

VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

APRIL 6, 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. **PLEDGE TO THE FLAG**
- IV. **APPROVAL OF MINUTES**
 - A. Village Council & Committee of the Whole - Regular Meeting - March 16, 2026
- V. **MAYOR'S REPORT**
 - A. Consider a Motion Concurring with the Mayor's Village Council Committee Assignments
 - B. Consider a Resolution Re-Appointing Members to Various Village Boards and Commissions
 - C. As Submitted
- VI. **RECESS TO THE COMMITTEE OF THE WHOLE**
- VII. **COMMITTEE OF THE WHOLE**
 - A. **POLICE POLICY & CODE SERVICES COMMITTEE**
DOUG MYSLINSKI, CHAIR
 - 1. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Medical Office at 770 E. Dundee Road
Council District: Four
 - 2. As Submitted
 - B. **COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE**
SCOTT LAMERAND, CHAIR
 - 1. Consider an Ordinance Granting a Final Planned Development to Permit an Expansion of the American Ukrainian Youth Association Center and Selfreliance

Federal Credit Union at 136 E. Illinois Avenue into the Property at 746 S. Vermont Street and an Ordinance Rezoning the Properties at 746 S. Vermont Street (Zoned Manufacturing District) and 116 & 223 E. Illinois Avenue (Zoned R-1 Single-Family District) to Planned Development
Council District: Two

2. As Submitted

C. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

KOLLIN KOZLOWSKI, CHAIR

1. Consider a Motion to Approve a Road Salt Purchase through the State of Illinois Purchasing Cooperative
2. As Submitted

D. BUSINESS FINANCE & BUDGET COMMITTEE

JOE FALKENBERG, CHAIR

1. Consider a Motion to Approve an Ordinance Approving the Transfer and Reallocation of Volume Cap in Connection with Private Activity Bond Issues, and Related Matters
2. As Submitted

E. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

GREG LANGER, CHAIR

1. As Submitted

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

BRAD HELMS, CHAIR

1. As Submitted

VIII. RECONVENE THE VILLAGE COUNCIL MEETING

IX. CONSENT AGENDA

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

- A. Consider a Motion to Approve Warrant 2026 #7
- B. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Medical Office at 770 E. Dundee Road
Council District: Four

- C. Consider an Ordinance Granting a Final Planned Development to Permit an Expansion of the American Ukrainian Youth Association Center and Selfreliance Federal Credit Union at 136 E. Illinois Avenue into the Property at 746 S. Vermont Street and an Ordinance Rezoning the Properties at 746 S. Vermont Street (Zoned Manufacturing District) and 116 & 223 E. Illinois Avenue (Zoned R-1 Single-Family District) to Planned Development
Council District: Two
- D. Consider a Motion to Approve a Road Salt Purchase through the State of Illinois Purchasing Cooperative
- E. Consider a Motion to Approve an Ordinance Approving the Transfer and Reallocation of Volume Cap in Connection with Private Activity Bond Issues, and Related Matters
- F. Consider a Motion Adopting the Village of Palatine's Official 2026 Zoning Map

X. REPORTS OF STANDING COMMITTEES

- A. **ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE**
GREG LANGER, CHAIR
 - 1. As Submitted
- B. **BUSINESS FINANCE & BUDGET COMMITTEE**
JOE FALKENBERG, CHAIR
 - 1. As Submitted
- C. **COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE**
SCOTT LAMERAND, CHAIR
 - 1. As Submitted
- D. **FIRE POLICY & COMMUNITY INFORMATION COMMITTEE**
BRAD HELMS, CHAIR
 - 1. As Submitted
- E. **INFRASTRUCTURE & ENVIRONMENT COMMITTEE**
KOLLIN KOZLOWSKI, CHAIR
 - 1. As Submitted
- F. **POLICE POLICY & CODE SERVICES COMMITTEE**
DOUG MYSLINSKI, CHAIR
 - 1. As Submitted

XI. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted

B. VILLAGE CLERK

1. As Submitted

C. VILLAGE ATTORNEY

1. As Submitted

XII. CLOSED SESSION AS REQUIRED

XIII. RECOGNITION OF AUDIENCE

XIV. ADJOURNMENT

VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MARCH 16, 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

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

II. ROLL CALL

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

Also Present:

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

III. PLEDGE TO THE FLAG

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

IV. APPROVAL OF MINUTES

A. Village Council & Committee of the Whole - Regular Meeting - March 9, 2026

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

V. MAYOR'S REPORT

A. As Submitted

Mayor Schwantz announced upcoming events:

Wednesday, March 18: 10 AM
Palatine Police Beat 8120 Meeting
Mariano's

Wednesday, March 18: 7 PM – 9 PM
District 1 & 2 Advisory Meeting – Hosted by Councilman Langer and Councilman Lamerand
Village Hall Council Chambers

Thursday, March 26: 12 PM – 4 PM
Community Blood Drive
Village Hall

On April 6, 2026, the Village will be holding a “First Monday Information Session”. This open-house style meeting will be held in Community Room B on the upper level of Village Hall between 6 PM and 6:45 PM. Village staff from all departments will be in attendance to answer any specific questions residents may have. Following sessions will take place on the first Mondays of May and June.

VI. RECESS TO THE COMMITTEE OF THE WHOLE

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

VII. COMMITTEE OF THE WHOLE

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

1. Consider an Ordinance Granting a Variation for the Expansion of a Stoop at 606 E. Kenilworth Avenue
Council District: Six

Ben Vyverberg presented a request regarding the expansion of a stoop at 606 E. Kenilworth. The petitioner was present and is seeking a permitted variation. Vyverberg explained that the stoop is located in a side yard adjacent to the street.

The proposal would increase the stoop’s width from 9 feet to 12 feet, and staff recommended approval.

Councilman Myslinski asked whether a wraparound porch is considered a stoop. Vyverberg explained that an entrance—whether covered or uncovered—must comply with the required setback specifications and is classified as a stoop.

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

2. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of the Grocery Store at 1266 E. Dundee Road
Council District: Five

Ben Vyverberg discussed the original 2004 special use approval for the grocery store at 1266 E. Dundee Road and noted its recent change in ownership. The new owner is requesting the transfer of the special use from Asian Mart to Shengmalong Market Company. Vyverberg stated that no other proposed changes, briefly reviewed the operating hours, and staff recommended approval.

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

3. Consider a Resolution Granting a Preliminary and Final Plat of Subdivision to Re-Subdivide the Property at 763 N. Franklin Avenue from Three Existing Lots to Two Lots
Council District: One

Ben Vyverberg presented a property consisting of three existing platted lots and described a proposed subdivision to reconfigure the property at 763 N. Franklin Avenue from three lots to two. He explained that the existing home currently spans two of the lots, while the third lot is vacant but buildable. He also noted that the setback requirements are met, and no additional relief needed despite a 10-foot irregularity. Additional discussion addressed lot square footage and ownership details.

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

- 4. As Submitted
Nothing Submitted.

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE
SCOTT LAMERAND, CHAIR

- 1. Consider an Ordinance Granting a Minor Amendment to the Slade Street Crossing Planned Development Regarding the Allowable Fencing Type, Maximum Height, and Permitted Locations, Including an Amendment to the Slade Street Crossing Declarations
Council District: Six

Ben Vyverberg discussed a minor amendment related to fencing for the Slade Street Crossing Planned Development, outlining the maximum allowable fence heights as well as the permitted materials and design styles.

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

- 2. Consider an Ordinance Granting a Minor Amendment to the Olms Corner Planned Development Regarding the Allowable Fencing Type, Maximum Height, and Permitted Locations, Including an Amendment to the Olms Corner Subdivision Declarations
Council District: Six

Ben Vyverberg outlined the petitioner’s request for approval of fencing materials within the Olms Corner Planned Development. He addressed the minimum setback requirements and the proposed fence style.

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

3. Discussion on Slade Street Improvements from Greeley Street to Plum Grove Road
Council District: Six

Village Manager Reid Ottesen provided an update on the planned improvements to Slade Street and described a recent group meeting with local business owners. He noted that the owners understand the upcoming construction and are supportive, recognizing the long-term benefits. Ottesen added that the Director of Public Works will soon put the project out to bid.

Director of Public Works Matt Barry then outlined updates funded through the capital improvements budget for the surrounding blocks—Greeley to the West and Plum Grove to the East. On the west side, the work will include resurfacing, minor parking adjustments, water main upgrades, and other design enhancements. After further review, only a small number of parking spaces will need to be removed. Barry also discussed changes to the parking lot, utility requirements, pedestrian improvements, and other new features planned for the block.

Barry went on to describe additional roadway and landscaping improvements throughout the area. In the western section near Greeley and Bothwell, he highlighted plans for expanded public space, revised parking, resurfacing, and new sidewalk installation. He concluded by noting that, with the Council's concurrence, the project will move to the bidding phase next week, with completion targeted by Labor Day.

Village Manager Reid Ottesen noted that he had spoken with the landscape architect regarding landscaping plans and the selection of outdoor seating.

Councilman Kozlowski asked about the potential for additional outdoor seating if more restaurants move into the area. Barry responded that they are open to improvements and prefer maintaining a consistent landscape wall that pedestrians can easily navigate. He added that, if needed to accommodate parking or future retail or business uses, the area could be subdivided.

Village Manager Ottesen noted that Schnell's owns various properties on the street and is supportive of the planned improvements.

Councilman Helms commented on the planned upgrade improvements and asked about the sidewalk material. Barry responded that brickwork would be the preferred option to stamped concrete.

Councilman Falkenberg thanked staff for their work and asked about maintenance and ownership responsibilities for the areas in front of the businesses. Ottesen explained that a license agreement governs the use of the space, including provisions related to liquor service.

Councilman Langer encouraged including a contract incentive to ensure the project is completed before Labor Day.

Councilman Lamerand remarked on the use of TIF funds, the new downtown community signage, and the progress of the Slade Street project.

4. As Submitted

Nothing Submitted.

C. **BUSINESS FINANCE & BUDGET COMMITTEE**

JOE FALKENBERG, CHAIR

1. Consider an Ordinance Authorizing the Village Manager to Execute an Amended and Restated Solid Waste Services Agreement Between The Village of Palatine and Groot Industries, Inc.

Village Manager Ottesen explained that the contract with Groot is set to expire at the end of the year and reviewed the various requests for proposals. He noted that the proposal compares favorably to those of similar communities. He outlined a rate freeze for single-family homes and town homes of refuse collection for the first five years of an eight-year contract, along with a one-year rate freeze for multifamily dwellings. He added that the Village of Palatine will be able to maintain unlimited collection and keep the current pickup schedule. Ottesen also addressed costs and the annual toter change out details. He acknowledged the assistance of Diane Annoreno, Hadley Skeffington-Vos, Andrew Brown, and noted that a representative from Groot was present.

Ottesen additionally noted the establishment of a new recycling center at Public Works for year-round drop-off of holiday lighting and plastic bags.

In addition, Ottesen reported on a new food scrap recycling and composting program. He noted two primary vendors, WasteNot and Urban Canopy — which are separate from Groot.

Ottesen explained the different types of residences in the community—such as those in multifamily buildings or single-family homes without space for a toter—and noted that residents also have the option to use a designated drop-off area within the village.

Mayor Schwantz commended staff for their work on the contract pricing and negotiations, noting that the ability to reach the entire community is essential.

Ottesen noted the three-year rate freeze for composting and explained that the Village Council will review the contract at that point in the future. He added that the village is a member of SWANCC, which is currently undergoing changes regarding its participating communities and whether the village will remain included in 2031. He suggested that, depending on future participation in SWANCC, more cost-effective options may become available, and emphasized the importance of planning ahead.

Jack Coneeley – 263 Boardwalk Drive, thanked the Council and asked which compostable items are permitted in yard-waste bags. He noted that this initiative has been in development for some time and expressed appreciation for its availability as an opt-in program. He also requested an ease-of-use subscription process and consideration of financial support. Ottesen responded by detailing what can be placed in yard-waste bags and explained that Groot will help educate residents about the service.

Ramesh, 1118 W. Partridge, asked whether compostable plates and utensils are allowed in the food-scrap recycling program. Ottesen reviewed the list of acceptable items for the compost toter and emphasized the ongoing public education efforts for this service.

Ottesen clarified that the contract will begin on January 1 of next year, allowing ample time for community outreach.

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

- 2. As Submitted
- Nothing Submitted.

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

1. Police Department's Online Reporting and Crime Incident Viewer Presentation

Chief Nord and Commander Chris Stearns discussed the online police reporting system and the incident map viewer. Nord emphasized these efforts as part of the village's commitment to transparency and community access. He noted that residents can submit non-emergency reports online and outlined the types of calls that qualify. Nord also reiterated that whenever a 911 call is made, an officer will be dispatched, and this is not a substitute.

Nord explained that the Public Incident Map Viewer System allows residents to view general online information about police activity.

Councilman Langer asked how many surrounding communities offer this service. Nord explained that some communities already have similar systems, while others do not. He added that the service depends on different system integrations, and other municipalities are working to get their own versions up and running.

Councilman Kozlowski asked about privacy on the incident map, specifically the use of beat districts versus showing information at the block level. Nord explained that, based on resident feedback, the police aim to present the information in a more generalized location.

Councilman Myslinski asked about a robbery incident, for example, and Commander Stearns explained that any information permitted for public release will appear on the map.

Mayor Schwantz asked whether graffiti reports are forwarded to another village department for cleanup. Stearns explained that this falls under a different category of online reporting. He noted that Public Works may document the issue with a photo, after which additional procedures are followed.

Councilman Langer asked whether the police blotter still exists. Stearns explained that the new system combines traditional elements with updated, interactive features.

Councilman Helms asked about traffic incidents and Stearns responded there is no option for that at this point in time with this system, but the system is customizable.

2. As Submitted

Nothing Submitted.

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

1. Consider an Ordinance Authorizing the Village Manager to Execute a Renewed Intergovernmental Agreement Between the Village of Palatine and the Inverness Fire Protection District

Fire Chief Scott Mackeben reported on the Intergovernmental Agreement between the Village of Palatine and the Inverness Fire Protection District. The previous agreements, originally established from 2000 to 2014, had been extended through 2024. The new agreement covers a five-year period for areas within Inverness and includes a 3% ann

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

2. Fire Station 82 & 85 Renovations & Modifications
 - a. Consider a Motion Authorizing the Village Manager to Execute a Change Order for the Improvement of Fire Station 82 and 85
Council District: Three, Council District: Six
 - b. Consider a Motion Authorizing the Village Manager to Execute an Architectural Services Supplement for Fire Station 82 and Fire Station 85 Improvements
Council District: Three, Council District: Six

Director of Public Works Matt Barry reviewed the planned renovations and upgrades for Fire Stations 82 and 85. He noted that a facilities and operations assessment was completed in 2022. He also explained that the FEMA grant for Salt Creek allowed ARPA funds to be reallocated to the fire station projects through a change-order process. Barry outlined several improvements, including new heaters, plumbing, lighting, parking lot work, and other station modifications.

Mayor Schwantz praised staff for successfully reallocating the funds to support this project.

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

- 3. As Submitted
Nothing Submitted.

F. INFRASTRUCTURE & ENVIRONMENT COMMITTEE
KOLLIN KOZLOWSKI, CHAIR

- 1. Purchases of Public Works Equipment and Outfittings
 - a. Consider a Motion Authorizing the Village Manager to Purchase a Public Works Cargo Van
 - b. Consider a Motion Authorizing the Village Manager to Purchase a Public Works Locate Truck
 - c. Consider a Motion Authorizing the Village Manager to Purchase a Public Works Five-Ton Dump Truck
 - d. Consider a Motion Authorizing the Village Manager to Purchase a Public Works One-Ton Dump Truck
 - e. Consider a Motion Authorizing the Village Manager to Purchase a Public Works One-Ton Stake Body Truck
 - f. Consider a Motion Authorizing the Village Manager to Purchase Three Public Works Three-Quarter-Ton Pickup Trucks

Director of Public Works Matt Barry reported on the planned public works unit replacements and vehicle purchases. Barry noted that these items are part of the Capital Vehicle Replacement Program and will result in approximately \$40,000 in savings.

Councilman Langer asked about the number of hybrid or electric vehicles in the Village. Barry said the police patrol fleet is hybrid and there are only a few electric and that these vehicles are added to the fleet when they're available and cost-justified.

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

- 2. Consider a Motion Authorizing the Village Manager to Purchase a Fire Administration Vehicle

Director of Public Works Matt Barry noted that a Fire Administration pickup truck is being replaced with smaller engine SUV, resulting in \$13,000 savings.

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

- 3. Consider a Motion Authorizing the Village Manger to Purchase a Public Works Mobile Column Lift Set

Director of Public Works Matt Barry discussed the new Public Works mobile column lift set, noting that it will support heavy-duty fleet maintenance and was purchased under budget. The total cost is \$59,285.

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

- 4. Consider a Motion to Approve the Rebuild of the Backup Generator Engine at the Police Headquarters

Director of Public Works Matt Barry explained that this expense was not included in the original budget. It covers the replacement of a failed engine and the rebuild of the backup generator’s engine, with a total repair cost of \$85,000.

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

- 5. Consider a Motion Authorizing the Village Manager to Enter Into Contracts for the Demolition of 21 W. Railroad Avenue
Council District: Six

Director of Public Works Matt Barry reported on the planned demolition of 21 W. Railroad. The village recently acquired the building, and an assessment determined that asbestos abatement must be completed before demolition can proceed. Barry noted that the project is slightly over budget but still within the

overall funding plan and covered by the downtown TIF.

Councilman Kozlowski asked about access to the asbestos permit, and Barry explained that the process is unusual because the abatement is occurring simultaneously with the demolition.

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

6. As Submitted

Nothing Submitted.

VIII. RECONVENE THE VILLAGE COUNCIL MEETING

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

IX. CONSENT AGENDA

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

The motion was to approve items A. to U.

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

A. Consider a Motion to Approve Warrant 2026 #6

B. Consider an Ordinance Granting a Variation for the Expansion of a Stoop at 606 E. Kenilworth Avenue
Council District: Six

Ordinance #O-20-26

- C. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of the Grocery Store at 1266 E. Dundee Road
Council District: Five

Ordinance #O-21-26

- D. Consider a Resolution Granting a Preliminary and Final Plat of Subdivision to Re-Subdivide the Property at 763 N. Franklin Avenue from Three Existing Lots to Two Lots
Council District: One

Resolution #R-8-26

- E. Consider an Ordinance Granting a Minor Amendment to the Slade Street Crossing Planned Development Regarding the Allowable Fencing Type, Maximum Height, and Permitted Locations, Including an Amendment to the Slade Street Crossing Declarations
Council District: Six

Ordinance #O-22-26

- F. Consider an Ordinance Granting a Minor Amendment to the Olms Corner Planned Development Regarding the Allowable Fencing Type, Maximum Height, and Permitted Locations, Including an Amendment to the Olms Corner Subdivision Declarations
Council District: Six

Ordinance #O-23-26

- G. Consider an Ordinance Authorizing the Village Manager to Execute an Amended and Restated Solid Waste Services Agreement Between The Village of Palatine and Groot Industries, Inc.

Ordinance #O-24-26

- H. Consider an Ordinance Authorizing the Village Manager to Execute a Renewed Intergovernmental Agreement Between the Village of Palatine and the Inverness Fire Protection District

Ordinance #O-25-26

- I. Consider a Motion Authorizing the Village Manager to Execute a Change Order for the Improvement of Fire Station 82 and 85
Council District: Three, Council District: Six

- J. Consider a Motion Authorizing the Village Manager to Execute an Architectural Services Supplement for Fire Station 82 and Fire Station 85 Improvements
Council District: Three, Council District: Six

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- K. Consider a Motion Authorizing the Village Manager to Purchase a Public Works Cargo Van
 - L. Consider a Motion Authorizing the Village Manager to Purchase a Public Works Locate Truck
 - M. Consider a Motion Authorizing the Village Manager to Purchase a Public Works Five-Ton Dump Truck
 - N. Consider a Motion Authorizing the Village Manager to Purchase a Public Works One-Ton Dump Truck
 - O. Consider a Motion Authorizing the Village Manager to Purchase a Public Works One-Ton Stake Body Truck
 - P. Consider a Motion Authorizing the Village Manager to Purchase Three Public Works Three-Quarter-Ton Pickup Trucks
 - Q. Consider a Motion Authorizing the Village Manager to Purchase a Fire Administration Vehicle
 - R. Consider a Motion Authorizing the Village Manger to Purchase a Public Works Mobile Column Lift Set
 - S. Consider a Motion to Approve the Rebuild of the Backup Generator Engine at the Police Headquarters
 - T. Consider a Motion Authorizing the Village Manager to Enter Into Contracts for the Demolition of 21 W. Railroad Avenue
Council District: Six
 - U. Consider an Ordinance Declaring Surplus Revenue In the Village of Palatine
Downtown TIF District Special Tax Allocation Fund
Ordinance #O-26-26

X. REPORTS OF STANDING COMMITTEES

- A. **ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE**
GREG LANGER, CHAIR
 - 1. As Submitted
No Report.
- B. **BUSINESS FINANCE & BUDGET COMMITTEE**
JOE FALKENBERG, CHAIR
 - 1. As Submitted

No Report.

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE
SCOTT LAMERAND, CHAIR

1. As Submitted

No Report.

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

1. As Submitted

No Report.

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE
KOLLIN KOZLOWSKI, CHAIR

1. As Submitted

No Report.

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

1. As Submitted

No Report.

XI. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted

No Report.

B. VILLAGE CLERK

1. As Submitted

No Report.

C. VILLAGE ATTORNEY

1. As Submitted

No Report.

XII. CLOSED SESSION AS REQUIRED

No Closed Session requested.

XIII. RECOGNITION OF AUDIENCE

Joseph McArthur addressed the Council about several issues related to a nearby flood-control easement.

XIV. ADJOURNMENT

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

MEETING ADJOURNED AT 8:09 PM.

SUBMITTED BY:

Maureen Pasqualucci
Village Clerk

Consider a Motion Concurring with the Mayor's Village Council Committee Assignments

BACKGROUND:

The Palatine Code of Ordinances establishes six Standing Committees of the Village Council. Each member of the Village Council is assigned to a Committee for a one-year term commencing in May of each year.

KEY ISSUES:

The Mayor is requesting the concurrence of the Village Council for the proposed assignment of Chair and Vice Chair for each of the six standing committees.

Administration Technology & Community Health

- Chair - Scott Lamerand, District 2 Council Member
- Vice Chair - Doug Myslinski, District 3 Council Member

Business Finance & Budget

- Chair - Kollin Kozlowski, District 5 Council Member
- Vice Chair - Brad Helms, District 6 Council Member

Community & Economic Development

- Chair - Doug Myslinski, District 3 Council Member
- Vice Chair - Joe Falkenberg, District 4 Council Member

Fire Policy & Community Information

- Chair - Greg Langer, District 1 Council Member
- Vice Chair - Scott Lamerand, District 2 Council Member

Infrastructure & Environment

- Chair - Brad Helms, District 6 Council Member
- Vice Chair - Greg Langer, District 1 Council Member

Police Policy & Code Services

- Chair - Joe Falkenberg, District 4 Council Member
- Vice Chair - Kollin Kozlowski, District 5 Council Member

The new committee assignments will be effective May 1, 2026 through April 30, 2027.

BUDGET IMPACT:

N/A

RECOMMENDATION:

It is recommended that the Council concur with the Mayor's appointment of Council Committee Chairs and Vice Chairs.

ACTION REQUIRED:

A motion to concur with the Mayor's appointment of Council Committee Chairs and Vice Chairs.

ATTACHMENTS:

None

Consider a Resolution Re-Appointing Members to Various Village Boards and Commissions

BACKGROUND:

The Mayor is seeking the Village Council's concurrence on re-appointments to several Village Boards and Commissions. All terms have an expiration date of April 30 of each year or until a replacement is named.

KEY ISSUES:

Planning and Zoning Commission

3-Year Term – Expiring in 2029

- Dr. Stephen Fedota
- Jan Wood
- Cindy J. Roth Wurster

Beautification Commission

2-Year Term – Expiring in 2028

- Bob Herbst
- Sue Albro
- Nancy Robinson

Fire & Police Commission

3-Year Term – Expiring in 2029

- Dan Nallen

Fire Pension Board

2-Year Term - Expiring in 2028

- James Brandt

Police Pension Board

2-Year Term - Expiring in 2028

- Andrew Merz

The Village Treasurer will be filled by Village Finance Director Andrew Brown.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends the Council approve the resolution and concur with the Mayor's re-appointments.

ACTION REQUIRED:

A motion to approve the resolution re-appointing members to various Village Boards and Commissions.

ATTACHMENTS:

1. RES 2026 - Reappoint to Boards and Comm

RESOLUTION NO. _____

**A RESOLUTION CONCURRING WITH THE
MAYOR'S RE-APPOINTMENTS TO BOARDS AND COMMISSIONS OF THE
VILLAGE OF PALATINE**

WHEREAS, pursuant to the Palatine Code of Ordinances, the Mayor, with the concurrence of the Village Council, has the authority to appoint/reappoint members to various Boards and Commissions.

BE IT RESOLVED, the Mayor, with the concurrence of the Village Council, hereby appoints/reappoints individuals to several Boards and Commissions.

Planning and Zoning Commission

3-Year Term – Expiring in 2029

Dr. Stephen Fedota
Jan Wood
Cindy J. Roth Wurster

Beautification Commission

2-Year Term – Expiring in 2028

Bob Herbst
Sue Albro
Nancy Robinson

Fire & Police Commission

3-Year Term – Expiring in 2029

Dan Nallen

Fire Pension Board

2-Year Term - Expiring in 2028

James Brandt

Police Pension Board

2-Year Term - Expiring in 2028

Andrew Merz

All terms are staggered and have an expiration date of April 30.

BE IT FURTHER RESOLVED, this Resolution shall be in full force and effect upon passage and approval provided by law.

DATED: This _____ day of _____, 2026

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

APPROVED by me this _____ day of _____, 2026

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____ day of _____, 2026

Village Clerk

Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Medical Office at 770 E. Dundee Road

BACKGROUND:

The current Special Use for the Medical Office was originally approved in 2014. Illinois Urgent Care, LLC, is now seeking to acquire the business and requesting approval of the following:

A Special Use Transfer of Ordinance #O-168-14 to permit the continued operation of the Medical Office at 770 E. Dundee Road.

KEY ISSUES:

- The Subject Property, zoned P Planned Development, is in an existing tenant space within the Dundee Point retail center. The Special Use for the Medical Office was initially approved in 2014. The medical office and services provided will not change between the existing and proposed physicians' group. The proposed business plan increases daily staff from 7 to 8.
- The proposed hours of operation are:
 - Monday – Friday 9 AM – 7 PM.
 - Saturday – Sunday 9 AM – 2 PM.
- The proposed hours are reduced from the originally approved operating hours of Monday – Friday 8 AM - 9 PM; Saturday- Sunday 9 AM - 5 PM.
- Any additional changes to the floor plan or business operations would require additional Village review.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the Special Use Transfer at 770 E. Dundee Road.

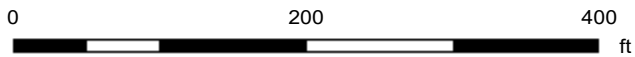
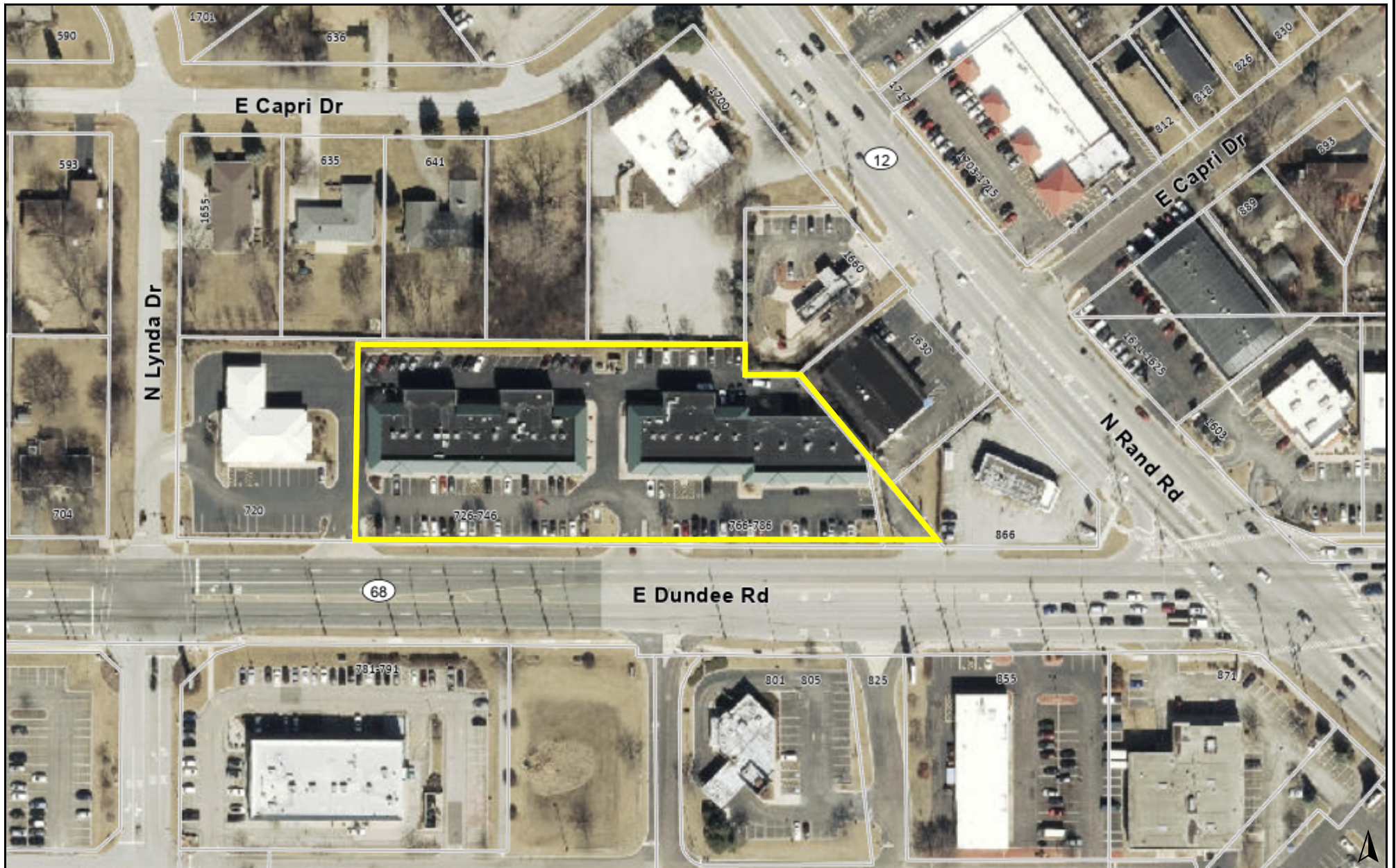
ACTION REQUIRED:

A motion to approve the Special Use Transfer of Ordinance #O-168-14 to Illinois Urgent Care, LLC, to permit the continued operation of the Medical Office at 770 E. Dundee Road.

ATTACHMENTS:

1. Aerial Map
2. ORD SUT - 770 E. Dundee Road
3. EXHIBIT - Special Use Transfer Application
4. Exhibit - Business plan

5. 2014 Special Use Ordinance - O-168-14



Print Date: 3/25/2026

Notes

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

ORDINANCE NO. _____

**AN ORDINANCE TRANSFERRING
SPECIAL USE ORDINANCE #O-168-14
776-770 E. DUNDEE ROAD**

WHEREAS, Ordinance # O-168-14 granted a Special Use to permit a Medical office, on the property commonly known as 770 E. Dundee Road; and

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

WHEREAS, since the Village Council did meet on April 6, 2026, to review a request by Michael Weiss, Illinois Urgent Care, LLC that the Special Use be transferred to permit the continued operation of a Medical office, with no substantial changes, and it was the recommendation of the Village Council that the transfer of the Special Use to Michael Weiss, Illinois Urgent Care, LLC be approved, without additional amendment.

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

SECTION 1: That the Special Use granted by Ordinance #O-168-14 is hereby transferred to Michael Weiss, Illinois Urgent Care, LLC, to permit the continued operation of Medical office, pursuant to the attached Special Use Ordinance and associated plans and subject to the following conditions:

- 1. That the special use by ordinance #O-168-14 is hereby transferred to Michael Weiss, Illinois Urgent Care, LLC to permit the continued operation of a Medical office.**

Ordinance No. _____

Page 2 of 2

DATED: This _____ day of _____, 2026

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

APPROVED by me this _____ day of _____, 2026

Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk

this _____ day of _____, 2026.

