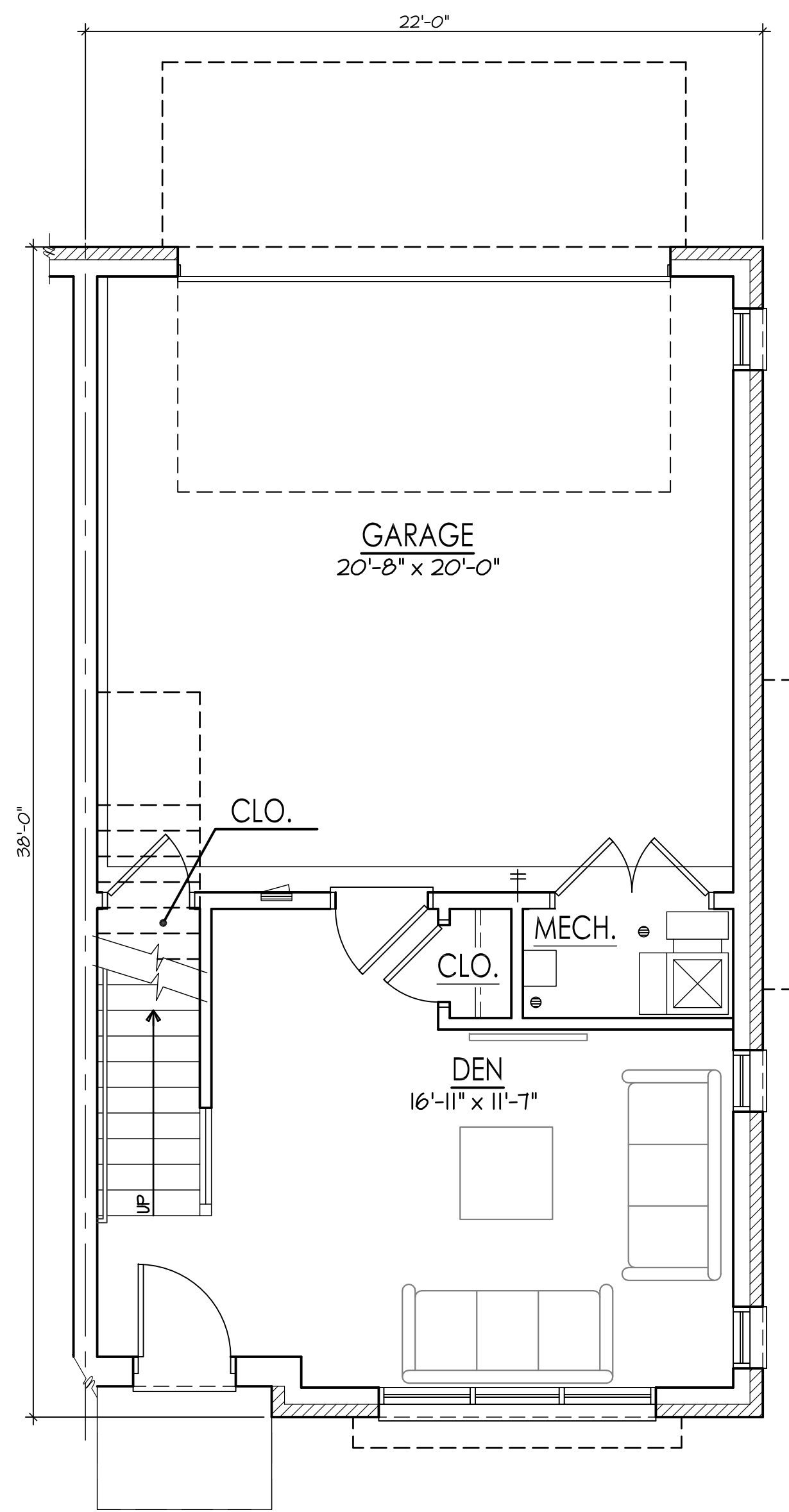
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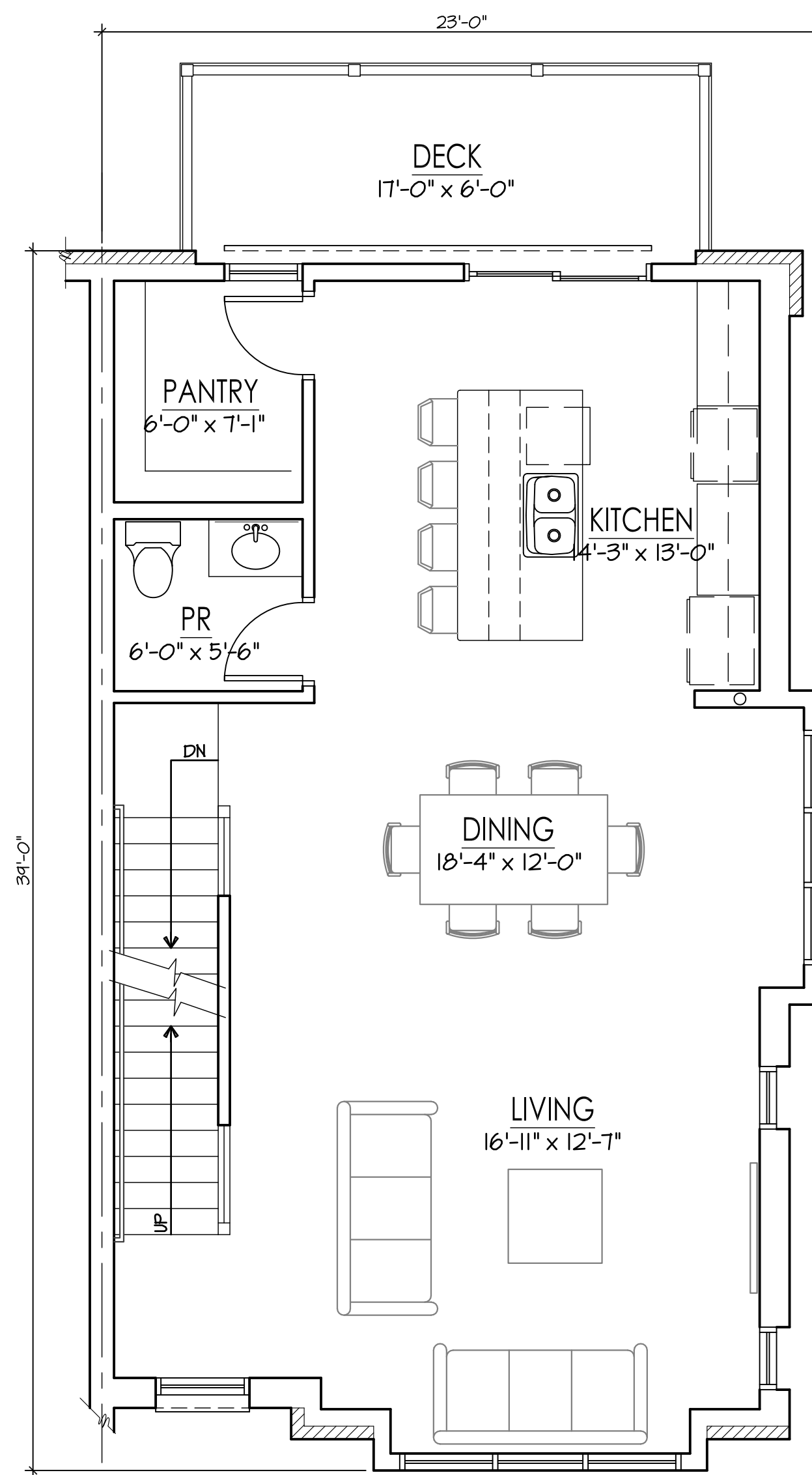
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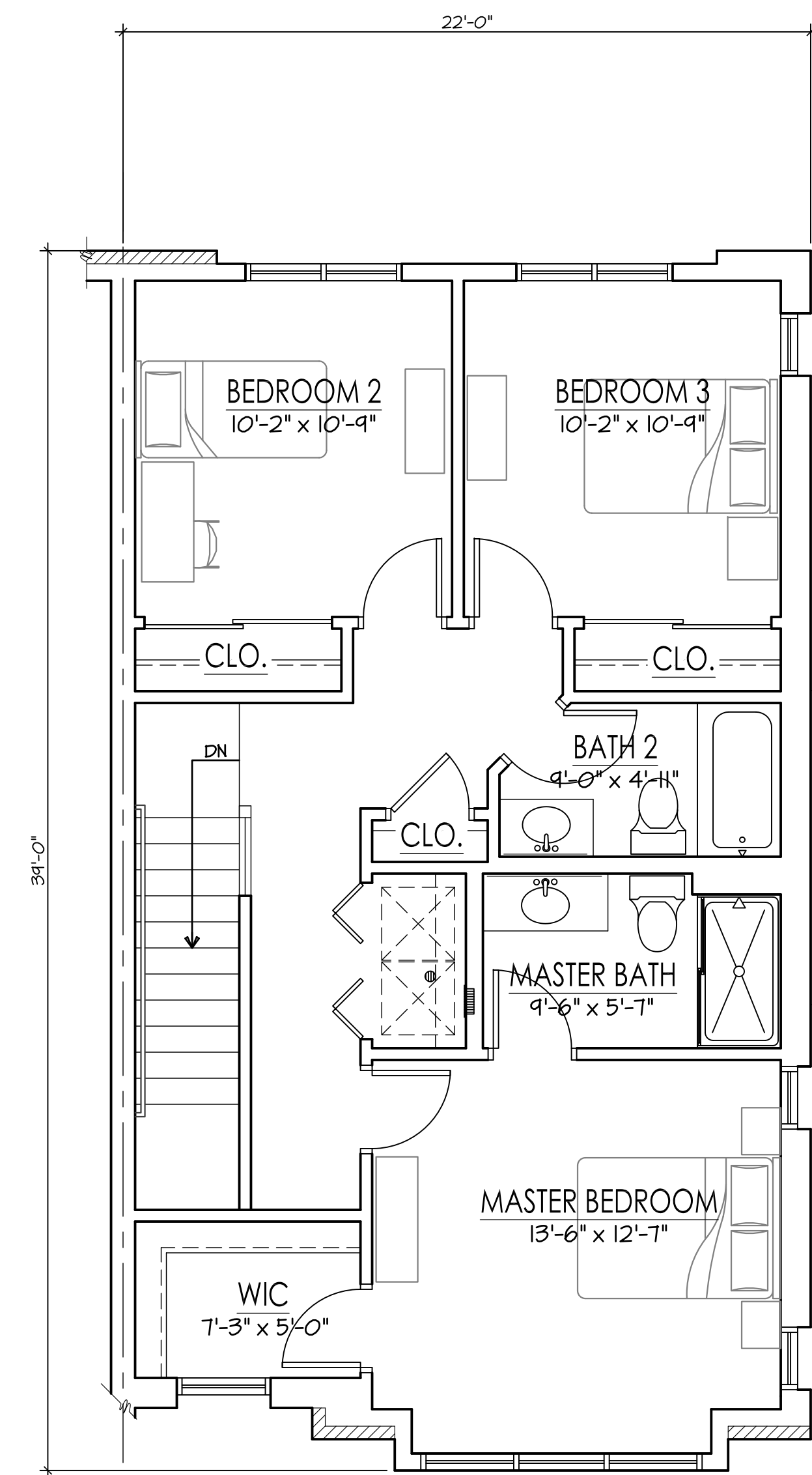
PROPOSED
PALATINE TOWNHOMES
N Quentin Rd and W Dundee Rd, Palatine, Illinois



