



PLANNING AND ZONING COMMISSION

APRIL 14, 2026 AT 7:00 PM

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

AGENDA

REGULAR MEETING

7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 03-24-2026 PZC Minutes

IV. PUBLIC HEARING

- A. 1306 W. Hill Street

- 1. Special use to permit a fence in a front yard at the subject property.

- B. 574 W. Colfax Street

- 1. Special Use amendment to modify the floor plan and business plan for an existing unique use at the subject property.

- C. 117 W. Slade Street, Unit 200

- 1. Special Use to permit a unique use at the subject property.

- D. 811 N. Quentin Road

- 1. Special Use to permit a dog grooming facility as a unique use at the subject property.

- E. Text Amendments to the Village of Palatine Zoning Ordinance, Appendix A - Article 6 (Home Occupations), Article 10 (Residential Districts), and Article 11 (Business Districts).

V. PUBLIC COMMENT

VI. COMMUNICATIONS

VII. ADJOURNMENT



PLANNING AND ZONING COMMISSION

MARCH 24, 2026 AT 7:00 PM

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

MINUTES

REGULAR MEETING

7:00 PM

I. CALL TO ORDER

Chairman Wood Called the meeting to order at 7:00 PM

II. ROLL CALL

PRESENT :	Planning & Zoning Chairman Jan Wood, Planning & Zoning Commissioner Cindy Roth Wurster, Planning & Zoning Commissioner Tim Schubert, Planning & Zoning Commissioner Eric Friedman, Planning & Zoning Commissioner Patrick Noonan, Planning & Zoning Commissioner Robert Kolososki
ABSENT :	Planning & Zoning Commissioner Kevin Cavanaugh, Planning & Zoning Commissioner Stephen Fedota, Planning & Zoning Commissioner Rodney Bettenhausen
ARRIVED :	

III. APPROVAL OF MINUTES

RESULT:	MOTION BY VOICE VOTE
MOVER:	Patrick Noonan
SECONDER:	Eric Friedman
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Eric Friedman, Patrick Noonan, Robert Kolososki
NAYS:	None

A. Planning and Zoning Commission - Regular Meeting March 10, 2026

IV. PUBLIC HEARING

A. 887 E. Wilmette Road

1. Special Use Amendment to Ordinance #0-174-06, as amended, to permit the expansion of an alternative education facility, as a unique use at the subject property.

SU-000246-2026 – 887 E Wilmette Road

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

Petitioner's Exhibits:

1. **Special Use Application**
2. **Proof of Ownership**
3. **Business Plan**
4. **Floor Plan**
5. **Plat of Survey**
6. **Traffic Management Plan**
7. **O-13-17**
8. **Public Notice**

Background:

The Petitioner is seeking approval to permit a Special Use Amendment to modify the business plan to increase the student count and expand the floor plan for an existing Alternative Education Facility at 887 E. Wilmette Road.

The petitioner is requesting a Special Use Amendment for Special Use Ordinance #0-174-06, as amended, to permit the expansion of an alternative education facility, as a unique use at the subject property. The expansion consists of additional classrooms.

Sworn in petitioner:

Erik Billings – Virtual Connections Academy -900 Technology Way, Libertyville, IL – Owner

Mr. Billings explains that the academy is a special education school that has been in operation since 2015 at 865 E. Wilmette Road. The school serves students in grades 1–12 who experience school anxiety or other challenges that prevent them from attending their home school. The program offers a hybrid learning environment, including virtual instruction via Zoom, in-home services, and in-person attendance at the facility, with the goal of transitioning students back to their home schools. He states that attendance varies daily, as students rotate between in-person and remote learning. The school currently has 65 enrolled students, with a maximum of

20 students in the building at any given time. The proposal would increase enrollment to 90 students, with a maximum of 40 students in the building at one time.

Chairman Wood confirms that 40 students would be the maximum occupancy at any given time, and Mr. Billings agrees.

Chairman Wood asks whether older students are permitted to drive themselves.

Mr. Billings states that students are not allowed to drive; all transportation is provided by school districts.

Chairman Wood asks about start and dismissal times.

Mr. Billings explains that start and dismissal times are staggered.

Commissioner Kolososki asks whether there is an official end-of-day dismissal time.

Mr. Billings states that dismissal is officially at 2:45 p.m., noting that typically only about 30% of enrolled students are present in the building on any given day.

Commissioner Kolososki asks about any history of security issues.

Mr. Billings states that there have been none.

Commissioner Schubert asks whether students will attend classes in both buildings.

Mr. Billings confirms that they will and states that students will be escorted by staff between buildings.

Commissioner Friedman asks how a safe and controlled transition between buildings will be ensured.

Mr. Billings states that staff will supervise and manage student movement between buildings.

Chairman Wood asks about staffing levels.

Mr. Billings states that there are currently 37 staff members, with approximately 19 in the building at any given time. With the expansion, staffing would increase to 55 total, with an estimated daily staff count of 28.

Commissioner Roth-Wurster asks whether the drop-off and pick-up locations will remain the same.

Mr. Billings confirms that they will.

Commissioner Friedman notes that a traffic plan is included in the packet and asks for staff input.

Mr. Auer explains that the request involves expanding the floor plan and increasing student capacity. The school was approved for a maximum of 20 students in 2017. The petitioner is requesting to increase the maximum student count to 40 students. This number was requested to accommodate for high volume; the petitioner anticipates an average daily student count of 25 students total.

Auer states that parking demand is based primarily on staff, as students are not permitted to drive and park at the school unless approved by the Village Manager. Staff is not aware of any parking approvals for students. The site has approximately

300 parking spaces available, which is sufficient for the total anticipated daily staff of 125 among the three education facilities.

Mr. Auer presents the existing and proposed floor plans and notes that parking conditions were evaluated and found to be adequate. He acknowledges that a letter of concern was received regarding traffic during drop-off and pick-up times. He presents photos of traffic conditions during peak periods and states that staff is not concerned, as the traffic conditions are consistent with the approved traffic management plan and the adverse traffic conditions subsided within a short time.

Commissioner Friedman asks whether this conclusion accounts for the proposed increase in students.

Mr. Auer confirms that it does.

Further discussion occurs regarding traffic patterns during peak hours and overall parking conditions for all tenants.

Mr. Billings clarifies that another school, New Connections, also operates within the building. He explains that the two schools function independently, with separate drop-off areas. Virtual Connections' drop-off occurs further south, and the proposed expansion would not impact New Connections' operations. He emphasizes that staggered drop-off times will help manage traffic flow.

Chairman Wood asks whether staff are present outside during drop-off and pick-up. Mr. Billings confirms that staff are stationed outside at both locations to assist students and coordinate vehicle flow.

Public Comment

Nancy Kairns, 405 Creekside Drive, expresses concern regarding traffic generated by the schools. She describes significant congestion during peak times, including queues of cars and buses, and is concerned about the increase in vehicles.

Applicant Response

Mr. Billings reiterates that the existing operations of the current school will not change and states that the additional impact from Virtual Connections will be minimal.

Staff Comment

Mr. Auer notes that the staff recommendation includes a condition requiring review of the traffic management plan. He states that staff will evaluate school operations and traffic conditions with the education administrators at a later date.

Staff Recommendation:

The Petitioner is requesting to amend a business plan to increase the student count and expand the floor plan for an existing Alternative Education Facility. The established conditions require a Special Use Amendment in any event of student(in-person) increase. Staff does not foresee the increase in students to bring forth adverse impacts upon the surrounding property. Furthermore, the unique business operation does not generate a parking demand to conflict with capacity. Therefore,

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

1. The school shall substantially conform to the floor plan submitted by the petitioner, dated 03/18/26 and to the business plan for Virtual Connections submitted by Erik Billings, dated 02/18/26, except as such plans may be changed to conform to Village Codes and Ordinances.
2. Except as specifically modified by this Ordinance, all conditions of Ordinance # 0-174-06, as amended, shall remain in effect.
3. The number of permanent, in-person students will increase by 20.
4. Any permanent increase in the number of in-person students attending New Connections (Virtual Connections Academy), as anticipated in the 02/18/26 business plan, will require a Special Use Amendment.
5. The petitioner shall submit a Traffic Management plan in a manner acceptable to the Village of Palatine. The Village of Palatine shall conduct a 6-month review of the traffic management and school operations. Based upon the results, Staff reserves the right to propose additional Special Use conditions to the Village Council for the school.

Chairman Wood requested clarification regarding Item #4 of the Staff Recommendation, which initially referenced both New Connections and Virtual Connections. Mr. Auer clarified that this was an error and confirmed that the condition will be revised to apply only to Virtual Connections Academy.

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

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

DISCUSSION:

Commissioner Schubert states this is a positive addition, noting that academies like this provide valuable services to the community and surrounding areas. He states that growth and expansion are a good problem to have and that the proposed addition will provide space for approximately 20 additional students. He does express some concern regarding traffic and suggests that alternative staging of vehicles be considered rather than lining up on the street. Overall, he views the proposal favorably.

Commissioner Roth-Wurster states there have been no reported issues since 2015 and believes this is a beneficial opportunity for students. She acknowledges the staggered scheduling and notes that staff has included conditions addressing traffic concerns. She is confident those measures will be effective.

Chairman Wood states the academy has demonstrated a strong 10-year track record with no concerns related to health, safety, or welfare. She acknowledges concerns regarding traffic and neighborhood impacts, particularly roadway congestion, but

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. Kutny 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. Kutny 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. Kutny 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
NAYES:	None

V. PUBLIC COMMENT

No One Came Forward

VI. COMMUNICATIONS

606 E Kenilworth request for Stoop Expansion was approved by Village Council

763 N Franklin request to consolidate 2 lots was approved by Village Council

VII. ADJOURNMENT

RESULT:	APPROVED TO ADJOURN BY VOICE VOTE AT 8:30PM
MOVER:	Noonan
SECONDER:	Schubert
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Eric Friedman, Patrick Noonan, Robert Kolososki
NAYES:	None

SUBMITTED BY:
Annette Schwab
Support Services

1306 W. Hill Street**STAFF REPORT:**

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: R. Auer

PETITIONER: Jozef Staszal, Owner

PLAN NUMBER: SU-000251-2026

BACKGROUND:

The Petitioner is requesting approval of a Special Use application to construct a 5.5' tall solid fence in a front yard along W. Hill Street. Therefore, the petitioner is requesting:

Special Use to permit a fence in a front yard.

KEY ISSUES:

- The property is zoned R-1, Single Family residential district. The subject property is located in the Forest View Highlands subdivision and was annexed into the Village in 2005 (#O-243-05).
- The Petitioner is requesting approval to construct a 5.5-foot-tall fence at the subject property, set back 20 feet from the lot line abutting N. Grove Avenue. The proposed fence is to be located in the front yard (functional side yard abutting a street). The proposed fence is a solid vinyl material. The applicant is proposing the submitted fence design to increase privacy on the property. The R-1 zoning district requires a minimum front yard setback of 40 feet, however, fences in a front yard are contemplated as a Special Use by the Zoning Ordinance.
- To determine that the proposed fence is compliant with standards, Staff evaluated the fences in the surrounding area. The subject property, together with nearby lots, have retained qualities from the former annexed area. Among these lots, the majority of fences are solid and are setback at a distance below R-1 district standards. These findings indicate that the petition is compatible with the qualities of the surrounding area.

- On the south and east sides, the lot is bound by an approximately 27-foot-deep parkway. This element inadvertently creates the *appearance* of a larger setback for the lot, reducing potential visual impacts upon neighboring properties. Combining the (proposed) setback and parkway distances, the proposed fence will be 47 feet from the curb along N. Grove Avenue.
- Staff reviewed historic imagery and the 2024 survey of the property. Recent imagery shows a 4-foot chain-link fence has been located in the Front yard. This fence was located near the position of the proposed fence - 25 feet (instead of the proposed 20) from the front lot line along N. Grove Avenue.
- Landscaping is not required as the proposed fence will be setback at a distance greater than 10' from the lot line abutting a street.

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

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

- a. Will meet the following aesthetic criteria:
 1. Will not destroy existing vistas in the area;
 2. Will enhance the appearance of the homes and the streets in the area; and
 3. Will not detract from the overall appearance of the community; or
- b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

STAFF RECOMMENDATION:

The Petitioner is requesting approval to construct a 5.5-foot-tall fence at the subject property, set back 20 feet from the lot line abutting N. Grove Avenue. Staff evaluated the surrounding area to determine local design qualities. Upon review, many existing fences are set back at a distance that is not compliant with the R-1 zoning district standards. Historically, a 4-foot chain-link fence has been located near the position of the proposed fence. Last, Staff believes the parkway along Grove Avenue reduces the potential impacts upon neighboring properties. Therefore, Staff is recommending action at the discretion of the Planning and Zoning Commission, subject to the following

conditions:

1. The Special Use shall substantially conform to the Site Plan and Elevations submitted by Jozef Staszal, petitioner, except as such plans may be changed to conform to the Village's Codes and Ordinances.

ATTACHMENTS:

1. Special Use Application
2. Site Plan
3. Plat of Survey
4. Fence Elevation
5. 0-243-05 - Annexation
6. Public Notice



SPECIAL USE APPLICATION

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

Petitioner Name

Jozef Staszal

Business Name (if applicable)

Subject Property Address

1306 W. Hill Street

Please provide a description of your proposed request:

Replacing the old fence with a new one made of composite material

Petitioner Justification

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

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

It is only necessary to replace the old fence with a new one because the old one is in very bad condition

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

In this case, nothing threatens any security

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

In this case it will definitely improve the appearance of the area

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

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

a. Will meet the following aesthetic criteria:

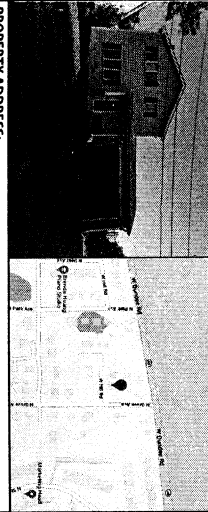
- i. Will not destroy existing vistas in the area;
- ii. Will enhance the appearance of the homes and the streets in the area; and
- iii. Will not detract from the overall appearance of the community; or

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

Everything that will be done exactly according to the recommendations of the Village of Palatine



www.exactalandsurvey.com | Office: 773.305.4011



PROPERTY ADDRESS:
1306 W HILL STREET, PALATINE, ILLINOIS 60067

SURVEY NUMBER: IL2407-1529

DATE SIGNED: 07/17/24

FIELD WORK DATE: 7/16/2024

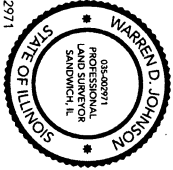
REVISION DATES:

(REV 0 7/17/2024)

POINTS OF INTEREST
NONE VISIBLE

STATE OF ILLINOIS }
COUNTY OF LA Salle } SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2024
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

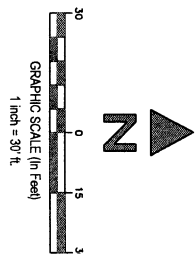
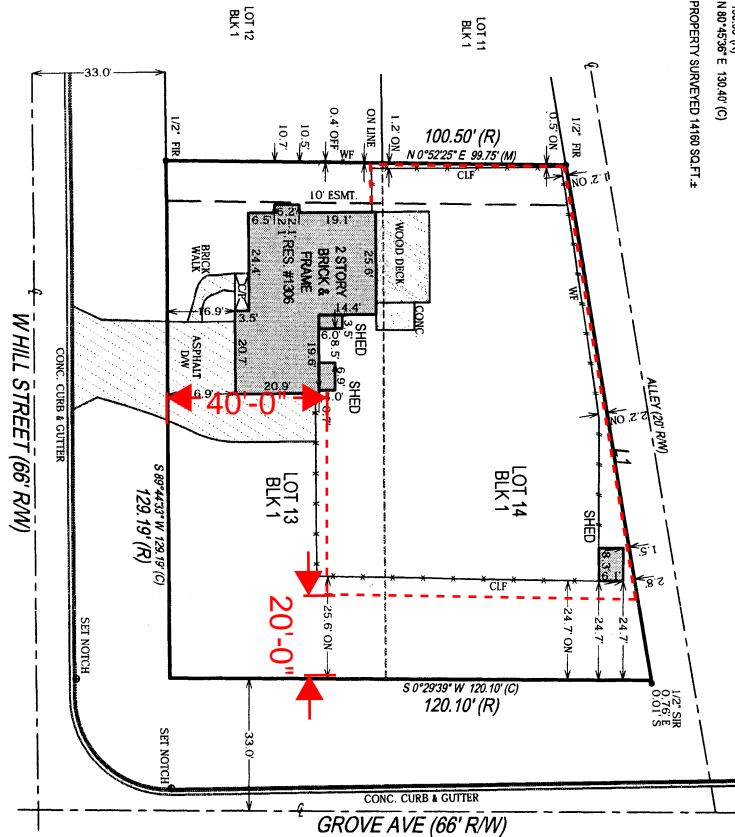