Village Clerk



SPECIAL USE TRANSFER

Department of Planning & Zoning
 200 E. Wood Street · Palatine, IL · 60067-5339
 Telephone: (847) 359-9047 · Fax (847) 963-6247

CONTACT INFORMATION WORKSHEET

PETITIONER(S)		Business Name (if applicable)	
Danilo Coite		Illinois Urgent Care, LLC	
Address		City/State/Zip Code	
7444 W. Wilson Ave Suite 102		Harwood Heights, IL 60706	
Telephone		Fax	
(708)922-0911		773-439-7715	
Email			
dcoite@local-md.com			
Subject Property Address			
770 E. Dundee Rd Palatine, IL 60074			
AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
Michael Weiss		Illinois Urgent care, LLC	
Address		City/State/Zip Code	
7444 W. Wilson Ave Suite 102		Harwood Heights, IL 60706	
Telephone		Fax	
(708)922-0911		773-439-7715	
Email			
mweiss@local-md.com			



SPECIAL USE TRANSFER

Department of Planning & Zoning
200 E. Wood Street · Palatine, IL · 60067-5339
Telephone: (847) 359-9047 · Fax (847) 963-6247

Required Materials

- Application Form
- Business Plan (including but not limited to nature of business, hours of operation, number of employees, floor plan, menu, and any proposed changes to the business)

Business Owner(s):

Steve Haramaras

6440 Howard, Niles, IL 60714

Subject Property Address:

770 E. Dundee Road, Palatine, IL 60074

The owner(s) listed above are requesting that Special Use Ordinance # o-168-14 be transferred from Epic Urgent & Family Care to individuals(s) and/or company listed above. I have read the ordinance(s) and agree to comply with all applicable ordinance(s) and any conditions contained therein. As the new business owner(s), the following changes (if any) are proposed to the business operation and/or floor plan:
 No changes will be made to business operations and floor plan.

I understand that if the Village determines the nature or characteristics of the business will substantially change, a new Special Use may be required.

Petitioner's Signature

I affirm that the information contained on page 1 herein and in any accompanying documents is accurate to the best of my knowledge.

Danilo Coite

March 13th, 2026

Name

Date

Danilo Coite

Signature

Signature of Consent from Landlord, Property Owner(s), or Former Operator

I consent to the Special Use Transfer of the above mentioned property and that the information contained on page 1 herein and in any accompanying documents is accurate to the best of my knowledge.

Nital Patel

03/13/2026

Name

Date

Signature

N Patel



Business Plan
Illinois Urgent Care, LLC
DBA Local MD Urgent Care
Harwood Heights, Illinois 60706

Date: March 13th, 2026

To:
Village of Palatine- Ryan Auer
200 E. Wood Street, Palatine IL 60067

Re: Business Plan for Local MD Urgent Care at Former Epic Urgent & Family Care Location

Dear Village of Palatine Representatives,

Illinois Urgent Care, LLC respectfully submits this business plan in support of its continued operation of the urgent care clinic located in Palatine, Illinois, currently operating as Epic Urgent & Family Care. Upon transition, the clinic will operate under the new practice name, Local MD Urgent Care.

1. Nature of Business

Local MD Urgent Care will continue to operate as a walk in urgent care and family care clinic serving Palatine and the surrounding communities. The clinic will provide convenient medical care for non life threatening illnesses and injuries. Patients will continue to receive prompt treatment for urgent medical issues without the need for appointments. The clinic location will continue serving residents with accessible, reliable, and timely urgent care services.

2. Continuity of Operations

This transition is strictly a name change only. There will be no material changes to the business operations currently in place.

The following will remain unchanged:

- The clinic's medical services
- The clinic's hours of operation
- The floor plan and layout of the facility
- The existing staffing structure
- The continued employment of current team members, including Dr. Hetal Patel

All employees will remain with the organization, and the clinic will continue operating with 8 employees.

3. Hours of Operation

Local MD Urgent Care will maintain the same hours of operation currently utilized by Epic Urgent & Family Care:

Monday through Friday: 9:00 AM to 7:00 PM
Saturday and Sunday: 9:00 AM to 2:00 PM

4. Employees

The clinic will continue operating with a total of 8 employees. Existing staff members will remain in place in order to ensure continuity of care, operational stability, and uninterrupted service to the community. This includes the continued employment of Dr. Hetal Patel and the current support staff.

5. Floor Plan and Physical Premises

Illinois Urgent Care, LLC confirms that the attached floor plan will remain exactly the same as the floor plan previously submitted in 2014. No construction, remodeling, reconfiguration, or physical alterations are proposed. No changes will be made to the premises other than the change in the business name from Epic Urgent & Family Care to Local MD Urgent Care.

6. Services Provided

The clinic will continue offering the same medical services currently provided at this location, including urgent care and family care services for non life threatening illnesses and injuries. The transition to Local MD Urgent Care will not alter the scope or nature of patient care delivered at the site.

7. Purpose and Community Benefit

The purpose of this transition is to allow Illinois Urgent Care, LLC to continue operating an established clinic location under the Local MD Urgent Care brand while preserving continuity for patients, employees, and the Village of Palatine community.

This approach ensures:

- No disruption in healthcare access for local residents
- No change in the use of the property
- No change in staffing or patient services
- No change in facility layout or operations other than the business name

Illinois Urgent Care, LLC is committed to maintaining high quality, convenient urgent care services for the residents of Palatine and surrounding communities. Thank you for your consideration of this business plan. Please let us know if you need any additional information or supporting documentation.

Sincerely,

Danilo Coite

Danilo Coite
Petitioner
Illinois Urgent Care, LLC
DBA Local MD Urgent Care

www.local-md.com

ORDINANCE NO. 0-168-14

**AN ORDINANCE GRANTING A SPECIAL USE
776-770 E. DUNDEE ROAD (CASE NO. 14-118)**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on December 15, 2014**

ORDINANCE NO. 0-168-14

**AN ORDINANCE GRANTING A SPECIAL USE
776-770 E. DUNDEE ROAD (CASE NO. 14-118)**

WHEREAS, pursuant to a petition and public hearing on December 9, 2014, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit a medical office pursuant to Section 11.03 (d) (43) of the Palatine Zoning Ordinance and PUD Ordinance #0-151-04, on the following legally described property:

Lot 2 in United Invesco Resubdivision of Lots 1 thru 5 (both inclusive) in Capri Village, a subdivision of part of the Southwest quarter of Section 1 and part of the Southeast quarter of Section 2, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois

commonly known as 766-770 E. Dundee Road. (PIN # 02-02-412-012)

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

SECTION 1: A Special Use to permit a medical office pursuant to Section 11.03 (d) (43) of the Palatine Zoning Ordinance and PUD Ordinance #0-151-04, is hereby granted, subject to the following condition(s):

1. The office shall substantially conform to the floor plan attached hereto as Exhibit A' and the business operations plan attached hereto as Exhibit 'B'.

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

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

PASSED: This 15th day of December, 2014

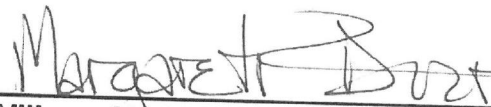
AYES: 5 **NAYS:** 0 **ABSENT:** 1 **PASS:** 0

APPROVED by me this 15th day of December, 2014



Mayor of the Village of Palatine
Pro Tem

ATTESTED and FILED in the office of the Village Clerk this
15th day of December, 2014



Village Clerk



Epic Urgent Care & Primary Care

Business Plan

Principals:
Hemal Patel, MD
Neel Karne, MD
Nital Patel

November 13, 2014

Attachment: Updated Business Plan (1450 : 766-770 E. Dundee Road)

Submitted 11/13/14 Packet Pg. 46

1.0 Executive Summary:

RMSMRD LLC, doing business as Epic Urgent Care & Primary Care (also referred to as "EUCPC" and "the company") is a start-up venture scheduled to commence operations in the first quarter of 2015. Located in Palatine, IL a town situated in the northwest suburbs of Chicago, Illinois, EUCPC will operate an urgent care facility that addresses acute medical concerns and performs multiple minor medical procedures to both private individuals as well employees of local businesses. With more than 125 million urgent care visits made in the United States last year, Epic Urgent Care & Primary Care is primed to enter a high-need, rapidly growing market. With a stabilized but thriving population, Palatine faces the same demands for convenient access for non-emergent healthcare as the rest of the nation. To meet this growing demand, EUCPC will, among others, provide the following services: computerized radiology, basic laboratory work, fracture care and laceration repair. In addition, EUCPC will provide the evaluation and management of occupational related illnesses and injury, pre-employment physical exams, and urine drug testing services. While The Company exists to "fill the gap" in medical care that falls between the primary physician's office and the emergency room with the urgent care, primary care will also be offered at this location to further serve the patient population in the Palatine community. It will be an ideal place for those patients in need of acute, efficient, and quality care but who are not experiencing a medical emergency, as well as management of ongoing health issues and concerns. With an eye towards the future, EUCPC intends to seek certification for its center through the Urgent Care Association of America (UCAOA) and its supporting accrediting body Joint Commission for the Accreditation of Health Care Organizations (JCAHO) to demonstrate its desire to maintain a practice that complies with accepted industry standards of care and organization.

Epic Urgent Care & Primary Care will draw its market not only from the immediate Palatine community, of which it will be a keystone part, but also regionally from those residents and businesses that are accessible via Dundee Road and Rand Road. Overall population capture of the target area is in excess of thirty-six thousand and unlike many other areas in the state, the region has managed to experience positive growth over the past decade.

Despite this growth, the access to healthcare has not increased to meet demand of this community. Regional access to healthcare is limited with one local hospital; however the hospital is over five miles away from EUCPC.

There will be a small amount of competition from nearby private and specialty practices, but the general perception is that the amount of primary care availability to the area is woefully lacking. There is one other urgent care in the immediate area; however its location does not present direct competition to the anticipated patient catchment.

Epic Urgent Care & Primary Care will respond to its competition in many ways. Most notably, it has selected a location that provides excellent visibility and access to potential patients residing and working within the community. Further, the positioning of its location on Dundee Road affords the Company unparalleled visibility along this highly travelled corridor to residents living in the immediate neighborhoods in the vicinity.

In addition to selecting a top location with high traffic count and centralized convenience of access, EUCPC will maintain several other advantages over other existing medical practices: greater hours of access (nights, weekends, holidays), provision of occupational medicine services, expanded diagnostics and procedure services (computerized radiology, laceration repair, fracture management, IV fluid administration), and certain convenience services (prepackaged pharmaceuticals, basic durable medical supplies.)

Patient satisfaction will always be the number one priority, as EUCPC will gain a loyal customer base for providing both outstanding service and competent, "personalized" medical care with short waiting time to promote its clinic in the target service area, Epic Urgent Care & Primary Care will employ the following mediums: large, eye-catching prominent signage located on the main frontage of the facility, mailers, word of mouth referrals, a comprehensive website, grand openings, and participation in community events. There will be a grand opening event and multiple tours each aimed at a different target customer base. One will be geared toward the surrounding small business owners and Chamber of Commerce members; one targeted towards specific human resource representatives with the larger surrounding corporations; and lastly, a grand opening specifically meant for the citizens of Palatine and surrounding communities. EUCPC will also sponsor and organize other community health fairs during select times of the year. These will include blood pressure checks, influenza vaccination clinics, school and sport physical fairs all available at no or low-cost to attract customers to the location and other services that the Company will provide.

1.1 Mission

Epic Urgent Care & Primary Care is committed to providing the optimal patient experience by delivering superior healthcare through knowledgeable compassionate professionals.

2.0 Products and Services Overview

Epic Urgent Care & Primary Care will treat all urgent healthcare issues that can be managed outside of an emergency room setting. The Company will establish itself as a provider of fast and efficient services with a strong emphasis on quality of care and patient teaching. It is the Company's stance that each patient should be briefly instructed about their illness or injury which leads to better compliance with treatment and ongoing care. The Company will refer any longitudinal health concerns or major ailments to medical specialists (ophthalmologists, gynecologists, surgeons, and others) or a primary care physician. Epic Urgent Care & Primary Care will provide rapid and exemplary care in a pleasant and caring environment.

The following is a brief list of services to be provided:

Treatment of acute medical conditions including but not limited to:

- Colds and flu
- Sprains, contusions and fractures
- Laceration and wound management
- Infections
- Rashes
- Fever
- Nausea and vomiting
- Allergic Reactions
- Onsite computerized radiological services
- Prepackaged prescription medications for patient convenience
- Health wellness program

On-site Point of Care laboratory testing

- Pregnancy testing
- Mononucleosis
- Strep

- Influenza
- Blood sugar
- RSV
- Drug Screening
- Pre-placement physical exams
- D.O.T. Exams

2.1 Products and Services Description

A key element of Epic Urgent Care & Primary Care's operations is its location and full service facility. With its accessible location on Dundee Road, EUCPC will be centralized and easily found. This is crucial for urgent care business and occupational medicine business, as much of Epic Urgent Care & Primary Care's marketing is based on generating top of mind awareness and sustaining visibility.

The current facility is a vanilla shell that will be modified to feature five exam rooms for general patient use, one procedure room for laceration repairs, fracture care and other involved procedures. In addition, EUCPC will feature a state-of-the art computerized radiologic suite capable of processing more than 40 x-rays per hour. This equipment also enables Epic Urgent Care & Primary Care to share radiologic studies with other local specialists and hospitals as needed for consultation or referral.

The Company will pride itself on maintaining a virtually paperless environment as all patient records will be captured electronically. Electronic Medical Records (EMR) has proven to be a more efficient and profitable documentation system and most new urgent care centers are employing this technology for security and ease of retention. It is also Epic Urgent Care & Primary Care's intention to employ the use of tablet PCs to further enhance its ability to capture electronic data. The use of this computer technology will also enable EUCPC to provide services such as E-Prescribe to its patients. It enhances patient "through-put" which is very important to the owners of EUCPC.

In addition, EUCPC will maintain other medical equipment such as a 12-lead EKG, Pulmonary Function Testing equipment, and a slit lamp for ophthalmologic injuries. This will enable EUCPC to provide its patients with front-line diagnostic services that generally are not available at their family practitioner.

The Company will preserve an inventory of supplies and orthopedic appliances appropriate to the types of injuries it anticipates managing. Since Epic Urgent Care & Primary Care will be utilizing an ordering system and vendors with promised three-day turnaround of orders placed, it anticipates maintaining a minimal on-hand inventory, thus reducing wasteful use of capital on having items sitting on the shelf.

Epic Urgent Care & Primary Care intends to offer a wide spectrum of service hours to the community. While Dr. Patel anticipates being the medical director, the Company will seek to employ physician extenders (Physician Assistants or Nurse Practitioners) with similar backgrounds and experience to cover the majority of the operational. These additional practitioners will also be skilled in Family Practice and Emergency medical services.

EUCPC practitioners specialize in treating illness or injuries when presented on an episodic basis. The demand for urgent care services is driven by 85% of the population who are generally healthy but experience acute medical issues on occasion. As such, the Company's target population consists of younger or otherwise healthy individuals experiencing an acute medical concern. These medical consumers want treatment quickly and in a convenient and affordable manner. The Company will also provide primary care services to treat patients on an ongoing basis to manage their longitudinal health issues.

Attachment: Updated Business Plan (1450 : 766-770 E: Dundee Road)

The illnesses and injuries which are treated at EUCPC will usually be acute, and with treatment, are fully resolved within 7-14 days. The services will be provided seven days per week, open on average 12 hours a day, and no appointment will be required. It is the intention of EUCPC that a physician will be on staff the majority of the hours of operation during initial start-up. The Company anticipates that as volume grows, the addition of another physician assistant will be necessary to assist with coverage during higher volume periods.

EUCPC will also have basic life support capabilities but will not advertise this service to the public. Patients presenting to EUCPC with life threatening situations will be stabilized and immediately referred to the nearest Emergency Department via 911 EMS transport as necessary.

3.0 Management Summary

Hemal Patel, MD – Owner and Chief Operating Officer

Nital Patel – Owner & Chief Financial Officer

Neel Karne, MD – Owner and Chief Executive Officer

4.0 Office Hours:

EPIC Urgent and Family care will open all 7 days. Operating hours for EPIC Urgent and Family Care will be very convenient time for patients.

- Monday to Friday - 8 AM to 9 PM
- Saturday & Sunday – 9 AM to 5 PM

From Monday to Friday, EPIC Urgent and Family care will operate in two shift from 8 AM to 4 PM and second shift from 2 PM to 9 PM.

On Saturday & Sunday, EPIC Urgent and Family care will operate only one shift from 9 AM to 5 PM.

5.0 Employee Summary

EPIC Urgent and Family Care will have total 7 employees.

- One Practitioner
- One Nurse Practitioner
- Two Medical Assistant
- One X-Ray technician
- Two receptionist

From Monday to Friday, EPIC urgent and Family Care will have:

First Shift

- One Practitioner
- One Medical Assistant
- One Receptionist

Second Shift

- One Nurse Practitioner
- One Medical Assistant

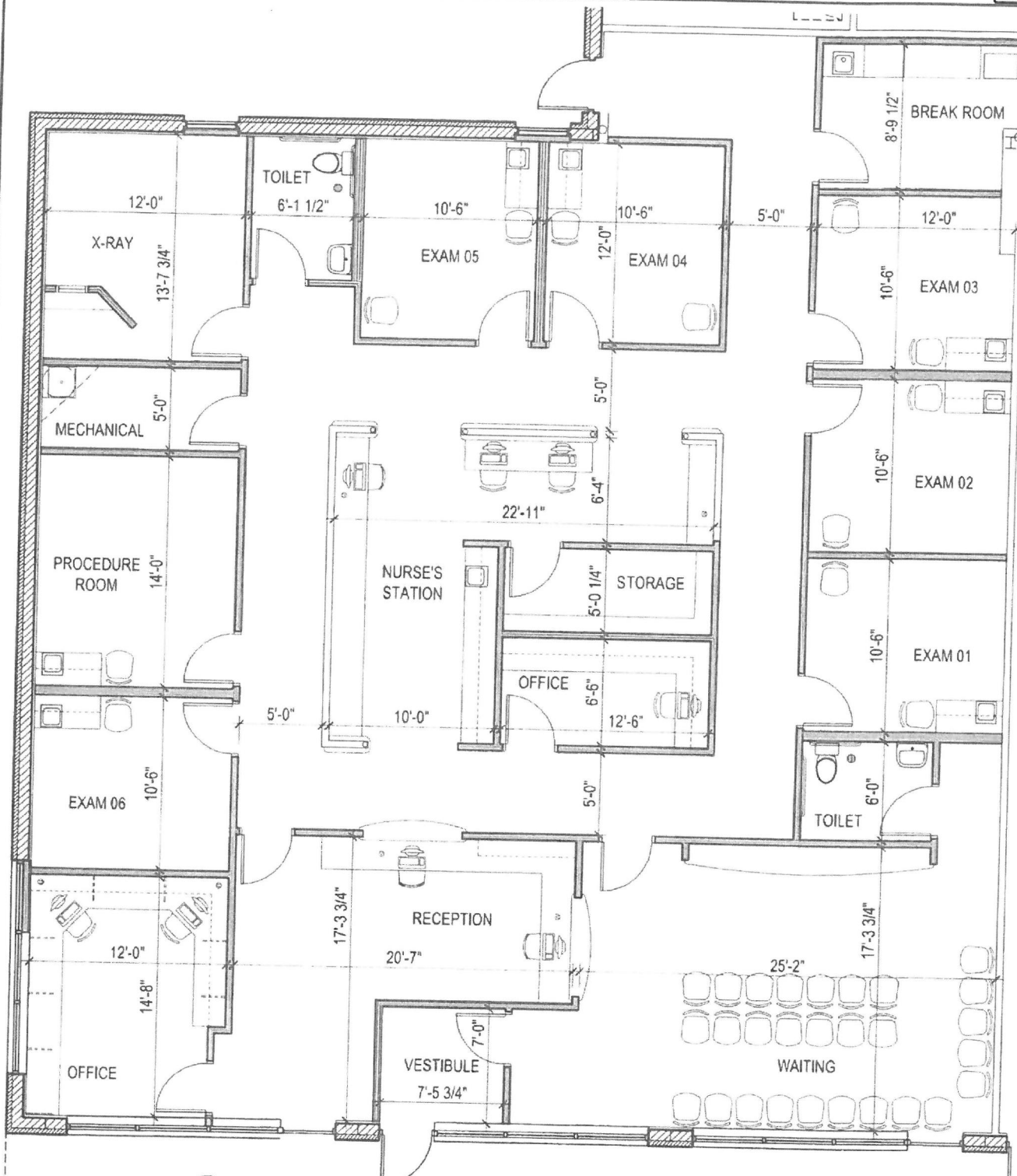
- One X-Ray technician
- One Receptionist

On Saturday & Sunday, EPIC Urgent and Family Care will have:

- One Practitioner
- One Medical Assistant
- One Receptionist
- One X-Ray Technician
-


6.0 Patients counts

Based on our analysis, EPIC management is confident that we will have 21 patients per day.



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

Attachment: Floor Plan (1450 : 766-770 E. Dundee Road)

ARCHITECT:  828 DAVIS STREET SUITE 300 EVANSTON, IL 60201 Ph 847.492.1992 <small>Copyright © 2014 Kolbrook Design, Inc.</small>	PROJECT: Epic Urgent Care Palatine, IL	Job No. 1451.001
		Issue Date 11-16-2014
		Project Area 3,872 SQ. FT.

Packet Pg. 52

Submitted 11/18/2014

PLAT OF SURVEY

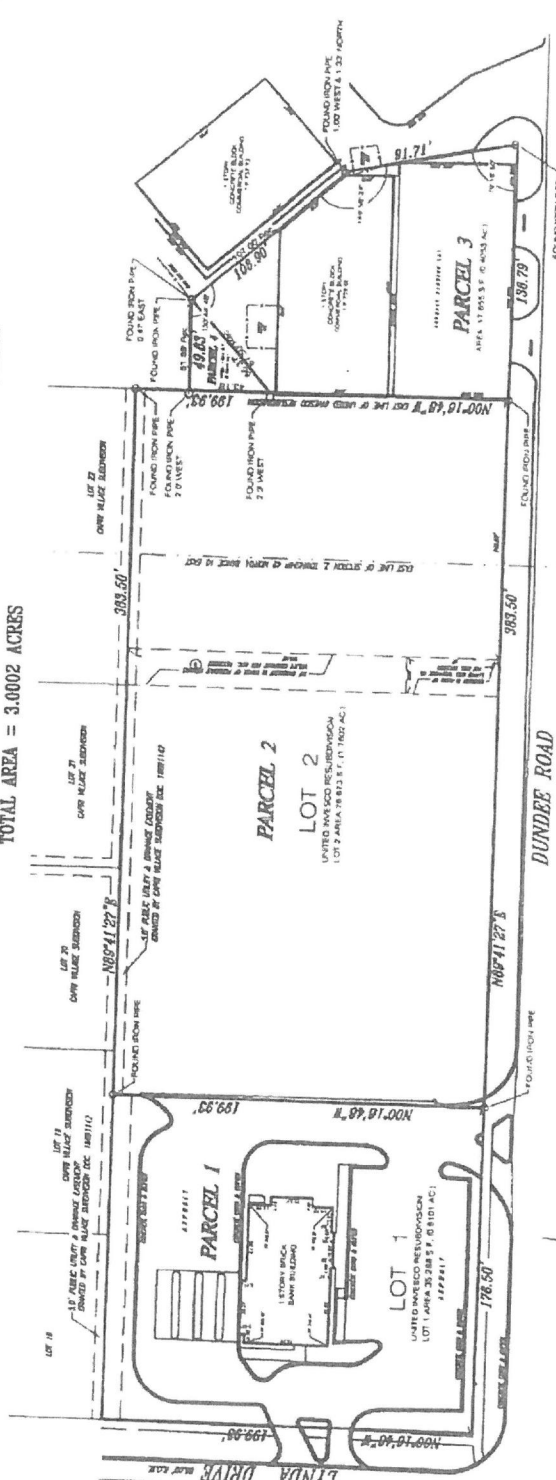
PARCEL 1: LOT 1 IN UNITED INTEREST RESUBDIVISION OF LOTS 1 THRU 6 (ROUTE ENCLUSTERS) IN CLEPH VILLAGE, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 2 IN UNITED INTEREST RESUBDIVISION OF LOTS 1 THRU 5 (ROUTE ENCLUSTERS) IN CLEPH VILLAGE, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION, 84.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION, THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SECTION, A DISTANCE OF 176.00 FEET; THENCE NORTH PARALLEL ON A COURSE FORMING A DEFLECTION ANGLE TO THE RIGHT WITH THE LAST DESCRIBED COURSE OF 80 DEGREES 01 MINUTES 27 SECONDS, A DISTANCE OF 142.37 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SECTION, A DISTANCE OF 142.37 FEET; THENCE SOUTH PARALLEL ON A COURSE FORMING A DEFLECTION ANGLE TO THE RIGHT WITH THE LAST DESCRIBED COURSE OF 80 DEGREES 01 MINUTES 27 SECONDS, A DISTANCE OF 142.37 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SECTION, A DISTANCE OF 142.37 FEET TO THE POINT OF BEGINNING.

PARCEL 4: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SECTION, 84.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION, THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SECTION, A DISTANCE OF 176.00 FEET TO A POINT OF BEGINNING; THENCE NORTH PARALLEL ON A COURSE FORMING A DEFLECTION ANGLE TO THE RIGHT WITH THE LAST DESCRIBED COURSE OF 80 DEGREES 01 MINUTES 27 SECONDS, A DISTANCE OF 142.37 FEET TO A POINT IN SAID PARALLEL LINE, SAID POINT BEING 43.18 FEET NORTH (AS MEASURED ALONG SAID PARALLEL LINE) OF THE POINT OF BEGINNING; THENCE SOUTH 43.18 FEET ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TOTAL AREA = 3.0002 ACRES



GRAPHIC SCALE
0 30 60 90 120
1 INCH = 60 FEET

THE SURVEY IS NOT VALID WITHOUT THE SIGNATURE OF THE SURVEYOR AND THE RECORDATION OF THIS PLAT WITH THE DEPT. OF REVENUE. THE SURVEYOR'S SEAL AND SIGNATURE MUST BE FILED WITH THE PLAT. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT.

TED G. STALEY
035-CO-2348
PROFESSIONAL
LAND SURVEYOR
STATE OF ILLINOIS

PLAT OF SURVEY
GAVSTAR CORPORATION
1000 WEST 133RD NORTH
MORTON, ILLINOIS 60131
DATE: 8-11-04
DRAWN BY: KAW
PROJ. NO.: 1000
REVISIONS

04-441

Attachment: Plat of Survey (1450 : 766-770 E. Dundee Road)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published November 24, 2014 in said DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY [Signature]
Authorized Agent

Control # 4391797

PUBLIC NOTICE
A public hearing will be held before the Zoning Board of Appeals on Tuesday, December 9, 2014, at 7:00 PM, at the Palatine Police Department in the Community Meeting Room, 595 N. Hicks Road, relative to a request for the following:
1. Special Use to permit a medical office pursuant to Section 11.03 (a) (43) of the Palatine Zoning Ordinance and FUD Ordinance 0-151-04.
The property is commonly known as 766-770 E. Dundee Road (PIN # 02-02-412-012). The above petition has been filed by Nitul Patel and is available for examination in the office of the Village Clerk, 150 W. Wilson Street, FILE #: 14-118
VILLAGE OF PALATINE
Jon Wood, Chair
Palatine Zoning Board of Appeals
DATED: This 24th day of November, 2014
Published in Daily Herald
November 24, 2014 (4391797)

Attachment: 766-770 E. Dundee Road notice (1450 : 766-770 E. Dundee Road)

Consider an Ordinance Granting a Final Planned Development to Permit an Expansion of the American Ukrainian Youth Association Center and Selfreliance Federal Credit Union at 136 E. Illinois Avenue into the Property at 746 S. Vermont Street and an Ordinance Rezoning the Properties at 746 S. Vermont Street (Zoned Manufacturing District) and 116 & 223 E. Illinois Avenue (Zoned R-1 Single-Family District) to Planned Development

BACKGROUND:

The Subject Properties received Preliminary Planned Development approval in 2025 and have applied for a Final Planned Development. The proposed plans will allow for the expansion of the American Ukrainian Youth Center and the Selfreliance Credit Union into the existing building at 746 S. Vermont Street. This includes an approximately 10,000-square-foot 2nd floor addition (east side of the building) for the credit union. The proposed site plan also includes parking and circulation improvements, an expansion of the existing parking lot with additional parking spaces, and a new drive-aisle connection to 116 E. Illinois Street (Immaculate Conception Ukrainian Catholic Church) and cross-access between the 116 E. Illinois Avenue, 136 E. Illinois Avenue, and 746 S. Vermont Street properties. The Final Planned Development plans comply with the conditioned Preliminary Planned Development approval. The 223 E. Illinois Avenue property will also be rezoned to Planned Development, with conditional Planned Development requirements to allow the Village Staff and Village Council to evaluate any parking and traffic impacts upon the surrounding neighborhood, once the improvements are complete. This review would occur over a period of time at a date of 1 year after the issuance of the certificate of occupancy (746 S. Vermont Street) or an earlier date, as determined by the Village Manager. Therefore, the Petitioner is requesting approval of the following:

1. **Final Planned Development to permit an expansion of the American Ukrainian Youth Association Center and Selfreliance Federal Credit Union at 136 E. Illinois Avenue into the property at 746 S. Vermont Street. The expansion would also include a parking lot drive aisle connection to the Immaculate Conception Ukrainian Catholic Church at 116 E. Illinois Avenue and the conditioned inclusion of the property at 223 E. Illinois Avenue;**
2. **Rezoning 746 S. Vermont Street from Manufacturing to Planned Development; and**
3. **Rezoning 116 E. Illinois Avenue & 223 E. Illinois Avenue from R-1 Single-Family to Planned Development.**

KEY ISSUES:

- The proposed site plan aligns with the approved PPD site plan. The noted Variations include:
 1. Variation to permit 152 parking spaces instead of the required 203;
 2. Variation to permit a parking lot to be closer than 5 feet to the lot line (drive aisle connection to Immaculate Conception church); and
 3. Variation to permit a parking lot without the addition of curbed landscape islands pursuant to Section 7.04 (f) - landscaping - of the Palatine Zoning Ordinance (this continues the condition of the existing parking lot, with additional landscaping on the periphery of the parking lots).
- The approved PPD elevations included both a single-story and second-story addition for the 746 Vermont Street building. The Final Planned Development elevation includes the second story addition.
- The floor plan for the proposed youth center was reconfigured to include an additional classroom and dance studio. However, the total square footage remains unchanged.
- The hours of operation for the Youth Center and Credit Union shown in the business plan are consistent with the hours associated with the Preliminary Plan Development approval.
- The Credit Union's business plan anticipates an initial staffing level of approximately 40 employees, with the proposed space designed to accommodate long-term growth of up to 80 employees.
- The Final Planned Development plans and materials comply with the Preliminary Planned Development conditions, with some conditions continuing into the Final Planned Development. Consistent with the Preliminary Planned Development approval, the Final Planned Development Ordinance includes the 223 E. Illinois Avenue property with the Planned Development and zoning designation. If no parking or traffic issues are identified after not more than the one-year assessment, that property will be removed from the Planned Development and restored to its previous R-1 single-family residential zoning designation.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Public Hearing: Planning & Zoning Commission (PZC) meeting on March 25, 2026.

Residents testifying: One - in support of the project. A letter with no objections to the proposed improvements, but with concerns expressed for the construction of additional parking at the 223 E. Illinois Avenue property was also submitted to the Village.

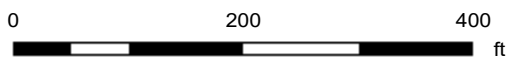
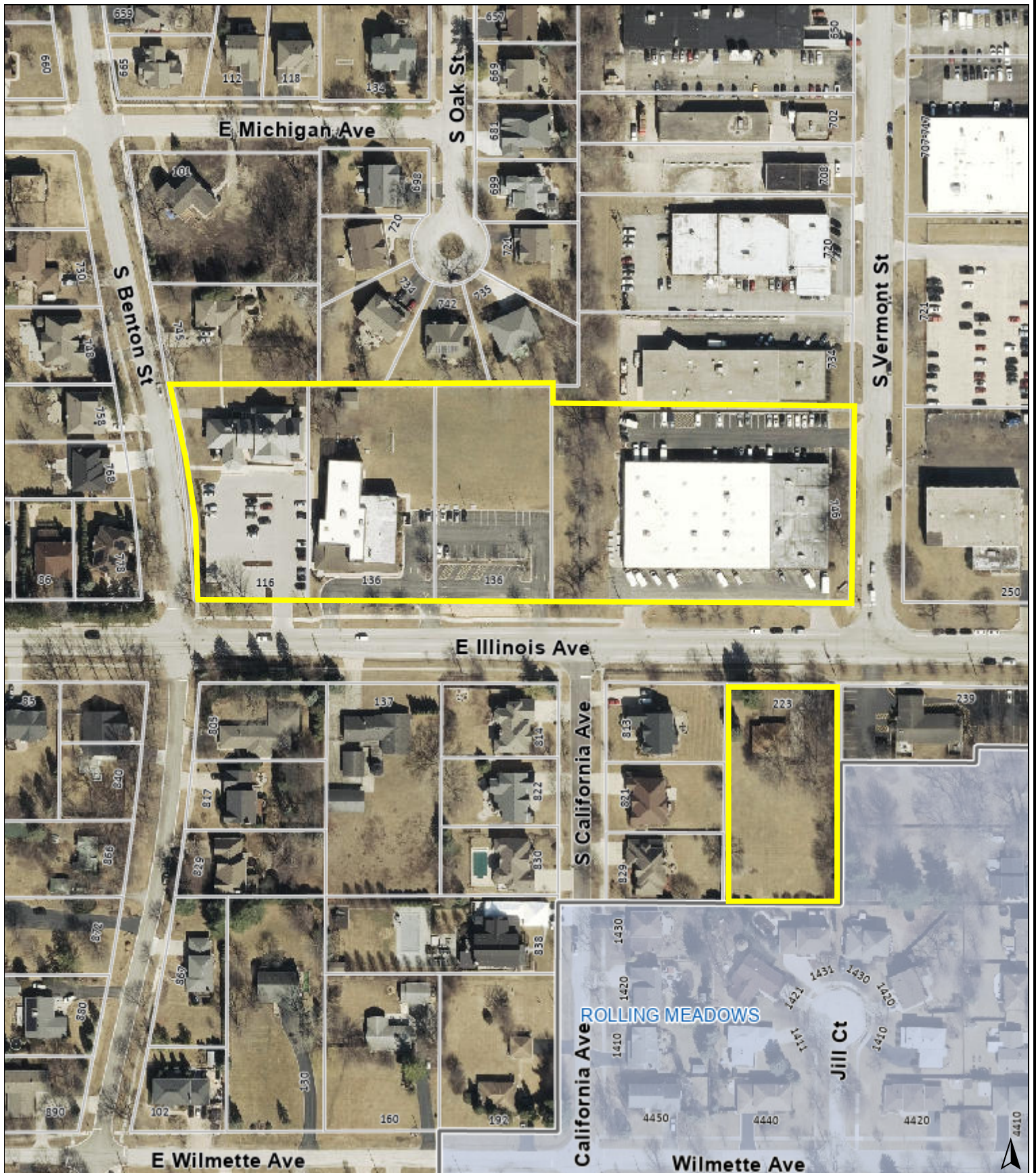
Vote: The PZC voted unanimously to approve the Final Planned Development and Rezoning and Staff concurs.