UNIT D-LOWER LEVEL FLOOR PLAN
1/4" = 1'-0" 734 SF



UNIT D-MAIN LEVEL FLOOR PLAN
1/4" = 1'-0" 765 SF



UNIT D-UPPER LEVEL FLOOR PLAN
1/4" = 1'-0" 751 SF

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UNIT - D
FLOOR PLANS

SHEET NAME

A-3D

SHEET

**CERTAINEED
LANDMARK SHINGLES
GEORGETOWN GRAY**



**CASEMENT WINDOWS
BRONZE FRAME**



**JAMES HARDIE
RICH ESPRESSO
SMOOTH LAP SIDING**

**JAMES HARDIE
COBBLESTONE
HARDIE TRIM BATTEN BOARDS
& HARDIE PANEL**



**BRICKCRAFT BRICK
DRIFTWOOD**

**OVERHEAD GARAGE DOOR
MOCHA BROWN
CLOPAY OR EQUAL**

**ALUMINUM AWNING
DARK BROWN
CHESTERFIELD AWNING CO.
OR EQUAL**

**ALUMINUM DECK
RAILING
BURNISHED BRONZE
TREX OR EQUAL**

**COMPOSITE DECKING
TIDE POOL
TREX OR EQUAL**











Townhomes at Deer Grove
PROJECT NARRATIVE
885 Dundee Rd/1490 Quentin Rd

Developer Cornersite, LLC (the “Developer”) is the contract purchaser of the 4.87 acre site located at the southwest corner of Dundee Road and Quentin Road currently located in unincorporated Cook County (the “Property”). The Property, comprised of three separate parcels and commonly known as 885 Dundee Rd, Palatine is currently zoned C3 General Service District in unincorporated Cook County. Through the use of a PUD substantially in accordance with the R3 zoning district, we are proposing to rezone the property and annex it into the Village of Palatine for the purpose of constructing a 42-unit rental townhome community. We believe the proposed use and density fits in well with the existing neighborhood and will help meet the growing demand for attached built-for-rent housing.

Although the property is currently unincorporated and not located within village boundaries, it is designated as Single Family Attached zoning in the Palatine Future Land Use Map accompanying the 2025 Comprehensive Plan. Additionally, the site is designated as an “Opportunity Site” for future annexation and development. With several existing multifamily and townhome developments along both Dundee and Quentin Roads, the project will blend in nicely with the existing built environment.

The most recent use of the +/- 1 acre of the property nearest to the corner was as a gas station with two curb cuts each on both Dundee and Quentin roads within 200 feet of the intersection. We propose to close the existing curb cuts in favor of one access point on each road. After consultation with a traffic engineer at BLA, Inc., we determined that the best approach would be to install a right-in/right-out access on Dundee Rd (controlled by IDOT) approximately 450 feet west of the intersection and a full access drive on Quentin Rd (controlled by CDOT) approximately 450 feet south of the intersection and aligned opposite the full access entrance to Holy Resurrection Orthodox Church.

There are currently two billboards installed on the Property leased to the Lamar Companies. The one in the southeast corner is on a one year lease, so we plan to terminate the lease upon closing of the acquisition of the property. However, there are approximately twelve years remaining the LED sign at the northwest corner of the property along Dundee Rd. Our intent is to terminate the lease for the LED sign with Lamar at the earliest possible opportunity.

As proposed, the project will consist of 42 townhomes spread across six 2-story and three 3-story buildings set amongst landscaped drives and courtyards. The bulk and density, including all setbacks, conform entirely with those prescribed for the R3 zoning district. Maximum height will be 35’ for 3-story buildings and 22’ for the 2-story buildings. Exterior cladding will consist of fiber cement siding with masonry accents. All units will be three-bedroom, two and a half bath townhomes with attached 2-car garages. An additional 84 “Driveway” parking spots behind each units’ garage and 16 additional guest parking

spaces scattered are included throughout the site yielding a total of 178 spaces for a parking ratio of 4.24 spaces per dwelling unit.

As is the case with most attached single-family dwellings outside of the village center, units abutting public roads will have both pedestrian and vehicular access facing the interior of the site rather than the public road. Building height and rear setbacks of the front-loaded 2-story buildings are designed to mimic that of the single-family homes they back up to in order to minimize the impact on neighboring residents. A landscaped berm will serve to provide an appealing streetscape while adding privacy to the residents' rear yards, as is consistent with surrounding community. The three, rear-loaded 3-story buildings will face an interior landscaped courtyard while efficiently sharing the interior drives with the 2-story front-loaded units.

Each 3-bedroom townhome will range in size from 1722—2122 square feet (excluding garage) and feature a 2-car attached garage at grade, modern open living spaces, three bedrooms, two full baths and a powder room. The end units on the 2-story buildings will feature first floor primary suites and a study, while all 3-story units include a first floor bonus room ideal for a home office, gym or play room. The development is expected to appeal to everyone from those just starting families, young empty-nesters looking to downsize and anyone seeking a convenient location in an area with outstanding amenities and public schools. Initial rents are expected to range from \$3900-\$4500 per month.

The architecture will be in the “Transitional” style, consistent with high-end suburban townhome design featuring a combination of fiber cement panel and full bed masonry. It's designed to blend into the neighborhood context which features single family homes to the south and west, commercial and institutional uses to the east and the expansive Deer Grove Forest Preserve to the north.

All interior drives and courtyards will be extensively landscaped and hardscaped. Stormwater management will meet both Village and MWRD detention requirements through surface detention in the southeast and northwest corners. A retaining wall will be incorporated at the larger basin adjacent to Quentin Rd. An Onsite Utility Maintenance Agreement will be executed prior to final engineering approval.

In anticipation of potential future expansion to include the +/- 1 acre property directly to the west of the subject property, the site plan allows the potential for the interior drive isles to be extended to the west to incorporate that site should the opportunity allow.

Cornersite, LLC and SFP Properties, LLC (www.sfpproperties.com) are affiliated real estate investment, property management and development firms with over a 20+ years experience in commercial and residential development, management and operations. We have recently completed rental townhome communities in Highland Park (www.425bloom.com), Mount Prospect (www.lionsparkrow.com) and Northbrook (www.pointedrive.com).



August 13, 2025

Mr. David Schwartz
CornerSite, LLC
3190 Doolittle Drive
Northbrook, Illinois 60062

RE: **Townhomes at Deer Grove**
885 W. Dundee Road
Palatine, Illinois

Dear Mr. Schwartz:

Per your request, BLA, Inc. (BLA) has reviewed the site plan for the proposed Palatine Townhome residential development pertaining to site access. The 4.88-acre site is located at the southwest corner of the signalized intersection of Dundee Road (IL Route 68) and Quentin Road and is currently vacant, formerly containing a Mobil gasoline station and undeveloped land. Access to the existing site is provided via two full-access driveways on Dundee Road (approximately 115 and 225 feet west of Quentin Road, center-to-center) and two full-access driveways on Quentin Road (approximately 150 and 275 feet south of Dundee Road, center-to-center).