Exacta Land Surveyors, LLC
PLS# 184008059
O: 773.305.4011
316 East Jackson Street | Morris, IL 60450



IL2407-1529
BOUNDARY SURVEY
COOK COUNTY

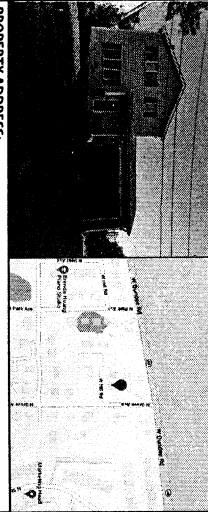
LINE TABLE
L1 130.65 (R)
N 89°45'36" E 130.40 (C)
TOTAL AREA OF PROPERTY SURVEYED 14160 SQ.FT. ±



SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



www.exactalandsurvey.com | Office: 773.305.4011



PROPERTY ADDRESS:
1306 W HILL STREET, PALATINE, ILLINOIS 60067

SURVEY NUMBER: IL2407 1529

DATE SIGNED: 07/17/24

FIELD WORK DATE: 7/16/2024

REVISION DATES:
(REV 0 7/17/2024)

POINTS OF INTEREST
NONE VISIBLE

STATE OF ILLINOIS }
COUNTY OF LA SALLE } SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2024
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

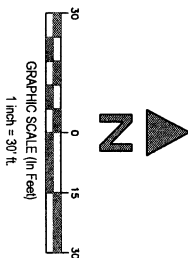
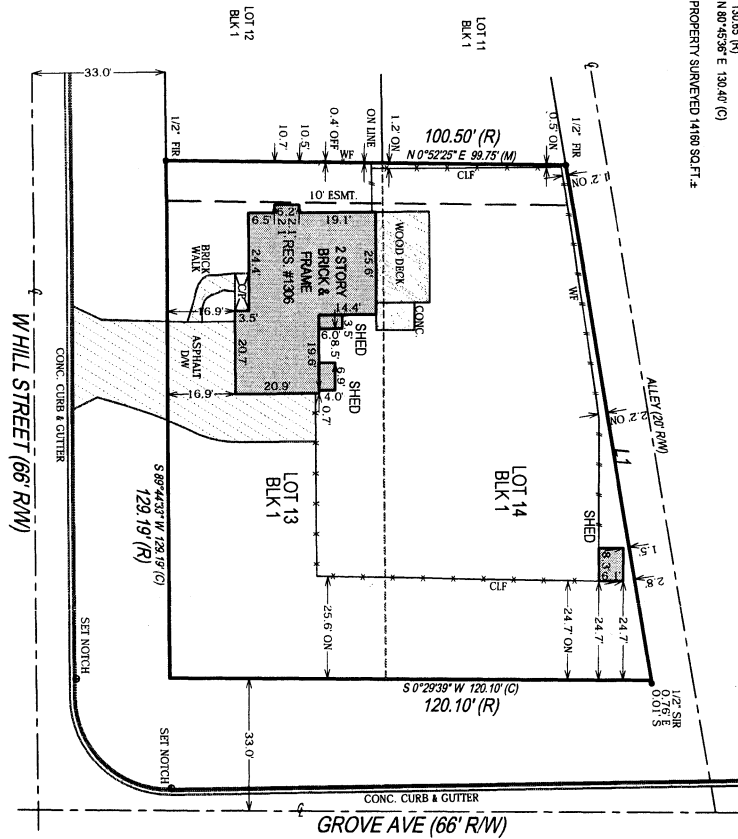


Exacta Land Surveyors, LLC
PLS# 184008059
O: 773.305.4011
316 East Jackson Street | Morris, IL 60450



IL2407 1529
BOUNDARY SURVEY
COOK COUNTY

LINE TABLE
L1 130.65 (R)
N 89°45'36" E 130.40 (C)
TOTAL AREA OF PROPERTY SURVEYED 14160 SQ.FT. ±



SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



5.5'

ORDINANCE NO. 0-243-05

**ORDINANCE INVOLUNTARILY ANNEXING CERTAIN TERRITORY TO THE
VILLAGE OF PALATINE UNINCORPORATED PROPERTIES, RIGHT-OF-WAYS,
AND ALLEYS LOCATED SOUTH OF DUNDEE ROAD, WEST OF STERLING
AVENUE, EAST OF DOE ROAD, AND NORTH OF NORTHWEST HIGHWAY**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On December 19, 2005**

ORDINANCE NO. 0-243-05

**AN ORDINANCE INVOLUNTARILY ANNEXING
CERTAIN TERRITORY TO THE VILLAGE OF PALATINE
UNINCORPORATED PROPERTIES, RIGHT-OF-WAYS, AND ALLEYS LOCATED
SOUTH OF DUNDEE ROAD, WEST OF STERLING AVENUE, EAST OF DOE ROAD,
AND NORTH OF NORTHWEST HIGHWAY**

WHEREAS, the following described unincorporated territory contains less than 60 acres and is wholly bounded by the Village of Palatine and the Village of Deer Park, Illinois; and

WHEREAS, the Municipal Authorities find that the annexation of said territory to the Village of Palatine would be in the best interests of both the Village and the owners of said territory, and has determined to proceed with the annexation thereof pursuant to 65 ILCS 5/7-1-13; and

WHEREAS, notice stating that annexation of the following described territory is contemplated under said statutes was published once in a newspaper of general circulation within the territory to be annexed not less than ten (10) days before the passage of this Ordinance; and

WHEREAS, the Trustees of the Palatine Rural Fire Protection District, the Palatine Township Board of Trustees and the Township Highway Commissioner have been duly notified in writing more than ten (10) days in advance of consideration of this ordinance, pursuant to statutes:

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

SECTION 1: That the following territory:

Lots 1 through 10 in Percy Wilson's First Addition to Forest View Highlands a subdivision in the West half of Section 9, Township 42 North, Range 10 East of the Third Principal Meridian recorded September 15, 1926 as document # 9402233 in Cook County, Illinois;

Also, Lots 1 through 14 and Lots 16 through 18 in Block 1; Lots 1 through 6 in Block 2; Lots 1 through 9 in Block 3; Lots 1 through 10 and Lots 20 through 26 in Block 4; Lots 1 through 3 in Block 5; Lot 1, the north half of Lot 2, and Lots 5 and 6 in Block 6; Lots 2 through 6 in Block 7; Lots 1 through 6 in Block 8; Lot 4 in Block 9; the north 315 feet of Block 10; the north half of Block 11 along with the adjacent vacated portion of Forest Avenue; all in Percy Wilson's Forest View Highlands a subdivision in the West half of Section 9, Township 42 North, Range 10 East of the Third Principal Meridian recorded July 23, 1926 as document # 9349772 in Cook County, Illinois;

Also, Lots 1 through 16 and Lots 20 through 24 in Block 25; Lots 1 through 22 in Block 26; Lots 1 through 15, Lot 26 and Lots 28 through 30 in Block 27; Lot 2 in Block 30; all in Percy Wilson's Second Addition to Forest View Highlands a subdivision in the West half of the Northwest quarter of Section 9, Township 42 North, Range 10 East of the Third Principal Meridian recorded September 15, 1926 as document # 9402234 in Cook County, Illinois;

Also, those portions of unincorporated rights-of-way for Dundee Road, Hill Street, North Street, Autumn Road/Glencoe Street, Portage Avenue, Palos Avenue, Deer Avenue, Park Avenue, Forest Avenue, Grove Avenue and Coolidge Avenue, and alley ways adjacent to the above described properties.

The land consists of the following PINs:

**02-09-108-001 through 013
02-09-107-001 through 008 & 011 through 013
02-09-106-001 through 010 & 025 through 026 & 029 through 031 & 033
02-09-105-005 through 007
02-09-109-001 through 005 & 008 through 011
02-09-110-001 through 005 & 009
02-09-118-003
02-09-117-001 through 003 & 006 through 008
02-09-116-001 through 003 & 005 through 012
02-09-115-001 through 011 & 019 & 020
02-09-305-006 & 007
02-09-306-002 & 004
02-09-104-001 through 016 & 019 through 023
02-09-103-010 through 023
02-09-102-006 through 018 & 024 through 027
02-09-113-001**

The land is commonly described as all of the unincorporated properties, right-of-ways, and alleys located south of Dundee Road, west of Sterling Avenue, east of Doe Road, and north of Northwest Highway.

and as shown on the plat of annexation attached hereto and made a part of this ordinance, be and the same is hereby annexed to the Village of Palatine.

SECTION 2: That upon passage of this ordinance, a copy hereof, including the plat as certified as correct by the Village Clerk, be filed with the Recorder of Deeds of Cook County, Illinois and a document of annexation shall be filed with the County Clerk of Cook County and the County Election Authority, together with an affidavit that service of notice on the said Trustees of the Palatine Rural Fire Protection District, the Palatine Township Board of Trustees and the Township Highway Commissioner has been held in accordance with the statute in such case made and provided.

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

SECTION 4: That this ordinance shall be in full force and effect upon passage and approval as provided by law.

PASSED: This 19 day of December, 2005


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

APPROVED by me this 19 day of December, 2005



Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 19 day of
December, 2005



Village Clerk

PROPERTY INDEX NUMBERS :

02-09-108-001 THROUGH -013
 02-09-107-001 THROUGH -008
 02-09-107-011 THROUGH -013
 02-09-106-001 THROUGH -010
 02-09-106-005 THROUGH -008
 02-09-106-008 THROUGH -031
 02-09-106-035
 02-09-105-005 THROUGH -007
 02-09-105-001 THROUGH -005
 02-09-105-009 THROUGH -011
 02-09-110-001 THROUGH -005
 02-09-110-009
 02-09-110-003
 02-09-117-001 THROUGH -003

PROPERTY INDEX NUMBERS :

02-09-117-004 THROUGH -008
 02-09-117-001 THROUGH -013
 02-09-118-001 THROUGH -012
 02-09-118-004 THROUGH -011
 02-09-115-001 THROUGH -011
 02-09-115-004 THROUGH -011
 02-09-115-008 THROUGH -011
 02-09-115-011 THROUGH -011
 02-09-115-014 THROUGH -011
 02-09-115-017 THROUGH -011
 02-09-115-020 THROUGH -011
 02-09-115-023 THROUGH -011
 02-09-115-026 THROUGH -011
 02-09-115-029 THROUGH -011
 02-09-115-032 THROUGH -011
 02-09-115-035 THROUGH -011
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 02-09-115-191 THROUGH -011
 02-09-115-194 THROUGH -011
 02-09-115-197 THROUGH -011
 02-09-115-200 THROUGH -011
 02-09-113-001

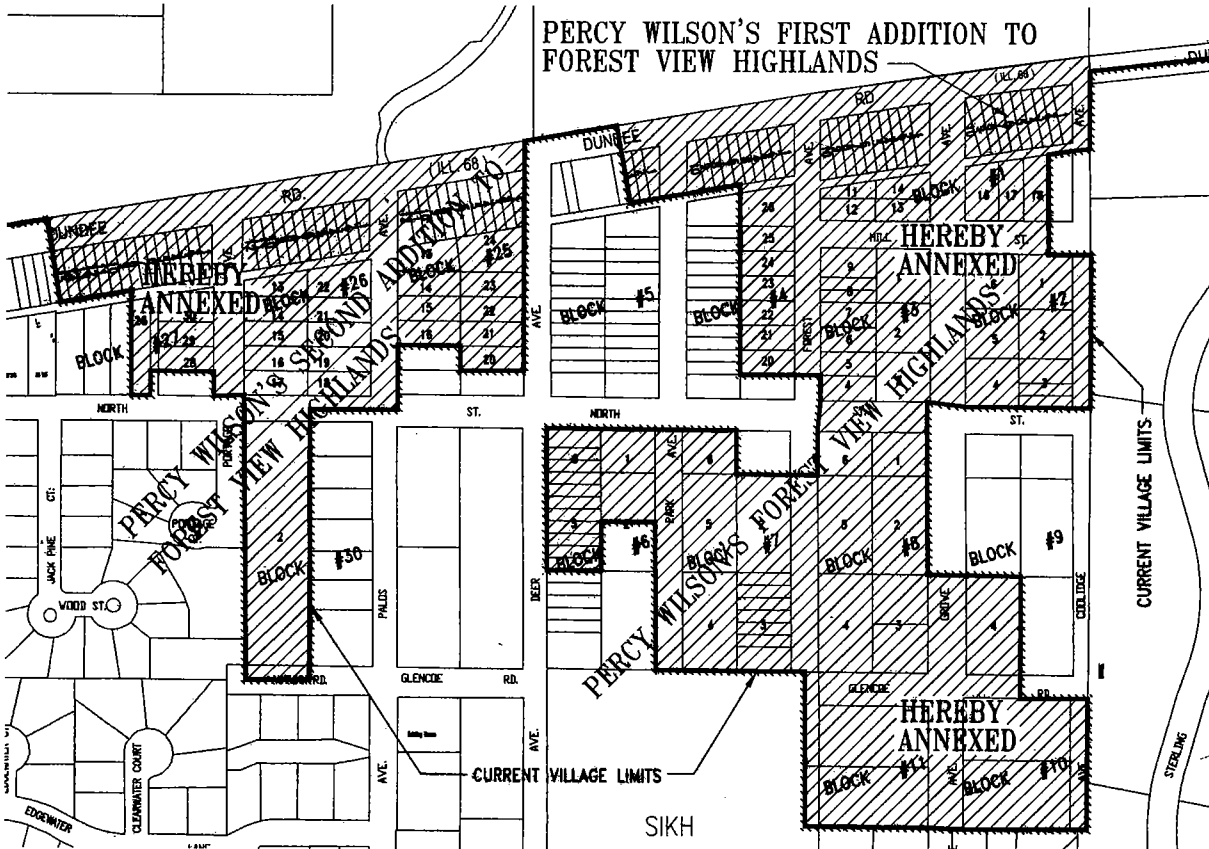
PLAT OF ANNEXATION TO THE VILLAGE OF PALATINE OF

Lots 1 through 10 in Percy Wilson's First Addition to Forest View Highlands a subdivision in the West half of Section 9, Township 42 North, Range 10 East of the Third Principal Meridian recorded September 15, 1926 as document # 9402233 in Cook County, Illinois;

Also, Lots 1 through 14 and Lots 16 through 18 in Block 1; Lots 1 through 6 in Block 2; Lots 1 through 9 in Block 3; Lots 1 through 10 and Lots 20 through 26 in Block 4; Lots 1 through 3 in Block 5; Lot 1, the north half of Lot 2, and Lots 5 and 6 in Block 6; Lots 2 through 6 in Block 7; Lots 1 through 6 in Block 8; Lot 4 in Block 9; the north 315 feet of Block 10; the north half of Block 11 along with the adjacent vacated portion of Forest Avenue; all in Percy Wilson's Forest View Highlands a subdivision in the West half of Section 9, Township 42 North, Range 10 East of the Third Principal Meridian recorded July 23, 1926 as document # 9349772 in Cook County, Illinois;

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Also, those portions of unincorporated rights-of-way for Dundee Road, Hill Street, North Street, Autumn Road/Glencoe Street, Portage Avenue, Palos Avenue, Deer Avenue, Park Avenue, Forest Avenue, Grove Avenue and Coolidge Avenue, and alley ways adjacent to the above described properties.



RECORDED BY :

VILLAGE OF PALATINE
200 E. WOOD STREET
PALATINE, IL. 60067

THIS IS TO CERTIFY THAT I HAVE REVIEWED AND PREPARED THE PLAT OF THE ABOVE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORDS AND THAT THE PLAT HEREBY DRAWN CORRECTLY REPRESENTS SAID REVIEW.

062-039344

ILLINOIS REGISTERED PROFESSIONAL ENGINEER,
VILLAGE ENGINEER,
VILLAGE OF PALATINE, ILLINOIS



NORTH

SCALE : 1"=300'

APPROVED BY THE MAYOR AND COUNCIL OF
THE VILLAGE OF PALATINE, COOK COUNTY,
ILLINOIS.

DATE : _____

BY : _____

MAYOR

ATTEST : _____

VILLAGE CLERK

TYPE: ORDINANCE **SUBMITTED BY:** PLANNING & ZONING **DATE:** 12/19/2005

DESCRIPTION: Consideration of an Ordinance Involuntarily Annexing all of the unincorporated land generally located south of Dundee Road, west of Sterling Avenue, east of Doe Road, and north of Northwest Highway.

(Village of Palatine)

(District: 1 – upon annexation)

COMMITTEE ACTION:

DATE:

BACKGROUND:

The Subject Property consists of all the unincorporated land generally located south of Dundee Road, west of Sterling Avenue, east of Doe Road, and north of Northwest Highway (please refer to the attached exhibit which outlines the area in detail). The Subject Property consists of less than 60 acres, thus the Village is able to pursue involuntary annexation. To complete the proposed annexation the Village Council must approve the following:

Ordinance involuntarily annexing all of the unincorporated land generally located south of Dundee Road, west of Sterling Avenue, east of Doe Road and north of Northwest Highway.

