



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

VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

FEBRUARY 10, 2025

Regular Meeting

7:00 PM

I. ROLL CALL – Time: 7:00 PM

Attendee Name	Title	Status	Arrived
Jim Schwantz	Mayor	Present	
Tim Millar	District 1 Councilman	Present	
Scott Lamerand	District 2 Councilman	Present	
Doug Myslinski	District 3 Councilman	Present	
Joe Falkenberg	District 4 Councilman	Present	
Kollin Kozlowski	District 5 Councilman	Present	
Brad Helms	District 6 Councilman	Present	

Also Present:

Village Clerk Marg Duer, Village Manager Reid Ottesen, Deputy Village Manager Hadley Skeffington-Vos, Village Attorney Patrick Brankin, Director of Community Development Mike Jacobs, Director of Planning & Zoning Ben Vyverberg, Director of Public Works Matt Barry, Police Chief William Nord, Fire Chief Patrick Gratziana, IT Director Larry Schroth, Director of Finance Andrew Brown, and Director of Human Resources Monika Pandya

II. PLEDGE TO THE FLAG

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

III. APPROVAL OF MINUTES

1. Village Council & Committee of the Whole - Regular Meeting - February 3, 2025
- **Accepted**

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

IV. MAYOR'S REPORT

1. As Submitted -

Mayor Schwantz announced upcoming events:

Monday, February 17

Presidents Day (Village Offices Closed)

Council Meeting Tuesday, Feb 18th

V. RECESS TO THE COMMITTEE OF THE WHOLE

Recess to Committee of the Whole - **Motion Carried by Voice Vote**

RESULT:	MOTION CARRIED BY VOICE VOTE [UNANIMOUS]
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

VI. COMMITTEE OF THE WHOLE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time:

7:01 PM

BRAD HELMS, CHAIRMAN

1. Consider a Motion Approving a Waiver of the Village of Palatine's Sound Amplification Ordinance for the St. Pat's Post Parade Event on March 15, 2025 at Tap House Grill, 56 W. Wilson Street - **Approved by Voice Vote** (Council District: Six)

Village Manager Reid Ottesen presented Tap House Grill's request for a waiver of the Sound Amplification Ordinance for the St. Pat's post parade event Saturday, March 15, from 10 AM to 8PM for live music, DJ, Irish food and beer held in a 40'x100' tent in their parking lot.

RESULT:	APPROVED BY VOICE VOTE [UNANIMOUS]
MOVER:	Kollin Kozlowski, District 5 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

2. Consider a Motion to Approve Items Related to the Village of Palatine's 2025 Street Fest - **Approved by Voice Vote** (Council District: Six)

Village Manager Reid Ottesen stated that in January Council approved the new management company and tonight's action is to approve Palatine Street Fest 2025 for the following:

- Class E Temporary Liquor License
- temporary waiver of the sound amplification ordinance for live music and performances
- waiver of fees for Village services, permits, and licenses
- waiver of the building construction hours
- temporary closure of public streets from 5 AM on Friday, August 22 until noon on Monday, August 25
- temporary Closure of Parking Lots G, I, J, K, and L beginning on Thursday, August 21
- temporary restriction of on-street parking in the area beginning on Friday, August 22 through Monday, August 25

Councilman Millar complimented staff for driving costs down and recommended, as in the past, to invite local restaurants first to participate as food vendors.

RESULT:	APPROVED BY VOICE VOTE [UNANIMOUS]
MOVER:	Tim Millar, District 1 Councilman
SECONDER:	Joe Falkenberg, District 4 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

3. As Submitted -

Nothing was submitted.

B. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:04 PM

SCOTT LAMERAND, CHAIRMAN

1. 783 N. Quentin Rd. (Council District: One)

The motion was to approve parts A. and B.

Planning & Zoning Director Ben Vyverberg recommended Kostantinos Tselos and George Tselos's request for a Special Use for a restaurant at 783 N. Quentin Road with design plans and recommended an Ordinance increasing the number of Class D Liquor Licenses by one. Planning & Zoning Commission unanimously approved the petition and staff concurs.

Councilman Lamerand stated he received an email in favor of this item.

Kostantinos Tselos explained that he has been in the restaurant business all his life and wants to join with his son in this endeavor.

RESULT:	ADOPTED BY VOICE VOTE [UNANIMOUS]
MOVER:	Tim Millar, District 1 Councilman
SECONDER:	Joe Falkenberg, District 4 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

- A. Consider an Ordinance Granting a Special Use and Variation for a Restaurant at 783 N. Quentin Road - **Approved** (Council District: One)
- B. Consider an Ordinance Amending the Code Of Ordinances Chapter 3, Section 3-35 Liquor Licenses Increasing Class D (Restaurant) Liquor Licenses by One for Quentin Tap, 783 N. Quentin Road - **Approved** (Council District: One)
- 2. Consider an Ordinance Granting a Special Use for a Side Yard Setback Reduction at 1101 S. Smith Street - **Continued** (Council District: Two)

Councilman Lamerand introduced the petitioner's request for a Special Use for a side yard setback reduction at 1101 S. Smith Street and asked to continue this item to the second meeting in March 10, noting the petitioner is agreeable.

RESULT:	CONTINUED [UNANIMOUS]	Next: 3/10/2025 7:00 PM
MOVER:	Brad Helms, District 6 Councilman	
SECONDER:	Joe Falkenberg, District 4 Councilman	
AYES:	Schwantz, Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms	

- 3. Consider an Ordinance Approving Rear and Side Yard Setback Reductions for a Building Addition at 15 S. Rose Street - **Motion Carried by Voice Vote** (Council District: Two)

Planning & Zoning Director Ben Vyverberg presented the petitioner's request for a Special Use to allow rear and side yard setback reductions for a one-story addition at 15 S. Rose Street. This was annexed in 1869, consisting of a single-family residence with a detached garage in the rear yard. The required setbacks restrict the property so any addition to the home would require zoning relief. The Petitioner requests a Special Use to build a one-story addition, with a 6-foot side-yard setback (minimum required 11') and 28-foot rear yard setback (minimum required 40'). The Planning & Zoning Commission voted unanimously to approve the Special Use and staff concurs.

RESULT:	MOTION CARRIED BY VOICE VOTE [UNANIMOUS]
MOVER:	Jim Schwantz, Mayor
SECONDER:	Joe Falkenberg, District 4 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

4. Consider an Ordinance Transferring Special Use Ordinance (#O-20-20) for the Property at 2391 N. Hicks Road - **Motion Carried by Voice Vote** (Council District: Three)

Planning & Zoning Director Ben Vyverberg recommended the petitioner, KPBP LLC - Kirnaz Patel's request for a Transfer of the Special Use to permit the continued operation of a restaurant, with liquor service and no other changes to the operation of Chicago Culinary Kitchen.

RESULT:	MOTION CARRIED BY VOICE VOTE [UNANIMOUS]
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Joe Falkenberg, District 4 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

5. As Submitted -

Nothing was submitted.

C. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:12 PM

JOE FALKENBERG, CHAIRMAN

1. Consider a Motion to Award a Contract for the 2025 Street Resurfacing Program - **Approved by Voice Vote**

Public Works Director Matt Barry recommended awarding a contract for the 2025 Street Resurfacing Program be awarded to Geske & Sons, Incorporated of Crystal Lake, Illinois in the amount of \$4,094,491.73. He recommended holding the 10% savings for future needs in March.

RESULT:	APPROVED BY VOICE VOTE [UNANIMOUS]
MOVER:	Jim Schwantz, Mayor
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

2. Consider a Motion to Approve the Purchase of Asphalt Surface, Binder and Cold Patch in 2025 - **Approved by Voice Vote**

After initiating a joint bid with Arlington Heights, Public Works Director Matt Barry recommended awarding the contract to Builders Asphalt to purchase asphalt surface, binder, and cold patch for the 2025 season. This is an 8% savings and potentially more savings in the future.

Mayor Schwantz complimented Barry for seeking new ways to save by teaming up with Arlington Heights.

In response to Councilman Myslinski, Barry confirmed the savings are locked in.

RESULT:	APPROVED BY VOICE VOTE [UNANIMOUS]
MOVER:	Kollin Kozlowski, District 5 Councilman
SECONDER:	Brad Helms, District 6 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

3. Consider a Motion to Approve Change Order #1 for the 2024 Drainage Improvements Project - **Approved by Voice Vote**

Public Works Director Matt Barry recommended approving Change Order #1 for the 2024 Drainage Improvement Project, which should be completed ahead of both the contractual 2025 Street Resurfacing Program with DeVinci Construction and the 2025 in-house resurfacing program. The change Order #1 consists of three separate components: adjustment of manholes and drainage structures in preparation for the in-house resurfacing project; repair of a storm sewer on North Benton Street in advance of the contractual resurfacing project; and repair/replacement of a storm sewer on West Sherman Street in advance of the contractual resurfacing project. The proposed change order would increase the total project cost not to exceed \$136,991.

RESULT:	APPROVED BY VOICE VOTE [UNANIMOUS]
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

4. As Submitted -

Nothing was submitted.

D. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:16 PM

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted -

Nothing was submitted.

E. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:17 PM

TIM MILLAR, CHAIRMAN

1. As Submitted -

Nothing was submitted.

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:17 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted -

Nothing was submitted.

VII. RECONVENE THE VILLAGE COUNCIL MEETING

Approve the Consent Agenda - **Motion Carried by Voice Vote**

RESULT:	MOTION CARRIED BY VOICE VOTE [UNANIMOUS]
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

VIII. 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.

RESULT:	ADOPTED BY ROLL CALL [UNANIMOUS]
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

1. Consider a Motion Approving a Waiver of the Village of Palatine's Sound Amplification Ordinance for the St. Pat's Post Parade Event on March 15, 2025 at Tap House Grill, 56 W. Wilson Street - **Approved** (Council District: Six)
2. Consider a Motion to Approve Items Related to the Village of Palatine's 2025 Street Fest - **Approved** (Council District: Six)
3. Consider an Ordinance Granting a Special Use and Variation for a Restaurant at 783 N. Quentin Road - **Approved** (Council District: One)

Ordinance #O-10-25

4. Consider an Ordinance Amending the Code Of Ordinances Chapter 3, Section 3-35 Liquor Licenses Increasing Class D (Restaurant) Liquor Licenses by One for Quentin Tap, 783 N. Quentin Road - **Approved** (Council District: One)

Ordinance #O-11-25

5. Consider an Ordinance Approving Rear and Side Yard Setback Reductions for a Building Addition at 15 S. Rose Street - **Approved** (Council District: Two)

Ordinance #O-12-25

6. Consider an Ordinance Transferring Special Use Ordinance (#O-20-20) for the Property at 2391 N. Hicks Road - **Approved** (Council District: Three)

Ordinance #O-13-25

7. Consider a Motion to Award a Contract for the 2025 Street Resurfacing Program - **Approved**

8. Consider a Motion to Approve the Purchase of Asphalt Surface, Binder and Cold Patch in 2025 - **Approved**

9. Consider a Motion to Approve Change Order #1 for the 2024 Drainage Improvements Project - **Approved**

10. Consider a Resolution Accepting a Replacement Security Deposit for SMT Subdivision - **Adopted by Roll Call** (Council District: One)

Resolution #R-4-25

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted -

No Report

B. BUSINESS FINANCE & BUDGET COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted -

No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted -

No Report

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted -

No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

JOE FALKENBERG, CHAIRMAN

1. As Submitted -

No Report

F. POLICE POLICY & CODE SERVICES COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. Consider an Ordinance Granting a Special Use for a Side Yard Setback Reduction at 1101 S. Smith Street - (Council District: Two)

Councilman Lamerand reported this item was heard in the Police Policy and Code Services Committee earlier and continued to March 10.

2. As Submitted -

No Report

X. 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

XI. CLOSED SESSION AS REQUIRED

No Closed Session requested.

XII. RECOGNITION OF AUDIENCE

No one came forward.

XIII.ADJOURNMENT – Time: 7:19 PM

Adjourn the Village Council Meeting - **Motion Carried by Voice Vote**

RESULT:	MOTION CARRIED BY VOICE VOTE [UNANIMOUS]
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

SUBMITTED BY:

Margaret R. Duer
Village Clerk



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VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

FEBRUARY 3, 2025

Regular Meeting

7:00 PM

I. ROLL CALL – Time: 7:00 PM

Attendee Name	Title	Status	Arrived
Jim Schwantz	Mayor	Present	
Tim Millar	District 1 Councilman	Present	
Scott Lamerand	District 2 Councilman	Present	
Doug Myslinski	District 3 Councilman	Present	
Joe Falkenberg	District 4 Councilman	Present	
Kollin Kozlowski	District 5 Councilman	Present	
Brad Helms	District 6 Councilman	Present	

Also Present:

Village Clerk Marg Duer, Village Manager Reid Ottesen, Deputy Village Manager Hadley Skeffington-Vos, Village Attorney Rick Veenstra, Director of Community Development Mike Jacobs, Director of Planning & Zoning Ben Vyverberg, Director of Public Works Matt Barry, Police Chief William Nord, Fire Chief Patrick Gratziana, IT Director Larry Schroth, Director of Finance Andrew Brown, and Director of Human Resources Monika Pandya

II. PLEDGE TO THE FLAG

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

III. APPROVAL OF MINUTES

1. Consider a Motion Approving the Amended Minutes of the December 9, 2024 Special Village Council Meeting - **Approved by Voice Vote**

RESULT:	APPROVED BY VOICE VOTE [UNANIMOUS]
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

Minutes Acceptance: Minutes of Feb 3, 2025 7:00 PM (APPROVAL OF MINUTES)

2. Village Council & Committee of the Whole - Special Meeting - January 13, 2025
- **Accepted**

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Tim Millar, District 1 Councilman
SECONDER:	Brad Helms, District 6 Councilman
AYES:	Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

3. Village Council & Committee of the Whole - Regular Meeting - January 13, 2025
- **Accepted**

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Tim Millar, District 1 Councilman
SECONDER:	Brad Helms, District 6 Councilman
AYES:	Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

IV. MAYOR'S REPORT

1. As Submitted -

Mayor Schwantz announced upcoming events:

Tuesday, February 4: 1 PM - 5 PM

Community Blood Drive
Palatine Township

Friday, February 7 - Sunday, February 9

Friends of the Palatine Library Used Book Sale
Palatine Library

Internet Purchase/Exchange Zone

The Palatine Police Department reminds citizens to use their "Internet Purchase/Exchange Zone" in the Police Department front parking lot to exchange goods sold through online sites

V. RECESS TO THE COMMITTEE OF THE WHOLE

Recess to Committee of the Whole - **Motion Carried by Voice Vote**

RESULT:	MOTION CARRIED BY VOICE VOTE [UNANIMOUS]
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

VI. COMMITTEE OF THE WHOLE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

BRAD HELMS, CHAIRMAN

1. Consider a Motion to Approve the Palatine Sister Cities to Utilize the Village Train Station Parking Lot (B) for the 2025 Summer Farmers' Market and 2025-2026 Winter Farmers' Market - **Approved by Voice Vote** (Council District: Six)

Deputy Village Manager Hadley Skeffington-Vos presented Sister Cities request for approval of the Farmers' Market in Parking Lot B of the Palatine Train Station for the 2025 Summer Market. Dates include every Saturday, May through October, 7 AM to 1 PM, with potential for additional spaces, and approval for the 2025-2026 Winter Market on the first and third Saturday of each month, November through April from 9 AM to 12 PM.

RESULT:	APPROVED BY VOICE VOTE [UNANIMOUS]
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

2. Consider a Motion to Approve the Temporary Closure of Streets for the St. Patrick's Day Parade on Saturday, March 15, 2025 - **Approved by Voice Vote** (Council District: Six)

Village Manager Reid Ottesen stated that this is consistent with the event in the past and everything should be good to go with Durty Nellies' and Vicarious Multimedia's request to hold their annual St. Patrick's Day Parade on Saturday, March 15. Parade setup would begin at 6 AM and kick off at 11 AM with temporary street closures for staging at Sanborn School and St. Paul's on Oak Street, to the parade route west on Wood Street and ending at Smith and Colfax. The Village Manager may cancel in case of inclement weather.

Melanie Santostephano, Vicarious Multimedia, spoke on behalf of the organizers of the St. Patrick Day Event, including an Irish Breakfast from 8:30 AM to 10:30 AM at Durty Nellies' and the Parade beginning at 11 AM.

RESULT:	APPROVED BY VOICE VOTE [UNANIMOUS]
MOVER:	Tim Millar, District 1 Councilman
SECONDER:	Joe Falkenberg, District 4 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

3. As Submitted -

Nothing was submitted.

B. POLICE POLICY & CODE SERVICES COMMITTEE*SCOTT LAMERAND, CHAIRMAN*

1. Consider Ordinances Approving the Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential and Granting a Variation for Lot Coverage for the Property Located at 518 N. Brockway Street - **Motion Carried by Voice Vote** (Council District: Six)

Planning & Zoning Director Ben Vyverberg presented the petitioner's request for rezoning approval from R-1 to R-2 to more accurately reflect his property and to align with neighbors on both sides, and a Variation to permit lot coverage to be 52%, instead of 45% (maximum permitted) to allow a permeable patio addition. The Planning & Zoning Commission voted unanimously to recommend approval and staff concurs.

RESULT:	MOTION CARRIED BY VOICE VOTE [UNANIMOUS]
MOVER:	Joe Falkenberg, Brad Helms
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

2. Consider an Ordinance Granting a Special Use for a Restaurant, With a Drive-Through, at 1572 N. Rand Road - **Motion Carried by Voice Vote** (Council District: Four)

Planning & Zoning Director Ben Vyverberg presented 7 Brew double lane drive through only coffee's request for a Special Use for a drive through only coffee shop. The petitioners propose extending a solid fence along the vacant property lot to the rear of the property, providing additional screening for the adjacent residential property. Vyverberg noted that the underlying property owner has agreed to remove the existing billboard sign by December 31, 2027.

Councilman Millar explained that Palatine does not have jurisdiction over the signage in Cook County, but after annexation, we do, and is glad to see the reduction of large signage in this area.

RESULT:	MOTION CARRIED BY VOICE VOTE [UNANIMOUS]
MOVER:	Joe Falkenberg, District 4 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

3. Consider an Ordinance Granting a Special Use for a Daycare (Montessori School) at 660 N. Hicks Road - **Motion Carried by Voice Vote** (Council District: Six)

Planning & Zoning Director Ben Vyverberg presented the petitioner's request for a Special Use to convert the office building located at 660 N. Hicks Road to accommodate the relocated Grow Music School (permitted use), a Montessori School (Special Use), and two additional rental spaces. The primary outdoor playground would be to the south of the building, with a proposed solid 6-foot fence, with landscaping and bollards, set back 10 feet from the First Bank Drive property line. The Planning & Zoning Commission voted unanimously to approve and staff concurs.

Councilman Millar warned that ball games such as basketball or soccer could cause a traffic safety hazard. He is very supportive of the project.

Councilman Helms complimented the bollards for safety as well.

Councilman Myslinski asked about entrance and exit right of ways. Vyverberg noted the full access to Hicks Road.

Mallory Miller, petitioner, 600 N First Bank Drive, Palatine, addressed the Council.

Councilman Lamerand complimented Miller for her excellent business plan and thanked her for staying in Palatine.

Millar responded to the playground safety concern noting that there will be no balls in the playground area. She confirmed that there will be a right turn only exit on to Hicks.

RESULT:	MOTION CARRIED BY VOICE VOTE [UNANIMOUS]
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

4. As Submitted -

Nothing was submitted.

C. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

JOE FALKENBERG, CHAIRMAN

1. Consider a Motion Authorizing the Village Manager to Purchase a Replacement Backhoe Loader - **Approved by Voice Vote**

After extensive research, Public Works Director Matt Barry recommended authorizing the Village Manager to purchase one 2025 Caterpillar Model 430-07A backhoe loader through the Sourcewell contract from Altorfer Caterpillar in the amount of \$190,071.

Staff also recommends that the Village Council approve the trade-in of the existing 2013 Caterpillar Model 430F to Altorfer Caterpillar for a credit of \$30,000, for a net purchase price of \$160,071. Funds in the amount of \$180,280 have been appropriated in the 2025 Capital Equipment Replacement Budget to accommodate this purchase. With the total proposed cost of \$160,071, the budgeted savings would be \$20,209.

RESULT:	APPROVED BY VOICE VOTE [UNANIMOUS]
MOVER:	Jim Schwantz, Mayor
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

2. Consider a Motion Authorizing the Village Manager to Purchase a Replacement Street Sweeper - **Approved by Voice Vote**

Public Works Director Matt Barry recommended authorizing the Village Manager to purchase a 2025 Elgin Pelican Model NP street sweeper through the Sourcewell contract from Standard Equipment in the amount of \$339,614.45. Staff also recommends approving the trade-in of the existing 2012 Elgin Pelican Model NP to Standard Equipment for a credit of \$55,000, for a net purchase price of \$284,614.45. The total proposed cost of \$284,614.45 amounts to a budgeted savings of \$96,885.55.

