

VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

JUNE 1, 2026 AT 7:00 PM



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

AGENDA

REGULAR MEETING

7:00 PM

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **PLEDGE TO THE FLAG**
- IV. **APPROVAL OF MINUTES**
 - A. Village Council & Committee of the Whole - Regular Meeting - May 18, 2026
- V. **MAYOR'S REPORT**
 - A. Proclamation of Appreciation for Director of Information Technology Larry Schroth
 - B. As Submitted
- VI. **RECESS TO THE COMMITTEE OF THE WHOLE**
- VII. **COMMITTEE OF THE WHOLE**
 - A. **COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE**
DOUG MYSLINSKI, CHAIR
 1. Consider a Motion Granting a Preliminary Planned Development to Permit a 4-Unit Residential Townhouse Development for the Property at 315 W. Johnson Street
Council District: Two
 2. As Submitted
 - B. **POLICE POLICY & CODE SERVICES COMMITTEE**
JOE FALKENBERG, CHAIR
 1. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Restaurant, with a Drive-Through, at 828 S. Hicks Road
Council District: Two

2. As Submitted
- C. **ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE**
SCOTT LAMERAND, CHAIR
 1. As Submitted
- D. **BUSINESS FINANCE & BUDGET COMMITTEE**
KOLLIN KOZLOWSKI, CHAIR
 1. As Submitted
- E. **FIRE POLICY & COMMUNITY INFORMATION COMMITTEE**
GREG LANGER, CHAIR
 1. As Submitted
- F. **INFRASTRUCTURE & ENVIRONMENT COMMITTEE**
BRAD HELMS, CHAIR
 1. As Submitted

VIII. RECONVENE THE VILLAGE COUNCIL MEETING

IX. CONSENT AGENDA

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

- A. Consider a Motion to Approve Warrant 2026 #11
- B. Consider a Motion Granting a Preliminary Planned Development to Permit a 4-Unit Residential Townhouse Development for the Property at 315 W. Johnson Street
Council District: Two
- C. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Restaurant, with a Drive-Through, at 828 S. Hicks Road
Council District: Two
- D. Consider an Ordinance Authorizing the Village Manager to Grant Administrative Approval for Certain Items Recommended for Approval by the Planning and Zoning Commission

X. REPORTS OF STANDING COMMITTEES

- A. **ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE**
SCOTT LAMERAND, CHAIR

1. As Submitted

B. BUSINESS FINANCE & BUDGET COMMITTEE
KOLLIN KOZLOWSKI, CHAIR

1. As Submitted

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE
DOUG MYSLINSKI, CHAIR

1. As Submitted

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE
GREG LANGER, CHAIR

1. As Submitted

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE
BRAD HELMS, CHAIR

1. As Submitted

F. POLICE POLICY & CODE SERVICES COMMITTEE
JOE FALKENBERG, CHAIR

1. As Submitted

XI. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted

B. VILLAGE CLERK

1. As Submitted

C. VILLAGE ATTORNEY

1. As Submitted

XII. CLOSED SESSION AS REQUIRED

XIII. RECOGNITION OF AUDIENCE

XIV. ADJOURNMENT

VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MAY 18, 2026 AT 7:00 PM



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

MINUTES

REGULAR MEETING

7:00 PM

I. CALL TO ORDER

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

II. ROLL CALL

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

Also Present:

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

III. PLEDGE TO THE FLAG

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

IV. APPROVAL OF MINUTES

- A. Village Council & Committee of the Whole - Regular Meeting - Regular Meeting May 11, 2026

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

V. MAYOR'S REPORT

- A. Certificates of Recognition for Jolee Waddington and the Immanuel Lutheran Girls Basketball Team

Mayor Schwantz presented a Certificate of Recognition to Palatine High School senior Jolee Waddington in honor of her outstanding performance at the Gymnastics State Finals. He highlighted her impressive placements across multiple events and her top finish in the all-around competition, where she earned five medals. Mayor Schwantz commended her achievements, her dedication, and the pride she brings to the community. He also acknowledged her as the most decorated gymnast in Palatine High School history.

Mayor Schwantz recognized the Immanuel Lutheran Girls Basketball Team for their first-place finish in the Lutheran Sports Association of Illinois State Basketball Tournament held in Arlington Heights. He congratulated the athletes on their outstanding season and spoke about the pride they bring to the community through their hard work and sportsmanship.

Coaches TR Turner, Jim Beckley, and Heather Glaser were in attendance. Coach Glaser addressed the audience, acknowledging each of the players, thanking the Village of Palatine for supporting girls' basketball, and expressing appreciation to the parents for their dedication and encouragement.

A short recess was requested by Mayor Schwantz. The meeting reconvened at 7:11 PM.

- B. As Submitted

Mayor Schwantz announced upcoming events:

Monday, May 25

Memorial Day

Village Offices are Closed

Monday, May 25: 10:00 AM

American Legion Memorial Day Parade
Beginning at Cornell Ave & Smith St

Click It or Ticket Campaign

The Palatine Police Department is joining law enforcement agencies across Illinois for the 2026 “Click It or Ticket” campaign running May 15-26 during the Memorial Day travel period.

Save the date for the Village’s first food truck event: Palatine Street Feast on June 7!

VI. RECESS TO THE COMMITTEE OF THE WHOLE

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

VII. COMMITTEE OF THE WHOLE

**A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE
SCOTT LAMERAND, CHAIR**

1. Presentation and Update from the Palatine Township Community Mental Health Board

Councilman Lamerand introduced the presentation and update from the Palatine Township Community Mental Health Board.

Sarah McKillop, 211 E Parallel Street, Board Member, spoke about the recently created Palatine Township Community Mental Health Board after a referendum that included the cities of Palatine, Arlington Heights, Inverness, Schaumburg, Hoffman Estates, Barrington, Rolling Meadows and South Barrington voted by Palatine voters yet includes these residents.

Ms. McKillop provided an overview of the township levy approval process, the administration of services across various organizations—including nonprofits, schools, and government entities—and the qualifications required to receive assistance. She informed the Council that the first round of applications will open in July, with the goal of announcing funding at the November board meeting.

Councilman Lamerand mentioned the referendum and the need in the area and congratulated her and the board for the initiative.

Mayor Schwantz noted the proclamation for May as Mental Health month.

Councilman Langer asked for clarification on the detailed steps that follow the application period. Ms. McKillop explained that the process includes monthly review meetings, an application window of 45 to 60 days, a proposed selection date in October, and final award announcements at the November meeting.

- 2. As Submitted

Nothing Submitted.

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE
DOUG MYSLINSKI, CHAIR

- 1. Consider an Ordinance Approving an Amendment to the Slade Street Crossing Planned Development and a Special Use for a Fence in the Side Yard Abutting a Street at 4 E. Slade Street
Council District: Six

Director of Planning and Zoning Ben Vyverberg presented the amendment to Slade Street Crossing Planned Development and a Special Use for a fence.

Vyverberg reported that the Developer has completed other single-family home sites in the subdivision, including an approved amendment for interior fencing within the past six months. He noted that the corner lot under discussion is the only remaining undeveloped parcel. He reviewed the height and style of the fence being requested and clarified that the adjacent lot, which backs up to the property, does not require review. However, he pointed out that the lot to the north does require special review under the code. Staff recommended approval of the fence special use request.

Vyverberg also outlined additional proposed changes including a 15-foot setback adjustment, garage widening, updated elevations, and a proposed patio. Staff recommended approval of the planned development amendment.

Councilman Myslinski asked whether a variance was required for the proposed garage widening, and Vyverberg confirmed that no variance was needed.

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

- 2. As Submitted

Nothing Submitted.

C. POLICE POLICY & CODE SERVICES COMMITTEE
JOE FALKENBERG, CHAIR

1. 560 S. Hicks Road

- a. Consider an Ordinance Approving a Special Use to Permit a Use that Will Provide for the Transfer, Storage, and Treatment of General Construction Materials, Demolition Debris, and Wood Waste and Accessory Permitted Office Uses at 560 S. Hicks Road
Council District: Two
- b. Consider a Resolution of Support for the Filing of a 6B Cook County Tax Classification Application for the Property Located at 560 S. Hicks Road
Council District: Three

Director of Planning and Zoning Ben Vyverberg presented a request for a special use permit for the handling of general construction materials, wood waste, and demolition debris at 560 S. Hicks, noting that the operation would be similar to the company’s existing facility at 630 S. Hicks. The business, Economy Disposal Service, is seeking to expand its operations within the industrial district.

Vyverberg explained that a special use was transferred to the company approximately five years ago and reaffirmed that the site is appropriately located within an industrial area. He also reviewed the proposed floor plan, building square footage, and the types of recycled materials that would be processed.

He noted that there have been no complaints or concerns regarding the business’s current operations, and staff is recommending approval of the request.

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

- 2. Consider an Ordinance Approving a Special Use Amendment to Allow for the Storage, Distribution, and General Cleaning of Portable Toilets for the Property Located at 630 S. Hicks Road
Council District: Two

Director of Planning and Zoning Ben Vyverberg presented Economy Disposal Service’s request for a special use amendment to allow the storage, distribution, and cleaning of portable toilets.

He referenced the original 2005 special use amendment, noting that it predated the Village’s current special use process and was carried forward under previous approvals. Vyverberg also addressed a recent inquiry regarding activity at the site, explaining that the petitioner holds active permits from MWRD, IEPA, and the Cook County Department of Public Health.

He reviewed the proposed material storage area, outlined the applicable Village code requirements for properties within the manufacturing district, and mentioned that staff recommended approval of the request.

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

- 3. Consider a Motion Approving the Halloween Hustle 5K & Kids Dash, Including a Waiver of the Village's Sound Amplification Ordinance and Temporary Closure of a Portion of Eric Drive, on Saturday, October 24, 2026
Council District: Six

Deputy Village Manager Hadley Skeffington-Vos reported on the annual downtown Halloween Hustle scheduled for October 24, 2026. The petitioner is requesting a sound waiver and temporary street closures for the event. She noted that the for-profit organizer covers all associated costs and provides support to the Boys and Girls Club of Palatine. Staff recommends approval.

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

- 4. Consider a Motion Granting a Waiver of the Sound Amplification Ordinance, Closure of Village Parking Lot and a Portion of Wilson Street and Bothwell Street, for Palatine Street Feast (A Sunday Food Truck Series) at 36. W. Wilson Street (Lot E or 9) on August 16, 2026, from 11 a.m. - 7 p.m.
Council District: Six

Deputy Village Manager Hadley Skeffington-Vos discussed the request for a sound waiver, street closures, and parking lot closure for the Street Feast on August 16, 2026, from 11 a.m. to 7 p.m. Skeffington-Vos noted that the event is similar to the one held in June, with beverages available for purchase from local establishments and live music for entertainment.

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

- 5. As Submitted
Nothing Submitted.

D. INFRASTRUCTURE & ENVIRONMENT COMMITTEE
BRAD HELMS, CHAIR

- 1. Consider a Motion to Award a Contract for the 2026 Pavement Striping Program

Director of Public Works Matt Barry reviewed the annual pavement marking program, noting that the low compliant bidder was Maintenance Coating Company at a cost of \$55,750, which will be funded through the Public Works operating budget.

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

- 2. Consider a Resolution Approving Construction on State Highways

Director of Public Works Matt Barry presented the resolution required for construction in State Right-Of-Ways, which is typically done through a permit. Staff recommends that the Village adopt the resolution to satisfy the conditions normally covered by a permit, noting that it will remain in effect for two years.

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

- 3. As Submitted
Nothing Submitted.

E. BUSINESS FINANCE & BUDGET COMMITTEE
KOLLIN KOZLOWSKI, CHAIR

- 1. As Submitted
Nothing Submitted.

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE
GREG LANGER, CHAIR

- 1. As Submitted
Nothing Submitted.

VIII. RECONVENE THE VILLAGE COUNCIL MEETING

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

IX. CONSENT AGENDA

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

This is to approve items A - I.

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

- A. Consider a Motion to Approve Warrant 2026 #10
- B. Consider an Ordinance Approving an Amendment to the Slade Street Crossing Planned Development and a Special Use for a Fence in the Side Yard Abutting a Street at 4 E. Slade Street
Council District: Six

Ordinance #O-58-26
- C. Consider an Ordinance Approving a Special Use to Permit a Use that Will Provide for the Transfer, Storage, and Treatment of General Construction Materials, Demolition Debris, and Wood Waste and Accessory Permitted Office Uses at 560 S. Hicks Road
Council District: Two

Ordinance #O-59-26
- D. Consider a Resolution of Support for the Filing of a 6B Cook County Tax Classification Application for the Property Located at 560 S. Hicks Road
Council District: Three

Resolution #R-14-26
- E. Consider an Ordinance Approving a Special Use Amendment to Allow for the Storage, Distribution, and General Cleaning of Portable Toilets for the Property Located at 630 S. Hicks Road
Council District: Two

Ordinance #O-60-26
- F. Consider a Motion Approving the Halloween Hustle 5K & Kids Dash, Including a Waiver of the Village's Sound Amplification Ordinance and Temporary Closure of a Portion of Eric Drive, on Saturday, October 24, 2026
Council District: Six
- G. Consider a Motion Granting a Waiver of the Sound Amplification Ordinance, Closure of Village Parking Lot and a Portion of Wilson Street and Bothwell Street, for Palatine Street Feast (A Sunday Food Truck Series) at 36. W. Wilson Street (Lot E or 9) on August 16, 2026, from 11 a.m. - 7 p.m.
Council District: Six
- H. Consider a Motion to Award a Contract for the 2026 Pavement Striping Program

- I. Consider a Resolution Approving Construction on State Highways
Resolution #R-15-26

X. REPORTS OF STANDING COMMITTEES

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE SCOTT LAMERAND, CHAIR

1. As Submitted
No Report.

B. BUSINESS FINANCE & BUDGET COMMITTEE KOLLIN KOZLOWSKI, CHAIR

1. As Submitted
No Report.

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE DOUG MYSLINSKI, CHAIR

1. As Submitted
No Report.

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE GREG LANGER, CHAIR

1. As Submitted
No Report.

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE BRAD HELMS, CHAIR

1. As Submitted
No Report.

F. POLICE POLICY & CODE SERVICES COMMITTEE JOE FALKENBERG, CHAIR

1. As Submitted
No Report.

XI. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted

No Report.

B. VILLAGE CLERK

1. As Submitted

No Report.

C. VILLAGE ATTORNEY

1. As Submitted

No Report.

XII. CLOSED SESSION AS REQUIRED

No Closed Session requested.

XIII. RECOGNITION OF AUDIENCE

Joseph McArthur – Lot 20 Highland Meadows Subdivision, Rolling Meadows. Mr. McArthur discussed an easement agreement and encroachment, and he requested clarification on jurisdiction.

Roman Golash, 122 E. Palatine Road, mentioned a poppy on Thursday, Friday, Saturday and Sunday to raise funds for the American Legion.

Justin O'Rourke, 529 S. Benton Street spoke about mental health awareness, talked about the recent village Proclamation for the month of May and acknowledged organizations in Palatine working with mental health issues.

Resident Kelly, 621 S. Burno Drive, supports flying the pride flag in the month of June.

Tom Morrison, thanked the Council for maintaining a neutral stance on the flag issue and expressed that it is a good policy.

Mr. Morrison thanked Mayor Schwantz for his recent press statements regarding the Bears stadium, looking out for broader interests including traffic concerns, and other issues discussed in Springfield about local control of zoning. He also urged Council to make decisions that are good for the community.

Chelsea Laliberte Barnes, Resident, spoke on behalf of Jay D. and expressed concern about a missing person's situation and dealings with area law enforcement agencies.

Resident Amy, 1100 E Randville Drive, expressed her support for flying the pride flag on village property, requested clarification regarding the procedure for placing an item on the agenda, and offered her appreciation for the June Pride Month proclamation.

Frank Skorski, 145 W. Bryan Ave, does not support the pride flag being flown and thanked the council for their stance.

Bill Finn, 1170 W. Illinois Ave, supports flying the pride flag.

Laura Hernandez, Runaway Bay, spoke about her concerns with police communication.

Roman Golash does not support the flying of the pride flag.

Samantha Boria, 1147 N. King Arthur Court, spoke about her support of flying different flags during different months.

Resident, Joey , 322 Brockway, explained his reasoning for opposing flying flags for special interest groups.

Resident Joanna T. 1924 Cambridge Court, supports the pride flag being flown during the month of June.

XIV. ADJOURNMENT

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

The meeting adjourned at 7:59 PM.

SUBMITTED BY:

Maureen Pasqualucci
Village Clerk

Proclamation of Appreciation for Director of Information Technology Larry Schroth

BACKGROUND:

On March 7, 2008, Larry Schroth began his service to the Village of Palatine as the Information Technology Director. After 18 years of service to the Village of Palatine, Larry will be retiring as IT Director on June 5, 2026.

KEY ISSUES:

- Larry served as the Village of Palatine IT Director for 18 years.
- Larry has served with great professionalism and dedication, above and beyond expectations.
- Larry's dedication, commitment, initiative, and passion for technology and the Village of Palatine will be sorely missed.
- Larry has been a long-time member of the Government Management Information Sciences Illinois (GMIS), a professional association, both as a government member and as a board member, the Northwest Municipal Conference Bike & Pedestrian Committee, and the Downtown Palatine Business Association.

BUDGET IMPACT:

RECOMMENDATION:

ACTION REQUIRED:

The Mayor and Village Council of the Village of Palatine, all Village of Palatine employees, and the entire Palatine community, offer their heartfelt thanks and appreciation to Larry Schroth for his commitment and dedication to the Village of Palatine for 18 years of employment and wish him the very best in his well-deserved retirement.

ATTACHMENTS:

1. Schroth Proclamation for Retirement

PROCLAMATION OF APPRECIATION

LARRY SCHROTH

WHEREAS, the Village of Palatine has always sought to obtain the highest degree of professionalism and dedication from every employee in every department of the Village; and

WHEREAS, on March 7, 2008, Larry Schroth began his service to the Village of Palatine as the Director of Information Technology (IT); and

WHEREAS, during his 18 years of service to the Village of Palatine, Larry's responsibilities as Director were always characterized by excellent and constructive contributions to the Palatine community; and

WHEREAS, under Larry's leadership, the Village of Palatine transitioned to a new Enterprise Resource Planning System, implemented a digital phone system, expanded fiber throughout the Village, enhanced the organization's IT disaster preparedness and security awareness; and

WHEREAS, Larry has been a long-time member of several organizations, most notably the Government Management Information Sciences Illinois (GMIS), an IT professional association, both as a government member and as a board member, the Northwest Municipal Conference Bike & Pedestrian Committee, and the Downtown Palatine Business Association; and

WHEREAS, Larry's dedication, commitment, initiative, enthusiasm, and passion for both the IT Department and the Village of Palatine will be sorely missed; and

WHEREAS, the Village of Palatine, on behalf of its citizens, desires to acknowledge its indebtedness and gratitude to Larry Schroth for his 18 years of service to the Village of Palatine.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Village Council of the Village of Palatine offer their heartfelt thanks and appreciation to Larry Schroth for his commitment and dedication to the Village of Palatine and wish him the very best in his well-deserved retirement.

DATED: June 1, 2026

Jim Schwantz, Mayor

Maureen Pasqualucci, Village Clerk

Consider a Motion Granting a Preliminary Planned Development to Permit a 4-Unit Residential Townhouse Development for the Property at 315 W. Johnson Street

BACKGROUND:

The Subject Property, approximately 0.5 acres, is vacant and zoned R-2 Single-Family Residential. The Petitioner is seeking Preliminary Planned Development approval to construct a 4-unit residential town home development. Therefore, the Petitioner is requesting approval of the following:

Preliminary Planned Development to permit a 4-Unit Residential Townhome Development.

KEY ISSUES:

Zoning and Site Design

- The Subject Property, approximately 21,780 square feet, has a multi-family designation on the Village's Comprehensive Plan future land use map. Historically, this lot was utilized in conjunction with the Kinsch Village Florist and Nursery use, which was approved as a special use in 1972. The Greenhaven apartment building, which was recently completed, is directly east of the Subject Property.
- The proposed plans include a 4-unit, two-story town house development, with three bedrooms per unit and each unit having an attached two-car garage. The units have a total of 2,366 square feet of habitable space and unfinished basements.
- The site plan includes the following proposed setbacks:
 - Front Yard: 44' (30' is the minimum required in the R-3 District)
 - Side Yard: 8.5' (the minimum required setback is 6', with 16' feet total, between both side yards, in the R-3 District)
 - Rear Yard: 63' (40' is the minimum required in the R-3 District)
- The elevations propose a mix of brick, Hardie board plank, and panel siding. The site plan also contemplates rear yard patios.
- There are 16 total parking spaces provided, 8 of which are provided by garage spaces and an additional 8 parking spaces provided through driveway parking spaces. Per code, 12 spaces are required.
- As the initial request is for a Preliminary Planned Development, the final landscaping plans would be evaluated as part of the Final Planned Development review, if Preliminary approval is obtained. As an existing condition, there is a row of arborvitae within the Johnson Street right-of-way, which will likely be impacted by the proposed town home development. New parkway trees would be required.
- The R-3 District requires a minimum land area/dwelling unit as follows:

- Lot area per dwelling unit: Multi-family dwelling units: 3 and 4 bedroom units — 5,000 square feet.
- With 4 proposed units, a minimum lot size of 20,000 square feet is required. At 21,780 square feet, the underlying lot area would support 4 total units.

Engineering

- The Petitioner intends to subdivide the property into 4 separate lots, without any common area. This will be reviewed as part of the Preliminary/Final Subdivision and Final Planned Development review process.
- The site plan calls for three curb cuts located along Johnson Street to allow access to the 4 units.
- There are existing utilities, including sanitary and water service lines, located along Johnson Street and accessible to the proposed town houses.
- Salt Creek is located along the rear south-west corner of the site. Per code, a 50-foot easement is required from the centerline of the creek. While the initial plans appear to meet this requirement, the final engineering plans will be required to demonstrate the easement boundary as part of the Final Planned Development.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Public Hearing: Planning & Zoning Commission (PZC) meeting on May 12, 2026.

Residents testifying: None.