ACTION REQUIRED:

A motion to approve the Final Planned Development and Rezoning from R-1 Single-Family and Manufacturing to Planned Development.

ATTACHMENTS:

- 1. Aerial Map
- 2. ORD - Final Planned Development 746 S Vermont, 116, 136 & 223 E Illinois Ave
- 3. ORD - REZONE to Planned Development 746 S Vermont St, 116 & 223 E Illinois Ave
- 4. EXHIBIT - Engineering Plans
- 5. EXHIBIT - Elevation Plans and Floorplan
- 6. EXHIBIT - Site Plan with representative parking plan for the 223 E. Illinois Avenue property
- 7. EXHIBIT - Business Plan
- 8. Lewandowski letter - Parking Site Plan & 223 E. Illinois Avenue property
- 9. PZC Minutes 3-24-26
- 10. Public Notice



Print Date: 3/16/2026

Notes

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

ORDINANCE NO. _____

**AN ORDINANCE GRANTING FINAL PLANNED DEVELOPMENT APPROVAL FOR
116, 136 & 223 E. ILLINOIS AVENUE AND 746 S. VERMONT STREET**

WHEREAS, upon petition of owners of said property, a Public Hearing was held by the Planning & Zoning Commission of the Village of Palatine on March 24, 2026, and in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Planning & Zoning Commission, having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for a Final Planned Development to permit an expansion of the American Ukrainian Youth Association Center and Selfreliance Federal Credit Union at 136 E. Illinois Avenue into the property at 746 S. Vermont Street. The expansion would also include a parking lot drive aisle connection to the Immaculate Conception Ukrainian Catholic Church at 116 E. Illinois Avenue and the conditioned inclusion of the property at 223 E. Illinois Avenue, on the following legally described properties:

LOT 3 (EXCEPT THE EAST 15 FEET THEREOF) IN BLOCK 8 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE ESTATES UNIT NO. ONE, OF THE SOUTHEAST ¼ OF THE SOUTHEAST 1/4 OF SECTION 22, AND THE SOUTHWEST 1/4 OF THE SOUTHWEST ¼ OF SECTION 23, ALL IN TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

commonly known as 116 E. Illinois Avenue (PIN# 02-23-312-008)

THE EAST 15 FEET OF LOT 3, AND ALL OF LOT 4 I BLOCK 8 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE ESTATES UNIT #1, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

commonly known as 136 E. Illinois Avenue (PIN 02-23-312-005 and 009)

THE EAST HALF OF LOT 2 IN BLOCK 10 IN ARTHUR T. MCINTOSH & CO.'S PALATINE ESTATES UNIT 2, IN THE NORTH HALF OF NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

commonly known as 223 E. Illinois Avenue (PIN# 02-23-308-011)

LOT 21 IN KLEFSTAD'S PALATINE INDUSTRIAL PARK IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

commonly known as 746 S. Vermont Street (PIN 02-23-312-005)

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

SECTION 1: That the Final Planned Development is hereby approved to permit an expansion of the American Ukrainian Youth Association Center and Selfreliance Federal Credit Union at 136 E. Illinois Avenue into the property at 746 S. Vermont Street. The expansion would also include a parking lot drive aisle connection to the Immaculate Conception Ukrainian Catholic Church at 116 E. Illinois Avenue and the conditioned inclusion of the property at 223 E. Illinois Avenue, subject to the following conditions:

- 1. The Planned Development shall substantially conform to the site plan and business plan submitted by the Petitioners, except, as such, plans may be changed to conform to Village Codes and Ordinances.**
- 2. The existing home located at 223 E. Illinois Avenue shall either remain unoccupied and maintained in accordance with all Village property maintenance standards, or be demolished subject to the applicable Village regulations.**

Following one year after the issuance of the Certificate of Occupancies for the entire building located at 746 S. Vermont Street, or at an earlier date at the discretion of the Village Manager, the Village Council shall review the traffic and parking impacts of the properties at 746 S. Vermont Street, 136 W. Illinois Avenue, and 116 E. Illinois Avenue. This review will occur at a Village Council meeting and include a courtesy notice to all properties within 250 feet of the total site (including 116 E. Illinois Avenue, 136 E. Illinois Avenue, 746 S. Vermont Street, and 223 E. Illinois Avenue). Should the Village Council determine that there is no adverse impact on the surrounding neighborhood, the Village Council may, without further notice, take action to remove the 223 W. Illinois Avenue property from the Planned Development. Should the Council remove the 223 W. Illinois Avenue property from the Planned Development, it shall revert to the R-1 Single-Family District zoning classification. Should the Village Council determine that

an adverse traffic and/or parking impact has been created or exists, the Village

Council, in their sole determination, may require the construction of additional parking consistent with the Planned Development.

- 3. The 116 E. Illinois Avenue shall continue to follow the R-1 Single-Family Residential District zoning requirements (current underlying zoning), unless otherwise modified or specifically approved as part of this Planned Development.**
- 4. The final landscaping/screening plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.**
- 5. A license agreement shall be submitted in a manner acceptable to the Village Attorney and Director of Planning and Zoning for the landscaping and encroachments within the right of way.**
- 6. The final business/operations plan shall be revised in a manner acceptable to the Village.**
- 7. A revised parking agreement between the American Ukrainian Youth Center, Immaculate Conception Church, and Selfreliance Credit Union shall be submitted in a manner acceptable to the Village Attorney and Director of Planning and Zoning. The Special Event off-site parking agreements in the surrounding area, should also be submitted in a manner acceptable to the Village.**
- 8. If required by the Village Engineer, a public improvement security deposit shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning.**
- 9. A construction management plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer and shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, in conjunction with the building permit application submission.**

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

SECTION 3: This ordinance shall be in full force and effect upon passage and approval as provided by law.

PASSED: This ____ day of _____, 2026

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

APPROVED by me this ____ day of _____, 2026

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this ____ day of _____, 2026

Village Clerk

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN PROPERTIES FROM R-1 SINGLE FAMILY RESIDENTIAL DISTRICT TO PLANNED DEVELOPMENT DISTRICT AT 116 & 223 E. ILLINOIS AVENUE AND FROM MANUFACTURING DISTRICT TO PLANNED DEVELOPMENT AT 746 S. VERMONT STREET

WHEREAS, pursuant to a public hearing held on March 24, 2026 before the Planning & Zoning Commission of the Village of Palatine, in accordance with the applicable provision of the Village Code, and they have reported their findings on a proposal for rezoning the following legally described properties from R-1 Single Family Residential District and Manufacturing District to "Planned Development District".

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

LOT 3 (EXCEPT THE EAST 15 FEET THEREOF) IN BLOCK 8 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE ESTATES UNIT NO. ONE, OF THE SOUTHEAST ¼ OF THE SOUTHEAST 1/4 OF SECTION 22, AND THE SOUTHWEST 1/4 OF THE SOUTHWEST ¼ OF SECTION 23, ALL IN TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

commonly known as 116 E. Illinois Avenue (PIN# 02-23-312-008)

THE EAST HALF OF LOT 2 IN BLOCK 10 IN ARTHUR T. MCINTOSH & CO.'S PALATINE ESTATES UNIT 2, IN THE NORTH HALF OF NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

commonly known as 223 E. Illinois Avenue (PIN# 02-23-308-011)

LOT 21 IN KLEFSTAD'S PALATINE INDUSTRIAL PARK IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

commonly known as 746 S. Vermont Street (PIN 02-23-312-005)

SECTION 1: That the Zoning Map of the Village of Palatine is hereby amended to reflect this change.

SECTION 2: That this ordinance shall be in full force and effect upon passage and approval as provided by law.

PASSED: This ____ day of _____, 2026

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

APPROVED by me this ____ day of _____, 2026

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this ____ day of _____, 2026

Village Clerk

PROPOSED SITE IMPROVEMENTS PLANS

AMERICAN UKRAINIAN YOUTH ASSOCIATION

746 S VERMONT ST, PALATINE, ILLINOIS, 60067

SHEET INDEX	
1	C1.0 - COVER SHEET
2	C1.1 - GENERAL NOTES
3	C1.2 - EXISTING UTILITIES
4	C1.3 - EXISTING CONDITIONS & DEMOLITION PLAN
5	C1.4 - SITE PLAN
6	C1.5 - GRADE PLAN
7	C1.6 - EROSION & SEDIMENT CONTROL PLAN
8	C1.7 - DETAILS

SUPPLEMENTAL DRAWINGS
BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY, PREPARED BY RIDGELINE CONSULTANTS, L.L.C., DATED SEPTEMBER 25, 2025.

AGENCY CONTACT LIST

OWNER/DEVELOPER
AMERICAN UKRAINIAN YOUTH ASSOCIATION
106 E ILLINOIS AVE
PALATINE, ILLINOIS 60067
CONTACT: IRENE MOROKO

CIVIL ENGINEER
WARE MALCOMB
1315 W 22ND ST, SUITE 410
OAK BROOK, IL 60023
833-581-4211
CONTACT: JON GRZYWA, PE

VILLAGE OF PALATINE
200 E WOOD STREET
PALATINE, ILLINOIS 60067
847-355-7500

BENCHMARK

SOURCE BENCHMARK VERTICAL ELEVATIONS SHOWN HEREON ARE IN NAVD83 VERTICAL DATUM AS DETERMINED BY USE OF TRIMBLE'S VRS (GPS) NETWORK AND EQUIPMENT.

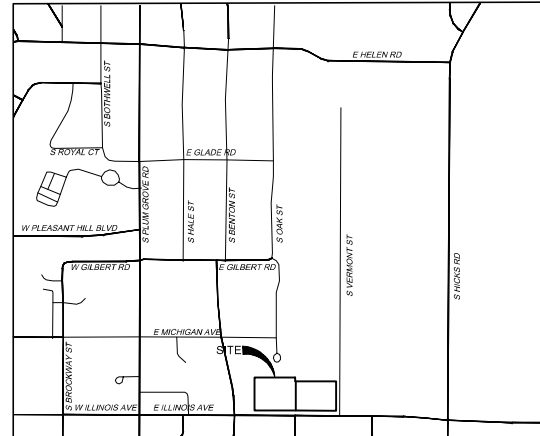
SITE BENCHMARK #1: CUT SQUARE IN TOP OF CURB. (AS SHOWN ON DRAWING)
ELEVATION = 738.25

SITE BENCHMARK #2: CUT SQUARE IN TOP OF CURB. (AS SHOWN ON DRAWING)
ELEVATION = 738.42

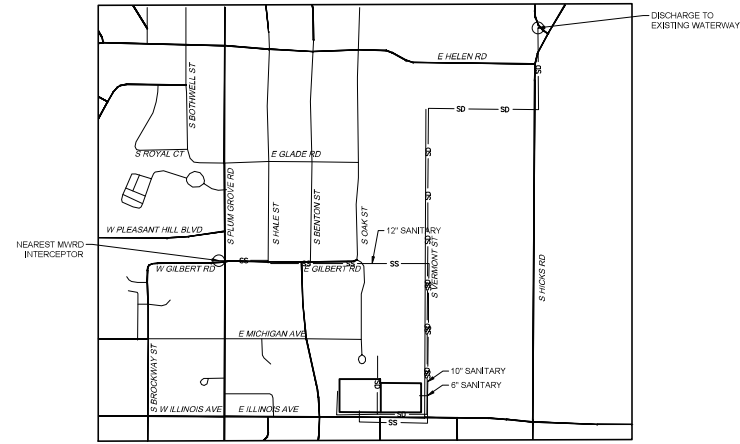
SITE BENCHMARK #3: CUT SQUARE IN FLAG OF CURB. (AS SHOWN IN DRAWING)
ELEVATION = 738.47

BASIS OF BEARINGS

ALL MEASURED BEARINGS SHOWN HEREON ARE BASED ON NAD83 ILLINOIS COORDINATE SYSTEM, EAST ZONE (2011 CORRECTION) AS DETERMINED BY USE OF GPS EQUIPMENT USING TRIMBLE'S VRS NETWORK AND EQUIPMENT.



VICINITY MAP



MWRD ROUTING MAP
SCALE: 1" = 60'

LEGAL DESCRIPTION

LOT 21 IN KLEFSTAD'S PALATINE INDUSTRIAL PARK IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, COMMONLY KNOWN AS 746 S VERMONT ST, PALATINE, ILLINOIS.

THE EAST 15 FEET OF LOT 2 AND ALL OF LOT 4 IN BLOCK 8 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE ESTATES UNIT NO. 1, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22 AND THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, COMMONLY KNOWN AS 106 E ILLINOIS AVE, PALATINE, ILLINOIS.

AB	AGGREGATE BASE	IOC	ON CENTER
AC	ASPHALT CONCRETE	PS	PULL BOX
BFV	BACK FLOW VALVE	PCC	PORTLAND CEMENT CONCRETE
CF	CURB FACE	PL/L	PROPERTY LINE
CL/L	CENTERLINE	PVC	POLYVINYL CHLORIDE PIPE
CO	CLEANOUT	R	RADIUS
DF	DEEPENED FOOTING	(RAD)	RADIAL BEARING
DFP	DUCTILE IRON PIPE	RCF	REINFORCED CONCRETE PIPE
EG	EXISTING GRADE	R/W, ROW	RIGHT OF WAY
EL	ELEVATION	SD/STRM	STORM DRAIN
EOA	EDGE OF ASPHALT	STA	STATION
ESMT	EASEMENT	SS/SAN	SANITARY SEWER
EX	EXISTING	TO	TOP OF GRATE
FDC	FIRE DEPARTMENT CONNECTION	SW	SIDE WALK
FES	FLARED END SECTION	TEC	TOP BACK OF CURB
FG	FINISHED GRADE	TFI	TOP FACE OF INLET
FH	FIRE HYDRANT	TC	TOP OF CURB
FF/FFE	FINISH FLOOR ELEVATION	TOP	TOP OF PIPE
FG	FINISHED GRADE	TOW	TOP OF WALL
FDW	FINISH GRADE AT WALL	TYP.	TYPICAL
FL/L	FLOW LINE	VIF	VERIFY IN FIELD
FS	FINISHED SURFACE	WM	WATER METER
GB	GRADE BREAK	WSEL	WATER SURFACE ELEVATION
GBW	GRADE AT BOTTOM OF WALL	WV	WATER VALVE
GTW	GRADE AT TOP OF WALL		
GM	GAS METER		
GV	GAS VALVE		
HP	HIGH POINT		
LP	LOW POINT		
INV	INVERT		
LF	LINEAR FEET		
ME	MATCH EXISTING		
MH	MANHOLE		
NG	NATURAL GROUND		

LEGEND	
EXISTING	PROPOSED
---	BOUNDARY LINE
---	EASEMENT
---	CENTERLINE
---	CURB & GUTTER
(Tree symbol)	TREE (VARIOUS)
(5280)	CONTOUR
CATV	CATV
E	ELECTRIC
OH	OVERHEAD UTILITY
FO	FIBER OPTIC
IR	IRRIGATION
NGAS	NATURAL GAS
SS	SANITARY
SD	STORM DRAIN
T	TELEPHONE
UKWN	UNKNOWN UTIL
WM	WATER LINE
DW	DOMESTIC WATER
FW	FIRE WATER
RW	RECLAIMED WATER

WARE MALCOMB
CIVIL ENGINEERING

1315 W 22nd Street
Suite 410
Oak Brook, IL 60023
P 630.218.0093
waremalcomb.com

10.30.2026
EXP 11.30.2027
FOR AND ON BEHALF OF WARE MALCOMB

AUYA
SITE IMPROVEMENTS PLAN
746 S VERMONT ST
PALATINE, IL 60067

COVER SHEET	
NO.	REVISIONS
001	DATE: 02/02/2026 FINAL PLANNED DEVELOPMENT

JOB NO.	CH25-6004
PA / PM	JG
DESIGNED	GS
DATE	12.12.2025
PLOT DATE	01/29/26

SHEET
C1.0
Sheet 1 of 8



WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractor's responsibility to field verify the location of all utilities prior to the commencement of any construction.

P:\CH25\6004\01\CAD\CS\sheet\C1.0_Cover_Sheet & General Notes.dwg 01/29/2026 3:32 PM G8THAMAVCKG 1:1

THESE DRAWINGS AND REPRESENTATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN AGREEMENTS SHALL HAVE PRECEDENCE OVER SUCH INFORMATIONS AND SHALL BE STORED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

NOT FOR CONSTRUCTION

WM NOTES: GENERAL NOTES

- 1. ELEVATIONS ARE U.S.G.S DATUM.
2. DO NOT SCALE DRAWINGS.
3. THE CONTRACTOR SHALL EXAMINE THE PLANS AND SPECIFICATIONS, VISIT THE SITE OF THE WORK AND INFORM HIMSELF FULLY WITH THE WORK INVOLVED. GENERAL AND LOCAL CONDITIONS, ALL FEDERAL, STATE AND LOCAL LAWS, ORDINANCES, RULES AND REGULATIONS AND ALL OTHER PERTINENT ITEMS WHICH MAY AFFECT THE COST AND TIME OF COMPLETION OF THIS PROJECT BEFORE SUBMITTING A PROPOSAL, PERMITS AND LICENSES OF A TEMPORARY NATURE NECESSARY FOR THE PROSECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO THE START OF WORK. ANY DISCREPANCIES FOUND SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER AND NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND A RESPONSE PROVIDED BY THE ENGINEER.
5. THE ACCURACY AND COMPLETE INCLUSION OF THE LOCATIONS OF EXISTING UTILITIES IS NOT GUARANTEED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PRIVATE AND PUBLIC UTILITIES EVEN IF THEY ARE NOT SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ENGINEER, OWNER, AND UTILITY OWNER BY THE CONTRACTOR AT HIS OWN EXPENSE.
6. THE CONTRACTOR SHALL EXAMINE THE PLANS AND SPECIFICATIONS, VISIT THE PROJECT SITE, AND INFORM HIMSELF FULLY WITH THE WORK INVOLVED. GENERAL AND LOCAL CONDITIONS, ALL FEDERAL, STATE AND LOCAL LAWS, ORDINANCES, RULES AND REGULATIONS AND ALL OTHER PERTINENT ITEMS WHICH MAY AFFECT THE COST AND TIME OF COMPLETION OF THIS PROJECT BEFORE SUBMITTING A PROPOSAL, PERMITS AND LICENSES OF A TEMPORARY NATURE NECESSARY FOR THE PROSECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR.
7. OPEN EXCAVATION WITHIN THE PAVEMENT OR PARKWAY SHALL NOT BE LEFT OVER A WEEKEND, HOLIDAY, OR AFTER 3 P.M. ON THE DAY PRECEDING A WEEKEND OR HOLIDAY, OR ANY TIME THE EXCAVATION CANNOT BE SUPERVISED AND SECURED TO THE SATISFACTION OF THE ENGINEER AND AUTHORITY HAVING JURISDICTION.
8. THE CONTRACTOR SHALL RESTORE ANY AREA DISTURBED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL USE. THIS SHALL INCLUDE FINISH GRADING, ESTABLISHMENT OF VEGETATION, REPAIR OF DRIVEWAYS OR SLOPS AND GENERAL CLEANUP. THE CONTRACTOR SHALL NOT EXCAVATE OR CUT INTO BEDROCK PROPERTY LINE BOUNDARIES, UNLESS OTHERWISE NOTED.
9. ALL LOT LINES DAMAGED OR REMOVED DURING CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED BY THE ENGINEER AND SAID COST OF REPLACEMENT SHALL BE PAID BY THE CONTRACTOR.
10. ALL SITE IMPROVEMENTS, INCLUDING STORM WATER DRAINAGE (BUT NOT WATER MAIN AND SANITARY SEWERS) SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, ADOPTED JAN. 1, 2022 WITH ALL SUBSEQUENT SUPPLEMENTS AND LOCAL JURISDICTIONAL REQUIREMENTS, IN CASE OF CONFLICT, THE LATTER SHALL TAKE PRECEDENCE.
11. ALL SEWER AND WATER MAIN CONSTRUCTION SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION, UNLESS OTHERWISE NOTED.
12. ALL MANHOLES AND VALVE VAULTS SHALL HAVE "SANITARY" STORM OR "WATER" CAST INTO THE CAST IRON LIDS AS APPROPRIATE.
13. ALL SEWERS AND OTHER MAINS WHICH FALL WITHIN THREE FEET OF EXISTING OR PROPOSED PAVED AREAS, SHALL BE BACKFILLED WITH AGGREGATE C&B OR OTHER APPROVED GRANULAR MATERIAL. THE GRAVEL SHALL EXTEND A DISTANCE OF 2" BEYOND THE PAVEMENT AND EXTEND DOWN FROM THAT POINT AT A 1:1 SLOPE, AWAY FROM THE JOINT.
14. "HAND-SEAL" CONNECTORS, OR EQUAL, SHALL BE USED TO JOIN PIPES OF DISSIMILAR MATERIALS.
15. ALL NEW AND EXISTING STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION OF THE WORK. ADJUSTMENTS UPWARD SHALL BE MADE USING PRECAST CONCRETE ADJUSTMENT RINGS, BUT NO MORE THAN 1" OF RINGS SHALL BE USED. IF THE TOTAL HEIGHT OF ALL ADJUSTMENTS EXCEEDS 3", THEN ADJUSTMENTS SHALL BE MADE BY INTERCHANGING AND/OR ADDING REMOVING COMPLETE BARREL SECTIONS TO ACHIEVE DESIRED ELEVATIONS.
16. WHENEVER A SEWER CROSSES UNDER A WATER MAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATER MAIN SHALL BE 18 INCHES. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN ALL SEWERS AND WATER MAINS SHALL BE MAINTAINED UNLESS, THE SEWERS LIE IN A SEPARATE TRENCH KEEPING A MINIMUM 6" VERTICAL SEPARATION, OR THE SEWER IS LID IN A TRENCH WITH THE WATER MAIN LOCATED ON THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH KEEPING A MINIMUM OF 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED ABOVE CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THEN WITHIN A DISTANCE OF 10 FEET ON EITHER SIDE OF THE WATER MAIN, THE SEWERS SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENCASED SEAL.
17. PERMITS AND LICENSES OF A TEMPORARY NATURE NECESSARY FOR THE PROSECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR, PRIOR TO SUBMITTING HIS BID. THE CONTRACTOR SHALL CALL THE ATTENTION OF THE ENGINEER TO ANY MATERIAL OR EQUIPMENT HE DEEMS INADEQUATE AND TO ANY ITEM OF WORK OMITTED.
18. THE CONTRACTOR WILL HAVE IN HIS POSSESSION, ON THE JOB SITE A COPY OF THE PLANS AND SPECIFICATIONS PRIOR TO BEGINNING WORK.
19. A LICENSED WELL DRILLER SHALL CAP ALL WELLS IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS. CERTIFICATES SHALL BE FURNISHED, SUBMITTED AND APPROVED BY THE APPROPRIATE HEALTH DEPARTMENT PRIOR TO ACCEPTANCE OF THE WORK.

WM NOTES: PAVEMENT & CONCRETE CONSTRUCTION NOTES

- 1. ALL SITE IMPROVEMENTS, INCLUDING STORM WATER DRAINAGE (BUT NOT WATER MAIN AND SANITARY SEWERS) SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, ADOPTED JAN. 1, 2022 WITH ALL SUBSEQUENT SUPPLEMENTS AND LOCAL JURISDICTIONAL REQUIREMENTS, IN CASE OF CONFLICT, THE LATTER SHALL TAKE PRECEDENCE.
2. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE REMOVAL OPERATION BEGINS.
3. ALL CURBS CONSTRUCTED OR REPLACED OVER A UTILITY TRENCH SHALL BE REINFORCED WITH TWO #4 REBAR FOR A LENGTH OF 20 FEET CENTERED OVER THE TRENCH. SIDEWALKS SHALL BE TREATED IN THE SAME MANNER USING THREE #6 REBAR.
4. ALL PROPOSED ELEVATIONS SHOWN ON PLANS ARE FINISHED SURFACE ELEVATIONS UNLESS NOTED OTHERWISE.
5. ALL RADII ARE TO THE BACK OF CURB AND ARE NOTED ON THE PLANS.
6. CONTRACTION JOINTS SHALL BE CONSTRUCTED AT TEN (10) FOOT MINIMUM INTERVALS. THE GRANULAR CURB BASE SHALL BE A MINIMUM OF THREE (3) INCHES PER 30" TO 36" OPEN GRADED GRANULAR MATERIAL, TO ALLOW FOR PROPER SUBGRADE DRAINAGE. COMPACTED CURB SUBGRADE SHALL BE SLOPED PARALLEL TO THE CURB FLOW LINE AND POSITIVELY DRAINED TO THE INLETS AND CATCH BASINS. ALL PAVEMENT SHALL BE CONSTRUCTED ON A SELECT COMPACTED SUBGRADE, GRADED PARALLEL TO THE FINISH SURFACE.
7. EXPANSION JOINTS SHALL BE REQUIRED AT ALL POINTS OF CURVATURE, AT BOTH SIDES OF ALL BRIDGE STRUCTURES, AND ALL LOCATIONS WHERE THE SIDEWALK ADJUTS THE CONCRETE CURB AND GUTTER.
8. CURB AND GUTTER SHALL BE CONSTRUCTED AND TIED INTO EXISTING P.C.C. PAVEMENT IN ACCORDANCE WITH I.D.O.T. STANDARDS 606001 AND 420001.
9. ALL CONCRETE CURB AND GUTTER AND SIDEWALKS SHALL BE CURED WITH W.R. MEADOWS CS-808 CURING COMPOUND OR APPROVED EQUAL.
10. ALL CONCRETE CURB AND GUTTER SHALL BE SEALED WITH W.R. MEADOWS T144 SEALANT OR APPROVED EQUAL. IMMEDIATELY AFTER SEVEN (7) DAYS OF CURING AT A RATE OF 300 S.F. PER GALLON UTILIZING A SPRAY APPLICATION, THE SURFACE MUST BE THOROUGHLY CLEAN AND DRY OF ALL OILS AND GREASE.
11. ALL PUBLIC SIDEWALKS SHALL BE CONSTRUCTED OF CLASS II CONCRETE 4" THICK. BASE SHALL BE FOUR INCHES (4") OF COMPACTED CRUSHED STONE OR FINE AGGREGATE BASE ON A DRY NATURAL OR COMPACTED SUBGRADE FOR SIDEWALKS.
12. WHERE NEW PAVEMENT MEETS EXISTING BITUMINOUS CONCRETE OR PORTLAND CEMENT CONCRETE PAVEMENTS, A JUNCTION JOINT OF TRANSITIONAL LENGTH NO LESS THAN TEN (10) FEET WILL BE REQUIRED. THE SUBGRADE SHALL BE GRADED PARALLEL TO THE FINAL SURFACE GRADES AS SUCH SHALL DRAIN TO THE CURB LINE AND TO THE INLETS AND CATCH BASINS. POSITIVE DRAINAGE MUST BE ACCOMPLISHED ON THE COMPACTED SUBGRADE OR THE PLACEMENT OF BASE MATERIAL WILL BE ALLOWED.
13. THE INSTALLATION OF THE BITUMINOUS SURFACE COURSE SHALL BE DELAYED UNTIL THE BASE COURSE IS "PROOF ROLLED" BY THE CONTRACTOR, AT HIS COST, TO THE SATISFACTION OF THE ENGINEER.

WM NOTES: STORM SEWER CONSTRUCTION NOTES

- 1. ALL STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, ADOPTED JAN. 1, 2022, AND REVISIONS THEREO. THE NOTES IN THE PLANS AND IN ACCORDANCE WITH THE ORDINANCES OF THE AUTHORITY HAVING JURISDICTION.
2. ALL STORM SEWERS 12"-42" SHALL BE REINFORCED CONCRETE PIPE (RCP), CONFORMING TO ASTM C-76 CLASS II WITH JOINTS CONFORMING TO ASTM C-438 OR HIGH DENSITY POLYETHYLENE (HDPE) CONFORMING TO ASTM F2306 WITH JOINTS CONFORMING TO ASTM F477.
3. UNLESS SHOWN OTHERWISE, ALL 10" AND SMALLER STORM SEWER SHALL BE POLYVINYL CHLORIDE (PVC) SDR-35 OR CONFORMING TO ASTM D-2004 WITH JOINTS CONFORMING TO ASTM D-2112. WHERE SPECIFIED ON THE PLANS, WATER MAIN QUALITY PVC SHALL CONFORM TO ASTM D-2241 WITH JOINTS CONFORMING TO ASTM D-2119.
4. ALL MANHOLES AND INLET STRUCTURES SHALL BE PRECAST REINFORCED CONCRETE, ASTM DESIGNATION C-478.
5. EXISTING FIELD TILE ENCOUNTERED AT AN ELEVATION ABOVE THE PROPOSED DRAINAGE SYSTEM SHALL BE CONNECTED TO THE DRAINAGE SYSTEM BY A METHOD APPROVED BY THE ENGINEER. THE COST OF THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION.
6. EXISTING FIELD TILE ENCOUNTERED AT AN ELEVATION BELOW THE PROPOSED DRAINAGE SYSTEM SHALL BE REPLACED BY A METHOD APPROVED BY THE ENGINEER. THE COST OF THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION.
7. ALL DOWNSPUTS AND FOOTING DRAIN SHALL DISCHARGE ONTO THE GROUND.

WM NOTES: SANITARY SEWER CONSTRUCTION NOTES

- 1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION, AND REVISIONS THEREO. THE NOTES AND ON THE PLANS, AND IN ACCORDANCE WITH CODES AND ORDINANCES OF THE AUTHORITY HAVING JURISDICTION.
2. THE SANITARY SEWER AND SERVICE SHALL BE CONSTRUCTED OF POLYVINYL CHLORIDE (PVC) PIPE IN ACCORDANCE WITH ASTM D-2004 FOR PIPE AND ASTM D-2112 FOR JOINTS FOR PIPE DIAMETERS FROM 6" TO 12" AND 12" STANDARD JOINTS FOR PIPE DIAMETERS FROM 14" TO 48" PIPE CLASS 2 WITH EITHER MECHANICAL OR PUSH-IN JOINTS AND SHALL CONFORM TO ANSI A21.51, AWWA C151 AND A21.11, AWWA C111.
3. ALL SANITARY SEWER MANHOLES SHALL BE PROVIDED WITH APPROVED CAST IN PLACE RUBBER BOOTS THAT CONFORM TO ASTM C-693 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.
4. BAND SEAL, OR SIMILAR COUPLINGS SHALL BE USED IN CONNECTING SEWER PIPES OF DISSIMILAR MATERIALS.
5. ALL MANHOLE COVERS SHALL HAVE THE WORD "SANITARY" CAST INTO THE TOP AND SHALL BE THE CONCEALED DOMEHOLE TYPE. ALL COVERED SEWERS FOR SANITARY SEWERS SHALL HAVE A MACHINED SURFACE AND A WATER TIGHT RUBBER GASKET SEAL. ALL MANHOLE FRAMES SHALL BE SET WITH BUTYL ROPE JOINT SEALANT.
6. ALL FINAL ADJUSTMENTS OF CASTINGS WILL BE ACCOMPLISHED BY THE USE OF PRECAST CONCRETE ADJUSTING RINGS SET IN BUTYL ROPE JOINT SEALANT. MORTAR JOINTS ARE NOT ALLOWED. TOTAL HEIGHT OF ADJUSTING RINGS USED SHALL NOT EXCEED EIGHT (8) INCHES.
7. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
7.1. CIRCULAR SAWCUT OF SEWER MAIN BY PROPER TOOL "SEWERS TAP" MACHINE (OR SIMILAR) AND PROPER INSTALLATION OF HUBWAY SADDLE OR HUB-TEE SADDLE.
7.2. REMOVE AN ENTIRE SECTION OF PIPE, BREAKING INTO THE TOP OF ONE BELL AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
7.3. WITH A PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPES FOR INSERTION OF PROPER FITTING USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD FIRMLY IN PLACE.
8. SANITARY SEWER SERVICES SHALL BE CONSTRUCTED ACCORDING TO THE DETAILS IN THE PLANS AND THE EXACT LOCATION ON EACH SHALL BE DETERMINED IN THE FIELD. THE CONTRACTOR SHALL FURNISH RECORD DRAWINGS OF SANITARY SEWER SERVICES AT THE COMPLETION OF CONSTRUCTION BASED ON MEASUREMENTS PROVIDED BY THE CONTRACTOR.
9. A RED TIPPED 4"x4"x1/2" POST SHALL BE PLACED VERTICALLY IN THE GROUND AT SERVICE TERMINATION, 4' OUT OF THE GROUND.
10. ALL SANITARY SEWER AND SERVICES TO HAVE STONE BEDDING 1/4" TO 1" IN SIZE WITH A MINIMUM 1/2" THICKNESS EQUAL TO 1/4" OF THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN 4 INCHES. DOT GRADATION CA 7, CA 11, AND CA 13 ARE ACCEPTABLE. FOR THERMOPLASTIC PIPE THE BEDDING AND BACKFILL MATERIAL AND METHOD SHALL MEET ASTM D-2211, CLASS II STANDARDS, EXCEPT THAT A UNIFORM GRADATION OF THE GRANULAR MATERIAL MAY RANGE FROM 1/4" TO 1" IN SIZE. THE BEDDING MATERIAL SHALL EXTEND ABOVE THE TOP OF THE PIPE A MINIMUM OF 12".
11. ALL FLOOR DRAINS SHALL DISCHARGE INTO THE SANITARY SEWER.