As currently proposed, the project includes the construction of 42 townhomes contained within nine (9) buildings. Access to the site is proposed via one new, right-in/right-out (RIRO) only driveway on Dundee Road, approximately 450 feet west of Quentin Road and a new, full-access driveway on Quentin Road, aligned opposite the Holy Resurrection Orthodox Church driveway, approximately 450 feet south of Dundee Road. The existing site’s access driveways will be closed.

Surrounding Roadway Network

Dundee Road and **Quentin Road** are both five-lane (two through lanes in each direction and a center median/lane for left-turns at intersections) adjacent to the site. Dundee Road is under the jurisdiction of the Illinois Department of Transportation, with a posted speed limit of 45 miles per hour (mph) and an annual average daily traffic volume (AADT) of 14,600 (year 2023). Quentin Road is under the jurisdiction of the Cook County Department of Transportation and Highways (CCDoTH), with a posted speed limit of 40 mph and an AADT of 15,100 (year 2022). Quentin Road is also designated as a Strategic Regional Arterial (SRA) route, which controls roadway and signal installation to facilitate efficient and safe transportation.

Trip Generation

Table 1 provides a summary of the total trips to be generated by the proposed residential development, including residents, visitors, deliveries, etc. based on information published in the Institute of Transportation Engineers (ITE) Manual *Trip Generation*, 11th Edition.

Table 1: Estimated Trip Generation

Land Use / Size	ITE LUC	Weekday									Saturday					
		AM Peak Hour			PM Peak Hour			Daily			Peak Hour			Daily		
		In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
Townhomes / 42 Units	220	9	27	36	24	15	39	173	173	346	9	8	17	96	96	192

The total (including both entering and exiting) weekday AM and PM peak hour vehicular trips of 36 and 39, respectively, are expected on the streets leading beyond the study area, or approximately 1 additional vehicle every 1 to 2 minutes. During the Saturday peak hour, a total of 17 vehicular trips is anticipated, or approximately 1 additional vehicle every 3 to 4 minutes. **Accordingly, the amount of site-generated traffic is expected to have minimal effects on the operations of the external street network.**

Findings and Conclusion

Reducing the number of curb cuts, restricting the movements on Dundee Road to RIRO only, along with increasing the driveway spacing (locating the driveways further from the Dundee Road and Quentin Road signalized intersection) is an effective access management strategy to improve safety and traffic progression along corridors.

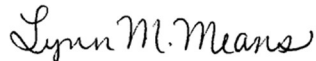
The location of the driveway on Quentin Road, opposite the Holy Resurrection Orthodox Church, a higher traffic generator than the five (5) single-family homes located on Anthony Drive, also serves to minimize left-turning vehicular conflicts on Quentin Road.

Accordingly, BLA has found the proposed site access to be adequate to accommodate the proposed site traffic, while minimizing its impact on the adjacent roadway network.

Should you have any questions or require additional information, please contact us at (630) 438-6400.

Sincerely,

BLA-Inc.



Lynn M. Means, P.E., PTOE, RSP₁
Senior Transportation Engineer

PRELIMINARY PLANNED DEVELOPMENT DESCRIPTION:

A nine building, 42 unit townhome project with a mix of six 2-story buildings and three 3-story buildings. With a single curb cut on each of Dundee and Quentin Rd, all pedestrian and vehicular access will be through interior drives.

Preliminary Acreage *

4.87

A variance to have 52% impervious lot coverage in lieu of the 50% impervious lot coverage required for the R3 zoning district



All existing land use(s) on property *

C3 General Service District in unincorporated Lake County

OPPORTUNITY SITE 5: QUENTIN RD AND DUNDEE RD

Existing Conditions

This corner property is not currently part of the Village of Palatine or served by municipal utilities. However, it represents another opportunity to introduce attached single-family residential units into the Village. The northeast corner at the intersection of two busy roadways lends itself to a prominent residential amenity building, which is shown on the concept drawing with a small community green space behind it. Seventeen townhome units are shown in a series of six buildings surrounding a central pocket park. Established neighborhoods with detached single-family homes surround the site, so the concept introduces trees and green space to provide adequate buffering.

Any future redevelopment plans would be part of an annexation agreement establishing how the site would be served with utilities and public services, as well as designating an appropriate zoning district for the property.

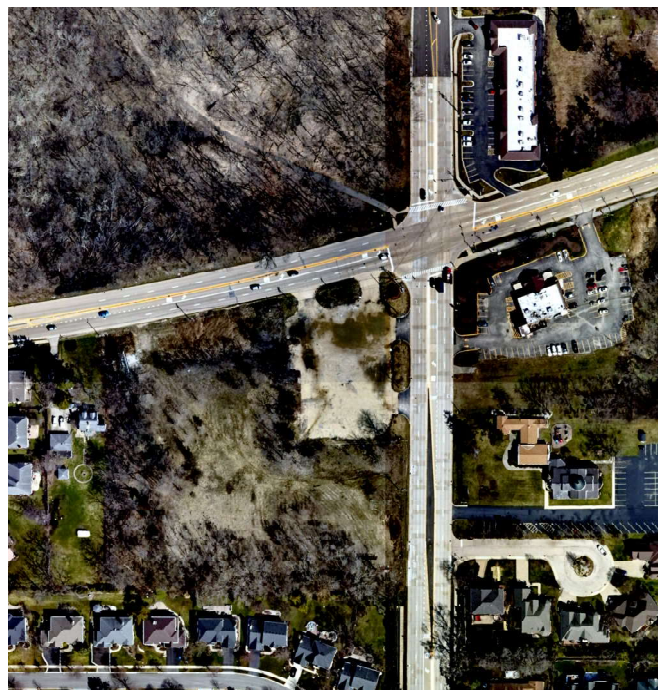
Development Objectives

- **Residential Development.** Develop a residential use that compliments the surrounding residential neighborhood, mirroring the size and scale of nearby buildings.
- **Buffering and Landscaping.** Provide ample screening surrounding the site so as not to interfere with surrounding neighborhoods. Provide landscaped green space for future residents.
- **Annexation.** Annex the site into the village with an annexation agreement that establishes how the site would be served by utilities and public services.

Concept Highlights

- 1 Ranch or Traditional-Style Townhomes
- 2 Central Pocket Park
- 3 Amenity Building
 - » Adjacent community green space

Existing Conditions





Amenity Space and Townhome Examples

ORDINANCE NO. 0-155-01

**ORDINANCE AMENDING THE COMPREHENSIVE PLAN
FOR THE PROPERTY AT THE SOUTHWEST CORNER
OF QUENTIN AND DUNDEE ROAD**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On November 12th, 2001**

ORDINANCE NO. 0-155-01

**AN ORDINANCE
AMENDING THE COMPREHENSIVE PLAN FOR A SUB-AREA PLAN FOR THE
PROPERTY AT THE SOUTHWEST CORNER OF QUENTIN AND DUNDEE ROAD**

WHEREAS, the Comprehensive Amendment to the Village of Palatine Comprehensive Plan was adopted by Ordinance #O-34-90 on March 26, 1990 and amended by Ordinance #0-117-94 on August 22, 1994, Ordinances #0-155-94 and #0-163-94 on October 24, 1994, Ordinance #0-25-95 on March 27, 1995, Ordinance #0-36-95 on April 24, 1995, 0-41-95 on May 8, 1995, 0-67-95 on July 10, 1995, 0-74-95 on July 24, 1995, 0-4-96 on January 8, 1996 and 0-79-99 on June 28, 1999; and

WHEREAS, a document entitled Village of Palatine Comprehensive Plan, dated January 15, 1990 and prepared by Camiros, Ltd. and Lenet Design Group, was attached to Ordinance #0-34-90 as Exhibit "C"; and

WHEREAS, a public hearing was held by the Plan Commission, pursuant to notice, on October 16, 2001 to review amending the Palatine Comprehensive Plan to establish a sub-area plan addressing Land Use, and Traffic and Engineering Issues at the southwest corner of Quentin and Dundee Roads.

WHEREAS, the Plan Commission has recommended revisions to the Comprehensive Plan in its Findings of Fact; and

WHEREAS, the Community and Economic Development Committee of the Village Council has recommended revisions to the Comprehensive Plan;

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

SECTION 1: The Official Comprehensive Plan, as adopted by Ordinance #O-34-90, is hereby amended to establish a sub-area plan addressing Land Use, and Traffic and Engineering Issues at the southwest corner of Quentin and Dundee Roads, subject to the following conditions:

1. The existing improved Mobil Gas Station should remain. A landscaped buffer including a solid fence should be installed along the west and south property lines.
2. Development on the unimproved 5 acres should consist of single family attached with a density of between 6-7 dwelling units per acre. A minimum 40' landscaped buffer including a berm, should be provided from the existing single family located to the north (Please see the attached example site plan).
3. Townhomes abutting single family houses should have lower roof heights to compliment the size and design of the existing single family houses.
4. Stormwater detention should be provided for all developments.
5. All proposed streets should meet Village standards.
6. Sewer and water should be extended across all lot frontages.

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

SECTION 3: All ordinances or parts of ordinances in conflict with this ordinance be and the same are hereby repealed.