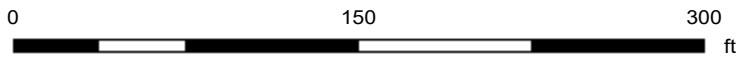
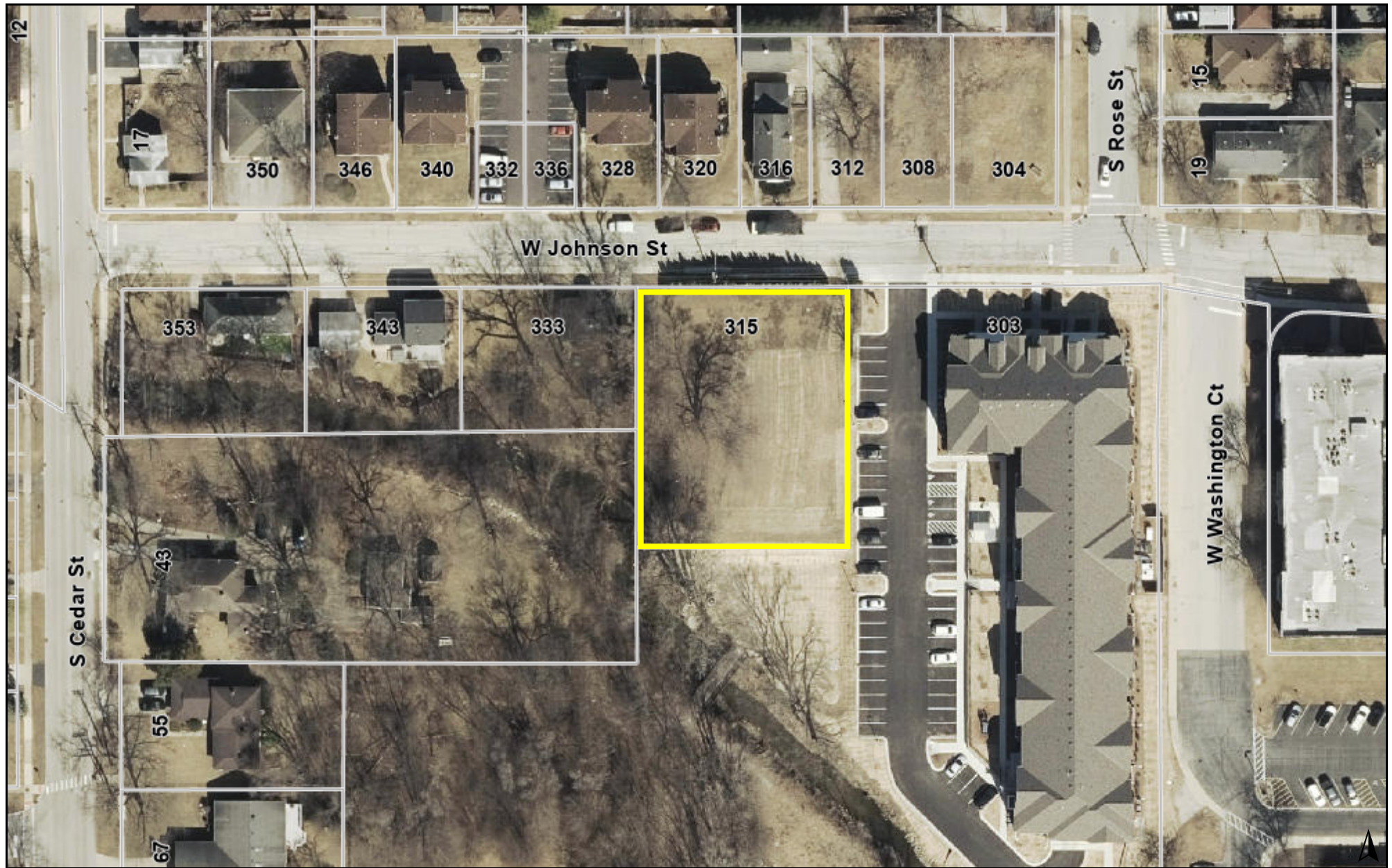
Vote: The PZC voted unanimously to approve the Preliminary Planned Development and Staff concurs.

ACTION REQUIRED:

A motion to approve a Preliminary Planned Development to permit a 4-Unit Townhome Residential Development at 315 W. Johnson Street.

ATTACHMENTS:

1. Aerial Map
2. 315 W Johnson Street PPD Conditions
3. EXHIBIT - Site Floor and Elevation Plans
4. PZC minutes - 5-12-26
5. Public Notice



Print Date: 5/4/2026

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.

PRELIMINARY PLANNED DEVELOPMENT CONDITIONS FOR 315 W JOHNSON STREET:

1. The final architectural and material elevation plans shall be submitted in a manner acceptable to the Village and in coordination with the attached submitted plans (Warren Johnson Architects, INC.), except as such plans shall be revised to conform to Village Codes and Ordinances.
2. The Final Engineering Plans and Final Engineer's Estimate of Probable Cost shall be submitted and revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
3. If required, a Public Improvement letter of credit or appropriate security shall be submitted in a manner acceptable to the Village Engineer.
4. A Planned Development letter of credit shall be submitted in the amount of \$40,000 in a manner acceptable to the Director of Planning and Zoning.
5. Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village Engineer.
6. Recording fees in the amount of \$300 shall be submitted.
7. A construction management plan indicating the proposed material delivery routes and contractor parking areas, shall be submitted to the Village Engineer and Director of Planning and Zoning.
8. Fencing may be permitted within designated easements or buffer areas, provided it does not impede drainage or access. No fencing of any kind shall be permitted within the Regulatory Floodway. All proposed fencing shall be clearly shown on the final engineering plans for review and approval.
9. The Regulatory Floodway shall be shown on final engineering plans in a manner acceptable to the Village Engineer.
10. The southwest (SW) corner of the subject property contains a designated Regulatory Floodway. In accordance with Village regulations, no alterations to the land, including grading or filling, shall be permitted within this area. The Floodway boundary shall be clearly delineated on all site and engineering plans and labeled as a Non-Disturbance Zone.
11. All required extra agency permits shall be submitted in a manner acceptable to the Village Engineer.

Chair Wood states there were initial concerns from neighbors during the original development process, but the homes have turned out very nicely and have enhanced the appearance of the area. She states the proposal will continue to add value to the neighborhood and believes nearby residents should be pleased with the final result. She notes the requested changes are modest in nature, will not negatively impact property values, and the proposed fence is not an overreach. She believes the request meets the required standards.

Mr. Auer states the proposal meets the standards for corner yard fencing and would not adversely impact neighboring properties.

Chair 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 May 18th, 2026.

RESULT:	MOTION APPROVED BY ROLL CALL
MOVER:	TIM SCHUBERT
SECONDER:	CINDY ROTH WURSTER
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Stephen Fedota, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

B. 315 W. Johnson Street

1. Preliminary Planned Development to permit a new 4-unit townhome building.

PPD-000016-2026 – 315 W. Johnson Street – District #2

Notice was published in the Journal & Topics on April 23rd, 2026 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Site, Floor & Elevation Plans**
5. **Public Notice**

Background:

The Subject Property, at approximately .5 acres, is currently vacant and zoned R-2 Single Family Residential. The Petitioner is proposing to construct a 4-unit townhome development. Therefore, the Petitioner is requesting: Preliminary Planned Development to permit a 4-Unit Townhome Residential Development

Sworn in petitioner:

Janusz Luterek, J Darien Corp – 2265 Inverrary Rd. – Inverness, IL – Owner/Developer

Bobby Taylor – Warren Johnson Architects – 19 N. Greeley Street – Palatine, IL

Ms. Taylor presents the proposal for a new two-story building containing four townhouse units. She states each unit would contain approximately 2,366 square feet of habitable living space, in addition to unfinished basements, and would include a private driveway, front entrance walkway, patio area, open living and dining area on the first floor, attached garage, and second-floor bedrooms with loft space. She reviews the proposed exterior materials and light/dark color scheme and states the building materials are intended to complement the surrounding area and nearby development to the east.

Chair Wood comments that the proposal would be a nice addition to the street and asks about the landscaping and fencing plans, noting there are currently many overgrown trees and vegetation on the property.

Mr. Luterek states the development would be managed through a homeowners association and some trees would be removed and replaced with new landscaping and trees, including additional plantings along the east side of the property. He states there may also be privacy fencing installed toward the rear yards.

Chair Wood asks whether the arborvitae along the front of the property would remain.

Mr. Luterek states they would like to preserve them if possible, although it is still under consideration. He notes a large tree on the side of the property would need to be removed. He also states new bushes would be planted along the east and west property lines.

Commissioner Roth-Wurster asks whether the existing creek on the property would be impacted.

Mr. Luterek states additional engineering review would still be required before any final determinations are made.

Chair Wood asks about the fencing plans.

Commissioner Bettenhausen asks whether the fencing would serve as a perimeter fence or individual fenced areas for each unit. Mr. Luterek states the fencing would extend toward the rear of the property and all fencing would be privacy fencing.

Commissioner Bettenhausen asks about the proposed fence height. Mr. Luterek states the final fence height has not yet been determined.

Chair Wood asks Staff for clarification regarding fencing requirements.

Mr. Auer states there is a 50-foot easement associated with the floodplain area and fencing cannot impede drainage or floodplain function. He notes there are no anticipated conflicts at this time, but the submitted documentation remains preliminary in nature. Engineering staff will conduct further evaluation upon submittal of final engineering plans.

Commissioner Fedota asks about the setback between the parking area and the eastern property line and notes there does not appear to be a proposed barrier other than a privacy fence.

Mr. Auer reviews the site plan and states the proposed development meets the required setback standards.

Commissioner Fedota asks whether landscaping or screening would be required within that setback area, noting the parking appears very close to the property line.

Chair Wood asks additional questions regarding the proposed driveways.

Mr. Auer states landscaping islands are not currently required for this type of planned development or multifamily configuration under the ordinance. Auer continues to state that fencing is included on the site plan and may reduce impacts from vehicle lights.

Additional discussion occurs regarding lighting and the potential for vehicle headlights to shine into neighboring windows.

Mr. Luterek states privacy fencing should help address those concerns.

Commissioner Bettenhausen asks about rear yard topography and the existing land conditions.

Mr. Luterek responds regarding the site conditions.

Commissioner Bettenhausen asks whether basement flood elevations have been evaluated.

Mr. Taylor states additional topographic information is still needed.

Chair Wood states anything located within the floodplain would need to be identified and addressed.

Mr. Auer confirms that is correct.

Commissioner Bettenhausen asks whether consideration was given to adding additional bedroom windows for cross ventilation and views.

Mr. Taylor states additional windows were not proposed because the units primarily face north and south.

Mr. Auer provides additional information regarding the surrounding area and proposal. He states the project consists of townhomes on a vacant half-acre parcel with a proposed 44-foot driveway configuration. He reviews the proposed setbacks and states they exceed the minimum zoning requirements and are compatible with surrounding properties and density patterns in the area. He states the proposed materials are compatible with surrounding development and existing utilities are available. Engineering staff reviewed the preliminary plans and did not identify significant concerns. He further states the proposal is generally consistent with the Comprehensive Plan vision for the area and does not exceed maximum height requirements.

Commissioner Fedota asks about sidewalks within the area and notes they are not shown on the proposal. He also expresses concern regarding the arborvitae near the driveway and the length of the proposed driveway, noting the possibility of multiple parked vehicles.

Mr. Auer states the setbacks are compatible with surrounding properties, and agrees that driveways would allow for multiple vehicles. He states landscaping would be modified as necessary and any visibility concerns related to driveway access would be addressed during final review.

Commissioner Fedota expresses concern regarding the long driveway and visibility near the arborvitae plantings.

Chair Wood agrees the concern should be noted.

Commissioner Fedota states neighbors across the street could potentially be viewing numerous parked vehicles and questions whether the rear setback area feels constrained compared to the typical 30-foot setback within the R-3 District.

Mr. Auer states the intent was to align the setbacks with surrounding development patterns.

Commissioner Fedota clarifies he is not specifically requesting revisions but suggests consideration be given to shifting the building farther forward to allow for additional rear yard space.

Commissioner Kolososki asks whether there would be a homeowners association.

The petitioner confirms there would be a homeowners association, and Commissioner Kolososki notes parking limitations could potentially be addressed through HOA regulations.

Commissioner Roth-Wurster asks whether sidewalk plans would be reviewed further.

Mr. Auer states sidewalk improvements would continue to be reviewed during final engineering and permit review.

Commissioner Roth-Wurster also expresses concern regarding line-of-sight visibility.

Mr. Auer states Staff anticipates any sidewalk or visibility concerns must meet the standards established by Public Works review and addressed during final plan review.

Staff Recommendation:

The Petitioner has provided sufficient preliminary land use information to complete the Preliminary Planned Development review. The size of the lot would also support the proposed number of dwelling units, and the overall parking provided exceeds the minimum code requirements. Additionally, the proposed residential density is within the allowances of the zoning code and is comparable to other non-single-family residential developments in the vicinity of the subject property. The proposed architectural plans are comparable to several of the surrounding developments. Therefore, Staff recommends approval of the Preliminary Planned Development, subject to the following conditions:

1. The final architectural and material elevation plans shall be submitted in a manner acceptable to the Village and in coordination with the attached submitted plans (Warren Johnson Architects, INC.), except as such plans shall be revised to conform to Village Codes and Ordinances.
2. The Final Engineering Plans and Final Engineer's Estimate of Probable Cost shall be submitted and revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
3. If required, a Public Improvement letter of credit or appropriate security shall be submitted in a manner acceptable to the Village Engineer.
4. A Planned Development letter of credit shall be submitted in the amount of \$40,000 in a manner acceptable to the Director of Planning and Zoning.
5. Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village Engineer.

6. Recording fees in the amount of \$300 shall be submitted.
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11. All required extra agency permits shall be submitted in a manner acceptable to the Village Engineer.

Commissioner Fedota asks whether HOA requirements are included within the current specifications.

Mr. Auer states those details would be addressed during final review.

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

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

DISCUSSION:

Commissioner Kolososki states there are still several details that should be reviewed further, but he believes the proposal is a nice project for the street and fits well with the townhouse developments across the street. He states the dimensions should continue to be evaluated but believes it would be a good addition to the area. He also notes the creek limits development options on the property.

Commissioner Fedota states the proposal fits with the overall plan for utilizing the property and believes the architectural design is attractive. He notes there are still issues related to screening and landscaping that should be addressed, but overall he

believes the request meets the applicable standards and is a good solution for the property.

Chair Wood states the recent developments in the area have been positive additions to the street and notes the property has remained overgrown and undeveloped for some time. She believes redevelopment of the property would improve the surrounding area and neighboring properties. She states the proposal generally fits the area and multifamily development is appropriate for the location, although some concerns still need to be addressed.

Commissioner Roth-Wurster states that for a preliminary plan, she believes the proposal is of high quality. She compliments Warren Johnson Architects on the design and states she likes the layout with the lower-level living space opening toward the rear yard. She notes additional window considerations can still be addressed during final review.

Commissioner Fedota states he hopes the development does not feel overly constrained and notes the property is a large piece of land. He reiterates concerns regarding the amount of fencing proposed and maintaining openness within the deep rear yard areas.

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 June 1st, 2026

RESULT:	MOTION APPROVED BY ROLL CALL
MOVER:	STEVEN FEDOTA
SECONDER:	ROBERT KOLOSOSKI
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Stephen Fedota, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

- C. Text Amendments to the Village of Palatine Zoning Ordinance, Appendix A - Article 10 (Residential Districts)

2026-892B – Text Amendment

Notice was published in the Journal & Topics on April 23rd, 2026

Petitioner's Exhibits:

1. **Proposed Text Amendment**
2. **Public Notice**

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, May 12, 2026 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Preliminary Planned Development to permit a new 4-unit townhome building.

The property is commonly known as 315 W. Johnson Street.

The Petitioner is requesting a Preliminary Planned Development to allow new 4-unit townhome building.

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

FILE #: PPD-000016-2026 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning & Zoning Commission

DATED: This 23rd day of April 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 315 W. JOHNSON ST.

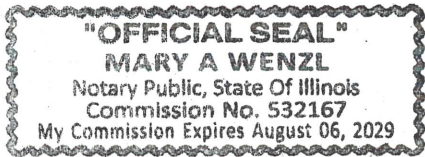


County of COOK

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 23RD day of APRIL, A.D. 2026, and the last publication thereof was made on the 23RD day of APRIL, 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 23RD day of APRIL, A.D., 2026.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 23RD day of APRIL, A.D., 2026.

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

Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Restaurant, with a Drive-Through, at 828 S. Hicks Road

BACKGROUND:

The current Special Use for the existing restaurant and drive-through was originally approved in 1998. SMPD Restaurant, LLC, is seeking to acquire the business and is requesting approval of the following:

Special Use Transfer of Ordinance #O-75-98 to permit the continued operation of a restaurant with a drive-through at 828 S. Hicks Road.

KEY ISSUES:

- The Subject Property is zoned B-2 General Business District and previously contained a restaurant with a drive-through (Barbeque Patio) and received the initial Special Use in 1998 (Ordinance #O-75-98).
- The proposed restaurant would operate as the Burger Baron. Other than the name and ownership change, no other changes are proposed.
- Any changes to the floor plan or business plan/operations would require additional Village review.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the Special Use Transfer at 828 S. Hicks Road.

ACTION REQUIRED:

A motion to approve the Special Use Transfer of Ordinance #O-75-98 to SMPD Restaurant, LLC, to permit the continued operation of a Restaurant, with Drive-Thru, at 828 S. Hicks Road.

ATTACHMENTS:

1. Aerial Map
2. ORD SUT - 828 S Hicks Rd
3. EXHIBIT - Site Plan
4. EXHIBIT - Floor Plan
5. EXHIBIT - Business Plan
6. Special Use Transfer Application
7. O-75-98



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ft

Print Date: 5/20/2026

Notes

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ORDINANCE NO. _____

**AN ORDINANCE TRANSFERRING
SPECIAL USE ORDINANCE #O-75-98
828 S. HICKS ROAD**

WHEREAS, Ordinance # O-75-98 granted a Special Use to permit a Restaurant with a Drive-Thru, on the property commonly known as 828 S. Hicks Road; and

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

WHEREAS, since the Village Council did meet on June 1, 2026, to review a request by SMPD Restaurant, LLC that the Special Use be transferred to permit the continued operation of a Restaurant with a Drive-Thru, with no substantial changes, and it was the recommendation of the Village Council that the transfer of the Special Use to SMPD Restaurant, LLC be approved, without additional amendment.

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

SECTION 1: That the Special Use granted by Ordinance # O-75-98 is hereby transferred to SMPD Restaurant, LLC to permit the continued operation of a Restaurant with a Drive-Thru, pursuant to the attached Special Use Ordinance and associated plans and subject to the following conditions:

1. That the special use by ordinance #O-75-98 is hereby transferred to SMPD Restaurant, LLC to permit the continued operation of a Restaurant with a Drive-Thru.

DATED: This ____ day of _____, 2026

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

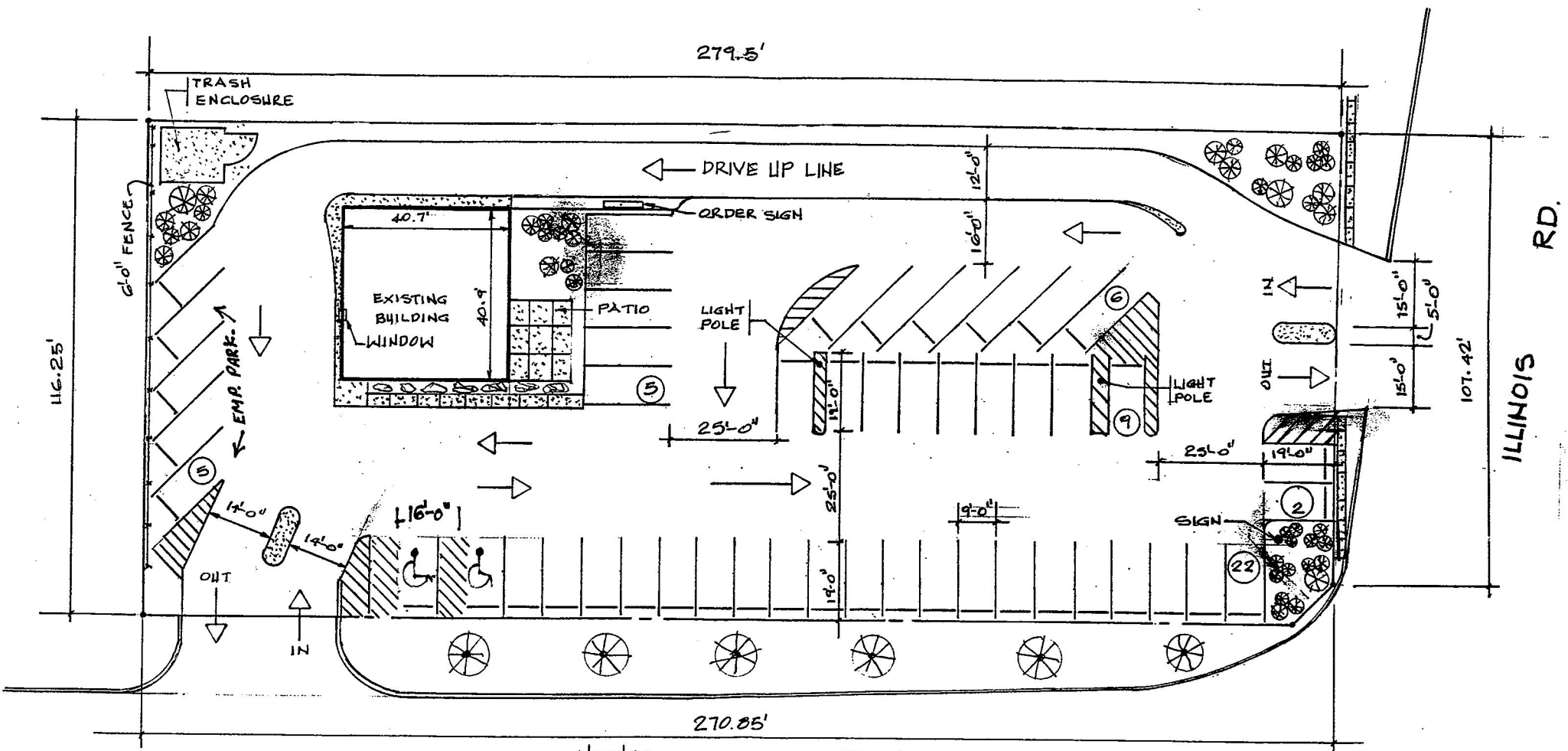
APPROVED by me this ____ day of _____, 2026

Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk

this ____ day of _____, 2026.