KEY ISSUES:

- The Village has completed all of the notification requirements (including notice in the newspaper and written notice to the Township, Township Highway District and Rural Fire Department).
- As you may recall, there have been several recent annexations and developments within this general area. Due to these circumstances, the remaining unincorporated area consists of approximately 47 acres. Seeing that the area falls below 60 acres, the Village can involuntarily annex the properties.

ALTERNATIVES:

1. Recommend approval of the Annexation
2. Do not recommend approval of the Annexation

RECOMMENDATION:

Seeing that this request only involves annexation, review by the Plan Commission is not required (the issue of annexation lies solely with the Village Council). Action is at the discretion of the Council.


ACTION REQUIRED:

Motion to approve the Ordinance involuntarily annexing all of the unincorporated land generally located south of Dundee Road, west of Sterling Avenue, east of Doe Road and north of Northwest Highway.

0 100 200

Feet

1 inch equals 200 Feet

 Village Boundary



December 13, 2005



PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, April 14, 2026 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit a fence in the front yard at the subject property.

The property is commonly known as 1306 W. Hill Street.

The Petitioner is requesting approval of a Special Use application to construct a 6' tall solid fence in a front yard (functional side yard abutting a street) along W. Hill Street.

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

FILE #: SU-000251-2026 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 26th 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

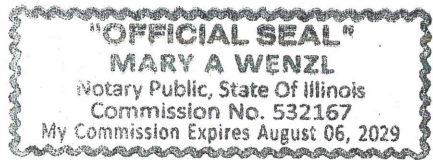
(Village) (Town) (City) (Township) of PALATINE 1306 W. Hill St.

 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 26TH day of MARCH, A.D. 2026, and the last publication thereof was made on the 26TH 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 26TH 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 26TH day of MARCH A.D., 2026.

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

574 W. Colfax Street**STAFF REPORT:**

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: R. Auer

PETITIONER: Luke Kozlowski, White Eagle Tattoo

PLAN NUMBER: SU-000252-2026

BACKGROUND:

The Petitioner is requesting approval of a Special Use amendment to increase the number of staff and service stations for an existing tattoo business. Therefore, the petitioner is requesting:

Special Use amendment to modify the floor plan and business plan for an existing unique use at the subject property.

KEY ISSUES:

- The Subject Property is zoned Manufacturing and is located on W. Colfax Street, just west of N. Wanda Lane. Other tenants within the building include The Dance Loft and Mike's Garage. The subject tenant space is approximately 1,450 square feet in area.
- The existing business was granted Special Use approval in 2024 as a unique use to operate a tattoo parlor with one artist table (Ord. #O-52-24). The existing tattoo services are conducted in a single office within the 574 W. Colfax tenant space.
- The proposed business plan indicates 4 artist tables will be added for a total of 5 artist studios. The proposed floor plan indicates artist studios will occupy vacant space and does not increase the area of the subject property. The proposed floor plan does not encroach into the tenant space(s) designated for warehouse uses.
- The business plan addendum states that services will not expand and are offered by appointment only. New tattoo artists will conduct business as White

Eagle Tattoo employees, and adhere to the existing business model.

- The business plan states daily client counts vary day-by-day based upon client needs. Some appointments demand several hours to complete services, while other appointments may be completed in a shorter period of time. The Petitioner anticipates the average artist table serves 1-3 clients per day.
- Hours of operation (no change proposed)
 - Monday - Saturday: 12pm - 8pm
- Signage listed in the business plan is not part of the Special Use request.

Parking

- Parking ordinances require 1 parking space per 300 square feet for business and retail uses. Using this calculation, the proposed business warrants 5 parking spaces.
- Historically, the subject property has provided 14 parking spaces. The building consists of tenant spaces used for warehouse and office uses. The Village's parking regulations establish different parking requirements for these uses; Office - 1 space/300 square feet, Manufacturing/Warehouse - 1/ space /1000 square feet. Based upon the proportions of these uses within the building, the property is compliant with current parking standards.
- The Petitioner has indicated that, because of the unique business model and number of clients served daily, future parking demand will not exceed the site's capacity.

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

STAFF RECOMMENDATION:

The Petitioner is requesting an increase in the number of staff and service stations for an existing tattoo business. The proposed expansion will occupy an existing vacant space. Based upon the modified business plan and proposed expansion of artists, it does not appear that the studios will generate adverse parking conditions. Given the

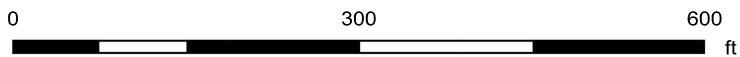
focused work provided, the operations serve a lower client quantity, per day, and therefore, Staff does not anticipate a significant parking demand from the Amendment. The subject property is compliant with current parking regulations. Therefore, Staff recommends approval of the proposed amendment, subject to the following conditions:

- 1. The business shall substantially conform to the floor plan and business plan for White Eagle Tattoo, submitted 03/02/26, except as such plans may be changed to conform to Village Codes and Ordinances.

- 2. Except as specifically modified by this Ordinance, all conditions of Ordinance #O-52-24, as amended, shall remain in effect.

ATTACHMENTS:

- 1. Aerial Map
- 2. Special Use Application
- 3. Plat of Survey
- 4. Business Plan Addendum
- 5. Floor Plan
- 6. O-052-24 - 574 W. Colfax - SU
- 7. Public Notice



Print Date: 4/2/2026

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.

Petitioner Name

Luke Kozlowski

Business Name (if applicable)

White Eagle Tattoo

Subject Property Address

574 W. Colfax Street

Please provide a description of your proposed request:

We are seeking approval to expand our existing studio to accommodate additional artists within our current location. The business has demonstrated consistent growth, a strong client base, and sustained demand for appointments, creating the need for additional licensed professionals to operate alongside the owner. Expanding the studio will allow us to better serve our community, reduce client wait times, and increase operational efficiency while maintaining the same high standards of safety, cleanliness, and professionalism.

The proposed expansion does not alter the core use of the space but enhances its functionality by allowing multiple artists to work concurrently within a properly designed, code-compliant environment. By bringing additional artists into the studio, we will foster collaboration, diversify artistic styles available to clients, and create new employment opportunities. This growth represents a natural next step for a successful, community-supported business and ensures we can continue meeting demand while operating within all applicable regulations.

Petitioner Justification

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

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

The proposed expansion is necessary for public convenience at this location due to sustained client demand and limited availability of appointment times within the current studio configuration. Our business has established a consistent customer base in the surrounding area, and the existing single-artist layout has resulted in extended booking timelines. Allowing additional licensed artists to operate within the same studio will directly improve accessibility, reduce wait times, and provide greater scheduling flexibility for residents seeking professional services.

This location is particularly suited for the expanded use because it is already zoned and operating as a compliant studio, with appropriate utilities, sanitation infrastructure, parking availability, and pedestrian access. Expanding within the existing premises ensures that increased demand is accommodated without introducing a new commercial use elsewhere in the community. By utilizing the remaining interior space efficiently, the expansion enhances service capacity while maintaining compatibility with neighboring properties and preserving the character of the surrounding area.

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

The proposed expansion has been carefully designed and will be operated in a manner that fully protects public health, safety, and welfare. The studio will remain compliant with all applicable local building codes, fire safety regulations, and health department requirements. Each artist workstation will be properly spaced to ensure safe circulation, adequate egress, and compliance with occupancy limits. The layout will maintain clear access to exits, handwashing facilities, and sanitation stations, ensuring both staff and clients can move safely throughout the space.

Operationally, all artists will be licensed professionals who adhere to established industry health standards, including the use of single-use, sterile equipment; proper biohazard disposal procedures; and routine surface disinfection protocols. The expanded space will include dedicated cleaning areas and appropriate storage for supplies to prevent cross-contamination. Ventilation, lighting, and utility systems within the existing building are already designed for commercial use and will continue to support a safe working environment.

By expanding within the current building footprint, no adverse impacts to surrounding properties are anticipated. The use remains consistent with the existing operation, and no hazardous materials beyond those already permitted for regulated studio activity will be introduced. Overall, the expansion strengthens regulatory oversight by housing multiple licensed professionals within a controlled, code-compliant environment, thereby reinforcing public health, safety, and welfare standards at this location

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

The proposed expansion will not cause substantial injury to nearby property values because it does not introduce a new or incompatible land use; rather, it expands an already established and successfully operating business within the same building footprint. The nature of the use remains unchanged, and the exterior appearance and overall intensity of operations will remain consistent with what currently exists. No structural additions or exterior alterations are proposed that would negatively impact the visual character of the surrounding properties.

The studio operates by appointment, which limits peak traffic volumes and minimizes noise or congestion. The addition of a small number of licensed artists will incrementally increase service capacity but will not generate activity levels beyond what is typical for comparable small-scale commercial uses in the area. All operations will continue to comply with local zoning, health, and safety regulations, ensuring the property is maintained to professional standards.

Furthermore, a well-maintained, thriving business often contributes positively to surrounding property values by activating commercial space, maintaining building upkeep, and supporting the local economy. By occupying and improving currently underutilized interior space, the expansion enhances the overall functionality and stability of the property without altering neighborhood character. As such, the proposed use is compatible with surrounding properties and does not present any conditions that would reasonably lead to diminished property values.

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

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

a. Will meet the following aesthetic criteria:

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

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

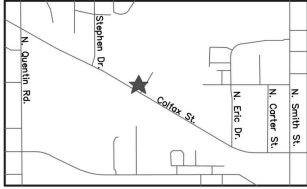
N/A



ALTA/NSPS Land Title Survey

PARCEL 1: LOT 5 IN C. NEAL'S SUBDIVISION OF PART OF THE EAST HALF OF THE WEST HALF OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED APRIL 18, 1960 AS DOCUMENT 17831552, IN COOK COUNTY, ILLINOIS.

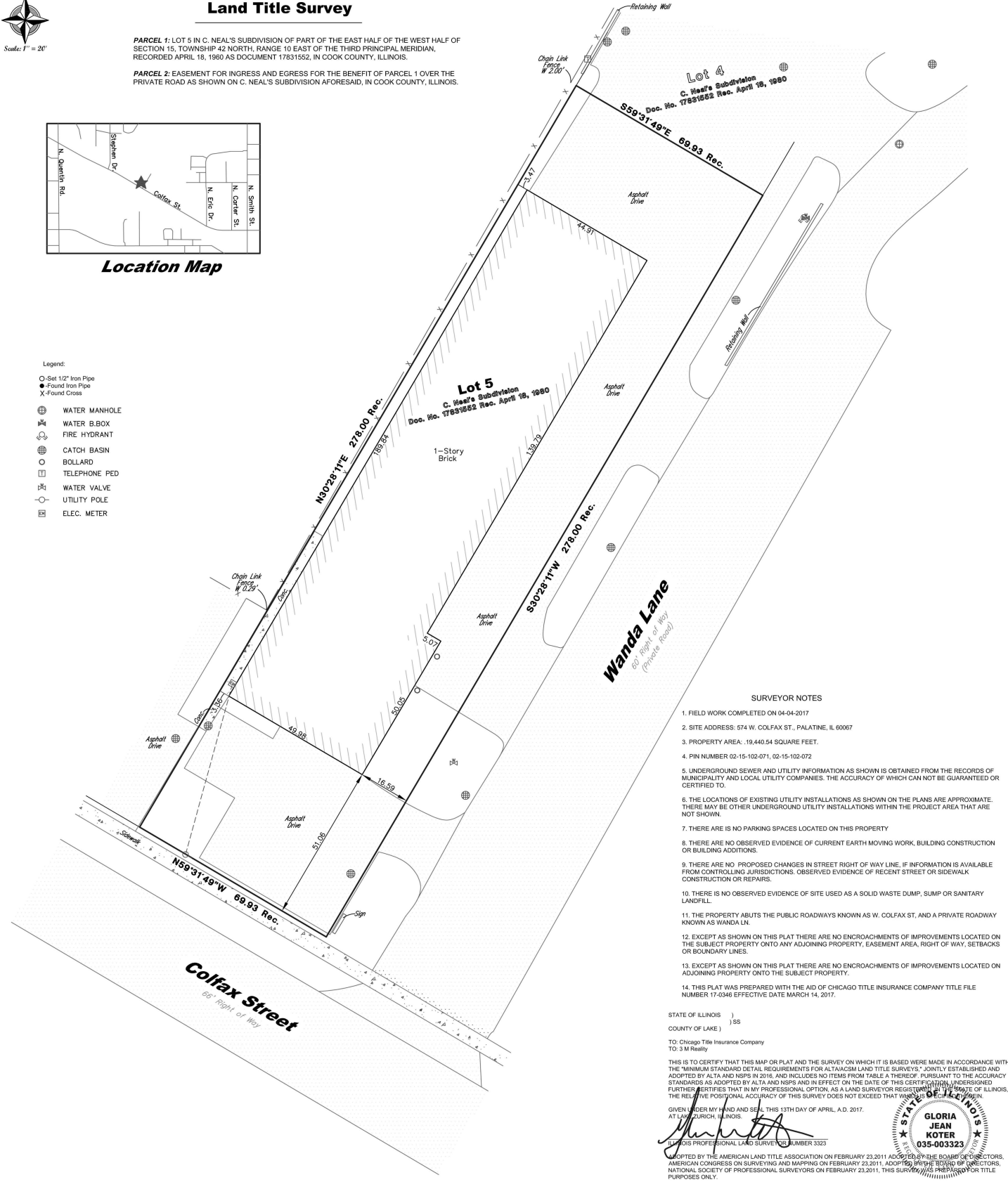
PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER THE PRIVATE ROAD AS SHOWN ON C. NEAL'S SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS.



Location Map

Legend:

- Set 1/2" Iron Pipe
- Found Iron Pipe
- X Found Cross
- ⊕ WATER MANHOLE
- ⊕ WATER B.BOX
- ⊕ FIRE HYDRANT
- ⊕ CATCH BASIN
- BOLLARD
- ⊕ TELEPHONE PED
- ⊕ WATER VALVE
- UTILITY POLE
- ⊕ ELEC. METER



SURVEYOR NOTES

1. FIELD WORK COMPLETED ON 04-04-2017
2. SITE ADDRESS: 574 W. COLFAX ST., PALATINE, IL 60067
3. PROPERTY AREA: 19,440.54 SQUARE FEET.
4. PIN NUMBER 02-15-102-071, 02-15-102-072
5. UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO.
6. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
7. THERE ARE NO PARKING SPACES LOCATED ON THIS PROPERTY
8. THERE ARE NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
9. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINE, IF INFORMATION IS AVAILABLE FROM CONTROLLING JURISDICTIONS, OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
10. THERE IS NO OBSERVED EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
11. THE PROPERTY ABUTS THE PUBLIC ROADWAYS KNOWN AS W. COLFAX ST. AND A PRIVATE ROADWAY KNOWN AS WANDA LN.
12. EXCEPT AS SHOWN ON THIS PLAT THERE ARE NO ENCROACHMENTS OF IMPROVEMENTS LOCATED ON THE SUBJECT PROPERTY ONTO ANY ADJOINING PROPERTY, EASEMENT AREA, RIGHT OF WAY, SETBACKS OR BOUNDARY LINES.
13. EXCEPT AS SHOWN ON THIS PLAT THERE ARE NO ENCROACHMENTS OF IMPROVEMENTS LOCATED ON ADJOINING PROPERTY ONTO THE SUBJECT PROPERTY.
14. THIS PLAT WAS PREPARED WITH THE AID OF CHICAGO TITLE INSURANCE COMPANY TITLE FILE NUMBER 17-0346 EFFECTIVE DATE MARCH 14, 2017.

STATE OF ILLINOIS)
) SS
 COUNTY OF LAKE)
 TO: Chicago Title Insurance Company
 TO: 3 M Realty

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND INCLUDES NO ITEMS FROM TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDESIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

GIVEN UNDER MY HAND AND SEAL THIS 13TH DAY OF APRIL, A.D. 2017.
 AT LAW, ZURICH, ILLINOIS.

[Signature]
 ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3323



ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ON FEBRUARY 23, 2011 AND ADOPTED BY THE BOARD OF DIRECTORS, AMERICAN SOCIETY OF SURVEYING AND MAPPING ON FEBRUARY 23, 2011. ADOPTED BY THE BOARD OF DIRECTORS, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ON FEBRUARY 23, 2011. THIS SURVEY IS PREPARED FOR TITLE PURPOSES ONLY.

Drawn:	IS	Date:	04-13-17
Revision	Date	Drawn	Checked
Fixed Dimension	4-18-17	KD	GJK

LSI Land Surveying Services, Inc.
 1182 Heather Drive Lake Zurich, Illinois 60047
 Ph. (847)847-1079 Fax. (847)847-1279
 Professional Design Firm License No. 184-003632

Field Work Completed:	04-04-17	Scale:	1" = 20'	Date:	04-13-17
Site Address:					
574 W. Colfax St. Palatine, Illinois					

Job Number	LS170194	Sheet Number	SURVEY
Sheet Number	SURVEY	Sheet Name	PLAT OF ALTA/NSPS

Attachment: Plat of Survey (574 W. Colfax St. - SU Tattoo)

ADDENDUM TO APPROVED BUSINESS PLAN

Special Use Permit – Expansion Request

Ordinance No. O-052-24

574 W. Colfax Street, Palatine, Illinois

Ta2Hooligan, LLC Tattoo Studio / White Eagle Tattoo

Purpose of Addendum

This Addendum is submitted in conjunction with a request to amend the existing **Special Use Permit** approved by the Village of Palatine under **Ordinance No. O-052-24**, which authorized the operation of a tattoo studio at **574 W. Colfax Street**.