In response to Councilman Kozlowski, Village Manager Reid Ottesen stated that the savings will go back into the capital equipment fund balance.

RESULT:	APPROVED BY VOICE VOTE [UNANIMOUS]
MOVER:	Kollin Kozlowski, District 5 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

3. As Submitted -

Nothing was submitted.

D. BUSINESS FINANCE & BUDGET COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted -

Nothing was submitted.

E. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted -

Nothing was submitted.

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE*KOLLIN KOZLOWSKI, CHAIRMAN***1. As Submitted -**

Nothing was submitted.

VII. RECONVENE THE VILLAGE COUNCIL MEETINGReconvene the Village Council Meeting - **Motion Carried by Voice Vote**

RESULT:	MOTION CARRIED BY VOICE VOTE [UNANIMOUS]
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

VIII. 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.

RESULT:	ADOPTED BY ROLL CALL [UNANIMOUS]
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Joe Falkenberg, District 4 Councilman
AYES:	Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

1. Consider a Motion to Approve Warrant 2025 #3 - **Approved**
2. Consider a Motion to Approve the Palatine Sister Cities to Utilize the Village Train Station Parking Lot (B) for the 2025 Summer Farmers' Market and 2025-2026 Winter Farmers' Market - **Approved** (Council District: Six)
3. Consider a Motion to Approve the Temporary Closure of Streets for the St. Patrick's Day Parade on Saturday, March 15, 2025 - **Approved** (Council District: Six)
4. Consider Ordinances Approving the Rezoning from R-1 Single-Family Residential to R-2 Single-Family Residential and Granting a Variation for Lot Coverage for the Property Located at 518 N. Brockway Street - **Approved** (Council District: Six)

Ordinance #O-4-25

Ordinance #O-5-25

5. Consider an Ordinance Granting a Special Use for a Restaurant, With a Drive-Through, at 1572 N. Rand Road - **Approved** (Council District: Four)

Ordinance #O-6-25

6. Consider an Ordinance Granting a Special Use for a Daycare (Montessori School) at 660 N. Hicks Road - **Approved** (Council District: Six)

Ordinance #O-7-25

7. Consider a Motion Authorizing the Village Manager to Purchase a Replacement Backhoe Loader - **Approved**

8. Consider a Motion Authorizing the Village Manager to Purchase a Replacement Street Sweeper - **Approved**

9. Consider an Ordinance Amending Chapter 6 - Article I Building Codes and Amendments of the Palatine Code of Ordinances - **Approved**

Ordinance #O-8-25

10. Consider an Ordinance Amending Chapter 10 - Article III Property Maintenance Codes and Amendments, Article IV Rental Property Rules and Regulations, and Article VII Notice of Violation Procedures, Penalties, Appeals and Conflict of Ordinances of the Palatine Code of Ordinances - **Approved**

Ordinance #O-9-25

11. Consider a Resolution Granting a Release of the Public Improvements Security Deposit for Pancorvo Subdivision - **Adopted by Roll Call** (Council District: One)

Resolution #R-2-25

12. Consider a Resolution Regarding the Review of Closed Session Minutes - **Adopted by Roll Call**

Resolution #R-3-25

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted -

No Report

B. BUSINESS FINANCE & BUDGET COMMITTEE*DOUG MYSLINSKI, CHAIRMAN*

1. As Submitted -

No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE*TIM MILLAR, CHAIRMAN*

1. As Submitted -

No Report

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE*KOLLIN KOZLOWSKI, CHAIRMAN*

1. As Submitted -

No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE*JOE FALKENBERG, CHAIRMAN*

1. As Submitted -

No Report

F. POLICE POLICY & CODE SERVICES COMMITTEE*SCOTT LAMERAND, CHAIRMAN*

1. As Submitted -

No Report

X. 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

XI. CLOSED SESSION AS REQUIRED

No Closed Session requested.

XII. RECOGNITION OF AUDIENCE – Time: 7:24 PM

Dan Rizzardini, 669 Oak Street, commented on the parking situation caused by the Ukrainian Church members, especially on Sunday. As a Catholic, it is good to see the Ukrainian Church is expanding and growing, but as a neighbor it has created an unsafe and congested situation. He listed the neighboring streets that are most congested, causing unsafe conditions for pedestrians and children in the neighborhood. The capacity of the church is 592 with only 51 parking spaces. Weekend social events cause improper behavior. The church has outgrown the neighborhood, even to the point of losing power. They have added property in the area which will exacerbate the situation. He asked that the Village address these concerns.

Village Manager Reid Ottesen stated he is in touch with the Police regarding weekend events. The Church property is separate from the Ukrainian Youth Center. Many tickets have been written. The Village will be working with the church with special attention to the situation and will continue dialogue with the church leaders. The time may have come when these events may need to be relocated. Ottesen appreciates these people bringing this item forward.

Norris Harstad, 735 S Oak Street, agrees with the complaints of festivities and is pleased that the Village will work with the Church and the residents in the neighborhood.

XIII.ADJOURNMENT – Time: 7:30 PM

Adjourn the Village Council Meeting - **Motion Carried by Voice Vote**

RESULT:	MOTION CARRIED BY VOICE VOTE [UNANIMOUS]
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Joe Falkenberg, District 4 Councilman
AYES:	Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

SUBMITTED BY:

Margaret R. Duer
Village Clerk

Minutes Acceptance: Minutes of Feb 3, 2025 7:00 PM (APPROVAL OF MINUTES)

Consider a Motion Approving a Waiver of the Village of Palatine's Sound Amplification Ordinance for the St. Pat's Post Parade Event on March 15, 2025 at Tap House Grill, 56 W. Wilson Street

BACKGROUND:

Tap House Grill is proposing to host a St. Pat's Post Parade event on Saturday, March 15, 2025. The event will be held in a portion of the Tap House Grill parking lot Saturday from 10 AM - 8 PM. There will be live music and DJ and Irish-themed food and beer.

KEY ISSUES:

- The proposed event will consist of a tent (40' x 100') and a small stage area. The tent would be located in the parking lot on the east side of their building. The parking lot would be closed Friday, March 14, at 8 AM and reopen Monday, March 17, at 11 AM.
- The proposed event will only be Saturday, like last year. The sound amplification would end at 8 PM Saturday night.

ALTERNATIVES:

1. Approve a waiver of the Sound Amplification Ordinance for the St. Pat's Party at Tap House Grill on Saturday, March 15, 2025.
2. Do not approve a waiver of the Sound Amplification Ordinance for the St. Pat's Party at Tap House Grill on Saturday March 15, 2025.

RECOMMENDATION:

Staff recommends action at the discretion of the Village Council.

ACTION REQUIRED:

Action is at the discretion of the Village Council.

ATTACHMENTS:

- Tap House St. Pats Celebration

RESULT:	APPROVED BY VOICE VOTE [UNANIMOUS]
MOVER:	Kollin Kozlowski, District 5 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

VILLAGE OF PALATINE SPECIAL EVENT PERMIT APPLICATION

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

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

GENERAL EVENT INFORMATION

Name of Event

Tap House Grill St Pats Post Parade Event

Exact Address of Event

56 w wilson street, palatine

Type of Event (Check all applicable)

☒ Festival ☐ Run/Walk ☐ Parade ☐ Car Show ☐ Craft Fair ☐ Fireworks ☐ Other

Date(s) of Event

march 15 2025

Hours of Event

10am to 8pm

Total Hours (Step-up - Tear down)

60 - tent p/u monday

Phone number/website for publication

[REDACTED]

Estimated attendance

500

Last years actual attendance

500 all day est

Describe the event's community and/or cultural benefit

st past post parade event with live music, food & beer !

SPONSORING ORGANIZATION INFORMATION

Name of Sponsoring Organization

Tap House grill

Contact person from Sponsoring Organization

[REDACTED]

Sponsoring Organization Address

56 w wilson street

City

palatine

Zip

ll

Phone Number

[REDACTED]

E-Mail

[REDACTED]

Website

taphousegrills.com

ORGANIZER/COORDINATOR INFORMATION

Name of Organizer/Coordinator

scott ward

E-mail

[REDACTED]

Organizer/Coordinator Address

[REDACTED]

City

[REDACTED]

Zip

[REDACTED]

Phone Number

[REDACTED]

Cell Phone Number

[REDACTED]

Fax Number

[REDACTED]

EMERGENCY CONTACT INFORMATION

Name of Emergency Contact

[REDACTED]

E-mail

[REDACTED]

Emergency Contact Address

[REDACTED]

City

[REDACTED]

Zip

[REDACTED]

Phone Number (24hours)

[REDACTED]

Cell Phone Number

[REDACTED]

Fax Number

[REDACTED]

VILLAGE OF PALATINE SPECIAL EVENT PERMIT APPLICATION

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

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

EVENT OVERVIEW

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

☒ Yes ☐ No

If yes, how many vendors? _____

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

Each vendor must submit a Temporary Food Event Permit Application 14 days prior to the event. Applications can be found at:
https://permits.palatine.il.us/EnerGov_Prod/SelfService/PalatineILProd#/home
Questions? Contact (847) 359-9090. Please see application for full details on what is required.

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

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

☒ Yes ☐ No

If yes, you must submit a Temporary Structure Permit Application 30 days prior to the event. Applications can be found at:
https://permits.palatine.il.us/EnerGov_Prod/SelfService/PalatineILProd#/home
Questions? Contact (847) 359-9037. Electric submissions are required. Please see application for full details on what is required.

Are you serving alcoholic beverages at your event?

☒ Yes ☐ No

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

Will the event include a Race/Walk or Parade?

☐ Yes ☒ No

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

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

☒ Yes ☐ No

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

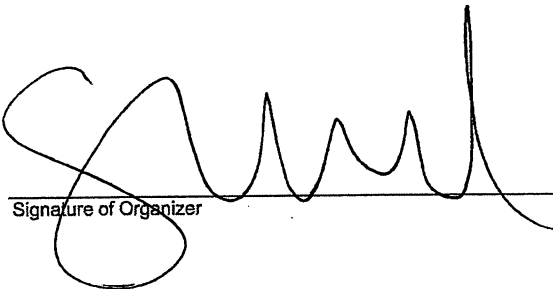
Are you utilizing any public parking lots, Village streets or other Village property for your event?

☐ Yes ☒ No

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

ACKNOWLEDGEMENT/SIGNATURE

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



Signature of Organizer

January 22 2025

Date

Application must include the following documentation

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

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

APPLICATIONS WITH MISSING INFORMATION WILL NOT BE PROCESSED.

VILLAGE OF PALATINE SPECIAL EVENT PERMIT APPLICATION

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

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

Name of Event

Tap House Grill Post Parade Celebration

SECTION 1: RACE/WALK PARADE INFORMATION ☒ Not Applicable

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

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

SECTION 2: NOISE CONTROL PLAN ☐ Not Applicable

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

Amplified sound will be used from: (am/pm) 10am	Amplified sound will be used to: (am/pm) 8pm
Describe the sound system(s)	

amplified speakers - house system 10-11, SRT band 11-3, Messengers band 4-7

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

managed by Nate & Rachel

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

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

Public Parking Lot / Property Intended for "Event"

Lot Number or Location	Date of Closure	Time of Closure	Date to Reopen	Time of Reopen
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

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

SPECIAL EVENT PERMIT APPLICATION

Page 3 of 4

VILLAGE OF PALATINE SPECIAL EVENT PERMIT APPLICATION

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

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

SECTION 4: INDEMNITY/HOLD HARMLESS AGREEMENT

Name of Sponsoring Organization

Tap House Grill

Name of Event

St Pats Post Parade Celebration

Date(s) of Event

Saturday March 15 2025

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

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

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

SIGNATURE

scott ward

owner

1/22/2025

PRINT NAME

TITLE/POSITION

DATE

SECTION 5: INSURANCE REQUIREMENTS

INSURANCE REQUIREMENTS

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

- ☐ EL EMERGENCY LIGHT
- ☐ EX EXIT SIGN LIGHTED
- ☒ N NO SMOKING SIGN

⏏ POWER

GENERATOR

6.A.1.a

FENCING

POWER

EXIT ONLY

← 40' →

STAGE

☐ EL

☐ ES

☒ N

☒ N

☐ EL

ADA →

BEER

☒ N

☐ EL

EXIT

☐ EX

ENTRANCE

☐ I.D.

WRISTBAND
STATION

WATER BARRELS + FENCING

Packet Pg. 27

Attachment: Tap House St. Pats Celebration (Tap House Grill - St Pat's Post Parade Event 2025)

56 W WILSON ST

PROANE ATTACHED

HEATER

"If Needed"

← 100' →

FOOD SERVICE

ADA

DETAILED
FOOD SERVICE
AREA
SEPRATE

ADA

Consider a Motion to Approve Items Related to the Village of Palatine's 2025 Street Fest

BACKGROUND:

The Village of Palatine has begun planning for the 25th annual Downtown Palatine Street Fest on August 22 - 24, 2025.

KEY ISSUES:

Staff hired a new event management company, Special Events Management (SEM) for 2025. Staff is reviewing options with the event management company for the purchase of alcoholic beverages. Last year was our 2nd year accepting credit cards and for the first time, we eliminated ticket sales and used a point-of-sale system to purchase alcohol. This POS system received positive feedback and we will continue in 2025.

The CY25 budget accurately reflects expected costs and revenues for the 2025 Street Fest. Based on experience with the POS system, projections from the new event management company, efforts to reduce event cost, and savings expected with SEM's contract, staff is comfortable with the budget of the event and does not expect any amendments.

The following approvals are being requested in conjunction with the proposed 2025 Downtown Palatine Street Fest event:

1. Temporary waiver of the sound amplification ordinance for live music and performances;
2. Waiver of fees for Village services, permits, and licenses;
3. Waiver of the building construction hours;
4. Temporary closure of public streets from 5 AM on Friday, August 22 until noon on Monday, August 25;
5. Temporary Closure of Parking Lot G (main stage) beginning on Thursday, August 21 as well as Village Lots I (staging area), J (dumpsters), K and L (event set up and handicapped parking) beginning on Friday, August 22 through Monday, August 25. In addition, there will be several areas in which on-street parking will also be blocked off to accommodate the event;
6. A motion authorizing the Village Manager to enter into contracts/agreements related to the 2025 Downtown Palatine Street Fest, subject to review and approval by the Village Attorney;
7. If there is space available, the Village may allow food vendors from outside the Village of Palatine to participate in the event;
8. Continuing in Towne Square with the "Backyard Patio" themed area which includes: sponsor tents, backyard games (cornhole, bocce ball etc.), children's entertainment and satellite bar, mini stage and patio furniture;
9. A motion authorizing Staff to request a Class E Temporary Liquor License for the purpose of selling alcoholic beverages.

ALTERNATIVES:

1. Approve the 2025 Downtown Palatine Street Fest.
2. Refer back to Staff with comments.

RECOMMENDATION:

Staff recommends approval of the 2025 Downtown Palatine Street Fest.

ACTION REQUIRED:

A motion to approve the Annual Downtown Palatine Street Fest and related requests.

ATTACHMENTS:

- Street Fest 2025 Memo
- Street Fest Special Event Permit Application
- PSF 2024 -17x11 8.09.24

RESULT:	APPROVED BY VOICE VOTE [UNANIMOUS]
MOVER:	Tim Millar, District 1 Councilman
SECONDER:	Joe Falkenberg, District 4 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

MEMORANDUM

Date: December 16, 2024

To: Reid Ottesen, Village Manager

From: Hadley Skeffington-Vos, Deputy Village Manager

Re: Street Fest 2025



The following approvals are being sought in connection with the Village's 2025 Downtown Palatine Street Fest:

1. Temporary waiver of the sound amplification ordinance for the live music and performances during the following hours:
 - **Friday, August 22:** 12 PM – 12 AM
 - **Saturday, August 23:** 8 AM – 12 AM
 - **Sunday, August 24:** 8 AM – 6 PM

***Note:** The earlier time from the actual event start times is for sound checks and for other events such as the Bike Race, Pet Parade and other activities.*
2. Waiver of Fees for Village services, permits, and licenses.
3. Waiver of the Building Construction Hours for the following:
 - **Wednesday, August 20:** Construction of tents to begin at 7 AM and continue throughout Friday morning.
 - **Thursday, August 21:** Construction of tents and stage to begin at 6 AM and continue throughout Friday morning.
 - **Sunday, August 24:** Removal of tents and stage between 8 PM to 12 AM.
4. Temporary Closure of On-Street Parking from **Wednesday, August 20** at 5 AM to **Monday, August 25** at 12 PM as follows:
 - Slade Street (north side between Greeley St. and Brockway St., south side between Smith St. and Brockway St.)
 - Greeley Street (east and west sides between Slade St. and Palatine Rd.)
 - Brockway Street (east side between Slade St. and railroad tracks)
5. Public street closures from **Friday, August 22** at 5 AM to **Monday, August 25** at 12 PM as follows:
 - **Slade Street** – between Smith Street and Bothwell Street
 - **Greeley Street** – between Palatine Road and Wilson Street
 - **Brockway Street** - between Palatine Road and Railroad Tracks
 - **Railroad Avenue** – between Plum Grove Road and Bothwell Street
 - **Bothwell Street** – Between Palatine Road and Railroad Avenue
 - **Wilson Street** – between Smith Street and Greeley Street
 - **Smith Street** – between Palatine Road and Wood Street (only temporarily if needed in event of an emergency or for the bike race)

Attachment: Street Fest 2025 Memo (2025 Street Fest)

6. Temporary Closure of Commuter Parking Lots
 - **Parking Lot I:** Friday, August 22 at 5 AM through Monday, August 25 at 12 PM for Village staff staging area.
 - **Parking Lot J:** Friday, August 22 at 5 AM through Monday, August 25 at 12 PM to accommodate garbage dumpsters.
 - **Parking Lot G:** Thursday, August 21 at 5 AM through Monday, August 25 at 12 PM to accommodate the construction of the main stage.
 - **Parking Lots K & L:** Friday, August 22 at 5 AM through Monday, August 25 at 12 PM to accommodate handicapped parking and event set up.
7. A motion authorizing the Village Manager to enter into contracts/agreements related to the 2025 Downtown Palatine Street Fest. In conjunction with the 2025 Downtown Palatine Street Fest, the Village will need to enter into a number of contracts or agreements which may exceed \$20,000. All expenses have been funded as part of the CY 2025 budget.

The contracts and/or agreements may include, but are not limited to, the following (cost estimates):

- Tent, table, chair rental (\$25,000)
 - Portable Restrooms (\$10,000)
 - Fencing (\$5,000)
 - Beverages – Beer, Wine, Pop, Water (\$60,000)
 - Main Stage Entertainment (Bands, Stage, Lighting) (\$65,000)
 - Printed Promotional Materials (\$1,000)
 - Backyard Lounge Entertainment, Furniture & Games (\$10,000)
 - Generators (\$5,500)
 - General Supplies and Miscellaneous Rentals (\$5,000)
 - Event Operation, Labor, Support, Security (\$20,500)
 - Street Fest Sponsorship Agreements
8. A motion to authorize a Class E Temporary Liquor License for the purpose of selling alcoholic beverages during the following hours:
 - **Friday, August 22:** 5 PM – 12 AM
 - **Saturday, August 23:** 12 PM – 12 AM
 - **Sunday, August 24:** 12 PM – 6 PM

VILLAGE OF PALATINE SPECIAL EVENT PERMIT APPLICATION

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

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

GENERAL EVENT INFORMATION

Name of Event

Downtown Palatine Street Fest

Exact Address of Event

Intersection of Brockway and Slade Streets

Type of Event (Check all applicable)

☒ Festival ☐ Run/Walk ☐ Parade ☐ Car Show ☐ Craft Fair ☐ Fireworks ☐ Other

Date(s) of Event

August 22-24

Hours of Event

F: 5p-12a S: 12p-12a S: 12p-6p 144

Total Hours (Step-up - Tear down)

144

Phone number/website for publication

847-359-9028

Estimated attendance

30,000

Last years actual attendance

30,000

Describe the event's community and/or cultural benefit

A hometown event thrown to celebrate summer. Enjoy live music and food all weekend long.

SPONSORING ORGANIZATION INFORMATION

Name of Sponsoring Organization

Village of Palatine

Contact person from Sponsoring Organization

Susan Storelli

Sponsoring Organization Address

200 E. Wood Street

City

Palatine

Zip

60067

Phone Number

847-359-9028

E-Mail

sstorelli@palatine.il.us

Website

palatinestreetfest.com

ORGANIZER/COORDINATOR INFORMATION

Name of Organizer/Coordinator

Susan Storelli

E-mail

sstorelli@palatine.il.us

Organizer/Coordinator Address

200 E. Wood Street

City

Palatine

Zip

60067

Phone Number

847-359-9028

Cell Phone Number

Fax Number

EMERGENCY CONTACT INFORMATION

Name of Emergency Contact

Hadley Skeffington-Vos

E-mail

hskeffingtonvos@palatine.il.us

Emergency Contact Address

200 E. Wood Street

City

Palatine

Zip

60067

Phone Number (24hours)

847-359-9031

Cell Phone Number

Fax Number

VILLAGE OF PALATINE SPECIAL EVENT PERMIT APPLICATION

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

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

EVENT OVERVIEW

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

☒ Yes ☐ No

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

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

If yes, how many vendors? **6-12**

Each vendor must submit a Temporary Food Event Permit Application 14 days prior to the event. Applications can be found at:
https://permits.palatine.il.us/EnerGov_Prod/SelfService/PalatinelLProd#/home
Questions? Contact (847) 359-9090. Please see application for full details on what is required.