Village Clerk



279.5'

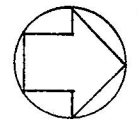
116.25'

107.42'

270.85'

HICKS ROAD

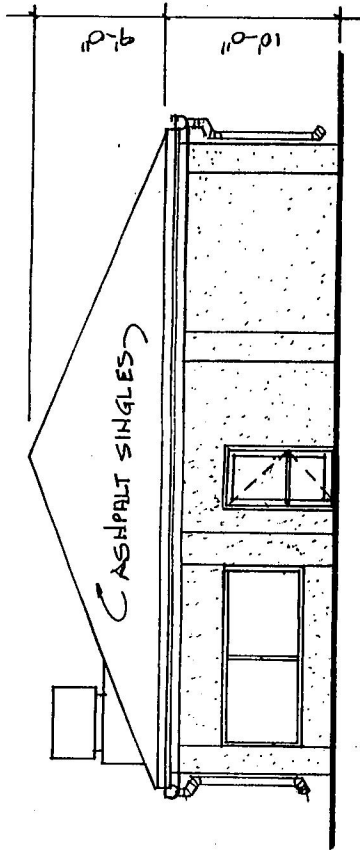
ILLINOIS RD.



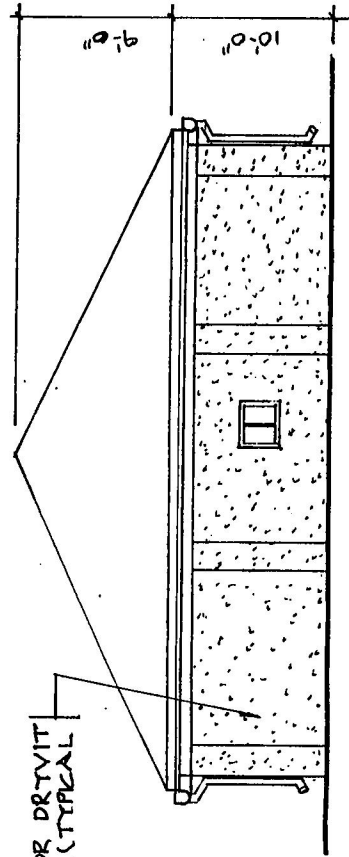
NORTH

SITE PLAN
SCALE 1" = 20'-0"

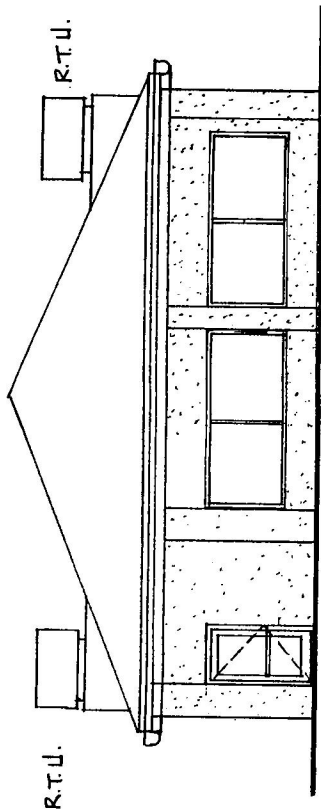
EXHIBIT "A"



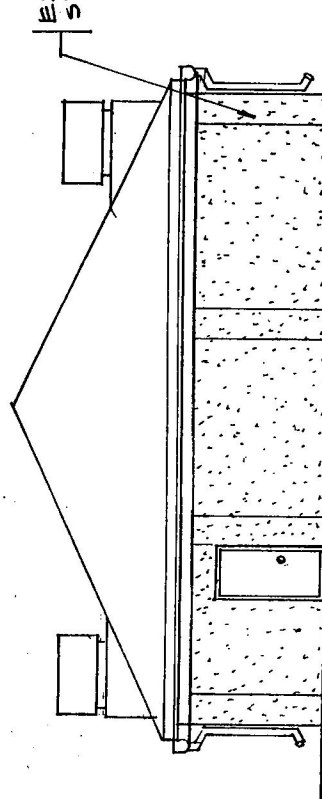
NORTH ELEVATION
SCALE 1/8" = 1'-0"



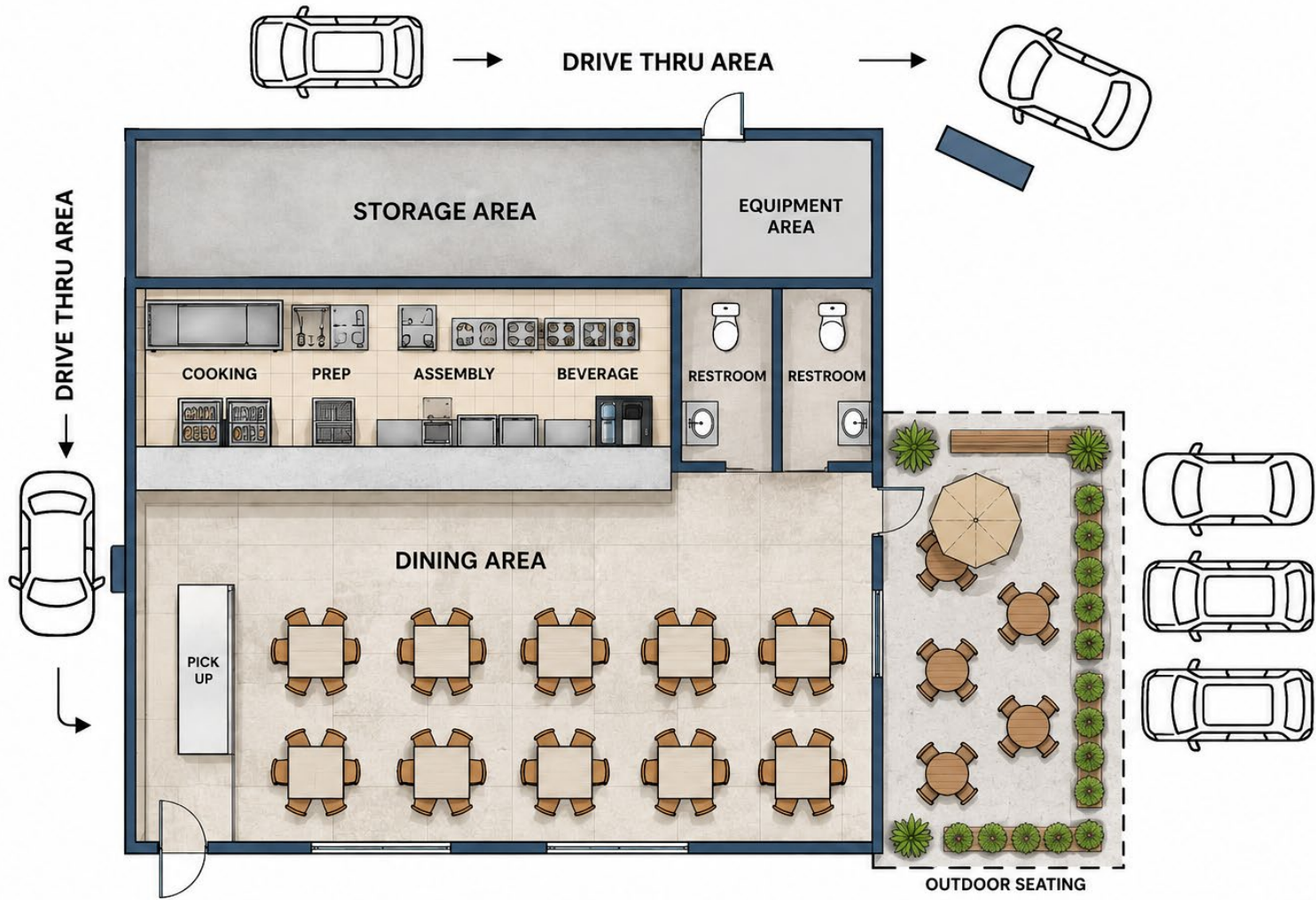
SOUTH ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"



FAST FOOD RESTAURANT – CONCEPTUAL FLOOR PLAN

FLOOR PLAN SUBJECT TO CHANGE
BASED ON FINAL BUILDING PLANS



**SMPD Restaurant, LLC
828 S. Hicks Rd, Palatine, IL 60067**

Business Plan Narrative

Transfer of Existing Special Use – Restaurant with Drive-Thru

SMPD Restaurant, LLC . proposes to operate a Restaurant with Drive-Thru named Burger Baron at 828 S. Hicks Road in Palatine, Illinois, pursuant to the transfer of the existing Village of Palatine Special Use Ordinance No. 0-75-98. The proposed use represents a continuation of a long-standing restaurant operation at the site and does not involve any expansion of the building, modification of the drive-thru configuration, or increase in the overall intensity of use beyond what has historically existed at this location.

Burger Baron will be a locally owned fast-casual restaurant specializing in made-to-order burgers, sandwiches, and dinners. The restaurant emphasizes quality ingredients, efficient service, and a family-friendly atmosphere. Service is provided through indoor counter ordering, carry-outs, and an existing drive-thru facility, allowing customers flexibility while maintaining orderly and well-managed operations.

SMPD Restaurant, LLC intends to utilize the existing building and site infrastructure without major alteration. No alcohol service, live entertainment, or late-night operations are proposed. The restaurant will operate in a manner consistent with the surrounding commercial corridor and compatible with nearby residential areas.

The proposed hours of operation are as follows:

- **Monday through Saturday, 10:00 am to 8:00 pm.**
- **Sunday: Closed**

Drive-thru service will operate during the same hours. These hours are consistent with typical fast-casual restaurant operations and are comparable to prior restaurant use at the property.

SMPD Restaurant, LLC is owned and operated by George Louckes, who currently operates Burger Baron Chicago and has extensive experience managing Burger Baron restaurants under established Special Use conditions. George previously owned and operated a Burger Baron location in Arlington Heights for approximately twelve (12) years until its closure due to plaza redevelopment. This experience, combined with the family's 45 years of restaurant industry expertise, will ensure operational continuity and a smooth transition of the existing Special Use, with no modifications to the site layout, traffic flow, or overall intensity of use

Staffing levels are expected to range from approximately 2 to 6 employees per shift, depending on time of day and customer demand. Peak activity is anticipated during standard lunch and dinner hours. Existing parking and circulation are adequate to accommodate both customers and employees, and no changes to ingress, egress, or traffic flow are proposed.

In summary, the proposed transfer of the existing Special Use to SMPD Restaurant, LLC allows for the continued operation of a restaurant with drive-thru service at a site historically designed and approved for such use. The proposal maintains consistency with prior operations, complies with applicable zoning requirements, and represents an appropriate and stable continuation of a long-standing commercial use within the Village of Palatine.

Attachments:

Existing Site Plan
Letter from Property Owner
Conceptual Floor Plan
Sample Menu

BURGERS



All burgers served with ketchup, mustard, lettuce, tomato, onion & pickle unless otherwise noted
 Slice of Cheese \$0.85 Bacon \$1.75 Chili \$0.85

1/2 lb. Bacon & Egg Cheeseburger	\$13.50	1/3 lb. Hamburger	\$7.50
1/2 lb. Baron Burger	\$9.90	1/3 lb. Cheeseburger	\$7.99
1/2 lb. Baron Cheeseburger	\$10.55	1/3 lb. Double Hamburger	\$8.99
1/2 lb. Patty Melt	\$11.25	1/3 lb. Double Cheeseburger	\$9.99
1/2 lb. Baron Western BBQ Burger	\$10.55	1/3 lb. Patty Melt	\$8.99
Cheddar Cheese, Grilled Onions & BBQ Sauce		Grilled Onions only	
1/2 lb. Baron Cheddar & Jalapeño Burger	\$10.99	Veggie Burger	\$7.59
1/2 lb. Baron Feta Burger	\$10.99	Turkey Burger	\$7.49
(add Gyros for \$1.25)		Turkey Club Burger	\$7.79
		Bacon, Lettuce, Tomato & Mayo	

HOT DOGS



SANDWICH ONLY, NO FRIES

Hot Dog	\$4.25	Cheese Dog	\$4.49
Chili Dog	\$4.49	Maxwell Style Polish	\$6.99
		On French Bread add \$0.65	

2 HOT DOGS, FRIES & DRINK FOR **\$9.25**

*The Chicago Department of Public Health advises that consumption of raw or undercooked foods of animal origin, such as beef, eggs, fish, lamb, pork, poultry or shellfish, may result in an increased risk of foodborne illness.

Individuals with certain underlying health conditions may be at higher risk and should consult their physician or public health official for further information.

SANDWICHES



GREEK SANDWICHES

Extra Tzatziki or Honey Mustard Sauce \$0.75 Extra Pita \$0.95

Gyros Sandwich (on pita)	\$9.69
Onions, tomatoes & tzatziki sauce.	
Gyros Sandwich (wrap)	\$9.69
Onions, tomatoes & tzatziki sauce.	
Chicken Gyros Sandwich (on pita)	\$9.69
Lettuce, tomatoes & honey mustard sauce.	
Chicken Gyros Sandwich (wrap)	\$9.69
Lettuce, tomatoes & honey mustard sauce.	

SANDWICHES

Grilled Ham & Cheese	\$5.85
Grilled Ham & Cheese on Pita	\$5.85
Turkey Sandwich	\$7.90
Ham Sandwich	\$7.90
B. L.T	\$7.99
B. L.T. Turkey Club	\$8.99
Grilled Cheese	\$4.50
Grilled Cheese & Bacon	\$6.50

CHICKEN SANDWICHES

Chicken Breast Sandwich	\$8.90
Chicken Breast On Pita	\$8.90
Crispy Chicken Breast	\$9.25
Chicken Parmesan Sandwich	\$9.50
Buffalo Chicken Sandwich	\$9.50
Chicken Philly Sandwich	\$10.75
On French Bread	
Chicken Philly Wrap	\$10.75
Chicken Club Sandwich	\$10.69
Lettuce, tomato, mayo, bacon, and Swiss cheese	
Tuna Croissant	\$9.95

CROISSANT SANDWICHES

MAKE ANY SANDWICH, BURGER OR HOT DOG A MEAL FOR **\$4.99**

(French fries & medium drink)

UPGRADE SIDE

Onion Rings + \$1.99 or Cheese Sticks + \$1.99

UPGRADE DRINK

Large + 0.95 or Milk Shake + RG \$1.99, LG \$2.25

ITALIAN SANDWICHES

Add Hot or Sweet Peppers \$0.75
 Add Extra Cheese \$0.85

Italian Beef	\$9.95
Italian Cheesy Beef	\$10.50
Italian Sausage	\$7.75
Beef & Sausage Combo	\$10.99
BBQ Beef	\$9.95
Meatball Sandwich	\$9.50
Meatball Parmesan Sandwich	\$9.95

STEAK SANDWICHES

Steak Sandwich	\$10.99
Philly Cheese St.	\$10.99
On French Bread	
Philly Cheese Steak Wrap	\$10.89
Pork Chop Sandwich	\$8.95

FISH SANDWICHES

Salmon Sandwich	\$9.95
Fish Filet Sandwich	\$7.65
Grilled Tilapia Sandwich	\$8.99
Tuna On Rye	\$8.99
Tuna On Pita	\$8.99
Tuna Melt On Rye	\$9.59
Fried Fish (6 piece)	\$9.99
With French Fries	
Shrimp Basket	\$10.50
With French Fries	

SUB SANDWICHES

Ham & Cheese Sub	\$8.95
Turkey Sub	\$8.95
Tuna Sub	\$9.25

DINNERS



All dinners include:
 Cup of Soup or Salad, Fries or Greek Potatoes & Rice

CHICKEN DINNERS

1/2 Roasted Grecian Chicken	\$15.95
1/2 Roasted BBQ Chicken	\$15.95

SEAFOOD DINNERS

Grilled Salmon (8 oz)	\$17.95
Grilled Tilapia	\$16.95

GREEK SPECIALTIES

Gyros Plate	\$16.50	My Greek Fat Combo Plate	\$18.95
Chicken Gyros Plate	\$16.50	Pork Chop Dinner	\$16.50
Gyros & Chicken Ka-Bob Plate	\$17.95	Chicken Breast Plate	\$16.75
Chicken Ka-Bob Plate	\$16.50		

FRESH SALADS

Dressings:
 Italian, French, 1000 Island, Ranch, Caesar & Balsamic Vinaigrette

Garden Salad (no pita)	SM \$4.29		
	LG \$7.99		
Greek Salad (w/ pita)	LG \$8.99		
Caesar Salad (no pita)	\$8.29		
Julienne Salad (no pita)	\$9.99		
Tuna Salad (no pita)	\$8.99		

ALL MEAT ADD-ONS BELOW SERVED W/ PITA)

Add Grilled Chicken, Gyros or Chicken Gyros **\$3.99**
 Add Salmon **\$5.00** Add Falafel **\$3.29**
 Extra Dressing **\$0.65** Add Avocado **\$2.00**

WRAPS

Chicken Caesar Wrap	\$9.25
Greek Chicken Wrap	\$9.25
Buffalo Chicken Wrap	\$9.25
Chicken Avocado Ranch Wrap	\$9.25
Extra Avocado \$1.95	
Tuna Wrap	\$9.50
Ham & Swiss Wrap	\$9.30
Turkey & Swiss Wrap	\$9.30
Falafel Veggie Wrap or Pita	\$8.50

CHICKEN TENDERS

Choice of plain or buffalo-style

Chicken Tenders (4)
 Served with French Fries **\$9.99**

SIDE ORDERS

French Fries	\$3.69	Tamales	\$1.89	Salad Dressing	\$0.65
Cheese Fries	\$4.95	Chili Tamales	\$5.99	Pizza Puff	\$4.59
Chili Cheese Fries	\$5.99	Chicken Nuggets	\$6.35	Tzatziki	\$0.75
Sweet Potato Fries	\$4.69	Soup	SM \$4.99 LG \$6.99 QUART \$9.99	Honey Mustard	\$0.75
NEW Greek Fries	\$5.25	Chili	SM \$5.99 LG \$6.99 QUART \$14.95	Pita Bread	\$1.05
Onion Rings	\$4.79	Cup Of Cheese	\$1.25		
Breaded Mushrooms	\$4.79	Rice	\$3.25		
Cheese Sticks (5)	\$5.29	Greek Potatoes	\$3.25		



SPECIAL USE TRANSFER

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

CONTACT INFORMATION WORKSHEET

PETITIONER(S)		Business Name (If applicable)	
GEORGE LOUCKES OF SMPD RESTAURANT, LLC -- BURGER BARON			
Address		City/State/Zip Code	
828 S HICKS RD, PALATINE IL 60067			
Telephone		Fax	
[REDACTED]			
Email			
[REDACTED]			
Subject Property Address			
828 S HICKS ROAD			
AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
Address		City/State/Zip Code	
Telephone		Fax	
Email			



SPECIAL USE TRANSFER

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

Required Materials

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

Business Owner(s):

GEORGE LOUCKES

Subject Property Address:

828 SOUTH HICKS ROAD

The owner(s) listed above are requesting that Special Use Ordinance # 0-75-98 be transferred from Nick .Paziouros of BB.Q Patio, Inc. to individuals(s) and/or company listed above. I have read the ordinance(s) and agree to comply with all applicable ordinance(s) and any conditions contained therein. As the new business owner(s), the following changes (if any) are proposed to the business operation and/or floor plan:

SEE ATTACHMENTS

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

Petitioner's Signature

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

GEORGE LOUCKES

05/14/2026

Name

Signature

Date

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

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

SAM TRAKAS, PROPERTY OWNER

05/14/2026

Name

Signature

Date

ORDINANCE NO. 0-75-98

**AN ORDINANCE GRANTING A SPECIAL USE FOR A RESTAURANT WITH A
DRIVE-THROUGH - 828 S. HICKS ROAD**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on June 8, 1998**

ORDINANCE NO. 0-75-98

**AN ORDINANCE
GRANTING A SPECIAL USE
FOR A RESTAURANT WITH A DRIVE-THROUGH
828 S. HICKS ROAD**

WHEREAS, pursuant to a petition and public hearing, held on May 27, 1998, of which public notice was given as required by law, regarding granting a special use for the operation of a Restaurant with a drive-through, pursuant to Sec. 11.03 (D)(26) of the Palatine Zoning Ordinance, on the following legally described property:

The North 150 feet of the East 1/2 of Lot 1 in Block 9 in A. T. McIntosh and Company's Palatine Estates Unit Number 2 in the North 1/2 of the Northwest 1/4 of Section 26, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois except that part described as follows: Commencing at the Northeast corner of Lot 1 in Block 9 in A. T. McIntosh and Company's Palatine Estates Unit Number 2, thence West along the North line of said Lot 1, a distance of 26.65 feet, to the West line of Public Highway dedicated by plat recorded February 16, 1933 as Document 11200341 for the point of beginning, thence South along said West line of Public Highway 9.0 feet; thence Northwest on a straight line 14.2 feet, to a point on the North line of Lot 1 aforesaid, 11.0 feet West of the point of beginning; thence East along said North line 11.0 feet, to the point of beginning, all in Cook County, Illinois.

ALSO the East 1/2 of Lot 1 (except the North 150 feet as measured on the East line thereof), in Block 9 in A. T. McIntosh and Company's Palatine Estates Unit Number 2 in the North 1/2 of the Northwest 1/4 of Section 26, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois

commonly known as 828 S. Hicks Road.

(hereinafter sometimes called the "subject property").