WM NOTES: DEFLECTION TESTING FOR FLEXIBLE THERMOPLASTIC PIPE NOTES

- 1. ALL PIPELINE SHALL BE TESTED FOR EXCESS DEFLECTION BY PULLING A "30" NO. 00" MANHOLE THROUGH THE PIPE FROM MANHOLE TO MANHOLE. THE MANHOLE SHALL BE SIZED IN ACCORDANCE WITH THE TESTING LIMITS GIVEN BELOW, AND AS SPECIFIED IN THE SPECIAL PROVISIONS. A "DEFLECTOMETER" MAY ALSO BE USED TO CHECK AND RECORD DEFLECTION WHEREVER POSSIBLE AND PRACTICAL. THE TESTING SHALL IN ITAKE AT THE DOWNSTREAM LEG AND PROCEED TOWARDS THE UPSTREAM LEGS.
2. WHERE DEFLECTIONS WERE FOUND TO BE IN EXCESS OF ALLOWABLE TESTING LIMITS, THE CONTRACTOR SHALL EXCAVATE TO THE POINT OF EXCESS DEFLECTION AND CAREFULLY COMPACT AROUND THE POINT WHERE EXCESS DEFLECTION WAS FOUND. THE LINE SHALL THEN BE RETESTED FOR DEFLECTION. HOWEVER, SHOULD AFTER THE INITIAL TESTING THE DEFLECTED PIPE FAIL TO RETURN TO THE ORIGINAL SIZE (INSIDE DIAMETER), THE LINE SHALL BE REPLACED.
3. SAMPLING SHALL BE PERFORMED ON ALL SEWER PIPELINE BY THE ENGINEER.
4. DEFLECTION LIMITS FOR FLEXIBLE THERMOPLASTIC PIPES
VERTICAL HIND DEFLECTION OF POLYVINYL CHLORIDE (PVC) PIPE SHALL NOT EXCEED:
MANHOLE DIAMETER + (100% - DEFLECTION % LIMIT) * BASE INSIDE DIAMETER (ID)
BASE ID = AVERAGE ID - TOLERANCE PACKAGE
TOLERANCE ID = AVERAGE OD - 2 * 1.06 * MIN WALL THICKNESS
AVERAGE PACKAGE = [(OD TOLERANCE) + 20.06 * MIN WALL THICKNESS + ROUNDNESS TOLERANCE] / 12

WM NOTES: SITE GRADING NOTES

- 1. ALL SITE IMPROVEMENTS, INCLUDING STORM WATER DRAINAGE (BUT NOT WATER MAIN AND SANITARY SEWERS) SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, ADOPTED JAN. 1, 2022 WITH ALL SUBSEQUENT SUPPLEMENTS AND LOCAL JURISDICTIONAL REQUIREMENTS, IN CASE OF CONFLICT, THE LATTER SHALL TAKE PRECEDENCE.
2. EARTHWORK AND EMBANKMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS", ADOPTED JANUARY 1, 2022 WITH ALL SUBSEQUENT SUPPLEMENTS, AND LOCAL JURISDICTIONAL REQUIREMENTS. CONSTRUCTION SHALL NOT DEVIATE FROM SECTION 205.04.
3. ALL SITE WORK SHALL INCLUDE CLEARING, STRIPPING, AND STOCKPILING OF TOPSOIL, REMOVING UNSUITABLE MATERIALS, THE CONSTRUCTION OF EMBANKMENTS, CONSTRUCTING NON-STRUCTURAL FILLS AND FINAL SHAPING, AND TRIMMING TO THE LINES, GRADES AND CROSS-SECTION SHOWN ON THE PLANS.
4. UNSUITABLE MATERIAL ENCOUNTERED IN EXCAVATING FOR PAVEMENT SUBGRADE SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL TO THE LIMITS APPROVED BY THE GEOTECHNICAL ENGINEER. UNSUITABLE MATERIAL THAT IS EXCAVATED SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
5. TOPSOIL EXCAVATED SHALL BE STOCKPILED ON THE SITE IN AREAS DESIGNATED BY THE ENGINEER UNTIL SUCH TIME THAT THIS TOPSOIL CAN BE USED FOR FINAL GRADING. ALL TOPSOIL STOCKPILE AREAS TO BE STOCKPILED IN ACCORDANCE WITH APPLICABLE EROSION CONTROL REQUIREMENTS.
6. CONTRACTOR SHALL LANDSCAPE DISTURBED R.O.V. BY BACKFILLING FROM BACK OF CURB TO ROW LINE WITH A MINIMUM OF SIXCHES OF TOPSOIL & PLANS SOIL FERTILIZE TOPSOIL WITH NITROGEN, PHOSPHORUS AND POTASSIUM FERTILIZER NUTRIENT.
7. REMOVE AN ENTIRE SECTION OF PIPE, BREAKING INTO THE TOP OF ONE BELL AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
8. WITH A PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPES FOR INSERTION OF PROPER FITTING USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD FIRMLY IN PLACE.

WM NOTES: WATER MAIN CONSTRUCTION NOTES

- 1. ALL WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION, THE NOTES AND ON THE PLANS, AND IN ACCORDANCE WITH CODES AND ORDINANCES OF THE AUTHORITY HAVING JURISDICTION.
2. ALL WATER MAINS SHALL BE DUCTILE IRON PIPE CLASS 2 WITH EITHER MECHANICAL OR PUSH-IN JOINTS AND SHALL CONFORM TO ANSI A21.51, AWWA C151 AND ANSI A21.1, AWWA C111.
3. ALL FITTINGS SHALL BE COMPACT DUCTILE IRON AND SHALL CONFORM TO AN IRON/ALUMINUM FITTINGS SHALL BE U.L. LISTED CLASS 350, TYLER, GIBBS OR APPROVED EQUAL.
4. ALL PIPE AND FITTINGS SHALL BE CEMENT LINED IN ACCORDANCE WITH ANSI/AWWA.
5. ALL FITTINGS SHALL BE MECHANICAL JOINT AND SHALL BE INSTALLED WITH RETAINER GLANDS.
6. SLEEVES SHALL BE ROOMWELL D.I. COUPLING TYPE 441 OR EQUAL. SLEEVES SHALL BE PROVIDED AT LOCATIONS SHOWN ON THE PLANS OR AS REQUIRED. THE COST OF SLEEVES IS CONSIDERED AS INCIDENTAL TO THE COST OF THE PROJECT.
7. ALL GATE VALVES SHALL BE OF THE DOUBLE DISC TYPE. SHALL HAVE A PORT FOR OPERATING NOT AND BE PROVIDED WITH A COUNTYER LOCKWEE DIRECTION. GATE VALVE SHALL BE RESILIENT WEDGE TYPE GATE VALVE - AWWA C-609 OR AS SPECIFIED BY THE JURISDICTION HAVING AUTHORITY.
8. ALL GATE VALVES 12" AND LARGER SHALL BE LOCATED IN A VALVE VAULT WITH A MINIMUM OF 6" INSIDE DIAMETER.
9. ALL WATER MAIN SHUT-DOWNS SHALL BE PERFORMED BY DISTRICT PERSONNEL ONLY. A MINIMUM OF 24 HOURS NOTICE SHALL BE GIVEN PRIOR TO REQUESTED SHUT-DOWNS.
10. VALVE BOXES SHALL BE CAST IRON, TWO PEECE 5 1/4" HIGH SHAFTS, STEER-TYPE TYLER MODEL 664-6, OR EQUAL, LIDS TO BE MARKED "WATER."
11. ALL HYDRANTS SHALL BE IN ACCORDANCE WITH SECTION FOUR (4) OF AWWA C200-24 STANDARD AND SHALL BE MUELLER OR TRAVERSE CITY HYDRANT WITH ONE 4 1/2" STEAMER NOZZLE AND TWO (2) HOSE OUTLETS, WHICH THE TREAD CONFORMS WITH THE STANDARDS OF THE AUTHORITY HAVING JURISDICTION.
12. ALL TEE BENDS, FIRE HYDRANTS AND VALVES SHALL BE ADEQUATELY SUPPORTED WITH 6"x6"x16" SUPPORTED LATERALLY WITH POURED IN THRUST BLOCKING AGAINST UNDISTURBED EARTH. ALL FITTINGS SHALL BE INSTALLED WITH RETAINER GLANDS. AUXILIARY VALVES SHALL BE AWWA C-609 TYPE STEAMER PORT ON FIRE HYDRANT SHALL BE 1/4" ABOVE FINISHED GRADE.
13. WATER MAINS AND WATER SERVICE LINES SHALL BE PROTECTED FROM SANITARY SEWERS, STORM SEWERS, COMBINED SEWERS, HOUSE SEWER SERVICES, CONNECTIONS AND DRAINS IN ACCORDANCE WITH TITLE 35, ENVIRONMENTAL PROTECTION AGENCY SUBTITLE 6, PUBLIC WATER SUPPLIES, CHAPTER ENVIRONMENTAL PROTECTION AGENCY PARTS 81-864 TECHNICAL POLICY STATEMENTS, SECTION 853.119.
14. WATER SERVICES SHALL BE 1 INCH TYPE "C" COPPER PIPE WITH FLARED CONNECTIONS UNLESS OTHERWISE NOTED ON PLANS. ALL CORPORATION STOPS SHALL BE MUELLER MODEL H5008, 1" MINIMUM GASKET CORPORATION STOP.
15. ALL CURB STOPS SHALL BE MUELLER MODEL H15165, MARK II ORISEAL, 1" MINNEAPOLIS PATTERN. ALL CURB BOXES SHALL BE MUELLER MODEL H1000, EXTENSION TYPE (5'-12" FT) MINNEAPOLIS PATTERN BASE CURB BOX.
16. A BLUE TIPPED 4"x4"x1/2" WOODEN POST SHALL BE PLACED VERTICALLY IN THE GROUND AT EACH SERVICE TERMINATION, 4' OUT OF THE GROUND.
17. ALL WATER MAINS SHALL HAVE A MINIMUM DEPTH OF COVER OF 5'-6".
18. WATER MAIN MAY BE LAID ON A 2" SAND COURSE TO INSURE EVEN BEARING ALONG THE ENTIRE LENGTH OF THE PIPE.

WM NOTES: SANITARY SEWER TESTING NOTES

- 1. THE MAXIMUM ALLOWABLE INFILTRATION SHALL BE 100 GALLONS PER MILE PER INCH DIAMETER OF PIPE. THE USE OF A WATOT METER OR A PLUG WITH SPIGOT TO MEASURE FLOWS SHALL BE DETERMINED BY THE ENGINEER PRIOR TO THE TEST.
2. THE SANITARY SEWER SHALL BE TELEVIEWED BY THE CONTRACTOR AND A VIDEO TAPE RECORD SHALL BE MADE AND TURNED OVER TO THE MUNICIPALITY AFTER CONSTRUCTION BUT PRIOR TO PLACING THE SANITARY SEWER INTO SERVICE.
3. ALL SANITARY SEWERS WILL BE AIR TESTED BY THE CONTRACTOR UNDER THE SUPERVISION OF THE MUNICIPALITY ENGINEER. ALL TESTING WILL BE DONE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, CURRENT EDITION.
4. ALL SANITARY MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C-1246-02 PRIOR TO PLACING INTO SERVICE.

WM NOTES: WATER DISINFECTION NOTES

- AFTER THE WATER MAIN INSTALLATION HAS BEEN SATISFACTORILY COMPLETED, INCLUDING PRESSURE AND LEAKAGE TESTING, THE CONTRACTOR SHALL FURNISH EQUIPMENT AND CHEMICALS NECESSARY TO PROPERLY DISINFECT THE WORK IN ACCORDANCE WITH THE LATEST REVISION OF AWWA STANDARD C801, CHLORINE WHICH MAY BE USED IN THE DISINFECTING SOLUTIONS IS CHLORINE GAS ONLY. DISINFECTING SOLUTIONS SHALL BE APPLIED BY CONTINUOUS FLOW METHOD UNLESS OTHERWISE APPROVED IN WRITING BY THE ENGINEER, AND SHALL CONTAIN A MINIMUM OF 50 MILLIGRAMS PER LITER (ML) OF AVAILABLE CHLORINE. THE DISINFECTING SOLUTION SHALL BE RETAINED IN THE MAIN FOR A PERIOD OF NOT LESS THAN 24 HOURS AFTER WHICH THE WATER SHALL CONTAIN NO LESS THAN 25 MG/L CHLORINE THROUGHOUT THE NEW WORK. AFTER THE 24 HOUR RETENTION PERIOD, THE DISINFECTING SOLUTION SHALL BE FLUSHED FROM THE MAIN UNTIL THE CHLORINE CONCENTRATION IN THE WATER FLOWING FROM THE MAIN IS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE OWNER'S SYSTEM, OR LESS THAN 1MG/L.

WM NOTES: WATER MAIN TESTING NOTES

- ALL WATER MAIN AND SERVICE PIPE, FITTINGS, VALVES AND HYDRANTS SHALL BE SUBJECTED TO A HYDROSTATIC PRESSURE OF 150 PSI AFTER INSTALLATION. EACH SECTION OF WATER MAIN AND CONNECTIONS TO BE PRESSURE TESTED SHALL BE CAREFULLY FILLED WITH WATER TO EXPEL ALL TRAPPED AIR, AND THE TEST PRESSURE SHALL BE APPLIED BY USE OF A PUMP CONNECTED TO A TAP IN THE PIPE. THE TEST PRESSURE SHALL HOLD WITHOUT PRESSURE LOSS OR FURTHER PRESSURE APPLICATION FOR A DURATION OF TWO HOURS. IN THE EVENT OF A PRESSURE LOSS, THE CONTRACTOR SHALL LOCATE AND CORRECT ALL LEAKS, AND THEN REPEAT THE HYDROSTATIC PRESSURE TEST UNTIL SATISFACTION TO THE AUTHORITY HAVING JURISDICTION ENGINEER. THE APPROVING AGENCY MUST BE CONTACTED AT LEAST 24 HOURS PRIOR TO PRESSURE TESTING THE WATER MAIN.

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01.30.2026 EXP 11.30.2027

AUYA SITE IMPROVEMENTS PLAN 746 S VERMONT ST PALATINE, IL 60067

Table with 2 columns: NO., DATE. Rows for GENERAL NOTES, REVISIONS, FINAL PLANNED DEVELOPMENT.

Table with 2 columns: JOB NO., PA / PM, DESIGNED, DATE, PLOT DATE. Values: CH25-6004, JG, GS, 12.12.2025, 01/29/26.

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DATE PLOTTED: 01/29/26 10:35 AM

A. REFERENCED SPECIFICATIONS

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS.
STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (DOT'SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION.
STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION, BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (DOT'SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION.
VILLAGE OF PALATINE MUNICIPAL CODE.
THE ILLINOIS DEPARTMENT OF HEALTH DISTRICT OF COASTAL CATAWBA (MYRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL.
IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

- 1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-568-4055).
2. THE VILLAGE OF PALATINE ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THE CONTRACTOR IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL 312.411.11.E. AT 1-800-882-0123.

C. GENERAL NOTES

- 1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS ____ FT.
2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.
5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.
6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.
8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, BLOWERS, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

- 1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.
3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.
4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).
5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.
6. ALL DOWNSPROUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

Table with 3 columns: PIPE MATERIAL, PIPE SPECIFICATIONS, JOINT SPECIFICATIONS. Rows include vitrified clay pipe, reinforced concrete sewer pipe, cast iron soil pipe, ductile iron pipe, polyvinyl chloride (PVC) pipe, high density polyethylene (HDPE), and water main quality PVC.

Table with 3 columns: PIPE MATERIAL, PIPE SPECIFICATIONS, JOINT SPECIFICATIONS. Rows include polypropylene (PP) pipe, 12-inch to 24-inch double wall, and 30-inch to 60-inch triple wall.

- 8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE 1/4" TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER. BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE C-24, C-41 OR C-43 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.
9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF SIMILAR PIPE MATERIALS.

- 10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATER TIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED FLOORHOLE AND WATER TIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.
11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
a) A CIRCULAR SAWCUT OF SEWER MAIN BY PROPER TOOLS ("SEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HURRY BAG OR HUB-TEE SADDLE.
b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTINGS USING "SAFETY SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

- 12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATER MAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATER MAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATER MAINS SHALL BE MAINTAINED UNLESS THE SEWERS IS LAIN IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION, OR THE SEWER IS LAIN IN THE SAME TRENCH WITH THE WATER MAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OR UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.
14. ALL SANITARY MANHOLES (AND STORM MANHOLES IN COMBINED SEWER AREAS) SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.

- 15. ALL SANITARY MANHOLES (AND STORM MANHOLES IN COMBINED SEWER AREAS) SHALL HAVE PRE-CAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-203 FOR ALL PIPE CONNECTIONS. PRE-CAST SECTIONS SHALL CONSIST OF MORTAR GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.
16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.
17. EXCEPT FOR FOUNDATION FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.

- 18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCE SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

- 1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.
3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE, SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.
9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.
10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.
12. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.
13. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE ROW OF 8" BIL FENCE (OR EQUIVALENT).
14. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
15. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.
16. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
17. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
18. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.

- 19. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATER MAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERINGS, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER SAND OR EXISTING VEGETATED UPLSPE AREA. SEDIMENT LOADED WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.
21. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
22. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.
23. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
24. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

WARE MALCOMB CIVIL ENGINEERING
1316 29th street
Suite 410
Oak Brook, IL 60023
p 630.218.0093
waremalcomb.com

Professional Engineer Seal for AUYA, State of Illinois, No. 013-03026, Exp. 11.30.2027.

AUYA SITE IMPROVEMENTS PLAN
746 S VERMONT ST
PALATINE, IL 60067

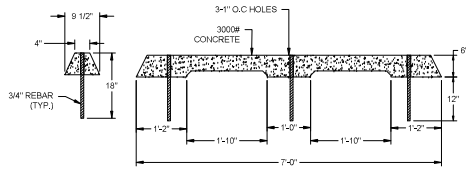
MWRD NOTES table with columns: NO., DATE, DESCRIPTION, FINAL PLANNED DEVELOPMENT.

Table with project details: JOB NO. CH25-6004, PA / PM JG, DESIGNED GS, DATE 12.12.2025, PLOT DATE 01/29/26.

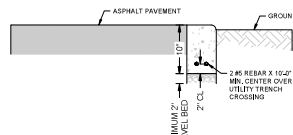
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SEE DRAWINGS AND SPECIFICATIONS FOR THE PROTECT AND PROTECT OF WARE MALCOMB AND SHALL NOT BE USED IN ANY OTHER WORK. EXCEPT BY AGREEMENT WITH WARE MALCOMB. WITHIN EMBANKMENT SHALL THE PRESENCE OF SOILS BE MAINTAINED AND SHALL BE VERIFIED ON THE JOB SITE. ANY ACCESSORIES SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

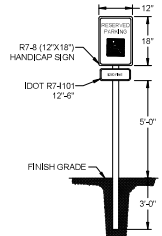
THIS DRAWING AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED IN ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WITHIN EMBANKMENT SHALL THE PRESENCE OF SOILS BE MAINTAINED AND SHALL BE VERIFIED ON THE JOB SITE. ANY ACCESSORIES SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.



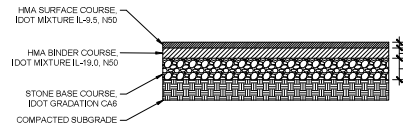
CONCRETE WHEEL STOP
SCALE: N.T.S.



REBOND CURB DETAIL
SCALE: N.T.S.



ACCESSIBLE PARKING SIGN
SCALE: N.T.S.



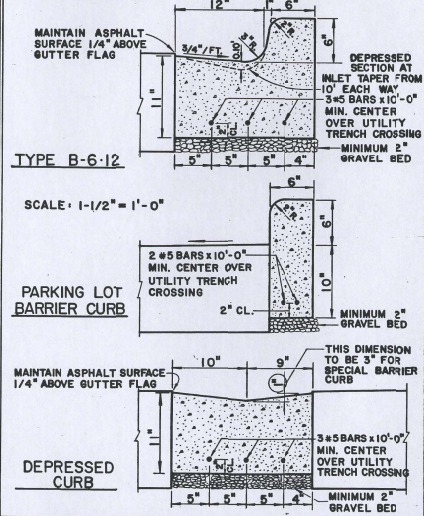
ASPHALT PAVEMENT SECTION
SCALE: N.T.S.

NOTES:

1. ACCESSIBLE PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.
2. ADD A "VAN ACCESSIBLE" SIGN WHERE APPLICABLE.
3. REFER TO ACCESSIBLE PARKING DETAIL FOR SIGN LOCATIONS.

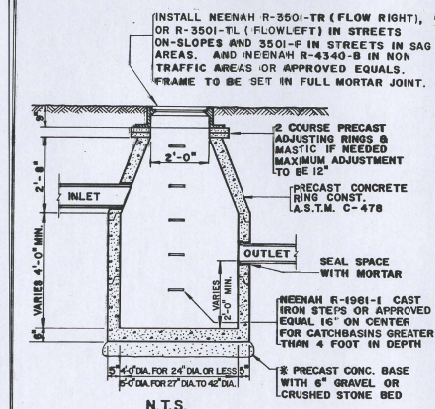
NOTE: 1. REFER TO PROJECT GEOTECHNICAL REPORT FOR PAVEMENT SECTION RECOMMENDATIONS AND COMPACTION REQUIREMENTS.

CONCRETE CURB AND GUTTER



LTV JUNE 1982

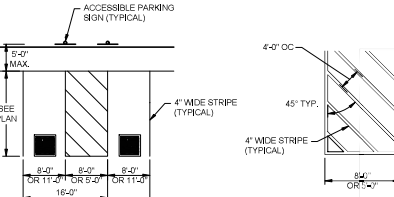
STANDARD CATCHBASIN



NOTES:

1. IT IS REQUIRED THAT PRECAST CONCRETE BASE BE CAST INTEGRAL WITH LOWEST WALL SECTION.
2. PRECAST SECTIONS TO BE JOINED WITH TONGUE AND GROOVE JOINTS WITH MASTIC SEALER.

01-05-94 LVU

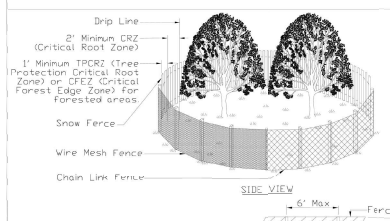


ACCESSIBLE PARKING STALL DETAIL
N.T.S.

NOTES:

1. ALL ACCESSIBLE PARKING STALLS TO BE A MINIMUM OF 16 FEET WIDE WITH EITHER AN 8 FOOT WIDE OR 5 FOOT WIDE DIAGONALLY STRIPED ACCESS AISLE.
2. ACCESSIBLE PARKING SIGNS TO BE MOUNTED ON A PERMANENT POST CENTERED ON THE 15 FOOT WIDE ACCESSIBLE PARKING STALL.
3. PROPOSED STRIPING SHALL BE YELLOW IN COLOR.

TREE PROTECTION - FENCING
(Moderately Urbanized to Open Space Areas)

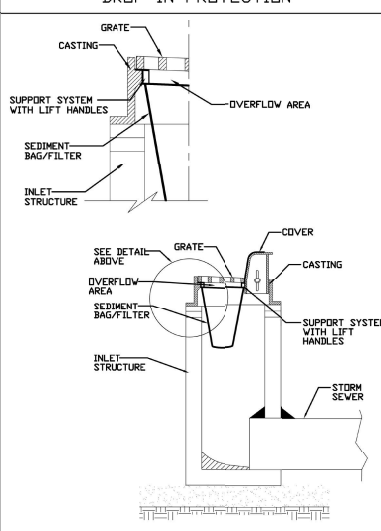


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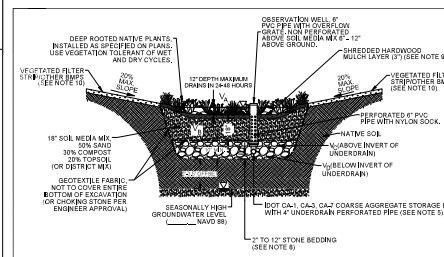
1. Call JULIUS (800-892-0123) for the location of existing utilities 48 hours prior to commencement of work.
2. The CRZ is located 2' from the farthest outreaching branch (drip edge) or the distance as determined by the 100 trunk diameter method or whichever is greater.
3. The fence shall be located 1' from the Critical Root Zone (CRZ) of the protected tree. This creates the Tree Protection Critical Root Zone (TPCRZ) and the Critical Forest Edge Zone (CFEZ) for Forested areas.
4. Fence Posts shall be either 6' steel posts @ 133lbs./ft. or 2' x 2' nominal wood posts.
5. For projects without highly significant or historical trees and that will last for less than 6 months duration, a non-treated wood to the snow fence or wire mesh fencing shall be used with appropriate posts that are securely anchored into the ground. For projects over 6 months in duration or trees considered significant or historical, a chain link fence with construction specification Chain Link Fence (LH 9) or better (as approved by the local Forester per local ordinances) singly or in tandem with the project Engineer shall be used. Fencing shall be a minimum height of 4' for chain link fencing, metal posts shall be placed 6' on center (OC) and the fencing securely anchored to the post.
6. Outside the TPCRZ or CFZ, erosion and sediment control measures shall be installed to prevent sediment reaching the TPCRZ or the CFZ. These measures shall extend out from the fence 10' and shall be continuous around the perimeter of the fence. These measures include, but are not limited to vegetative filter strips, rolled excelsior blankets and much with a 2' to 3' depth. Other measures may be used if approved by the Professional Forester, Certified Arborist or Horticulturalist. Installation shall cause no disturbance to soils.

Project	Date	Desig.	Date	Check	Date	Approved	Date

INLET PROTECTION - PAVED AREAS
DROP-IN PROTECTION



Project	Date	Desig.	Date	Check	Date	Approved	Date



NOTES:

1. THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF 10 FEET FROM FOUNDATIONS, UNLESS WATER PROVIDED, 30 FEET FROM ROADWAY GRAVEL SHOULDER, AND 10 FEET FROM POT HOLE WATER VALVES, SEPTIC TANKS, OR OTHER UNDERGROUND TANKS.
2. COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY WITHIN LOCAL WATERSHEDS. PREVENT THE SEWER FROM BEING LOCATED UNDER THE FOOTPRINT OF THE FACILITY THE COVER SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, OR IT SHALL BE ENGAGED WITH A WATER MAIN QUALITY CARRIER WITH THE END SEALED.
3. AVOID INSTALLATION ON SLOPES GREATER THAN 30%. AVOID COMPACTING NATIVE SOILS, SCARIFY ANY COMPACTED SOIL. GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF BIR MATERIAL SPECIFICATION SOIL FOR NOVELLY APPARENT OPENING SIZE OF 0.075 MM (NO. 200) WITH A TENSILE STRENGTH OF 100 LB/INCH. CLASS 2 OR 3. PROVIDE 12 INCH MINIMUM FREEBOARD OVER THE TOP OF THE COVER.
4. MINIMUM STORAGE CAPACITY SHALL NOT BE LESS THAN 100% OF THE DESIGN FLOW RATE.
5. MINIMUM DISTANCE OF 2 FEET 0.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
6. UNDERDRAIN ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HR. UNDERDRAIN SHALL BE INSTALLED 12 INCH ABOVE THE BOTTOM OF THE COVER. PROVIDE A SOIL REPORT DOCUMENTING THE INFILTRATION RATE TO FOREGO UNDERDRAINS, NO FILTER FABRIC COVERINGS.
7. MINIMUM UNDERDRAIN BEYOND 2 INCHES MAXIMUM OF 12 INCHES.
8. MULCH LAYER SHALL BE HARDWOOD MULCH OR OTHER NON-FLAMMABLE, NON-TOXIC, NON-PALE GREENING COVER.
9. FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL WITH THE END SEALED.