The purpose of this Addendum is to:

1. Formally document the use of an **assumed business name** registered with the State of Illinois;
2. Describe the **expansion of the tattoo studio use** to allow for additional tattoo artists; and
3. Request approval for the installation of **permanent exterior signage**.

All other aspects of the business plan, operational controls, health and safety regulations and conditions of approval contained in Ordinance No. O-052-24 remain in full force and effect unless expressly modified herein.

Assumed Business Name

The tattoo studio approved under Ordinance No. O-052-24 as “Ta2Hooligan, LLC” will now operate using the assumed name “**White Eagle Tattoo**,” which has been properly registered and granted by the **State of Illinois** in accordance with applicable law.

The use of an assumed name does **not** constitute a change in ownership, use classification, or operational control. The business will continue to be operated by the same legal entity originally approved under the Special Use Permit. The assumed name will be used for branding, signage, and customer-facing purposes only and does not alter the conditions or obligations imposed by the Village of Palatine.

Form **LLC-1.20**

**Illinois
Limited Liability Company Act
Application to Adopt an Assumed Name**

FILE # 10587662

Secretary of State Alexi Giannoulias
Department of Business Services
Limited Liability Division
Room 351 Howlett Building
501 S. Second St.
Springfield, IL 62756
www.ilsos.gov

Filing Fee: 120.00

Approved: JXE

**FILED
Jan 22, 2026
Alexi Giannoulias
Secretary of State**

1. Limited Liability Company Name: TA2HOOLIGAN, LLC

2. State under the laws of which the company is organized: IL

3. The Limited Liability Company intends to adopt and transact business under the assumed name of:
WHITE EAGLE TATTOO

The right to use the assumed name shall be effective from the date this application is filed by the Secretary of State until 07/01/2030, the first day of the company's anniversary month in the next year, which is evenly divisible by five.

4. The undersigned affirms, under penalties of perjury, having authority to sign hereto, that this Application to Adopt, Change, Cancel or Renew an Assumed Name is to the best of my knowledge and belief, true, correct and complete.

Dated Jan 22, 2026.
Month & Day Year

KOZLOWSKI, LUKE
Name
MANAGER
Title

If applicant is a company or other entity, state name of company.

Expansion of Tattoo Studio Operations

White Eagle Tattoo is requesting approval to expand its existing Special Use Permit to allow the tattoo studio to **occupy additional currently vacant space within the same building** located at **574 W. Colfax Street**.

At the time of approval under **Ordinance No. O-052-24**, the tattoo studio was established as a **smaller tenant space within a multi-tenant building**. Portions of the building remain **unoccupied and unused**. This request proposes to **expand the approved tenant space internally** by taking over the remaining vacant areas of the building, thereby increasing the overall square footage of the tattoo studio **without changing the building footprint, site layout, or exterior structure**.

The proposed expansion:

- Occurs entirely **within the existing building envelope**
- Does **not** involve new construction, additions, or site modifications
- Does **not** alter parking configuration, access points, or traffic circulation
- Represents an **expansion of floor area only**, not a change in use classification

The additional square footage will be used to accommodate **up to four (4) additional licensed tattoo artists**, improved workstations, and support areas consistent with the tattoo studio use previously approved by the Village.

Addition of Employees

As part of the proposed internal expansion of the tattoo studio, White Eagle Tattoo anticipates the addition of **up to four (4) new tattoo artists** as employees of the business. The increase in staff is directly related to the expanded interior square footage and utilization of previously vacant space within the existing building.

The addition of these employees:

- Does **not** constitute a change in the approved use
- Does **not** create a multi-tenant or multi-operator scenario
- Does **not** result in a shift from the management and oversight structure approved under **Ordinance No. O-052-24**

All tattoo artists will be **full employees of White Eagle Tattoo**, operating under centralized management and uniform operational standards.

Employee Oversight and Compliance

Each additional employee will be required to:

- Maintain all required **State of Illinois licenses and certifications**
- Comply with **Cook County Department of Public Health** regulations
- Follow all operational, sanitation, safety, and professional conduct standards set forth in the original approved business plan and Special Use Permit

Management will retain direct oversight of scheduling, workspace allocation, client intake procedures, and compliance with all Village and County regulations, ensuring consistency and accountability.

Impact on Public Services and Surrounding Area

The addition of four (4) employees is not expected to create any measurable adverse impact on:

- Traffic generation or parking demand
- Noise levels or hours of operation
- Public infrastructure or municipal services

Tattoo services are performed by **appointment-based scheduling**, which naturally limits occupancy and customer turnover at any given time. As a result, the incremental increase in staff will be absorbed within the existing operational framework without negatively affecting surrounding properties or public welfare.

Consistency With Special Use Permit Findings

The proposed increase in staffing represents a **reasonable intensification of an already approved use**, consistent with the findings required for Special Use Permit approval under the Village of Palatine Zoning Ordinance. The addition of employees supports business viability while maintaining compatibility with the surrounding area and compliance with all applicable regulations.

Unified Operation Under a Single Tenant

As a result of this internal expansion, **White Eagle Tattoo will become the sole tenant occupying the building**, consolidating all tattoo operations under one unified business entity.

All artists operating within the expanded space will be:

- Employees of White Eagle Tattoo
- Subject to centralized management and oversight
- Governed by the same operational standards, conditions, and limitations established in **Ordinance No. O-052-24**

This structure ensures the Village of Palatine will continue to regulate **one Special Use Permit holder**, rather than multiple tenants or independent operators, preserving regulatory clarity and compliance.

Operational Oversight and Compliance

All additional tattoo artists will operate under the **direct supervision and management** of White Eagle Tattoo and will be required to comply with:

- All conditions and limitations set forth in **Ordinance No. O-052-24**
- All operational standards outlined in the original approved business plan
- All Village of Palatine zoning regulations applicable to Special Use Permits
- All Cook County Department of Public Health regulations
- All State of Illinois licensing and certification requirements

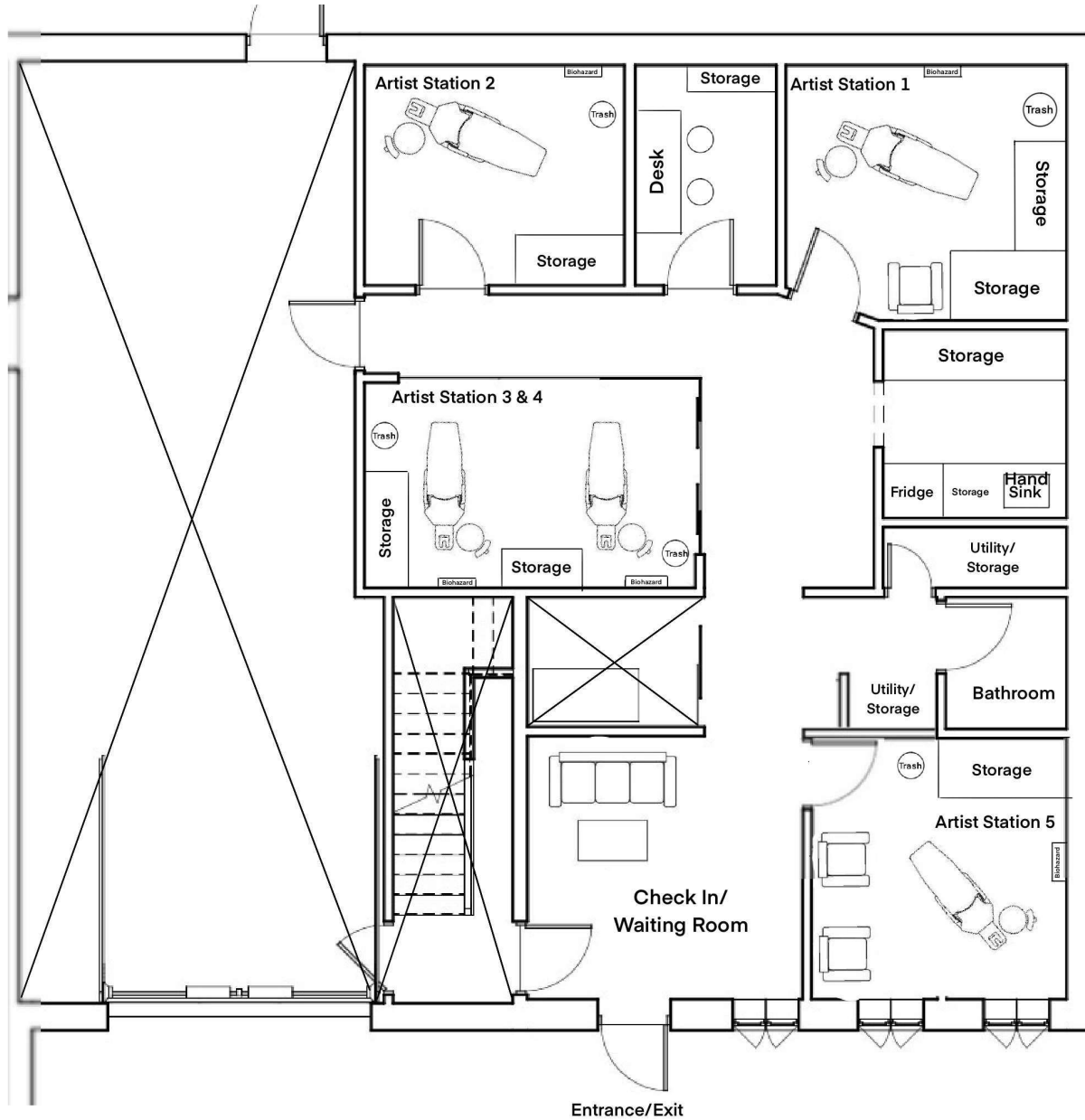
This centralized employment and management structure ensures consistent enforcement of sanitation standards, safety protocols, and professional conduct as originally approved by the Village.

Consistency With Approved Use

The proposed expansion represents a **reasonable intensification of an existing, approved Special Use**, not the introduction of a new use. The tattoo studio will continue to operate in a manner consistent with the findings and conditions of the original approval, including compliance with all applicable health, safety, and zoning standards.

The internal expansion allows the business to make productive use of existing vacant space, improve operational efficiency, and meet customer demand, while maintaining compatibility with surrounding properties and land uses.

Updated Floor Plan



Proposed Permanent Exterior Signage

White Eagle Tattoo is requesting approval to install **permanent exterior signage** to identify the business location and reflect the assumed business name registered with the State of Illinois. The proposed signage is intended solely for **on-site identification and wayfinding**, consistent with customary signage for permitted commercial uses within the Village of Palatine.

Purpose and Necessity

The building at **574 W. Colfax Street** is currently understated in visibility and lacks clear tenant identification. The address is listed as being on Colfax St., yet the entrance is located off of Wanda Ln. This leads to mass confusion of clientele trying to find the entrance. As the tattoo studio expands to occupy additional interior space within the building, permanent exterior signage is necessary to:

- Clearly identify the business to patrons and emergency services
- Reduce customer confusion and unnecessary circulation within the area
- Provide professional and orderly business identification consistent with surrounding commercial uses

The signage will enhance clarity without altering the character of the neighborhood or creating visual clutter.

Sign Type and Design

The proposed signage will consist of **wall-mounted signage** affixed to the exterior façade of the building above the entrance. The sign will:

- Display the business name **“White Eagle Tattoo”**
- Utilize a professional, subdued design consistent with the scale and character of the building
- Avoid excessive graphics, imagery, or decorative lighting

The sign will be designed to complement the building architecture and surrounding land uses.

Illumination

If illumination is proposed, it will be:

- Limited to **steady, non-flashing illumination**
- Designed to prevent glare or light spill onto adjacent properties or the public right-of-way
- Fully compliant with the **Village of Palatine Zoning Ordinance and Sign Code**

No electronic message boards, digital displays, scrolling text, or flashing elements are proposed as part of this request.

Compliance With Village Regulations

All exterior signage will:

- Comply with applicable **Village of Palatine Sign Regulations**, including size, height, placement, and illumination standards
- Be subject to review and approval through the Village's **sign permit process**
- Be installed only after receiving all required approvals

The applicant understands that signage approval is separate from the Special Use Permit and will comply with all administrative requirements.

Minimal Impact on Surrounding Properties

The proposed signage will not:

- Increase traffic congestion
- Create noise or light disturbances
- Negatively affect nearby property values
- Detract from the visual character of the area

Instead, the signage will provide orderly and appropriate identification consistent with other nearby commercial properties.

Consistency With Special Use Permit Findings

The proposed exterior signage is an **accessory component** of the approved tattoo studio use and is consistent with the intent of **Ordinance No. O-052-24**. It supports safe and efficient operation of the business while maintaining compliance with Village standards related to public health, safety, and welfare.

Consistency With Special Use Permit Standards

As required under the Village of Palatine Zoning Ordinance, this requested amendment continues to meet the findings for Special Use approval, including that the use:

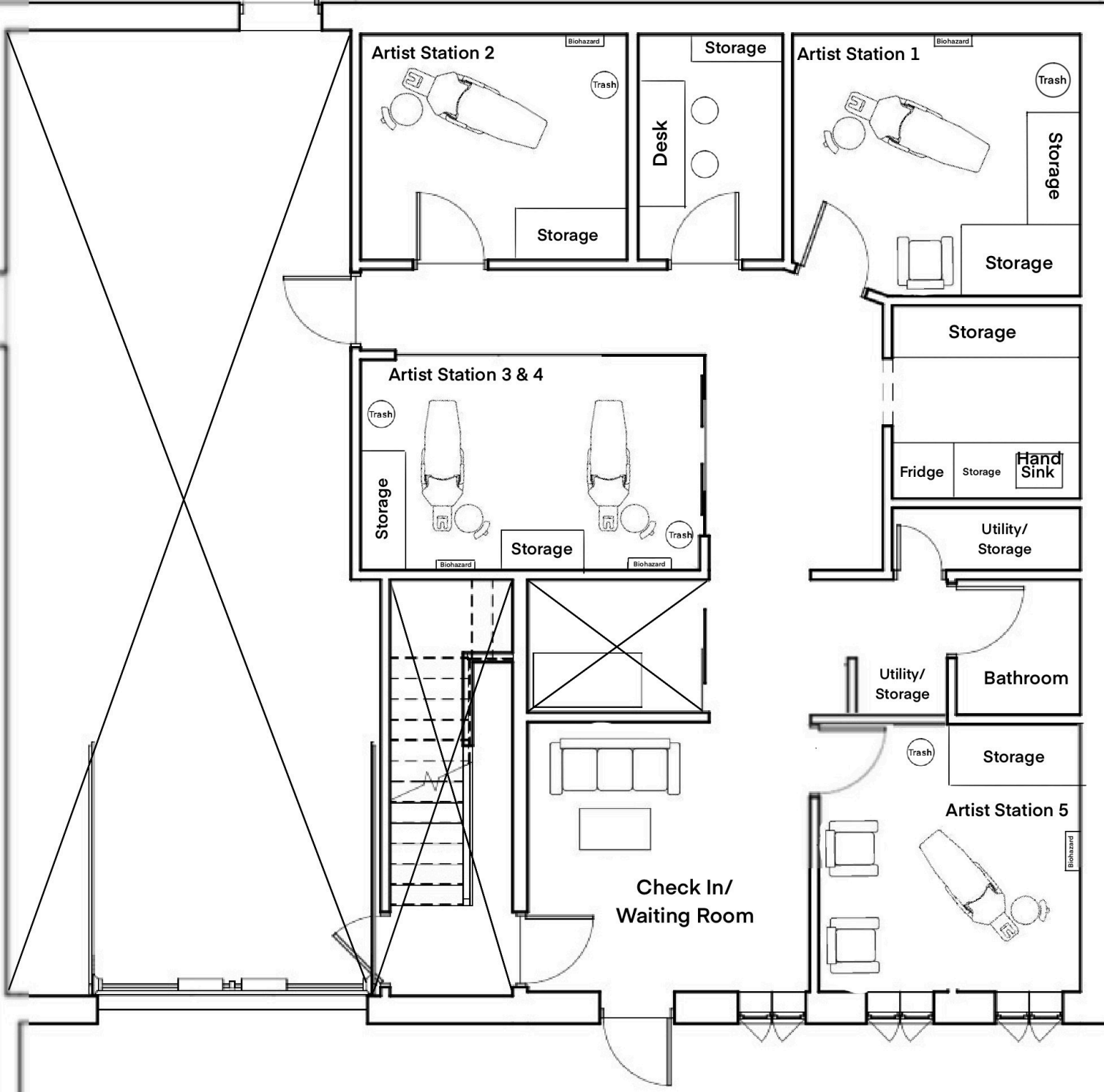
- Is compatible with surrounding land uses
- Is conducted in a manner that protects the public health, safety, and welfare
- Does not create undue impacts on traffic, parking, noise, or property values
- Remains consistent with the intent of the original Special Use Permit

The proposed expansion represents a **modest intensification of an already approved use**, not a change in use or character.