PASSED: This 12th day of November, 2001

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

APPROVED by me this 12th day of November, 2001


 PRO-TEM **Mayor of the Village of Palatine**

ATTESTED and FILED in the office of the Village Clerk this

12th day of November, 2001


Village Clerk

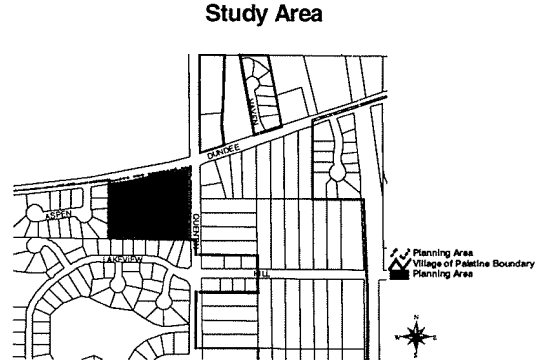
SOUTHWEST CORNER OF DUNDEE & QUENTIN ROAD

Comprehensive Plan Amendment

BACKGROUND

The Village regularly amends the Comprehensive Plan to ensure compliance with the most current development trends. The Village of Palatine is requesting to have the comprehensive plan designation for the southwest corner of Dundee and Quentin amended. The Comprehensive Plan currently designates the property for commercial development.

The subject site is located at the southwest corner of Quentin Road and Dundee Road and is approximately 6 acres in area. The site is currently improved with a Mobil gas station at the northeast corner, and office/residential use to the west. The remaining 3.8 acres are unimproved. To the south of the site is the Lakeside Estates Planned Development which consist of 86 single family detached homes.



The purpose of this report is to analyze the existing property and make recommendations for future development. The following items will be discussed:

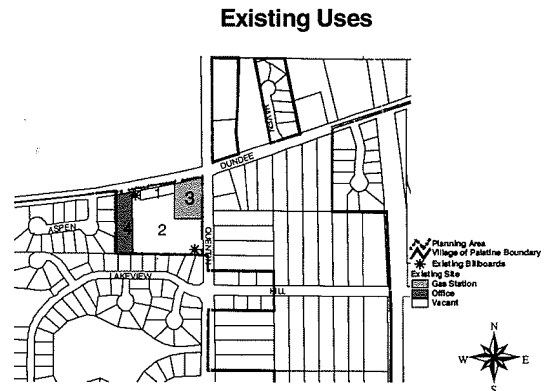
- Existing Uses
- Existing Zoning
- Engineering
- Recommendations for development

Existing Uses

The subject site is currently improved with a Mobil Gas Station on a 1.1 acre parcel and an office/residential use on the 1 acre parcel to the west. The remaining 3.9 acres are unimproved except for two billboards which are located at the northwest and southeast corners of the site.

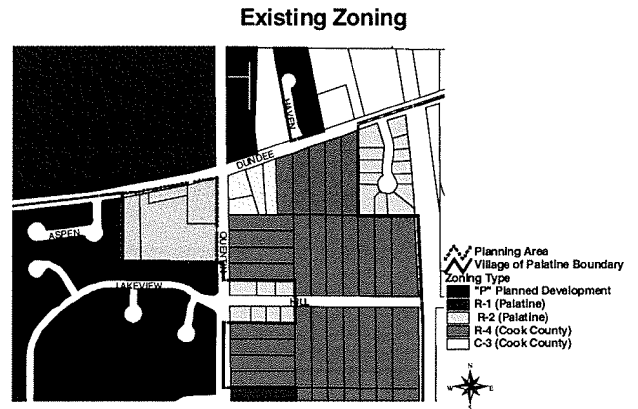
The following is a breakdown of the site:

Parcel #	Area	Land Use
1	.3 acres	Vacant
2	3.6 acres	Vacant
3	1.1 acres	Gas Station
4	1 acre	Office/Res.
TOTALS	6 acres	



Existing Zoning

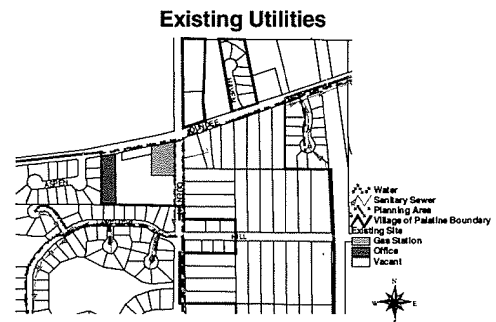
The subject site is currently unincorporated and zoned C-3 General Business District in Cook County Illinois. The Cook County description for the C-3 Zoning is as follows: "The C-3 District provides for the location of most services and many small businesses found in the area. **It is not as compatible with residential areas as C-1 or C-2 classifications.** Some permitted uses include: Automobile service stations, restaurants, theaters and animal hospitals. The current property can build on the parcel under Cook County Jurisdiction, however the site may need Village services such as sewer and water.



The following map shows the zoning of the existing property as compared to adjacent properties.

Engineering

Since much of the existing site is unimproved and is outside the jurisdiction of the Village of Palatine, it lacks the necessary sewer and water services. The nearest connection to Village Services is located to the east in the Quentin Road right-of-way. The attached map shows those services.



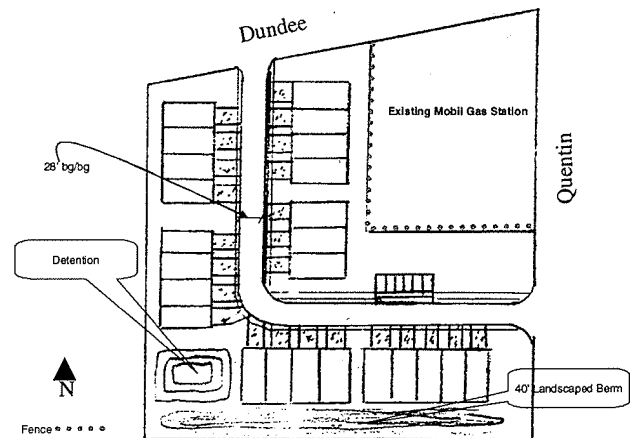
Recommendation

The following are recommendations for future land uses and engineering issues including watermain system, stormwater drainage and sanitary sewer systems.

Land Uses

The following recommendations were made for future land uses in the study area.

- The existing improved Mobil Gas Station should remain. A landscaped buffer including a solid fence should be installed along the west and south property lines.
- Development on the unimproved 5 acres should consist of single family attached with a density of between 6-7



dwelling units per acre. A minimum 40' landscaped buffer including a berm, should be provided from the existing single family located to the north (Please see the attached example site plan).

- Townhomes abutting single family houses should have lower roof heights to compliment the size and design of the existing single family houses.

Engineering Issues

The following recommendations were made to address engineering issues pertaining to existing and proposed development in the study area.

- Stormwater detention should be provided for all developments.
- All proposed streets should meet Village standards.
- Sewer and water should be extended across all lot frontages.