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

SECTION 1: A special use for a restaurant with a drive-through is hereby granted for the subject property, pursuant to Section 11.03 D (26) of the Palatine Zoning Ordinance, subject to the following conditions:

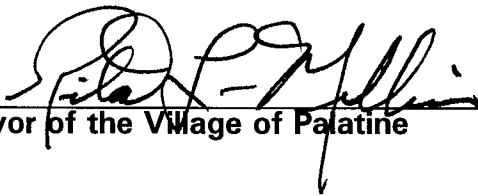
- 1. The restaurant shall substantially conform to the site plan attached hereto as Exhibit "A" and the elevations and floor plans attached hereto as Exhibit "B", except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions:**
- 2. The Special Use to permit the operation of the BBQ Patio Restaurant is granted solely to Nick Paziouros of BBQ Patio, Inc., and may be transferred only after review by the Zoning Board of Appeals and consent of the Village Council. In the event of the sale or lease of this property, the existing and the prospective proprietors shall appear before a public meeting of the Zoning Board of Appeals. The Zoning Board of Appeals shall review the request and in its sole discretion, shall either:**
 - 2.1 Recommend that the Village Council approve of the transfer of the lease and/or ownership to the new proprietor without amendment to the Special Use Ordinance, or**
 - 2.2 If the Zoning Board of Appeals deems that the new proprietor contemplates a change in use which is inconsistent with this Special Use Ordinance, the new proprietor shall be required to petition for a public hearing before the Zoning Board of Appeals to amend the Special Use Ordinance.**
- 3. Any change to the floor plan shall receive Village Council approval.**
- 4. An exit door from the patio shall be installed in a manner acceptable to the Fire Prevention Bureau.**
- 5. The front entrance sidewalk shall be extended and a pedestrian barrier shall be installed to prevent pedestrians from walking directly in front of a vehicle exiting the drive-thru lane.**

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

PASSED: This 8 day of June, 1998

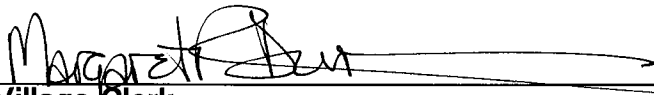
AYES: 5 **NAYS:** 0 **ABSENT:** 1 **PASS:** 0

APPROVED by me this 8 day of June, 1998



Mayor of the Village of Palatine

ATTESTED and **FILED** in the office of the Village Clerk this 8
day of June, 1998



Village Clerk

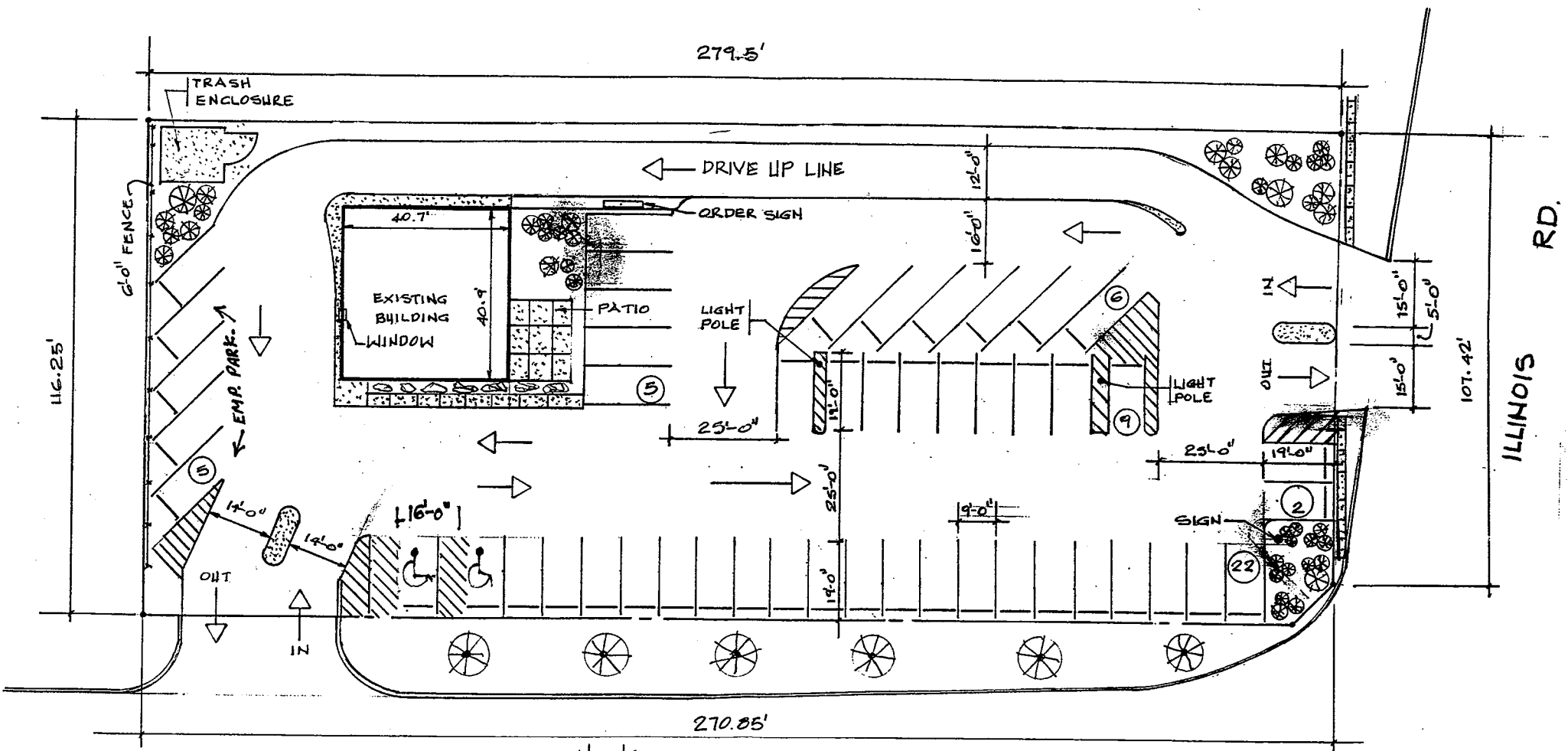
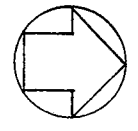


EXHIBIT "A"

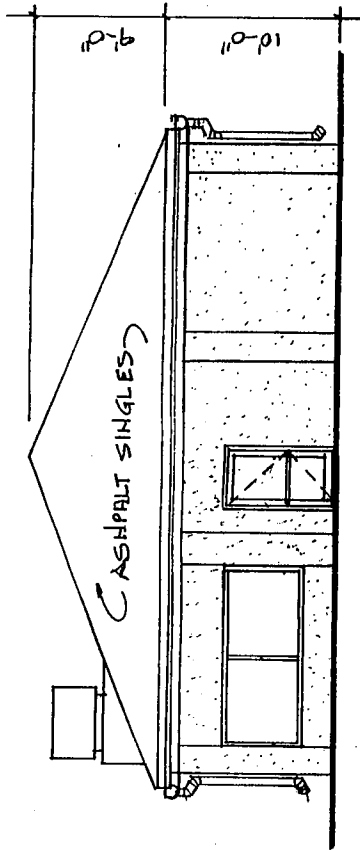


NORTH

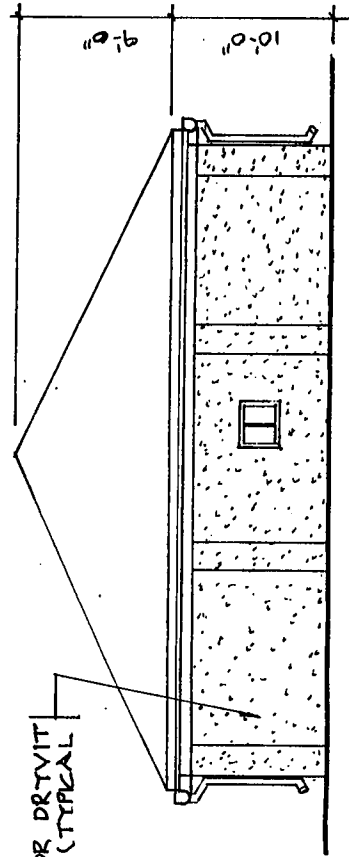
SITE PLAN
SCALE 1" = 20'-0"

HICKS ROAD

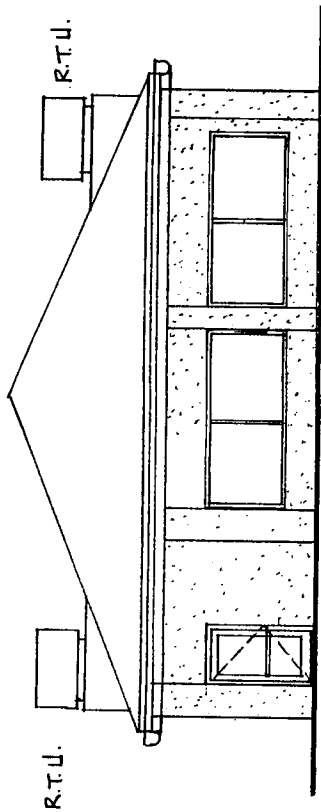
ILLINOIS RD.



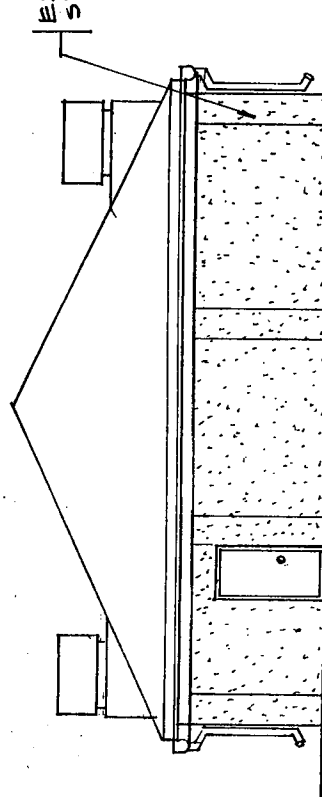
NORTH ELEVATION
SCALE 1/8" = 1'-0"



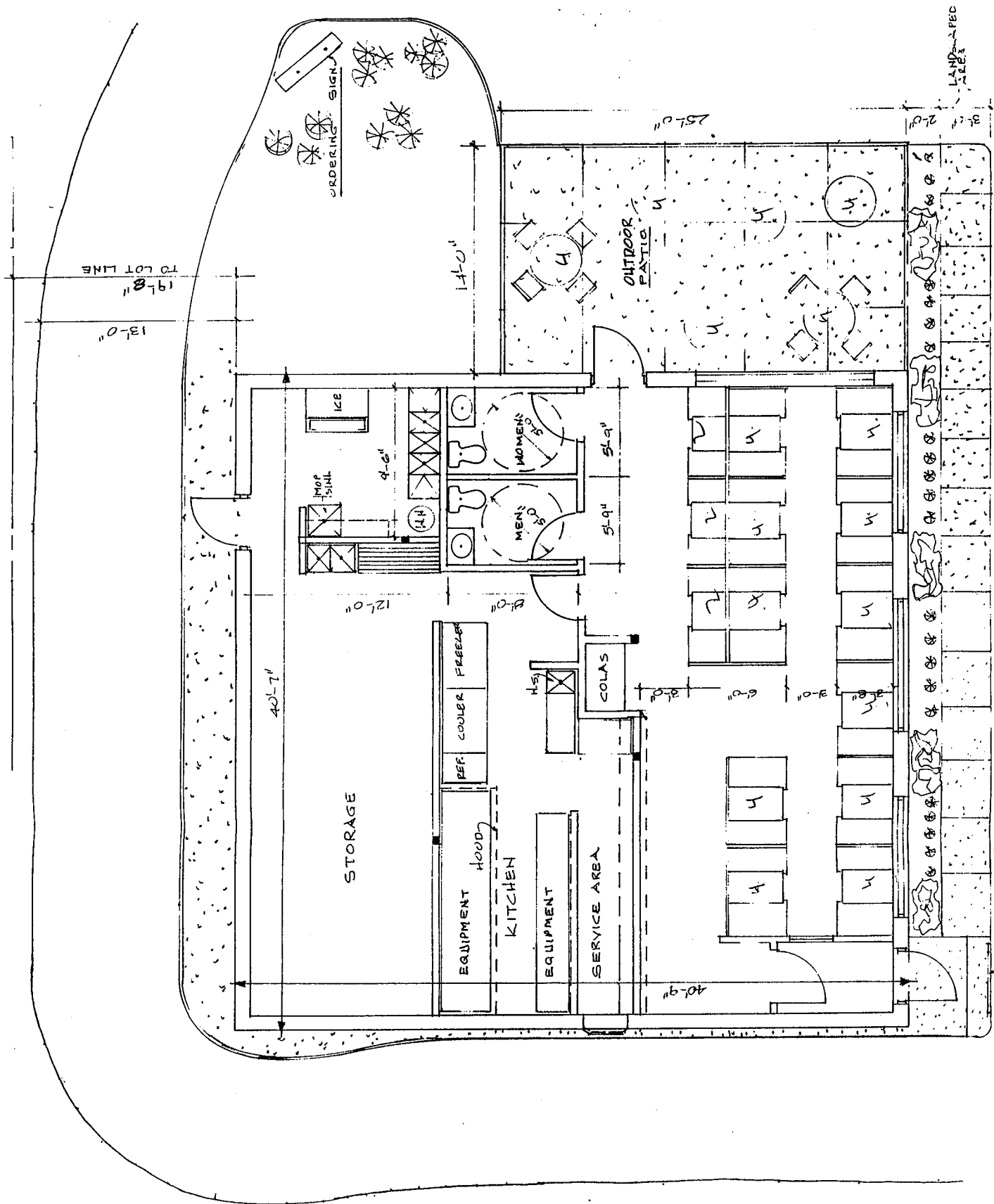
SOUTH ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"



50 under
24 under
30 spans used
44

FLCCR PLAN
SCALE 1/4"=1'-0"

EXHIBIT "B"
(2 of 2)

ZONING BOARD OF APPEALS

May 27, 1998
PAGE 5

Mr. Ginsberg pointed out that there was no violation of the foundation being poured, it was irrelevant.

The Petitioner stated that on Lot 1 of Easton Meadows, one person had a contract to purchase a home which did not require the full setback reduction. Only Lot 16 will require the reduction. He said people were wanting to build large homes.

Mr. Clawson asked whether the home was within the boundaries on Lot 16. The Petitioner said yes.

There were no further statements, and the Public Hearing was closed.

Mr. Goldman asked Mr. Fieldman whether the by-laws had been amended to not requiring a motion to suspend the rules to go into deliberations. They had not been changed, so a motion was required. Mr. Ginsberg so moved, seconded by Mr. Clawson.

Ms. Tibbits said that the foundation being poured isn't immaterial. It represents intention. This would affect her decision. She had no issues with the setback. She felt that if there were neighbors occupying the homes there would have been objectors to this request.

Mr. Goldman said none of the houses are closed on and the other owners of the adjacent properties may or may not be happy with Lot 16.

Mr. Ginsberg said that future buyers would be able to make an informed decision of whether to move in or not. Ms. Tibbits agreed but was concerned that the buyer was offered a home by the Petitioner which was not in compliance with the Village.

Mr. Goldman brought up the request on Trailside Court. Mr. Fieldman explained that the Village Committee of the Whole had recommended denial for the Special Use because it encroached on the line of vision from a public area.

Mr. Ginsberg said the offer was between the buyer and seller, contingent on Village approve. There were no objectors. Mr. Ginsberg then motioned to approve the petition, seconded by Mr. Clawson.

Mr. Goldman said the standards have been met, there were no health, safety and welfare issues. It was closed to the street but no driveways opened onto Quentin Road. There would be no negative impact on the subdivision, someone would buy the surrounding properties.

Mr. Clawson stated the economic impact was to the builder.

Mr. Goldman didn't see a resale problems. All the standards had been discussed.

The vote was all ayes to approve this request and send it on to the Committee of the Whole's June 1 meeting.

IV. Z-98-19 828 S. Hicks Road Nick Paziouros and Aristotle Sellemidis

Consider a Special Use for a restaurant with a drive-thru to be known as BBQ Patio, pursuant to Section 11.03 (d) (26) of the Palatine Zoning Ordinance.

The notice was published in the Daily Herald on April 27, 1998; 12 neighboring homeowners on Illinois, Warren and Hicks, were notified by mail.

The Petitioner's Exhibits were:

- Exhibit 1: Petition for Special Use
- Exhibit 2: Real Estate Disclosure Form
- Exhibit 3: Lease Agreement
- Exhibit 4: Certificate of Good Standing by the State of Illinois
- Exhibit 5: Plat of Survey (Minchella and Porter, Ltd.)
- Exhibit 6: Site Plan
- Exhibit 7: Floor Plan
- Exhibit 8: Elevation (multipaged) and a proposed Sign Elevation
- Exhibit 9: Menu of Restaurant on South Ashland
- Exhibit 10: Photographs (5) (10A-E)

Mr. Fieldman gave the background and analysis of this request. He stated that there was one lot of Palatine zoned M and then the rolling Meadows R-3 district. The subject property, 828 S. Hicks Road, is located at the southwest corner of Hicks Road and Illinois Avenue. It is currently improved with a vacant building formerly occupied by the Parkview Restaurant. The petitioners, lessees of the property, wish to renovate the building and parking lot and operate a BBQ Patio restaurant. Therefore, they are requesting a Special Use for a restaurant, pursuant to Section 11.03 (d) (26) of the Zoning Ordinance.

The existing building is setback approximately 57 feet from the Hicks Road right-of-way, 45 feet from the south lot line, 19 feet from the north side lot line and 185 feet from the Illinois Avenue right-of-way. The building is approximately 41 feet wide and 41 feet deep (1681 square feet in area). Parking would be provided along the east and south edges of the site and north of the building. A total of 49 parking spaces would be provided including two (2) handicap spaces. Thirty (30) spaces are required based on the number of seats in the proposed restaurant. Traffic would enter and exit the site from a curb cut on Illinois Avenue and a curb cut on Hicks Road. Traffic would flow one-way through the majority of the parking lot. A drive-thru lane would be located on the west side lot line and would provide stacking for approximately nine (9) cars. All parking spaces and drive aisles meet or exceed Village requirements. Landscaping would be provided in the northeast, northwest and southwest corners of the site. The northwest corner and the east side of the building would also be landscaped.

Parking lot lighting to meet Village Code would be installed.

A six foot high wooden fence would be installed along the south lot line to screen the property. A fully enclosed dumpster would be located in the southwest corner of the site.

The restaurant would contain 50 indoor seats and 24 outdoor seats located in a fenced patio on the north side of the building. A kitchen, two (2) bathrooms and storage room would be included.

All elevations of the building would consist of dryvit material. The roof would be constructed with asphalt shingles. No attached signage is proposed.

The existing sign pole and frame would be used to display a new sign face. The sign would conform to all Village Codes.

The restaurant would serve a variety of burgers, sandwiches, barbeque dinners and salads. A liquor license has not been applied for at this time.

Standards were already read into the meeting.

Mr. Clawson asked if there would be new curb cuts. Mr. Fieldman said no, the existing cuts

ZONING BOARD OF APPEALS

May 27, 1998

PAGE 7

were sufficient; there was proposed median in the center.

Ms. Zanetti asked if a Special Use would be requested for liquor. Mr. Fieldman said it had not yet been applied for, and the Special Use tonight was required before a Special Use for liquor could be requested. The issue before the Board tonight could proceed with or without a request for liquor.

Ms. Tibbits asked if there was another exit from the fenced outdoor patio. Mr. Fieldman said it not noted in the Conditions.

Both Petitioners were present. One Petitioner, Nick Paziouros, was sworn in. Mr. Paziouros said the area can support a restaurant. The industrial area surrounding the corner favors a lunch crowd. The location of the proposed restaurant was close to his home and this was good for him.

Mr. Goldman reviewed the menu from the restaurant on South Ashland.

The Petitioner explained he had operated the South Ashland restaurant himself but had sold it. His partner, Mr. Sellemidis, also has restaurant experience.

Mr. Goldman said there was no liquor on the menu from the South Ashland location. The Petitioner replied that the City required 75 seats for the liquor license. As he had less than the required 75 seats, he dropped the liquor request completely.

Mr. Frebault asked about the traffic pattern, would there be speeding in the long parking lot. The Petitioner did not anticipate problems. Mr. Frebault thought it would be difficult to exit the parking lot to go north onto Hicks Road from the drive-thru.

The Petitioner explained there were only 5 parking spaces on the south side of the building, which would be employee parking. There would also be a gate installed to avoid anyone walking in front of the drive-thru traffic.

Mr. Ginsberg noted this was the same parking lot used by the Parkview Restaurant.

Mr. Fieldman said when the Parkview operated, it was not a striped parking lot.

Mr. Goldman said the Parkview was more of a truck stop.

Mr. Fieldman said this was an improvement over the previous restaurant.

Mr. Clawson asked what the hours would be, would they change from the 10am - 10pm at the South Ashland restaurant. The Petitioner said they would be the same, 10am - 10 pm.

Mr. Goldman noted the parking lot could not accommodate semi trucks. The Petitioner said that semis would be avoided if possible. There would be dividers near the entrances.

Ms. Tibbits compliments the petitioners on the layout as attractive. The proposal looked good and was an improvement over the existing property.

There were no comments of the Audience.

Mr. Fieldman gave Staff's recommendation for approval of Special Use for a restaurant to be known as BBQ Patio at 828 S. Hicks Road, subject to the following conditions:

ZONING BOARD OF APPEALS

May 27, 1998

PAGE 8

1. The restaurant shall substantially conform to the site plan attached hereto as Exhibit "A" and the elevations and floor plans attached hereto as Exhibit "B", except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions:
2. The Special Use to permit the operation of the BBQ Patio Restaurant is granted solely to Nick Paziouros of BBQ Patio, Inc., and may be transferred only after review by the Zoning Board of Appeals and consent of the Village Council. In the event of the sale or lease of this property, the existing and the prospective proprietors shall appear before a public meeting of the Zoning Board of Appeals. The Zoning Board of Appeals shall review the request and in its sole discretion, shall either:
 - 2.1 Recommend that the Village Council approve of the transfer of the lease and/or ownership to the new proprietor without amendment to the Special Use Ordinance, or
 - 2.2 If the Zoning Board of Appeals deems that the new proprietor contemplates a change in use which is inconsistent with this Special Use Ordinance, the new proprietor shall be required to petition for a public hearing before the Zoning Board of Appeals to amend the Special Use Ordinance.
3. Any change to the floor plan shall receive Village Council approval.
4. An exit door from the patio shall be installed in a manner acceptable to the Fire Prevention Bureau.
5. The front entrance sidewalk shall be extended and a pedestrian barrier shall be installed to prevent pedestrians from walking directly in front of a vehicle exiting the drive-thru lane.