Conclusion

This Addendum seeks to formalize operational enhancements to an existing, Village-approved tattoo studio while maintaining full compliance with **Ordinance No. O-052-24** and the Village of Palatine Zoning Ordinance.

White Eagle Tattoo respectfully requests approval of this amendment to allow continued responsible operation, controlled growth, and improved business identification, all while preserving the standards and safeguards originally approved by the Village.



ORDINANCE NO. O-52-24

**ORDINANCE GRANTING SPECIAL USE
574 W. COLFAX**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on June 3, 2024**

ORDINANCE NO. 0-52-24

AN ORDINANCE GRANTING A SPECIAL USE
574 W. COLFAX STREET

WHEREAS, pursuant to a petition and public hearing on May 14, 2024, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for Special Use to permit a tattoo business as a Unique Use at the subject property pursuant to Section 12.01 (h) (19) of the Palatine Zoning Ordinance, on the following legally described property:

PARCEL 1: LOT 5 IN C. NEAL'S SUBDIVISION OF PART OF THE EAST HALF OF THE WEST HALF OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED APRIL 18, 1960 AS DOCUMENT 17831552, IN COOK COUNTY, ILLINOIS.

PARCEL: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER THE PRIVATE ROAD AS SHOWN ON C. NEAL'S SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS.

Commonly known as 574 W. Colfax Street (02-15-102-071-0000 and 02-15-102-072-0000).

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

SECTION 1: Special Use to permit a tattoo business as a unique use at the subject property pursuant to Section 12.01 (h) (19) of the Palatine Zoning Ordinance, is hereby granted, subject to the following conditions:

1. The Special Use shall substantially conform to the Floor Plan and Business Plan submitted by the Petitioner, Luke Kozlowski, TA2HOOLIGAN, LLC, except as such plans may be changed to conform to the Village Codes and Ordinances.
2. In conjunction with the business license application, the Petitioner shall submit a current registration with the Illinois Department of Public Health and the other requisite certifications associated with the tattoo studio.

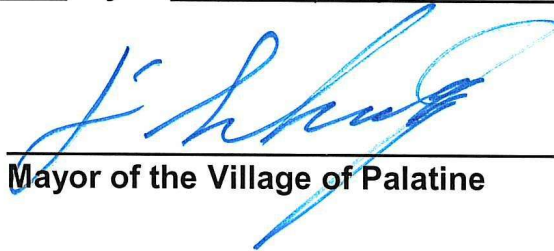
SECTION 2: That a copy of the public notice is attached hereto and form a part of this ordinance.

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

PASSED: This 3 day of June, 2024

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

APPROVED by me this 3 day of June, 2024



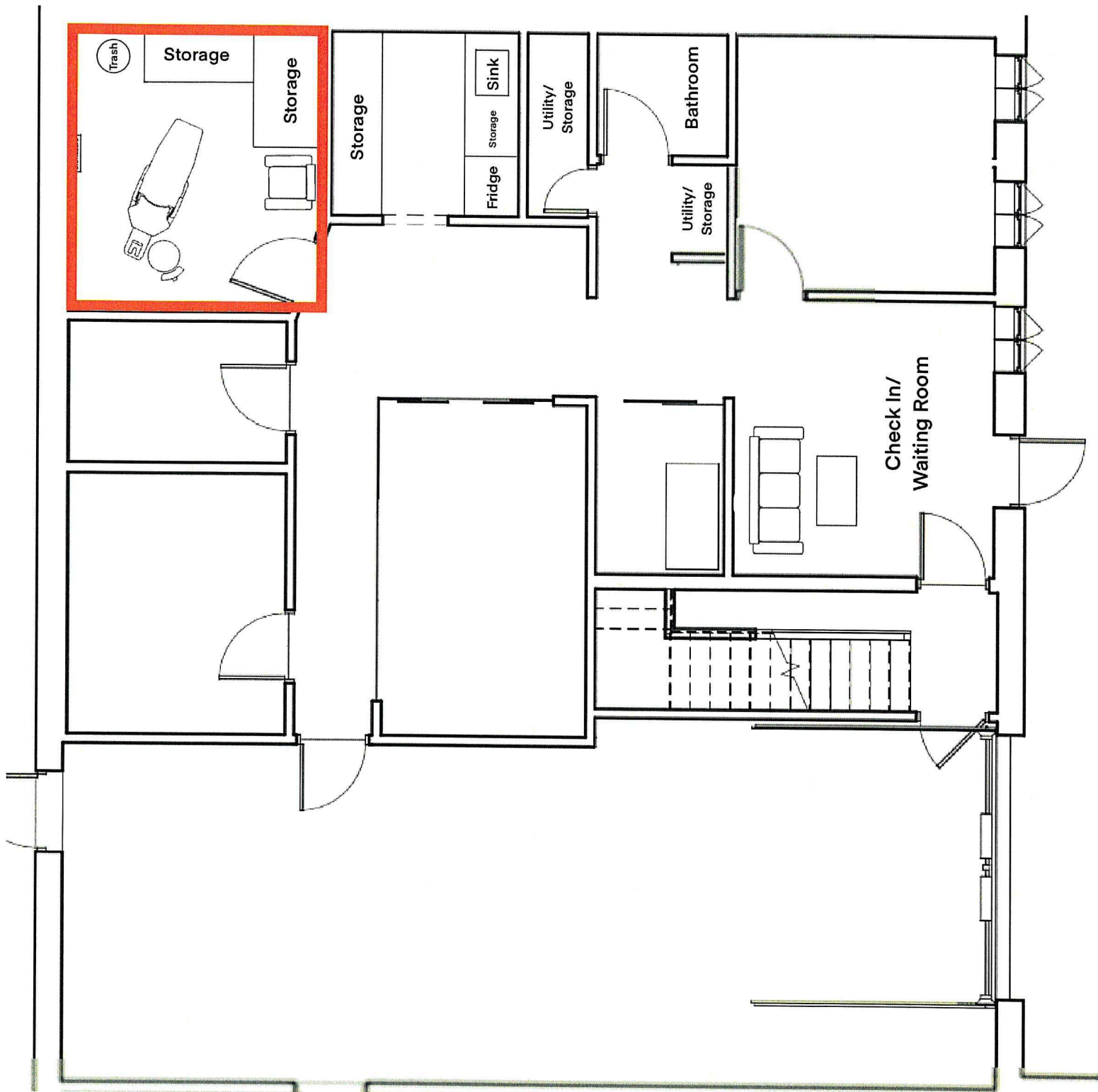
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

3 day of JUNE, 2024



Village Clerk



TA2HOOLIGAN, LLC

Executive Summary

- **Mission Statement:**

- At TA2HOOLIGAN, LLC, our mission is to provide a safe, welcoming, and artistic environment where individuals can express themselves through the timeless art of tattooing. We strive to deliver exceptional and personalized tattoo experiences, guided by a skilled artist who passionately collaborates with clients to bring their unique visions to life. With a commitment to professionalism, creativity, and hygiene, we aim to not only create beautiful body art but also to foster a community that celebrates self-expression and creativity.

- **Business Overview:**

- TA2HOOLIGAN, LLC is a vibrant and modern tattoo studio currently located in Chicago, Illinois, looking to expand to an additional location in Palatine, Illinois to cater to existing suburban clients. Established in 2021, our studio is dedicated to providing high-quality tattoo services in a clean, welcoming, and creative environment. We offer a diverse range of tattoo styles, from traditional to contemporary, ensuring that each client's unique vision is brought to life with precision and artistry. At TA2HOOLIGAN, LLC, we prioritize client satisfaction and safety above all else. Our studio adheres to strict hygiene standards, using disposable and sterilized equipment for every tattoo session. We provide thorough consultations to understand our clients' ideas and preferences, offering expert advice and creative input to ensure the best possible tattoo design and placement. In addition to our commitment to exceptional tattoo artistry, we strive to create a positive and inclusive experience for every client who walks through our doors. Our studio fosters a welcoming and non-judgmental atmosphere, where individuals from all walks of life can feel comfortable expressing themselves through body art.

- **Product/Service Offering:**

- **Custom Tattoo Design:** Our artists work closely with clients to create custom tattoo designs that reflect their individual style, personality, and preferences. From intricate black and grey realism to vibrant color illustrations, we have the expertise to execute a wide range of artistic concepts.
- **Traditional Tattooing:** Embracing the timeless artistry of traditional tattooing, our studio offers classic designs inspired by various cultural and historical motifs. Whether it's bold Americana, Japanese irezumi, or Old School Sailor Jerry designs, we pay homage to traditional tattooing while infusing it with modern flair.
- **Realism:** Our artists specialize in creating lifelike realism tattoos and portraits that capture the essence and detail of their subjects. Using advanced shading and highlighting techniques, we transform photographs and ideas into stunning and emotive tattoo art.
- **Fine Line and Micro Tattoos:** For those seeking delicate and intricate designs, we offer fine line and micro tattoos that showcase meticulous detail and precision. Whether it's

minimalist linework or tiny illustrative pieces, our artists excel in creating small-scale tattoos that make a big impact.

- **Cover-up and Rework:** We understand that tattoos are a lifelong commitment, which is why we offer cover-up and rework services to transform existing tattoos into new works of art. Our artists excel in creatively incorporating existing tattoos into fresh designs or revitalizing old tattoos with enhanced detailing and color.
 - **Consultations and Aftercare:** We prioritize client satisfaction and safety throughout the tattooing process, starting with thorough consultations to discuss design ideas, placement, and any questions or concerns. Additionally, we provide detailed aftercare instructions to ensure proper healing and longevity of the tattoo.
 - At TA2HOOLIGAN, LLC, we are committed to delivering exceptional tattoo experiences that exceed our clients' expectations. Whether it's a small and meaningful tattoo or a large-scale custom design, we approach each project with creativity, professionalism, and a dedication to craftsmanship.
- **Target Market:**
 - At TA2HOOLIGAN, LLC, we cater to a diverse range of individuals who appreciate quality tattoo artistry and seek a welcoming and professional environment for their tattoo experiences. Our target market includes:
 - **Art Enthusiasts:** Individuals who have a passion for art and see tattooing as a form of self-expression and wearable art. They appreciate the creativity and skill involved in tattoo design and are looking for talented artists who can bring their ideas to life with precision and flair.
 - **Tattoo Collectors:** Experienced tattoo enthusiasts who already have one or more tattoos and are seeking to add to their collection. They value high-quality tattoo work and are willing to invest in custom designs and intricate details to enhance their existing body art.
 - **First-Time Tattoo Clients:** Individuals who are considering getting their first tattoo and are seeking a professional and supportive environment for their tattoo experience. They may have questions or concerns about the tattooing process and are looking for knowledgeable artists who can provide guidance and reassurance.
 - **Cover-Up and Rework Clients:** Individuals who have existing tattoos that they wish to cover up, refresh, or enhance with additional artwork. They seek experienced artists who excel in cover-up and rework techniques and can creatively transform their existing tattoos into new designs they'll love.
 - By targeting these diverse segments of the population, TA2HOOLIGAN, LLC aims to create a vibrant and inclusive community of tattoo enthusiasts who share a passion for artistic expression and craftsmanship.
 - **Unique Selling Proposition (USP):**
 - At TA2HOOLIGAN, LLC, we pride ourselves on being more than just a tattoo studio – we are a creative sanctuary where artistry, professionalism, and community converge to deliver an unparalleled tattoo experience. Our unique selling proposition is rooted in three key pillars:
 - **Artistic Excellence:** We are home to a singular artist who is exceptionally talented and versatile, who is passionate about their craft. With diverse backgrounds and styles ranging from traditional to contemporary, our artist possesses the expertise to bring any tattoo vision to life with precision and creativity. Whether it's a custom design, realism, or intricate fine line work, our commitment to artistic excellence ensures that every tattoo is a masterpiece.

- **Client-Centric Approach:** At TA2HOOLIGAN, LLC, we prioritize the needs and preferences of our clients above all else. From the moment they walk through our doors, they are greeted with warmth, respect, and attentive service. We understand that getting a tattoo is a personal and meaningful experience, which is why we offer thorough consultations to discuss design ideas, placement, and any concerns. Our artist collaborates closely with clients throughout the tattooing process, ensuring that their vision is realized to perfection.
- **Community and Inclusivity:** We believe that tattooing is not just about the art on the skin, but also about the connections and sense of belonging it fosters within our community. TA2HOOLIGAN, LLC is a welcoming and inclusive space where individuals from all walks of life can come together to celebrate self-expression and creativity. Whether you're a first-time tattoo client or a seasoned collector, you'll find a supportive and non-judgmental environment where you can express yourself authentically.
- In summary, our unique selling proposition lies in our unwavering commitment to artistic excellence, client-centric approach, and fostering a vibrant and inclusive community. At TA2HOOLIGAN, LLC, we don't just tattoo – we create lasting works of art that resonate with meaning and emotion, leaving a lasting impression on both our clients and our community.
- **Financial Highlights:**
 - **Revenue Growth:** Over the past 2 years, TA2HOOLIGAN, LLC has demonstrated consistent revenue growth, driven by an expanding client base and increased demand for our tattoo services. Our strategic marketing efforts, positive word-of-mouth referrals, and strong online presence have contributed to steady revenue increases year over year.
 - **Profitability:** TA2HOOLIGAN, LLC maintains a healthy level of profitability, with strong gross margins resulting from our competitive pricing strategy and efficient operational processes. By optimizing our supply chain management and controlling operating expenses, we have been able to maximize profitability while delivering exceptional tattoo experiences to our clients.
 - **Investment in Quality:** We are committed to investing in the highest quality equipment, supplies, and talent to ensure that every tattoo produced at TA2HOOLIGAN, LLC meets the highest standards of excellence. Our dedication to quality not only enhances the overall client experience but also contributes to long-term profitability through repeat business and positive customer reviews.
 - **Financial Stability:** TA2HOOLIGAN, LLC maintains a strong financial position with prudent financial management practices, including maintaining adequate cash reserves, managing accounts receivable effectively, and staying current with financial obligations. This financial stability enables us to weather economic downturns and pursue growth opportunities as they arise.
 - **Future Growth Prospects:** Looking ahead, TA2HOOLIGAN, LLC is well-positioned for continued growth and success in the tattoo industry. We plan to expand our client base through targeted marketing initiatives, strategic partnerships, and community engagement efforts. Additionally, we will explore opportunities to diversify our revenue streams by introducing new services and expanding our geographic reach.
 - Overall, TA2HOOLIGAN, LLC is proud of its financial achievements and remains committed to continued growth, profitability, and delivering exceptional value to our clients.

Business Description

- **Business Concept:** Ta2HOOLIGAN,LLC is a single artist boutique tattoo studio dedicated to providing a unique and personalized tattoo experience for each client. Our studio is founded on the belief that tattooing is not just about the art on the skin, but also about the meaningful connections and transformative experiences it fosters. We aim to create a welcoming and inclusive space where individuals can express themselves authentically and leave with a tattoo that resonates with personal significance. To allow for us to foster that experience we run our studio on a by appointment only basis.

Key elements of our business concept include:

- **Artistic Excellence:** At TA2HOOLIGAN, LLC, we pride ourselves on our commitment to artistic excellence. We are home to an artist who is exceptionally talented and versatile, who is passionate about their craft. With diverse backgrounds and styles ranging from traditional to contemporary, our artist possesses the expertise to bring any tattoo vision to life with precision and creativity. Whether it's a custom design, realism, or intricate fine line work, our commitment to artistic excellence ensures that every tattoo is a masterpiece.
- **Client-Centric Approach:** We believe in putting our clients first and ensuring that their tattoo experience is nothing short of exceptional. From the moment they walk through our doors, they are greeted with warmth, respect, and attentive service. We offer thorough consultations to understand our clients' ideas and preferences, providing expert advice and guidance every step of the way. Our goal is to collaborate closely with our clients to create tattoos that not only look beautiful but also hold personal meaning and significance.
- **Hygiene and Safety:** TA2HOOLIGAN, LLC prioritizes the health and safety of our clients above all else. We adhere to strict hygiene protocols and industry best practices to ensure a clean and safe tattooing environment. Our studio is equipped with state-of-the-art sterilization equipment, and our artist uses disposable needles and single-use ink caps for every tattoo session. We utilize Medical Sharps containers as a means to ensure the safety of our clients and those around us, by disposing of biohazard material properly, to be collected by a medical waste disposal service at a later date. We are committed to maintaining the highest standards of hygiene and safety to provide our clients with peace of mind.
- **Community and Inclusivity:** TA2HOOLIGAN, LLC is more than just a tattoo studio – we are a community hub where individuals from all walks of life can come together to celebrate self-expression and creativity. We embrace diversity and inclusivity, creating a welcoming and non-judgmental space where everyone is encouraged to be themselves. Whether you're a first-time tattoo client or a seasoned collector, you'll find a supportive and inclusive community at TA2HOOLIGAN, LLC.
- **Continuous Learning and Growth:** We are passionate about our craft and committed to continuous learning and growth. Our artist regularly attends workshops, seminars, and conventions to stay updated on the latest tattooing techniques and trends. By investing in our artistic development, we ensure that we can offer our clients the highest quality tattoo artistry and stay at the forefront of the industry.