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

☒ Yes ☐ No

If yes, you must submit a Temporary Structure Permit Application 30 days prior to the event. Applications can be found at:
https://permits.palatine.il.us/EnerGov_Prod/SelfService/PalatinelLProd#/home
Questions? Contact (847) 359-9037. Electric submissions are required. Please see application for full details on what is required.

Are you serving alcoholic beverages at your event?

☒ Yes ☐ No

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

Will the event include a Race/Walk or Parade?

☐ Yes ☒ No

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

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

☒ Yes ☐ No

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

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

☒ Yes ☐ No

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

ACKNOWLEDGEMENT/SIGNATURE

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

Susan Storelli

Digitally signed by Susan Storelli
Date: 2022.01.31 10:53:24 -06'00'

12/16/2024

Signature of Organizer

Date

Application must include the following documentation

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

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

APPLICATIONS WITH MISSING INFORMATION WILL NOT BE PROCESSED.

Attachment: Street Fest Special Event Permit Application (2025 Street Fest)

VILLAGE OF PALATINE SPECIAL EVENT PERMIT APPLICATION

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

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

Name of Event

Downtown Palatine Street Fest

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

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

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

SECTION 2: NOISE CONTROL PLAN ☐ Not Applicable

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

Amplified sound will be used from: (am/pm) 11:00 am	Amplified sound will be used to: (am/pm) 12:00 am
Describe the sound system(s)	

Powered public address system sufficient for live entertainment

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

A professional sound company (Diversified Audio) will control the PA system and volume.

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

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

Public Parking Lot / Property Intended for "Event"

Lot Number or Location	Date of Closure	Time of Closure	Date to Reopen	Time of Reopen
Parking lots K and L	8/22	5 am	8/25	12 pm
Parking lots K and L	8/23	5 am	8/25	12 pm
Parking lots K and L	8/24	5 am	8/25	12 pm

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

VILLAGE OF PALATINE SPECIAL EVENT PERMIT APPLICATION

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

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

SECTION 4: INDEMNITY/HOLD HARMLESS AGREEMENT

Name of Sponsoring Organization

Village of Palatine

Name of Event

Downtown Palatine Street Fest

Date(s) of Event

August 22-24, 2025

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

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

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

Digitally signed by Susan
DN: cn=Susan, o=Village of Palatine, ou=Village of Palatine, email=susan.storelli@palatine.il.us,
c=US
Date: 2024.12.16 10:44:40 -06'00'

Digitally signed by Susan Storelli
DN: cn=Susan Storelli, o=Village of Palatine, ou=Village of Palatine, email=susan.storelli@palatine.il.us,
c=US
Date: 2022.01.31 10:57:15 -06'00'

SIGNATURE

Susan Storelli

Communications & Events Coord.

12/16/2024

PRINT NAME

TITLE/POSITION

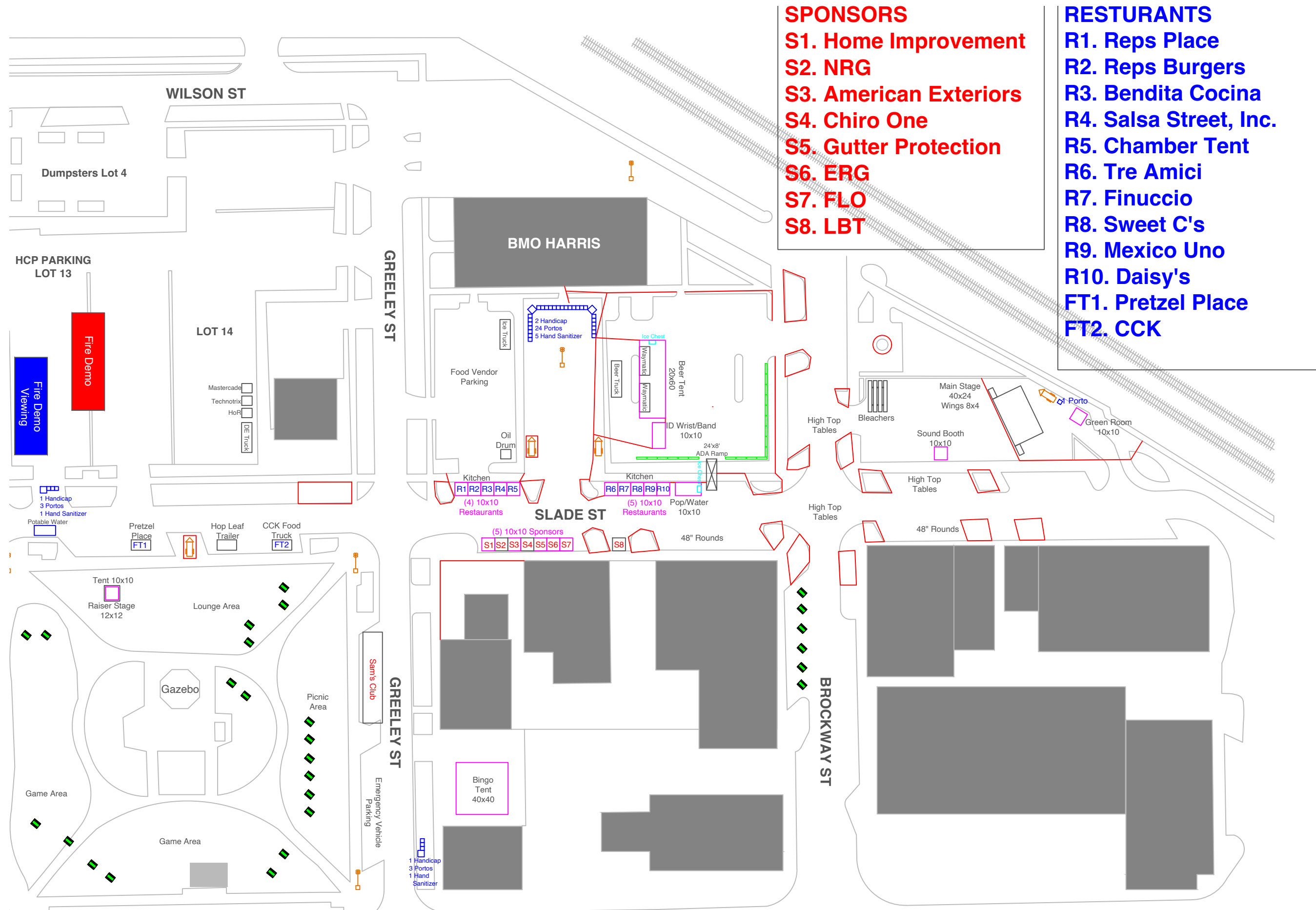
DATE

SECTION 5: INSURANCE REQUIREMENTS

INSURANCE REQUIREMENTS

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

Attachment: Street Fest Special Event Permit Application (2025 Street Fest)



- SPONSORS**
- S1. Home Improvement
 - S2. NRG
 - S3. American Exteriors
 - S4. Chiro One
 - S5. Gutter Protection
 - S6. ERG
 - S7. FLO
 - S8. LBT

- RESTURANTS**
- R1. Reps Place
 - R2. Reps Burgers
 - R3. Bendita Cocina
 - R4. Salsa Street, Inc.
 - R5. Chamber Tent
 - R6. Tre Amici
 - R7. Finuccio
 - R8. Sweet C's
 - R9. Mexico Uno
 - R10. Daisy's
 - FT1. Pretzel Place
 - FT2. CCK

Consider an Ordinance Granting a Special Use and Variation for a Restaurant at 783 N. Quentin Road

BACKGROUND:

The Subject Property, zoned B-1 Shopping Center District, is located within the North Quentin Plaza shopping center. The proposed restaurant will occupy the space previously occupied by Oak Alley (which has been vacant since 2022). The other tenants in the building include Mira’s Dance Studio, Shear Candy Salon, Palatine Township Republican Organization, Mirk Group, and ProHealth Drugs. The Petitioner is proposing to open a restaurant, with liquor service. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit a restaurant with liquor service.

Variation to permit 81 parking spaces instead of the required 82 spaces.

KEY ISSUES:

- The proposed business will occupy approximately 3,378 sq. ft. of retail space within North Quentin Plaza shopping center.
- Per the submitted business plan, the restaurant will have 5-7 staff members, with operating hours, as follows:
 - Monday - Thursday: 4 PM – 12 AM.
 - Friday & Saturday: 11 AM – 2 AM.
 - Sunday: 11 AM – 12 AM.
- The floor plan indicates 64 seats total. Based on the 1/100 square foot parking requirement, 34 parking spaces are required. Note: the previous Oak Alley had 84 seats, with the proposed restaurant seating being a 24% reduction from the previous restaurant’s floor plan.
- Additionally, the current tenant mix and existing peak hours of operation should not create additional parking demand or conflict with the proposed restaurant operations.
- There are 81 existing parking spaces for the shopping center. For the proposed use and existing tenant composition, 82 parking spaces are required. While the proposed parking variation (based upon the square footage calculation) could allow additional seats, without impacting the parking variation, any future seating change would require additional Village review.

ALTERNATIVES:

1. Approve the Special Use and Variation to permit a restaurant, with liquor service.
2. Do not approve the Special Use and Variation to permit a restaurant, with liquor service.

RECOMMENDATION:

Public Hearing:	PZC meeting on January 28, 2025.
Residents testifying:	None
Vote:	The PZC voted unanimously to approve the Special Use and Staff concurs.

ACTION REQUIRED:

A motion to approve the ordinance granting a Special Use for a restaurant and Variation for parking at 783 N. Quentin Road.

ATTACHMENTS:

- Aerial Map
- ORD SU VAR 783 N Quentin Rd
- EXHIBIT - Business Plan
- EXHIBIT - FloorPlan
- Previous Restaurant Floorplan and seating
- PZC Packet 1-28-25
- PZC minutes- 1-28-25
- Public Notice

RESULT:	APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Tim Millar, District 1 Councilman
SECONDER:	Joe Falkenberg, District 4 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms



Attachment: Aerial Map (2025-8 : 783 N Quentin Road - SU Restaurant w Liquor VAR parking)

0 100 200
ft

Print Date: 1/17/2025

Notes

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

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A SPECIAL USE AND VARIATION
783 N. QUENTIN ROAD**

WHEREAS, pursuant to a petition and public hearing on January 28, 2025, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings, relative to a request for a Special Use to permit a restaurant with liquor service, to Gus Tselos - Quentin Tap, pursuant to Section 11.02 (d) (19) of the Palatine Zoning Ordinance and a Variation to permit 81 parking spaces, instead of the minimum required 82 spaces, pursuant to Section 7.03 (b) of the Palatine Zoning Ordinance on the following legally described property:

Lot 1 in the Northwest Quentin Center, being a resubdivision of Lot 1 in Nikas Subdivision of part of the North 933.50 feet of the Northwest quarter of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded October 30, 1986 as Document No.86509323 in the Records Office of Cook County, Illinois

Commonly known as 783 N Quentin Road (PIN# 02-15-100-016)

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 Special Use to permit a restaurant, with liquor service, to Gus Tselos, Quentin Tap, pursuant to Section 11.02 (d) (19) of the Palatine Zoning Ordinance and a Variation to permit 81 parking spaces, instead of the minimum required 82 spaces pursuant to Section 7.03 (b) of the Palatine Zoning Ordinance is hereby granted, subject to the following condition(s):

1. The Special Use and Variation shall substantially conform to the floor plan dated 9/6/2024 and the business plan submitted by the Petitioner, except as such plans may be changed to conform to Village Codes and Ordinances.

Ordinance No.
Page 2 of 2

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

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

PASSED: This _____ day of _____, 2025

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

APPROVED by me this _____ day of _____, 2025

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____ day of _____, 2025

Village Clerk

Attachment: ORD SU VAR 783 N Quentin Rd (2025-8 : 783 N Quentin Road - SU Restaurant w Liquor VAR parking)

783 N. QUENTIN LLC d/b/a Quentin Tap

Business Plan

1. Executive Summary

- **Business Name:** Quentin Tap
- **Location:** 783 N Quentin Rd, Palatine, IL 60067
- **Business Type:** Family Friendly Sports Bar and Grill
- **Ownership Structure:** Limited Liability Company with two members
Konstantinos Tselos & George Tselos
- **License Requested:** Class D Liquor License

2. Mission Statement

To create a family-friendly sports bar and grill that offers a fun atmosphere, delicious food, and a welcoming space for the Palatine community to gather.

3. Business Description

Quentin Tap will be a sports bar and grill focused on providing high-quality pizza, a variety of appetizers, and a selection of beverages, including liquor, beer and wine. Our establishment will prioritize a family-friendly environment while also catering to sports enthusiasts, ensuring that every guest feels welcome and valued.

4. Objectives

- Establish Quentin Tap as the go-to spot for families and sports fans in Palatine.
- Build strong community relationships through events, sponsorships, and partnerships.
- Achieve a break-even point within the first year of operations.
- Maintain a customer satisfaction rate of over 90%.

5. Market Analysis

• Industry Overview

The restaurant industry, particularly sports bars and grills, has seen consistent growth over the years. Consumers are increasingly looking for dining options that provide a mix of entertainment and quality food. The demand for family-friendly establishments with diverse offerings is on the rise.

• Target Market

- Families: Parents with children looking for a casual dining experience.
- Sports Fans: Local residents interested in watching games and enjoying a lively atmosphere.
- Young Adults: Individuals seeking a fun night out with friends.

• Competitive Analysis

- Direct Competitors: Other sports bars and casual dining establishments in Palatine.
- Indirect Competitors: Fast food restaurants and family-friendly dining chains.

Quentin Tap will differentiate itself through a commitment to quality food, exceptional customer service, and a family-oriented environment.

6. Operations Plan

- **Proposed Hours**
 - Monday – Thursday: 4pm – 12am
 - Friday & Saturday: 11am – 2am
 - Sunday: 11am – 12am
- **Menu**
 - Core Offerings: A variety of pizzas, appetizers (wings, nachos, etc.), salads, and desserts.
 - Beverages: A selection of local and popular beer, wine, and non-alcoholic drinks.
 - Specials: Weekly specials to attract different demographics (e.g., "Family Night," "Trivia Thursdays").
- **Staff**
 - Manager (to be rotated between Konstantinos Tselos & George Tselos)
 - Kitchen Staff (Prep Cooks, Line Cooks, Expeditors, Dishwashers)
 - Front-of-House Staff (Servers, Bartenders, Hosts, Bussers)

7. Conclusion

- Quentin Tap aims to fill a niche in the Palatine dining scene by offering a unique combination of quality food, a family-friendly atmosphere, and a passion for sports. With a well-defined target market, effective marketing strategies, and a solid operational plan, we are confident in the success of Quentin Tap and our ability to serve the community effectively.

Ownership Experience

Konstantinos Tselos

He is a seasoned restaurateur with over 40 years of extensive experience in the food and beverage industry. Throughout his career, he has successfully opened and operated seven restaurants at various times, each distinguished by his commitment to quality, and exceptional service. His deep understanding of restaurants operations, especially in the kitchen has equipment him with the skills necessary to succeed.

George Tselos

He is an experienced restaurateur with a robust background in both restaurant management and bar operations. Currently, George owns two successful entablements in Mount Prospect: Emerson's Ale House, which he ha successfully managed for the past ten years and Lady Dahlia Mexican Kitchen, which he opened a year and a half ago. His deep knowledge of the bar industry combined with his passion for creating memorable dining experiences, has allowed him to cultivate a loyal customer base and a reputation for excellence.

APPETIZERS

WINGS 8 | 14 | 12 | 18 | 20 | 29

Tossed in Your Choice of: Buffalo, Honey Sriracha, Honey Mustard, Valentina Lime, Memphis Dry Rub, BBQ, Sweet Teriyaki, Kung Pao, Hot Honey

EASY STREET BOARD 16

Hummus, Spinach Dip, Crudité's, Herbed Pita

POPCORN CHICKEN 13

Crispy Bite-Sized, All-White Meat Chicken Poppers. Served with Sriracha Ranch.

PEPPERONI ROLLS 13

Our Pizza Dough Rolled Up with Pepperoni & Mozzarella. Served with Marinara.

LOADED TACO-STYLE TATER TOTS 14

Tater Tots, Seasoned Ground Beef, Cheesy Béchamel, Shredded Lettuce, Pico de Gallo & Sour Cream

CHEESE CURDS 13.50

Breaded Chunks of Wisconsin Cheddar Cheese. Crispy Golden Outside, Warm Goopy Inside! Served with Ranch Dressing.

BUFFALO CHICKEN ROLLS 13.50

Grilled Buffalo Chicken, Monterey Jack Cheese, Bleu Cheese Wrapped in a Crispy Egg Roll.

CHIC'N NUGGETS 13

Plant-Based Chicken Nuggets. Served with Your Choice of Dipping Sauce.

KUNG PAO CAULIFLOWER 12.50

Sweet & Spicy Breaded Cauliflower.

V-VEGETARIAN

V-VEGAN

QUENTIN TAP

BUILD YOUR OWN PIZZA

First: CHOOSE YOUR CRUST AND SIZE

THIN	12"	14"	16"	18"
CHEESE	\$15.00	\$17.25	\$20.25	\$23.00
EACH TOPPING	\$2.25	\$2.55	\$2.95	\$3.50
VIOLIFE NON-DAIRY CHEESE	\$2.75	\$3.50	\$4.00	\$4.75
EACH PREMIUM TOPPING	\$3.30	\$4.00	\$4.55	\$5.00
GLUTEN-FREE CRUST V	\$4.00			
DOUBLE DOUGH - \$2.00				
PAN	10"	14"		
CHEESE	\$17.25	\$23.50		
VIOLIFE NON-DAIRY CHEESE	\$2.50	\$3.50		
EACH TOPPING	\$2.00	\$2.55		
EACH PREMIUM TOPPING	\$2.75	\$4.00		

NO EGGS OR DAIRY USED IN DOUGH

Then: TOP IT OFF WITH THE GOOD STUFF

TOPPINGS

SAUSAGE, PEPPERONI, ONION, MUSHROOM, SPINACH, GREEN PEPPERS, GIARDINIERA, BLACK OLIVES, FRESH BASIL, GREEN OLIVES, FRESH TOMATO, JALAPEÑO, PINEAPPLE, PEPPERONCINI, FRESH GARLIC, BANANA PEPPERS, HOT HONEY

PREMIUM TOPPINGS

GROUND BEEF, BACON, SHREDDED CHICKEN, HAM, RONI CUPS, POPCORN CHICKEN, SHREDDED BEEF, ANCHOVIES, ROASTED RED PEPPERS, VEGAN SAUSAGE, VEGAN PEPPERONI

SIDE OF RANCH - \$1.00

Sandwiches

SERVED WITH YOUR CHOICE OF:
SIDE SALAD, FRIES, TATER TOTS, POTATO CHIPS,
HOUSEMADE BROCCOLI CRUNCH SALAD, OR MAC N' CHEESE (\$3).

CLASSIC DINER CHEESEBURGER* 13.50

Two Thin All-Beef Patties, American Cheese, Grilled Onion, Pickles, Dijon Mayo, on a Buttery Bun. Make it an Impossible Meat-Free Burger for \$3

GARLIC BREAD FRENCH DIP 17

Shaved Prime Rib, Provolone, Au Jus.

CHEESY BEEF 14.50

Shredded Beef & Cheesy Béchamel. Served on a Soft Italian Roll. Add Giardiniera for \$1

CRISPY CHICKEN SANDWICH 15

Double-Breaded Chicken Breast Tossed in Your Choice of Wing Sauce, Shredded Lettuce & Tomato. Served on a Toasted Buttery Bun. Make it a Meatless Gardein Chick'n Patty for \$2

ITALIAN GRINDER 14

Pepperoni, Salami, Provolone Cheese, Iceberg Lettuce, Tomato, Red Onion, Banana Pepper, Red Wine Vinegar & Mayo. Add Giardiniera for \$1

THE CLUB 14

Black Pepper Turkey, Bacon, Smoked Gouda, Lettuce, Tomato, Dijon Mayo.

GRILLED CHICKEN SANDWICH 15

Served on a Soft Pretzel Roll with Lettuce, Tomato, Bacon, Avocado, Provolone Cheese & Dijon Mayo.

MEMPHIS WRAP V 14

Fried Cauliflower Tossed in Memphis Dry Rub. Stuffed with Romaine, Tomato, Avocado & Ranch.