VOLUME TYPE	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
1/2" SURFACE STORAGE	552 SF	1.0'	1.00	1.00 X 552	552 CF
1/2" SOIL MEDIA MIX	216 SF	1.0'	0.35	0.35 X 623 X 9	81 CF
1/2" COARSE AGGREGATE (ABOVE INVERT)	X	X	0.36	0.36 X 536 X 9	X
1/2" COARSE AGGREGATE (BELOW INVERT)	X	X	0.36	0.36 X 536 X 9	X
TOTAL					633 CF

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waremalcolm.com

01.30.2026
EXP 11.30.2027
FOR AN ONSITE BEHALF OF WARE MALCOLM

AUYA
SITE IMPROVEMENTS PLAN
746 S VERMONT ST
PALATINE, IL 60067

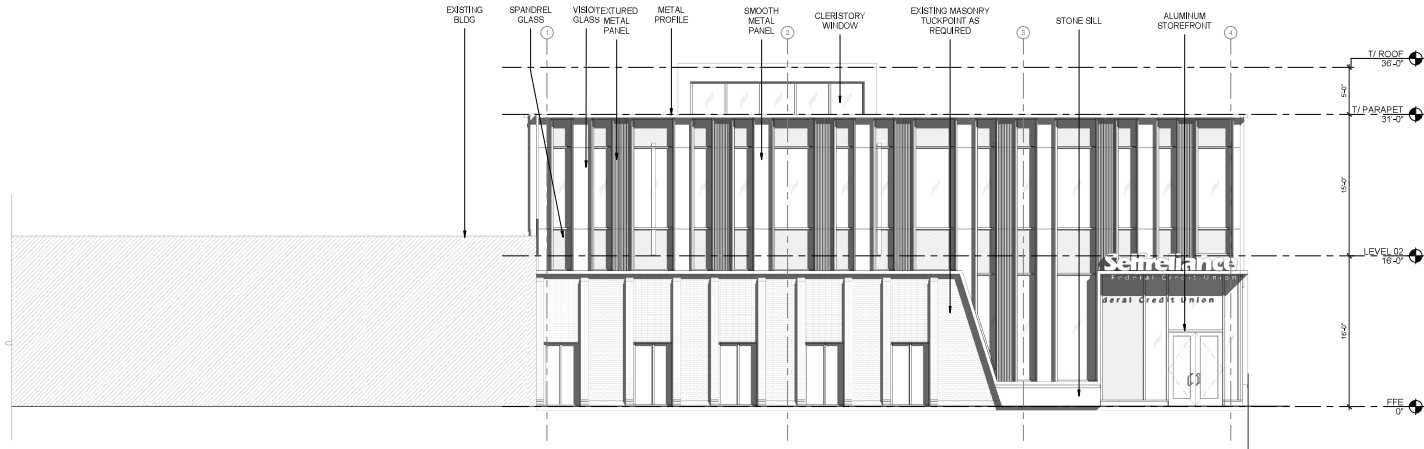
DETAILS

NO.	DATE	REVISIONS
1	02/02/2026	FINAL PLANNED DEVELOPMENT

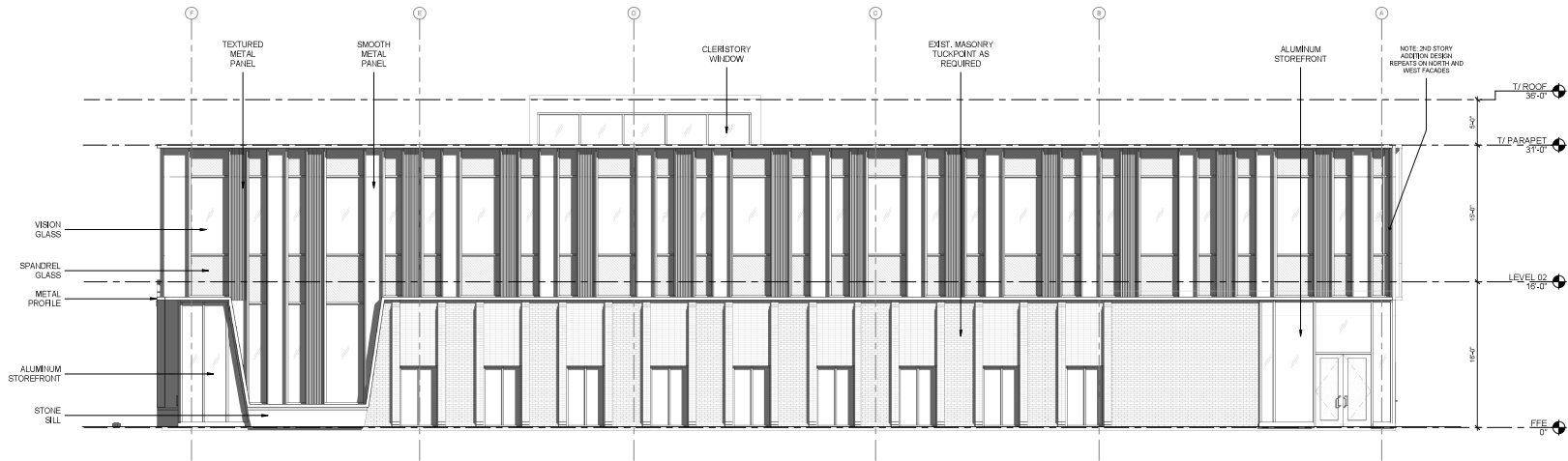
JOB NO. CH25-0004
PA / PM JG
DESIGNED GS
DATE 12-12-2025
PLOT DATE 01/29/26

SHEET
C7.0
Sheet 8 of 8

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SOUTH ELEVATION
SCALE: 3/16" = 1'-0" ②



EAST ELEVATION
SCALE: 3/16" = 1'-0" ①

WARE MALCOMB
ARCHITECTURE
3315 S. 22nd St #410
Oak Brook, IL 60521
P: 630.574.0003
F: 630.574.0005
www.waremalcomb.com

CLIENT LOGO

746 S. VERMONT ST.,
PALATINE, ILLINOIS, 60067

EXTERIOR ELEVATIONS	
DATE	REVISIONS

PAPR:	R. SEARS
DRAWN BY:	V.D./A.P.
JOB NO.:	CH85-004-02

SHEET
A301



PERSPECTIVE RENDERING

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CLIENT LOGO

746 S. VERMONT ST.,
PALATINE, ILLINOIS, 60067

EXTERIOR PERSPECTIVE

DATE

DRAWN BY: J. SEARS
V.D./A.P.
JOB NO.: CH85-6004-02

SHEET
A302

1:00:00:11:56 AM
XXXXXX - 65% CD SET

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1/8" = 1'-0"
0 4 8 16 32

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

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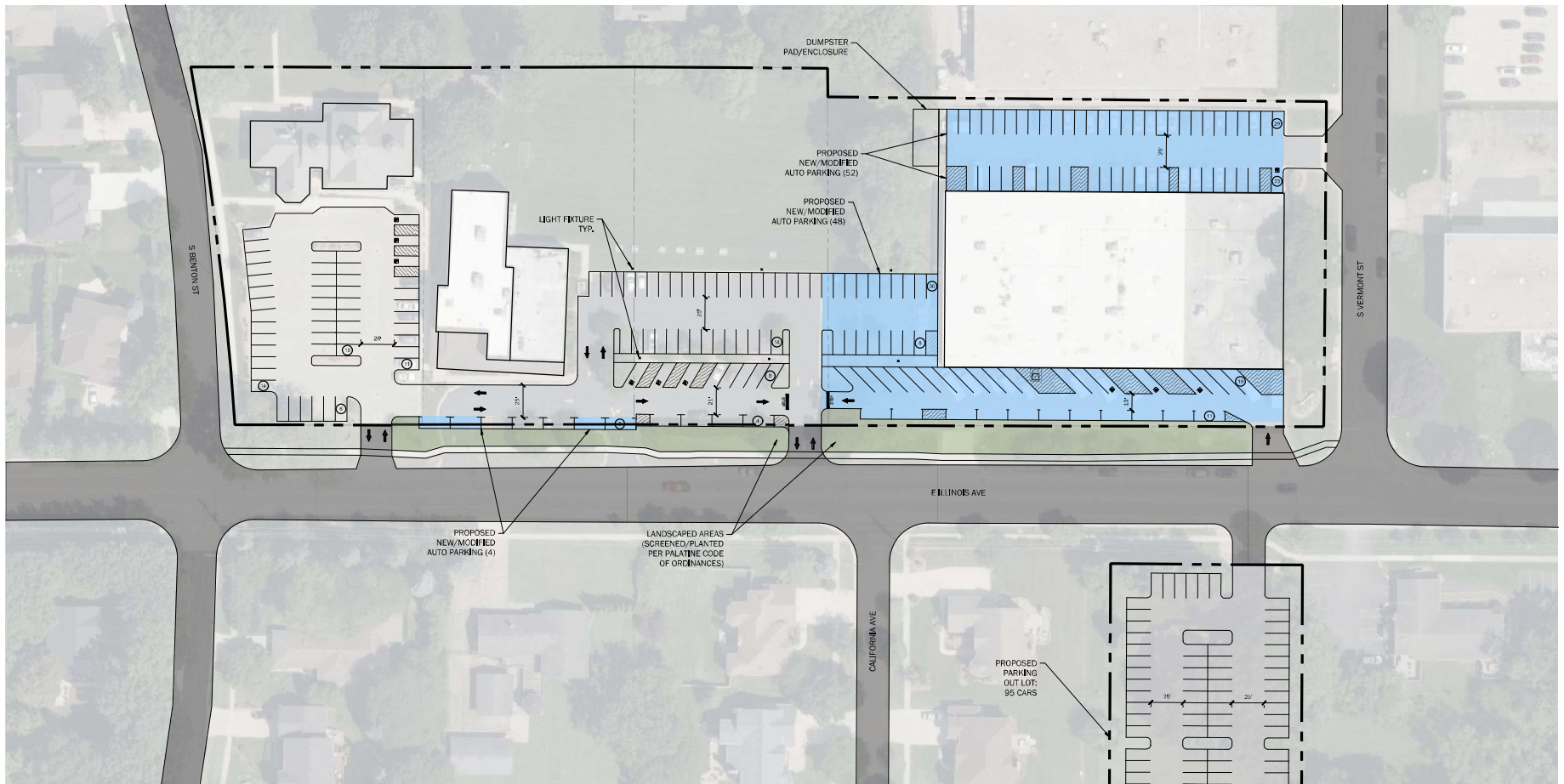
CLIENT LOGO

**AMERICAN UKRAINIAN
YOUTH ASSOCIATION**
746 S. VERMONT ST.,
PALATINE, ILLINOIS, 60067

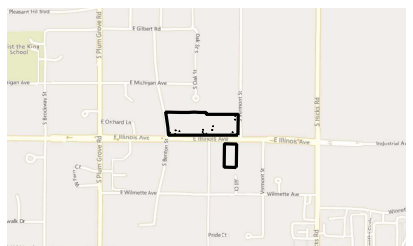
REVISIONS	
DATE	REVISIONS

P&M:	Approver
DRAWN BY:	Author
JOB NO.:	CH85-004-02

SHEET
Z121



DEVELOPMENT STANDARDS		
Zoning		
Jurisdiction	Palatine, IL	
Zoning Designation	N/PUD	
Parking Standards		
Min Stall Size	9x19	
Drive Aisle	25 FT	
Fire Lane	26 FT	
PROJECT DATA		
Site Summary		
Gross Site Area	226,089 SF	APN(s): ## 5.24 AC
Parking Data		
Remaining Existing Parking		
Regular Stalls	92 Stalls	
ADA Stalls	6 Stalls	
Proposed Parking		
Regular Stalls	100 Stalls	
ADA Stalls	4 Stalls	
Parking Outlot		
Regular Stalls	95 Stalls	
Total Parking	297 Stalls	
Notes		
1. Existing site conditions to be confirmed on site.		

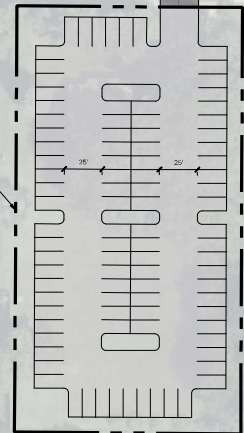


This conceptual design is based upon a preliminary review of zoning requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Boundary Source: REGID PARCEL DATA www.regid.com
Stormwater Management Design: ASSUMED EXISTING SYSTEM TO REMAIN

SCHEME: 04

Conceptual Site Plan
American Ukrainian Youth Association - Parking Study
136 E Illinois Ave, Palatine, IL 60067



WARE MALCOMB
State of Illinois Design Firm Registration No. 1814-004069

01825-6009420
2/23/2012 12:01
PAGE 01

**Business Plan for Planned Unit Development at 746 S Vermont Street
American Ukrainian Youth Association of Palatine, Selfreliance Federal Credit Union and
Immaculate Conception Ukrainian Catholic Church**

Introduction

The American Ukrainian Youth Association of Palatine and Selfreliance Federal Credit Union have partnered in the acquisition of the property at 746 S Vermont Street in Palatine (“Owners”) previously owned and occupied by Clearbrook. This opportunity presented itself at a time when both of our organizations have been experiencing continued growth and the need to expand our facilities to accommodate the Palatine community. In addition, Immaculate Conception Ukrainian Catholic Church is joining in our application as it relates to the shared parking.

The applicants are jointly seeking a PUD zoning classification (from the current Manufacturing zoning) for the property acquired (at 746 S Vermont) so that we can continue and expand our programs in the new facility. A PUD zoning classification would be the same as we currently have at our property at 136 E Illinois Avenue.

We urge the Village of Palatine to approve our request for a zoning change for the 746 S Vermont from Manufacturing to a PUD, as it will assist and further our community needs and also have the additional beneficial and desired effect of minimizing street parking at and near our facility as well as improving traffic flow and safety concerns on the adjacent streets, lowering the impact our facility has on the surrounding neighborhood.

American Ukrainian Youth Association of Palatine

Introduction and History

The American Ukrainian Youth Association of Palatine was incorporated in 1968 and we acquired our property at 136 East Illinois Street in Palatine the same year. Over our 58 year history, we have expanded our footprint on multiple occasions to serve the needs of our growing community. The most recent expansion/renovation of our property was in 2009. The community we serve has continued to grow, and we have strived to serve that community as best as we can in the space we have.

The opportunity for us to acquire the immediately adjacent property at 746 South Vermont, coincided with our need to expand our programs to accommodate our continued community growth given the fresh influx of families fleeing their war torn country and seeking stability, familiarity and an opportunity to become acclimated in their new homeland. We are jointly seeking a PUD zoning classification for the property being acquired, similar to what we currently have, so that we can continue and expand our programs in the new facility.

Existing Operation

Our existing facility at 136 E Illinois Avenue is comprised of classroom/meeting space, dance studio space, and a gymnasium space. Our programs and the number of participants we serve have continued to grow since our last expansion in 2009, and our classroom count and their sizes are insufficient to serve our community efficiently. As a result, we have been forced to use the gymnasium space for meetings/workshops/classes and have also been required to use space in our neighboring church.

New Proposed Operation and Facility

The plan was to acquire the Clearbrook building at 746 S Vermont, which we did on September 30, 2025, and convert the warehouse portion (~25,000 square feet) to Community Center space, with Selfreliance Federal Credit Union occupying the office portion (~10,000 square feet) of the building. The Community Center space would contain: expanded and larger classroom space, additional dance studio space, a multi-purpose room, a cultural exhibit room, a commercial grade kitchen, much needed additional storage space, and lounge/waiting area space. The new facility would support our existing programs and hours of operation, allow us to expand our programs offered to meet the needs of our newly arrived community members, and allow us greater efficiency in coordinating and timing our programs and larger community events with our church partners to lessen the impact our community has on the neighbors in terms of road congestion, parking and traffic safety.

Member/Customer Count and Hours of Operation

The American Ukrainian Youth Association of Palatine has youth and adult programs, mostly in the evenings and on Saturdays. Our youth programs currently have 250 active members, and

combined with our adult and senior programs, we serve over 300 individual participants on a weekly basis. Unfortunately, due to space limitations, we have had to limit new participants and cause inconvenience to many families by having to stagger programs throughout the week, causing families with children of various ages to make multiple trips to the facility during the week as we cannot accommodate more age groups and activities at one time. Our programs currently run every week night starting at 5:00 pm until 9:00 pm, and Saturday mornings and afternoons. We allow our neighboring church to run their religion and First Holy Communion preparatory programs in our facility on Sunday mornings.

Employee Count

Our organization does not have any employees. Community members volunteer to run our programs.

Parking

Currently, the American Ukrainian Youth Association of Palatine building (136 E Illinois Ave) and the Immaculate Conception Ukrainian Catholic Church (116 E Illinois Ave) have a shared parking agreement. Shared parking is conducive given the differing hours of operation of each building/lot.

The current parking count, prior to adding the 746 S Vermont property, is:

Property	Regular Spaces	Handicap Spaces	Total Spaces
AUYA – 136 E Illinois	46	3	49
Church – 116 E Illinois	50	3	53
Total	96	6	102

With the acquisition of the 746 S Vermont property, and including the expansion of parking between the two buildings (see site plan), we will increase our parking count to 201 total spaces (a 97% increase). We also intend to include Selfreliance FCU in the shared parking agreement across all three properties. As a result, all three organizations will benefit from the enlarged parking lot (AUYA, the IC Church and Selfreliance FCU) as well as the flow of traffic in the lot. Given the hours of operation that differ across all three organizations, the shared parking agreement is extremely beneficial to alleviate the street parking and safety concerns.

Property	Regular Spaces	Handicap Spaces	Total Spaces
AUYA – 136 E Illinois	50	3	53
Church – 116 E Illinois	46	3	49
Additional (with 746 S Vermont))	95	4	99
Total	191	10	201

Project Phasing

The project is intended to be executed in two separate phases as detailed below:

Phase I

- Parking lot/Site Work: Parking lot expansion, revised entry/exits, restriping, lighting, landscaping and dumpster enclosure
- Selfreliance Credit Union renovation of office portion of the building
- Community Center: Interior renovation to include the exterior changes (dock door removals, door changes, front entrance), lobby area, classrooms/dance studios, exhibit room, restrooms, storage room, warm lit shell for the kitchen, warm lit shell for the multi-purpose room, warm lit shell for the lounge

Phase II

- Completion of the multi-purpose room, kitchen (equipment), and lounge space

Effect on the Neighborhood

Acquiring the 746 S Vermont property does not only benefit our members, but also has a positive impact on the surrounding community and neighborhood. Our plan reduces the impact on traffic and street parking on Illinois Avenue, and the safety concerns related to people parking on the street and needing to cross the road to our facility and/or the church.

Summary

We urge the Village of Palatine to approve our request for a zoning change for the 746 S Vermont from Manufacturing to a PUD as it will assist and further our community needs and also have the additional beneficial and desired effect of minimizing street parking at and near our facility as well as improving traffic flow and safety concerns on the adjacent streets, lowering the impact our facility has on the surrounding neighborhood.

Selfreliance Federal Credit Union

Introduction and History

Selfreliance Federal Credit Union has been serving the financial needs of its members since 1951. It has a longstanding presence in the Village of Palatine and is deeply integrated within the Palatine Ukrainian American community. Its journey in Palatine began decades ago, operating from a modest building on the Immaculate Conception Ukrainian Catholic Church premises. Seventeen years ago, recognizing the need for a newer more modern space to serve our members better, Selfreliance FCU relocated its branch to the property of the American Ukrainian Youth Association at 136 E Illinois, just 400 feet away from the subject property at 746 S Vermont.

Although Selfreliance FCU and the American Ukrainian Youth Association of Palatine have a strong and collaborative relationship, and many of our members overlap, regulatory constraints prevent the credit union from jointly owning the property with AUYA of Palatine. Therefore, we separated the parcels, allowing each organization to own its respective portion independently, and have submitted an application to Cook County to subdivide the property into two separate PINs.

Existing Operation

Selfreliance Federal Credit Union's current office space spans a mere 800 square feet, which has become insufficient to accommodate the growing needs of its members. With five dedicated employees, the credit union currently serves approximately 375 members per week. However, we recognize that our ability to provide a satisfactory member experience is limited due to space constraints.

New proposed Operation and Functionality

The credit union facility will contain dedicated spaces for teller services, member consultations, loan processing, account management, back-office operations, administration, and other essential banking services. All areas will be designed to prioritize member comfort, privacy, and accessibility. The existing building comprises approximately 10,000 square feet of office space. Our proposal also includes a second-floor addition of approximately 10,000 square feet, bringing the total building area to 20,000 square feet. This expansion will support the long-term growth of the credit union, allow for up to approximately 80 employees as operations expand in the future, provide additional archival and storage space, increase overall office capacity, and accommodate larger employee meeting and training areas.

Employee Count

The proposed credit union space will require a dedicated team to deliver exceptional service and support its growing membership base. Selfreliance FCU anticipates approximately 40 on-site employees at the time the new location opens. The facility is designed to accommodate up to approximately 80 employees to support future growth. Any increase in staffing beyond the initial 40

employees would occur gradually over a number of years and would be driven by operational needs, member demand, and sustained organizational growth. No immediate expansion to full building capacity is anticipated at opening.

Business Hours

Selfreliance Federal Credit Union anticipates the following business hours:

Monday	9:00am-5:00pm
Tuesday	9:00am-7:00pm
Wednesday	9:00am-5:00pm
Thursday	9:00am-5:00pm
Friday	9:00am-7:00pm
Saturday	9:00am-1:00pm
Sunday	9:00am-1:00pm

Parking

Our plan is to include Selfreliance FCU in the shared parking agreement as discussed above. Most employees will maintain a standard Monday through Friday work schedule from 9:00 a.m. to 5:00 p.m. Only branch staff—approximately ten employees—will work extended hours, with operations continuing until 7:00 p.m. on Tuesdays and Fridays, as well as limited hours on Saturdays and Sundays until 1:00 p.m. This limited on-site staffing during extended and weekend hours will ensure that employee and member activity does not place additional demand on on-site parking. All employees will be directed to park in the rear of the building. No drive-through services are proposed.

Summary

In addition, it is important to note that the credit union currently serves close to 2,000 existing members who are residents of the Village of Palatine. The opening of a new, larger facility will have an immediate positive impact on these residents. Moreover, Selfreliance FCU is the only credit union located within the boundaries of the Village of Palatine. A modern facility will create an opportunity for more Palatine residents to join the credit union and take advantage of the credit union's low loan rates and fee-free banking products.

Immaculate Conception Ukrainian Catholic Church

Introduction and History

The Immaculate Conception Ukrainian Catholic Church has owned their property since 1962. In 2020, they redeveloped their property with a new church building and parking lot. IC Church and AUYA have had a shared parking agreement in place to benefit both organizations. The IC Church property is being included in this application solely as it relates to the parking agreement.

Existing Operation and Hours of Operation

- Daily liturgy 8:00 am
- Saturday liturgy 9:00 am
- Sunday liturgies 8:00 am, 10:00 am, 12:00 pm and 4:00 pm
- Various bible study groups Saturday afternoons and weekend evenings
- Choir groups

Parking

The IC Church currently has 53 parking space on site, and benefits from an existing shared parking agreement in place with AUYA for a total of 102 spaces. In addition, the church has agreements with The Intec Group, Inc. (666 S Vermont Street) for additional parking spaces on Sundays, as well as with Islamic Society of Northwest Suburbs on Hicks Road for Sundays and special events that do not conflict with their needs.

Summary

By including the IC Church in the application with the proposed improvements to the parking lot and shared parking agreement, the church significantly benefits by increasing their parking count and improving safety.

Village of Palatine
Planning and Zoning
200 East Wood Street
Palatine, IL, 60067

March 18, 2026

SUBJECT: File# : FPD-000243-2026 746 S. Vermont Street, 136 E. Illinois Ave., 116 E. Illinois Ave., and 223 E. Illinois Ave.

Dear Palatine Planning and Zoning Board,

We are writing on behalf of all 9 of the adjoining residential properties to 223 E. Illinois Ave., as well as several neighbors in support of those owners.

We have no major objections to the plans that we were able to review with Lyn Bremanis on Friday, March 13, 2026. We understand that there may be minor variations to those plans that we will not be able to review until the meeting packet is published.

Our two main priorities are as follows:

- We encourage Palatine and the Ukrainian associations to find parking and traffic solutions that lead to the release of 223 E. Illinois from the PUD as soon as possible. Frank Anzalone and I have previously submitted an alternate parking plan that provides significant additional parking and uses more of the land in the PUD north of Illinois street. *I have attached a copy of what we submitted to Palatine authorities prior to the 08.11.25 preliminary PUD meeting.* It appears that those suggestions have not yet been seriously considered in Phase I. Nevertheless, we believe that they are viable suggestions that need to be considered at the appropriate time.

We have been told by Palatine officials that our alternate plan “suggests disturbing the neighbors north of the current Ukrainian properties in the same way that 223 E. Illinois would disturb our neighborhood”. We vehemently disagree with this opinion. Only 1 property would experience 7 parking spaces that would be set back about 40 feet from their lot. In our case, 9 properties (6 of them Rolling Meadows), would experience 55 parking spaces that would be set back 25 feet (or less) from those lots. The comparison Palatine officials have suggested is apples to oranges.

- We encourage Palatine and the Ukrainian associations to cooperate with Rolling Meadows and develop strict traffic and parking management that prevents event traffic and parking from using residential side streets. We are not sure that all of those plans have been fully developed and if they will be part of the petition hearing. However, these are key concerns that must be kept in front of Palatine officials. We believe the parking solution that has been presented by the Islamic Society of Northwest Suburbs will be the key to alleviating the need for the 223 E. Illinois property to be included in the PUD.

Thank you for your consideration,

Jim & Nancy Lewandowski 1430 California Ave Rolling Meadows, IL 60008

Jim & Nancy Lewandowski

Along with the following properties adjoining 223 E Illinois:

Prashant & Sarika Tomar 829 California Ave. Palatine Illinois

John & Hana Ho 821 California Ave. Palatine

Sam and Sneha Patel 813 California Ave Palatine

Mohammed Abdul-Gaffoor 1455 Vermont Rolling Meadows

Anna & Mirsoslav Kruk 1447 Vermont Rolling Meadows

Jeff & Mary Offenlach 1430 Jill Ct. Rolling Meadows

Eric & Kelly Dahms & Jane Boyle 1431 Jill Ct. Rolling Meadows

Tom & Kathy Callard 1421 Jill Ct. Rolling Meadows

Other neighbors in support of the adjoining properties:

Sal & Jen Licata 830 California Ave Palatine

Mike Umans 215 w Jennifer Lane unit 6. Palatine

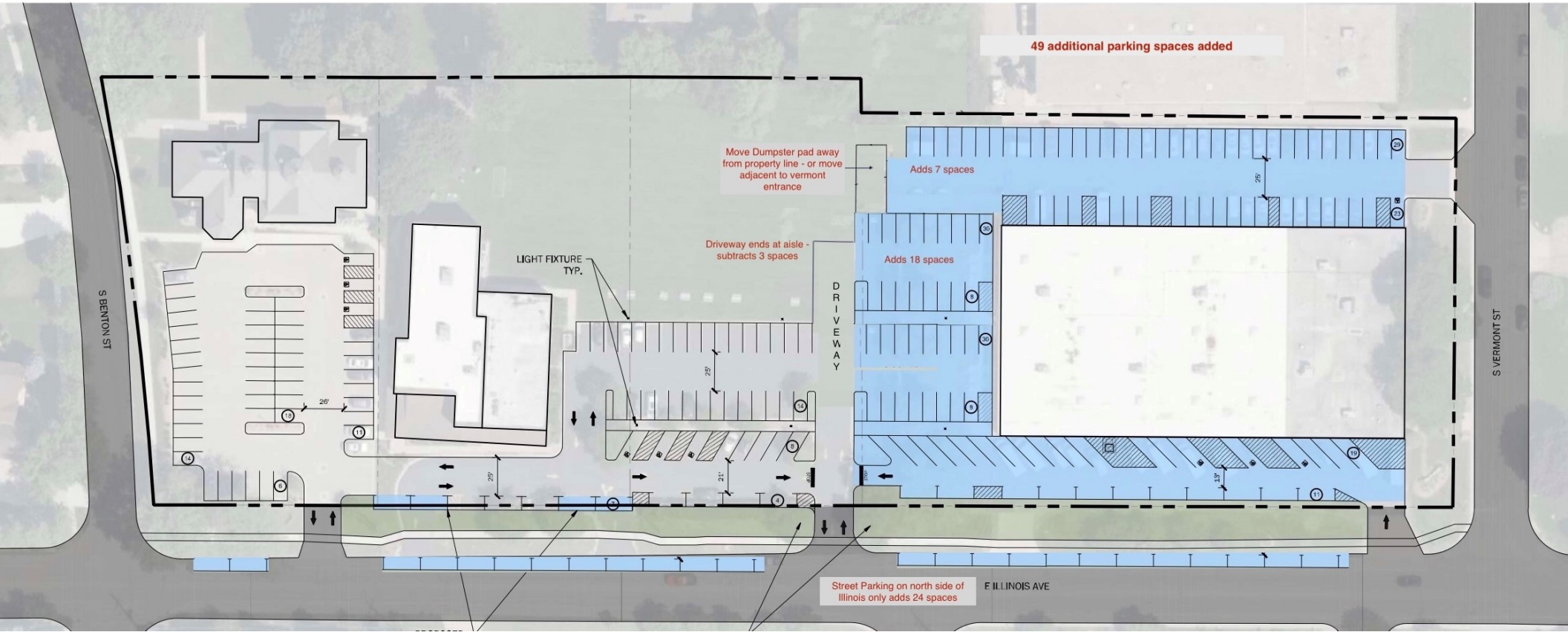
Linda Straub 1410 California Ave. Rolling Meadows

Douglas Lewandowski 1911 Hicks Road Unit 202 Palatine

Scott Campbell & Jamie Lewandowski 455 W. Wood St. Unit 211 Palatine

Katie & Alex Strobel 814 California Ave Palatine

Snehal and Nidi Shah 822 California Ave Palatine



notes that these conditions are common with both public and private schools. She adds that much of the congestion is attributed to a neighboring academy and not this petitioner. She notes that staff is working on a traffic management plan and states she is in favor of the request.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on Monday April 20th, 2026.

RESULT:	APPROVED
MOVER:	Schubert
SECONDER:	Roth-Wurster
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Eric Friedman, Patrick Noonan, Robert Kolososki
NAYES:	None

B. 746 S. Vermont Street, 136 E. Illinois Avenue, 116 E. Illinois Avenue and 223 E. Illinois Avenue.

1. Final Planned Development to permit an expansion of the American Ukrainian Youth Association Center and Selfreliance Federal Credit Union at 136 E. Illinois Avenue into the property at 746 S. Vermont Street. The expansion would also include a parking lot drive aisle connection to the Immaculate Conception Ukrainian Catholic Church at 116 E. Illinois Avenue and the conditioned inclusion of the property at 223 E. Illinois Avenue.
2. Rezoning from Manufacturing to Planned Development at 746 S Vermont Street.
3. Rezoning from R-1 (single-family residential) to Planned Development at 116 E. Illinois Avenue and 223 E. Illinois Avenue.

FPD-000243-2026 – 746 S Vermont St

Notice was published in the Journal & Topics on March 5th, 2026 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Proof of Ownership**
3. **Engineering Plans**
4. **Elevations**

5. **Floor Plans**
6. **Landscape Plans**
7. **Business Plan**
8. **Special Event**
9. **Site Plan**
10. **Plats of Survey**
11. **Lewandowski Letter**
12. **Public Notice**

Ms. Bremanis provides Background:

The Subject Properties received Preliminary Planned Development approval in 2025 and have now applied for a Final Planned Development. The proposed plans would allow for the expansion of the American Ukrainian Youth Center and the Selfreliance Credit Union into the existing building at 746 S. Vermont Street. This includes an approximately 10,000-square-foot 2nd floor addition (east side of the building) for the credit union. The proposed site plan also includes parking and circulation improvements, an expansion of the existing parking lot, with additional parking spaces, and includes a new drive-aisle connection to 116 E. Illinois Street (Immaculate Conception Ukrainian Catholic Church) and cross-access between the 116 E. Illinois Avenue, 136 E. Illinois Avenue, and 746 S. Vermont Street properties. The Final Planned Development plans comply with the conditioned Preliminary Planned Development approval. The 223 E. Illinois Avenue property would also be rezoned to Planned Development, with conditional controls within the Planned Development to allow the Village and Village Council to evaluate the parking and traffic impacts upon the surrounding neighborhood, once the improvements are completed. This review would occur over a period of time at a date of 1 year after the issuance of the certificate of occupancy (746 S. Vermont Street) or an earlier date, as determined by the Village Manager. Therefore, the Petitioner is requesting:

1. Final Planned Development to permit an expansion of the American Ukrainian Youth Association Center and Selfreliance Federal Credit Union at 136 E. Illinois Avenue into the property at 746 S. Vermont Street. The expansion would also include a parking lot drive aisle connection to the Immaculate Conception Ukrainian Catholic Church at 116 E. Illinois Avenue and the conditioned inclusion of the property at 223 E. Illinois Avenue.
2. Rezoning from Manufacturing to Planned Development at 746 S Vermont Street.
3. Rezoning from R-1 (single-family residential) to Planned Development at 116 E. Illinois Avenue and 223 E. Illinois Avenue.

Sworn In:

Vitaliy Kutnyy, 2332 W. Chicago Avenue – President and COO, Selfreliance Credit Union

Irene Moroko, 222 Wildwood Lane, Fox River Grove – Youth Center Representative
Father Yaroslav Mendyuk, 116 E. Illinois Avenue – Pastor, Ukrainian Catholic Church

Mr. Kutnyy states that the preliminary application was approved in 2025 and that they have been working with Village staff on final plans, specifically addressing traffic flow and parking concerns. He notes that the final application substantially conforms to the preliminary plans, with minimal changes, and is present to answer any questions.

Commissioner Friedman asks the petitioner to explain the potential use and frequency of the parking lot located south of Illinois Avenue.

Ms. Moroko states that they do not intend to develop or use that property as a parking lot. It is being held as a contingency in the event additional parking is needed.

Chairman Wood asks staff to confirm whether the Illinois Avenue property will remain undeveloped.

Ms. Bremanis explains that conditions of approval restrict development of that property for at least one year and allow for potential release from the Planned Development. She further states that if additional parking is determined to be necessary in the future, the request would go before Village Council, and surrounding residents would receive notice and have the opportunity to provide input.

Mr. Kutnyy adds that additional parking spaces are being provided within the current plan to serve all three entities and anticipates that the 223 E. Illinois Avenue property will not be needed for overflow parking. He confirms the property is currently residential and will remain so.

Commissioner Schubert asks whether large events are anticipated.

Mr. Kutnyy explains that the building at 746 S. Vermont Street includes approximately 25,000 square feet for the youth center and 10,000 square feet for the credit union. Credit union employees will park in a designated lot, and the youth center will be relocating operations from the Illinois Avenue property to the Vermont location.

Ms. Bremanis provides additional details, noting that the request includes a variation to allow 152 parking spaces instead of the previously required 203 spaces. Due to the differing hours of operation between the uses, staff has determined that the shared parking arrangement should be adequate.

Additional variations include:

- Allowing parking up to the lot line
- Eliminating landscape islands within the parking lot to maximize parking capacity

She notes that conditions have been satisfied and that only minor floor plan changes have been made, with no change to overall square footage. She also reviews the building addition on the east side and explains that three of the six existing curb cuts will be removed to improve traffic flow and site circulation.

Chairman Wood asks how shared parking between the church, credit union, and youth center will be managed.

Ms. Bremanis confirms that all parking will be shared among the uses through an agreement.

Public Comment:

Noris Harstad, 735 S. Oak Street, is sworn in.

Mr. Harstad states that the revised parking plan is an improvement over the previous layout and provides better organization. He also notes that Public Works has sent notification letters to the surrounding community regarding special events.

Chairman Wood states that the Police Department and Village staff are actively working on traffic management plans for special events.

Staff Recommendation:

The Petitioner's final plans significantly conform to the Preliminary Planned Development approval. Therefore, Staff recommends approval of the Final Planned Development, subject to the following conditions.

1. The Planned Development shall substantially conform to the site plan and business plan submitted by the Petitioners, except, as such, plans may be changed to conform to Village Codes and Ordinances.
2. The existing home located at 223 E. Illinois Avenue shall either remain unoccupied and maintained in accordance with all Village property maintenance standards, or be demolished subject to the applicable Village regulations. Following one year after the issuance of the Certificate of Occupancies for the entire building located at 746 S. Vermont Street, or at an earlier date at the discretion of the Village Manager, the Village Council shall review the traffic and parking impacts of the properties at 746 S. Vermont Street, 136 W. Illinois Avenue, and 761 S. Benton Street. This review will occur at a Village Council meeting and include a courtesy notice to all properties within 250 feet of the total site (including 116 E. Illinois Avenue, 136 E. Illinois Avenue, 746 S. Vermont Street, and 223 E. Illinois Avenue). Should the Village Council determine that there is no adverse impact on the surrounding neighborhood, the Village Council may, without further notice, take action to remove the 223 W. Illinois Avenue property from the Planned Development. Should the Council remove the 223 W. Illinois Avenue property from the Planned Development, it shall revert to the R-1 Single Family District zoning classification. Should the Village Council determine that an adverse traffic and/or parking impact has been created or exists, the Village Council, in their sole determination, may require the construction of additional parking consistent with the Planned Development.
3. The 116 E. Illinois Avenue shall continue to follow the R-1 Single-Family Residential District zoning requirements (current underlying zoning), unless otherwise modified or specifically approved as part of this Planned Development.
4. The final landscaping/screening plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.
5. A license agreement shall be submitted in a manner acceptable to the Village Attorney and Director of Planning and Zoning for the landscaping and encroachments within the right of way.
6. The final business/operations plan shall be revised in a manner acceptable to the Village.