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, April 14, 2026 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use amendment to modify the floor plan and business plan for an existing unique use at the subject property.

The property is commonly known as 574 W. Colfax Street.

The Petitioner is requesting approval of a Special Use amendment to increase the number of staff and service stations for an existing tattoo business.

The above petition has been filed by Luke Kozlowski, White Eagle Tattoo, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: SU-000252-2026 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 26th 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 574 W. COLfax ST

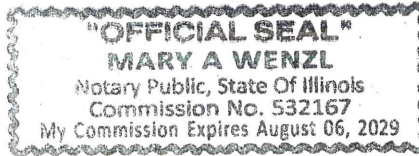
County of COOK

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 26TH day of MARCH, A.D. 2026, and the last publication thereof was made on the 26TH 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 26TH day of MARCH A.D., 2026.

By Tedd Wassell

President

Title of Corporate Officer

County of Cook

State of Illinois

Subscribed and sworn to before me this 26TH day of MARCH A.D., 2026.

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

117 W. Slade Street, Unit 200**STAFF REPORT:**

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: R. Auer

PETITIONER: Phil Volini and Ben Kastein, Loft 19 Golf Club LLC

PLAN NUMBER: SU-000248-2026

BACKGROUND:

The Petitioner is seeking Special Use approval to permit the operation of a golf simulator business with accessory food and liquor service at the subject property. Therefore, the petitioner is requesting:

Special use to permit a unique use for a golf simulator business with accessory food and liquor service at the subject property.**KEY ISSUES:**

- The Petitioner is seeking approval to permit a Special Use to operate a golf simulator business at the subject property. The property is zoned, B-1 Shopping Center district. The size of the tenant space is approximately 2,800 square feet.
- The business operation will consist of 3 separate golf simulator bays. Each golf bay can accommodate a maximum of 6 players at a time. Private lessons and tournament play will be offered. All forms of simulator use require a reservation. Reservations are coordinated through an online scheduling application.
 - Tournament play format is non-traditional as players schedule bay time to participate. Play format will be limited to the standard maximum number of players.
- One employee will be present to supervise simulator play and serve patrons.
- The floor plan includes a bar which will serve beer and wine. The bar will not operate as a traditional bar and will serve simulator-users only. Patrons will be served alcoholic beverages *only* after ordering food with partner restaurants.

Patrons will order food via mobile device, or, coordinate with bar Staff to directly order from partner restaurants. The Petitioners have outlined the participating restaurants in the business plan. Participating restaurants are in proximity to the subject property. Alcohol service will be prohibited in the event that food services are not available. These restaurants include:

- Madcats
 - Mexico Uno
 - Taphouse Grill
-
- Hours of operation consist of the following:
 - Sunday – Thursday: 8:00 AM – 10:00 PM
 - Friday – Saturday: 8:00 AM – 11:30 PM

Parking

- Staff has determined that the business operation will not contribute to adverse parking conditions in the Downtown District.

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

STAFF RECOMMENDATION:

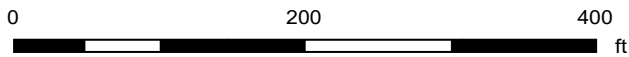
The Petitioner is seeking approval for a Special Use to operate a golf simulator business at the subject property. The proposed business model operates with a low count of patrons and staff. All play is scheduled in advance via reservation software. Staff anticipates that the proposed business model will not produce adverse conditions upon the surrounding properties. Therefore, Staff recommends approval of the proposed business, subject to the following conditions:

1. The business shall substantially conform to the floor plan and business plan, submitted 02/27/2026, except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

1. Aerial Map

2. Special Use Application
3. Business Plan
4. Floor Plan
5. Plat of Survey
6. Public Notice



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.



SPECIAL USE APPLICATION

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

Petitioner Name

Phil Volini and Ben Kastein

Business Name (if applicable)

Loft 19 Golf Club LLC

Subject Property Address

117 W SLADE ST Unit:200

Please provide a description of your proposed request:

Loft 19 is a reservation-based indoor golf simulator studio designed to provide a premium recreational experience centered on individual play, instruction, and small-group activity. The concept emphasizes controlled participation and predictable occupancy rather than open assembly or bar-style operations. Alcohol service, if approved, will remain an accessory amenity to simulator use.

Petitioner Justification

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

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

Loft 19 Golf Club provides a year-round recreational amenity within downtown Palatine that is currently not available in the immediate area. The second-floor location allows activation of underutilized upper-level commercial space while maintaining ground-floor retail vitality. The use supports the Village’s downtown objectives by encouraging walkability, extending customer dwell time, and supporting nearby restaurants through coordinated food partnerships. As a reservation-based recreational facility, the use complements existing downtown businesses and provides a controlled, low-intensity entertainment option that serves residents and visitors without introducing high-impact assembly or nightlife activity. The proposed location is appropriate due to its proximity to parking, restaurants, and existing commercial uses.

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

The proposed use is structured as a reservation-based indoor golf simulator facility with controlled occupancy and posted limits. Alcohol service is limited to beer and wine only and is accessory to simulator use. There will be no walk-up bar service, no bar seating, and no alcohol-only entry. Alcohol service will occur only during posted operating hours and when food is available through established restaurant partnerships.

At least one management-level employee holding all required Illinois and Village liquor service certifications will be on duty whenever alcohol is served. All staff will be trained in responsible service practices and ID verification. The facility will comply with all applicable building, fire, plumbing, accessibility, and life-safety codes. No live entertainment, DJs, or open event programming are proposed. These operational controls ensure that the use remains low-intensity and consistent with surrounding commercial activity while protecting public safety and welfare.

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

The proposed use is a controlled indoor recreational facility operating within an existing commercial building in a designated commercial zoning district. The use does not introduce exterior impacts, amplified music, late-night bar activity, or increased traffic beyond typical downtown commercial patterns. Alcohol service is limited in scope and accessory to gameplay. The second-floor location further minimizes potential impact to adjacent properties. By activating underutilized upper-level space and supporting nearby restaurants, the project is expected to contribute positively to downtown vitality and commercial stability. The use is consistent with surrounding commercial uses and will not create conditions that would negatively affect neighboring property values.

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

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

a. Will meet the following aesthetic criteria:

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

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

No new fencing is proposed as part of this Special Use request. The project involves interior improvements only within an existing commercial structure. Therefore, fencing standards are not applicable.



Loft 19 Golf Club

Business Plan & Operations Summary

117 W. Slade Street, Palatine, Illinois

1. Business Overview

Loft 19 Golf Club is a reservation-based indoor golf simulator studio designed to provide a premium recreational experience centered on individual play, instruction, and small-group

activity. The concept emphasizes controlled participation and predictable occupancy rather than open assembly or bar-style operations. Alcohol service, if approved, will remain an accessory amenity to simulator use.

2. Hours of Operation

Sunday – Thursday: 8:00 AM – 10:00 PM

Friday – Saturday: 8:00 AM – 11:30 PM

Alcohol service will be limited to posted operating hours when food service is available and will not extend beyond closing times.

3. Food Service Model & Partnerships

Loft 19 Golf Club will not prepare food on-site. Food service will be provided through partnerships with licensed local restaurants. Madcats Live, located within the same building, will serve as the primary food partner. Additional partnerships include Pizza Bella and Mexico Uno amongst others, all within walking distance. Food will be available whenever alcohol is served.

4. Alcohol Service Framework

Unless otherwise approved, Beer & Wine only. Alcohol will be served exclusively to patrons actively using simulator bays not as a walk-up service.

5. Food Partner Operating Hours & Availability

To ensure that food is consistently available whenever beer and wine are served at Loft 19 Golf Club, the business partners with multiple nearby licensed restaurants. These restaurants operate during times that align with Loft 19's proposed hours and provide a variety of food options for patrons.

Current publicly posted hours for key food partners include:

Madcats Live

- Monday: 5:00 PM – 10:00 PM
- Tuesday – Thursday: 5:00 PM – 12:00 AM
- Friday – Saturday: 5:00 PM – 1:00 AM
- Sunday: 5:00 PM – 11:00 PM

Madcats Live is located within the same building as Loft 19, making food delivery to patrons especially convenient.

Mexico Uno

- Sunday: 9:00 AM – 8:00 PM
- Tuesday – Thursday: 11:00 AM – 8:00 PM
- Friday: 11:00 AM – 9:00 PM
- Saturday: 9:00 AM – 9:00 PM
(Mexico Uno’s hours support midday and early evening food availability complementary to Loft 19’s operating schedule.)

Pizza Bella

- Hours typically extend into the evening with posted closing times around 9:00 PM – 10:00 PM on most days.
(Pizza Bella provides additional food options for lunch and dinner hours during the week and on weekends.)

These operating hours align with Loft 19’s proposed hours of operation:

- Sunday – Thursday: 8:00 AM – 10:00 PM
- Friday – Saturday: 8:00 AM – 11:30 PM

Combined, these partners ensure that food service is reliably available during all hours when beer and wine would be served at Loft 19 Golf Club. Their locations within walking distance also enhance patron convenience and support Loft 19’s relationship with the local business community.

6. Staffing & Compliance

At least one management-level employee (Assistant Manager or Higher) holding all required Illinois and Village of Palatine BASSET or other required certifications will be on duty whenever alcohol is served. All staff will be trained in responsible alcohol service and ID verification procedures. All employees serving or responsible for checking IDs will register their BASSET certification with the Village of Palatine.

7. Operational Controls

Occupancy will be managed through reservations. Maximum occupant load will be posted and strictly enforced by management.

8. Community Commitment

Loft 19 Golf Club is committed to operating in full compliance with all applicable zoning regulations, building codes, and liquor licensing requirements and to supporting downtown Palatine businesses through its partnership-based food model

9. Tournaments, Leagues, and Instructional Programming

Loft 19 Golf Club will offer structured programming including small-format tournaments, league play, and private instruction. These activities are extensions of standard simulator usage and do not alter the overall operational model, occupancy limits, or flow of the facility.

All tournaments and league play will be conducted within the same reservation-based bay scheduling system used for regular play. Simulator bays operate independently and are time-scheduled. Participants are assigned specific bay times, and utilization rules remain consistent regardless of activity type.

Importantly:

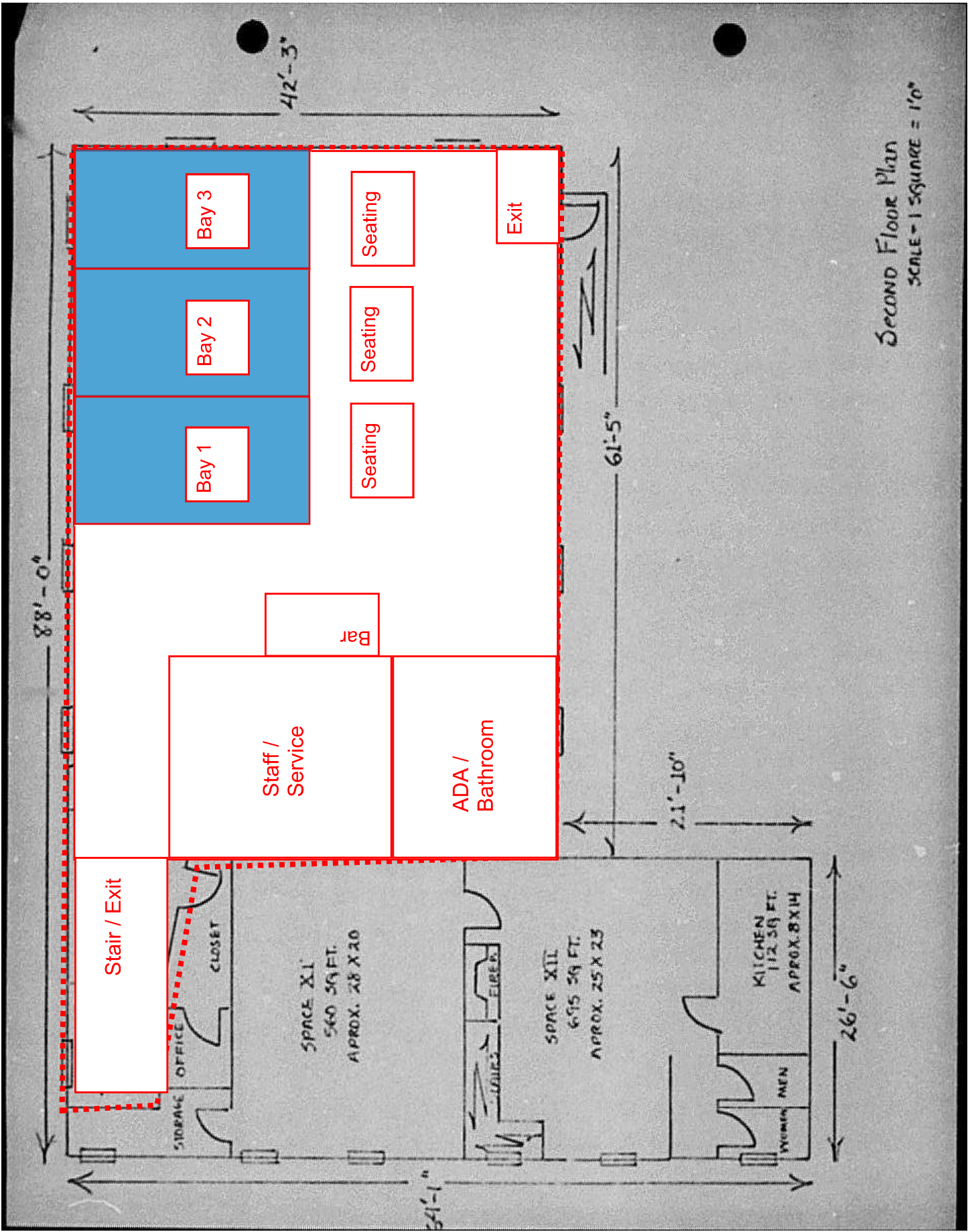
- No additional occupancy beyond the posted maximum will be permitted.
- Not all participants will play simultaneously; bay scheduling dictates staggered play.
- No open-floor gatherings, spectator seating, or mass-start events are contemplated.
- No live entertainment, amplified announcements, or event-style programming will occur.

Leagues and tournaments are structured as scheduled play blocks within existing simulator capacity and are functionally equivalent to standard reservations grouped under a common theme.

Private lessons and instructional programming similarly utilize individual bays under standard capacity limits and do not alter traffic flow or occupancy patterns.

Accordingly, tournaments, leagues, and lessons do not increase the intensity of use, change the building classification, or modify the overall operational characteristics of the business.