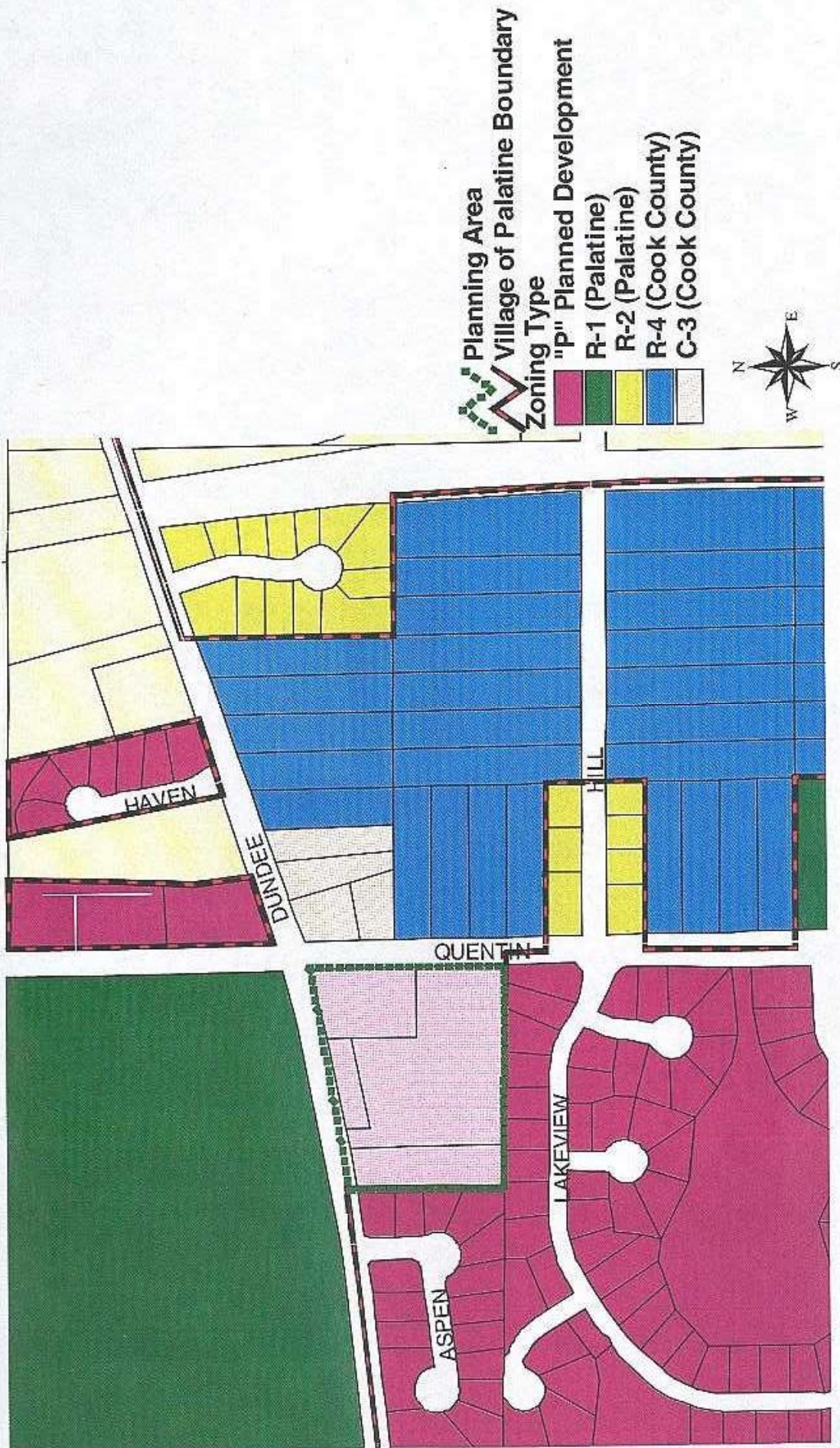
Study Area



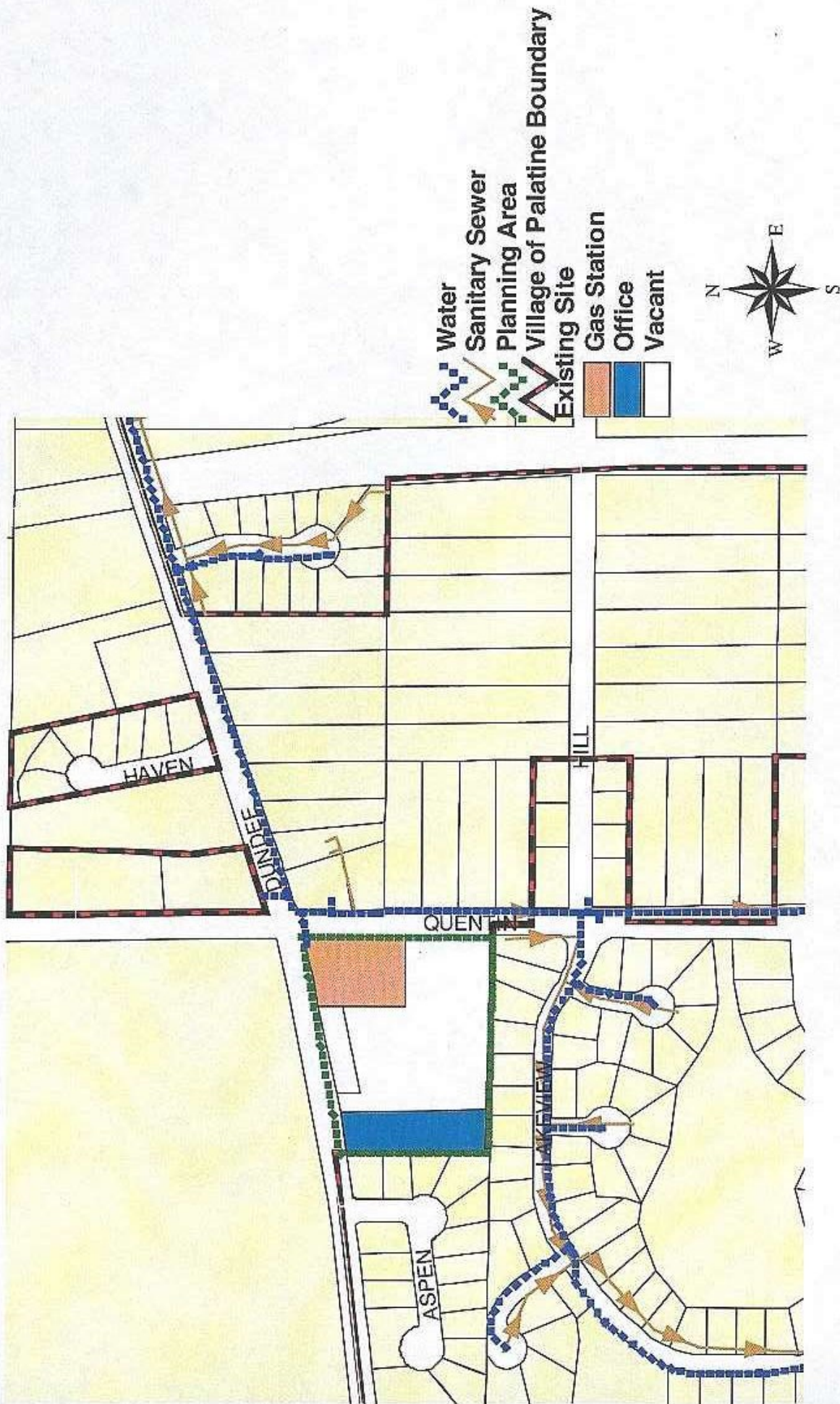
Existing Uses

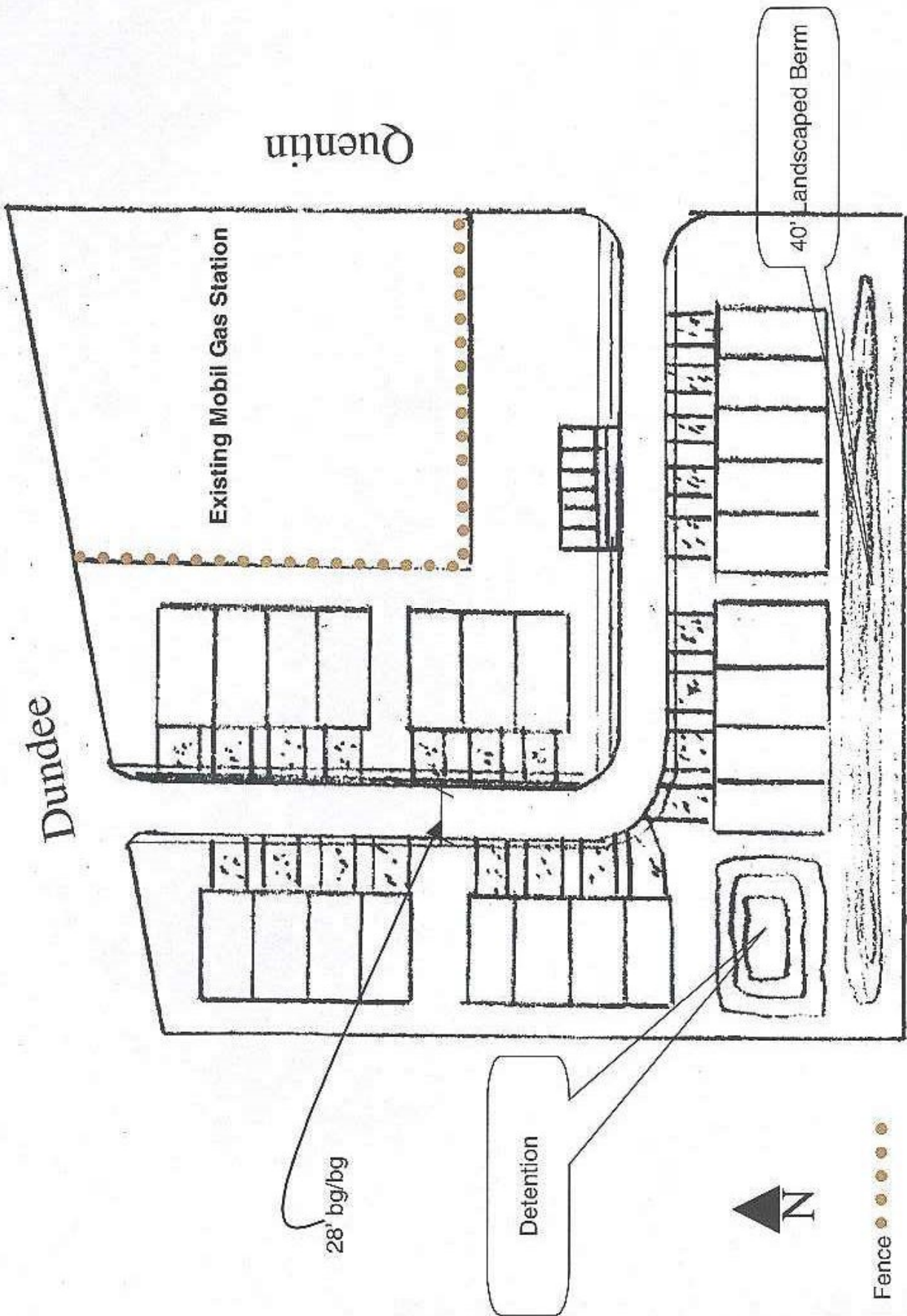


Existing Zoning



Existing Utilities





Report of Public Hearing – Docket P-01-83 – Southwest corner of Dundee and Quentin rds.