DUE TO INCREASED COST OF OPERATIONS A 3.99 SURCHARGE WILL BE ADDED TO ALL CREDIT & DEBIT TRANSACTIONS. THIS FEE MAY BE REMOVED FROM YOUR CHECK UPON REQUEST. AN 18% GRATUITY CHARGE WILL BE ADDED FOR PARTIES OF 6 OR MORE. 4 SPLIT CHECKS PER TABLE

SALADS

Dressing: Housemade Ranch, Bleu Cheese, Caesar, Balsamic, Honey Mustard. Make Any Salad a Wrap!

SOUTHWEST SALAD V 13

Romaine-Iceberg Mix, Shredded Cheese, Roasted Corn Salsa, Black Beans & Crispy Tortilla Strips. Tossed in Fiesta Ranch. Add Chicken for \$4

CAESAR SALAD V 13

Crisp Romaine, House Made Croutons & Shaved Parmesan. Tossed in Classic Caesar Dressing. Add Chicken for \$4

CHICAGO CHOPPED SALAD 13

Romaine-Iceberg Mix, Cabbage, Tomato, Bacon, Scallions, Bleu Cheese Crumbles, Pasta, Honey Mustard. Add Chicken for \$4

DEVON AVE 16

Mixed Greens, Pulled Chicken, Tomatoes, Craisins, Avocado, Corn, Roasted Red Peppers, Green Onion, Goat Cheese, Citrus Vinaigrette.

SPECIALTY PIZZAS

BBQ Chicken

Grilled Chicken, BBQ Sauce, Onion, Cilantro

Hot Hawaiian

Ham, Pineapple, Jalapeño

Mac n' Cheese V

Elbow Pasta, Cheddar Cheese, Mozzarella Cheese

Shredded Beef

Shredded Beef, Giardiniera, Onion

Veggie V

Mushrooms, Onion, Green Peppers

BLT

Bacon, Shredded Lettuce, Tomato

Taco

Seasoned Ground Beef, Shredded Lettuce, Cheddar Cheese, Pico de Gallo, Black Olives, Crushed Tortilla Chips

Vegan Chicago Style V

Vegan Mozzarella, Vegan Parmesan, Vegan Sausage, Green Peppers

*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

SIDES

FRIES \$4 • TATER TOTS \$4
HOUSEMADE POTATO CHIPS \$4
MAC N' CHEESE \$5 • SIDE SALAD \$4
BROCCOLI CRUNCH SALAD* \$4
*CONTAINS NUTS

DESSERTS

COOKIE MONSTER 10

Hot, Goopy Chocolate Chip Cookies Topped with Old Fashioned Vanilla Ice Cream, Chocolate Sauce & Whipped Cream

CODE CLASSIFICATION

2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL FIRE CODE
2015 INTERNATIONAL MECHANICAL CODE
2017 NATIONAL ELECTRICAL CODE
2015 INTERNATIONAL EXISTING BUILDING CODE
2018 ILLINOIS ACCESSIBILITY CODE
& PALATINE AMENDMENTS

OCCUPANCY/USE GROUP: B

CONSTRUCTION TYPE: III-A

SQUARE FOOTAGE: 3,378 SF

WIRING LEGEND
14/2 FPL NAC WIRING
16/2 FPL SLC WIRING
18/4 FPL FAAP & ACCESSORY WIRING

FIRE ALARM CABLE SHALL BE THE FOLLOWING TYPES PER NFPA 70 & NFPA 72 REQUIREMENTS:
FPL - GENERAL USE, POWER-LIMITED FIRE ALARM CABLE.
FPLR - POWER-LIMITED FIRE ALARM RISER CABLE RATED FOR USE IN VERTICLE RUNS FROM FLOOR TO FLOOR
HAVING FIRE RESISTANT CHARACTERISTICS CAPABLE OF PREVENTING FIRES FROM FLOOR TO FLOOR

ALL FIRE ALARM CABLE SHALL BE INSTALLED PER NFPA 70 REQUIREMENTS.
ALL FIRE ALARM CABLE SHALL BE MONITORED FOR INTEGRITY IN ACCORDANCE WITH NFPA 70 & 72 REQUIREMENTS.

SEQUENCE OF OPERATION						
DEVICE	ALARM	TROUBLE	SUPERVISORY	TRANSMIT SIGNAL TO MONITORING STATION	ACTIVATE NOTIFICATION APPLIANCES	ACTIVATE OUTSIDE NOTIFICATION APPLIANCE
SMOKE/HEAT/DUCT DETECTOR	X			X	X	X
MANUAL FIRE ALARM BOX	X			X	X	X
SPRINKLER	X			X	X	X
SPRINKLER VALVE			X	X		
AC POWER FAIL		X		X		
DC POWER FAIL		X		X		

NOTE: CHECK WITH LOCAL JURISDICTION PRIOR TO FIRE ALARM PROGRAMMING

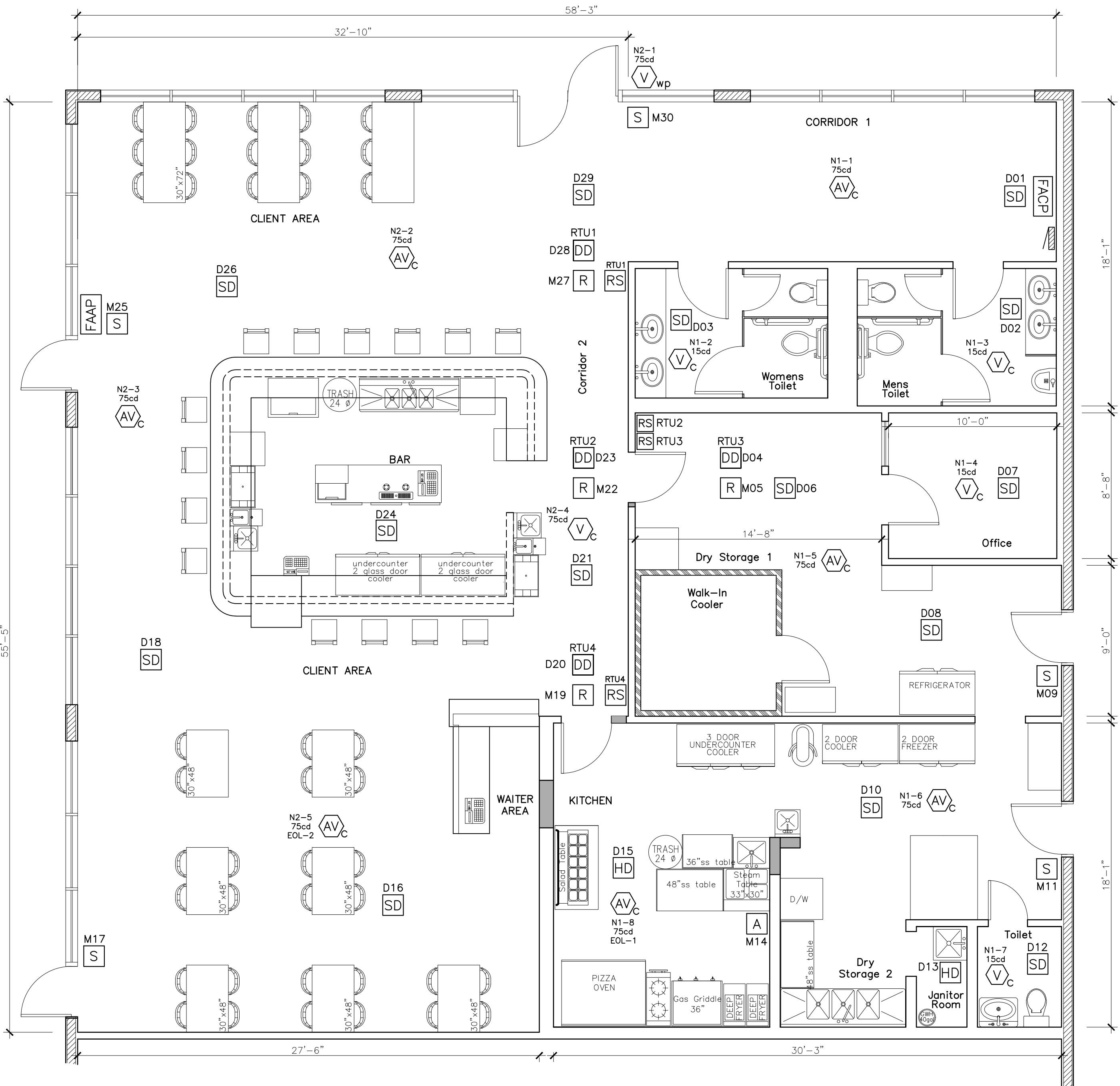
GENERAL FIRE ALARM NOTES

1. THE FIRE ALARM PLAN TO BE INSTALLED/MODIFIED IN ACCORDANCE WITH AHJ APPLICABLE CODES AS REQUIRED.
2. THE CONTRACTOR SHALL UTILIZE NEW ADDRESSABLE FIRE ALARM PANEL WITH NOTIFICATION FOR A NON-SPRINKLED LANDLORD & TENANT SPACE.
3. IN THE EVENT OF A CODE CONFLICT, THE MOST RESTRICTIVE CODE OR STANDARD SHALL BE OBSERVED.
4. FOLLOWING THE FIRE ALARM SYSTEM INSTALLATION, A 100% FIRE ALARM SYSTEM TEST SHALL BE CONDUCTED BY THE ALARM CONTRACTOR.
5. MONITORING WILL BE NEW RADIO TRANSMISSION FOR TENANT SPACE & PER AHJ REQUIREMENTS. SEE NOTE BELOW.

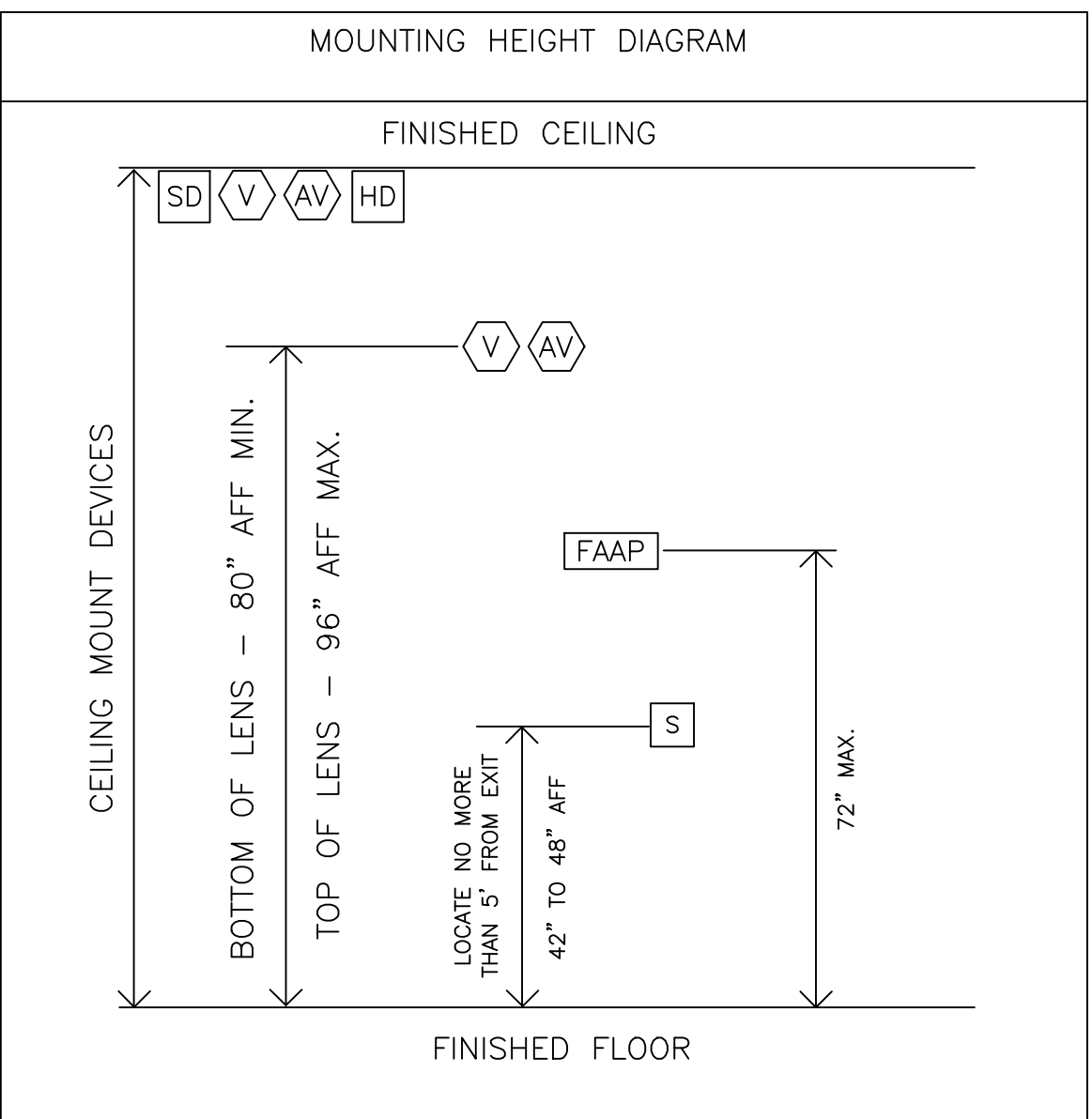
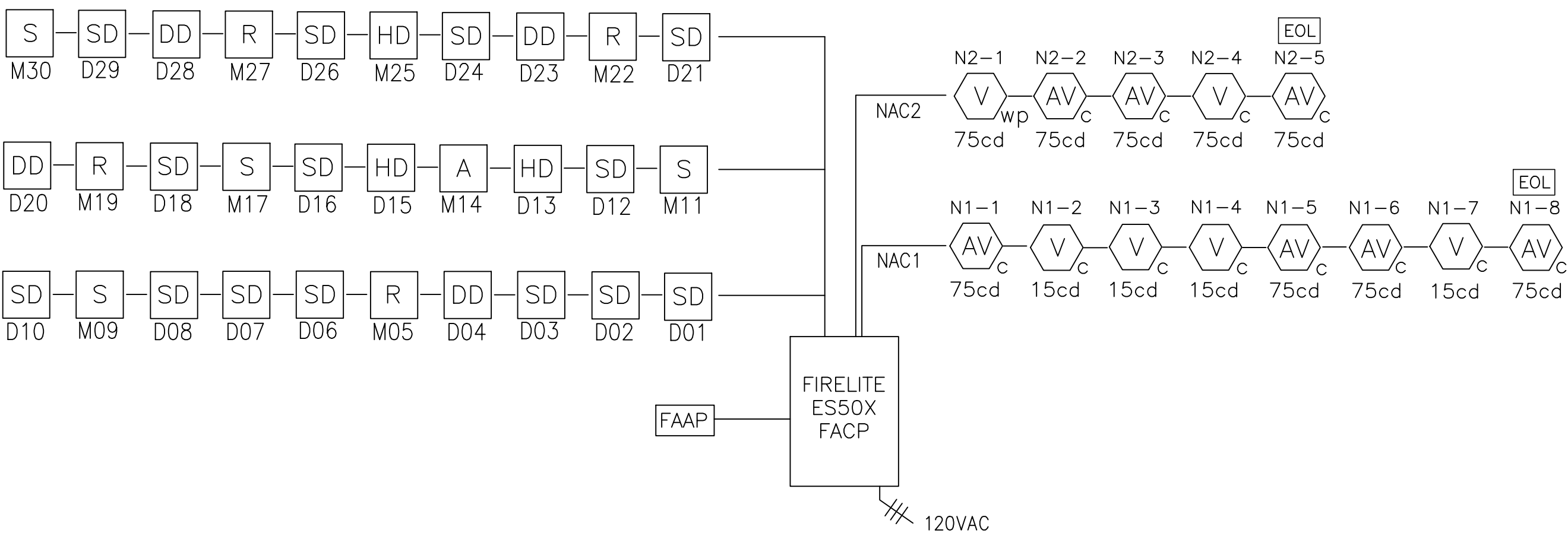
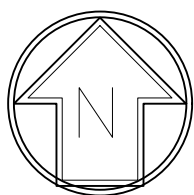
Required fire alarm systems shall transmit trouble, supervisory and fire signals directly to the Palatine Fire Department remote receiving station by a wireless transmitter in accordance with NFPA 72, only equipment certified and approved by the remote receiving station, and/or its' designated proprietor may be installed.

FIRE ALARM SYMBOL LIST

SYMBOLS	QTY	DESCRIPTION
FACP	1	FIRE ALARM CONTROL PANEL
FAAP	1	FIRE ALARM ANNUNCIATOR PANEL
EOL	2	END OF LINE -- NAC CIRCUIT
NAC	0	NAC POWER SUPPLY
V _C	5	VISUAL CEILING
AV	0	AUDIO/VISUAL WALL
AV _C	7	AUDIO/VISUAL CEILING
V	0	VISUAL WALL
V _{wp}	1	VISUAL WEATHERPROOF
SD	14	SYSTEM SMOKE DETECTOR
S	5	MANUAL PULL STATION
DD	4	DUCT SMOKE DETECTOR
HD	2	SYSTEM HEAT DETECTOR
RS	4	REMOTE TEST SWITCH
FS	0	FLOW SWITCH
R	4	RELAY MODULE
A	1	ANSUL CONNECTION



FIRE ALARM PLAN
SCALE: 1/4"=1'-0"



RESTAURANT/TAVERN
783 N. QUENTIN RD.
PALATINE, IL 60067

INTERIOR REMODEL FOR:

No. Date: Issued:

9/9/2024
9/9/2024

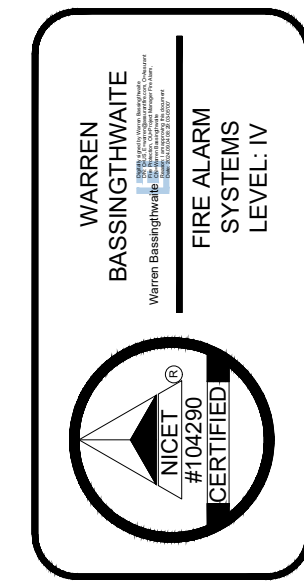
Drawn:

Date:

9/23/24

SHEET:

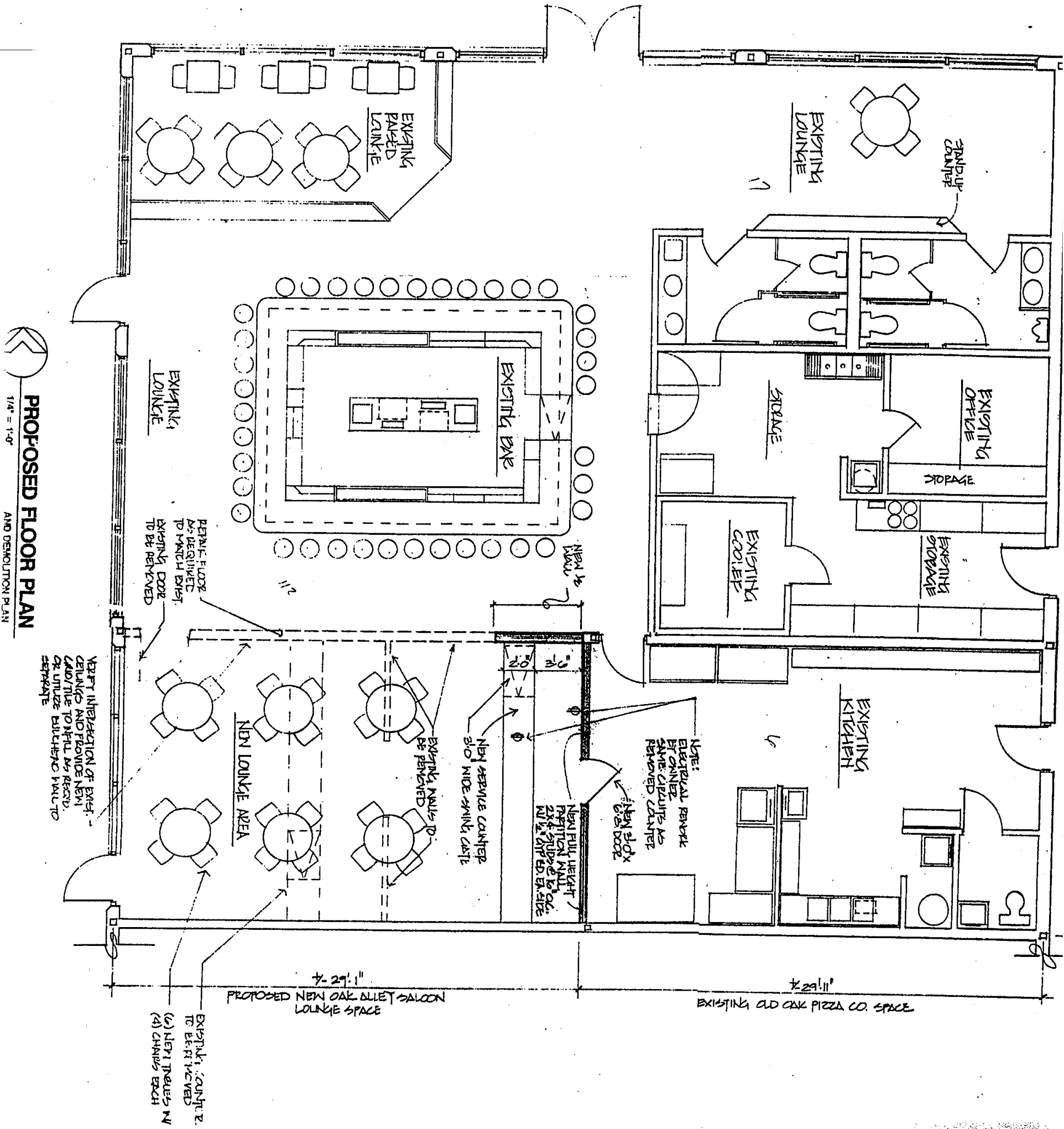
FA-1



Fire & Security Services, Inc.
403 Raintree Drive, Oswego, IL 60543
Tel. 847.833.7201, Fax 830.554.1798
Robert Alesia
ralesia@fssalarms.com
LICENSE #124.001584

FSSI

EXHIBIT "A"



PROPOSED FLOOR PLAN
1/4" = 1'-0"
AND DEMOLITION PLAN

Attachment: Previous Restaurant Floorplan and seating (2025-8 : 783 N Quentin Road - SU Restaurant w Liquor VAR parking)

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 01/28/25 07:00 PM

STAFF REPORT (ID # 9488)

783 N Quentin Road - SU Restaurant w Liquor

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Gus Tselos

PLAN NUMBER: SU-000149-2024

BACKGROUND:

The Subject Property, zoned B-1 Shopping Center District, is located within the North Quentin Plaza shopping center. The proposed restaurant will occupy the space previously occupied by Oak Alley (which has been vacant since 2022). The other tenants in the building include Mira's Dance Studio, Shear Candy Salon, Palatine Township Republican Organization, Mirk Group, and ProHealth Drugs. The Petitioner is proposing to open a restaurant, with liquor service. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit a restaurant with liquor service.