Exhibit A – Floor Plan

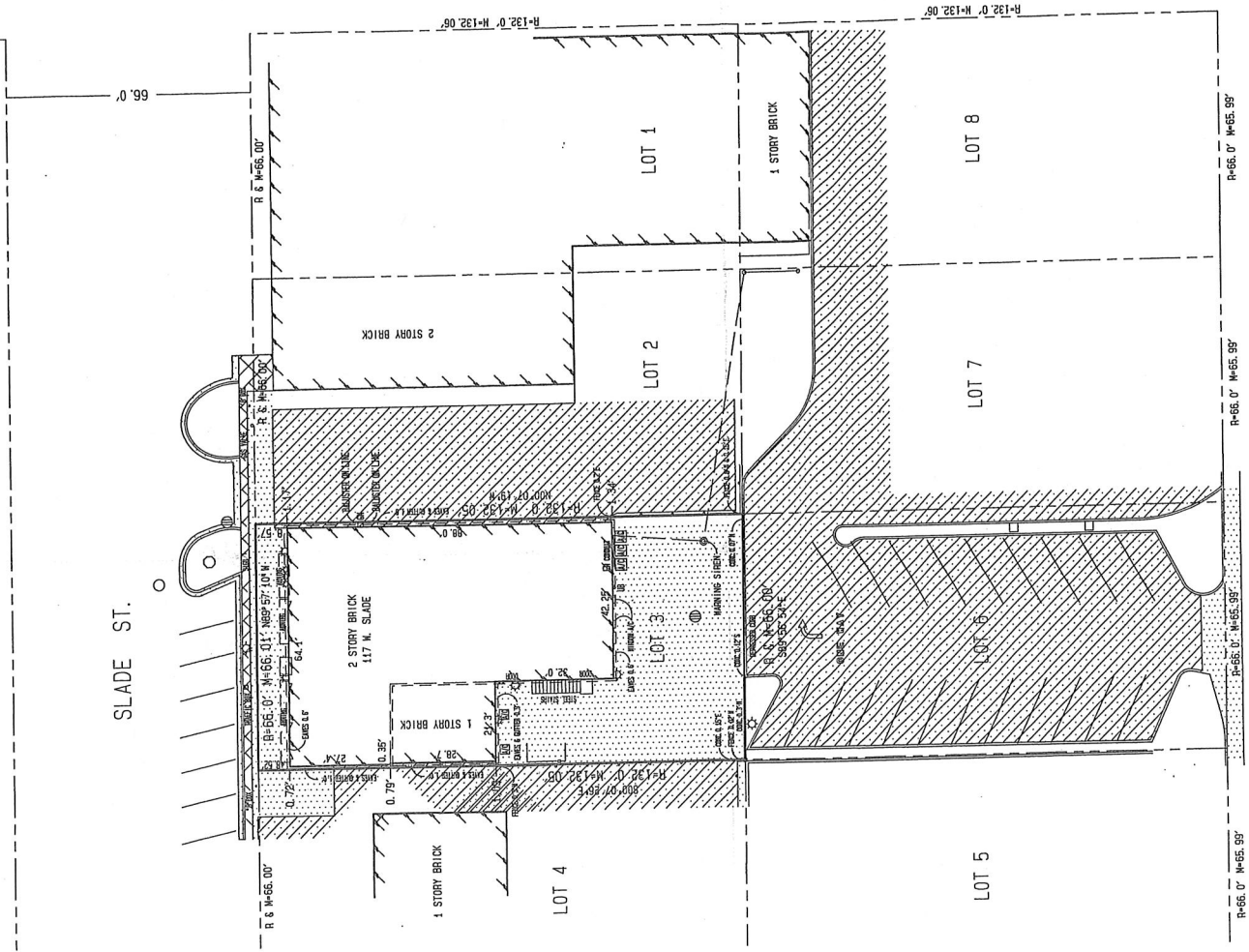
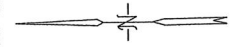


Second Floor Plan
 SCALE - 1 SQUARE = 1'0"

LAND TITLE SURVEY

LOT 3 IN BLOCK K IN THE TOWN OF PALATINE, ACCORDING TO THE MAP OF JOEL WOODS SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, RECORDED DECEMBER 7, 1855 IN BOOK 96 MAPS, PAGE 26, IN COOK COUNTY, ILLINOIS.

SCALE 1" = 20'



BROCKWAY ST.

SLADE ST.

PALATINE RD.

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, April 14, 2026 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit a unique use at the subject property.

The property is commonly known as 117 W. Slade Street.

The Petitioner is requesting approval of a Special use application to operate a golf simulator recreation business at the subject property. The proposed operation will include alcohol sales and accessory food, which will be exclusive to simulator users. The business would not operate as an independent restaurant/bar.

The above petition has been filed by Phil Volini and Ben Kastien, Loft 19 Golf Club LLC, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: SU-000248-2026 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 26th 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 117 W. SLADE ST.

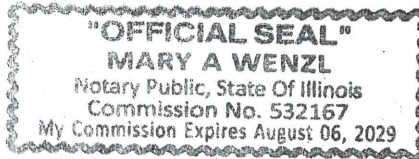
County of COOK

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 26TH day of MARCH, A.D. 2026, and the last publication thereof was made on the 26TH day of MARCH, A.D. 2026.

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

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- 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 26TH 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 26TH day of MARCH A.D., 2026.

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

811 N. Quentin Road**STAFF REPORT:**

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: R. Auer

PETITIONER: Darcy Keegan, Darcy's Dog Spa LLC

PLAN NUMBER: SU-000250-2026

BACKGROUND:

The Petitioner is requesting to operate a dog grooming business at the subject property. Therefore, the Petitioner is requesting:

Special Use to permit a unique use for a Dog Grooming business at the subject property.

KEY ISSUES:

- The subject tenant space is approximately 1200 square feet in size and located in the Quentin Corners Subdivision. The Subdivision's Planned Development Ordinance was amended to include the uses of the B-2 zoning district, in addition to the specific uses contemplated in the Planned Development Ordinance.
- The Petitioner is requesting to operate a dog grooming business at the subject property, offering traditional grooming services. The Zoning Ordinance does not contemplate Dog grooming services as either a permitted or Special Use within the Code. Therefore, the proposed business must obtain a Special Use, as a unique use, for compliance with the B-2 zoning district standards.
- The business will operate daily with 3 full-time staff. The petitioner anticipates an average of 14 pets served daily.
- The submitted floor plan displays a reception area, 4 individual pet grooming tables, and a washing area.
- Hours of operation

- Monday - Friday: 7am-4pm
- Service times vary upon size and grooming needs of the pet — ranging from 90 minutes to 3 hours. The business plan indicates pet pick-up is required 15-20 minutes after completion of service. Staff will contact owners to coordinate the pet pick-up.
- The proposed business plan describes odor and waste mitigation practices. In the event of a pet seeking relief, pets will be allowed to relieve themselves inside the tenant space. The plan states that, in the event of pet relief, waste will be immediately removed and addressed with cleaning solutions. Pet owners will receive waste bags to accommodate for relief/waste occurring in the landscaped areas in the parking lot.
- Pets will not be allowed to access the rear of the property for relief. This practice will avoid odor impacts upon nearby businesses and residences. In addition, the application states the owner of the proposed business is not authorized to walk and take dogs outside the facility during business hours.

Parking

- A surplus of parking - 204 spaces — has been a longstanding condition of the Quentin Corner Retail center. Staff evaluated tenants of the retail center and calculated parking needs. Staff discovered that the uses and their respective tenant spaces in the retail center have largely remained the same over several years. When calculating for required parking, approximately 166 parking spaces are demanded by the existing retail uses. The proposed operation does not increase parking demand as retail uses have historically occupied the space.

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

STAFF RECOMMENDATION:

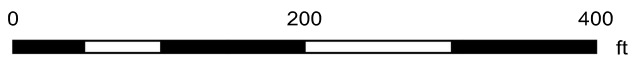
The Petitioner is requesting to operate a dog grooming business at the subject property. The proposed business plan incorporates procedures to mitigate odor impacts upon the surrounding properties. The retail center contains a surplus of parking. The business plan requires scheduling for all appointments and establishes pick-up timing. These measures should ensure that noise concerns should not be an issue for the proposed use. Accounting for these components, Staff believes that the proposed

business operation meets the standards of the Special Use Ordinance. Therefore, Staff recommends approval of the proposed Special Use, subject to the following conditions:

1. The business shall substantially conform to the floor plan and business plan, submitted 03/02/2026, except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

1. Aerial Map
2. Special Use Application - 811 N. Quentin Road
3. Business Plan
4. Floor Plan
5. Plat of Survey
6. Public Notice



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.



SPECIAL USE APPLICATION

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

Petitioner Name

Darcy Keegan

Business Name (if applicable)

Darcy's Dog Spa LLC

Subject Property Address

811 N. Quentin Road

Please provide a description of your proposed request:

Adding full wall to separate dog washing area. Adding 2 bath tubs for washing. 1 stacked washer and dryer unit along with a 40 gallon water heater. Adding a half wall in front area with a reception desk.

Petitioner Justification

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

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

This use is deemed necessary because of its location of Palatine and Inverness neighborhoods. Clean and friendly modern dog grooming shop that is in a respectable area in Palatine.

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

With its location, optimal parking is included so will not cause any standstill traffic within parking lot. With regards to dog waste ample bags with disposal inside.

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

Every customer will be required to bring dogs in leashed or harnessed. Owners are required to pick up dogs 15-20 minutes after completion. Owner of business is not authorized to walk and take dogs outside of the facility during business hours.

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

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

a. Will meet the following aesthetic criteria:

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

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

N/A

Darcy's Dog Spa

Business Plan

Submitted by: Darcy Keegan | darcykeegan7@gmail.com | (847) 340-9958

About me:

As a dog owner myself, I take pride in making sure my pets have the premium love and care they deserve. My goal at Darcy's Dog Spa is to be able to make sure all the neighborhood pets have the same experience. Dogs aren't only my career, they are my passion.

About us:

Darcy's Dog Spa is a luxury pet grooming salon for both dogs and owners. Our pets deserve to have the same spa days we all crave. A warm bath, fresh haircut, mani pedi, and walking out feeling like a million bucks. Stepping in, you'll feel relaxed and know your pet is in good hands. A modern, elegant, clean facility along with our respectful staff, who provide the best possible care for your dogs.

Target Customer Analysis:

- Dog owners ages 23-60 with moderate to above average income
- Pet lovers who view their dogs as family who invest in premium grooming
- Customers who are seeking the best care and spa treatments for their dogs

Services & Pricing:

Core Services:

- Full-service grooming (wash, cut, brush)
- Nail Clippings and coat care
- De-shedding treatments
- Teeth cleaning and ear care

Add on services:

- Specialty styling or seasonal looks to our customers needs
- Top tier breed standard cuts
- Bandanas and/or bows to add a cute finishing touch
- Medicated baths (oatmeal, tea tree oil, hypoallergenic)

Pricing will vary on every dog and service (from chihuahuas to St. Bernards)

Marketing & Sales Strategy:

Our Brand:

Darcy's Dog Spa will be marketed as a trustworthy, caring, and friendly brand focused on our customers' personalized service.

Local:

- Palatine/Inverness especially have a strong pet-owning community with mid-to-high-income households
- Both areas have your traditional groomers, but limited not all are the spa-level grooming services that I will be providing

Marketing Strategy:

- All business announcements will be via website and or social media platforms i.e. (Facebook, Instagram, TikTok, X)
- Posting before and after pictures of dogs grooming
- Google, Facebook, and yelp profiles with reviews and photos

Operations:

Hours:

Monday- Friday, 7am-4pm

Location:

- A leased storefront in Palatine, ideally near residential neighborhoods or pet-friendly shopping centers
- Quentin Corners Shopping Center
Palatine, IL 60067

Staff:

Owner-operated along with certified groomers all having 10 plus years of experience along with 1 part-time bather, 2-3 full time groomers to start.

Technology:

- DaySmart Pet software allows for easy online booking and keeping appointments and pet records all in one place. Easy and secure payments through software allows for keeping cards on file to handle no show fees.
- POS and customer database for reminders and or cancellations
- Appointment scheduling system (online booking) along with over-the-phone booking

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, April 14, 2026 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit a dog grooming facility as a unique use at the subject property.

The property is commonly known as 811 N. Quentin Road.

The Petitioner is requesting approval of a Special Use application to operate a dog grooming business at the subject property.

The above petition has been filed by Darcy Keegan, Darcy's Dog Spa LLC, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: SU-000250-2026 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 26th 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 811 N. Quentin Rd.

County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 26TH day of MARCH, A.D. 2026, and the last publication thereof was made on the 26TH day of MARCH, A.D. 2026.

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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 26TH 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 26TH day of MARCH A.D., 2026.

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

Text Amendments

STAFF REPORT:

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

PETITIONER: Village of Palatine

PLAN NUMBER: 2026-892

BACKGROUND:

Staff periodically reviews and updates the Zoning Ordinance to either address a previously unforeseen issue or respond to an existing issue and ensure the code remains consistent and relevant to changing conditions. Therefore, Staff is recommending approval of the following:

Text Amendments to the Village of Palatine Zoning Ordinance, Appendix A - Article 6 (Accessory Structures, Fences, and Accessory Uses), Article 10 (Residential Districts), and Article 11 (Business Districts).

KEY ISSUES:

The following outlines the proposed text amendments to the Village's Zoning Code:

1. **Article 6 - Accessory Structures, Fences, and Accessory Use**

Amendment Item: Prohibited Home Occupations: The addition of massage as a prohibited home occupation. The Zoning Ordinance requires Special Use review for all massage uses. Additionally, such uses would not comply with the home occupation standards listed in 6.04 (a) of the Zoning Ordinance. Therefore, for additional clarity, Staff is recommending add massage uses to the prohibited list of Home Occupations.

Section 6.04. Home Occupations.

...

(b) Prohibited home occupations. The following are not permitted as home occupations:

...

(12) Massage Uses

2. **Article 10 - Residential Districts**

Amendment Item: Permitted obstructions: Removal of the 10% floor area maximum for required side and rear yards. Presently, each zoning district designates and establishes area limitations(building coverage, lot coverage) for lot improvements. This allowance existed prior to enacting the lot coverage and building coverage limitations in the Zoning

Ordinance and creates an unnecessary redundancy. It serves no additional benefit beyond the existing coverage limitations and Staff is recommending its removal from the Zoning Ordinance.

Section 10.01. General requirements of all residential districts.

...

(d) Permitted obstructions. For the purpose of residential districts, the following shall not be considered as obstructions when located in the required yards:

...

(2) In any required side yard or required rear yard:

...

(u) Porches, breezeways, balconies, decks, terraces and patios more than 16" above grade, greenhouses or any structure permanently attached to the principal building, the aggregate floor area of which is less than ten (10) percent of the required rear yard area, and located at least twenty-five (25) feet from the rear lot line, and not encroaching in the required side yard setback of that district. The principal building or portions therein are not considered as permitted obstructions. Any addition or portion of the principal structure approved as a permitted encroachment prior to February 20, 2007 shall be considered as conforming to the Zoning Ordinance.

Amendment Item: Front Yard and Side yard Abutting a Street Setbacks in the R-1 A and R-1 B zoning districts (the districts are predominately located in the south and southwest portions of the Village): Staff is recommending an amendment to the R-1A and R-1B zoning districts for required setbacks in a side yard abutting a street (i.e. corner lots). The current 35-foot setback is inconsistent with the majority of existing R-1A and R-1B setbacks. The setbacks were established in the late 1960's to anticipate incoming development. The majority of future R-1A and R-1B development included front setbacks of 30 feet. The reduction of the side yard abutting a street from 35 feet to 30 feet will make this setback consistent with the required front yard setback. It will further align the front and side yard abutting a street setback, rather than the current disparity of 30-foot (FY) and 35-foot (SYAS), which is specific only to the R-1 A and R-1 B districts.. Additionally, Staff reviewed all the R-1 A and R-1 B corner lots (where the setbacks could be confirmed) and determined that 85% of SYAS did not comply with the required 35 feet. This Amendment will also eliminate the existing non-conforming circumstances.

Section 10.03. R-1A Single Family District.

...

(h) Minimum Setbacks.

...

(3) Side:

...

(ii) Side abutting a street: ~~thirty-five (35) feet~~ thirty (30) feet

Section 10.04. R-1B Single Family District.

...

(h) Minimum Setbacks.

...

(3) Side:

...

(ii) Side abutting a street: ~~thirty-five (35) feet~~ thirty (30) feet

3. Article 11 - BUSINESS DISTRICTS

Amendment Item: B-2 General Business District - Special Use List - This change will update the language to be consistent with Village of Palatine code terminology and improve clarity in the interpretation and application of the regulation.

11.03. B-2 General Business District.

...

(d) *Special uses.*

...

~~(3) Automobile laundries; provided adequate reservoir space for fueling of autos is furnished and provided traffic congestion is minimized.~~ Car washes.

Amendment Item: B-3 Central Business District - Permitted Uses - This is a correction to the referenced code section

11.04: B-3 Central Business District.

...

(d) *Permitted uses. The following uses are permitted:*

...

(27) *Dwelling units; subject to the general conditions of section ~~11.04(e)~~ 11.01(l)*

Amendment Item: B-5 Highway Business District - Special Use List - This change will update the language to be consistent with Village of Palatine code terminology and improve clarity in the interpretation and application of the regulation.

11.06. B-5 Highway Business District.

...

(e) *Special uses.*

...

~~(7): Automobile, bus and truck laundries; provided adequate space for fueling of vehicles is furnished and traffic congestion is minimized.~~ Car, bus, and truck washes.

STAFF RECOMMENDATION:

Staff recommends approval of the Text Amendments to Village of Palatine Zoning Ordinance, Appendix A - Article 6 (Home Occupations), Article 10 (Residential Districts), and Article 11 (Business Districts) as outlined.

ATTACHMENTS:

1. Article 6 Amendments
2. Article 10 Amendments
3. Article 11 Amendments
4. Public Notice

APPENDIX A - ZONING

6.04. Home occupations.

(a) Permitted home occupations. The following are permitted home occupations provided they do not violate any of the standards of subparagraph (d) below:

- (1) Babysitting, limited to three (3) children at one time.
- (2) Computer programming.
- (3) Day care home.
- (4) Dressmaking, sewing and tailoring.
- (5) Musical and dance instruction, limited to three (3) pupils at a time.
- (6) Painting, sculpturing, or writing.
- (7) Professional office of a clergyman, lawyer, physician, dentist, architect, engineer, or accountant.
- (8) Tutoring; limited to three (3) students at a time.