Ms. Tibbits questioned the storage space in the proposed facility. Mr. Fieldman explained that the area was per code or the plan reviewer did not feel it a substantial issue to this plan.

There were no further questions or comments of Staff, Petitioner or the Audience.

Mr. Ginsberg asked Staff if the Board was to approve 2.1 or 2.2 mutually exclusive or 2.2 in its entirety. Mr. Fieldman stated that 2.1 / 2.2 relation was in the event the Petitioner wanted to sell, the buyer would have to meet the standards or to request a new Special Use.

Ms. Tibbits questioned the sidewalk. Mr. Fieldman asked to view the Plat of Survey.

The Petitioner stated there was a sidewalk on Illinois Avenue but not along Hicks Road.

Mr. Ginsberg said the sidewalk was government coercion. Mr. Fieldman remarked that that was not Staff's position.

This closed the Public Hearing.

Ms. Tibbits made a motion to suspend the rules to allow deliberations on this request, seconded by Mr. Ginsberg. Vote: all ayes.

DELIBERATIONS: Mr. Ginsberg said the request was consistent with the existing property with the exception of the drive-thru. The drive-thru did not detract from the property. There were no adverse affects on the Standards.

Mr. Goldman said the proposal would have a positive impact on the now-desolate corner.

ZONING BOARD OF APPEALS

May 27, 1998

PAGE 9

Ms. Tibbits said that semi trucks traditionally used the restaurant, could they keep the semis off the parking lot.

Mr. Goldman referred to Mr. Frebault's previous question concerning traffic. Mr. Goldman stated the morning rush would be unaffected since the restaurant would not be open. The evening rush could make it difficult to make a left turn (onto Hicks Road) but there was access from Illinois Avenue.

Mr. Frebault noted that it would increase traffic at the exit onto Illinois avenue.

Mr. Goldman said that lunch time would be busiest and that the evening rush would not necessary coincide with the dinner business.

Mr. Ginsberg stated that Condition #5 was unreasonable and not the Petitioner's responsibility.

Mr. Goldman asked if the Condition #5 was a safety issue. Ms. Tibbits noted the sidewalk ran along side the building.

Mr. Ginsberg questioned whether the addition of the drive-thru made Condition #5 necessary? Mr. Goldman said yes, he felt that was the reason.

Mr. Ginsberg quoted, "front entrance sidewalk will be extended..."

Mr. Clawson noted it was on the south entrance, on the southeast corner where landscaping stops. The pedestrian barrier would be the only construction required.

Mr. Ginsberg asked why Staff required a sidewalk extension when in fact pedestrian traffic in that area was being discouraged. Mr. Fieldman said the Condition was from the Fire Prevention Bureau, perhaps it was to have the sidewalk width to match the other side of the building.

Mr. Ginsberg said if a barrier was needed, why was a sidewalk also needed? Mr. Fieldman said he would have to speculate what the Fire Bureau's intention was. He did note that it could be a Life Safety Code minimum width.

Mr. Ginsberg asked who owns the sidewalk. Mr. Fieldman said the Petitioner would own it.

Mr. Ginsberg made a motion to recommend approving the Request for Special Use, seconded by Ms. Zanetti. Vote: All ayes

This was the close of the Public Hearing.

V. Z-98-20 116 N. Cady Drive Robert E. and Elaine M. Haren Consider a Special Use for a side yard setback reduction of five (5) feet to permit an attached garage to be set back five (5) feet from the side lot line instead of the minimum required 10 feet, pursuant to Section 10.06 (c) 13 of the Palatine Zoning Ordinance.

The notice was published in the Daily Herald on May 12, 1998; 12 neighboring homeowners on Babcock, Cady and Clark were notified by mail.

Staff's background and analysis were read by Tracey Bucher, Community Development Intern. The subject property is located at 116 N. Cady Drive. The petitioner, owner of the property, wishes to construct an attached garage which would be set back 5 feet from the side property line. The Zoning Ordinance requires a minimum setback of 10 feet. Therefore, the petitioner is requesting a Special Use for a side yard setback reduction of five (5) feet.

DEPT. OF COMMUNITY DEVELOPMENT

VILLAGE OF PALATINE

PETITION FOR HEARING

SPECIAL USE

FOR OFFICE USE ONLY	
Zoning Docket # _____	
Property recorded in Torrens _____	
Filing Fee \$ _____	Date Filed _____

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): NICK PAZTOUROS & ARISTOTLE SELEMIKIS

Address: 1347 W. KENILWORTH, PALATINE, ILL 1319 S. PRINCETON, ILLINOIS

Telephone No. 359-0151 670-8894 Business Telephone No. _____ City, State, Zip

2. Authorized Agent of Petitioner (if different):

Name: NONE

Address: _____ City, State, Zip

Telephone No. _____ Relationship to Petitioner: _____

3. Property interest of Petitioner(s): LESSEES
Owner, Lessee, Contract Purchaser, etc.

4. Address of the property for which this application is being filed: 828 S. HICKS

_____ Palatine, Illinois

5. All existing land use(s) on the property are:

RESTAURANT

6. The proposed use(s) on the property, if this petition is approved is (are):

RESTAURANT & BAR

7. Current zoning of property: B-2

8. State the specific action requested. City ordinance numbers and distances where applicable.

RESTAURANT & BAR

_____ PETITIONER'S EXHIBIT

_____ # 1

PETITIONER JUSTIFICATION:

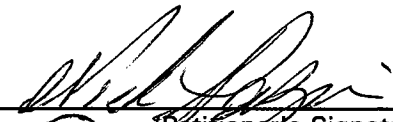
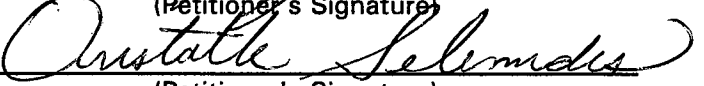
9. The petitioner is required to present specific evidence, not opinions, that the general standards for the granting of a special use will be met. Please justify the need for the Special Use making sure to address the attached standards (Section 14.05 of the Zoning Ordinance).

THERE HAS BEEN A RESTAURANT AT THIS LOCATION FOR APPROXIMATELY 25 YEARS (WITH LIQUOR). IT WILL BE RENOVATED TO MODERN DAY STANDARDS AND WILL ENHANCE THE NEIGHBORHOOD ONCE IT IS COMPLETED AND IN FULL OPERATION (SEE PAGES 15 & 16 OF LEASE FOR DETAILS & CONSTRUCTION PLANS WHICH WILL BE FORTHCOMING). THIS LOCATION IS IN NEED OF A RESTAURANT/BAR TO ACCOMMODATE THE WORKFORCE IN THE AREA. ONCE IT IS RENOVATED IT WILL MEET THE STANDARDS OF THE VILLAGE OF PALATINE & THE HEALTH DEPARTMENT.

10. The petitioner's signature below indicates that the information contained in this application and on any accompanying documents is true and correct to the best of his/her knowledge.

Date: _____

3/31/98


(Petitioner's Signature)

(Petitioner's Signature)

VILLAGE OF PALATINE
 REAL ESTATE INTEREST
 DISCLOSURE FORM

Check applicable proceeding:			
<input type="checkbox"/>	Annexation	<input type="checkbox"/>	Rezoning
<input type="checkbox"/>	Special Use	<input type="checkbox"/>	Variation
<input type="checkbox"/>	Condemnation	<input type="checkbox"/>	Other

- Name of Disclosing Party (individual, business firm, partnership, corporation, etc.):
B.B.Q. PATIO, INC.
- Address of Disclosing Party:
1347 W. KENILWORTH, PALATINE, IL 60067
- Brief description of the petition:
RESTAURANT/BAR
- Common street address of real estate or general description:
828 S. HICKS, PALATINE, IL 60067 (ILLINOIS & HICKS INTERSECT.)
- Legal description of real estate:
SEE ATTACHED SHEET

5a. PLEASE PROVIDE PROOF AS TO WHETHER OR NOT THIS PROPERTY IS REGISTERED UNDER TORRENS ACT. UNKNOWN

6. The name, address, legal nature, and extent of interests of any persons deriving an interest from or through the disclosing or filing party:

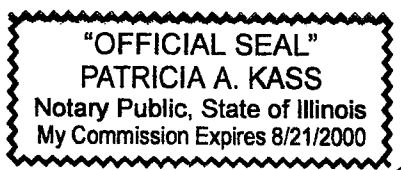
Name	Address	Legal Nature and Extent of Interest
<u>NONE</u>		

(If additional space is required, please use reverse side or attach rider.)

7. I swear (or affirm) that there are no other persons deriving any interest from or through me or from or through any other person or entities above set forth in the property which is the subject of the contract or application for which I am filing this disclosure notice whom I have not disclosed. I understand that if there are any changes in the interest disclosed in this disclosure notice during the terms of the subject contract or before the Village has taken final action on the matter for which this disclosure notice is filed, I shall file a subsequent disclosure notice disclosing such changes.

[Signature]
 Signature of Disclosing Party

SUBSCRIBED AND SWORN TO before me this 31 day of March 1998.



[Signature]
 Notary P.

PETITIONER'S EXHIBIT

[Signature]

SIDE ORDERS

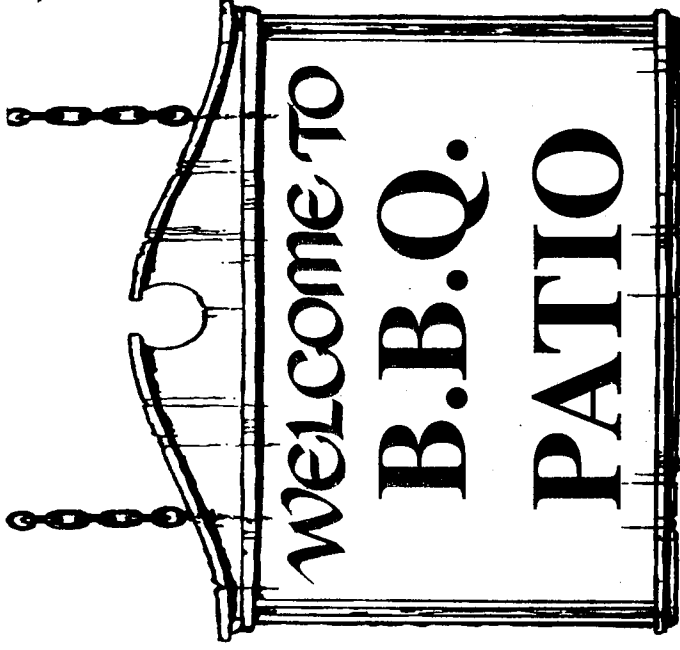
- PIZZA PUFF 1.75
- CORN ON THE COB 95
- FRIED MUSHROOMS 1.85
- FRIED ONION RINGS 1.75
- MOZZARELLA STICKS 2.75
- CHEESE FRIES 1.45
- COLE SLAW75
- PITA BREAD 55
- GARLIC BREAD75
- GYROS SAUCE45
- SWEET OR HOT PEPPERS40
- FRIES Lrg. 1.25 Sm. .90

BEVERAGES

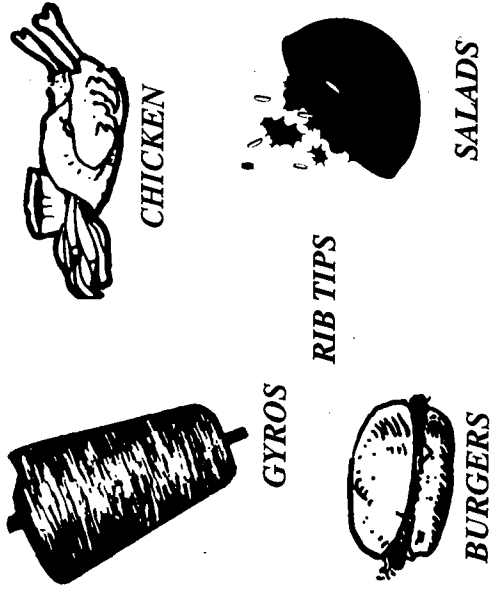
- COCA COLA, DIET COLA, SPRITE,
ORANGE, ROOT BEER, HI-C PUNCH,
LEMONADE & ICE TEA
- medium79 large99
- Extra Large 1.45
- COFFEE, HOT TEA & MILK70

**SHAKES, MALTS,
SUNDAES & CONES**

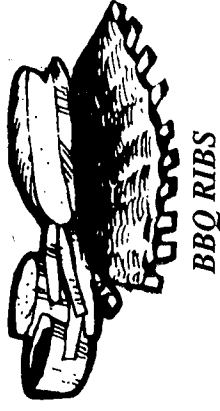
- VANILLA SHAKE 1.75
- CHOCOLATE SHAKE 1.75
- STRAWBERRY SHAKE 1.75
- PINEAPPLE SHAKE 1.75
- VANILLA MALT 1.95
- CHOCOLATE MALT 1.95
- STRAWBERRY MALT 1.95
- PINEAPPLE MALT 1.95
- CHOCOLATE SUNDAE 1.50
- STRAWBERRY SUNDAE 1.50
- VANILLA SUNDAE 1.50
- VANILLA CONE90 Cup 1.35



**B.B.Q.
PATIO**



CHICKEN
GYROS
BURGERS
RIB TIPS
SALADS



BBQ RIBS

3256 S. ASHLAND AVE.
CHICAGO, IL 60607
(773) 523-7775

Carry-Outs
Dine-In

Hours:

Monday thru Saturday
10:00 A.M. until 10:00 P.M.

Closed Sundays

“A Family Business
Where Quality Still Counts”

For Pick-Up Orders or Delivery
Please Call 1/2 Hour Ahead!

PLEASE CALL AGAIN

THANK YOU FOR YOUR BUSINESS

Prices Subject to Change Without Notice

D PETITIONER'S EXHIBIT

9

TO: Administration FROM: Community Development *DK* DATE: June 1, 1998

<input checked="" type="checkbox"/> ORDINANCE	DESCRIPTION: Consider a Special Use for a restaurant with a
<input type="checkbox"/> RESOLUTION	drive-thru for the property at 828 S. Hicks Road.
<input type="checkbox"/> MOTION	
<input type="checkbox"/> PUBLIC HEARING	
<input type="checkbox"/> DISCUSSION ONLY	(Paziouros and Sellemidis) (DISTRICT: 2)

 COMMITTEE ACTION: **UNANIMOUS APPROVAL** DATE: *6-1-98*

BACKGROUND: The subject property, 828 S. Hicks Road, is located at the southwest corner of Hicks Road and Illinois Avenue. It is currently improved with a vacant building formerly occupied by the Parkview Restaurant. The petitioners, lessees of the property, wish to renovate the building and parking lot to operate a BBQ Patio Restaurant. Therefore, the petitioners are requesting:

A Special Use for a restaurant with a drive-thru, pursuant to Section 11.03 (D) (26) of the Palatine Zoning Ordinance.

DISCUSSION: The existing building is setback approximately 57 feet from the Hicks Road right-of-way, 45 feet from the south lot line, 19 feet from the north side lot line and 185 feet from the Illinois Avenue right-of-way. The building is approximately 41 feet wide and 41 feet deep (1681 square feet in area). Parking would be provided along the east and south edges of the site and north of the building. A total of 49 parking spaces would be provided including two (2) handicap spaces. Thirty (30) spaces are required based on the number of seats in the proposed restaurant. Traffic would enter and exit the site from a curb cut on Illinois Avenue and a curb cut on Hicks Road. Traffic would flow one-way through the majority of the parking lot. A drive-thru lane would be located on the west side lot line and would provide stacking for approximately nine (9) cars. All parking spaces and drive aisles meet or exceed Village requirements.

ALTERNATIVES:

1. Recommend approval of the Special Use.
2. Do not recommend approval the Special Use.

RECOMMENDATION: The Zoning Board of Appeals held the required public hearing at the May 27, 1998 meeting. No objectors were present. The Zoning Board of Appeals voted unanimously to recommend approval of the Special Use subject to the conditions in the attached Ordinance. Staff concurs with this recommendation.

ACTION REQUIRED: Motion to recommend approval of an Ordinance granting a Special Use for the property at 828 S. Hicks Road.

VILLAGE OF PALATINE

SECTION---26

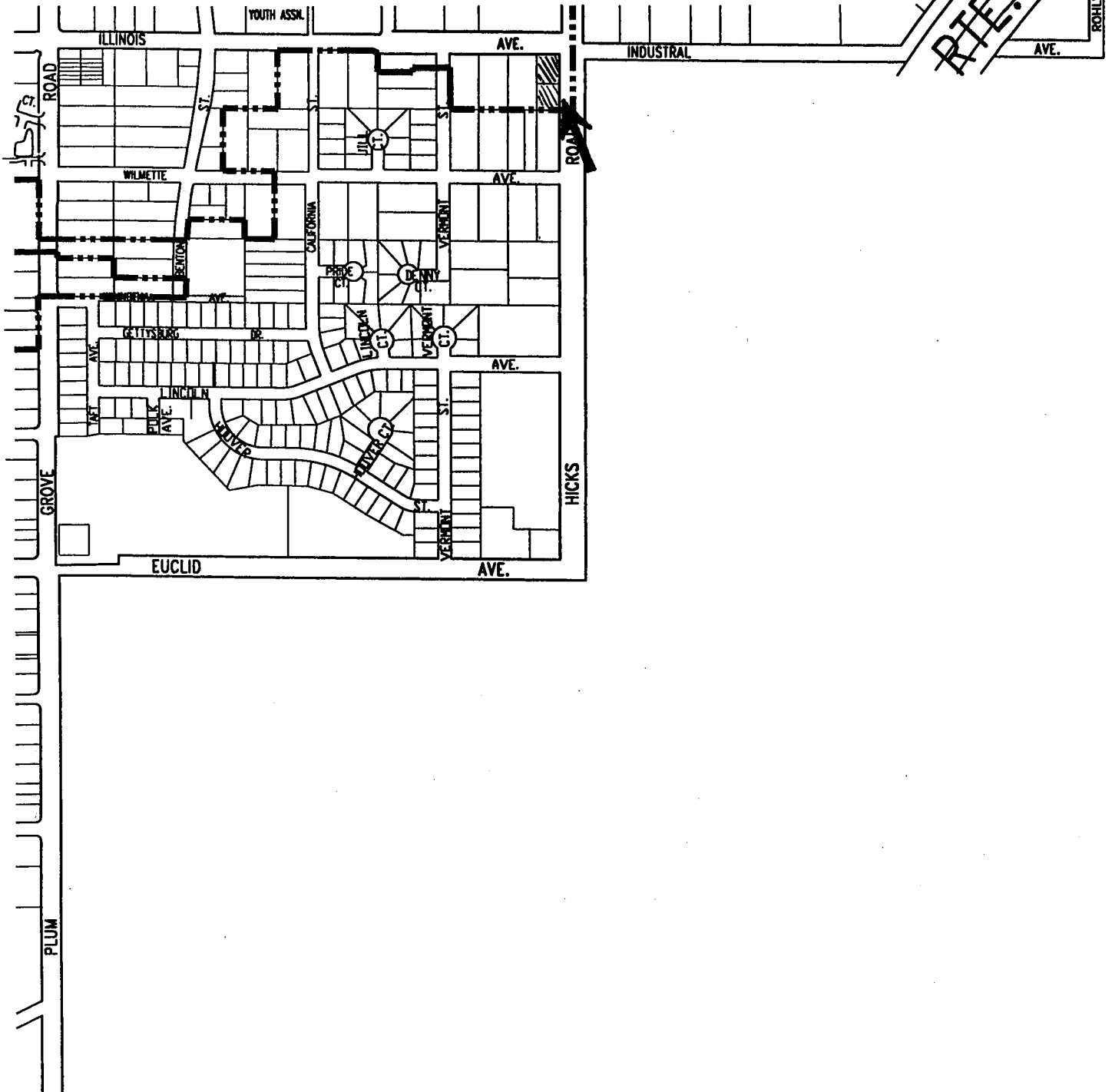


NORTH

AREA MAP

828 S. HICKS ROAD

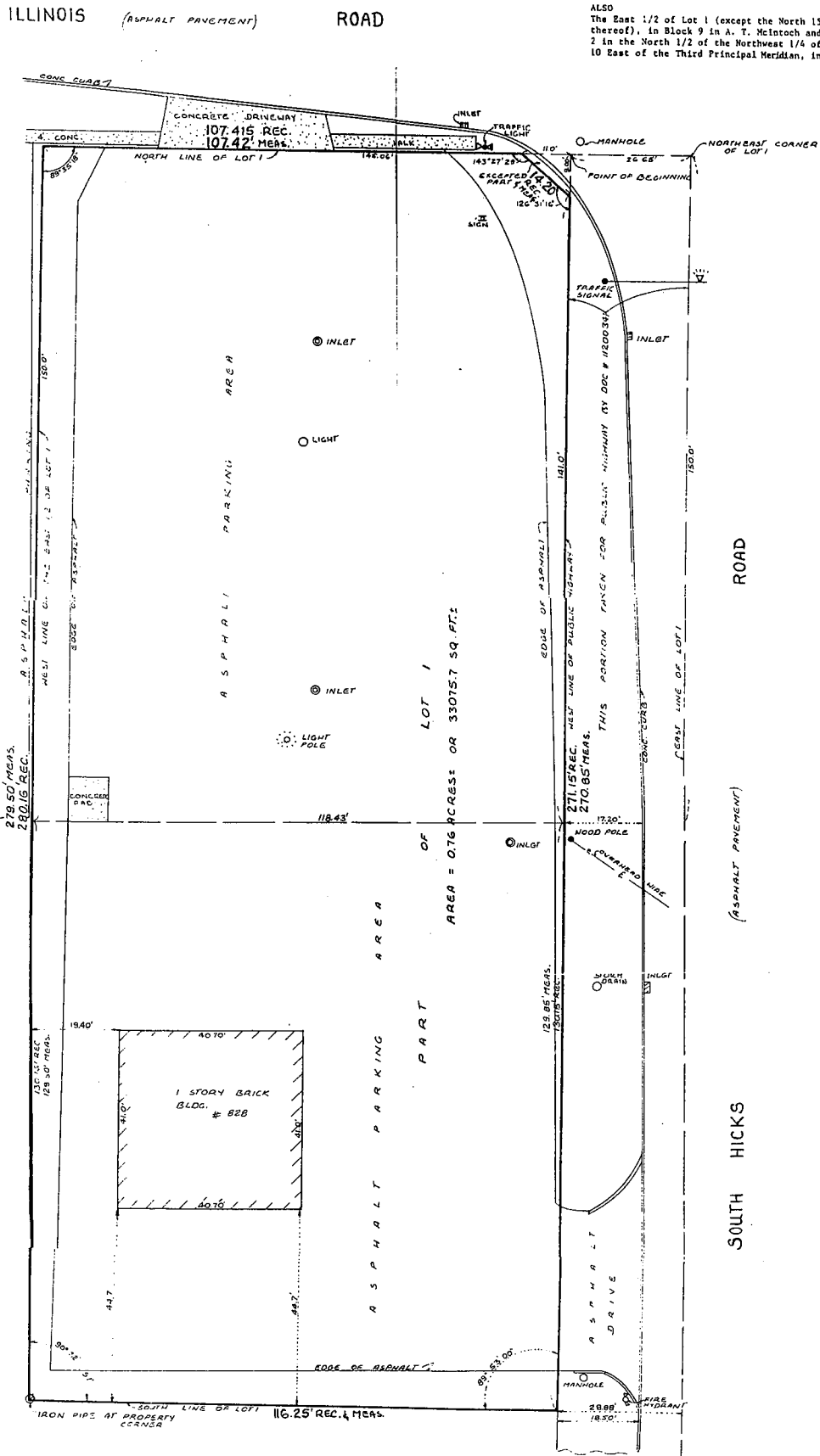
22	23	24
27	26	25
34	35	36

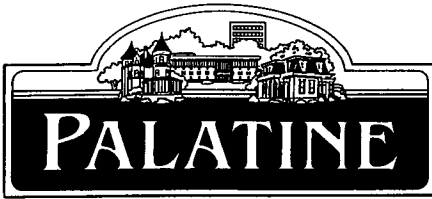


The North 150 feet of the East 1/2 of Lot 1 in Block 9 in Company's Palatine Estates Unit Number 2 in the North 1/2 Section 26, Township 42 North, Range 10 East of the Third Principal Meridian, Cook County, Illinois except that part described as follows:

Commencing at the Northeast corner of Lot 1 in Block 9 in Company's Palatine Estates Unit Number 2, thence West along said Lot 1, a distance of 26.63 feet, to the West line of a dedicated by plat recorded February 16, 1933 as Document 111 of beginning, thence South along said West line of Public Highway, a distance of 11.0 feet, to a point on said Lot 1 aforesaid, 11.0 feet West of the point of beginning; thence Northwest on a straight line 14.2 feet, to a point on Lot 1 aforesaid, 11.0 feet West of the point of beginning; thence North 11.0 feet, to the point of beginning, all in Cook County, Illinois.

ALSO
The East 1/2 of Lot 1 (except the North 150 feet as measured thereof), in Block 9 in A. T. McIntoch and Company's Palatine Estates Unit Number 2 in the North 1/2 of the Northwest 1/4 of Section 26, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.





VILLAGE OF PALATINE

200 East Wood Street • Palatine, Illinois 60067-5339 • 847-358-7500
FAX 359-9040

Member:
Northwest Municipal Conference
Illinois Municipal League
National League of Cities
U.S. Conference of Mayors

DATE: May 27, 1998
TO: Mayor and Village Council
FROM: Joel Goldman, Chairman, Zoning Board of Appeals
RE: Findings of Fact

ZONING DOCKET: Z-97-19

PETITIONER: Nick Paziouros and Aristotle Sellemidis

LOCATION: 828 S. Hicks Road

PROPOSAL: Consider a Special Use for a restaurant with a drive-thru to be known as BBQ Patio, pursuant to Section 11.03 (d) (26) of the Palatine Zoning Ordinance.

PUBLIC HEARING:

After due notice as required by law, the Zoning Board of Appeals conducted a hearing relative to the above mentioned petition on May 27, 1998.

The petitioners, Nick Paziouros and Aristotle Sellemidis, were present. Mr. Paziouros provided testimony as to the reasons for the request and why the Petitioners believed that the petition met the necessary standards.

David Fieldman, Planning and Zoning Administrator, was present and testified it was Staff's recommendation to approve the proposal subject to conditions.

FINDINGS:

The Standards have been met.



RE: Findings of Fact Z-97-19
828 S. Hicks Road
5/27/98

Page 2

RECOMMENDATION:

Therefore, by a vote of six (6) Ayes to zero (0) Nay, the Zoning Board of Appeals voted to recommend approval of the Special Use to permit a restaurant with a drive-thru to be known as BBQ Patio, subject to the following conditions:

1. The restaurant shall substantially conform to the site plan attached hereto as Exhibit "A" and the elevations and floor plans attached hereto as Exhibit "B", except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions:
2. The Special Use to permit the operation of the BBQ Patio Restaurant is granted solely to Nick Paziouros of BBQ Patio, Inc., and may be transferred only after review by the Zoning Board of Appeals and consent of the Village Council. In the event of the sale or lease of this property, the existing and the prospective proprietors shall appear before a public meeting of the Zoning Board of Appeals. The Zoning Board of Appeals shall review the request and in its sole discretion, shall either:
 - 2.1 Recommend that the Village Council approve of the transfer of the lease and/or ownership to the new proprietor without amendment to the Special Use Ordinance, or
 - 2.2 If the Zoning Board of Appeals deems that the new proprietor contemplates a change in use which is inconsistent with this Special Use Ordinance, the new proprietor shall be required to petition for a public hearing before the Zoning Board of Appeals to amend the Special Use Ordinance.
3. Any change to the floor plan shall receive Village Council approval.
4. An exit door from the patio shall be installed in a manner acceptable to the Fire Prevention Bureau.
5. The front entrance sidewalk shall be extended and a pedestrian barrier shall be installed to prevent pedestrians from walking directly in front of a vehicle exiting the drive-thru lane.

**STAFF STATEMENT TO THE
PALATINE ZONING BOARD OF APPEALS
JOEL GOLDMAN, CHAIR
FROM
DAVID FIELDMAN, PLANNING AND ZONING ADMINISTRATOR
MEETING WEDNESDAY, MAY 27, 1998 7:00 PM**

ZONING DOCKET: Z-98-19

PETITIONER: Nick Paziouros and Aristotle Sellemidis

LOCATION: 828 S. Hicks Road

PROPOSAL: Consider a Special Use for a restaurant with a drive-thru to be known as BBQ Patio, pursuant to Section 11.03 (d) (26) of the Palatine Zoning Ordinance.

CURRENT ZONING: B-2 General Business District

SURROUNDING CONDITIONS: North and West: M Manufacturing District
East: Rolling Meadows Manufacturing District
South: Rolling Meadows R-3 Single Family Residential District

BACKGROUND:

The subject property, 828 S. Hicks Road, is located at the southwest corner of Hicks Road and Illinois Avenue. It is currently improved with a vacant building formerly occupied by the Parkview Restaurant. The petitioners, lessees of the property, wish to renovate the building and parking lot and operate a BBQ Patio restaurant. Therefore, they are requesting a Special Use for a restaurant, pursuant to Section 11.03 (d) (26) of the Zoning Ordinance.

ANALYSIS:

Site Plan

The existing building is setback approximately 57 feet from the Hicks Road right-of-way, 45 feet from the south lot line, 19 feet from the north side lot line and 185 feet from the Illinois Avenue right-of-way. The building is approximately 41 feet wide and 41 feet deep (1681 square feet in area). Parking would be provided along the east and south edges of the site and north of the building. A total of 49 parking spaces would be provided including two (2) handicap spaces. Thirty (30) spaces are required based on the number of seats in the proposed restaurant. Traffic would enter and exit the site from a curb cut on Illinois Avenue and a curb cut on Hicks Road. Traffic would flow one-way through the majority of the parking lot. A drive-thru lane would be located on the west side lot line and would provide stacking for approximately nine (9) cars. All parking spaces and drive aisles meet or exceed Village requirements.

Landscaping would be provided in the northeast, northwest and southwest corners of the site. The northwest corner and the east side of the building would also be landscaped.

Parking lot lighting to meet Village Code would be installed.

A six foot high wooden fence would be installed along the south lot line to screen the property. A fully enclosed dumpster would be located in the southwest corner of the site.

Floor Plan

The restaurant would contain 50 indoor seats and 24 outdoor seats located in a fenced patio on the north side of the building. A kitchen, two (2) bathrooms and storage room would be included.

Exterior Elevations

All elevations of the building would consist of dryvit material. The roof would be constructed with asphalt shingles. No attached signage is proposed.

The existing sign pole and frame would be used to display a new sign face. The sign would conform to all Village Codes.

Menu

The restaurant would serve a variety of burgers, sandwiches, barbeque dinners and salads. A liquor license has not been applied for at this time.

Standards for a Special Use.

Since this petition is not for a use publicly operated or traditionally affected with the public interest, only those standards under Section 14.05 C (2) and (3) are applicable. Specifically, the petitioner must show that the Special Use, if granted, will be operated in a manner consistent with the public health, safety, and welfare, and that the Special Use will not have a negative impact on the value of surrounding properties. The petition for a Special Use is attached, and the petitioner has attempted to address the required standards.

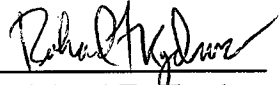
STAFF RECOMMENDATION: Staff recommends approval of Special Use for a restaurant to be known as BBQ Patio at 828 S. Hicks Road, subject to the following conditions:

1. The restaurant shall substantially conform to the site plan attached hereto as Exhibit "A" and the elevations and floor plans attached hereto as Exhibit "B", except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions:
2. The Special Use to permit the operation of the BBQ Patio Restaurant is granted solely to Nick Paziouros of BBQ Patio, Inc., and may be transferred only after review by the Zoning Board of Appeals and consent of the Village Council. In the event of the sale or lease of this property, the existing and the prospective proprietors shall appear before a public meeting of the Zoning Board of Appeals. The Zoning Board of Appeals shall review the request and in its sole discretion, shall either:
 - 2.1 Recommend that the Village Council approve of the transfer of the lease and/or ownership to the new proprietor without amendment to the Special Use Ordinance, or

- 2.2 If the Zoning Board of Appeals deems that the new proprietor contemplates a change in use which is inconsistent with this Special Use Ordinance, the new proprietor shall be required to petition for a public hearing before the Zoning Board of Appeals to amend the Special Use Ordinance.
3. Any change to the floor plan shall receive Village Council approval.
4. An exit door from the patio shall be installed in a manner acceptable to the Fire Prevention Bureau.
5. The front entrance sidewalk shall be extended and a pedestrian barrier shall be installed to prevent pedestrians from walking directly in front of a vehicle exiting the drive-thru lane.

ATTACHMENTS:

1. Area Map.
2. Petition for Special Use.
3. Site Plan.
4. Floor Plan.
5. Elevations.

Reviewed by: 
Richard F. Kozdras
Community Development Director

Village of Palatine

Village Clerk

Mayor

Warrant # 11 having been approved by the Village Council on 06-01-26 hereby authorizes the Treasurer to deposit funds from the accounts indicated below

		Check/ACH Disbursements	Electronic (EFT/W-T) Disbursements	Manual Checks	UB Refunds Processed	Fund Expense
General Fund	100	156,405.36	3,615.50	-	-	160,020.86
State Equitable Sharing Fund	222	50.00	-	-	-	50.00
Downtown TIF Fund	233	1,617.60	-	-	-	1,617.60
Opioid Settlement Fund	257	14,300.00	-	-	-	14,300.00
Capital Equipment Fund	401	3,664.60	-	-	-	3,664.60
Capital Improvements Fund	402	316,635.85	-	-	-	316,635.85
Water Fund	605	99,511.88	-	-	-	99,511.88
Sewer Fund	610	81,343.19	-	-	-	81,343.19
Refuse Fund	615	-	-	-	6.23	6.23
Parking Fund	620	4,616.40	-	-	-	4,616.40
Fleet Services Fund	710	87,479.84	-	-	-	87,479.84
Total Report		765,624.72	3,615.50	-	6.23	769,246.45



Warrant #11

Invoice Due Date Range 04/01/26 - 06/16/26
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 5790 - Dale Abbinanti									
2026-00000442	HazMat Tech Course Mileage Reimbursement	Open		05/21/2026	05/21/2026	05/21/2026			909.88
Vendor 5790 - Dale Abbinanti Totals							Invoices	1	\$909.88
Vendor 5416 - Advance Auto Parts									
6432612567296	Parts - E-614	Open		05/05/2026	06/04/2026	05/12/2026			28.23
6432612867482	Parts -PT-226	Open		05/08/2026	06/07/2026	05/22/2026			307.38
6432613242082	Parts - Stock	Open		05/12/2026	06/11/2026	05/22/2026			9.18
6432613267638	Parts - T-459	Open		05/12/2026	06/11/2026	05/22/2026			55.99
6432613338458	Parts - Stock	Open		05/13/2026	06/12/2026	05/22/2026			80.22
Vendor 5416 - Advance Auto Parts Totals							Invoices	5	\$481.00
Vendor 2611 - Al Warren Oil Co									
W1841366	Motor Fuel	Open		05/04/2026	06/04/2026	05/05/2026			5,289.18
W1841367	Motor Fuel	Open		05/04/2026	06/04/2026	05/05/2026			34,956.60
W1841368	Motor Fuel	Open		05/04/2026	06/04/2026	05/05/2026			29,869.06
Vendor 2611 - Al Warren Oil Co Totals							Invoices	3	\$70,114.84
Vendor 5021 - Arlington Heights Ford LLC									
220847	Repairs - T-529	Open		05/05/2026	06/04/2026	05/12/2026			400.00
177585H	Parts - T-513	Open		05/08/2026	06/07/2026	05/22/2026			159.20
221121	Repairs - T-513	Open		05/09/2026	06/08/2026	05/22/2026			279.95
Vendor 5021 - Arlington Heights Ford LLC Totals							Invoices	3	\$839.15
Vendor 4455 - AutoZone Stores LLC									
02567298351	Parts - T-548	Open		05/08/2026	06/07/2026	05/22/2026			106.69
Vendor 4455 - AutoZone Stores LLC Totals							Invoices	1	\$106.69
Vendor 4169 - B & F Construction Code Services Inc									
22392	inspections January 1-31 2025	Open		05/19/2026	05/19/2026	05/14/2026			4,522.85
22393	inspections February 1-28th 205	Open		05/19/2026	05/19/2026	05/14/2026			511.70
22394	inspections july 1-31 2025	Open		05/19/2026	05/19/2026	05/14/2026			324.70
Vendor 4169 - B & F Construction Code Services Inc Totals							Invoices	3	\$5,359.25
Vendor 2856 - Blackburn Manufacturing Company									
IN0031755	Locate Flags	Open		05/07/2026	06/06/2026	05/06/2026			263.28
Vendor 2856 - Blackburn Manufacturing Company Totals							Invoices	1	\$263.28
Vendor 5564 - Bluewater Construction LLC									
1128	2024 Water Main Extensions Project DPW-2425	Open		04/30/2026	05/30/2026	05/27/2026			20,933.01
Vendor 5564 - Bluewater Construction LLC Totals							Invoices	1	\$20,933.01



Warrant #11

Invoice Due Date Range 04/01/26 - 06/16/26
 Report By Vendor - Invoice
 Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 5801 - Gregory P Boysen									
2026-00000464	50/50 Curb and Apron Replacement Program Reimbursement	Open		05/20/2026	05/29/2026	05/14/2026			1,900.00
Vendor 5801 - Gregory P Boysen Totals							Invoices	1	\$1,900.00
Vendor 4850 - Builders Asphalt, Llc									
187408	Binder and Surface for Hot Paving	Open		05/11/2026	06/10/2026	05/06/2026			213.00
186323	In House Street Resurfacing	Open		04/30/2026	05/30/2026	05/04/2026			20,148.38
186467	In House Street Resurfacing	Open		04/30/2026	05/30/2026	05/04/2026			25,084.30
186580	In House Street Resurfacing	Open		05/04/2026	06/03/2026	05/04/2026			17,223.18
186784	In House Street Resurfacing	Open		05/05/2026	06/04/2026	05/04/2026			26,787.59
186898	In House Street Resurfacing	Open		05/06/2026	06/05/2026	05/04/2026			27,425.88
187032	In House Street Resurfacing	Open		05/07/2026	06/06/2026	05/04/2026			23,863.81
187188	In House Street Resurfacing	Open		05/08/2026	06/07/2026	05/04/2026			10,638.64
187189	In House Street Resurfacing	Open		05/08/2026	06/07/2026	05/04/2026			1,062.87
187513	In House Street Resurfacing	Open		05/12/2026	06/11/2026	05/14/2026			32,641.54
187654	In House Street Resurfacing	Open		05/13/2026	06/12/2026	05/14/2026			38,604.12
187768	In House Street Resurfacing	Open		05/14/2026	06/13/2026	05/14/2026			25,909.32
187939	In House Street Resurfacing	Open		05/15/2026	06/14/2026	05/27/2026			25,259.67
Vendor 4850 - Builders Asphalt, Llc Totals							Invoices	13	\$274,862.30
Vendor 5144 - Caguax dba McDonalds #87									
2026-00000443	Prisoner Meals (April)	Open		05/01/2026	06/01/2026	05/24/2026			93.81
Vendor 5144 - Caguax dba McDonalds #87 Totals							Invoices	1	\$93.81
Vendor 3232 - Angelo R Calanca									
2026-00000445	Special Investigations - Case # 26-002893	Open		05/15/2026	06/01/2026	05/24/2026			50.00
Vendor 3232 - Angelo R Calanca Totals							Invoices	1	\$50.00
Vendor 5802 - Thomas Victor Camiliere									
2026-00000463	50/50 Curb and Apron Replacement Program Reimbursement	Open		05/22/2026	05/29/2026	05/14/2026			1,825.00
Vendor 5802 - Thomas Victor Camiliere Totals							Invoices	1	\$1,825.00
Vendor 5218 - Casey Automotive									
450172	Repairs - T-401	Open		05/05/2026	06/04/2026	05/12/2026			594.83
450274	Repairs - T-401	Open		05/09/2026	06/08/2026	05/22/2026			570.65
Vendor 5218 - Casey Automotive Totals							Invoices	2	\$1,165.48
Vendor 2732 - CDW Government Inc									
AJ3RK4P	Replacement UPS	Open		05/13/2026	06/12/2026	05/22/2026			3,064.60



Warrant #11

Invoice Due Date Range 04/01/26 - 06/16/26
 Report By Vendor - Invoice
 Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
			Vendor 2732 - CDW Government Inc Totals				Invoices	1	\$3,064.60
Vendor 2555 - Chicago Parts & Sound									
40V0130574	Parts - Stock	Open		05/05/2026	06/04/2026	05/12/2026			153.06
40V0132982	Parts - T-459	Open		05/13/2026	06/12/2026	05/22/2026			55.08
			Vendor 2555 - Chicago Parts & Sound Totals				Invoices	2	\$208.14
Vendor 3050 - Cintas #22									
4268069570	Village Hall Carpets	Open		05/04/2026	06/03/2026	05/05/2026			155.79
4268603114	Shop Rags	Open		05/08/2026	06/07/2026	05/05/2026			18.07
4268603219	Uniform Cleaning	Open		05/08/2026	06/07/2026	05/05/2026			168.08
4269425883	Uniform Cleaning	Open		05/15/2026	06/14/2026	05/15/2026			140.44
4269425898	CSF Carpets	Open		05/15/2026	06/14/2026	05/15/2026			160.00
4269425938	Shop Rags	Open		05/15/2026	06/14/2026	05/15/2026			18.07
			Vendor 3050 - Cintas #22 Totals				Invoices	6	\$660.45
Vendor 1488 - CNS Tire Supply									
28158	Repairs - T-555	Open		05/04/2026	06/03/2026	05/12/2026			90.00
			Vendor 1488 - CNS Tire Supply Totals				Invoices	1	\$90.00
Vendor 3033 - Comcast Cable									
CC 05-26 A	Backup Internet Connections	Open		05/16/2026	06/13/2026	05/22/2026			42.99
PD26-MAY	Monthly Service Fee's (05/11/26 - 06/10/26)	Open		05/04/2026	06/01/2026	05/24/2026			18.48
			Vendor 3033 - Comcast Cable Totals				Invoices	2	\$61.47
Vendor 5604 - Compassion Funeral Service, Inc									
2602745	Body Transport to Cook County Medical Examiners Ofc	Open		05/19/2026	06/03/2026	05/24/2026			464.50
2602896	Body Transport to Cook County Medical Examiners Ofc	Open		05/22/2026	06/06/2026	05/24/2026			348.50
			Vendor 5604 - Compassion Funeral Service, Inc Totals				Invoices	2	\$813.00
Vendor 3706 - Constellation NewEnergy Inc									
72713322301	Electricity-884 E. Lilly Lane Rose and Lilly Lift Station	Open		04/16/2026	05/16/2026	05/19/2026			532.66
72713337301	Electricity-700 N. North Court RT/25 Street Lighting	Open		04/16/2026	05/16/2026	05/18/2026			55.99
72713346901	Electricity-1199 W. Northwest Highway Countryside Pump Station	Open		04/16/2026	05/16/2026	05/19/2026			2,347.99
72719947301	Electricity-0 N. Smith St/1 N Cherrywood Dr. Street Lighting	Open		04/17/2026	05/17/2026	05/18/2026			4,626.97