- 7. A revised parking agreement between the American Ukrainian Youth Center, Immaculate Conception Church, and Selfreliance Credit Union shall be submitted in a manner acceptable to the Village Attorney and Director of Planning and Zoning. The Special Event off-site parking agreements in the surrounding area, should also be submitted in a manner acceptable to the Village.
- 8. If required by the Village Engineer, a public improvement security deposit shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
- 9. A construction management plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and the Village Engineer and shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, in conjunction with the building permit application submission.

Chairman Wood & Ms. Bremanis discuss #2 of recommendation wording.

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

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

DISCUSSION:

Commissioner Kolososki stated he appreciates the collaboration between all parties to reach a solution. He noted that the revisions provide clarity and expressed that the outcome should be satisfactory to all involved.

Chairman Wood stated that significant effort was put into developing the revised proposal. She commented that the solution is favorable to both the petitioner and neighboring properties and does not create negative impacts. She expressed support for the request.

Commissioner Roth-Wurster stated that considerable thought went into the proposal and acknowledged the collaborative effort to reach a solution. She noted that the conditions provide clarity and establish a clear framework for the project. She expressed support for the request.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on Monday April 6th, 2026.

RESULT:	APPROVED BY ROLL CALL
MOVER:	Noonan
SECONDER:	Kolososki
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Eric Friedman, Patrick Noonan, Robert Kolososki

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, March 24, 2026 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

- 1. Final Planned Development to permit an expansion of the American Ukrainian Youth Association Center and Credit Union (Selfreliance Federal Credit Union) into 746 S Vermont Street, with parking lot drive aisle connection to Immaculate Conception Ukrainian Catholic Church.**
- 2. Rezoning from Manufacturing to Planned Development at 746 S Vermont Street.**
- 3. Rezoning from R-1 to Planned Development at 116 E Illinois Avenue and 223 E Illinois Avenue.**

The properties are commonly known as 746 S. Vermont Street (currently occupied by Clearbrook), 136 E. Illinois Avenue (American Ukrainian Youth Association Center and Selfreliance Credit Union) 116 E. Illinois Avenue (Immaculate Conception Ukrainian Catholic Church) and 223 E. Illinois Avenue.

The Petitioners received approval for a Preliminary Planned Development in 2025 and are now requesting a Final Planned Development. The request would allow for the expansion of the American Ukrainian Youth Center and the Selfreliance Credit Union by incorporating the existing building located at 746 S. Vermont Street, as well as constructing an approximately 10,000-square-foot 2nd floor addition on the east end of the building to be occupied by the credit union. The proposal also includes parking and circulation improvements, including a new drive aisle connections and cross-access among all involved properties, including 116 E. Illinois Street (Immaculate Conception Ukrainian Catholic Church).

The above petition has been filed by Vitaliy Kutnyy, Selfreliance Federal Credit Union, Myron Wasiunec, Ukrainian American Youth Center and Yaroslav Mendyuk, Immaculate Conception Ukrainian Catholic Church and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: FPD-000243-2026 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning & Zoning Commission

DATED: This 5th day of March 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

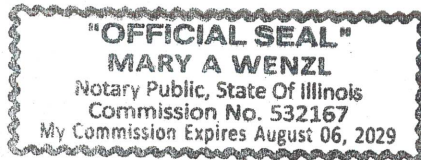
(Village) (Town) (City) (Township) of PALATINE 746 S. Vermont St.

 County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 5TH day of MARCH, A.D. 2026, and the last publication thereof was made on the 5TH day of MARCH, 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 5TH day of MARCH A.D., 2026.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 5TH day of MARCH A.D., 2026.

My commission expires the 6TH day of AUGUST A.D., 2026.

Consider a Motion to Approve a Road Salt Purchase through the State of Illinois Purchasing Cooperative

BACKGROUND:

The Village typically uses approximately 5,000 tons of rock salt in an “average” winter. In the last ten years, we have experienced highs which required 6,300 tons and lows which required only 2,000 tons. Presently, we have approximately 4,200 tons stored in our salt dome, which stores 4,200 tons. We have fulfilled the current contract minimum and have a full supply on hand prior to next winter.

The State of Illinois Department of Central Management Systems (CMS) is planning to solicit bids for bulk rock salt in May for the 2026/2027 winter season. Staff is comfortable returning to the State’s joint purchasing agreement in an effort to realize lower potential costs for next winter. A commitment is required prior to the bid and pricing.

KEY ISSUES:

- It is recommended that the Village Manager be authorized to enter into an agreement to purchase 2,800 tons of rock salt.
- The conditions of the State contract would require us to take at least 80% of the contract volume and may elect to purchase up to 120%.
- This would require the Village to purchase at least 2,240 tons (near our 10-year low) and would allow a purchase of up to 3,360 tons if winter conditions required.
- Our 10-year high of 6,300 tons would be covered by 4,200 tons on hand, plus the ability to purchase 3,360 tons in this next contract. Material beyond this amount would require an open market purchase.

BUDGET IMPACT:

Last year, the cost was \$68.31 per ton. The set price for the agreement will not be known until as late as October. Funds in the 2026 Operating Budget have been expended to fulfill prior commitments and be ready with a full supply going into next winter. Purchases from the proposed requisition are planned to be made in 2027 as part of the future operating budget.

RECOMMENDATION:

Staff recommends that the Village Manager be authorized the execute the contract with CMS for up to 3,360 tons of road salt for the 2026/2027 winter season.

ACTION REQUIRED:

Motion to authorize the Village Manager to execute the contract with the State of Illinois Department of Central Management Systems to purchase up to 3,360 tons of road salt

for the 2026/2027 winter season.

ATTACHMENTS:

1. Village of Palatine Certificate of Authority by Vote (April 6)



Certificate of Authority by Vote (Two Party Written Signature Required)

I, Maureen Pasqualucci, **hereby certify** that I am duly elected Clerk of the Village of Palatine. (“Governmental Unit”). I hereby certify the following is a true copy of a vote taken at a meeting of the Mayor and Village Council, duly called and held on March 16, 2026, at which a quorum of the Members was present and voting.

Voted: That Reid Ottesen, Village Manager, is duly authorized to enter into contracts, to include joint participation agreements, on behalf of the Village of Palatine with the State of Illinois and any of its agencies or departments and further is authorized to execute any documents which may in his/her judgment be desirable or necessary to affect the purpose of this vote.

I hereby certify that said vote has not been amended or repealed and remains in full force and effect as of the date of the contract or joint participation agreement to which this certificate is attached. I further certify that it is understood that the State of Illinois will rely on this certificate as evidence that the person(s) listed above currently occupy the position(s) indicated and that they have full authority to bind the Governmental Unit. To the extent that there are any limits on the authority of any listed individual to bind the Governmental Unit in contracts with the State of Illinois, all such limitations are expressly stated herein.

Dated: _____

Attest: _____

Village Clerk

Consider a Motion to Approve an Ordinance Approving the Transfer and Reallocation of Volume Cap in Connection with Private Activity Bond Issues, and Related Matters

BACKGROUND:

The Village receives an annual allocation (volume cap) through the State to be allocated to tax-exempt private activity bonds. Generally, these bonds are used for financially assisted housing programs or industrial-type projects. The bonds are privately placed but allow the business to receive the equivalent of tax-exempt rates. The volume cap is \$135 per capita based upon a population (65,951) determined by the State; thus, Palatine's CY 2026 allocation is \$8,903,385. Reservation ordinances must be adopted and filed with the State by May 10.

KEY ISSUES:

- If the Village does not reserve its volume cap, the funds revert to the State, and we lose any ability to benefit from the funds. To date, there have been no requests for the volume cap for industrial projects.
- As happened last year, the Village has received a request to transfer its volume cap allocation to the Town of Normal, McLean County, Illinois in connection with a Mortgage Credit Certificate program for first-time home buyers. The Village previously entered into an Intergovernmental Agreement with Normal regarding the program. This Agreement is still active, thus no additional actions/approvals will be required.
- In the last three years, no new first-time home buyers have utilized the program to buy a home in Palatine.
- With staff's recommendation, they are actively working with mortgage lenders to expand the network to hopefully bring on more participants and more local lenders. The list of approved lenders is available on the website (<https://www.monarchassist.com/lenders>).

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the ordinance approving the transfer and reallocation of volume cap in connection with private activity bond issues, and related matters.

ACTION REQUIRED:

Motion to approve an ordinance reserving volume cap in connection with private activity bond issues and related matters.

ATTACHMENTS:

1. Palatine Ordinance-Report-Affidavit 2026
2. Assist Demographics 2025 - CORRECTED
3. 2026 MCC Overview
4. 2026 Volume Cap Memo from VM

ORDINANCE NO. _____

**AN ORDINANCE APPROVING THE TRANSFER AND
REALLOCATION OF VOLUME CAP IN CONNECTION WITH
PRIVATE ACTIVITY BOND ISSUES, AND RELATED
MATTERS.**

WHEREAS, the Village of Palatine, Cook County, Illinois (the “*Municipality*”) is a municipality and a home rule unit of government under Section 6 of Article VII of the 1970 Constitution of the State of Illinois; and

WHEREAS, Section 146 of the Internal Revenue Code of 1986, as amended (the “*Code*”), provides that the Municipality has volume cap equal to \$135 per resident of the Municipality in calendar year 2026, which volume cap may be allocated to certain tax-exempt private activity bonds; and

WHEREAS, the Illinois Private Activity Bond Allocation Act, 30 *Illinois Compiled Statutes*, 345/1 *et seq.*, as supplemented and amended (the “*Act*”), provides that a home rule unit of government may transfer and reallocate its allocation of volume cap to any other home rule unit of government, the State of Illinois or any agency thereof or any non-home rule unit of government; and

WHEREAS, it is now deemed necessary and desirable by the Municipality to transfer its entire volume cap allocation for calendar year 2026 to the Town of Normal, McLean County, Illinois (the “*Issuer*”) to be applied toward the issuance of single family mortgage revenue bonds by the Issuer (the “*Bonds*”) or for such other purpose permitted by this Ordinance.

NOW, THEREFORE, Be It Ordained by the Village Council of the Village of Palatine, Cook County, Illinois, as follows:

Section 1. Pursuant to Section 146 of the Code and the Act, the entire volume cap of the Municipality for calendar year 2026 is hereby transferred and reallocated to the Issuer, which shall issue the Bonds using such transfer of volume cap, without any further action required on the part of the Municipality, and the adoption of this Ordinance shall be deemed to be an allocation of such volume cap to the issuance of the Bonds or other private activity bonds or mortgage credit certificates.

Section 2. The Municipality and the Issuer shall maintain a written record of this Ordinance in their respective records during the term that the Bonds or any other such bonds to which such volume cap is allocated remain outstanding.

Section 3. The Mayor, the Village Clerk and all other proper officers, officials, agents and employees of the Municipality are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents and certificates as may be necessary to further the purposes and intent of this Ordinance.

Section 4. The provisions of this Ordinance are hereby declared to be separable, and if any section, phrase or provision of this Ordinance shall for any reason be declared to be invalid, such declaration shall not affect the remainder of the sections, phrases and provisions of this Ordinance.

Section 5. All ordinances, resolutions or orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded; and that this Ordinance shall be in full force and effect upon its adoption and approval.

Presented, passed, approved and recorded this ___ day of _____, 2026.

Approved:

Village Mayor

[Seal]

Attest:

Village Clerk

Ayes: _____

Nays: _____

Absent or Not Voting: _____

AFFIDAVIT RELATING TO VOLUME CAP REALLOCATION

Village of Palatine, Cook County, Illinois (the "Municipality") is a home rule unit of local government and a public agency of the State of Illinois and has reallocated \$8,903,385 of private activity bond volume cap allocated to the Municipality in calendar year 2026 (the "Reallocated Volume Cap") to the Town of Normal, McLean County, Illinois ("Normal"). In connection therewith, the Municipality makes the following certifications:

1. The Reallocated Volume Cap was properly allocated to the Municipality for calendar year 2026 and properly reallocated to Normal as authorized by an Ordinance or Resolution duly adopted by the governing body of the Municipality.
2. During calendar year 2026, the Municipality has not (a) applied the Reallocated Volume Cap to any issuance of tax-exempt bonds, (b) made any election not to issue qualified mortgage bonds, or (c) surrendered or reallocated the Reallocated Volume Cap to any other political subdivisions within the State of Illinois.
3. The Municipality provided notice to the Governor's Office of the reallocation of the Reallocated Volume Cap to Normal in accordance with the Illinois Private Activity Bond Allocation Act, as amended, and the Guidelines and Procedures issued by the Governor's office under such Act.

Dated: _____, 2026

VILLAGE OF PALATINE, COOK COUNTY,
ILLINOIS

By: _____
Name: _____
Title: _____



Assist Homebuyer Program Demographics





Program Activity

- Over \$51 Million of Homes purchased using *Assist* Mortgage Credit Certificate program in 2025
- Represents 256 low and moderate income families buying their first home





Loan and Price Characteristics

- Average home price of \$201,700 in 2025
- Average Loan-to-Value ratios 89%
- Prices range from \$50,599 to \$500,000
- 144 of homes purchased priced \$200,000 or below
- Federally established maximum purchase price of \$544,232 in most areas



Purchase Price Ranges

- Wide Range of Prices
- Lowest: \$50,599
- Highest: \$500,000
 - Next highest: \$410,000
- Purchases dispersed across prices
 - See table
- Maximum Allowable Price of \$544,232 in most areas

2025 PURCHASE PRICE DETAIL			
Minimum	Below	Number of Homes	Total Amount
0	100,000	12	916,598
100,000	125,000	12	1,358,900
125,000	150,000	33	4,528,997
150,000	175,000	45	7,251,295
175,000	200,000	37	6,920,900
200,000	225,000	24	5,081,100
225,000	250,000	38	8,932,645
250,000	500,000	55	16,615,822





Homebuyer Income Characteristics

- Average Income Has Risen Over Past Four Years
 - \$69,734
- Lowest income under \$20,000
- Over half (136) of homebuyer's income \$70,000 and below
- Highest income \$130,315
- Program Restrictions Focus on Low and Moderate Income Homebuyers



Income Ranges

- Home purchases distributed across different income ranges
- All purchases restricted to families below median income for area
 - Target areas allow 115% of median income

2025 HOMEBUYER INCOME DETAIL			
Minimum	Below	Number of Homes	Total Amount
0	30,000	4	731,400
30,000	40,000	13	1,699,300
40,000	50,000	38	5,934,498
50,000	60,000	46	7,378,492
60,000	70,000	33	7,275,000
70,000	80,000	35	7,421,522
80,000	90,000	37	8,268,495
90,000	131,000	50	12,897,550





Economic and Social Benefits

- Tax Savings to Homebuyers per year
 - \$2,000 across most of 256 Homebuyers
- Encourages stable neighborhoods through home ownership
- Real estate commissions, lender fees and fees for other services add to the economic benefits





Summary

- The Assist Homebuyer Program sponsored by the Town of Normal supports the housing market
- Low and Moderate income families able to purchase homes despite high interest rates
- Home purchases across a range of prices and incomes
- Economic and social benefits to the community



The Assist Mortgage Credit Certificate (“MCC”) program sponsored by the Town of Normal reduces the homebuyer’s ongoing cost of borrowing by giving them a federal income tax credit of 25% of the annual mortgage interest paid (up to \$2,000 per year).

Overview

- Communities join together through an Inter-governmental Cooperation Agreement
- Home rule communities may contribute private activity bond volume cap
- No financial contribution or commitment required from any participant
- Any Illinois municipality can participate

Qualifying Homebuyers

- First-time Homebuyer or Veteran
- Will occupy the home as their residence
- Meet income and purchase price guidelines

Mortgage Credit Certificates

- MCC’s are a federally authorized program created as an alternative to tax-exempt housing bonds to reduce effective interest costs for qualifying homebuyers
- MCC’s allow the homebuyer to qualify for a federal income tax credit equal to a percentage of the interest paid on their home loan each year
- MCC holders still qualify for a regular deduction of the remaining interest paid on their home loan

	Without MCC	With MCC
Mortgage Amount	\$150,000	\$150,000
Mortgage Interest Rate	6.00%	6.00%
Monthly Mortgage Payment (first year interest = \$8,949.89)	\$899.33	\$899.33
MCC Rate	N/A	25%
Monthly Credit Amount (25% of \$8,949.89 up to \$2,000)	N/A	\$166.67
"Effective" Monthly Mortgage Payment	\$899.33	\$732.66





PARTICIPATING COMMUNITIES

Village of Arlington Heights
 Village of Bartonville
 Champaign County
 City of Champaign
 City of Decatur
 Kendall County

Logan County
 Macon County
 McLean County
 Village of Orland Park
 Village of Palatine
 City of Peoria

Village of Romeoville
 Village of Schaumburg
 City of Washington
 Village of Wheeling
 Will County

INCOME LIMITS*				PURCHASE PRICE LIMITS	
Targeted		Non-Targeted		Targeted	Non-Targeted
<u>1 or 2 People</u>	<u>3 or More</u>	<u>1 or 2 People</u>	<u>3 or More</u>		
\$132,120 to \$158,880	\$154,140 to \$185,360	\$110,100 to \$132,400	\$126,615 to \$152,260	\$665,173	\$544,232

*Income Limits vary by County. Please see www.MonarchAssist.com for more information.



200 E. Wood Street · Palatine, IL · 60067
Telephone: (847) 359-9050 · Fax (847) 359-9094
www.palatine.il.us

April 06, 2026

**REPORT OF ALLOCATION
GRANTED BY HOME-RULE
UNITS**

_____, 2026

Office of the Governor
Governor's Office of Management and Budget
555 W Monroe Street - Suite 1500 S GOMB
Chicago, IL 60661
Attn: Sophia Ronis

ATTENTION: Debt Management Unit

Re: Issuer: Village of Palatine, Illinois
Total 2026 Volume Cap Allocation: \$8,903,385

Volume Cap allocations granted, transferred, or reserved by Issuer resolution prior to May 1, 2026:

If reallocated to another issuer, state name of issuer: Town of Normal, Illinois.

Copies of allocation resolution or ordinances are attached.

Total Allocation Granted or Reallocated: \$8,903,385.

Sincerely,

Village of Palatine, Illinois

Reid Ottesen
Village Manager
Phone: (847) 359-9030

Village of Palatine

Village Clerk

Mayor

Warrant # 7 having been approved by the Village Council on 04-06-26 hereby authorizes the Treasurer to deposit funds from the accounts indicated below

		Check/ACH Disbursements	Electronic (EFT/W-T) Disbursements	Manual/Reissue Checks	UB Refunds Processed	Fund Expense
General Fund	100	230,988.45	646.00	125.00	-	231,759.45
Federal Equitable Sharing Fund	221	3,745.20	-	-	-	3,745.20
State Equitable Sharing Fund	222	3,011.99	-	-	-	3,011.99
Downtown TIF Fund	233	4,468,682.10	-	-	-	4,468,682.10
Opioid Settlement Fund	257	6,047.31	-	-	-	6,047.31
Capital Equipment Fund	401	36,819.05	-	80,032.00	-	116,851.05
Capital Improvements Fund	402	113,358.88	-	-	-	113,358.88
CSF Renovation Fund	435	24,200.00	-	-	-	24,200.00
Water Fund	605	396,859.44	-	-	-	396,859.44
Sewer Fund	610	58,784.17	-	-	-	58,784.17
Refuse Fund	615	-	-	-	109.18	109.18
Parking Fund	620	16,260.81	-	-	-	16,260.81
Liability Insurance Fund	702	14,381.00	-	-	-	14,381.00
Fleet Services Fund	710	78,388.34	-	-	-	78,388.34
Insurance AP Fund	899	185.21	-	-	-	185.21
Total Report		5,451,711.95	646.00	80,157.00	109.18	5,532,624.13



Warrant #7

Invoice Due Date Range 02/01/26 - 04/21/26
 Report By Vendor - Invoice
 Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount	
Vendor 5185 - A-J&H Transmission										
16637	Repairs-T-494	Open		01/23/2026	03/31/2026	03/24/2026			5,296.94	
							Vendor 5185 - A-J&H Transmission Totals	Invoices	1	<u>\$5,296.94</u>
Vendor 1553 - Acme Truck & Brake Supply										
01_520979	Parts -T-381	Open		03/12/2026	04/11/2026	03/20/2026			412.24	
							Vendor 1553 - Acme Truck & Brake Supply Totals	Invoices	1	<u>\$412.24</u>
Vendor 5416 - Advance Auto Parts										
6432606536541	Parts - C-320	Open		03/06/2026	04/05/2026	03/20/2026			96.99	
6432606540338	Parts - C-320	Open		03/06/2026	04/05/2026	03/20/2026			96.99	
6432606540339	Parts -E-110	Open		03/06/2026	04/05/2026	03/20/2026			4.32	
6432606540340	Parts - Stock	Open		03/06/2026	04/05/2026	03/20/2026			73.50	
6432606836613	Parts -Stock	Open		03/09/2026	04/08/2026	03/20/2026			179.12	
6432606864695	Parts - PT-200	Open		03/09/2026	04/08/2026	03/20/2026			161.99	
6432606864699	Parts -PT-200	Open		03/09/2026	04/08/2026	03/20/2026			23.36	
6432607036693	Parts - STOCK	Open		03/11/2026	04/10/2026	03/31/2026			2.78	
6432607036694	Parts - Stock/T-535	Open		03/11/2026	04/10/2026	03/20/2026			45.24	
6432607164831	Parts - T-559	Open		03/12/2026	04/11/2026	03/20/2026			4.60	
6432607236726	Parts - T-552	Open		03/13/2026	04/12/2026	03/30/2026			115.17	
6432607736927	Parts - PT-201	Open		03/18/2026	04/17/2026	03/31/2026			44.99	
6432607765000	Parts - PT-201	Open		03/18/2026	04/17/2026	03/31/2026			619.38	
6432607765004	Parts - T-453	Open		03/18/2026	04/17/2026	03/31/2026			32.99	
6432607865053	Parts - T-435	Open		03/19/2026	04/18/2026	03/30/2026			13.67	
							Vendor 5416 - Advance Auto Parts Totals	Invoices	15	<u>\$1,515.09</u>
Vendor 3030 - Advanced Automation & Control										
26-5233	North Supply Pump Station MCC Upgrade	Open		02/10/2026	03/31/2026	03/24/2026			124,515.00	
							Vendor 3030 - Advanced Automation & Control Totals	Invoices	1	<u>\$124,515.00</u>
Vendor 2821 - Ahead of Our Time Publishing										
19058	26-27 Capitol Fax Subscription	Open		03/06/2026	04/03/2026	03/17/2026			500.00	
							Vendor 2821 - Ahead of Our Time Publishing Totals	Invoices	1	<u>\$500.00</u>
Vendor 1759 - Air One Equipment, Inc.										
232401	Helmets	Open		02/13/2026	03/12/2026	03/20/2026			6,960.00	
233623	Helmets- Explorers	Open		03/13/2026	04/12/2026	03/20/2026			986.00	
							Vendor 1759 - Air One Equipment, Inc. Totals	Invoices	2	<u>\$7,946.00</u>
Vendor 2496 - Altorfer Industries, Inc										
P56C0079366	Boom Knuckle Parts - E-603	Open		03/06/2026	04/05/2026	03/30/2026			7,243.64	
							Vendor 2496 - Altorfer Industries, Inc Totals	Invoices	1	<u>\$7,243.64</u>



Warrant #7

Invoice Due Date Range 02/01/26 - 04/21/26
 Report By Vendor - Invoice
 Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 5747 - American Calibration, LLC									
3074932	SCBA torque wrenches Calibration	Open		03/19/2026	04/18/2026	03/19/2026			157.00
Vendor 5747 - American Calibration, LLC Totals						Invoices	1		<u>\$157.00</u>
Vendor 3448 - Anderson Glass Tinting									
944117	Squad Window Tinting	Open		03/09/2026	04/08/2026	03/29/2026			200.00
944116	Ambulance 83- Tinting	Open		03/18/2026	04/17/2026	03/31/2026			100.00
Vendor 3448 - Anderson Glass Tinting Totals						Invoices	2		<u>\$300.00</u>
Vendor 2879 - Applied Concepts									
474620	Stalker Dash Mounted Police Radar Unit	Open		03/18/2026	04/17/2026	03/29/2026			1,975.99
Vendor 2879 - Applied Concepts Totals						Invoices	1		<u>\$1,975.99</u>
Vendor 4450 - Approved Tree Care & Landscape Service Inc									
21160	Tree Equity Grant Tree Removal and Stump Grinding	Open		01/28/2026	03/31/2026	03/25/2026			4,900.00
Vendor 4450 - Approved Tree Care & Landscape Service Inc Totals						Invoices	1		<u>\$4,900.00</u>
Vendor 5021 - Arlington Heights Ford LLC									
212410	Repairs- T-557	Open		01/13/2026	03/31/2026	03/24/2026			3,516.40
175286H	Parts - T-408	Open		03/17/2026	04/16/2026	03/31/2026			7.50
175325H	Parts - T-494	Open		03/19/2026	04/18/2026	03/30/2026			182.72
175393H	Parts - STOCK	Open		03/19/2026	04/18/2026	03/31/2026			59.48
175414H	Parts - T-517	Open		03/19/2026	04/18/2026	03/30/2026			194.59
Vendor 5021 - Arlington Heights Ford LLC Totals						Invoices	5		<u>\$3,960.69</u>
Vendor 3027 - Association of Police Social Services									
INV001248	2026 Membership Dues x2	Open		01/15/2026	04/14/2026	03/29/2026			150.00
Vendor 3027 - Association of Police Social Services Totals						Invoices	1		<u>\$150.00</u>
Vendor 5360 - AT&T									
608593	Cellular Phone Tracking/Tower Dump (26-0006200)	Open		02/23/2026	03/24/2026	03/29/2026			95.00
Vendor 5360 - AT&T Totals						Invoices	1		<u>\$95.00</u>
Vendor 4802 - Atlas Bobcat, LLC									
BR4469	Parts - E-635	Open		02/27/2026	03/29/2026	03/20/2026			4.63
BR4585	Parts - E-212	Open		03/10/2026	04/09/2026	03/20/2026			460.49
Vendor 4802 - Atlas Bobcat, LLC Totals						Invoices	2		<u>\$465.12</u>
Vendor 4783 - Atlas Toyota Material Handling, LLC									
CD9086	Parts - E-111	Open		02/28/2026	03/30/2026	03/20/2026			153.97

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Vendor 4783 - Atlas Toyota Material Handling, LLC Totals							Invoices	1	\$153.97
Vendor 5543 - AVP Outfitting, LLC 25-0016	Upfit (1) 2025 Dodge Durango Pursuit-T-558	Open		01/16/2026	03/30/2026	03/27/2026			7,980.00
Vendor 5543 - AVP Outfitting, LLC Totals							Invoices	1	\$7,980.00
Vendor 2282 - Baxter And Woodman 0281068	2025 NPDES Phase II Compliance Assistance	Open		01/23/2026	03/31/2026	03/31/2026			1,000.00
0282453	2025 NPDES Phase II Compliance Assistance	Open		02/23/2026	03/25/2026	03/31/2026			2,052.00
0283381	2025 NPDES Phase II Compliance Assistance	Open		03/22/2026	04/21/2026	03/31/2026			500.00
Vendor 2282 - Baxter And Woodman Totals							Invoices	3	\$3,552.00
Vendor 3124 - Adam J Begale PWBRAB031726	Boot Reimbursement	Open		03/17/2026	04/07/2026	04/01/2026			162.31
Vendor 3124 - Adam J Begale Totals							Invoices	1	\$162.31
Vendor 1101 - Beverly Materials LLC 332058	Wash Stone & Limestone-WMB Restoration Repair	Open		03/14/2026	04/13/2026	03/17/2026			3,479.79
332289	Limestone-WMB Restoration Repair	Open		03/21/2026	04/20/2026	03/17/2026			1,062.35
Vendor 1101 - Beverly Materials LLC Totals							Invoices	2	\$4,542.14
Vendor 1722 - BLA, Inc 2454-2	Slade Street Design Engineering Services	Open		01/31/2026	03/31/2026	03/31/2026			46,795.00
Vendor 1722 - BLA, Inc Totals							Invoices	1	\$46,795.00
Vendor 1492 - Bound Tree Medical LLC 86077405	EMS Supplies	Open		01/28/2026	02/27/2026	03/19/2026			291.02
86122101	EMS Equipment	Open		03/04/2026	04/03/2026	03/19/2026			278.29
Vendor 1492 - Bound Tree Medical LLC Totals							Invoices	2	\$569.31
Vendor 1857 - Brian Edward Landscaping Inc 25458	2026 Bridge View West and Peregrine Lakes Snow and Ice Control	Open		03/18/2026	04/17/2026	03/16/2026			680.00
25459	2026 Snow and Ice Control-Police HQ	Open		03/18/2026	04/17/2026	03/16/2026			428.25
25460	2026 Snow and Ice Control-Parking Deck	Open		03/18/2026	04/17/2026	03/16/2026			1,317.50



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25461	2026 Snow and Ice Control- Train Station & Gateway Center	Open		03/18/2026	04/17/2026	03/16/2026			2,341.75
25462	2026 Snow and Ice Control- Downtown Palatine	Open		03/18/2026	04/17/2026	03/16/2026			10,398.25
Vendor 1857 - Brian Edward Landscaping Inc Totals							Invoices	5	<u>\$15,165.75</u>
Vendor 2243 - Bristol Hose & Fitting									
3602355	Parts - Stock	Open		03/10/2026	04/09/2026	03/20/2026			571.42
Vendor 2243 - Bristol Hose & Fitting Totals							Invoices	1	<u>\$571.42</u>
Vendor 5627 - Building Automation Solutions									
INV-000008602	Police & VH HVAC Automation Maintenance & Support-1/1/26-3/31/26	Open		01/01/2026	03/31/2026	03/31/2026			4,175.00
INV-000010473	Honeywell Tridium System and Integration-Police HQ	Open		03/03/2026	04/02/2026	04/01/2026			40,000.00
INV-000010484	Distech EC-BOS-9 Front End Controller Upgrade-Village Hall	Open		03/03/2026	04/02/2026	04/01/2026			24,000.00
INV-000010919	Village Hall HVAC Automation Maintenance&Support- 4/1/26-6/30/26	Open		03/17/2026	04/16/2026	03/31/2026			2,087.50
INV-000010920	Police HQ HVAC Automation Maintenance and Support- 4/1/26-6/30/26	Open		03/17/2026	04/16/2026	03/31/2026			2,087.50
Vendor 5627 - Building Automation Solutions Totals							Invoices	5	<u>\$72,350.00</u>
Vendor 5678 - Builtech Services, LLC									
4	50 N. Brockway Parking Lot Improvements DPW-2516	Open		01/30/2026	03/31/2026	03/31/2026			140,932.33
Vendor 5678 - Builtech Services, LLC Totals							Invoices	1	<u>\$140,932.33</u>
Vendor 5144 - Caguax dba McDonalds #87									
2026-00000273	Prisoner Meals (January)	Open		03/01/2026	04/01/2026	03/29/2026			82.52
Vendor 5144 - Caguax dba McDonalds #87 Totals							Invoices	1	<u>\$82.52</u>
Vendor 5218 - Casey Automotive									
428463	Repairs - C-374	Open		01/01/2026	03/31/2026	03/20/2026			1,226.04
431112	Repairs - T-436	Open		03/12/2026	04/11/2026	03/20/2026			835.97
Vendor 5218 - Casey Automotive Totals							Invoices	2	<u>\$2,062.01</u>
Vendor 1319 - Casey Equipment Company									
W04193	Repairs - E-220	Open		03/18/2026	04/17/2026	03/31/2026			8,640.18
Vendor 1319 - Casey Equipment Company Totals							Invoices	1	<u>\$8,640.18</u>

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Vendor 2453 - CDS Office Technologies									
INV1756281	Modem and keyboards for PD	Open		02/05/2026	03/07/2026	03/13/2026			1,298.00
INV1758381	Well 6 Replacement UPS Battery	Open		02/20/2026	03/22/2026	03/13/2026			166.76
Vendor 2453 - CDS Office Technologies Totals							Invoices	2	<u>\$1,464.76</u>
Vendor 2732 - CDW Government Inc									
AI2PA1M	Adobe License	Open		02/24/2026	03/26/2026	03/13/2026			176.00
AI48Q8M	Crowdstrike SIEM renewal	Open		03/14/2026	04/13/2026	03/13/2026			19,737.80
Vendor 2732 - CDW Government Inc Totals							Invoices	2	<u>\$19,913.80</u>
Vendor 2603 - Central Parts Warehouse									
790941A	Plow Blades	Open		01/05/2026	03/31/2026	03/24/2026			6,369.70
Vendor 2603 - Central Parts Warehouse Totals							Invoices	1	<u>\$6,369.70</u>
Vendor 2555 - Chicago Parts & Sound									
40V0115057	Parts - T-408	Open		03/17/2026	04/16/2026	03/31/2026			194.46
Vendor 2555 - Chicago Parts & Sound Totals							Invoices	1	<u>\$194.46</u>
Vendor 3050 - Cintas #22									
4262651793	Shop Rags	Open		03/13/2026	04/12/2026	03/16/2026			18.07
4262651844	Uniform Cleaning	Open		03/13/2026	04/12/2026	03/16/2026			140.44
4263329701	Shop Rags	Open		03/20/2026	04/19/2026	03/16/2026			18.07
4263329708	Uniform Cleaning	Open		03/20/2026	04/19/2026	03/16/2026			140.44
4263329772	CSF Carpets	Open		03/20/2026	04/19/2026	03/16/2026			160.00
Vendor 3050 - Cintas #22 Totals							Invoices	5	<u>\$477.02</u>
Vendor 2707 - Ciorba Group Inc									
0034143	2026 Water Main Replacement Contract 1 Design DPW-2621	Open		03/10/2026	04/09/2026	03/31/2026			21,781.40
Vendor 2707 - Ciorba Group Inc Totals							Invoices	1	<u>\$21,781.40</u>
Vendor 1874 - Civiltech Engineering, Inc.									
55798	2023/2024 NBIS Bridge Inspections	Open		01/01/2026	03/31/2026	03/31/2026			1,755.40
56821	2023/2024 NBIS Bridge Inspections	Open		02/04/2026	03/31/2026	03/31/2026			2,640.00
56828	Dundee & Hicks Improvements Phase I Engineering Services	Open		02/06/2026	03/31/2026	03/31/2026			14,472.88
Vendor 1874 - Civiltech Engineering, Inc. Totals							Invoices	3	<u>\$18,868.28</u>
Vendor 1488 - CNS Tire Supply									
28069	Parts -PT-200	Open		03/05/2026	04/04/2026	03/20/2026			618.85