(b) Prohibited home occupations. The following are not permitted as home occupations:

- (1) Animal grooming establishment.
- (2) Barber shop.
- (3) Beauty parlor.
- (4) Clinic or hospital.
- (5) Commercial stable.
- (6) Kennel.
- (7) Real estate office.
- (8) Restaurant.
- (9) Tourist home.
- (10) Vehicle repair or painting, excluding the repair of a resident's vehicle.
- (11) Landscaping Business. Unless such operation of the landscaping business complies with all of the standards for home occupations, as outlined in 6.04(d).

(12) Massage Uses

(c) Other home occupations. Any proposed home occupation that is neither specifically permitted by section 6.04(a) nor specifically prohibited by section 6.04(b), shall be approved if it meets the standards of section 6.04(d).

(d) Standards. The following standards shall apply to all home occupations:

- (1) The home occupation shall not change the outside appearance of the dwelling.
 - (2) The home occupation shall not be visible from the street or create unreasonable traffic related to the home occupation.
 - (3) The home occupation shall be carried on by a member of the immediate family residing on the premises.
 - (4) No other person shall be employed or involved with said activity on premises other than a member of the immediate family residing in the dwelling unit.
 - (5) All activities and all storage must be conducted within a structure.
 - (6) All wholesale, jobbing, or retail business shall be conducted entirely by mail or telephone or other electronic means.
 - (7) No more than six hundred (600) square feet of the area of a dwelling unit shall be devoted to any home occupation.
 - (8) No motor power other than electrically operated motors shall be utilized.
 - (9) Not more than one truck of not more than one-ton pickup capacity and no semi-trailers incidental to a home occupation shall be kept on the site.
 - (10) No unreasonable odor or noise shall be emitted, and no increase in odor or noise over those in existence without the home occupation shall be permitted.
 - (11) Where applicable, a Village of Palatine business license must be obtained.
- (Ord. No. O-41-03, § 3, 2-3-2003; Ord. No. O-13-07, §§ 1—4, 2-20-2007)

APPENDIX A – ZONING

Section 10.01. General requirements of all residential districts.

...

(d) Permitted obstructions. For the purpose of residential districts, the following shall not be considered as obstructions when located in the required yards:

...

(2) In any required side yard or required rear yard:

- a. Accessory off-street parking;
- b. Accessory structures, in compliance with Section 6.01 of this appendix;
- c. Overhanging roof, eave, canopy, awning, gutter, cornice or other architectural feature, projecting not more than three (3) feet;
- d. Fences, in accordance with Section 6.03 of this appendix;
- e. Bay windows, projecting not more than two (2) feet;
- f. Driveways in accordance with Section 7.04 (i) of this appendix;
- g. Flagpoles;
- h. Landscape features;
- i. Retaining walls;
- j. Sidewalks;
- k. Mailboxes
- l. Ornamental light fixtures;
- m. Steps or stairs;
- n. Stoops, not exceeding four (4) feet in width and four (4) feet in depth. The stoop may include a roof, provided the roof does not project more than one (1) foot beyond the outside edge of the stoop;
- o. Landscaping embellishments; including but not limited to steps, arbors or trellises, the aggregate total of which shall not exceed twenty-five (25) percent of the required yard area;
- p. Chimneys, projecting not more than three (3) feet;
- q. Patios, decks, and terraces that are 16" or less above grade;
- r. Compressor or condenser units and heating pump systems for residential air conditioning systems and/or heating systems, and permanent electric generators

projecting not more than four (4) feet into the yard and maintaining a minimum two (2) foot setback from any lot line;

s. Dumpster enclosures;

t. Laundry drying equipment (rear yard only);

(u) Porches, breezeways, balconies, decks, terraces and patios more than 16" above grade, greenhouses or any structure permanently attached to the principal building, ~~the aggregate floor area of which is less than ten (10) percent of the required rear yard area,~~ and located at least twenty-five (25) feet from the rear lot line, and not encroaching in the required side yard setback of that district. The principal building or portions therein are not considered as permitted obstructions. Any addition or portion of the principal structure approved as a permitted encroachment prior to February 20, 2007 shall be considered as conforming to the Zoning Ordinance.

v. Basketball backboard systems. For the purposes of this Section, typical basketball backboard systems are contemplated and the measurement shall be taken to the pole. Notwithstanding the provisions of this Section, basketball backboard systems shall maintain a minimum (2) foot setback from the side and rear property lines.

Section 10.03. R-1A Single Family District.

...

(h) Minimum Setbacks.

(1) Front: Thirty (30) feet

(2) Rear: Forty-five (45) feet

(3) Side:

(a) Interior lots: Ten (10) feet on one side; twenty-five (25) feet total on both sides.

(b) Corner lots:

(i) Interior side: ten (10) feet

(ii) Side abutting a street: ~~thirty-five (35) feet~~ thirty (30) feet

Section 10.04. R-1B Single Family District.

...

(h) Minimum setbacks:

(1) Front: Thirty (30) feet.

(2) Rear: Forty-five (45) feet.

(3) Side:

a. Interior lots: Ten (10) feet on one side; twenty-five (25) feet total on both sides.

b. Corner lots.

i. Interior side: Ten (10) feet.

(ii) Side abutting a street: ~~thirty-five (35) feet~~ thirty (30) feet

APPENDIX "A" - ZONING

11.03. B-2 General Business District.

...

(d) Special Uses. The following uses are permitted as special uses when authorized by the Village Council subject to the standards set forth in section 14.05 of this ordinance:

- (1) Animal hospitals and kennels.
- (2) Automobile diagnostic center and repair; when part of a department store and without the disbursement of fossil fuels or other forms of energy or material that assists automobile movement.
- (3) ~~Automobile laundries; provided adequate reservoir space for fueling of autos is furnished and provided traffic congestion is minimized. Car washes~~
- (4) Automotive sales; for the sale of used automobiles and including auxiliary service and repairs in conjunction with, if conducted wholly within a completely enclosed building, on not less than one acre.
- (5) Automobile service and repair; where automobiles are painted, repaired, rebuilt, reconstructed or stored for compensation.
- (6) Automobile service station and mart; for disbursement of fossil fuels or other forms of energy or material that assists automobile movement and retail sale of other items without on-site consumption of food or repair.
- (7) Automobile service stations; for disbursement of fossil fuels or other forms of energy or material that assists automobile movement, with repair.
- (8) Banquet and meeting facility; with or without another use, includes the serving of food, liquor and live entertainment.
- (9) Bowling alleys.
- (10) Bus stations; provided that direct access to a major or secondary thoroughfare is available.
- (11) Communication devices; which exceed the height limitations set forth for business districts.
- (12) Day care facility.
- (13) Dwelling units, accessory.
- (14) Fencing; in any front yard except for:
 - a. Decorative fencing.

b. Temporary fencing; erected to protect any seeding area, with the permission of the administrator.

(15) Gold and Silver dealers (as defined within Division 16 of the Palatine Code of Ordinances), whose gross business receipts result in 20% or more from the purchase of gold or silver.

(16) Hotels, Extended Stay Hotels, and Motels.

(17) Indoor sports and recreational facilities.

(18) Laboratories, research, experimental and testing; for testing and research, including medical and dental.

(19) Live entertainment.

(20) Martial arts schools.

(21) Movie theatres; indoor.

(22) Physical and health services; includes health clubs greater than 3,000 square feet, swimming pools, and masseuses.

(23) Piercing studios and stores, operating in a manner that is not exempted under the Tattoo and Body Piercing Establishment Registration Act [410 ILCS 54/1 et seq.]. This shall not include practices that are considered medical procedures or the puncturing of the outer perimeter or lobe of the ear using the pre-sterilized, single-use stud and clasp piercing system.

(24) Public community center.

(25) Public service facilities; including electric distributing sub-stations, telephone exchanges and similar non-municipal uses.

(26) Restaurants (with a drive-through or a local liquor license, or operate between 12:00 AM and 6 AM)

(27) School office buildings; not including the parking or storage of buses.

(28) Reserved.

(29) Taverns or bars.

(30) Truck rental.

(31) Trailer rental.

(32) Undertaking establishments and funeral homes; which may include one attached residential unit. Water based cremation or alkaline hydrolysis is also permitted as an accessory use to the funeral home.

(33) Wind energy conversion systems.

(34) Unique or new uses; not listed within this ordinance; provided that the use complies with the intent of the B-2 District.

- (35) Homeless day facility.
- (36) Copy changes, pursuant to Section 8.01(f)(4).
- (37) Food stores, grocery stores, meat markets and frozen foods.
- (38) Car rental facilities.
- (39) Dry Cleaners.
- (40) Liquor Stores; package stores only.
- (41) Tobacco Shops and electronic cigarette stores.
- (42) Drive-Thru
- (43) Offices: Medical and dental, including, but not limited to physicians, surgeons and dentists

11.04. B-3 Central Business District.

...

(d) Permitted uses. The following uses are permitted:

- (1) Antique shops; of refurbished and refinished materials.
- (2) Appliance stores; of household items which can be carried by one individual without assistance.
- (3) Art supply stores.
- (4) Artist's studio.
- (5) Bakeries; manufacturing of goods limited to those retailed on the premises.
- (6) Banks and financial institutions; without drive-in facilities.
- (7) Barber shops.
- (8) Beauty parlors.
- (9) Beauty schools; when the service of a beauty parlor is offered to the public.
- (10) Bicycle sales and repair.
- (11) Book and stationery stores.
- (12) Camera and photographic supply stores.
- (13) Candy stores.
- (14) Card shops.
- (15) Catalog stores.
- (16) China and glassware stores.
- (17) Clothes and costume rental agencies.
- (18) Clothing repair stores; including tailoring, shoe and hat repair.
- (19) Clubs, lodges, temples, fraternal and not for profit organizations; not to be confused with synagogue or private club.
- (20) Coin and stamp stores.
- (21) Currency exchanges.
- (22) Dancing schools and studios.
- (23) Delicatessens; where no on-site consumption of food is accomplished.
- (24) Drapery stores.
- (25) Dressmaking and millinery shops.
- (26) Dry good stores; textiles, clothing and related articles of trade.
- (27) Dwelling units; subject to the general conditions of section ~~11.04(e)~~ 11.01(l)
- (28) Electronic communications equipment sales; including television and radio and repair of such items.

- (29) Florists.
- (30) Furrier shops.
- (31) Gift shops.
- (32) Hardware stores.
- (33) Health Clubs which are 3,000 square feet or less.
- (34) Hearing aid stores.
- (35) Historical buildings and landmarks; preserved for the public.
- (36) Hobby shops.
- (37) Interior decorating studios and shops.
- (38) Jewelry stores.
- (39) Laundries, laundrettes; hand or automatic, self-service only.
- (40) Leather goods and luggage stores.
- (41) Loan offices.
- (42) Locksmith shops.
- (43) Medical appliance stores.
- (44) Mini-parcel service; with maximum square-footage of one thousand five hundred (1,500) square feet.
- (45) Musical instruction.
- (46) Musical instrument sales and repair.
- (47) Municipal parking lots.
- (48) Newspaper distribution agencies.
- (49) Newspaper offices (public).
- (50) Nursing home.
- (51) Notion stores.
- (52) Offices: Business, professional or governmental.
- (53) Office supply stores.
- (54) Opticians and optometrists shops.
- (55) Paint and wallpaper stores.
- (56) Parking lots; for private self-propelled passenger vehicles.
- (57) Pet shops.
- (58) Pharmacies.
- (59) Photographic studios and equipment supply.

- (60) Picture framing.
- (61) Post offices or sub-stations.
- (62) Prerecorded music sales; any medium.
- (63) Public parks, public playgrounds and public community centers.
- (64) Restaurants (without a drive-through or a local liquor license, and do not operate between 12:00 AM and 6 AM)
- (65) Second hand thrift shop.
- (66) Sewing machine sales and service; household machines only.
- (67) Sporting goods stores.
- (68) Telephone exchanges.
- (69) Ticket agencies; amusement.
- (70) Toy stores.
- (71) Travel agencies, bureaus and transportation ticket offices.
- (72) Temporary buildings; on the premises for construction purposes for a period not to exceed the duration of such construction.
- (73) Temporary uses of special events; for a period not to exceed seventy-two (72) hours; as approved by the Village Council at least ten (10) days before the event.
- (74) Mixed uses; combination of economically compatible permitted uses listed above provided
that the floor area of such establishment does not exceed fifty thousand (50,000) square feet.
- (75) Compatible uses; per procedure and standards listed in section 11.01(f) of this ordinance.
- (76) Village Operated Facilities

11.06. B-5 Highway Business District.

...

- (e) Special uses. The following uses are permitted as special uses when

authorized by the village board subject to the standards set forth in section 14.05 of this ordinance:

- (1) Animal hospital or kennels.
- (2) Adult bookstores.
- (3) Adult movie theaters.
- (4) Amusement establishment; including permanent carnivals, kiddie parks, golf driving ranges, miniature golf courses and skating rinks.
- (5) Ambulance services.
- (6) Automotive sales; for the sale of used automobiles and including auxiliary service and repairs in conjunction with, if conducted wholly within a completely enclosed building.
- (7) ~~Automobile, bus and truck laundries; provided adequate space for fueling of vehicles is furnished and traffic congestion is minimized.~~ Car, bus, and truck washes
- (8) Automobile service station and mart; for disbursement of fossil fuels or other forms of energy or material that assists automobile movement and retail sale of other items without on-site consumption of food or repair.
- (9) Automobile service stations; for disbursement of fossil fuels or other forms of energy or material that assists automobile movement, with repair.
- (10) Banquet and/or meeting room.
- (11) Bus stations; provided that direct access to a major or secondary thoroughfare is available.
- (12) Communication devices; for radio and television transmission.
- (13) Day care facilities.
- (14) Communication devices; which exceed the height limitations set forth for business districts.
- (15) Martial arts school.
- (16) Movie theaters; outdoor.
- (17) Fence, front yard.
- (18) Undertaking establishments and funeral homes; which may include one attached residential unit. Water based cremation or alkaline hydrolysis is also permitted as an accessory use to the funeral home.
- (19) Automobile diagnostic center and repair; when part of a department store and without the disbursement fossil fuels or other forms of energy or material that assists automobile movement.
- (20) Automobile service and repair; where automobiles are painted, repaired, rebuilt, reconstructed or stored for compensation.

- (21) Indoor sports and recreational facilities.
- (22) Live entertainment.
- (23) Public service facilities; including electric distributing sub-stations, telephone exchanges and similar non-municipal uses.
- (24) Restaurants (with a drive-through or a local liquor license, or operate between 12:00 AM and 6 AM).
- (25) Trailer rental.
- (26) Truck rental.
- (27) Unique uses.
- (28) Wind energy conservation systems.
- (29) Used auto and machinery party.
- (30) Hotels, Extended Stay Hotels, and Motels.
- (31) Sales and service uses; with a retail sales showroom and storage conducted within a totally enclosed building;
 - a. Electrical.
 - b. Flooring.
 - c. Glass.
 - d. Heating and ventilation.
 - e. Masonry.
 - f. Painting.
 - g. Paper hanging.
 - h. Plumbing.
 - i. Refrigeration.
 - j. Roofing.
- (32) Copy changes, pursuant to Section 8.01(f)(4).
- (33) Car rental facilities.
- (34) Dry Cleaners
- (35) Liquor Stores; package stores only.
- (36) Tobacco Shops and electronic cigarette stores.
- (37) Drive-Thurs
- (38) Offices: Medical and dental, including, but not limited to physicians, surgeons and dentists.

(39) Gold and Silver dealers (as defined within Division 16 of the Palatine Code of Ordinances), whose gross business receipts result in 20% or more from the purchase of gold or silver.

(40) Piercing studios and stores, operating in a manner that is not exempted under the Tattoo and Body Piercing Establishment Registration Act [410 ILCS 54/1 et seq.]. This shall not include practices that are considered medical procedures or the puncturing of the outer perimeter or lobe of the ear using the pre-sterilized, single-use stud and clasp piercing system.

(41) Physical and health services: including health clubs greater than 3,000 square feet, swimming pools, and masseuses.

(42) Adult-Use Cannabis Dispensing Establishment as defined in Section 3.02.

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, April 14, 2026 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Text Amendments to the Village of Palatine Zoning Ordinance, Appendix A - Article 6 (Home Occupations), Article 10 (Residential Districts), and Article 11 (Business Districts).

The proposed text amendments will amend the area limits for permitted obstructions in residential rear yards, correct references for dwelling unit standards in the B-3 district, add signage as a permitted obstruction in the residential districts, as permitted by the existing sign regulations, amend the special use listing for car wash use-classifications, add massage uses to the prohibited home occupation list, amend the side yard abutting a street setbacks in the R-1A and R-1B zoning districts.

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

FILE #: 2026-892

VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 26th 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



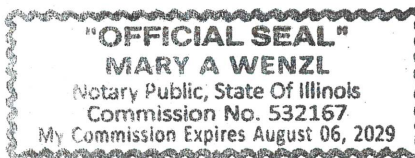
County of COOK

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 26TH day of MARCH, A.D. 2026, and the last publication thereof was made on the 26TH 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 26TH 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 26TH day of MARCH A.D., 2026.

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