The notice of public hearing was read by the chairman. The petitioner in Docket P-01-83, The Village of Palatine, seeks consideration for an amendment to the Comprehensive Plan for a Sub-area plan for five acres at the southwest corner of Dundee and Quentin rds.

The following petitioner's exhibits were introduced:

1. Planning Area Map
2. Existing Land Uses Map
3. Existing Zoning Map
4. Existing Utilities Map
5. Example Site Plan

Stilling said the current comprehensive plan calls for commercial development of the parcel which is now improved with a gasoline service station at the northeast corner. The remaining 3.8 acres is unimproved. Lakeside Estates, a single family development of 86 detached homes, is located to the south. He noted that the land is not currently in Palatine. It is zoned C3 for services and small businesses in the county which their zoning ordinance classifies as "not compatible with residential."

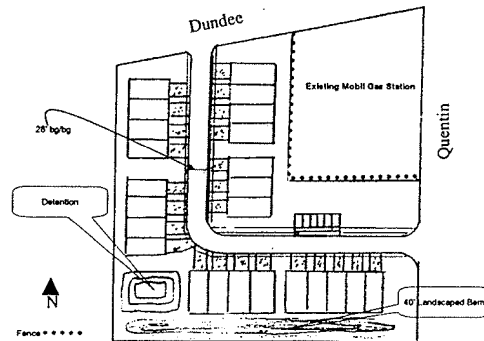
Since much of the site is unimproved and outside the village's jurisdiction, it lacks sewer and water services. Nearest village services are in Quentin rd.

Staff Recommendation

Land Uses

The following recommendations were made for future land uses in the study area.

- The existing improved Mobil Gas Station should remain. A landscaped buffer including a solid fence should be installed along the west and south property lines.
- Development on the unimproved 3.9 acres should consist of single family attached with a density of between 6-7 dwelling units per acre. A minimum 40' landscaped buffer including a berm, should be provided from the existing single family located to the south (See the attached example site plan).
- Townhomes abutting single family houses should have lower roof heights to compliment the size and design of the existing single family houses.
- The existing billboard signs shall be removed.



Engineering Issues

The following recommendations were made to address engineering issues pertaining to existing and proposed development in the study area.

- Stormwater detention should be provided for all developments.
- All proposed streets should meet Village standards and pavement widths.
- Sewer and water should be extended across all lot frontages.

Discussion

Miller said he would recommend that the parcel be developed as an office park. Stilling responded that office parks are not very viable. Townhomes would provide a good buffer from the gas station, he added.

Hansen said he is concerned that the single family lot adjacent on the west is not included as part of this planning area. "It's an island," he said.

plan commission
october 16, 2001

page 8

All residents who wished to address the petition were sworn in.

Jim Rados, 1285 N. Shoreside, President of the Lakeside Homeowners Association, said the neighbors would oppose a commercial development here. They would like it to be some sort of residential.

Laymon noted that it would be impossible to turn left out of this parcel onto Dundee.

Bill Buchanan, 1308 Lakeview dr., said there is an empty store at Caribou. On down Dundee, little pockets of empty stores exist in the small shopping centers, he added. He feels residential development would be better than commercial. Residents oppose restaurant development, because they attract wildlife from the forest preserve. He said he would prefer high end townhomes.

Bob Curran, 1300 N. Lakeview dr., said the history of the area shows that the wetlands have been filled and trees cut down. Keeping it residential would create a great buffer he added. He said that numerous accidents occur at that corner.

Gerald Maddux, 1200 Lakeview, said he would prefer future development to be residential.

Tom Paar, 1292 Lakeview dr., said he prefers residential over commercial. He is concerned about density.

The public hearing closed at 10:25 p.m.

RECOMMENDATION

Miller moved, Kolar seconded that the plan commission recommend to the village council that it approve an amendment to the Comprehensive Plan for a Sub-area plan for five acres at the southwest corner of Dundee and Quentin rds.

Such approval shall be applied to wording proposed by staff, as amended at this meeting. Wording shall be changed in bullet #2 under "Land Uses" to read: "Development on the unimproved 3.9 acres should consist of residential with density of no more than seven units per acre. A minimum 40 foot landscaped buffer, including a berm, shall be provided from the existing single family located to the south."

Unanimously carried.

Finding of Fact

The parcel adjacent to the west should be part of this planning area.

After communications. the meeting adjourned at 10:40 p.m.

Natalie Meyer McKenzie
secretary

CA9
2

TYPE: ORDINANCE **SUBMITTED BY:** COMMUNITY DEVELOPMENT **DATE:** 11/5/01

DESCRIPTION: Consider an amendment to the Comprehensive Plan for a Sub-Area Plan for the property at the southwest corner of Quentin and Dundee.

(Village of Palatine)

District 3 (upon annexation)

VILLAGE GOAL:

- | | |
|---|---|
| <input type="checkbox"/> <i>Financially Stable Government</i> | <input type="checkbox"/> <i>Safe Place to Live</i> |
| <input checked="" type="checkbox"/> <i>Cost Effective Services Responsive to Citizens</i> | <input type="checkbox"/> <i>Downtown as a Community Focal Point</i> |
| <input checked="" type="checkbox"/> <i>Open Government w/ Involved Citizens</i> | <input type="checkbox"/> <i>Regional Partnerships</i> |

COMMITTEE ACTION:

UNANIMOUS APPROVAL

DATE: 11-5-01

BACKGROUND: The Village regularly amends the Comprehensive Plan to ensure compliance with the most current development trends. The Staff is requesting to have the comprehensive plan designation for the southwest corner of Dundee and Quentin amended. The Comprehensive Plan currently designates the property for commercial development.

The purpose of the report is to analyze the existing property and make recommendations for future development. The attached report discusses the following:

- Existing Uses
- Existing Zoning
- Engineering
- Recommendations for development

KEY ISSUES:

Parcel Size	6 acres
Current Land Uses	Mobil Gas Station, Office/residential & 2 billboards
Current Zoning	C-3 General Business District in Cook County- Some permitted uses include: Automobile service stations, restaurants, theaters and animal hospitals.

- Because the site is in unincorporated Cook County, it is not served by Village Sewer and Water.

Staff Recommendations

- The existing improved Mobil Gas Station should remain. A landscaped buffer including a solid fence should be installed along the west and south property lines.
- Development on the unimproved 5 acres should consist of single family attached with a density of between 6-7 dwelling units per acre. A minimum 40' landscaped buffer including a berm, should be provided from the existing single family located to the north (Please see the attached example site plan).
- Townhomes abutting single family houses should have lower roof heights to compliment the size and design of the existing single family houses.
- Stormwater detention should be provided for all developments.
- All proposed streets should meet Village standards.
- Sewer and water should be extended across all lot frontages.

ALTERNATIVES:

1. Recommend approval of the Sub Area Plan
2. Do not recommend approval of the Sub Area Plan

RECOMMENDATION:

Public Hearing: 10/16/01 Plan Commission Meeting

Residents Testifying: 4

Concerns: Potential Commercial Development and it should be developed with residential.

Vote: Unanimous approval, subject to the conditions in the attached Ordinance. Staff concurs with this recommendation

ACTION REQUIRED: Motion to recommend approval of an Ordinance amending the comprehensive plan for the property at the southwest corner of Quentin and Dundee.

5.3. C-3 General Service District.

5.3.1. *Description of district.* The C-3 General Service District is intended to provide locations for services and small businesses. This district is more intensive than either of the preceding commercial districts. This district is normally located at intersections of or along major thoroughfares.

5.3.2. *Use, lot and bulk regulations.* The applicable use, lot and bulk regulations are set forth in Sections 5.3.3 through 5.3.9.

5.3.3. *Permitted uses.* A permitted use of land or buildings shall be allowed in accordance with the provisions of this ordinance. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those enumerated uses. Unless otherwise specifically allowed by this ordinance, no building or zoning lot shall be devoted to any use other than a permitted use, and no building or structure shall be erected, altered, enlarged or occupied, except as a permitted use. Uses lawfully established on the effective date of this ordinance, and rendered nonconforming by it, shall be subject to Article 10.

The following uses are permitted in the C-3 District:

- A. Retail businesses.
 - 1. Apparel, clothing, accessory, jewelry, and shoe stores.
 - 2. Bakeries, provided that the manufacture of goods is limited to those retailed on the premises.
 - 3. Bicycle sales and services.
 - 4. Book, stationery, art, and office supply stores.
 - 5. Catering establishments.
 - 6. Computer sales and services. Drapery stores.
 - 7. Drug stores and pharmacies.
 - 8. Electronics sales and services, including but not limited to cellular and land-line phones, computers, televisions, radios, camera and photographic supplies, and household appliances.
 - 9. Florist shops, conservatories, greenhouses, and nurseries.
 - 10. Food, grocery and dairy stores.
 - 11. Garden supply and seed stores.
 - 12. Homewares and hardware stores.
 - 13. Hearing aid sales and services.
 - 14. Gift and hobby shops.
 - 15. Musical instrument sales and repairs.
 - 16. Newsstands.
 - 17. Optical sales.
 - 18. Paint and wallpaper stores.
 - 19. Pet sales and supplies.
 - 20. Picture framing, when conducted for on-premises retail trade.