Variation to permit 81 parking spaces instead of the required 82 spaces.

KEY ISSUES:

- The proposed business will occupy approximately 3,378 sq. ft. of retail space within North Quentin Plaza shopping center.
- Per the submitted business plan, the shop will have 5-7 staff members and the hours of operation will be:
 - Monday - Thursday: 4 PM – 12 AM.
 - Friday & Saturday: 11 AM – 2 AM
 - Sunday: 11 AM – 12 AM
- The floorplan indicates 64 seats total. Based on the 1/100 square foot parking requirement, 34 parking spaces are required. Note: the previous Oak Alley had 84 seats, with the proposed seating being a 24% reduction from the previous use of the Subject Tenant Space.
- There are 81 existing parking spaces for the shopping center. For the proposed

Attachment: PZC Packet 1-28-25 (2025-8 : 783 N Quentin Road - SU Restaurant w Liquor VAR parking)

use and existing tenant composition, 82 parking spaces are required for this shopping center; therefore, a Variation is required.

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

STANDARDS FOR A VARIATION: Standards for a Variation are found in Section 14.03 D (1) and (2) of the Zoning Code. Specifically, the Petitioners must show that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality. The Petition for Variation is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The Petitioner proposes opening a new restaurant, with liquor service, in an existing tenant space, which also previously had a restaurant and liquor service and operated similarly. The requested parking variation requires relief for one parking space. Given the non-conflicting peak hours of operation for the other tenants in the shopping center, Staff believes that the proposed parking variation is manageable. Additionally, the total number of proposed seats for the restaurant is a reduced from the prior use. Therefore, Staff recommends approval of the requested Special Use and Variation, subject to the following condition:

1. The Special Use and Variation shall substantially conform to the floor plan dated 9/6/2024 and the business plan submitted by the Petitioner, except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Application
- Plat of Survey
- FloorPlan
- Business Plan
- Public Notice



0 100 200 ft

Print Date: 1/17/2025

Notes

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



SPECIAL USE APPLICATION

Department of Planning & Zoning

200 E. Wood Street • Palatine, IL • 60067-5339
Telephone: (847) 359-9047 • Fax (847) 963-6247

Petitioner Name

Gus Tselos

Business Name (if applicable)

Subject Property Address

783 N Quentin Road

Please provide a description of your proposed request:

We are looking to create a family friendly "Pizza sports bar". We will create great bar food and specialize in pizza and draft beer. We are looking to be part of the community and become a staple in the Palatine area.

Petitioner Justification

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

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

We plan to do everything by the book, no shortcuts. We will oblige by the health department guidelines when it comes to the safety of the public. We will train all our employees to follow these guidelines as well. We will take it very seriously when it comes to the food preparations and the cleanliness of the establishment.

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

I believe having a successful establishment in the area could only help increase property values. We don't plan to be a nuisance to the community and we would be open to any feedback from the community.

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

We plan on updating the outside sign of the establishment to feel more modern.

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

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

a. Will meet the following aesthetic criteria:

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

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

N/A



VARIATION APPLICATION

Department of Planning & Zoning

200 E. Wood Street • Palatine, IL • 60067-5339
Telephone: (847) 359-9047 • Fax (847) 963-6247

Petitioner Name

Konstantinos Tselos

Business Name (if applicable)

783 N Quentin LLC

Subject Property Address

783 N Quentin Rd, Palatine, IL 60067

Please provide a description of your proposed request:

I would like to open a restaurant in the previous Oak Alley Saloon Space.

Petitioner Justification

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

That the property cannot yield a reasonable return if used only under the conditions allowed by the regulations governing the zoning district in which it is located:

I need the variation in order to open the restaurant

That the plight of the owner is due to unique circumstances:

This location was previous a restaurant (oak alley saloon)

That the Variation, if granted, will not alter the essential character of the locality:

If the variation is granted it will not alter the character of the locality. 82 spaces required and there are only 81 provided.

Attachment: PZC Packet 1-28-25 (2025-8 : 783 N Quentin Road - SU Restaurant w Liquor VAR parking)

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

- a. The particular surroundings, shape, or topographical conditions of the property.
- b. A unique hardship for the property not generally applicable to other properties in the same zoning district.
- c. The request is not based on a desire to make more money out of the property.
- d. The petitioner has not created the alleged hardship for the property.
- e. The request will not be detrimental the public welfare or other properties in the neighborhood.
- f. The request will not impair supply of light and air to adjacent properties, substantially increase the danger of fire, endanger the public safety, or substantially diminish or impair neighboring property values.

I own the property, and would not do anything to hurt my other tenants or affect their business in a negative way.

CODE CLASSIFICATION
2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL FIRE ALARM CODE
2015 NATIONAL ELECTRICAL CODE
2015 NATIONAL MECHANICAL CODE
2018 ILLINOIS ACCESSIBILITY CODE
& PALATINE AMENDMENTS

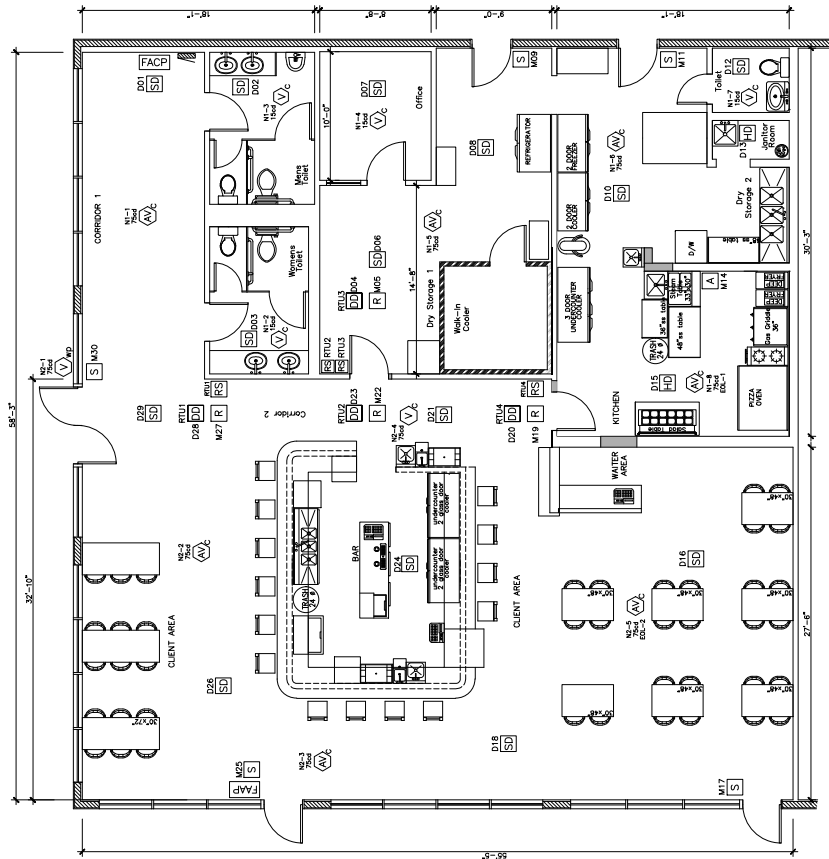
OCCUPANCY/USE GROUP: B
CONSTRUCTION TYPE: IIIA
SQUARE FOOTAGE: 3,378 SF

WIRING LEGEND
14/2 FPL NAC WIRING
18/2 FPL SLC WIRING
18/4 FPL FAAP & ACCESSORY WIRING

FIRE ALARM CABLE SHALL BE THE FOLLOWING TYPE PER NFPA 70 & NFPA 72 REQUIREMENTS:
FPLR - POWER-LIMITED FIRE ALARM RISER CABLE RATED FOR USE IN VEHICLE RUNS FROM FLOOR TO FLOOR
FPL - GENERAL USE POWER-LIMITED FIRE ALARM CABLE
HAYING FIRE RESISTANT CHARACTERISTICS CAPABLE OF PREVENTING FIRE FROM FLOOR TO FLOOR
ALL FIRE ALARM CABLE SHALL BE INSTALLED PER NFPA 70 REQUIREMENTS.
ALL FIRE ALARM CABLE SHALL BE MONITORED FOR INTEGRITY IN ACCORDANCE WITH NFPA 70 & 72 REQUIREMENTS.

SOURCE OF SIGNAL				
DEVICE	ALARM	TROUBLE	SUPERVISORY	TRANSMISSION SIGNAL TO MONITORING STATION
SMoke/Heat/Photo INTRUSION	X			
SMoke/Heat/Photo INTRUSION	X			
SPRINKLER	X			
SPRINKLER	X			
AC POWER FAIL		X	X	X
DC POWER FAIL		X	X	X

NOTE: CHECK WITH LOCAL JURISDICTION PRIOR TO FIRE ALARM PROGRAMMING



FIRE ALARM PLAN
SCALE: 1/4"=1'-0"

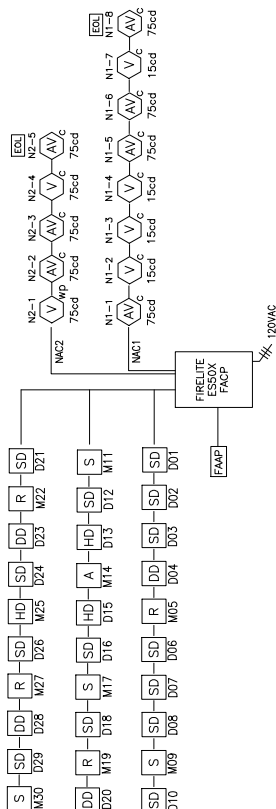
GENERAL FIRE ALARM NOTES

1. THE FIRE ALARM PLAN TO BE INSTALLED/MODIFIED IN ACCORDANCE WITH AHJ APPLICABLE CODES AS REQUIRED.
2. THE CONTRACTOR SHALL UTILIZE NEW ADDRESSABLE FIRE ALARM PANEL WITH NOTIFICATION FOR A NON-SPRINKLED LANDLORD & TENANT SPACE.
3. IN THE EVENT OF A CODE CONFLICT, THE MOST RESTRICTIVE CODE OR STANDARD SHALL BE OBSERVED.
4. FOLLOWING THE FIRE ALARM SYSTEM INSTALLATION, A 100% FIRE ALARM SYSTEM TEST SHALL BE CONDUCTED BY THE ALARM CONTRACTOR.
5. MONITORING WILL BE NEW RADIO TRANSMISSION FOR TENANT SPACE & PER AHJ REQUIREMENTS. SEE NOTE BELOW.

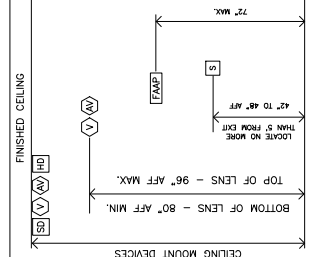
Required fire alarm systems shall transmit trouble, supervisory and fire signals directly to the Palatine Fire Department remote receiving station by a wireless transmitter in accordance with NFPA 72, only equipment certified and approved by the remote receiving station, and/or its designated proprietor may be installed.

FIRE ALARM SYMBOL LIST

SYMBOLS	QTY	DESCRIPTION
[FACP]	1	FIRE ALARM CONTROL PANEL
[FACP]	1	FIRE ALARM ANNUNCIATOR PANEL
[EOL]	2	END OF LINE - NAC CIRCUIT
[NAC]	0	NAC POWER SUPPLY
[Vc]	5	VISUAL CEILING
[Av]	0	AUDIO/VISUAL WALL
[Ac]	7	AUDIO/VISUAL CEILING
[V]	0	VISUAL WALL
[Vap]	1	VISUAL WEATHERPROOF
[SD]	14	SYSTEM SMOKE DETECTOR
[S]	5	MANUAL PULL STATION
[DD]	4	DUCT SMOKE DETECTOR
[HD]	2	SYSTEM HEAT DETECTOR
[RS]	4	REMOTE TEST SWITCH
[FS]	0	FLOW SWITCH
[R]	4	RELAY MODULE
[A]	1	ANSUL CONNECTION



MOUNTING HEIGHT DIAGRAM



783 N. QUENTIN LLC d/b/a Quentin Tap

Business Plan

1. Executive Summary

- **Business Name:** Quentin Tap
- **Location:** 783 N Quentin Rd, Palatine, IL 60067
- **Business Type:** Family Friendly Sports Bar and Grill
- **Ownership Structure:** Limited Liability Company with two members
Konstantinos Tselos & George Tselos
- **License Requested:** Class D Liquor License

2. Mission Statement

To create a family-friendly sports bar and grill that offers a fun atmosphere, delicious food, and a welcoming space for the Palatine community to gather.

3. Business Description

Quentin Tap will be a sports bar and grill focused on providing high-quality pizza, a variety of appetizers, and a selection of beverages, including liquor, beer and wine. Our establishment will prioritize a family-friendly environment while also catering to sports enthusiasts, ensuring that every guest feels welcome and valued.

4. Objectives

- Establish Quentin Tap as the go-to spot for families and sports fans in Palatine.
- Build strong community relationships through events, sponsorships, and partnerships.
- Achieve a break-even point within the first year of operations.
- Maintain a customer satisfaction rate of over 90%.

5. Market Analysis

• Industry Overview

The restaurant industry, particularly sports bars and grills, has seen consistent growth over the years. Consumers are increasingly looking for dining options that provide a mix of entertainment and quality food. The demand for family-friendly establishments with diverse offerings is on the rise.

• Target Market

- Families: Parents with children looking for a casual dining experience.
- Sports Fans: Local residents interested in watching games and enjoying a lively atmosphere.
- Young Adults: Individuals seeking a fun night out with friends.

• Competitive Analysis

- Direct Competitors: Other sports bars and casual dining establishments in Palatine.
- Indirect Competitors: Fast food restaurants and family-friendly dining chains.

Quentin Tap will differentiate itself through a commitment to quality food, exceptional customer service, and a family-oriented environment.

6. Operations Plan

- **Proposed Hours**
 - Monday – Thursday: 4pm – 12am
 - Friday & Saturday: 11am – 2am
 - Sunday: 11am – 12am
- **Menu**
 - Core Offerings: A variety of pizzas, appetizers (wings, nachos, etc.), salads, and desserts.
 - Beverages: A selection of local and popular beer, wine, and non-alcoholic drinks.
 - Specials: Weekly specials to attract different demographics (e.g., "Family Night," "Trivia Thursdays").
- **Staff**
 - Manager (to be rotated between Konstantinos Tselos & George Tselos)
 - Kitchen Staff (Prep Cooks, Line Cooks, Expeditors, Dishwashers)
 - Front-of-House Staff (Servers, Bartenders, Hosts, Bussers)

7. Conclusion

- Quentin Tap aims to fill a niche in the Palatine dining scene by offering a unique combination of quality food, a family-friendly atmosphere, and a passion for sports. With a well-defined target market, effective marketing strategies, and a solid operational plan, we are confident in the success of Quentin Tap and our ability to serve the community effectively.

Ownership Experience

Konstantinos Tselos

He is a seasoned restaurateur with over 40 years of extensive experience in the food and beverage industry. Throughout his career, he has successfully opened and operated seven restaurants at various times, each distinguished by his commitment to quality, and exceptional service. His deep understanding of restaurants operations, especially in the kitchen has equipment him with the skills necessary to succeed.

George Tselos

He is an experienced restaurateur with a robust background in both restaurant management and bar operations. Currently, George owns two successful entablements in Mount Prospect: Emerson's Ale House, which he ha successfully managed for the past ten years and Lady Dahlia Mexican Kitchen, which he opened a year and a half ago. His deep knowledge of the bar industry combined with his passion for creating memorable dining experiences, has allowed him to cultivate a loyal customer base and a reputation for excellence.

APPETIZERS

WINGS 8 | 14 | 12 | 18 | 20 | 29
Tossed in Your Choice of: Buffalo, Honey Sriracha, Honey Mustard, Valentina Lime, Memphis Dry Rub, BBQ, Sweet Teriyaki, Kung Pao, Hot Honey

EASY STREET BOARD 16
Hummus, Spatch Dip, Crudites, Herbed Pita

POPCORN CHICKEN 13
Crispy Bite-Sized, All-White Meat Chicken Peppers, Served with Sriracha Ranch.

PEPPERONI ROLLS 13
Our Pizza Dough Rolled Up with Pepperoni & Mozzarella. Served with Marinara.

LOADED TACO-STYLE TATER TOTS 11
Tater Tots, Seasoned Ground Beef, Cheesy Béchamel, Shredded Lettuce, Pico de Gallo & Sour Cream

CHEESE CURDS 13.50
Breaded Chunks of Wisconsin Cheddar Cheese, Crispy Golden Outside, Warm Goopy Inside! Served with Ranch Dressing.

BUFFALO CHICKEN ROLLS 13.50
Grilled Buffalo Chicken, Monterey Jack Cheese, Bleu Cheese Wrapped in a Crispy Egg Roll

CHIC'N NUGGETS 13
Plant-Based Chicken Nuggets, Served with Your Choice of Dipping Sauce.

KUNG PAO CAULIFLOWER 12.50
Sweet & Spicy Breaded Cauliflower.

VEGETARIAN -VEGAN

SALADS

Dressing: Housemade Ranch, Bleu Cheese, Caesar, Balsamic, Honey Mustard, Make Any Salad a Wrap!

SOUTHWEST SALAD 13
Romaine-Lettuce Mix, Shredded Cheese, Roasted Corn Salads, Black Beans & Crispy Tortilla Strips. Tossed in Fiesta Ranch. Add Chicken for \$1

CAESAR SALAD 13
Crisp Romaine, House Made Croutons & Shaved Parmesan. Tossed in Classic Caesar Dressing. Add Chicken for \$1

CHICAGO CHOPPED SALAD 13
Romaine-Lettuce Mix, Cabbage, Tomato, Bacon, Scallions, Bleu Cheese Crumbles, Puffa, Honey Mustard. Add Chicken for \$1

DEVON AVE 16
Mixed Greens, Poached Chicken, Tomatoes, Croutons, Avocado, Corn, Roasted Red Peppers, Green Onion, Goat Cheese, Citrus Vinaigrette.