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
72719976301	Electricity-0 N. Smith St/King George Ct RT/23 Street Lighting	Open		04/17/2026	05/17/2026	05/18/2026			6,899.18
72728504001	Electricity-2399 N. Dee Lane Deer Park Booster Station	Open		04/20/2026	05/20/2026	05/19/2026			288.98
72728550301	Electricity-0 Haleyshill Court Dunhaven Woods Lift Station	Open		04/20/2026	05/20/2026	05/19/2026			176.99
72728565701	Electricity-2175 N. Coach Road Long Grove Pump Station	Open		04/20/2026	05/20/2026	05/19/2026			146.84
72728578101	Electricity-1501 N. Hicks Road Hicks and Dundee Pump Station	Open		04/20/2026	05/20/2026	05/19/2026			590.22
72728607501	Electricity-2175 N. Coach Road Long Grove Well 15	Open		04/20/2026	05/20/2026	05/19/2026			44.95
72736366201	Electricity-1465 E. Evergreen Drive Randville Lift Station	Open		04/21/2026	05/21/2026	05/19/2026			1,257.44
72736376901	Electricity-137 W. Wood Street Unit 2 Train Station	Open		04/21/2026	05/21/2026	05/18/2026			527.26
72736386701	Electricity-1 N. Plum Grove Rd. Rotary Plaza Sign	Open		04/21/2026	05/21/2026	05/18/2026			56.61
72736398601	Electricity-550 N. Smith Street Well 7 Pump Station	Open		04/21/2026	05/21/2026	05/19/2026			687.35
72736401401	Electricity-251 W. Colfax Street Parking Deck	Open		04/21/2026	05/21/2026	05/18/2026			3,457.96
72736423201	Electricity-1484 N. Oak Street Pepper Tree Lift Station	Open		04/21/2026	05/21/2026	05/19/2026			539.74
72736432301	Electricity-1381 N. Rohlwing Road North Supply Pump Station	Open		04/21/2026	05/21/2026	05/19/2026			3,813.54
72736432401	Electricity-137 W. Wood Street Unit 1 Parking Lot Lights	Open		04/21/2026	05/21/2026	05/18/2026			283.68
72736449201	Electricity-0 N. Hicks Pl./1 W. Northwest Hwy. Holiday Lighting	Open		04/21/2026	05/21/2026	05/18/2026			62.62
72736454701	Electricity-429 N. Hicks Road Holiday Lighting	Open		04/21/2026	05/21/2026	05/18/2026			39.43
72736475001	Electricity-803 W. Panorama Drive Deer Grove Lift Station	Open		04/21/2026	05/21/2026	05/19/2026			200.23
72736485401	Electricity-137 W. Wood Street Unit 3 Conscious Cup	Open		04/21/2026	05/21/2026	05/18/2026			159.59
72736384901	Electricity-Heron Drive Well 10 Pump Station	Open		04/22/2026	05/22/2026	05/19/2026			5,370.51



Warrant #11

Invoice Due Date Range 04/01/26 - 06/16/26
 Report By Vendor - Invoice
 Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount	
72742543701	Electricity-519 S. Consumers Ave Arlington Crest Lift Station	Open		04/22/2026	05/22/2026	05/19/2026			253.67	
72742569401	Electricity-Dundee Rd and Park Place Traffic Signal	Open		04/22/2026	05/22/2026	05/18/2026			59.43	
72742571601	Electricity-0 Kenilworth and Elizabeth Winston Tank	Open		04/22/2026	05/22/2026	05/19/2026			56.44	
72742572601	Electricity-0 N. Smith Street Union Pacific Box	Open		04/22/2026	05/22/2026	05/18/2026			187.91	
72742584901	Electricity-0 Benton and Wilmette Wilmette Lift Station	Open		04/22/2026	05/22/2026	05/19/2026			112.13	
72742605901	Electricity-1830 N. Baldwin Road Kasuba Lift Station	Open		04/22/2026	05/22/2026	05/19/2026			1,571.30	
72742616201	Electricity-560 S. Hale Street Storm Water Lift Station	Open		04/22/2026	05/22/2026	05/19/2026			144.93	
72742626601	Electricity-50 N. Brockway Street Parking Lot Lighting	Open		04/22/2026	05/22/2026	05/18/2026			83.38	
72752322601	Electricity-149 W. Michigan Avenue South Supply Pump Station	Open		04/23/2026	05/23/2026	05/19/2026			6,561.83	
72752323001	Electricity-826 W. Exner Court Pond Aerator	Open		04/23/2026	05/23/2026	05/19/2026			67.51	
72752326301	Electricity-914 W. Lukas Avenue Square D Lift Station	Open		04/23/2026	05/23/2026	05/19/2026			123.36	
72752330201	Electricity-1279 W. Palatine Road Entrance Sign	Open		04/23/2026	05/23/2026	05/18/2026			21.70	
72752371101	Electricity-1100 W. Illinois Av. Well 5	Open		04/23/2026	05/23/2026	05/19/2026			1,216.74	
72752376001	Electricity-0 Harper Well 6	Open		04/23/2026	05/23/2026	05/19/2026			618.38	
72752332901	Electricity-1525-35 S. Roselle Road Shires Lift Station	Open		04/24/2026	05/24/2026	05/19/2026			396.27	
72742581001	Electricity-Palatine and Oak Street Lighting	Open		05/04/2026	06/03/2026	05/18/2026			80.17	
72742591301	Electricity-Palatine and Bothwell Street Lighting	Open		05/04/2026	06/03/2026	05/18/2026			170.17	
							Vendor 3706 - Constellation NewEnergy Inc Totals	Invoices	40	<hr/> \$43,892.05
Vendor 4876 - Michael DeBellis										
2026-00000447	FMK9 Basic K9 Handler School (04/06 - 05/15)	Open		05/20/2026	06/01/2026	05/26/2026			1,423.04	
							Vendor 4876 - Michael DeBellis Totals	Invoices	1	<hr/> \$1,423.04
Vendor 5264 - Sean Delaney										
2026-00000434	clothing reimbursement shoes-delaney	Open		05/14/2026	05/14/2026	05/14/2026			97.64	



Warrant #11

Invoice Due Date Range 04/01/26 - 06/16/26
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
			Vendor 5264 - Sean Delaney Totals				Invoices	1	\$97.64
Vendor 5389 - Deux Frenchies LLC									
15661	Food for K-9 "Hondo" (Contreras)	Open		05/12/2026	06/09/2026	05/24/2026			74.87
			Vendor 5389 - Deux Frenchies LLC Totals				Invoices	1	\$74.87
Vendor 5031 - DeVinci Construction, Inc									
#2 DPW-2502	2025 Drainage Improvements Project DPW-2502	Open		05/12/2026	06/11/2026	05/14/2026			72,876.38
			Vendor 5031 - DeVinci Construction, Inc Totals				Invoices	1	\$72,876.38
Vendor 5608 - Danielle Di Cristofano									
2026-00000439	Tuition Reimbursement - Danielle Di Cristofano	Open		05/20/2026	05/20/2026	05/20/2026			424.00
			Vendor 5608 - Danielle Di Cristofano Totals				Invoices	1	\$424.00
Vendor 4781 - Document Imaging Services, LLC									
3836	Toner	Open		05/08/2026	06/07/2026	05/06/2026			358.00
3838	Toner	Open		05/12/2026	06/11/2026	05/06/2026			234.00
			Vendor 4781 - Document Imaging Services, LLC Totals				Invoices	2	\$592.00
Vendor 5089 - Empire Printing, LLC									
63754C	Public Works T-Shirts, Long Sleeve Shirts and Sweatshirts	Open		04/29/2026	05/29/2026	05/27/2026			1,462.50
63754A	Public Works T-Shirts, Long Sleeve Shirts and Sweatshirts	Open		05/05/2026	06/04/2026	05/27/2026			7,029.75
63754B	Public Works T-Shirts, Long Sleeve Shirts and Sweatshirts	Open		05/07/2026	06/06/2026	05/27/2026			7,507.30
			Vendor 5089 - Empire Printing, LLC Totals				Invoices	3	\$15,999.55
Vendor 5398 - EMS Management & Consultants, Inc.									
EMS-025549	Ambulance Billing Charges - Apr	Open		04/30/2026	06/14/2026	05/12/2026			9,560.00
			Vendor 5398 - EMS Management & Consultants, Inc. Totals				Invoices	1	\$9,560.00
Vendor 5784 - David Erickson									
2026-00000452	Lead Water Service Line Replacement Program Reimbursement	Open		05/20/2026	05/31/2026	05/27/2026			14,612.81
			Vendor 5784 - David Erickson Totals				Invoices	1	\$14,612.81
Vendor 1953 - FBI-LEEDA									



Warrant #11

Invoice Due Date Range 04/01/26 - 06/16/26
 Report By Vendor - Invoice
 Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
200148321	PIO Training Course (N. Heuertz)	Open		04/30/2026	05/30/2026	05/24/2026			795.00
Vendor 1953 - FBI-LEEDA Totals									Invoices 1 <u>795.00</u>
Vendor 5785 - Federal Rent A Fence, LLC 418121	Temporary Fence for 21 W. Railroad Demolition	Open		05/13/2026	06/12/2026	05/13/2026			1,617.60
Vendor 5785 - Federal Rent A Fence, LLC Totals									Invoices 1 <u>1,617.60</u>
Vendor 2195 - FMP 162-232525	Parts - Stock	Open		05/05/2026	06/04/2026	05/12/2026			53.64
225-093477	Parts - Stock	Open		05/05/2026	06/04/2026	05/12/2026			122.00
50-6738465	Parts - Stock	Open		05/05/2026	06/04/2026	05/12/2026			131.85
Vendor 2195 - FMP Totals									Invoices 3 <u>307.49</u>
Vendor 1621 - Fox Valley Fire & Safety IN00859798	Fire Extinguisher Service-Station 85	Open		05/13/2026	06/12/2026	05/14/2026			160.00
Vendor 1621 - Fox Valley Fire & Safety Totals									Invoices 1 <u>160.00</u>
Vendor 5073 - FullLife Safety LLC 73798	Parts - Stock	Open		05/04/2026	06/03/2026	05/12/2026			452.55
73799	Tools - M-999	Open		05/04/2026	06/03/2026	05/12/2026			270.90
Vendor 5073 - FullLife Safety LLC Totals									Invoices 2 <u>723.45</u>
Vendor 3400 - Gewalt Hamilton Associates Inc 4510.011-12	BAS RFQ Preparation	Open		05/16/2026	06/15/2026	05/27/2026			720.00
Vendor 3400 - Gewalt Hamilton Associates Inc Totals									Invoices 1 <u>720.00</u>
Vendor 5800 - Christopher Eric Gilbert 2026-00000462	50/50 Curb and Apron Replacement Program Reimbursement	Open		05/20/2026	05/28/2026	05/14/2026			3,210.00
Vendor 5800 - Christopher Eric Gilbert Totals									Invoices 1 <u>3,210.00</u>
Vendor 2442 - Goodmark Nurseries Llc ARINV-013932	Silver Maple and 50/50 Replacement Parkway Tree Purchase	Open		05/07/2026	06/06/2026	05/07/2026			16,792.00
Vendor 2442 - Goodmark Nurseries Llc Totals									Invoices 1 <u>16,792.00</u>
Vendor 2141 - Hastings Air Energy Control PS-I0018393	Plymovent Grabber	Open		05/07/2026	06/06/2026	05/12/2026			1,227.73
PS-I0018572	Plymovent Grabber	Open		05/14/2026	06/13/2026	05/19/2026			1,227.82
Vendor 2141 - Hastings Air Energy Control Totals									Invoices 2 <u>2,455.55</u>



Warrant #11

Invoice Due Date Range 04/01/26 - 06/16/26
 Report By Vendor - Invoice
 Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount	
Vendor 3116 - Bryan C Haupt										
PWTRBH051926	Tool Reimbursement	Open		05/19/2026	05/27/2026	05/26/2026			105.58	
							Vendor 3116 - Bryan C Haupt Totals	Invoices	1	<u>\$105.58</u>
Vendor 2976 - Huffman Landscape										
HUFF5-1-26-2	Replacement and 50/50 Parkway Tree Installations	Open		05/01/2026	05/31/2026	05/26/2026			3,060.00	
							Vendor 2976 - Huffman Landscape Totals	Invoices	1	<u>\$3,060.00</u>
Vendor 2827 - Illinois Dept Of Agriculture										
JF86906 26-28	2026, 2027, 2028 Pest Control Applicator License - Findling	Open		04/24/2026	05/27/2026	05/15/2026			150.00	
							Vendor 2827 - Illinois Dept Of Agriculture Totals	Invoices	1	<u>\$150.00</u>
Vendor 2822 - Illinois Secretary Of State										
PWVM 2026 T-400	License Plate Reclassification T- 400	Open		05/01/2026	05/31/2026	05/26/2026			8.00	
							Vendor 2822 - Illinois Secretary Of State Totals	Invoices	1	<u>\$8.00</u>
Vendor 1604 - Illinois State Police										
20260401570	Fingerprinting for Liquor Licensing (1570-Apr)	Open		04/30/2026	06/15/2026	05/24/2026			189.00	
20260403601	Fingerprinting for Employment (3601-Apr)	Open		04/30/2026	06/15/2026	05/24/2026			54.00	
20260404348	April Background Checks	Open		05/16/2026	06/15/2026	05/20/2026			81.00	
							Vendor 1604 - Illinois State Police Totals	Invoices	3	<u>\$324.00</u>
Vendor 1596 - Imaging Essentials, Inc										
SINV111366	KIP Plotter Paper	Open		04/30/2026	05/30/2026	05/22/2026			15.00	
							Vendor 1596 - Imaging Essentials, Inc Totals	Invoices	1	<u>\$15.00</u>
Vendor 5768 - Integrated Lakes Management, Inc										
#INV31803	2026 Pond Management Services	Open		05/07/2026	06/06/2026	05/27/2026			478.77	
							Vendor 5768 - Integrated Lakes Management, Inc Totals	Invoices	1	<u>\$478.77</u>
Vendor 4951 - Interstate Batteries of North Chicago										
23057766	Parts - Stock	Open		05/12/2026	06/11/2026	05/22/2026			142.16	
							Vendor 4951 - Interstate Batteries of North Chicago Totals	Invoices	1	<u>\$142.16</u>
Vendor 2695 - JG Uniforms Inc										
161902	Misc Uniform/Equipment Items/Vest Carriers (Badges)	Open		05/12/2026	06/11/2026	05/24/2026			2,376.00	
161980	Misc Uniform/Equipment Items/Vest Carriers (Cohen/Honor Guard)	Open		05/13/2026	06/12/2026	05/24/2026			161.25	



Warrant #11

Invoice Due Date Range 04/01/26 - 06/16/26
 Report By Vendor - Invoice
 Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
			Vendor 2695 - JG Uniforms Inc Totals				Invoices	2	<u>\$2,537.25</u>
Vendor 5501 - Joe Johnson Equipment LLC dba Standard Equipment									
P10607	Parts - E-222	Open		05/08/2026	06/07/2026	05/22/2026			693.02
S02678	Repairs - E-226	Open		05/14/2026	06/13/2026	05/26/2026			1,029.60
			Vendor 5501 - Joe Johnson Equipment LLC dba Standard Equipment Totals				Invoices	2	<u>\$1,722.62</u>
Vendor 1635 - Joseph D. Foreman & Company									
337575	B-Box Parts	Open		04/30/2026	05/30/2026	05/27/2026			408.00
337594	Main Stem	Open		05/05/2026	06/04/2026	05/27/2026			1,926.00
			Vendor 1635 - Joseph D. Foreman & Company Totals				Invoices	2	<u>\$2,334.00</u>
Vendor 2268 - Journal & Topics Newspapers									
196446	legal notice 649 W Revere	Open		05/06/2026	06/05/2026	05/04/2026			53.44
196447	legal notice 100 e wood	Open		05/06/2026	06/05/2026	05/04/2026			67.50
			Vendor 2268 - Journal & Topics Newspapers Totals				Invoices	2	<u>\$120.94</u>
Vendor 4354 - James E Kernan									
2026-00000461	Tuition Reimbursement - James Kernan	Open		05/27/2026	05/27/2026	05/27/2026			1,386.00
			Vendor 4354 - James E Kernan Totals				Invoices	1	<u>\$1,386.00</u>
Vendor 2075 - Kimball Midwest									
104454788	Parts - Stock	Open		05/11/2026	06/10/2026	05/22/2026			666.70
			Vendor 2075 - Kimball Midwest Totals				Invoices	1	<u>\$666.70</u>
Vendor 4201 - Koziol Reporting Service									
2480-375	2026 Koziol Reporting Service -PD (FC) legal expenses	Open		05/15/2026	05/27/2026	05/27/2026			616.50
			Vendor 4201 - Koziol Reporting Service Totals				Invoices	1	<u>\$616.50</u>
Vendor 3324 - Language Testing International Inc									
L109760-IN	2026 Language Testing - Georgi Kyosev	Open		05/10/2026	06/09/2026	05/12/2026			124.00
			Vendor 3324 - Language Testing International Inc Totals				Invoices	1	<u>\$124.00</u>
Vendor 5700 - LIVUN Ltd									
CINV-115742	Preventative Maintenance for Gym Equipment	Open		05/13/2026	06/12/2026	05/24/2026			240.00
			Vendor 5700 - LIVUN Ltd Totals				Invoices	1	<u>\$240.00</u>
Vendor 4957 - MacQueen Equipment, LLC									
P38816	Parts - T-537	Open		05/04/2026	06/04/2026	05/12/2026			305.53
			Vendor 4957 - MacQueen Equipment, LLC Totals				Invoices	1	<u>\$305.53</u>



Warrant #11

Invoice Due Date Range 04/01/26 - 06/16/26
 Report By Vendor - Invoice
 Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 5387 - Jessica Malik									
PWCDLJM051226	CDL Reimbursement	Open		05/12/2026	05/28/2026	05/15/2026			60.00
Vendor 5387 - Jessica Malik Totals							Invoices	1	<u>\$60.00</u>
Vendor 5066 - Marco Technologies LLC									
582289559	Copier Maintenance Agreement	Open		05/16/2026	06/09/2026	05/22/2026			1,271.91
Vendor 5066 - Marco Technologies LLC Totals							Invoices	1	<u>\$1,271.91</u>
Vendor 4998 - Marco Technologies, LLC									
INV15280289	Copier Maintenance Agreement	Open		05/22/2026	06/06/2026	05/22/2026			224.71
Vendor 4998 - Marco Technologies, LLC Totals							Invoices	1	<u>\$224.71</u>
Vendor 2756 - Mc Master Carr Supply Co.									
64248282	Parts - T-389	Open		04/30/2026	05/30/2026	05/22/2026			39.61
64314641	Parts - Stock	Open		05/01/2026	05/31/2026	05/22/2026			122.85
64479587	Parts - E-222	Open		05/05/2026	06/04/2026	05/12/2026			53.72
Vendor 2756 - Mc Master Carr Supply Co. Totals							Invoices	3	<u>\$216.18</u>
Vendor 4739 - McHenry Township Fire Protection District									
0000000364	Swiftwater Classes	Open		05/12/2026	06/11/2026	05/20/2026			500.00
Vendor 4739 - McHenry Township Fire Protection District Totals							Invoices	1	<u>\$500.00</u>
Vendor 2738 - Meade, Inc									
716939	EVP Upgrade Parts-US 14 @ IL 53 Ramps 62W38	Open		05/14/2026	06/13/2026	05/26/2026			12,802.00
Vendor 2738 - Meade, Inc Totals							Invoices	1	<u>\$12,802.00</u>
Vendor 5603 - Melon Ink Screen Print									
76689	CERT Supplies (T-Shirts)	Open		05/07/2026	06/06/2026	05/24/2026			302.00
Vendor 5603 - Melon Ink Screen Print Totals							Invoices	1	<u>\$302.00</u>
Vendor 1118 - Mid American Water Of Wauconda Inc									
292360W	1/2" & 2" Type K Copper	Open		05/04/2026	06/03/2026	05/27/2026			2,632.40
292511W	Megalug Pack & B-Box Parts	Open		05/06/2026	06/05/2026	05/27/2026			1,049.28
292854W	Repair Clamps	Open		05/14/2026	06/13/2026	05/27/2026			1,541.98
Vendor 1118 - Mid American Water Of Wauconda Inc Totals							Invoices	3	<u>\$5,223.66</u>
Vendor 4489 - Midwest Paving Equipment Inc									
3216	Parts - E-202	Open		05/11/2026	06/10/2026	05/22/2026			816.37
Vendor 4489 - Midwest Paving Equipment Inc Totals							Invoices	1	<u>\$816.37</u>
Vendor 5430 - Modaxo Traffic Management									
INV0026331	Red Light Camera Vendor Fees (April)	Open		05/12/2026	06/11/2026	05/24/2026			3,642.38