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
28073	Repairs & Maintenance - C-320	Open		03/09/2026	04/08/2026	03/31/2026			90.00
28082	Repairs - C-373	Open		03/13/2026	04/12/2026	03/30/2026			105.00
28090	Parts - Stock	Open		03/19/2026	04/18/2026	03/30/2026			499.84
28091	Parts - C-375	Open		03/19/2026	04/18/2026	03/30/2026			398.00
Vendor 1488 - CNS Tire Supply Totals							Invoices	5	<u>\$1,711.69</u>
Vendor 3033 - Comcast Cable									
CC 04-26 A	Backup Internet Connections	Open		03/16/2026	04/13/2026	03/13/2026			42.95
PD26-MAR	Monthly Service Fee's (03/11/26 - 04/10/26)	Open		03/04/2026	04/01/2026	03/29/2026			18.48
Vendor 3033 - Comcast Cable Totals							Invoices	2	<u>\$61.43</u>
Vendor 2980 - Commonwealth Edison									
4271086000 3/26	Electricity-0 N Rand Rd N Winslowe Dr/Camera	Open		03/18/2026	04/07/2026	03/16/2026			20.70
6000574000 3/26	Electricity-0 N Rand Rd E Lilly Ln/Camera	Open		03/18/2026	04/07/2026	03/16/2026			20.70
8997338111 3/26	Electricity-0 N Rand Rd N Williams Dr/Camera	Open		03/18/2026	04/07/2026	03/16/2026			22.30
5298556000 3/26	Electricity-0 N Rand Rd N Capri Dr/Camera	Open		03/25/2026	04/07/2026	03/16/2026			22.17
Vendor 2980 - Commonwealth Edison Totals							Invoices	4	<u>\$85.87</u>
Vendor 5604 - Compassion Funeral Service, Inc									
2601628	Body Transport to Cook County Medical Examiners Ofc (26-001973)	Open		03/18/2026	04/02/2026	03/29/2026			291.50
2601689	Body Transport to Cook County Medical Examiners Ofc (25-008117)	Open		03/22/2026	04/06/2026	03/29/2026			445.00
Vendor 5604 - Compassion Funeral Service, Inc Totals							Invoices	2	<u>\$736.50</u>
Vendor 3810 - Conrad Polygraph Inc									
7016	2026 Conrad Poly -PD 6 new candidates (HG/RC/JA/TR/RM/DB) PolyEx	Open		03/31/2026	04/01/2026	04/01/2026			1,350.00
Vendor 3810 - Conrad Polygraph Inc Totals							Invoices	1	<u>\$1,350.00</u>
Vendor 3087 - Cook County Collector									
CY24 #2 DT Surp	CY24 Downtown TIF District Surplus - 2nd Installment	Open		03/17/2026	03/17/2026	03/17/2026			4,242,889.09
Vendor 3087 - Cook County Collector Totals							Invoices	1	<u>\$4,242,889.09</u>
Vendor 4599 - Cummins Sales and Service									



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F2-260358010	Parts - T-389	Open		03/09/2026	04/08/2026	03/20/2026			1,829.09
Vendor 4599 - Cummins Sales and Service Totals							Invoices	1	\$1,829.09
Vendor 5310 - Custom Products Corporation									
INV46303	Downtown Decorative Street Sign Posts	Open		03/18/2026	04/17/2026	03/31/2026			12,307.05
Vendor 5310 - Custom Products Corporation Totals							Invoices	1	\$12,307.05
Vendor 3056 - Dekra-Lite Industries, Inc									
ARINV028277	Candy Cane Holiday Decor	Open		02/12/2026	03/14/2026	03/19/2026			5,463.18
Vendor 3056 - Dekra-Lite Industries, Inc Totals							Invoices	1	\$5,463.18
Vendor 4788 - Jonathan M. DeLuca									
2026-00000271	ITOA - Advanced Hostage Rescue Training	Open		03/21/2026	04/06/2026	03/29/2026			331.80
Vendor 4788 - Jonathan M. DeLuca Totals							Invoices	1	\$331.80
Vendor 5342 - Design Workshop, Inc									
0084066	Downtown Parking and Wayfinding Sign Plan	Open		02/09/2026	03/31/2026	03/31/2026			547.50
0084262	Downtown Parking and Wayfinding Sign Plan	Open		03/06/2026	04/05/2026	03/31/2026			1,650.00
Vendor 5342 - Design Workshop, Inc Totals							Invoices	2	\$2,197.50
Vendor 5625 - DH Pace Company, Inc									
SVC/264-876080	Station 84 OHD Rail repair	Open		03/17/2026	04/16/2026	03/20/2026			1,796.50
Vendor 5625 - DH Pace Company, Inc Totals							Invoices	1	\$1,796.50
Vendor 2828 - Director Of Illinois State Police									
34708	Declaration of Forfeiture (SAO #25-06-0055/RPT #: 25-00416)	Open		03/09/2026	04/06/2026	03/29/2026			250.00
35173	Declaration of Forfeiture (SAO #26-02-0071/RPT #: 26-000905)	Open		03/13/2026	04/06/2026	03/29/2026			786.00
Vendor 2828 - Director Of Illinois State Police Totals							Invoices	2	\$1,036.00
Vendor 4781 - Document Imaging Services, LLC									
3780	Toner	Open		03/10/2026	04/09/2026	02/27/2026			370.00
Vendor 4781 - Document Imaging Services, LLC Totals							Invoices	1	\$370.00
Vendor 1728 - Doland Engineering, LLC									
26-11232	Hill Road Drain Tile Replacement Design Engineering Services	Open		02/28/2026	03/30/2026	03/31/2026			17,195.00
Vendor 1728 - Doland Engineering, LLC Totals							Invoices	1	\$17,195.00



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Vendor 1764 - Dreisilker Electric Motors, Inc.									
IR4721	Salt Conveyor Repair	Open		02/27/2026	03/31/2026	03/24/2026			9,373.34
				Vendor 1764 - Dreisilker Electric Motors, Inc. Totals			Invoices	1	\$9,373.34
Vendor 3270 - Elevated Safety LLC									
INV00010372	Rope Rescue Class (Glenn)	Open		03/09/2026	04/08/2026	03/12/2026			1,300.00
				Vendor 3270 - Elevated Safety LLC Totals			Invoices	1	\$1,300.00
Vendor 5398 - EMS Management & Consultants, Inc.									
EMS-024279	Ambulance Billing Charges - Feb	Open		02/28/2026	04/14/2026	03/16/2026			5,972.14
				Vendor 5398 - EMS Management & Consultants, Inc. Totals			Invoices	1	\$5,972.14
Vendor 5123 - Flock Safety									
INV-89530	Brockway and UPRR Situational Awareness Camera	Open		03/18/2026	04/17/2026	03/31/2026			3,500.00
				Vendor 5123 - Flock Safety Totals			Invoices	1	\$3,500.00
Vendor 2195 - FMP									
50-6546710	Parts - Stock	Open		02/02/2026	03/04/2026	03/30/2026			44.80
162-227890	Parts - Stock	Open		03/04/2026	04/03/2026	03/20/2026			62.88
162-228017	Parts -PT-232	Open		03/05/2026	04/04/2026	03/20/2026			55.12
162-228334	Parts - T-535	Open		03/10/2026	04/09/2026	03/20/2026			60.44
162-228683	Parts - PT-232	Open		03/16/2026	04/15/2026	03/30/2026			102.16
162-228686	Lubricants & Additives - Stock	Open		03/16/2026	04/15/2026	03/30/2026			164.04
				Vendor 2195 - FMP Totals			Invoices	6	\$489.44
Vendor 1621 - Fox Valley Fire & Safety									
IN00843731	Fire Extinguisher Maintenance	Open		03/09/2026	04/08/2026	03/09/2026			140.00
IN00829827	Annual Sprinkler Inspection-Fire Station 83	Open		01/09/2026	03/31/2026	03/31/2026			465.00
IN00844091	Fire Alarm Testing Standby Services-Parking Deck	Open		03/10/2026	04/09/2026	03/31/2026			481.00
				Vendor 1621 - Fox Valley Fire & Safety Totals			Invoices	3	\$1,086.00
Vendor 5073 - FullLife Safety LLC									
73482	Gas Monitor	Open		03/09/2026	04/08/2026	03/17/2026			998.85
				Vendor 5073 - FullLife Safety LLC Totals			Invoices	1	\$998.85
Vendor 5419 - Geo-Logic Associates, Inc									
0285154	Pre-Demolition Hazardous Materials Assessment-21 W. Railroad Ave	Open		02/24/2026	03/31/2026	03/31/2026			8,121.13



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Vendor 5419 - Geo-Logic Associates, Inc Totals						Invoices	1		\$8,121.13
Vendor 3400 - Gewalt Hamilton Associates Inc									
4510.011-10	BAS RFQ Preparation	Open		02/14/2026	03/31/2026	03/31/2026			660.00
4510.012-4	Kerry Court Reconstruction Design Engineering DPW-2616	Open		02/17/2026	03/31/2026	03/31/2026			9,166.00
Vendor 3400 - Gewalt Hamilton Associates Inc Totals						Invoices	2		\$9,826.00
Vendor 1916 - Harvard Maintenance Inc									
1833641	Village Hall Janitorial Service-March 2026	Open		03/01/2026	03/31/2026	03/16/2026			3,893.42
1833710	Train Station Janitorial Service -March 2026	Open		03/01/2026	03/31/2026	03/16/2026			8,950.15
Vendor 1916 - Harvard Maintenance Inc Totals						Invoices	2		\$12,843.57
Vendor 4258 - Havis Inc									
SRIN110456	Repair of Broken Vehicle Dock	Open		01/29/2026	02/28/2026	03/13/2026			299.00
Vendor 4258 - Havis Inc Totals						Invoices	1		\$299.00
Vendor 4471 - Hoerr Construction Inc									
25329 RET	2025 Sewer Rehabilitation Program-CIPP DPW-2501	Open		02/12/2026	03/31/2026	03/31/2026			29,019.94
Vendor 4471 - Hoerr Construction Inc Totals						Invoices	1		\$29,019.94
Vendor 5046 - Hoosier Fire Equipment Inc									
125514	Parts - T-389	Open		03/12/2026	04/11/2026	03/31/2026			1,336.75
Vendor 5046 - Hoosier Fire Equipment Inc Totals						Invoices	1		\$1,336.75
Vendor 2976 - Huffman Landscape									
HUFF03-10-26	Brick Paver Repair-Various Bridge Locations	Open		03/10/2026	04/09/2026	03/19/2026			275.00
HUFF03-10-26-2	Brick Paver Repair-Clock Tower	Open		03/10/2026	04/09/2026	03/19/2026			500.00
HUFF03-10-26-3	Downtown Brick Paver Repairs at Various Locations	Open		03/10/2026	04/09/2026	03/19/2026			280.00
HUFF03-10-26-4	Downtown Brick Paver Repairs at Various Locations	Open		03/10/2026	04/09/2026	03/19/2026			75.00
HUFF03-10-26-5	Downtown Brick Paver Repairs at Various Locations	Open		03/10/2026	04/09/2026	03/19/2026			75.00
HUFF03-10-26-6	Downtown Brick Paver Repairs at Various Locations	Open		03/10/2026	04/09/2026	03/19/2026			350.00
HUFF03-13-26	Brick Paver Repair-Various Bridge Locations	Open		03/13/2026	04/12/2026	03/19/2026			500.00



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HUFF3-13-26	Invasive Removal Grant	Open		03/13/2026	04/12/2026	04/01/2026			1,700.00
	Replacement Parkway Tree Installations								
HUFF3-13-26-2	Tree Equity Grant	Open		03/13/2026	04/12/2026	04/01/2026			1,530.00
	Replacement Parkway Tree Installations								
Vendor 2976 - Huffman Landscape Totals							Invoices	9	\$5,285.00
Vendor 4591 - IL Department of Innovation & Technology									
T2616124	Custom Bandwidth	Open		03/16/2026	04/15/2026	03/13/2026			1,010.00
Vendor 4591 - IL Department of Innovation & Technology Totals							Invoices	1	\$1,010.00
Vendor 2407 - Illinois Fire Chiefs Association									
9762	Membership Dues	Open		02/01/2026	03/01/2026	03/19/2026			600.00
Vendor 2407 - Illinois Fire Chiefs Association Totals							Invoices	1	\$600.00
Vendor 2822 - Illinois Secretary Of State									
PWVM 2026 C-375	License Plate Renewal C-375	Open		03/01/2026	03/31/2026	03/31/2026			151.00
PWVM 2026 T-428	License Plate Renewal T-428	Open		03/01/2026	03/31/2026	03/31/2026			151.00
PWVM 2026 T-497	License Plate Renewal T-497	Open		03/01/2026	03/31/2026	03/31/2026			151.00
Vendor 2822 - Illinois Secretary Of State Totals							Invoices	3	\$453.00
Vendor 1604 - Illinois State Police									
20260201570	Fingerprinting for Liquor Licensing (1570-Feb)	Open		03/01/2026	04/15/2026	03/29/2026			135.00
Vendor 1604 - Illinois State Police Totals							Invoices	1	\$135.00
Vendor 1596 - Imaging Essentials, Inc									
CONTINV016141	KIP & Plotter Maintenance	Open		03/18/2026	04/17/2026	03/13/2026			1,254.00
SINV111071	KIP & Plotter Maintenance	Open		03/20/2026	04/19/2026	03/13/2026			385.60
Vendor 1596 - Imaging Essentials, Inc Totals							Invoices	2	\$1,639.60
Vendor 4951 - Interstate Batteries of North Chicago									
23056984	Parts - Stock	Open		03/17/2026	04/16/2026	03/31/2026			266.70
Vendor 4951 - Interstate Batteries of North Chicago Totals							Invoices	1	\$266.70
Vendor 2695 - JG Uniforms Inc									
156030	Misc Uniform/Equipment Items/Vest Carriers (Sgt Chevrons)	Open		02/13/2026	03/14/2026	03/29/2026			45.40
Vendor 2695 - JG Uniforms Inc Totals							Invoices	1	\$45.40
Vendor 2452 - John Neri Construction Co									

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
#5 Payout	2025 Water Main Replacement Contract 1 DPW-2521	Open		02/13/2026	03/31/2026	03/31/2026			225,521.46
Vendor 2452 - John Neri Construction Co Totals							Invoices	1	\$225,521.46
Vendor 3631 - Johnson Controls Security Solutions LLC									
42253283	Alarm Monitoring	Open		03/14/2026	04/13/2026	03/17/2026			76.12
42253307	Alarm Monitoring	Open		03/14/2026	04/13/2026	03/17/2026			61.28
42253337	Alarm Monitoring	Open		03/14/2026	04/13/2026	03/17/2026			61.28
42253339	Alarm Monitoring 148 W. Illinois Ave - 4/1/26-6/30/26	Open		03/14/2026	04/13/2026	03/16/2026			230.35
Vendor 3631 - Johnson Controls Security Solutions LLC Totals							Invoices	4	\$429.03
Vendor 2268 - Journal & Topics Newspapers									
196059	legal notice 117 W Slade	Open		03/04/2026	04/03/2026	03/13/2026			61.88
196060	legal notice 746 S Vermont	Open		03/04/2026	04/03/2026	03/13/2026			168.75
196061	legal notice 887 E Wilmette Rd	Open		03/04/2026	04/03/2026	03/13/2026			67.50
Vendor 2268 - Journal & Topics Newspapers Totals							Invoices	3	\$298.13
Vendor 2594 - Kenneth J Kogut & Associates									
KJK3-20-26SF	2027-2029 Electricity RFP Consulting Services-SelectedFacilities	Open		03/20/2026	04/19/2026	03/31/2026			1,450.00
KJK3-20-26SL	2027-2029 Electricity RFP Consulting Services-Street Lighting	Open		03/20/2026	04/19/2026	03/31/2026			1,450.00
Vendor 2594 - Kenneth J Kogut & Associates Totals							Invoices	2	\$2,900.00
Vendor 2075 - Kimball Midwest									
104254050	Parts - Stock	Open		03/09/2026	04/08/2026	03/20/2026			510.31
Vendor 2075 - Kimball Midwest Totals							Invoices	1	\$510.31
Vendor 5712 - Kisst Diagnostics Inc									
00508	Texa System Diagnostic Software with Tablet, Case and Cables	Open		01/22/2026	03/31/2026	03/24/2026			6,995.00
KD010312	Cables	Open		03/12/2026	04/11/2026	03/20/2026			524.00
Vendor 5712 - Kisst Diagnostics Inc Totals							Invoices	2	\$7,519.00
Vendor 4999 - Kristin La Russo									
03-12-2026	MCANNWS Meeting	Open		03/12/2026	04/12/2026	03/20/2026			35.00
Vendor 4999 - Kristin La Russo Totals							Invoices	1	\$35.00
Vendor 5137 - Lakeshore Recycling Systems, LLC									
V937986	Waste Disposal	Open		03/15/2026	04/14/2026	03/16/2026			4,451.98



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Vendor 5137 - Lakeshore Recycling Systems, LLC Totals						Invoices	1		\$4,451.98
Vendor 4686 - Zachary Lane									
2026-00000230	Smoke Divers Class	Open		03/12/2026	03/12/2026	03/12/2026			193.31
Vendor 4686 - Zachary Lane Totals						Invoices	1		\$193.31
Vendor 5409 - LENS Equipment									
8128	GPS Trackers - Annual Service Renewal (04/18/26 - 04/17/27)	Open		03/05/2026	04/04/2026	03/29/2026			1,497.00
Vendor 5409 - LENS Equipment Totals						Invoices	1		\$1,497.00
Vendor 4857 - Joe Leone									
2026-00000259	IPIA- membership and continuing education	Open		03/19/2026	03/19/2026	03/13/2026			175.00
Vendor 4857 - Joe Leone Totals						Invoices	1		\$175.00
Vendor 5128 - M.J. Taylor Law, LLC									
MJT MARCH 26	Village Prosecution Legal Services	Open		03/30/2026	04/15/2026	04/01/2026			3,800.00
Vendor 5128 - M.J. Taylor Law, LLC Totals						Invoices	1		\$3,800.00
Vendor 4957 - MacQueen Equipment, LLC									
P37057	Parts - Stock	Open		01/03/2026	03/31/2026	03/24/2026			3,816.44
P38127	Parts - T-467	Open		03/13/2026	04/12/2026	03/02/2026			549.58
P38128	Parts - Stock	Open		03/13/2026	04/12/2026	03/30/2026			90.96
P38221	Parts - T-504	Open		03/20/2026	04/19/2026	03/30/2026			277.31
Vendor 4957 - MacQueen Equipment, LLC Totals						Invoices	4		\$4,734.29
Vendor 3135 - Timothy P Malcolm									
PWBRTM031526	Boot Reimbursement	Open		03/15/2026	04/01/2026	03/16/2026			235.33
Vendor 3135 - Timothy P Malcolm Totals						Invoices	1		\$235.33
Vendor 5066 - Marco Technologies LLC									
577754070	Copier Maintenance Agreement	Open		03/16/2026	04/09/2026	03/13/2026			1,271.91
Vendor 5066 - Marco Technologies LLC Totals						Invoices	1		\$1,271.91
Vendor 4998 - Marco Technologies, LLC									
INV15021411	Copier Maintenance Agreement	Open		03/18/2026	04/02/2026	03/13/2026			249.95
Vendor 4998 - Marco Technologies, LLC Totals						Invoices	1		\$249.95
Vendor 4780 - Marsh USA, Inc									
399960875230	Treasurers Bond - Brown	Open		03/13/2026	03/16/2026	03/16/2026			200.00
349587560133	24-25 Excess Workers Compensation Premium	Open		03/18/2026	03/23/2026	03/23/2026			8,637.00



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			Vendor 4780 - Marsh USA, Inc Totals				Invoices	2	\$8,837.00
Vendor 2756 - Mc Master Carr Supply Co.									
58955664	Steel Tube	Open		03/01/2026	03/31/2026	03/17/2026			79.15
61244151	Sign Materials	Open		03/10/2026	04/09/2026	03/16/2026			222.22
61064855	Parts - T-467	Open		03/06/2026	04/05/2026	03/20/2026			91.38
61147187	Parts - T-467	Open		03/09/2026	04/08/2026	03/20/2026			96.46
61599912	Credit Memo	Open		03/17/2026	04/16/2026	03/30/2026			(91.38)
61632347	Parts - T-504	Open		03/17/2026	04/16/2026	03/30/2026			22.44
			Vendor 2756 - Mc Master Carr Supply Co. Totals				Invoices	6	\$420.27
Vendor 1796 - McCann Industries Inc									
P78029	Asphalt Tools-Shovels & Lutes	Open		03/10/2026	04/09/2026	03/16/2026			1,030.49
			Vendor 1796 - McCann Industries Inc Totals				Invoices	1	\$1,030.49
Vendor 3036 - McHenry County College									
0000002151	Paramedic Modules III, IV (Huemann, DeGryse)	Open		03/15/2026	04/14/2026	03/20/2026			5,478.00
			Vendor 3036 - McHenry County College Totals				Invoices	1	\$5,478.00
Vendor 5584 - MES Service Company LLC									
IN2418926	Calibration Gas	Open		01/15/2026	02/14/2026	03/17/2026			370.00
IN2425490	Multirae Meters	Open		01/23/2026	02/22/2026	03/18/2026			3,229.72
IN2447223	QRAE3 Monitors	Open		02/23/2026	03/22/2026	03/30/2026			4,599.46
IN2378605	Axe	Open		03/01/2026	03/15/2026	03/27/2026			67.00
IN2401531	Flashlights	Open		03/01/2026	03/15/2026	03/27/2026			485.90
			Vendor 5584 - MES Service Company LLC Totals				Invoices	5	\$8,752.08
Vendor 2668 - Metropolitan Mayors Caucus									
2025-191	2025-2026 Caucus Dues	Open		02/15/2026	03/15/2026	03/30/2026			3,055.86
			Vendor 2668 - Metropolitan Mayors Caucus Totals				Invoices	1	\$3,055.86
Vendor 1118 - Mid American Water Of Wauconda Inc									
290548W	Couplings, B-Box, Nuts & Bolts	Open		03/09/2026	04/08/2026	03/17/2026			1,874.80
290557W	B-Box, Repair Clamps	Open		03/09/2026	04/08/2026	03/17/2026			1,176.06
290572W	Repair Clamps	Open		03/09/2026	04/08/2026	03/17/2026			1,004.02
290687W	B-Boxes & Repair Sleeves	Open		03/12/2026	04/11/2026	03/17/2026			1,405.98
290688W	Repair Clamps	Open		03/12/2026	04/11/2026	03/17/2026			676.84
290864W	Couplings	Open		03/18/2026	04/17/2026	03/17/2026			1,089.96
			Vendor 1118 - Mid American Water Of Wauconda Inc Totals				Invoices	6	\$7,227.66
Vendor 4129 - Midwest Commercial Fitness									



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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
33096	Fitness Equipment Maintenance	Open		02/28/2026	03/27/2026	03/12/2026			905.00
Vendor 4129 - Midwest Commercial Fitness Totals									Invoices 1 <u>905.00</u>
Vendor 2421 - Mikes Towing/Auto & Truck Repair									
1075744	Safety Lane - T-468, E-618, T-410, T-409, E-479, T-395	Open		03/06/2026	04/05/2026	03/20/2026			258.00
1075763	Safety Lane - T-451, T-381, T-419	Open		03/13/2026	04/12/2026	03/31/2026			120.00
Vendor 2421 - Mikes Towing/Auto & Truck Repair Totals									Invoices 2 <u>\$378.00</u>
Vendor 2724 - Morton Salt Inc									
5403947789	2025 Rock Salt	Open		01/02/2026	03/31/2026	03/24/2026			30,348.09
5403953775	2025 Rock Salt	Open		01/05/2026	03/31/2026	03/24/2026			15,395.03
5404146910	2026 Rock Salt	Open		03/19/2026	04/18/2026	03/24/2026			1,569.77
5404146911	2026 Rock Salt	Open		03/19/2026	04/18/2026	03/24/2026			33,209.59
Vendor 2724 - Morton Salt Inc Totals									Invoices 4 <u>\$80,522.48</u>
Vendor 1405 - MPC Communications & Lighting Inc									
26-1040	Repairs & Maintenance - T-495	Open		03/04/2026	04/03/2026	03/20/2026			79.25
26-1015	Upfit (1) 2025 Ford Police Interceptor Utility Hybrid-T-556	Open		01/26/2026	03/30/2026	03/27/2026			7,898.00
26-1045	Upfit (1) 2025 Ford Police Interceptor Utility Hybrid-T-555	Open		03/17/2026	04/16/2026	03/27/2026			12,643.05
Vendor 1405 - MPC Communications & Lighting Inc Totals									Invoices 3 <u>\$20,620.30</u>
Vendor 5247 - MSF Graphics Inc									
35569	2025 Annual Report	Open		03/17/2026	04/14/2026	03/18/2026			297.00
Vendor 5247 - MSF Graphics Inc Totals									Invoices 1 <u>\$297.00</u>
Vendor 5599 - Napa Auto Parts									
501421	Parts - T-276	Open		03/10/2026	04/09/2026	03/31/2026			11.01
501621	Parts - E-475	Open		03/12/2026	04/11/2026	03/20/2026			4.80
501919	Parts - T-552	Open		03/16/2026	04/15/2026	03/31/2026			212.44
501926	Parts - PT-425	Open		03/16/2026	04/15/2026	03/31/2026			27.62
501994	Parts - PT-403	Open		03/17/2026	04/16/2026	03/31/2026			28.57
502039	Parts - T-408	Open		03/17/2026	04/16/2026	03/31/2026			20.59
502130	Parts - T-504	Open		03/18/2026	04/17/2026	03/24/2026			26.70
502149	Parts - T-504	Open		03/18/2026	04/17/2026	03/31/2026			38.18
502150	Parts - T-504	Open		03/18/2026	04/17/2026	03/24/2026			142.38
502412	Parts - C-376	Open		03/20/2026	04/19/2026	03/24/2026			372.79
Vendor 5599 - Napa Auto Parts Totals									Invoices 10 <u>\$885.08</u>



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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount	
Vendor 2224 - Northwest Community Hospital										
PAL030926	ImageTrend Hosting	Open		03/09/2026	04/08/2026	03/09/2026			384.02	
Vendor 2224 - Northwest Community Hospital Totals									Invoices 1	\$384.02
Vendor 1480 - Northwest Trucks, Inc.										
X101249139:01	Parts - T-454	Open		03/10/2026	04/09/2026	03/20/2026			383.99	
X101249784:01	Parts - T-470	Open		03/10/2026	04/09/2026	03/20/2026			92.20	
X101250067:01	Parts - T-427	Open		03/11/2026	04/10/2026	03/31/2026			36.99	
Vendor 1480 - Northwest Trucks, Inc. Totals									Invoices 3	\$513.18
Vendor 1567 - Nugent Consulting Group LLC										
1527	2026 Nugent Consulting, LLC (Q2 Apr-Jun 2026 Installment 2 of 4)	Open		03/10/2026	03/18/2026	03/18/2026			5,544.00	
Vendor 1567 - Nugent Consulting Group LLC Totals									Invoices 1	\$5,544.00
Vendor 5400 - Oil Equipment Company Inc										
0379751-IN	Fuel Pump Repair-E-144	Open		02/23/2026	03/31/2026	03/24/2026			4,767.81	
Vendor 5400 - Oil Equipment Company Inc Totals									Invoices 1	\$4,767.81
Vendor 5363 - Laura Okrzesik										
2026-00000233	Tuition Reimbursement - Laura Okrzesik	Open		03/13/2026	03/13/2026	03/13/2026			2,376.00	
Vendor 5363 - Laura Okrzesik Totals									Invoices 1	\$2,376.00
Vendor 1214 - On Time Embroidery Inc.										
151001	Clothing	Open		03/06/2026	04/05/2026	03/12/2026			19.00	
151414	Clothing	Open		03/06/2026	04/05/2026	03/12/2026			59.00	
151415	Clothing	Open		03/06/2026	04/05/2026	03/12/2026			100.00	
152320	Clothing	Open		03/06/2026	04/05/2026	03/12/2026			189.00	
151055	Clothing	Open		03/11/2026	04/10/2026	03/12/2026			132.00	
151479	Clothing	Open		03/11/2026	04/10/2026	03/12/2026			89.00	
151572	Clothing	Open		03/11/2026	04/10/2026	03/12/2026			208.00	
152457	Clothing	Open		03/11/2026	04/10/2026	03/12/2026			64.00	
Vendor 1214 - On Time Embroidery Inc. Totals									Invoices 8	\$860.00
Vendor 2572 - Paddock Publications, Inc										
Invoice #371109	Legal Notice - Ad#2422778, 2422779	Open		03/02/2026	03/30/2026	03/23/2026			253.80	
Vendor 2572 - Paddock Publications, Inc Totals									Invoices 1	\$253.80
Vendor 4834 - Palumbo Management LLC										
S-INV036205	Spoils Removal	Open		03/16/2026	04/15/2026	03/16/2026			720.00	
Vendor 4834 - Palumbo Management LLC Totals									Invoices 1	\$720.00



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Vendor 1784 - Parent Petroleum									
1801814	Lubricants & Additives - STOCK	Open		03/09/2026	04/08/2026	03/05/2026			4,679.24
Vendor 1784 - Parent Petroleum Totals							Invoices	1	<u>\$4,679.24</u>
Vendor 4873 - Partners and Paws Veterinary Services									
161814	Vet Visit for K-9 Hondo (Contreras)	Open		03/05/2026	04/04/2026	03/29/2026			192.60
Vendor 4873 - Partners and Paws Veterinary Services Totals							Invoices	1	<u>\$192.60</u>
Vendor 2167 - Pomp's Tire Service, Inc.									
280181633	Parts -E-212	Open		03/16/2026	04/15/2026	03/20/2026			3,610.00
280181598	Parts - T-533	Open		03/22/2026	04/21/2026	03/24/2026			1,338.02
Vendor 2167 - Pomp's Tire Service, Inc. Totals							Invoices	2	<u>\$4,948.02</u>
Vendor 1404 - Porter Lee Corporation									
33180	Ribbon & Ink for Evidence Printers	Open		03/17/2026	04/16/2026	03/29/2026			217.00
Vendor 1404 - Porter Lee Corporation Totals							Invoices	1	<u>\$217.00</u>
Vendor 1944 - Quill LLC									
48216365	office supplies	Open		03/18/2026	04/17/2026	03/13/2026			57.96
Vendor 1944 - Quill LLC Totals							Invoices	1	<u>\$57.96</u>
Vendor 4300 - Ray O'Herron Co, Inc									
2466708	Badges	Open		03/13/2026	04/12/2026	03/17/2026			333.64
2467210	Badges	Open		03/17/2026	04/16/2026	03/17/2026			651.39
Vendor 4300 - Ray O'Herron Co, Inc Totals							Invoices	2	<u>\$985.03</u>
Vendor 5741 - Abigail Redlinger									
2026-00000232	Tuition Reimbursement - Abigail Redlinger	Open		03/13/2026	03/13/2026	03/13/2026			891.00
Vendor 5741 - Abigail Redlinger Totals							Invoices	1	<u>\$891.00</u>
Vendor 4545 - Robinson Engineering Ltd									
26020350	Fuel System Improvement Evaluation	Open		02/19/2026	03/31/2026	03/31/2026			1,000.00
Vendor 4545 - Robinson Engineering Ltd Totals							Invoices	1	<u>\$1,000.00</u>
Vendor 1375 - Romeoville Fire Academy									
2026-126	Command Officer Academy (Farnsworth/Mueller)	Open		03/18/2026	04/17/2026	03/20/2026			1,300.00
Vendor 1375 - Romeoville Fire Academy Totals							Invoices	1	<u>\$1,300.00</u>
Vendor 4019 - Rush Truck Centers									
3045037507	Credit Memo	Open		02/23/2026	04/14/2026	03/31/2026			(798.00)