QUENTIN TAP

BUILD YOUR OWN PIZZA

First: CHOOSE YOUR CRUST AND SIZE

THIN	12"	14"	16"	18"
CHEESE	\$15.00	\$17.25	\$20.25	\$23.00
EACH TOPPING	\$2.25	\$2.55	\$2.95	\$3.50
VIOLIFE NON-DAIRY CHEESE	\$2.75	\$3.50	\$4.00	\$4.75
EACH PREMIUM TOPPING	\$3.30	\$4.00	\$4.55	\$5.00
GLUTEN-FREE CRUST	\$4.00			
DOUBLE DOUGH - \$2.00				
PAN	10"	11"		
CHEESE	\$17.25	\$23.50		
VIOLIFE NON-DAIRY CHEESE	\$2.50	\$3.50		
EACH TOPPING	\$2.00	\$2.55		
EACH PREMIUM TOPPING	\$2.75	\$4.00		

Then: TOP IT OFF WITH THE GOOD STUFF

TOPPINGS
SAUSAGE, PEPPERONI, ONION, MUSHROOM, SPINACH, GREEN PEPPERS, GIARDINIERA, BLACK OLIVES, FRESH BASIL, GREEN OLIVES, FRESH TOMATO, JALAPEÑO, PINEAPPLE, PEPPERONCINI, FRESH GARLIC, BANANA PEPPERS, HOT HONEY
PREMIUM TOPPINGS
GROUND BEEF, BACON, SHREDDED CHICKEN, HAM, RONI CUPS, POPCORN CHICKEN, SHREDDED BEEF, ANCHOVIES, ROASTED RED PEPPERS, VEGAN SAUSAGE, VEGAN PEPPERONI
SIDE OF RANCH - \$1.00

SPECIALTY PIZZAS

BBQ Chicken	Shredded Beef
Grilled Chicken, BBQ Sauce, Onion, Cilantro	Shredded Beef, Giardiniera, Onion
Hot Hawaiian	Veggie
Ham, Pineapple, Jalapeño	Mushrooms, Onion, Green Peppers
Mac n' Cheese	BLT
Elbow Pasta, Cheddar Cheese, Mozzarella Cheese	Bacon, Shredded Lettuce, Tomato

Taco
Seasoned Ground Beef, Shredded Lettuce, Cheddar Cheese, Pico de Gallo, Black Olives, Crushed Tortilla Chips
Vegan Chicago Style
Vegan Mozzarella, Vegan Parmesan, Vegan Sausage, Green Peppers

Sandwiches

SERVED WITH YOUR CHOICE OF: HOUSEMADE RANCH, BLEU CHEESE, CAESAR, BALSAMIC, HONEY MUSTARD, MAKE ANY SANDWICH A WRAP!

CLASSIC DINER CHEESEBURGER* 13.50
Two Thin All-Beef Patties, American Cheese, Grilled Onion, Pickles, Dijon Mayo, on a Buttery Bun. Make it an Impossible Meat-Free Burger for \$3

GARLIC BREAD FRENCH DIP 17
Shaved Prime Rib, Provolone, Au Jus.

CHEESY BEEF 11.50
Shredded Beef & Cheesy Béchamel. Served on a Soft Italian Roll. Add Giardiniera for \$1

CRISPY CHICKEN SANDWICH 15
Double-Breaded Chicken Breast Tossed in Your Choice of Wing Sauce, Shredded Lettuce & Tomato. Served on a Toasted Buttery Bun. Make it a Meatless Garden Chick'n Patty for \$3

ITALIAN GRINDER 14
Pepperoni, Salami, Provolone Cheese, Iceberg Lettuce, Tomato, Red Onion, Balsamic Pepper, Red Wine Vinegar & Mayo. Add Giardiniera for \$1

THE CLUB 14
Black Pepper Turkey, Bacon, Smoked Gouda, Lettuce, Tomato, Dijon Mayo

GRILLED CHICKEN SANDWICH 15
Served on a Soft Pretzel Roll with Lettuce, Tomato, Bacon, Avocado, Provolone Cheese & Dijon Mayo.

MEMPHIS WRAP 14
Fried Cauliflower Tossed in Memphis Dry Rub. Stuffed with Romaine, Tomato, Avocado & Ranch.

DUO TO INCREASED COST OF OPERATIONS A 3.3% SURCHARGE WILL BE ADDED TO ALL CREDIT & DEBIT TRANSACTIONS. THIS FEE MAY BE REMOVED FROM ALL CREDIT & DEBIT TRANSACTIONS IF YOU PAY WITH CASH. *TAXES & FEES ADDED FOR PARTIES OF 2 OR MORE. *SMALL CHECKS PER TABLE

SIDES

FRIES \$1.50 • TATER TOTS \$1
HOUSEMADE POTATO CHIPS \$1
MAC N' CHEESE \$3.50 • **SIDE SALAD** \$1
BROCCOLI CRUNCH SALAD* \$1

DESSERTS

COOKIE MONSTER 10
Hot, Goopy Chocolate Chip Cookies Topped with Old Fashioned Vanilla Ice Cream, Chocolate Sauce & Whipped Cream

*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 MEDICAL CONDITIONS OR WEAK IMMUNE SYSTEMS SHOULD CONSULT THEIR PHYSICIAN FOR FURTHER INFORMATION.

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 783 N. QUENTIN RD.
☒ ☐ ☐ ☐
 County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 9TH day of JANUARY, A.D. 20 25, and the last publication thereof was made on the 9TH day of JANUARY, A.D. 20 25.

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

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



Mary Alice Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 9TH day of JANUARY, A.D., 20 25.

By Todd Wassell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 9TH day of JANUARY, A.D., 20 25.

My commission expires the 15TH day of JULY, A.D., 20 25.

3. 783 N Quentin Road - SU Restaurant w Liquor - **Recommend To Approve**
SU-000149-2024 – 783 N Quentin Rd

Notice was published in the Journal & Topics on January 9, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

- . **Application**
- . **Proof of Ownership**
- . **Plat of Survey**
- . **Floor Plan**
- . **Business Plan**
- . **Public Notice**

Background:

The Subject Property, zoned B-1 Shopping Center District, is located within the North Quentin Plaza shopping center. The proposed restaurant will occupy the space previously occupied by Oak Alley (which has been vacant since 2022). The other tenants in the building include Mira's Dance Studio, Shear Candy Salon, Palatine Township Republican Organization, Mirk Group, and ProHealth Drugs. The Petitioner is proposing to open a restaurant, with liquor service. The Petitioner is requesting approval for a Special Use to permit a restaurant with liquor service and a Variation to permit 81 parking spaces instead of the required 82 spaces.

Sworn in petitioner: Gus Tselos – 450 W Wilshire Drive, Hoffman Estates, IL
 Mr. Tselos states that he is the owner of the shopping center. The previous tenants vacated the space, and although he hoped to lease the space, it has remained vacant since 2021. He has now decided to update the space and open a restaurant. With 47 years of experience in the restaurant business and ownership of two restaurants in Mt. Prospect, IL, he has been in the industry since 1978. He mentions that the interior is outdated, and he has submitted plans to the building department for updates, ensuring they will meet all building code requirements. Mr. Tselos explains that the establishment will be similar to its previous use as a sports bar/pizza restaurant, offering pizza, appetizers, drinks, and televisions for sports' entertainment.

Chairman Wood clarifies that Mr. Tselos is the owner of the shopping plaza, which Mr. Tselos confirms.

Chairman Wood asks if Mr. Tselos is aware of any past noise complaints.

Mr. Tselos responds that there have never been complaints and that he has a good relationship with the surrounding neighbors. He adds that the business is located in a nice neighborhood, and he plans to run a reputable business with

quality clientele. He states that he has a good reputation at his other restaurants and does not foresee any issues.

Chairman Wood inquires about parking.

Mr. Tselos explains that he doesn't anticipate large crowds. He notes that the other tenants in the center do not generate a significant parking demand. Additionally, he mentions that lunch hours will not be very busy, and during the anticipated busy dinner hour, the other tenants will be closed.

Chairman Wood asks if the high fencing at the back will remain and whether deliveries will cause noise issues.

Mr. Tselos confirms that deliveries will be made to the front of the restaurant, as the trucks cannot fit in the alleyway, and assures that this will not impact the surrounding neighbors. He also states that the fence will be maintained.

Commissioner Schubert asks if any options were considered to increase the parking from 81 to 82 spaces to meet code.

Mr. Tselos notes that there is an extra parking space at the dumpster area but did not plan to open it for parking. He mentions that, in the future, they may be able to open another entrance in that area for access off of Northwest Highway, but this is just an idea at the moment.

Commissioner Cavanaugh asks if there is a sign restricting the left hand turn into the parking lot off of Quentin.

Mr. Tselos states there is no sign.

Commissioner Kolososki asks if there will be any electronic games.

Ms. Tselos states only if the village allows.

Ms. Bremanis states that the village currently does not allow any additional video gaming permits at this time.

Commissioner Friedman notes that parking is based on seat count and inquired about the floorplan and seating count.

Mr. Tselos states that the floor plan may be deceiving, but they will only have what was applied for and what meets the code. He adds that the maximum capacity is 140, but they will not have that many people at any given time.

Ms. Bremanis gave an overview that the hours of operation and seating count stating that both are reduced from the previous Oak Alley tenant.

Commissioner Friedman asks if he is aware of any prior complaints regarding parking. Ms. Bremanis states the previous restaurant had no formal complaints that she's aware of.

STAFF RECOMMENDATION:

The Petitioner proposes opening a new restaurant, with liquor service, in an existing tenant space, which also previously had a restaurant and liquor service and operated similarly. The requested parking variation requires relief for one

parking space. Given the non-conflicting peak hours of operation for the other tenants in the shopping center, Staff believes that the proposed parking variation is manageable. Additionally, the total number of proposed seats for the restaurant is reduced from the prior use. Therefore, Staff recommends approval of the requested Special Use and Variation, subject to the following condition:

1. The Special Use and Variation shall substantially conform to the floor plan dated 9/6/2024 and the business plan submitted by the Petitioner, except as such plans may be changed to conform to Village Codes and Ordinances.

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

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

DISCUSSION:

Commissioner Cavanaugh states that it is the same use as before and will be a good use of the space. He does not anticipate any parking issues.

Commissioner Ruth-Wurster states that the standards have been met. It is a similar use and notes that the property owner has many years of experience.

Chairman Wood states that the property owner has experience in the business and staffing. She believes he has come up with a good solution to bring life back to the space. She adds that adding a family restaurant to that side of town, which is underserved, should be successful. It meets the standards, will increase the value, and she has no issue with the one parking spot. She does not believe this will have an impact on surrounding businesses. As the owner, he will have the interest of his tenants in mind.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on February 10, 2025.

RESULT:	RECOMMEND TO APPROVE [UNANIMOUS]
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Roth-Wurster, Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh, Schubert
ABSENT:	Noonan, Fedota

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 783 N. QUENTIN RD.



County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 9TH day of JANUARY, A.D. 20 25, and the last publication thereof was made on the 9TH day of JANUARY, A.D. 20 25.

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

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



Mary Alice Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 9TH day of JANUARY, A.D., 20 25.

By Todd Wassell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 9TH day of JANUARY, A.D., 20 25.

My commission expires the 15TH day of JULY, A.D., 20 25.

Consider an Ordinance Amending the Code Of Ordinances Chapter 3, Section 3-35 Liquor Licenses Increasing Class D (Restaurant) Liquor Licenses by One for Quentin Tap, 783 N. Quentin Road

BACKGROUND:

On this evening's agenda is a request for a Special Use for Quentin Tap located at 783 N. Quentin Road. The Petitioners and owners, Kostantinos Tselos and George Tselos, wish to apply for a Class D (Restaurant) Liquor License for a restaurant/bar. The proposed hours of operation are Monday through Thursday, 4 PM - 12 AM; Friday/Saturday from 11 AM - 2 AM and Sunday from 11 AM - 12 AM. The permitted hours for a Class D Liquor License are Sunday - Wednesday 6 AM to 1 AM and Thursday - Saturday 6 AM to 2 AM.

KEY ISSUES:

- Increase the number of Class D (Restaurant) Liquor Licenses by one.

ALTERNATIVES:

1. Approve the Ordinance increasing the number of Class D Liquor Licenses by one.
2. Do not approve the Ordinance increasing the number of Class D Liquor Licenses by one.

RECOMMENDATION:

Approve an Ordinance increasing Class D (Restaurant) Liquor Licenses by one for a total of 37.

ACTION REQUIRED:

Action is at the discretion of the Committee.

ATTACHMENTS:

- ORD Increase Class D Liquor - Quentin Tap
- Business Plan
- Floor Plan
- Menu

RESULT:	APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Tim Millar, District 1 Councilman
SECONDER:	Joe Falkenberg, District 4 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

ORDINANCE NO. _____

**CONSIDER AN ORDINANCE AMENDING THE CODE OF ORDINANCES CHAPTER
3, SECTION 3-35 LIQUOR LICENSES INCREASING CLASS D (RESTAURANT)
LIQUOR LICENSES BY ONE FOR
QUENTIN TAP, 783 N. QUENTIN ROAD**

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

SECTION 1: That the Code of Ordinances of the Village of Palatine, Illinois, as amended, be and the same is hereby further amended by increasing the number of Class “D” Liquor Licenses listed in Section 3-35 Chapter 3 by one for a total of 37 for Quentin Tap located at 783 N. Quentin Road.

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

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

PASSED this _____ day of _____, 2025

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

APPROVED by me this _____ day of _____, 2025

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this
_____ day of _____, 2025

Village Clerk

Attachment: ORD Increase Class D Liquor - Quentin Tap (2025-9 : 783 N. Quentin Rd - Increase Class D Liq Lic Quentin Tap)

783 N. QUENTIN LLC d/b/a Quentin Tap Business Plan

1. Executive Summary

- **Business Name:** Quentin Tap
- **Location:** 783 N Quentin Rd, Palatine, IL 60067
- **Business Type:** Family Friendly Sports Bar and Grill
- **Ownership Structure:** Limited Liability Company with two members
Konstantinos Tselos & George Tselos
- **License Requested:** Class D Liquor License

2. Mission Statement

To create a family-friendly sports bar and grill that offers a fun atmosphere, delicious food, and a welcoming space for the Palatine community to gather.

3. Business Description

Quentin Tap will be a sports bar and grill focused on providing high-quality pizza, a variety of appetizers, and a selection of beverages, including liquor, beer and wine. Our establishment will prioritize a family-friendly environment while also catering to sports enthusiasts, ensuring that every guest feels welcome and valued.

4. Objectives

- Establish Quentin Tap as the go-to spot for families and sports fans in Palatine.
- Build strong community relationships through events, sponsorships, and partnerships.
- Achieve a break-even point within the first year of operations.
- Maintain a customer satisfaction rate of over 90%.

5. Market Analysis

- **Industry Overview**
The restaurant industry, particularly sports bars and grills, has seen consistent growth over the years. Consumers are increasingly looking for dining options that provide a mix of entertainment and quality food. The demand for family-friendly establishments with diverse offerings is on the rise.
- **Target Market**
 - Families: Parents with children looking for a casual dining experience.
 - Sports Fans: Local residents interested in watching games and enjoying a lively atmosphere.
 - Young Adults: Individuals seeking a fun night out with friends.
- **Competitive Analysis**
 - Direct Competitors: Other sports bars and casual dining establishments in Palatine.
 - Indirect Competitors: Fast food restaurants and family-friendly dining chains.

Quentin Tap will differentiate itself through a commitment to quality food, exceptional customer service, and a family-oriented environment.

6. Operations Plan

- **Proposed Hours**
 - Monday – Thursday: 4pm – 12am
 - Friday & Saturday: 11am – 2am
 - Sunday: 11am – 12am
- **Menu**
 - Core Offerings: A variety of pizzas, appetizers (wings, nachos, etc.), salads, and desserts.
 - Beverages: A selection of local and popular beer, wine, and non-alcoholic drinks.
 - Specials: Weekly specials to attract different demographics (e.g., "Family Night," "Trivia Thursdays").
- **Staff**
 - Manager (to be rotated between Konstantinos Tselos & George Tselos)
 - Kitchen Staff (Prep Cooks, Line Cooks, Expeditors, Dishwashers)
 - Front-of-House Staff (Servers, Bartenders, Hosts, Bussers)

7. Conclusion

- Quentin Tap aims to fill a niche in the Palatine dining scene by offering a unique combination of quality food, a family-friendly atmosphere, and a passion for sports. With a well-defined target market, effective marketing strategies, and a solid operational plan, we are confident in the success of Quentin Tap and our ability to serve the community effectively.

Ownership Experience

Konstantinos Tselos

He is a seasoned restaurateur with over 40 years of extensive experience in the food and beverage industry. Throughout his career, he has successfully opened and operated seven restaurants at various times, each distinguished by his commitment to quality, and exceptional service. His deep understanding of restaurants operations, especially in the kitchen has equipped him with the skills necessary to succeed.

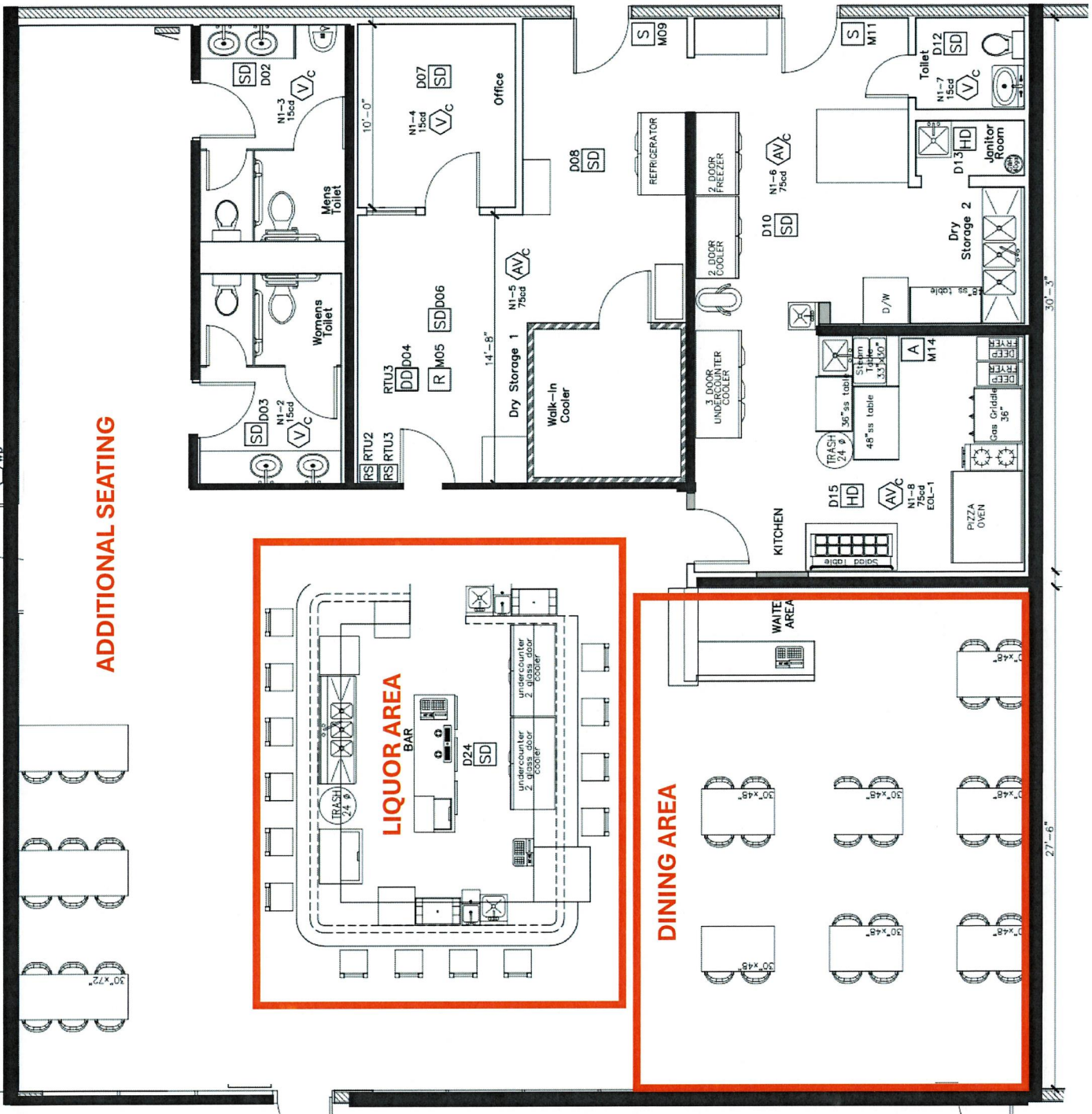
George Tselos

He is an experienced restaurateur with a robust background in both restaurant management and bar operations. Currently, George owns two successful establishments in Mount Prospect: Emerson's Ale House, which he has successfully managed for the past ten years and Lady Dahlia Mexican Kitchen, which he opened a year and a half ago. His deep knowledge of the bar industry combined with his passion for creating memorable dining experiences, has allowed him to cultivate a loyal customer base and a reputation for excellence.

783 N QUENTIN RD, PALATINE, IL 60067

ADDITIONAL SEATING

FLOOR PLAN



Attachment: Floor Plan (2025-9 : 783 N. Quentin Rd - Increase Class D Lic Lic Quentin Tap)

THAT CONSUMPTION OF RAW OR UNDERCOOKED FOODS, SUCH AS PORK, BEEF, CHICKEN, OR SHELLFISH, MAY RESULT IN AN INCREASED RISK OF ACQUIRED IMMUNODEFICIENCY SYNDROME (AIDS). CONSUMING HEALTHY FOODS MAY BE AT HIGHER RISK AND

Consider an Ordinance Granting a Special Use for a Side Yard Setback Reduction at 1101 S. Smith Street

BACKGROUND:

The Subject Property is zoned R-1 Single-Family Residential and contains approximately 22,000 square feet (0.5 acres). It was annexed in 1990, and the attached garage was built in 2021 with the minimum setback (15 feet) from the side lot line.