-
21. Restaurants. Alcohol may be served for consumption on premise, only if incidental to serving food. Live entertainment and dancing requiring entry fees are prohibited.
 22. School supply stores.
 23. Sporting goods stores.
 24. Tobacco shops.
- B. Services.
1. Artist studios.
 2. Automobile, gasoline and service stations, including minor accessories, supplies, and services customarily incidental to gasoline and service stations, and electric vehicle charging stations. Facilities for service and washing shall be limited to not more than four vehicles, and enclosed in a building.
 3. Barber and beauty shops.
 4. Clothing rental agencies and formal wear shops.
 5. Currency exchanges.
 6. Electronics service and repair shops.
 7. Financial institutions, including banks and savings and loans.
 8. Fix-it shops, for general, minor repairs.
 9. Funeral homes and undertaking establishments.
 10. Locksmith shops.
 11. News syndicates and newspaper distribution agencies.
 12. Photocopying establishments.
 13. Photographic studios.
 14. Shoe, clothing and hat repair shops.
 15. Signs as regulated by Article 12.
 16. Tailor and dress-making shops.
 17. Ticket agencies, amusement.
 18. Travel agencies or bureaus and transportation ticket offices.
- C. Professional offices.
1. Accountants and bookkeepers.
 2. Animal hospitals and veterinary clinics for care and treatment of domestic pets and animals.
 3. Architects.
 4. Detective agencies.
 5. Doctors, physicians, and dentists offices and clinics.
 6. Employment agencies.
 7. Engineers.

-
8. Insurance agencies.
 9. Land surveyors.
 10. Landscape architects.
 11. Newspaper, media, and web design and publishing agencies.
- D. Recreation and social facilities.
1. Clubs.
 2. Community center buildings, clubhouses, recreation buildings, swimming pools and buildings for indoor swimming pools, tennis courts and buildings for indoor tennis courts, noncommercial and not-for-profit.
 3. Lodges and fraternal organizations.
 4. Theaters, indoor.
- E. Public and governmental land and buildings.
1. Forest preserves.
 2. Historical buildings and landmarks preserved for the public.
 3. Public libraries.
 4. Public office buildings.
- F. Public utilities and services.
1. Electric substations, gas regulator stations, telephone exchanges and other essential public utilities and services.
 2. Post offices.
- G. Agricultural land and buildings.
1. Agricultural uses.

5.3.4. *Special uses.* A special use may be allowed subject to issuance of a special use permit in accordance with the provisions of Article 13. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those enumerated uses.

The following special uses may be permitted in the C-3 District:

- A. Retail businesses.
1. Building material supplies, sales and service.
 2. Furniture stores.
 3. Roadside stands.
- B. Services.
1. Automobile repair shops.
 2. Dry cleaners, laundries, launderettes and clothes pressing establishments. Dry cleaning and laundry plants serving more than one retail outlet are prohibited.
 3. Parking lots other than accessory, subject to Article 11.
- C. Residential.

-
1. Hotels and motels.
 2. Residence of the proprietor.
- D. Public and governmental land and buildings.
1. Parks and playgrounds.
- E. Health, medical and care institutions.
1. Nursery schools, children's day schools, nurseries, and day care centers.
 2. Medical cannabis dispensing organization, as regulated by 410 ILCS 130/1 et seq.
- F. Public utilities and services.
1. Bus terminals, turnarounds and lots.
 2. Fire stations.
 3. Police stations.
 4. Railroad passenger stations.
 5. Railroad rights-of-way. Railroad yards and shops for other than passenger service are prohibited.
 6. Waterworks, reservoirs, pumping stations, wells and filtration plants.
- G. Planned unit developments.
- H. Recreation and social facilities.
1. Video gaming.
- I. Unique uses as regulated by this ordinance.
- J. Uses similar and compatible to those allowed in this district.

5.3.5. *Temporary uses.* The following temporary uses may be allowed upon issuance of a permit by the Department of Building and Zoning:

- A. *Temporary buildings or yards.* For storage of construction materials and equipment both incidental and necessary to construction in the zoning district. Permits shall specify the location of the building or yard and the area of permitted operation. Permits shall be valid for not more than six months and shall not be renewed for more than four successive periods. The building or yard shall not interfere with the use and enjoyment of neighboring property.
- B. *Temporary sales offices.* Permits shall specify the location of the office and the area of permitted operation. Permits shall be issued in six-month increments for a period of not more than two years, unless otherwise authorized by the Building Commissioner.
- C. *Real estate signs.* Temporary real estate signs as regulated by Article 12.
- D. *Bazaars and dances.* Permits shall be valid for not more than seven days. No permit shall be issued for the same location within 90 days of the expiration of a bazaar or dance permit.
- E. *Christmas tree sales.* Permits shall be valid for not more than 60 days.
- F. *Parking lots for special events.* Permits shall be valid only for the duration of the event.
- G. *Portable signs.* Portable signs as regulated by Article 12.

5.3.6. *Accessory uses.* A use, building or other structure customarily incidental to and commonly associated with a principal, permitted or special use may be allowed as an accessory use, provided that it is operated and

maintained under the same ownership and on the same lot as the permitted use. Accessory uses shall not include structures or features inconsistent with the permitted use or involve the conduct of any business, profession, trade or industry. Accessory uses may include the following and similar uses:

- A. Agricultural buildings and structures.
- B. Fallout shelters as regulated by this ordinance.
- C. Garages, carports or other parking spaces. Truck parking shall be limited to vehicles not more than 1½-ton capacity when located within 150 feet of a residence district.
- D. Gardens.
- E. Roadside stands. For the display and sale of agricultural products only, where the principal use is agriculture.
- F. Sewage disposal units and water systems, individual, as regulated by this ordinance.
- G. Signs as regulated by Article 12.
- H. Tool houses, sheds and other similar buildings. For the storage of supplies and equipment.
- I. Vending machines.
- J. Water retention and detention areas.

5.3.7. *Prohibited uses.* All uses not expressly authorized in Sections 5.3.3 through 5.3.6 are prohibited.

5.3.8. *Site and structure provisions.* The uses in the C-3 General Service District shall conform to the following requirements:

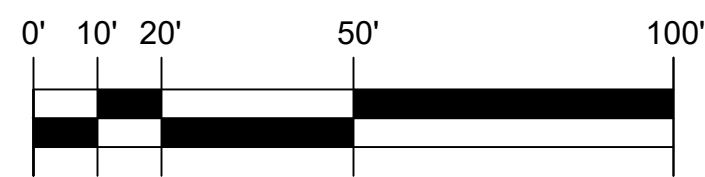
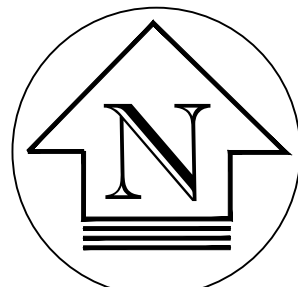
- A. Minimum lot area. Minimum lot area is not required, except for those uses specified below:
 - 1. Hotels and motels shall have not less than 500 square feet of lot area per unit or suite.
 - 2. Agricultural buildings and structures shall have a minimum lot area of five acres.
- B. Minimum lot width. Minimum lot width is not required.
- C. Front yard. Buildings and structures, except agricultural buildings and structures, shall be set back from the front lot line at least 30 feet. Agricultural buildings and structures shall be set back from the front lot line at least 100 feet.
- D. Interior side yard (adjacent to a zoning lot). Interior side yard is not required.
- E. Corner side yard (adjacent to a street). Buildings and structures shall be set back from the side lot adjacent to a street right-of-way at least 30 feet.
- F. Rear yard. Rear yard is not required, except for buildings in which a residential use is located above the first floor. Such yard shall be at least 30 feet in depth and shall be measured from the finished floor of the lowest residential unit.
- G. Transitional yard. Minimum transitional yard requirements for all buildings and structures shall be not less than those specified below:
 - 1. Side lot lines that abut a side or rear lot line in a residence district shall provide a yard along the side lot line. The yard shall be at least the minimum side yard required under this ordinance for a residential use on the adjacent residential lot.
 - 2. Rear lot lines that abut a side lot line in a residence district shall provide a yard along the rear lot line. The yard shall be at least the minimum side yard required under this ordinance for a residential use on the adjacent residential lot.

-
3. Rear lot lines that abut a rear lot line in a residence district shall provide a yard along the rear lot line. The yard shall be at least 20 feet in depth.
 4. Front or side lot lines across a street, alley or other right-of-way from the front lot line of a lot in a residence district shall provide a yard at least the minimum front yard required by this ordinance on such adjacent residential lot along the front or side lot line.
 5. Land used for agricultural buildings and structures shall provide a transitional yard of at least 50 feet in depth along all lot lines that abut a lot line in an adjacent residence district.
- H. Floor area ratio. Maximum floor area ratio shall be 1:2.
- I. Minimum size of dwelling. Buildings and structures occupied in whole or in part for residential purposes shall contain at least 500 square feet of livable floor area, exclusive of basement and garage space.