Warrant #11

Invoice Due Date Range 04/01/26 - 06/16/26
 Report By Vendor - Invoice
 Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 5430 - Modaxo Traffic Management Totals							Invoices	1	\$3,642.38
Vendor 2724 - Morton Salt Inc									
5404251434	2026 Rock Salt	Open		05/04/2026	06/03/2026	05/11/2026			1,563.62
5404255081	2026 Rock Salt	Open		05/05/2026	06/04/2026	05/11/2026			9,068.16
5404258774	2026 Rock Salt	Open		05/06/2026	06/05/2026	05/11/2026			7,433.50
5404260789	2026 Rock Salt	Open		05/07/2026	06/06/2026	05/14/2026			3,140.90
Vendor 2724 - Morton Salt Inc Totals							Invoices	4	\$21,206.18
Vendor 2312 - Myers Tire Supply Chicago									
60300355	Parts - Stock	Open		05/07/2026	06/06/2026	05/22/2026			231.54
Vendor 2312 - Myers Tire Supply Chicago Totals							Invoices	1	\$231.54
Vendor 5599 - Napa Auto Parts									
506896	Parts - Stock	Open		05/05/2026	06/04/2026	05/12/2026			70.42
506931	Lubricants & Additives - Stock	Open		05/05/2026	06/04/2026	05/12/2026			122.26
507654	Parts - PT-241	Open		05/13/2026	06/12/2026	05/22/2026			44.41
507657	Parts - PT-202	Open		05/13/2026	06/12/2026	05/22/2026			13.28
Vendor 5599 - Napa Auto Parts Totals							Invoices	4	\$250.37
Vendor 1541 - NIPSTA									
97957441	Structural Collapse Tech (Boyd)	Open		05/01/2026	05/15/2026	05/30/2026			2,650.00
Vendor 1541 - NIPSTA Totals							Invoices	1	\$2,650.00
Vendor 1413 - Northwest Central Dispatch Syst									
9962	2026 Monthly Member Assessment Fee's (June)	Open		05/01/2026	05/31/2026	05/24/2026			41,827.63
Vendor 1413 - Northwest Central Dispatch Syst Totals							Invoices	1	\$41,827.63
Vendor 5203 - ODP Business Solutions, LLC									
42247642	Department Copy Paper & Supplies	Open		04/30/2026	05/30/2026	05/24/2026			533.80
Vendor 5203 - ODP Business Solutions, LLC Totals							Invoices	1	\$533.80
Vendor 5363 - Laura Okrzesik									
2026-00000438	Tuition Reimbursement - Laura Okrzesik	Open		05/20/2026	05/20/2026	05/20/2026			2,376.00
Vendor 5363 - Laura Okrzesik Totals							Invoices	1	\$2,376.00
Vendor 1214 - On Time Embroidery Inc.									
153671	Clothing	Open		05/06/2026	06/05/2026	05/06/2026			19.00
153808	Clothing	Open		05/06/2026	06/05/2026	05/06/2026			60.00
154772	Clothing	Open		05/06/2026	06/05/2026	05/06/2026			416.00



Warrant #11

Invoice Due Date Range 04/01/26 - 06/16/26
 Report By Vendor - Invoice
 Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
			Vendor 1214 - On Time Embroidery Inc. Totals				Invoices	3	\$495.00
Vendor 5750 - Pacific Biomedical Inc									
26376436	Sapphire Infusion Pumps	Open		04/01/2026	05/01/2026	05/27/2026			14,300.50
			Vendor 5750 - Pacific Biomedical Inc Totals				Invoices	1	\$14,300.50
Vendor 1583 - Palatine Park District									
26-1164	April 2026 Grass Mowing Services Reimbursement	Open		05/14/2026	06/13/2026	05/26/2026			1,569.68
			Vendor 1583 - Palatine Park District Totals				Invoices	1	\$1,569.68
Vendor 5466 - Peerless Enterprises, LLC / Gate Options									
145588	PD Entrance Gate Repair	Open		05/13/2026	06/12/2026	05/24/2026			6,495.00
			Vendor 5466 - Peerless Enterprises, LLC / Gate Options Totals				Invoices	1	\$6,495.00
Vendor 1622 - Prime Tack & Seal Co									
86697	Primer for Milling and Paving Program	Open		04/30/2026	05/30/2026	05/04/2026			2,130.00
86718	Primer for Milling and Paving Program	Open		05/01/2026	05/31/2026	05/04/2026			2,008.00
86778	Primer for Milling and Paving Program	Open		05/06/2026	06/05/2026	05/04/2026			1,568.75
86866	Primer for Milling and Paving Program	Open		05/12/2026	06/11/2026	05/14/2026			2,130.00
86901	Primer for Milling and Paving Program	Open		05/14/2026	06/13/2026	05/14/2026			1,255.00
			Vendor 1622 - Prime Tack & Seal Co Totals				Invoices	5	\$9,091.75
Vendor 4885 - Qubit Networks, LLC									
17634	Extreme SD-WAN Renewal	Open		05/01/2026	05/31/2026	05/22/2026			4,775.00
			Vendor 4885 - Qubit Networks, LLC Totals				Invoices	1	\$4,775.00
Vendor 5266 - Red Oak Tree Services Inc									
INV0760	Creek Tree Removal-529 S. Benton St.	Open		05/11/2026	06/10/2026	05/06/2026			3,800.00
			Vendor 5266 - Red Oak Tree Services Inc Totals				Invoices	1	\$3,800.00
Vendor 1127 - Red Wing Business Advantage Account									
032ST1-4755068	Boots	Open		05/14/2026	06/13/2026	05/14/2026			273.98
740ST1-4780040	Boots	Open		05/17/2026	06/16/2026	05/19/2026			273.98
			Vendor 1127 - Red Wing Business Advantage Account Totals				Invoices	2	\$547.96
Vendor 5741 - Abigail Redlinger									
2026-00000440	Tuition Reimbursement - Abigail Redlinger	Open		05/20/2026	05/20/2026	05/20/2026			891.00
			Vendor 5741 - Abigail Redlinger Totals				Invoices	1	\$891.00



Warrant #11

Invoice Due Date Range 04/01/26 - 06/16/26
 Report By Vendor - Invoice
 Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount	
Vendor 5763 - Kendall Roberts										
2026-00000455	Lead Water Service Line Replacement Program Reimbursement	Open		05/26/2026	05/31/2026	05/27/2026			13,172.00	
							Vendor 5763 - Kendall Roberts Totals	Invoices	1	<u>\$13,172.00</u>
Vendor 4545 - Robinson Engineering Ltd										
26050191	Lead Service Line Replacement Construction Engineering	Open		05/11/2026	06/10/2026	05/27/2026			8,000.00	
							Vendor 4545 - Robinson Engineering Ltd Totals	Invoices	1	<u>\$8,000.00</u>
Vendor 1375 - Romeoville Fire Academy										
2026-292	Trench Rescue Ops (Argast, Loverher)	Open		05/06/2026	06/05/2026	05/20/2026			2,000.00	
							Vendor 1375 - Romeoville Fire Academy Totals	Invoices	1	<u>\$2,000.00</u>
Vendor 1825 - SCBAS Inc.										
132101	SCBA Parts	Open		05/05/2026	06/04/2026	05/14/2026			219.31	
							Vendor 1825 - SCBAS Inc. Totals	Invoices	1	<u>\$219.31</u>
Vendor 3989 - Sirchie Acquisition Company LLC										
0738887-IN	Supplies for Evidence Collection	Open		05/06/2026	06/05/2026	05/24/2026			660.71	
							Vendor 3989 - Sirchie Acquisition Company LLC Totals	Invoices	1	<u>\$660.71</u>
Vendor 5058 - Snap-on Credit, LLC										
134725274 5/26	Scanner Software Subscription - May 2026	Open		05/08/2026	06/07/2026	05/26/2026			103.40	
							Vendor 5058 - Snap-on Credit, LLC Totals	Invoices	1	<u>\$103.40</u>
Vendor 3207 - Spaceco, Inc										
105031	Engineering Services-Kasuba Lift Station Inflow Review	Open		05/14/2026	06/13/2026	05/14/2026			1,712.50	
							Vendor 3207 - Spaceco, Inc Totals	Invoices	1	<u>\$1,712.50</u>
Vendor 1422 - Spunky Dunkers										
2026-00000444	Prisoner Meals (04/15/26 - 05/21/26)	Open		05/21/2026	06/01/2026	05/24/2026			130.00	
							Vendor 1422 - Spunky Dunkers Totals	Invoices	1	<u>\$130.00</u>
Vendor 1804 - Staples										
7009854974	Office Supplies	Open		05/09/2026	06/08/2026	05/20/2026			72.80	
							Vendor 1804 - Staples Totals	Invoices	1	<u>\$72.80</u>
Vendor 5082 - State Graphics										
118809	Business Cards - Gosey	Open		05/11/2026	06/10/2026	05/12/2026			166.40	



Warrant #11

Invoice Due Date Range 04/01/26 - 06/16/26
 Report By Vendor - Invoice
 Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
			Vendor 5082 - State Graphics Totals				Invoices	1	\$166.40
Vendor 1776 - Suburban Accents, Inc.									
38104	Repairs - T-511	Open		05/15/2026	06/14/2026	05/26/2026			175.00
38090	Upfitting-T-572	Open		05/14/2026	06/13/2026	05/26/2026			600.00
			Vendor 1776 - Suburban Accents, Inc. Totals				Invoices	2	\$775.00
Vendor 2491 - Terminix-Anderson									
96506004	Pest Control Services May 2026-CSF	Open		05/05/2026	06/04/2026	05/06/2026			88.20
			Vendor 2491 - Terminix-Anderson Totals				Invoices	1	\$88.20
Vendor 2545 - Terrace Supply Co									
0071105019	Oxygen	Open		05/11/2026	06/10/2026	05/12/2026			319.31
			Vendor 2545 - Terrace Supply Co Totals				Invoices	1	\$319.31
Vendor 1844 - Third Millennium Associates Inc									
34499	UB Bill Processing - May 2026	Open		05/15/2026	06/04/2026	05/20/2026			3,023.13
			Vendor 1844 - Third Millennium Associates Inc Totals				Invoices	1	\$3,023.13
Vendor 1199 - Thompson Elevator Inspection Service Inc									
26-0893	1150 E Randville plan review	Open		05/05/2026	06/04/2026	05/04/2026			75.00
26-0932	7 code insp	Open		05/11/2026	06/11/2026	05/04/2026			266.00
26-0988	2 elev plan reviews	Open		05/15/2026	06/14/2026	05/14/2026			150.00
			Vendor 1199 - Thompson Elevator Inspection Service Inc Totals				Invoices	3	\$491.00
Vendor 3431 - TIP Plus Corp									
1351718	Maintenance - E-101	Open		04/22/2026	05/22/2026	05/22/2026			1,802.50
			Vendor 3431 - TIP Plus Corp Totals				Invoices	1	\$1,802.50
Vendor 4058 - TransUnion Risk and Alternative Data Solutions Inc									
71751-202604-1	Online Investigative Search Engine (04/01/26 - 04/30/26)	Open		05/01/2026	06/15/2026	05/24/2026			229.10
			Vendor 4058 - TransUnion Risk and Alternative Data Solutions Inc Totals				Invoices	1	\$229.10
Vendor 5281 - USA Blue Book									
INV01047868	Lifting Sling	Open		05/14/2026	06/13/2026	05/27/2026			220.99
			Vendor 5281 - USA Blue Book Totals				Invoices	1	\$220.99
Vendor 5327 - USSI Rentals, Inc									
0000578-IN	Parts-T-408	Open		05/05/2026	06/04/2026	05/12/2026			2,218.42
7005653-IN	Annual Aerial Inspection - T-461	Open		05/12/2026	06/11/2026	05/22/2026			790.00



Warrant #11

Invoice Due Date Range 04/01/26 - 06/16/26
 Report By Vendor - Invoice
 Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
7005654-IN	Annual Aerial Inspection - T-405	Open		05/12/2026	06/11/2026	05/22/2026			790.00
Vendor 5327 - USSI Rentals, Inc Totals							Invoices	3	<u>\$3,798.42</u>
Vendor 3020 - Village of Palatine Petty Cash									
PWPCKL052126	Lapid-Meeting Supplies	Open		05/21/2026	05/28/2026	05/22/2026			10.00
Vendor 3020 - Village of Palatine Petty Cash Totals							Invoices	1	<u>\$10.00</u>
Vendor 2716 - W.S. Darley & Fireground Supply									
17584613	Truck Belts	Open		05/07/2026	06/06/2026	05/06/2026			3,748.03
Vendor 2716 - W.S. Darley & Fireground Supply Totals							Invoices	1	<u>\$3,748.03</u>
Vendor 4730 - Alec C Wagner									
2026-00000446	IPWDA Certification Training (Wagner)	Open		05/18/2026	06/01/2026	05/26/2026			103.80
Vendor 4730 - Alec C Wagner Totals							Invoices	1	<u>\$103.80</u>
Vendor 1151 - William Rainey Harper College									
00930154	Instructor 1, 2, & Company Officer Classes	Open		05/06/2026	06/05/2026	05/12/2026			3,475.00
Vendor 1151 - William Rainey Harper College Totals							Invoices	1	<u>\$3,475.00</u>
Vendor 3300 - Zeigler Chrysler Dodge Jeep, LLC									
607829	Parts - T-498	Open		05/13/2026	06/12/2026	05/22/2026			353.20
Vendor 3300 - Zeigler Chrysler Dodge Jeep, LLC Totals							Invoices	1	<u>\$353.20</u>
Vendor 4699 - Eric Zimmerman									
2026-00000449	clothing reimbursment-eric	Open		05/27/2026	05/27/2026	05/14/2026			124.99
Vendor 4699 - Eric Zimmerman Totals							Invoices	1	<u>\$124.99</u>
Vendor 4049 - Zip's Truck Equipment Inc									
SO385587	Parts - T-513	Open		05/08/2026	06/07/2026	05/22/2026			34.48
Vendor 4049 - Zip's Truck Equipment Inc Totals							Invoices	1	<u>\$34.48</u>
Vendor Erik Billings									
2026-00000441	Sign Refund - 887 E Wilmette	Open		05/21/2026	05/21/2026	05/21/2026			125.00
Vendor Erik Billings Totals							Invoices	1	<u>\$125.00</u>
Vendor Joanne Hronopoulos									
2026-00000451	withdrawn rental license 448 N WILLIAMS DRIVE	Open		05/27/2026	05/27/2026	05/27/2026			93.00
Vendor Joanne Hronopoulos Totals							Invoices	1	<u>\$93.00</u>
Grand Totals						Invoices	216		<u>\$765,624.72</u>



Warrant #11 EFT #1

Payment Date Range 05/19/26 - 05/19/26
 Report By Vendor - Invoice
 Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 2048 - Quadient Finance USA, Inc BH3815475360	Village Wide Postage for Postage Machine	Paid by EFT #17822		05/19/2026	05/19/2026	05/19/2026		05/19/2026	3,000.00
		Vendor 2048 - Quadient Finance USA, Inc Totals				Invoices	1		<u>\$3,000.00</u>
		Grand Totals				Invoices	1		<u><u>\$3,000.00</u></u>



Warrant #11 EFT #2

Payment Date Range 06/10/26 - 06/10/26
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 1462 - Allied Benefit Systems, Inc. 0000556858	2026 June-Allied Benefit Systems-April monthly HRA/FSA Count	Paid by EFT #17823		05/19/2026	06/10/2026	06/10/2026		06/10/2026	615.50
Vendor 1462 - Allied Benefit Systems, Inc. Totals						Invoices	1		\$615.50
Grand Totals						Invoices	1		\$615.50

Village of Palatine
Payment Batch Register

Bank Account: AP - Accounts Payable ZBA

Batch Date: 05/15/2026

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA						
Check	05/15/2026	270230	Utility Management Refund	VITUCCI , DOMINIC		6.23
			Account Type	Account Number	Transaction Date	Transaction Type
			Residential - Single Family	104803201-001	05/11/2026	Refund
AP Accounts Payable ZBA Totals:				Transactions: 1		\$6.23
	Checks:	1		\$6.23		

Consider a Motion Granting a Preliminary Planned Development to Permit a 4-Unit Residential Townhouse Development for the Property at 315 W. Johnson Street

BACKGROUND:

The Subject Property, approximately 0.5 acres, is vacant and zoned R-2 Single-Family Residential. The Petitioner is seeking Preliminary Planned Development approval to construct a 4-unit residential town home development. Therefore, the Petitioner is requesting approval of the following:

Preliminary Planned Development to permit a 4-Unit Residential Townhome Development.

KEY ISSUES:

Zoning and Site Design

- The Subject Property, approximately 21,780 square feet, has a multi-family designation on the Village's Comprehensive Plan future land use map. Historically, this lot was utilized in conjunction with the Kinsch Village Florist and Nursery use, which was approved as a special use in 1972. The Greenhaven apartment building, which was recently completed, is directly east of the Subject Property.
- The proposed plans include a 4-unit, two-story town house development, with three bedrooms per unit and each unit having an attached two-car garage. The units have a total of 2,366 square feet of habitable space and unfinished basements.
- The site plan includes the following proposed setbacks:
 - Front Yard: 44' (30' is the minimum required in the R-3 District)
 - Side Yard: 8.5' (the minimum required setback is 6', with 16' feet total, between both side yards, in the R-3 District)
 - Rear Yard: 63' (40' is the minimum required in the R-3 District)
- The elevations propose a mix of brick, Hardie board plank, and panel siding. The site plan also contemplates rear yard patios.
- There are 16 total parking spaces provided, 8 of which are provided by garage spaces and an additional 8 parking spaces provided through driveway parking spaces. Per code, 12 spaces are required.
- As the initial request is for a Preliminary Planned Development, the final landscaping plans would be evaluated as part of the Final Planned Development review, if Preliminary approval is obtained. As an existing condition, there is a row of arborvitae within the Johnson Street right-of-way, which will likely be impacted by the proposed town home development. New parkway trees would be required.
- The R-3 District requires a minimum land area/dwelling unit as follows:

- Lot area per dwelling unit: Multi-family dwelling units: 3 and 4 bedroom units — 5,000 square feet.
- With 4 proposed units, a minimum lot size of 20,000 square feet is required. At 21,780 square feet, the underlying lot area would support 4 total units.

Engineering

- The Petitioner intends to subdivide the property into 4 separate lots, without any common area. This will be reviewed as part of the Preliminary/Final Subdivision and Final Planned Development review process.
- The site plan calls for three curb cuts located along Johnson Street to allow access to the 4 units.
- There are existing utilities, including sanitary and water service lines, located along Johnson Street and accessible to the proposed town houses.
- Salt Creek is located along the rear south-west corner of the site. Per code, a 50-foot easement is required from the centerline of the creek. While the initial plans appear to meet this requirement, the final engineering plans will be required to demonstrate the easement boundary as part of the Final Planned Development.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Public Hearing: Planning & Zoning Commission (PZC) meeting on May 12, 2026.

Residents testifying: None.

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

ACTION REQUIRED:

A motion to approve a Preliminary Planned Development to permit a 4-Unit Townhome Residential Development at 315 W. Johnson Street.

ATTACHMENTS:

None

Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Restaurant, with a Drive-Through, at 828 S. Hicks Road

BACKGROUND:

The current Special Use for the existing restaurant and drive-through was originally approved in 1998. SMPD Restaurant, LLC, is seeking to acquire the business and is requesting approval of the following:

Special Use Transfer of Ordinance #O-75-98 to permit the continued operation of a restaurant with a drive-through at 828 S. Hicks Road.

KEY ISSUES:

- The Subject Property is zoned B-2 General Business District and previously contained a restaurant with a drive-through (Barbeque Patio) and received the initial Special Use in 1998 (Ordinance #O-75-98).
- The proposed restaurant would operate as the Burger Baron. Other than the name and ownership change, no other changes are proposed.
- Any changes to the floor plan or business plan/operations would require additional Village review.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the Special Use Transfer at 828 S. Hicks Road.

ACTION REQUIRED:

A motion to approve the Special Use Transfer of Ordinance #O-75-98 to SMPD Restaurant, LLC, to permit the continued operation of a Restaurant, with Drive-Thru, at 828 S. Hicks Road.

ATTACHMENTS:

None

Consider an Ordinance Authorizing the Village Manager to Grant Administrative Approval for Certain Items Recommended for Approval by the Planning and Zoning Commission

BACKGROUND:

In order to accommodate the one Village Council meeting in July, Staff is again recommending a process concurrently to accommodate a reasonable turn-around for petitions heard by the Planning and Zoning Commission (PZC) at their scheduled June 9, June 23, and July 14, 2026, meetings. Staff is recommending an ordinance authorizing the Village Manager to administratively approve petitions for Special Uses and Variations, which are recommended by Staff and unanimously recommended by the PZC. Through the authorization of this approval, a potential 30-day delay for Village Council review would be prevented, with five Mondays in June and one Village Council meeting in July. This would assist any Petitioners that will also be applying for a building permit, so that the initial permit review could also commence. Therefore, Staff is seeking approval of the following:

An ordinance authorizing the Village Manager to administratively approve any Planning and Zoning Commission petitions for Special Uses and Variations, which are reviewed at the June 9, June 23, and July 14, 2026 PZC meetings.

KEY ISSUES:

- Through the Administrative approval of these requests, the Petitioners would be able to apply for the necessary building permit review and avoid the potential delay of roughly 30 days for the Village Council review. This is the same process and PZC meeting parameters the Village has followed for many years to minimize any impact of the single Village Council meeting on July 13, 2026.
- Any petition which is not recommended by Staff or not unanimously recommended for approval by the PZC would follow the normal review cycle and be heard by the Village Council in July or August.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the ordinance authorizing the Village Manager to administratively approve petitions from the Planning and Zoning Commission meetings on June 9, June 23, and July 14, 2026 for Special Uses and Variations, which are both recommended by Staff and unanimously recommended for approval by the Planning and Zoning Commission.

ACTION REQUIRED:

A motion to approve an Ordinance authorizing the Village Manager to grant administrative approval for certain items recommended for approval by the Village of Palatine's Planning and Zoning Commission.

ATTACHMENTS:

1. ORD VM PZC

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING THE VILLAGE MANAGER TO GRANT
ADMINISTRATIVE APPROVAL OF CERTAIN
PLANNING AND ZONING COMMISSION ITEMS**

WHEREAS, Petitions recommended for approval by the Planning and Zoning Commission require Village Council approval; and

WHEREAS; the only scheduled Village Council meeting in July, 2026 is scheduled for Monday July 13th; and

WHEREAS, Village Council review and approval of the items from the June 9, June 23, and July 14, 2026 Planning and Zoning Commission items could potentially be delayed up to 30 days; and

WHEREAS, it would be in the best interest of the Village/Petitioner(s) to authorize the Village Manager to administratively approve Special Use and Variation petitions, which are recommended by Staff and unanimously recommended for approval by the Planning and Zoning Commission at their June 9, June 23, and July 14, 2026 meetings.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois acting in the exercise of their Home Rule Power that:

SECTION 1: The Village Manager, on behalf of the Mayor and Village Council, is hereby authorized to administratively petitions for Special Uses and Variations, limited to those items which are recommended by Staff and unanimously recommended for approval by the Planning and Zoning Commission at their regularly scheduled meetings on June 9, June 23, and July 14, 2026, without further approval from the Village Council.

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

DATED: This ____ day of _____, 2026

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

APPROVED by me this ____ day of _____, 2026

Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk

this ____ day of _____, 2026.

Village Clerk