The Petitioner subsequently constructed an addition, without a permit, on the south side of the garage that now encroaches into the required minimum 15-foot side yard setback. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit an addition to be set back 5 feet from the side yard lot line, instead of the minimum required 15 feet.

KEY ISSUES:

- The constructed addition does not comply with the minimum required 15-foot side yard setback. The addition is set back 5.97 feet.
- The addition is approximately 133 square feet, with a maximum height of 9.25 feet. The Petitioner indicates this is used for storage of lawn furniture and materials only.
- Both building and lot coverage are below the required 25% building and 35% lot coverage limitations at 11% and 25%. As part of the review, Staff notes that there are other locations on the .5 acre property where a shed could be placed without any required zoning relief.

ALTERNATIVES:

1. Approve the Special Use to permit an addition to encroach into the required side yard setback.
2. Do not approve the Special Use to permit an addition to encroach into the required side yard setback.

RECOMMENDATION:

Public Hearing: PZC meeting on January 28, 2025.

Residents testifying: 1: Neighboring property owner spoke in support of request.

Vote: The PZC voted 4-3 to approve the Special Use. Staff recommends denial of the setback reduction.

ACTION REQUIRED:

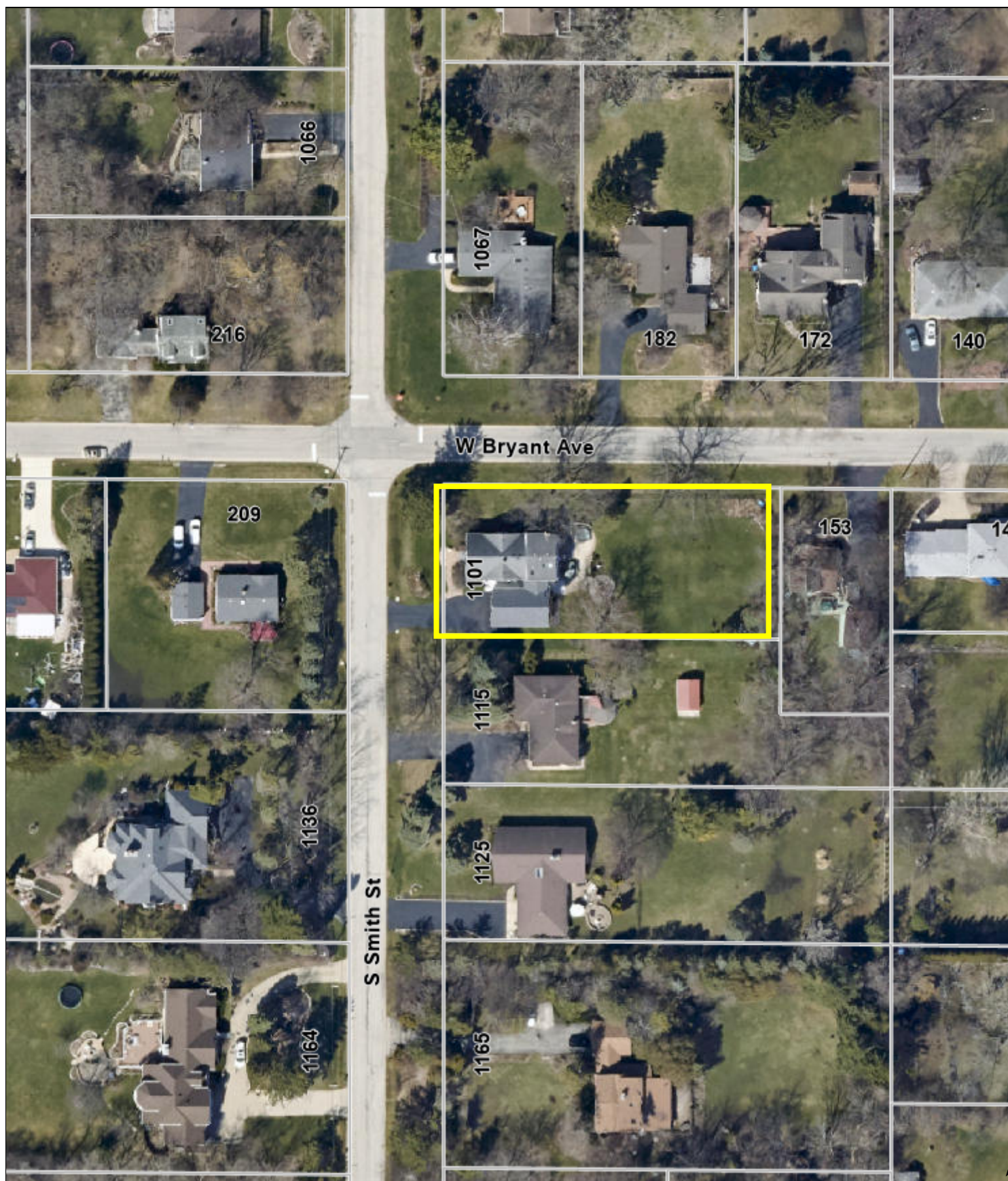
A motion to approve the ordinance granting a Special Use to permit a side yard setback reduction at 1101 S. Smith Street.

ATTACHMENTS:

- Aerial Map
- ORD SU 1101 S Smith St
- EXHIBIT - Site Plan
- EXHIBIT - Elevation
- PZC materials - 1-28-25

- DRAFT PZC minutes - 1-28-25
- Public Notice

RESULT:	CONTINUED [UNANIMOUS]	Next: 3/10/2025 7:00 PM
MOVER:	Brad Helms, District 6 Councilman	
SECONDER:	Joe Falkenberg, District 4 Councilman	
AYES:	Schwantz, Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms	



Attachment: Aerial Map (2025-10 : 1101 S Smith Street - SU setback)

0 100 200 ft

Print Date: 11/18/2024

Notes

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

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A SPECIAL USE AT
1101 S. SMITH STREET**

WHEREAS, pursuant to a petition and public hearing on January 28, 2025, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit an addition to be set back 5 feet from the side yard lot line, instead of the minimum required 15 feet pursuant to Section 10.02 (h) (4) of the Palatine Zoning Ordinance, on the following legally described property:

THE NORTH 97 FEET OF LOT 10 (EXCEPT THE EAST 70 FEET THEREOF) IN BLOCK 24 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE ESTATES UNIT NO. 3, BEING A SUBDIVISION OF PARTS OF SECTIONS 26 AND 27, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 1101 S. Smith Street (PIN# 02-27-206-015-0000)

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

SECTION 1: Special Use to permit an addition to be set back 5 feet from the side yard lot line, instead of the minimum required 15 feet pursuant to Section 10.02 (h)

Attachment: ORD SU 1101 S Smith St (2025-10 : 1101 S Smith Street - SU setback)

ORDINANCE NO.

Page 2 of 2

(4) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. The Special Use shall substantially conform to the site plan submitted by the petitioner dated 12/06/2024 and elevation submitted by the Petitioner except as such plans may be changed to conform to Village Codes and Ordinances.

2. The required building permit and related materials shall be submitted in a manner acceptable to the Community Development Director to ensure compliance and necessary inspection verification with the applicable codes.

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

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

PASSED: This _____ day of _____, 2025

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

APPROVED by me this _____ day of _____, 2025

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____ day of _____, 2025

Village Clerk

Attachment: ORD SU 1101 S Smith St (2025-10 : 1101 S Smith Street - SU setback)



MURRY AND MOODY, LTD.

Land Surveyors

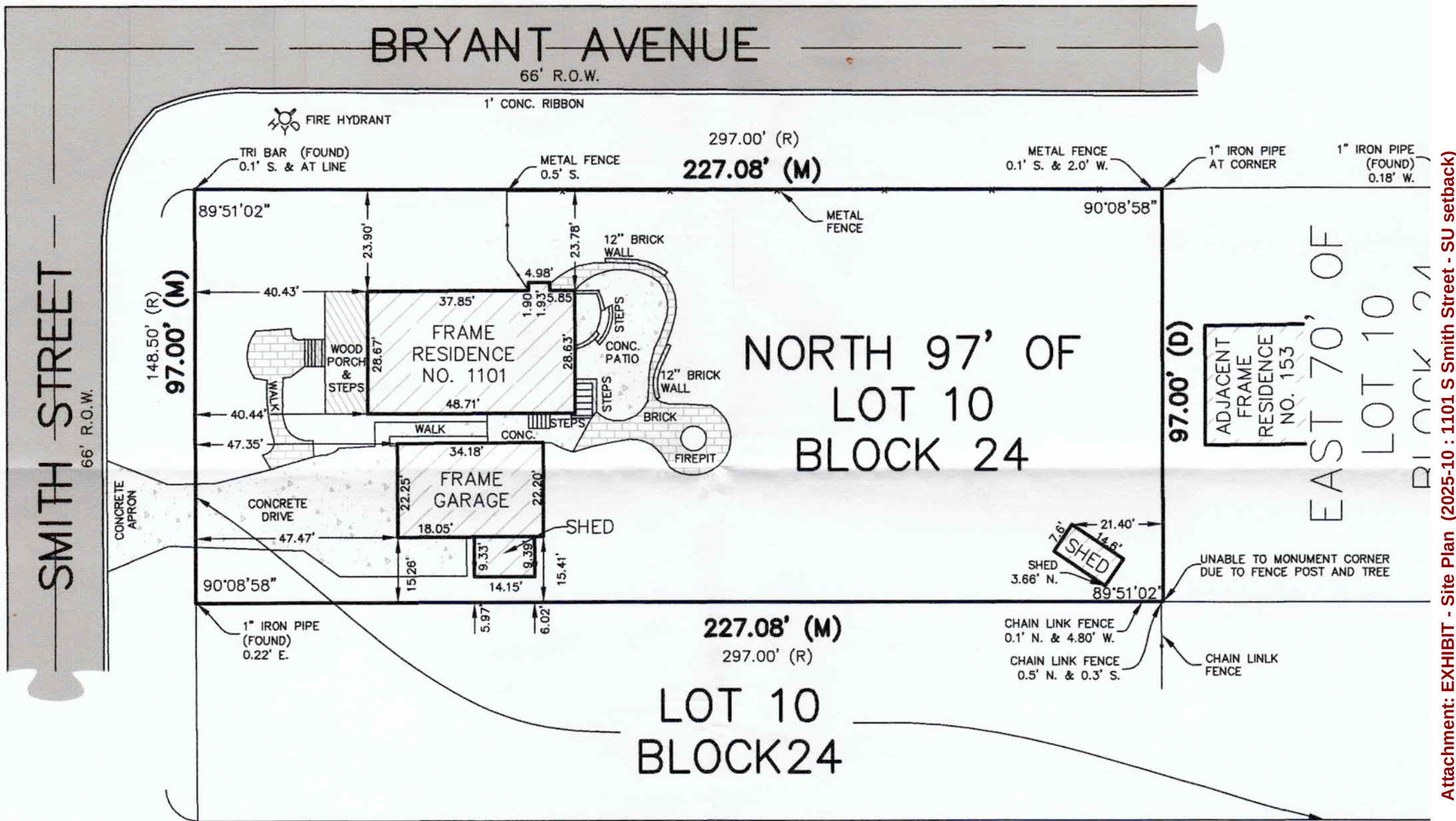
Illinois Professional Land Surveying Firm Corporation License No. 184-002845
933 S. Plum Grove Road, Suite 101
Palatine, Illinois 60067
www.murrysurvey.com info@murrysurvey.com Phone: (847)358-5960



PLAT OF SURVEY OF

THE NORTH 97 FEET OF LOT 10 (EXCEPT THE EAST 70 FEET THEREOF) IN BLOCK 24
IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE ESTATES UNIT NO. 3, BEING A
SUBDIVISION OF PARTS OF SECTIONS 26 AND 27, TOWNSHIP 42 NORTH, RANGE 10
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA = 22,027 ± S.F. / 0.506 ACRES



Attachment: EXHIBIT - Site Plan (2025-10 : 1101 S Smith Street - SU setback)

END AND NOTES

Dimensions shown thus: 50.25 are feet and decimal parts thereof. Angular dimensions shown thus: 90°00'00" indicate degrees, minutes and seconds.

[N 90°00'00" E indicates measure dimension / bearing.
[N 90°00'00" E] indicates record dimension / bearing.
[N 90°00'00" E d] indicates deed dimension / bearing.

Dimensions shown hereon, if any, per local or assumed data, shown otherwise.

Verify your points before using same and report any discrepancies immediately.

Legal description with deed or title policy and report any discrepancy immediately. Building lines and easements, if any, shown hereon are as shown on the recorded subdivision plat indicated.

Project Number: 24-1304
Made For: Ken Ligon

STATE OF ILLINOIS } S.S. COUNTY OF COOK }

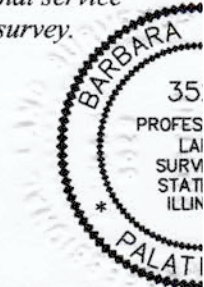
I, Barbara C. Murry, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey and that this professional service conforms to the current Illinois minimum standards for a boundary survey.

Date of completion of field work: December 05, 2024

Palatine, Illinois: December 06, 2024

Illinois Professional Land Surveyor - Barbara C. Murry 035-003529
License Renewal date: November 30, 2024

Project Number: 24130400
Field Book: 166M-76-77
Drawing File: 24130400.dwg





9' 5" WIDE FROM GARAGE
14' 2" FROM FRONT TO BACK

DOOR 6' WIDE + 81 1/2" HEIGHT

9' 3" TALL ON THE GARAGE SIDE
8' 0" TALL ON THE YARD SIDE

7' 0" FROM THE PROPERTY LINE Approximately 5.97 feet per survey

3 CONCRETE PIERS - 12" DIAMETER + 46" DEEP

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 01/28/25 07:00 PM

STAFF REPORT (ID # 9531)

1101 S Smith Street

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Ken Ligon

PLAN NUMBER: SU-000147-2024

BACKGROUND:

The Subject Property, zoned R-1 Single-Family Residential and is approximately 22,000 square feet (0.5 acres). It was annexed into the Village in 1990 and the attached garage was built in 2021 and met the minimum setback (15 feet) from the side lot line.

The Petitioner subsequently constructed an addition, without a permit, on the south side of the garage, which now encroaches into the required minimum 15-foot side yard setback. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit an addition to be set back 5 feet from the side yard lot line, instead of the minimum required 15 feet.

SURROUNDING ZONING AND USES:

North: R-1 Single-Family Residential
South: R-1 Single-Family Residential
East: R-1 Single-Family Residential
West: R-1 Single-Family Residential

KEY ISSUES:

- The addition was constructed without a permit and does not comply with the minimum required 15-foot side yard setback. The addition is set back 5.97 feet, falling short of the 15-foot minimum requirement.
- The addition is approximately 133 square feet with a maximum height of 9.25 feet.
- The Petitioner stated it will be used for storage, however because it is attached to the primary structure, the Code requires the minimum setback an addition to the principal structure vs. a shed (detached structure). Additionally, detached structures are also required to provide a 10-foot setback from the principal structure and a

minimum 5-foot setback from the side and rear lot lines.

- Both building and lot coverage are below the required 25% building and 35% lot coverage at 11% and 25%.

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

STAFF RECOMMENDATION:

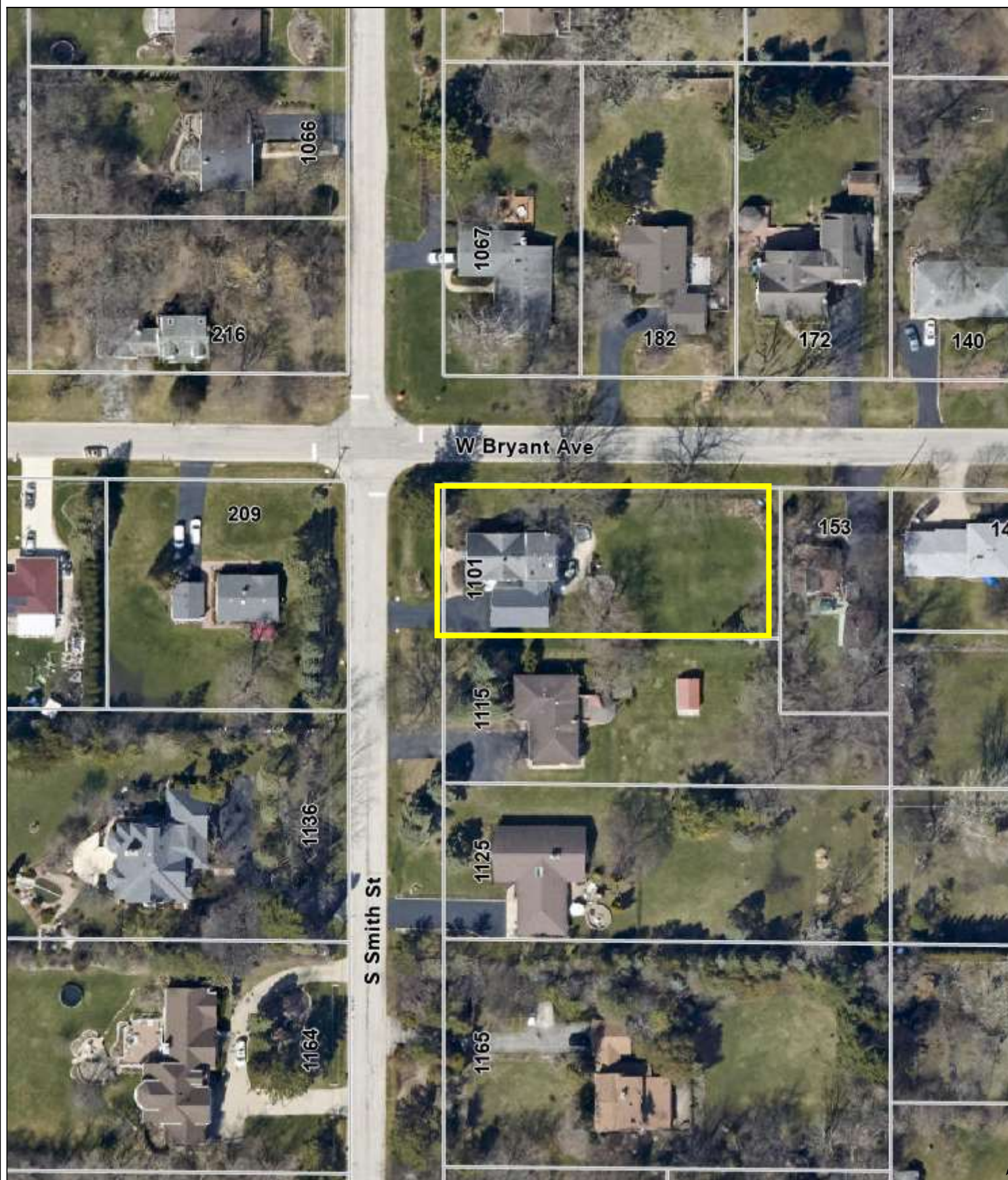
The Petitioner constructed an addition to the existing attached garage, without obtaining the required building permit. The addition encroaches over 9 feet into the required side yard setback. The property, however, could accommodate a detached shed of the same size elsewhere in the rear yard and comply with all of the zoning requirements.

Therefore, Staff recommends denial of the proposed Special use. If the Planning and Zoning Commission recommends approval, Staff recommends the following condition:

1. The Special Use shall substantially conform to the site plan submitted by the petitioner dated 12/06/2024 and elevation submitted by the Petitioner except as such plans may be changed to conform to Village Codes and Ordinances.
2. A building permit will be required to ensure that the completed addition complies with applicable codes.

ATTACHMENTS:

- Aerial Map
- SU Application
- Plat of Survey-Site Plan
- Elevation
- Letter of Support
- Public Notice



Attachment: PZC materials - 1-28-25 (2025-10 : 1101 S Smith Street - SU setback)

0 100 200
ft

Print Date: 11/18/2024

Notes

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



SPECIAL USE APPLICATION

Department of Planning & Zoning

200 E. Wood Street • Palatine, IL • 60067-5339
Telephone: (847) 359-9047 • Fax (847) 963-6247

Petitioner Name

Ken Ligon

Business Name (if applicable)

Subject Property Address

1101 S Smith Street

Please provide a description of your proposed request:

Attached shed to garage for storage.

Petitioner Justification

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

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

Not for public use

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

Yes, and it is not for public use

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

It will only enhance the property values because we are using it to store our outdoor furniture so it will not have to be under an unsightly tarp through the winter months as our backyard is located on the corner and it is visible from the street.

Attachment: PZC materials - 1-28-25 (2025-10 : 1101 S Smith Street - SU setback)

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

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

a. Will meet the following aesthetic criteria:

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

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

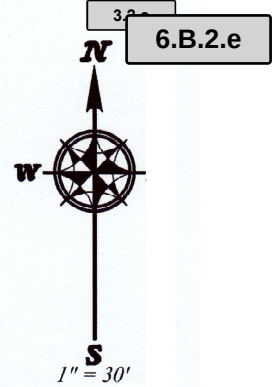
No fence around the shed. We only have a fence on the north side of the house facing the street.



MURRY AND MOODY, LTD.