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3045248386	Parts - T-454	Open		03/03/2026	04/14/2026	03/31/2026			200.00
3045264649	Parts - T-454	Open		03/03/2026	04/14/2026	03/31/2026			200.00
3045351964	Parts - T-389	Open		03/10/2026	04/14/2026	03/31/2026			16.96
3045402683	Parts - T-504	Open		03/19/2026	04/14/2026	03/31/2026			83.39
3045507134	Parts - T-395	Open		03/24/2026	04/14/2026	03/31/2026			156.37
3045524419	Parts - T-395	Open		03/24/2026	04/14/2026	03/31/2026			149.42
Vendor 4019 - Rush Truck Centers Totals							Invoices	7	<u>\$8.14</u>
Vendor 4356 - SASE Company LLC									
INV390214	Parts - E-210	Open		03/02/2026	04/01/2026	03/20/2026			111.98
INV390796	Parts - E-210-2	Open		03/10/2026	04/09/2026	03/31/2026			605.78
Vendor 4356 - SASE Company LLC Totals							Invoices	2	<u>\$717.76</u>
Vendor 3260 - SB Friedman Development Advisors, LLC									
3.142.25	Tif Designation 2025-6	Open		02/23/2026	03/23/2026	03/13/2026			4,803.00
Vendor 3260 - SB Friedman Development Advisors, LLC Totals							Invoices	1	<u>\$4,803.00</u>
Vendor 5263 - Austin Schramer									
2026-00000258	clothing reimbursment-schramer	Open		03/19/2026	03/19/2026	03/13/2026			147.24
Vendor 5263 - Austin Schramer Totals							Invoices	1	<u>\$147.24</u>
Vendor 1689 - Smith Ecological Systems Inc									
25413	Chlorine Regulator Repair	Open		03/09/2026	04/08/2026	03/17/2026			518.40
Vendor 1689 - Smith Ecological Systems Inc Totals							Invoices	1	<u>\$518.40</u>
Vendor 5058 - Snap-on Credit, LLC									
134725274 3/26	Scanner Software Subscription - March 2026	Open		03/10/2026	04/09/2026	03/20/2026			103.40
Vendor 5058 - Snap-on Credit, LLC Totals							Invoices	1	<u>\$103.40</u>
Vendor 1422 - Spunky Dunkers									
2026-00000272	Prisoner Meals (02/10/26 - 03/14/26)	Open		03/14/2026	04/06/2026	03/29/2026			147.49
Vendor 1422 - Spunky Dunkers Totals							Invoices	1	<u>\$147.49</u>
Vendor 1681 - Stanard & Associates, Inc.									
SA000064042	2026 Stanard & Associates Inc -PD(HG/JA) new candidates-PSEL-PE	Open		03/30/2026	03/30/2026	03/30/2026			1,100.00
Vendor 1681 - Stanard & Associates, Inc. Totals							Invoices	1	<u>\$1,100.00</u>
Vendor 2564 - State Treasurer-IL Dept of Transportation									
67978	Quarterly Traffic Signal Maintenance-10/1/25-12/31/25	Open		02/05/2026	03/07/2026	03/16/2026			16,258.47



Warrant #7

Invoice Due Date Range 02/01/26 - 04/21/26
 Report By Vendor - Invoice
 Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 2564 - State Treasurer-IL Dept of Transportation Totals						Invoices	1		\$16,258.47
Vendor 2190 - Streicher's Inc									
I1814273	Nipas Gear (W. Campbell)	Open		03/06/2026	04/05/2026	03/29/2026			46.50
Vendor 2190 - Streicher's Inc Totals						Invoices	1		\$46.50
Vendor 1776 - Suburban Accents, Inc.									
37727	Parts - Stock	Open		03/16/2026	04/15/2026	03/20/2026			200.00
Vendor 1776 - Suburban Accents, Inc. Totals						Invoices	1		\$200.00
Vendor 1848 - Suburban Trim & Glass									
I143881	Window Replacement at Fire Station 82	Open		03/18/2026	04/17/2026	03/16/2026			2,478.75
Vendor 1848 - Suburban Trim & Glass Totals						Invoices	1		\$2,478.75
Vendor 4966 - T-Mobile									
L2603180217	Cellular Phone Tracking/Tower Dump (25-009589)	Open		03/18/2026	04/17/2026	03/29/2026			50.00
Vendor 4966 - T-Mobile Totals						Invoices	1		\$50.00
Vendor 2111 - Terminal Supply Co									
97798-00	Parts - Stock	Open		03/19/2026	04/18/2026	03/24/2026			234.65
Vendor 2111 - Terminal Supply Co Totals						Invoices	1		\$234.65
Vendor 1844 - Third Millennium Associates Inc									
34063	UB Bill Processing - March 2026	Open		03/11/2026	04/10/2026	03/17/2026			2,992.65
Vendor 1844 - Third Millennium Associates Inc Totals						Invoices	1		\$2,992.65
Vendor 1199 - Thompson Elevator Inspection Service Inc									
26-0506	6 elev code insp	Open		03/09/2026	04/08/2026	03/13/2026			228.00
26-0543	500 N HICKS	Open		03/11/2026	04/10/2026	03/02/2026			75.00
26-0567	1400 e dundee	Open		03/13/2026	04/12/2026	03/13/2026			75.00
Vendor 1199 - Thompson Elevator Inspection Service Inc Totals						Invoices	3		\$378.00
Vendor 2593 - TKB Associates Inc									
15971	Energov to Laserfiche Renewal	Open		03/10/2026	03/18/2026	03/13/2026			4,995.00
Vendor 2593 - TKB Associates Inc Totals						Invoices	1		\$4,995.00
Vendor 4940 - Richard Tracy									
2026-00000264	Tuition Reimbursement - Richard Tracy	Open		03/26/2026	03/26/2026	03/26/2026			810.00
Vendor 4940 - Richard Tracy Totals						Invoices	1		\$810.00
Vendor 4058 - TransUnion Risk and Alternative Data Solutions Inc									



Warrant #7

Invoice Due Date Range 02/01/26 - 04/21/26
 Report By Vendor - Invoice
 Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
71751-202602-1	Online Investigative Search Engine (02/01/26 - 02/28/26)	Open		03/01/2026	04/15/2026	03/09/2026			226.10
Vendor 4058 - TransUnion Risk and Alternative Data Solutions Inc Totals							Invoices	1	<u>\$226.10</u>
Vendor 4037 - True North Consultants Inc									
INV8541	Soil Assessment for Smith Street Water Main Spoils	Open		02/27/2026	03/29/2026	03/31/2026			3,529.00
Vendor 4037 - True North Consultants Inc Totals							Invoices	1	<u>\$3,529.00</u>
Vendor 3601 - United States Alliance Fire Protection, Inc									
1046-F171691	Emergency Sprinkler Repair- Train Station	Open		03/17/2026	04/16/2026	03/16/2026			710.00
1046-F171700	Dry System Leak Repair- Train Station	Open		03/17/2026	04/16/2026	03/16/2026			2,460.41
Vendor 3601 - United States Alliance Fire Protection, Inc Totals							Invoices	2	<u>\$3,170.41</u>
Vendor 5181 - US Standard Sign Co									
41045	Aluminum Sign Blanks	Open		03/13/2026	04/12/2026	03/16/2026			2,314.00
Vendor 5181 - US Standard Sign Co Totals							Invoices	1	<u>\$2,314.00</u>
Vendor 5281 - USA Blue Book									
INV00920869	Suction Hose & Handy Clam	Open		01/01/2026	03/01/2026	03/17/2026			961.00
INV00920911	Trash Pump	Open		01/01/2026	03/01/2026	03/17/2026			1,536.07
INV00920986	Suction Hose	Open		01/01/2026	03/01/2026	03/17/2026			35.95
CM-INV00935154	Credit Memo	Open		01/15/2026	03/15/2026	03/17/2026			(241.24)
INV00935154	Hydrant Relief Valve	Open		01/15/2026	03/15/2026	03/17/2026			3,712.70
Vendor 5281 - USA Blue Book Totals							Invoices	5	<u>\$6,004.48</u>
Vendor 5570 - Vega Building Maintenance and Supplies, Inc.									
101725	Cleaning Services for CSF and Police HQ-February 2026	Open		02/26/2026	03/28/2026	03/16/2026			4,345.30
CM-V-030226	Credit Memo	Open		03/02/2026	03/28/2026	03/16/2026			(772.67)
Vendor 5570 - Vega Building Maintenance and Supplies, Inc. Totals							Invoices	2	<u>\$3,572.63</u>
Vendor 3709 - Verizon Wireless									
6138441592	Cellular Usage	Open		03/12/2026	04/04/2026	03/31/2026			7,928.38
Vendor 3709 - Verizon Wireless Totals							Invoices	1	<u>\$7,928.38</u>
Vendor 1631 - Vermeer - Illinois Inc									
PP8575	Parts - E-615	Open		03/11/2026	04/10/2026	03/20/2026			61.40
Vendor 1631 - Vermeer - Illinois Inc Totals							Invoices	1	<u>\$61.40</u>
Vendor 3020 - Village of Palatine Petty Cash									

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
2026-00000274	A. Calanca - GCCPCA Meeting/Luncheon x2	Open		02/11/2026	04/06/2026	03/30/2026			40.00
2026-00000275	W. Nord - GCCPCA Meeting x 2	Open		02/11/2026	04/06/2026	03/30/2026			40.00
2026-00000278	R. Huber - February Peer Jury Hearing Expenses	Open		02/20/2026	04/06/2026	03/30/2026			31.71
2026-00000276	A. Calanca - GCCPCA Meeting/Luncheon x2	Open		03/11/2026	04/06/2026	03/30/2026			40.00
2026-00000277	W. Nord - GCCPCA Meeting x 2	Open		03/11/2026	04/06/2026	03/30/2026			40.00
Vendor 3020 - Village of Palatine Petty Cash Totals							Invoices	5	<u>\$191.71</u>
Vendor 4618 - Vision Marketing Passport System Ltd 2193	Name/Locker Tags	Open		02/28/2026	03/27/2026	03/12/2026			39.94
Vendor 4618 - Vision Marketing Passport System Ltd Totals							Invoices	1	<u>\$39.94</u>
Vendor 2716 - W.S. Darley & Fireground Supply									
17577993	Credit Memo	Open		02/11/2026	03/10/2026	03/12/2026			(479.00)
17577994	Credit Memo	Open		02/11/2026	03/10/2026	03/12/2026			(199.00)
17578688	Boots	Open		02/20/2026	03/19/2026	03/12/2026			399.90
17579581	Boots	Open		03/04/2026	04/03/2026	03/12/2026			511.69
17580627	Credit Memo	Open		03/17/2026	04/16/2026	03/12/2026			(199.95)
Vendor 2716 - W.S. Darley & Fireground Supply Totals							Invoices	5	<u>\$33.64</u>
Vendor 3263 - Walker Parking Consultants									
310102800002	Police HQ Building Exterior Facade Condition Assessment	Open		01/29/2026	03/31/2026	03/31/2026			7,920.00
310102800003	Police HQ Building Exterior Facade Condition Assessment	Open		02/26/2026	03/31/2026	03/31/2026			1,320.00
310100770002	Lighting Design, Bidding & Engineering Services at Parking Deck	Open		01/29/2026	03/31/2026	03/31/2026			11,940.00
Vendor 3263 - Walker Parking Consultants Totals							Invoices	3	<u>\$21,180.00</u>
Vendor 4226 - Weber Press Inc 70-938	2026 Police Field Directories	Open		03/25/2026	04/06/2026	03/29/2026			968.75
Vendor 4226 - Weber Press Inc Totals							Invoices	1	<u>\$968.75</u>
Vendor 3901 - Wold Architects and Engineers Inc 10242	Combined Service Facility Remodel Design Services Extension	Open		01/31/2026	03/31/2026	03/31/2026			14,500.00



Warrant #7

Invoice Due Date Range 02/01/26 - 04/21/26
 Report By Vendor - Invoice
 Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
11032	Combined Service Facility Remodel Design Services Extension	Open		02/28/2026	03/30/2026	03/31/2026			8,700.00
Vendor 3901 - Wold Architects and Engineers Inc Totals							Invoices	2	<u>\$23,200.00</u>
Vendor 5753 - Daniel P Wyszynski									
PWCDLDW031726	CDL Reimbursement	Open		03/17/2026	04/01/2026	03/16/2026			50.00
Vendor 5753 - Daniel P Wyszynski Totals							Invoices	1	<u>\$50.00</u>
Vendor 2131 - Zarnoth Brush Works									
0205390-IN	Parts - Stock	Open		02/27/2026	03/29/2026	03/24/2026			3,931.64
0205525-IN	Parts - E-226	Open		03/10/2026	04/09/2026	03/24/2026			990.00
Vendor 2131 - Zarnoth Brush Works Totals							Invoices	2	<u>\$4,921.64</u>
Vendor 3185 - Ziebell Water Service Products Inc									
272064-000	Repair Sleeves	Open		03/19/2026	04/18/2026	03/17/2026			698.00
Vendor 3185 - Ziebell Water Service Products Inc Totals							Invoices	1	<u>\$698.00</u>
Vendor Dickson Contractors									
2026-00000279	withdrawn permit 23210-2025 625 S Peebles	Open		03/31/2026	03/31/2026	03/31/2026			100.00
Vendor Dickson Contractors Totals							Invoices	1	<u>\$100.00</u>
Vendor Eduard Khutornyy									
2026-00000234	Sign Refund - 763 N Franklin	Open		03/18/2026	03/18/2026	03/18/2026			125.00
Vendor Eduard Khutornyy Totals							Invoices	1	<u>\$125.00</u>
Vendor Siding & Windows Group LTD									
2026-00000231	duplicate contractor registartion	Open		03/13/2026	03/13/2026	03/13/2026			279.00
Vendor Siding & Windows Group LTD Totals							Invoices	1	<u>\$279.00</u>
Vendor Michael Vargas									
2026-00000263	Michael Vargas - Health Insurance Refund	Open		03/26/2026	03/26/2026	03/26/2026			185.21
Vendor Michael Vargas Totals							Invoices	1	<u>\$185.21</u>
Grand Totals							Invoices	308	<u><u>\$5,451,711.95</u></u>



Warrant #7 EFT #1

Payment Date Range 03/25/26 - 03/25/26
 Report By Vendor - Invoice
 Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 1462 - Allied Benefit Systems, Inc.									
95914-03-2026-01	2026 January Allied Benefit Systems - HRA & FSA Count	Paid by EFT #17380		03/23/2026	03/25/2026	03/25/2026		03/25/2026	646.00
		Vendor 1462 - Allied Benefit Systems, Inc. Totals				Invoices	1		\$646.00
		Grand Totals				Invoices	1		\$646.00



Warrant #7 Manual #1

Payment Date Range 03/26/26 - 03/26/26
 Report By Vendor - Invoice
 Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 5699 - Sunnyside Company 6081	2026 Dodge Durango Pursuits-T-569 and T-570	Paid by Check #269763		03/10/2026	03/26/2026	03/25/2026		03/26/2026	80,032.00
		Vendor 5699 - Sunnyside Company Totals				Invoices	1		\$80,032.00
		Grand Totals				Invoices	1		\$80,032.00



Warrant #7 Reissue #1

Payment Date Range 03/27/26 - 03/27/26
 Report By Vendor - Invoice
 Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor Ali Omar 2025-00001065	Sign Refund SU-000205	Paid by Check #269764		12/04/2025	12/04/2025	12/04/2025		03/27/2026	125.00
			Vendor Ali Omar Totals				Invoices	1	\$125.00
			Grand Totals				Invoices	1	\$125.00

Village of Palatine
Payment Batch Register

Bank Account: AP - Accounts Payable ZBA

Batch Date: 03/23/2026

Type	Date	Number Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA					
Check	03/23/2026	269762 Utility Management Refund	LANDOWSKI , ALEXANDER		14.62
		Account Type	Account Number	Transaction Date	Transaction Type
AP Accounts Payable ZBA Totals:			Transactions: 1		\$14.62
	Checks:	1	\$14.62		

Village of Palatine
Payment Batch Register

Bank Account: AP - Accounts Payable ZBA

Batch Date: 03/27/2026

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA						
Check	03/27/2026	269765	Utility Management Refund	BOOTS , JEFFREY		94.56
			Account Type	Account Number	Transaction Date	Transaction Type
			Residential - Single Family	104011002-001	03/26/2026	Refund
AP Accounts Payable ZBA Totals:				Transactions: 1		\$94.56
	Checks:	1		\$94.56		

Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Medical Office at 770 E. Dundee Road

BACKGROUND:

The current Special Use for the Medical Office was originally approved in 2014. Illinois Urgent Care, LLC, is now seeking to acquire the business and requesting approval of the following:

A Special Use Transfer of Ordinance #O-168-14 to permit the continued operation of the Medical Office at 770 E. Dundee Road.

KEY ISSUES:

- The Subject Property, zoned P Planned Development, is in an existing tenant space within the Dundee Point retail center. The Special Use for the Medical Office was initially approved in 2014. The medical office and services provided will not change between the existing and proposed physicians' group. The proposed business plan increases daily staff from 7 to 8.
- The proposed hours of operation are:
 - Monday – Friday 9 AM – 7 PM.
 - Saturday – Sunday 9 AM – 2 PM.
- The proposed hours are reduced from the originally approved operating hours of Monday – Friday 8 AM - 9 PM; Saturday- Sunday 9 AM - 5 PM.
- Any additional changes to the floor plan or business operations would require additional Village review.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the Special Use Transfer at 770 E. Dundee Road.

ACTION REQUIRED:

A motion to approve the Special Use Transfer of Ordinance #O-168-14 to Illinois Urgent Care, LLC, to permit the continued operation of the Medical Office at 770 E. Dundee Road.

ATTACHMENTS:

None

Consider an Ordinance Granting a Final Planned Development to Permit an Expansion of the American Ukrainian Youth Association Center and Selfreliance Federal Credit Union at 136 E. Illinois Avenue into the Property at 746 S. Vermont Street and an Ordinance Rezoning the Properties at 746 S. Vermont Street (Zoned Manufacturing District) and 116 & 223 E. Illinois Avenue (Zoned R-1 Single-Family District) to Planned Development

BACKGROUND:

The Subject Properties received Preliminary Planned Development approval in 2025 and have applied for a Final Planned Development. The proposed plans will allow for the expansion of the American Ukrainian Youth Center and the Selfreliance Credit Union into the existing building at 746 S. Vermont Street. This includes an approximately 10,000-square-foot 2nd floor addition (east side of the building) for the credit union. The proposed site plan also includes parking and circulation improvements, an expansion of the existing parking lot with additional parking spaces, and a new drive-aisle connection to 116 E. Illinois Street (Immaculate Conception Ukrainian Catholic Church) and cross-access between the 116 E. Illinois Avenue, 136 E. Illinois Avenue, and 746 S. Vermont Street properties. The Final Planned Development plans comply with the conditioned Preliminary Planned Development approval. The 223 E. Illinois Avenue property will also be rezoned to Planned Development, with conditional Planned Development requirements to allow the Village Staff and Village Council to evaluate any parking and traffic impacts upon the surrounding neighborhood, once the improvements are complete. This review would occur over a period of time at a date of 1 year after the issuance of the certificate of occupancy (746 S. Vermont Street) or an earlier date, as determined by the Village Manager. Therefore, the Petitioner is requesting approval of the following:

1. **Final Planned Development to permit an expansion of the American Ukrainian Youth Association Center and Selfreliance Federal Credit Union at 136 E. Illinois Avenue into the property at 746 S. Vermont Street. The expansion would also include a parking lot drive aisle connection to the Immaculate Conception Ukrainian Catholic Church at 116 E. Illinois Avenue and the conditioned inclusion of the property at 223 E. Illinois Avenue;**
2. **Rezoning 746 S. Vermont Street from Manufacturing to Planned Development; and**
3. **Rezoning 116 E. Illinois Avenue & 223 E. Illinois Avenue from R-1 Single-Family to Planned Development.**

KEY ISSUES:

- The proposed site plan aligns with the approved PPD site plan. The noted

Variations include:

1. Variation to permit 152 parking spaces instead of the required 203;
 2. Variation to permit a parking lot to be closer than 5 feet to the lot line (drive aisle connection to Immaculate Conception church); and
 3. Variation to permit a parking lot without the addition of curbed landscape islands pursuant to Section 7.04 (f) - landscaping - of the Palatine Zoning Ordinance (this continues the condition of the existing parking lot, with additional landscaping on the periphery of the parking lots).
- The approved PPD elevations included both a single-story and second-story addition for the 746 Vermont Street building. The Final Planned Development elevation includes the second story addition.
 - The floor plan for the proposed youth center was reconfigured to include an additional classroom and dance studio. However, the total square footage remains unchanged.
 - The hours of operation for the Youth Center and Credit Union shown in the business plan are consistent with the hours associated with the Preliminary Plan Development approval.
 - The Credit Union's business plan anticipates an initial staffing level of approximately 40 employees, with the proposed space designed to accommodate long-term growth of up to 80 employees.
 - The Final Planned Development plans and materials comply with the Preliminary Planned Development conditions, with some conditions continuing into the Final Planned Development. Consistent with the Preliminary Planned Development approval, the Final Planned Development Ordinance includes the 223 E. Illinois Avenue property with the Planned Development and zoning designation. If no parking or traffic issues are identified after not more than the one-year assessment, that property will be removed from the Planned Development and restored to its previous R-1 single-family residential zoning designation.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Public Hearing: Planning & Zoning Commission (PZC) meeting on March 25, 2026.

Residents testifying: One - in support of the project. A letter with no objections to the proposed improvements, but with concerns expressed for the construction of additional parking at the 223 E. Illinois Avenue property was also submitted to the Village.

Vote: The PZC voted unanimously to approve the Final Planned Development and Rezoning and Staff concurs.

ACTION REQUIRED:

A motion to approve the Final Planned Development and Rezoning from R-1 Single-Family and Manufacturing to Planned Development.

ATTACHMENTS:
None

Consider a Motion to Approve a Road Salt Purchase through the State of Illinois Purchasing Cooperative

BACKGROUND:

The Village typically uses approximately 5,000 tons of rock salt in an “average” winter. In the last ten years, we have experienced highs which required 6,300 tons and lows which required only 2,000 tons. Presently, we have approximately 4,200 tons stored in our salt dome, which stores 4,200 tons. We have fulfilled the current contract minimum and have a full supply on hand prior to next winter.

The State of Illinois Department of Central Management Systems (CMS) is planning to solicit bids for bulk rock salt in May for the 2026/2027 winter season. Staff is comfortable returning to the State’s joint purchasing agreement in an effort to realize lower potential costs for next winter. A commitment is required prior to the bid and pricing.

KEY ISSUES:

- It is recommended that the Village Manager be authorized to enter into an agreement to purchase 2,800 tons of rock salt.
- The conditions of the State contract would require us to take at least 80% of the contract volume and may elect to purchase up to 120%.
- This would require the Village to purchase at least 2,240 tons (near our 10-year low) and would allow a purchase of up to 3,360 tons if winter conditions required.
- Our 10-year high of 6,300 tons would be covered by 4,200 tons on hand, plus the ability to purchase 3,360 tons in this next contract. Material beyond this amount would require an open market purchase.

BUDGET IMPACT:

Last year, the cost was \$68.31 per ton. The set price for the agreement will not be known until as late as October. Funds in the 2026 Operating Budget have been expended to fulfill prior commitments and be ready with a full supply going into next winter. Purchases from the proposed requisition are planned to be made in 2027 as part of the future operating budget.

RECOMMENDATION:

Staff recommends that the Village Manager be authorized the execute the contract with CMS for up to 3,360 tons of road salt for the 2026/2027 winter season.

ACTION REQUIRED:

Motion to authorize the Village Manager to execute the contract with the State of Illinois Department of Central Management Systems to purchase up to 3,360 tons of road salt

for the 2026/2027 winter season.

ATTACHMENTS:

None

Consider a Motion to Approve an Ordinance Approving the Transfer and Reallocation of Volume Cap in Connection with Private Activity Bond Issues, and Related Matters

BACKGROUND:

The Village receives an annual allocation (volume cap) through the State to be allocated to tax-exempt private activity bonds. Generally, these bonds are used for financially assisted housing programs or industrial-type projects. The bonds are privately placed but allow the business to receive the equivalent of tax-exempt rates. The volume cap is \$135 per capita based upon a population (65,951) determined by the State; thus, Palatine's CY 2026 allocation is \$8,903,385. Reservation ordinances must be adopted and filed with the State by May 10.

KEY ISSUES:

- If the Village does not reserve its volume cap, the funds revert to the State, and we lose any ability to benefit from the funds. To date, there have been no requests for the volume cap for industrial projects.
- As happened last year, the Village has received a request to transfer its volume cap allocation to the Town of Normal, McLean County, Illinois in connection with a Mortgage Credit Certificate program for first-time home buyers. The Village previously entered into an Intergovernmental Agreement with Normal regarding the program. This Agreement is still active, thus no additional actions/approvals will be required.
- In the last three years, no new first-time home buyers have utilized the program to buy a home in Palatine.
- With staff's recommendation, they are actively working with mortgage lenders to expand the network to hopefully bring on more participants and more local lenders. The list of approved lenders is available on the website (<https://www.monarchassist.com/lenders>).

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the ordinance approving the transfer and reallocation of volume cap in connection with private activity bond issues, and related matters.

ACTION REQUIRED:

Motion to approve an ordinance reserving volume cap in connection with private activity bond issues and related matters.

ATTACHMENTS:

None

Consider a Motion Adopting the Village of Palatine's Official 2026 Zoning Map

BACKGROUND:

The Village of Palatine is required to annually update the Village's Official Zoning Map. This is done to ensure the map reflects any zoning changes that occurred during the previous year. The 2026 Village of Palatine Official Zoning Map accurately reflects the current zoning of all properties within the Village, as of December 31, 2025.

Motion Adopting the Village of Palatine's Official 2026 Zoning Map.

KEY ISSUES:

- The Zoning Map has been updated to reflect the current zoning of all properties within the Village of Palatine as of December 31, 2025.
- Each of the zoning changes reflected on the map were previously approved by the Village Council in conjunction with formal development or rezoning application process.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the Village's Official 2026 Zoning Map.

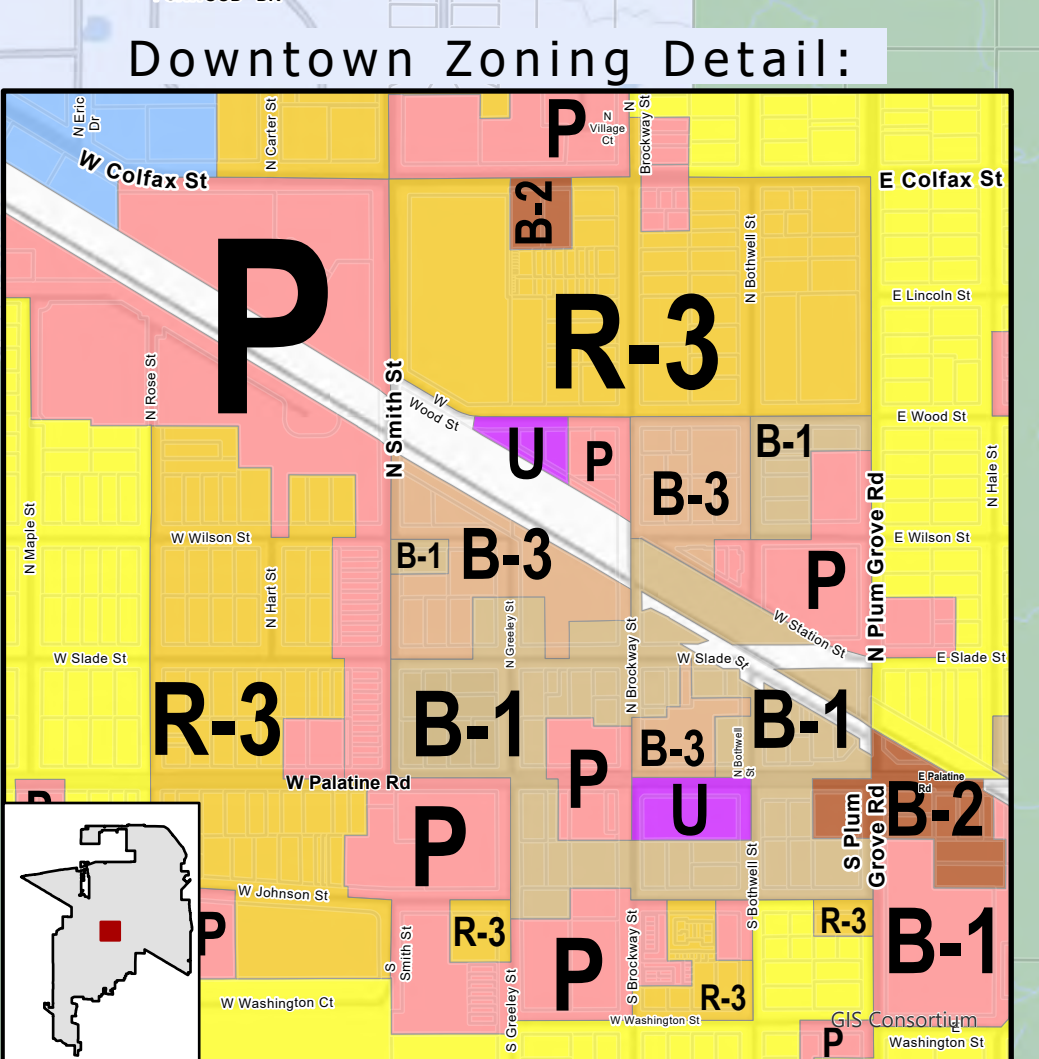
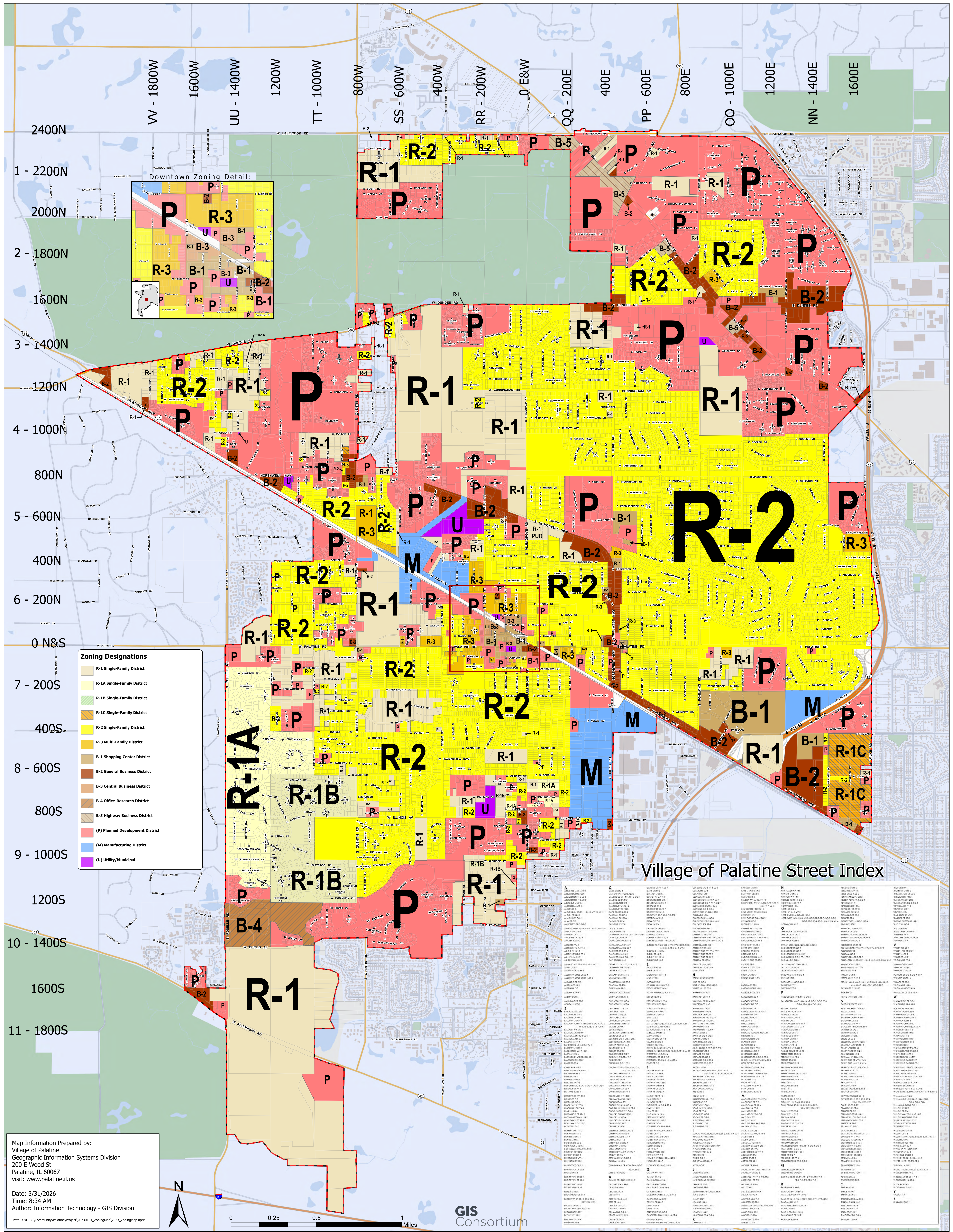
ACTION REQUIRED:

Consider a motion approving the Village's Official 2026 Zoning Map.

ATTACHMENTS:

1. 2026 Zoning Map

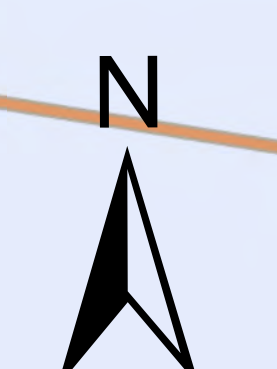
2026 Official Zoning Map



Village of Palatine Street Index

Map Information Prepared by:
Village of Palatine
Geographic Information Systems Division
200 E Wood St
Palatine, IL 60067
visit: www.palatine.il.us

Date: 3/31/2026
Time: 8:34 AM
Author: Information Technology - GIS Division
Path: X:\GIS\Community\Palatine\Project\20230131_ZoningMap\2023_ZoningMap.aprx



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