5.3.9. *Special provisions.* The uses in the C-3 Restricted Business District shall conform to the following requirements:

- A. Parking and loading. Uses shall conform to Article 11.
- B. Signs. Uses shall conform to Article 12.
- C. Trucks. Parking of trucks as an accessory use, when used in the conduct of a permitted use located within 150 feet of a residence district boundary line, shall be limited to vehicles less than 1½-ton capacity.
- D. Sewers and water. Uses requiring sanitary facilities shall be served by either a municipal or private community sewer and water system or a private individual sewage disposal system and water supply system. The system used must be approved by the Cook County Health Department. Lodging houses and multiple-family dwellings must be served by either a municipal or private community sewer system, not by a private individual sewage disposal system.
- E. Businesses.
 1. Business uses and residential uses are not allowed on the same floor of the same building.
 2. Business uses are not allowed above the second floor in buildings containing residential dwelling units. A mezzanine may be provided by a business as an intermediate, fractional story between the floor and the ceiling of the first story.
 3. Business uses shall be retail or service establishments dealing directly with consumers. All goods produced on premises shall be sold at retail there.
 4. Business uses offering goods or services to customers waiting in parked motor vehicles are prohibited, except automobile gasoline and service stations.
 5. Business uses involving the production, processing, cleaning, servicing, testing or repair of materials, goods or products shall conform with the I-1 industrial performance standards in this ordinance. Performance standards shall be applied at the boundaries of the zoning lot in which such activities take place.

(Ord. No. 25-0036, 4-10-2025)



UNITED SURVEY SERVICE, LLC
 CONSTRUCTION AND LAND SURVEYORS
 7710 CENTRAL AVENUE, RIVER FOREST, IL 60395
 TEL.: (847) 299-1010 FAX: (847) 299-5887
 E-MAIL: USURVEY@USANDCS.COM

BOUNDARY AND TOPOGRAPHIC SURVEY

OF
 THE EAST 516.94 FEET OF THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF DUNDEE ROAD (AS WIDENED) AND WEST OF THE WEST LINE OF QUINTEEN ROAD (AS WIDENED), IN COOK COUNTY, ILLINOIS.

KNOWN AS: **885 W. DUNDEE ROAD, PALATINE, ILLINOIS**

PERMANENT INDEX NUMBER:

02-09-203-008-0000
 02-09-203-009-0000
 02-09-203-010-0000

AREA=210,940.87 SQ.FT OR 4.84 ACRES

NOTE:
 ELEVATION DETERMINED BY GPS METHOD

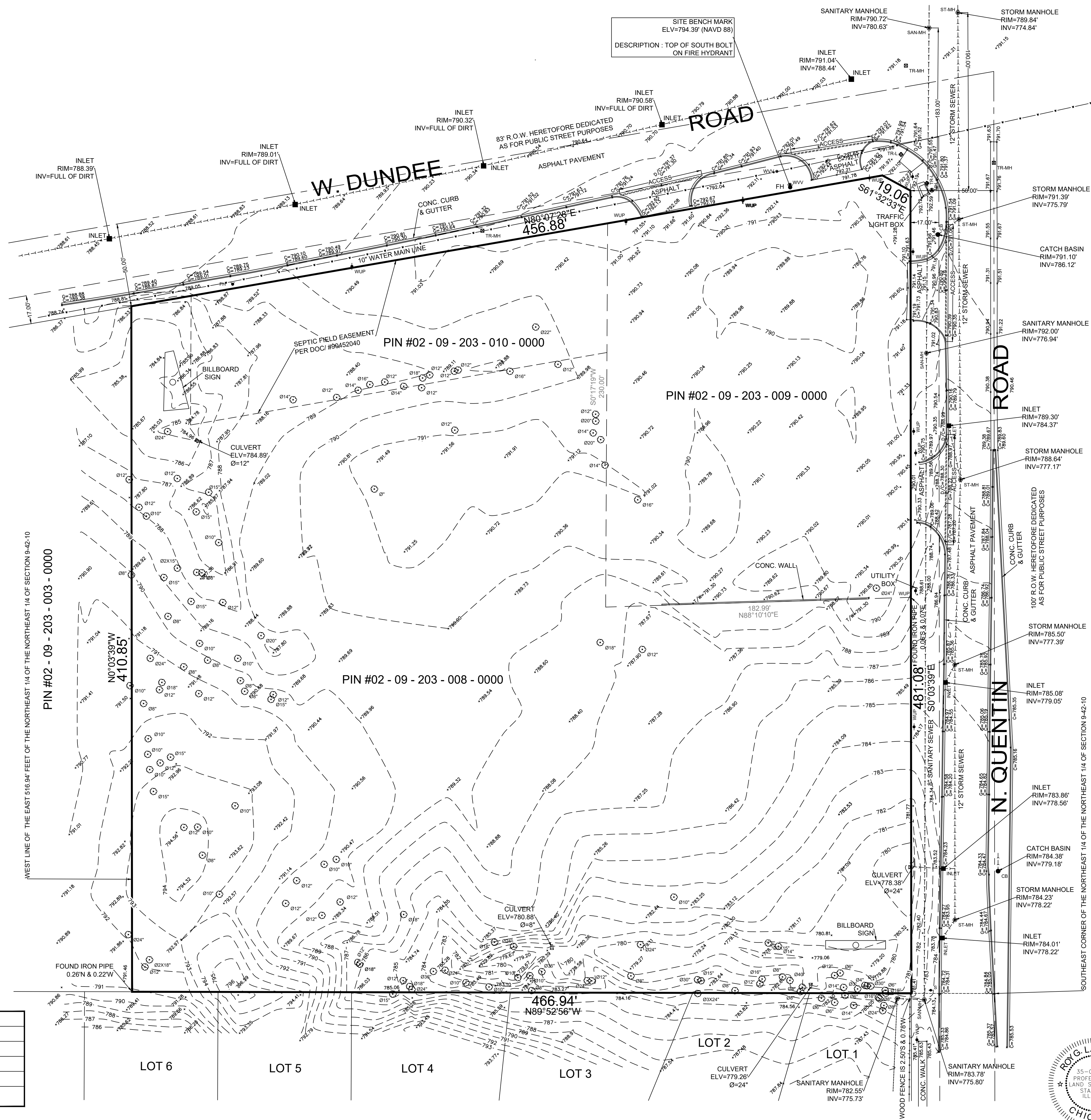
PUBLIC UTILITY NOTE:
 LOCATION OF UNDERGROUND UTILITIES WHERE NOT SUBSTANTIATED BY PHYSICAL EVIDENCE ARE TAKEN FROM RECORDS NORMALLY CONSIDERED RELIABLE. NO RESPONSIBILITY FOR THEIR ACCURACY IS ASSUMED BY THE SURVEYOR.

CONTRACTOR SHALL NOTIFY ALL PUBLIC UTILITY COMPANIES (GAS, ELECTRIC, TELEPHONE, SEWER AND WATER, ETC.) PRIOR TO COMMENCING ANY CONSTRUCTION.

THESE COMPANIES WILL LOCATE ON THE GROUND THE LOCATION OF ALL CONDUIT, DUCTS, UNDERGROUND PIPING, ETC., ADJOINING AND CROSSING PROPOSED CONSTRUCTION.

LEGEND	ABBREVIATIONS
	SAN-MH SANITARY MANHOLE
	ST-MH STORM MANHOLE
	CB CATCH BASIN
	INLET INLET
	WVV WATER VALVE VAULT
	FH FIRE HYDRANT
	TR-L TRAFFIC LIGHT
	LP LIGHT POLE
	WUP WOOD UTILITY POLE
	TREE
	TR-S-MH TRAFFIC SIGNAL MANHOLE
	MH MANHOLE
	SIGN SIGN
C=	CONC. CURB
G=	CONC. GUTTER
TW=	TOP OF WALL
(R)	RECORD DATA
(M)	MEASURED DATA

ORDERED BY:		
CORNERSITE, LLC		
SCALE : 1" = 30'		
DATE : JULY 18, 2025		
FILE No.:		
2025 - 32217	DATE	REVISION



STATE OF ILLINOIS)
) S.S.
 COUNTY OF COOK)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

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

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

RIVER FOREST, ILLINOIS, JULY 18, A.D. 2025.

BY: *Roy G. Lawniczak*
 ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
 LICENSE EXPIRES: NOVEMBER 30, 2026
 PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-000576
 LICENSE EXPIRES: APRIL 30, 2027

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, February 10, 2026 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Preliminary Planned Development to allow a 40-unit townhouse development

The now vacant property is located at the southwest corner of Quentin Road and Dundee Road and consists of 3 separate lots, is commonly known as 1490 N. Quentin Road and 885 W. Dundee Road.

The Petitioner is requesting a Preliminary Planned Development to allow a 40-unit rental townhouse development. The proposed development would include 10 separate buildings, with a combination of 2 and 3-story buildings. The property is located in unincorporated Cook County and the developer submitted an annexation application, as part of the Preliminary Planned Development petition.

The above petition has been filed by David Schwartz, Cornersite, developer and contract purchaser of the property, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: PPD-000014-2025 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 22nd day of January 2026

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 1490 N. Quentin, 885 W. Dundee Rd

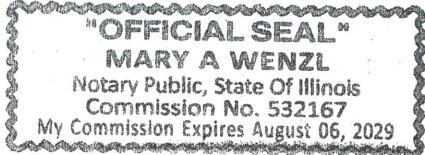
County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 22ND day of JANUARY, A.D. 2026, and the last publication thereof was made on the 22ND 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 22ND 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 22ND day of JANUARY A.D., 2026.

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