Land Surveyors

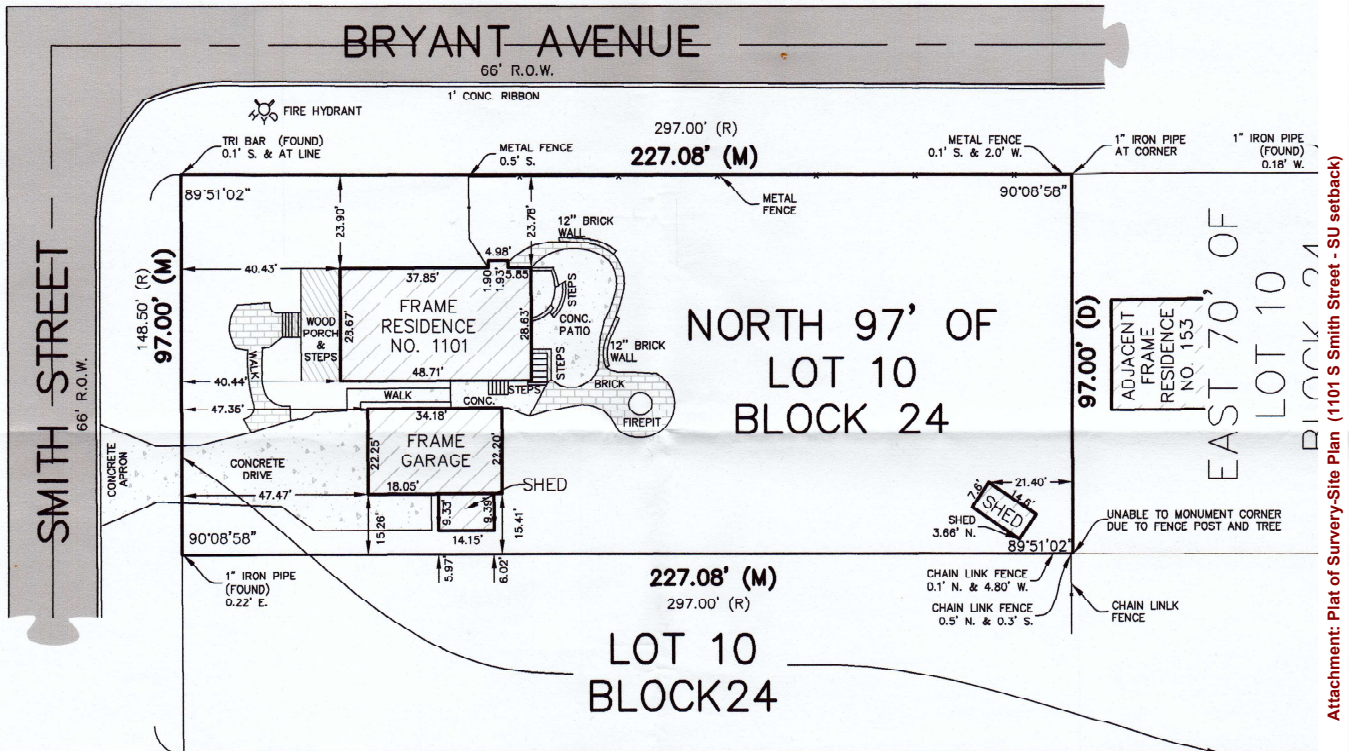
Illinois Professional Land Surveying Firm Corporation License No. 184-002845
933 S. Plum Grove Road, Suite 101
Palatine, Illinois 60067
www.murrysurvey.com info@murrysurvey.com Phone: (847)358-5960



PLAT OF SURVEY OF

THE NORTH 97 FEET OF LOT 10 (EXCEPT THE EAST 70 FEET THEREOF) IN BLOCK 24
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EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA = 22,027 ± S.F. / 0.506 ACRES



Attachment: Plat of Survey-Site Plan (1101 S Smith Street - SU setback)

Attachment: PZC materials - 1-28-25 (2025-10 : 1101 S Smith Street - SU setback)

END AND NOTES

Dimensions shown thus: 50.25 are feet and decimal parts thereof. Angular dimensions shown thus: 90°00'00" indicate degrees, minutes and seconds.

'N 90°00'00" E indicates measure dimension / bearing.
1 / (N 90°00'00" E) indicates record dimension / bearing.
d] / [N 90°00'00" E d] indicates deed dimension / bearing.

Dimensions shown hereon, if any, per local or assumed data, shown otherwise.

Locate your points before using same and report any changes immediately.

Legal description with deed or title policy and report any discrepancy immediately. Building lines and easements, if any, shown hereon are as shown on the recorded subdivision plat indicated.

Project Number: 24-1304

Prepared For: Ken Ligon

STATE OF ILLINOIS } S.S. COUNTY OF COOK }

I, Barbara C. Murry, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey and that this professional service conforms to the current Illinois minimum standards for a boundary survey.

Date of completion of field work: December 05, 2024

Palatine, Illinois: December 06, 2024

Illinois Professional Land Surveyor - Barbara C. Murry
License Renewal date: November 30, 2024

035-003529

Project Number: 24130400

Field Book: 166M-76-77

Drawing File: 24130400.dwg

Packet Pg. 82



9' 5" WIDE FROM GARAGE
14' 2" FROM FRONT TO BACK

DOOR 6' WIDE + 81 1/2" HEIGHT

9' 3" TALL ON THE GARAGE SIDE
8' 0" TALL ON THE YARD SIDE

7' 0" FROM THE PROPERTY LINE Approximately 5.97 feet per survey

3 CONCRETE PIERS - 12" DIAMETER + 46" DEEP

Lyn Bremanis

Subject: FW: 1101 South Smith Street - Flie NO. SU-000147-2024

From:

Sent: Wednesday, November 13, 2024 1:02 PM

To: 'bvyverberg@palatine.il.us' <bvyverberg@palatine.il.us>; 'lbermanis@palatine.il.us' <lbermanis@palatine.il.us>

Subject: 1101 South Smith Street - Flie NO. SU-000147-2024

TO:

Lyn Bremanis and Ban Vyverberg @ the Village of Palatine

FROM:

Jeff Schrader of 1125 South Smith Street, Palatine, IL 60067

DATE:

11/13/2024

RE:

Planning and Zoning Commission, November 26, 2024, 7:00pm.

Special Use to permit an addition to be set back 7 feet from the side yard lot line, instead of the minimum required 15 feet.

I received a NOTICE OF PUBLIC HEARING for the above address, for the above Special Use; thank you for sending out the yellow post card.

I may not be able to make the above meeting, but wished for you and the Planning and Zoning Commission to know, that as a home owner and occupant on South Smith Street, I am in favor of granting the special use. The Petitioner is a long time Village resident, and has taken great pride in his residence and landscaping at 1101 S. Smith Street; the Village should be proud of the continual renovations and upkeep at this address. The 135 sq ft addition is not noticeable to me.

Thank you for allowing me to voice my opinion on this matter.

Could you please let me know that you received this email and that will you include my comment in your file?

Sincerely,

Jeff Schrader

1125 South Smith Street
Palatine, IL. 60067

Attachment: PZC materials - 1-28-25 (2025-10 : 1101 S Smith Street - SU setback)

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 1101 S. SMITH 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 9TH day of JANUARY, A.D. 2025, and the last publication thereof was made on the 9TH day of JANUARY, A.D. 2025.

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

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



Mary Alice Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 9TH day of JANUARY, A.D., 2025.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 9TH day of JANUARY, A.D., 2025.

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

Attachment: PZC materials - 1-28-25 (2025-10 : 1101 S Smith Street - SU setback)



Attachment: PZC materials - 1-28-25 (2025-10 : 1101 S Smith Street - SU setback)

EXHIBIT 7 - Petitioner Pictures



Attachment: PZC materials - 1-28-25 (2025-10 : 1101 S Smith Street - SU setback)



Attachment: PZC materials - 1-28-25 (2025-10 : 1101 S Smith Street - SU setback)



Attachment: PZC materials - 1-28-25 (2025-10 : 1101 S Smith Street - SU setback)



Attachment: PZC materials - 1-28-25 (2025-10 : 1101 S Smith Street - SU setback)



2. 1101 S Smith Street - **Recommend To Approve**

SU-000147-2024 – 1101 S Smith St

Notice was published in the Journal & Topics on January 9th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

- . Application
- . Proof of Ownership
- . Plat of Survey-Site Plan
- . Elevation
- . Letter of Support
- . Public Notice

Background:

The Subject Property, zoned R-1 Single-Family Residential and is approximately 22,000 square feet (0.5 acres). It was annexed into the Village in 1990 and the attached garage was built in 2021 and met the minimum setback (15 feet) from the side lot line.

The Petitioner subsequently constructed an addition, without a permit, on the south side of the garage, which now encroaches into the required minimum 15-foot side yard setback. The Petitioner is requesting approval for a Special Use to permit an addition to be set back 5 feet from the side yard lot line, instead of the minimum required 15 feet.

Sworn in petitioner: Ken Ligon – 1101 S Smith Street. & Claudette Cooper 1101 S Smith Street

Mr. Ligon states that he was unaware that a permit was required for the shed he built. He explains that the shed is located off the side of the house and is set 7 feet from the property line.

He further explains that he previously built a garage in 2021, replacing an old garage that had a shed attached to it, which was only 2 feet from the property line. He clarifies the property layout and mentions that after removing a fence, his neighbor now has access to move between the back and front of their house.

Mr. Ligon apologizes for not obtaining the necessary permits and states that the shed is used solely for storing lawn furniture. He notes that his large backyard contains a significant amount of outdoor furniture, which he previously covered with a tarp, creating an eyesore and reducing the furniture's longevity. He emphasizes that the shed has no electricity or sewer connections and is not accessible from the garage—it is strictly for storage. He adds that, being on a corner lot, the tarped furniture was highly visible and unsightly, which is why he built the shed.

Chairman Wood asked for clarification about the shed and how long Mr. Ligon had owned the house.

Mr. Ligon responded that they've been there for 38 years. They purchased the home when it was unincorporated Cook County. There was originally a shed in the same location that was built in approximately 1988. He states that his neighbors have remained the same since Mr. Ligon's purchase of the house, although it is now the son and daughter-in-law who own the neighboring property and they are in favor of the shed.

Chairman Wood asked if, before the shed was built, there would have been another place on the property to build the shed without encroaching on the setback.

Mr. Ligon explained that it was the perfect place to build the shed due to the outdoor furniture in both the front and back yards, making it the most convenient location.

Commissioner Friedman asks if there is another shed on the property and he wonders if a better solution would have been to rotate it 90 degrees and built it off the back of the garage.

Mr. Ligon states there is a maple tree and it may have been able to be placed at the corner, but the tree branches would overhang.

Commissioner Roth-Wurster notes that the garage built in 2021 required a 15' set back and wonders why there was confusion on a permit for the shed and the setback requirements?

Mr. Ligon states he didn't realize because, in his mind, it was just a shed holding furniture.

Commissioner Schubert asks if the driveway was constructed after the shed was built or if it was always like that. Mr. Ligon states it was always there.

Commissioner Bettenhausen asks if they thought about tearing down the shed in the back corner of the lot and getting a bigger shed. Mr. Ligon states that the shed houses his lawn equipment and snow blowers, and the lawn furniture is too heavy to be moved to the back of the yard.

Chairman Wood states it is more of a convenience factor. Mr. Ligon states that is correct and they just wanted to get the furniture off the patio in the winter months. Chairman Wood views the site plan again and works to determine if there would have been any other solution. Mr. Ligon believes the solution he has works best for him.

Commissioner Cavanaugh questions the driveway and asks if the apron was part of the garage build and approved? Ms. Bremanis states it was and approved. Originally, they wanted a 3-car detached garage, but it was denied as it was too close to the lot line. She goes on to explain that the garage is now attached to the house – a single primary structure, not a detached garage. The shed is attached and goes into the 15' setback.

Commissioner Cavanaugh states the garage is 15' from the setback and we allowed the driveway apron to go over. Ms. Bremanis explains that driveways can encroach into the setback as long as they meet the requirements for maximum width and a 2' setback from the lot line, which the plans did. Commissioner Cavanaugh states it's a large, odd-shaped driveway, and if we approved the driveway, he can understand how the homeowner may have been confused.

Ms. Bremanis clarifies that the driveway didn't need approval or relief – they only needed a building permit.

Mr. Ligon states that the previous shed had no space between the shed and the property line next to them for 35 years. He believes the new shed is a better solution, noting that the neighbor wasn't able to walk from the backyard to the front yard and now he can ride his lawn mower around the house. He added the shed at the end of the summer.

Commissioner Kolososki asks if the permit process was difficult. Mr. Ligon states the garage permit was difficult because they didn't get what they wanted.

Commissioner Kolososki asks how he came up with the shed size. Mr. Ligon states that he measured his furniture and built the shed so it would all fit.

Ms. Bremanis further states that lot coverage is well under what is permitted. Height meets the height requirement.

Sworn in: Mary Ann Chiro-White – 172 W Bryant Avenue. She states that her house faces their patio. She has been here for over 40 years and these owners have done a lot of work to improve the property and is in support of their request. She states it's a beautiful structure and a beautiful house.

STAFF RECOMMENDATION:

The Petitioner constructed an addition to the existing attached garage, without obtaining the required building permit. The addition encroaches over 9 feet into the required side yard setback. The property, however, could accommodate a detached shed of the same size elsewhere in the rear yard and comply with all of the zoning requirements. Therefore, Staff recommends denial of the proposed Special use. If the Planning and Zoning Commission recommends approval, Staff recommends the following condition:

1. The Special Use shall substantially conform to the site plan submitted by the petitioner dated 12/06/2024 and elevation submitted by the Petitioner except as such plans may be changed to conform to Village Codes and Ordinances.
2. A building permit will be required to ensure that the completed addition

complies with applicable codes.

Commissioner Schubert asks if the request is approved and the building permit is issued, what will happen if the footings are not compatible and do not meet code. Would they have to tear it down? Ms. Bremanis states it would have to be corrected, and the structure would have to meet building code. Commissioner Schubert states that it may have to be removed to comply.

Commissioner Roth-Wurster asks how this came to the zoning committee and how the village was notified about this substandard structure. Ms. Bremanis states it was noted during a new roof inspection for a roofing permit.

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

Commissioner Cavanaugh Made a motion to approve subject staff's conditions; seconded by Commissioner Schubert.

DISCUSSION:

Commissioner Kolososki acknowledges that the owner didn't realize the permit was needed. While not condoning the oversight, he expresses understanding that this happens often. He mentions that the shed doesn't look obnoxious and is in favor of the request.

Commissioner Cavanaugh states that he can see both sides of the situation. He acknowledges that, having been through the process before, the owner should have been aware of the permit requirement. However, he is also confused by the driveway, as it appears to encroach as well. He mentions that if the owner had come beforehand with pictures and an explanation for why the placement made sense, it might have been more clear. He points out that the shed matches the house and garage, and he understands the practicality of having it in the large backyard. Given that the furniture is heavy, he is inclined to support the request, though he remains on the fence.

Chairman Wood states that if the owner had come before the commission earlier, she would have understood the reasoning behind the shed's placement, given the heavy furniture and the convenience of having it closer to the furniture location. She suggests that maybe placing the shed behind the garage could have been a solution that conformed to the regulations. However, she notes that there was a shed there previously, which existed in a non-conforming location for many years. Since the neighbors don't object, the situation makes sense, but she questions whether the location is ultimately the right one. She remains undecided.

Commissioner Ruth-Wurster states that after considering all the factors, she

acknowledges the need for the shed. However, she notes that she would have approved the request if it were located at a different spot on the property. She believes that with a different placement, it would have been more in line with the zoning requirements and regulations.

Commissioner Friedman states that there are other solutions that would have been code-compliant. While he appreciates the hardship of the situation, he questions whether the shed would have been approved if it had not already been built. He points out that the property was part of Cook County when the original shed was built and notes that Cook County also had building codes and setbacks, so it is unclear whether the shed would have met their codes either. Commissioner Bettenhausen expresses difficulty with the request because the entire shed is within the setback. He believes there were other options available for placing the shed, especially given the large lot. He suggests that there were other places on the property where the shed could have been located without encroaching on the setback.

Chairman Wood summarized that this request has met the standards and was approved by a vote of 4-3. This item will tentatively go to Village Council on Monday February 10, 2025.

RESULT:	RECOMMEND TO APPROVE [4 TO 3]
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Tim Schubert, Commissioner
AYES:	Wood, Kolososki, Cavanaugh, Schubert
NAYS:	Roth-Wurster, Friedman, Bettenhausen
ABSENT:	Noonan, Fedota

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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 1101 S. SMITH 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 9TH day of JANUARY, A.D. 2025, and the last publication thereof was made on the 9TH day of JANUARY, A.D. 2025.

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the following Journal & Topics
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(Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
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- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal



Mary Alice Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 9TH day of JANUARY, A.D., 2025.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 9TH day of JANUARY, A.D., 2025.

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

Attachment: Public Notice (2025-10 : 1101 S Smith Street - SU setback)

Consider an Ordinance Approving Rear and Side Yard Setback Reductions for a Building Addition at 15 S. Rose Street

BACKGROUND:

The Subject Property is zoned R-3 Multi-Family and is approximately 6,050 square feet. The property was annexed in 1869 and currently consists of a single-family residence with a detached garage in the rear yard.

The Petitioner is proposing to build a one-story addition, which encroaches into the minimum required side yard and rear yard setbacks. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit an addition to be set back 28 feet from the rear lot line, instead of the minimum required 40 feet and approximately 6 feet from the side yard to the south, instead of the minimum required 11 feet.

KEY ISSUES:

- The Subject Property is zoned R-3 Multi-Family Residential and occupied by a single-family home, which is a permitted use.
- The Petitioner is proposing to demolish the existing detached garage and construct a small one-story addition at approximately 100 square feet and attached single-car garage at approximately 360 square feet. For reference, the existing detached garage maintains a 5.05-foot setback along the south side of the property. The proposed attached garage would increase the side yard setback to 6 feet.
- Based on a zoning review of the Subject Property, the required setbacks restrict the property in such a way that any addition to the home would require zoning relief. The lot coverage is within the Code requirement at 49% versus the maximum allowed 50%.
- The existing rear setback is nonconforming at 38 feet, instead of the minimum required 40 feet. The side yard setback (south side) is approximately 21 feet.

ALTERNATIVES:

1. Approve the Special Use to permit a one-story addition to encroach into the required side and rear yard setbacks.
2. Do not approve the Special Use to permit a one-story addition to encroach into the required side and rear yard setbacks.

RECOMMENDATION:

Public Hearing: PZC meeting on January 28, 2025.

Residents testifying: None

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

ACTION REQUIRED:

A motion to approve the ordinance granting a Special Use to permit an addition to encroach into the required side and rear yard setbacks at 15 S. Rose Street.

ATTACHMENTS:

- Aerial Map
- ORD SU 15 S Rose Street
- EXHIBIT - Site Plan
- EXHIBIT - Elevation and Floor Plans
- PZC materials - 1-28-25
- DRAFT PZC minutes - 1-28-25
- Public Notice

RESULT: **MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**

MOVER: Jim Schwantz, Mayor

SECONDER: Joe Falkenberg, District 4 Councilman

AYES: Schwantz, Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms



Attachment: Aerial Map (2025-11 : 15 S. Rose Street - SU Setbacks)

0 100 200
ft

Print Date: 1/17/2025

Notes

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

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A SPECIAL USE AT
15 S. ROSE STREET**

WHEREAS, pursuant to a petition and public hearing on January 28, 2025, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit an one-story addition to be set back 28 feet from the rear lot line, instead of the minimum required 40 feet and approximately 6 feet from the side yard to the south instead of the minimum required 11 feet , pursuant to Section 10.07 (h) (1) of the Palatine Zoning Ordinance, on the following legally described property:

OF THE NORTH 55 FEET OF LOT 36 IN GORSLINE'S ADDITION TO PALATINE, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 1.0, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 15 S. Rose Street (PIN# 02-22-201-056-0000)

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

SECTION 1: Special Use to permit a one-story addition to be set back 28 feet from the rear lot line, instead of the minimum required 40 feet and approximately 6 feet from the side yard to the south instead of the minimum required 11 feet, pursuant to Section 10.07 (h) (1) of the Palatine Zoning Ordinance, is hereby granted, subject to

Attachment: ORD SU 15 S Rose Street (2025-11 : 15 S. Rose Street - SU Setbacks)

ORDINANCE NO.

Page 2 of 2

the following condition(s):

1. The Special Use shall substantially conform to the Site Plan and Elevations submitted by the DonnaLee Floeter, architect dated 12/03/2024, except as such plans may be changed to conform to the Village's Codes and Ordinances.

2. A final drainage plan shall be submitted in a manner acceptable to the Village Engineer, in conjunction with the build permit application. All drainage must exit the property through the front of the property (west side). Directing any storm runoff to neighboring properties is strictly prohibited.

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

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

PASSED: This _____ day of _____, 2025

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

APPROVED by me this _____ day of _____, 2025

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____ day of _____, 2025

Village Clerk

Attachment: ORD SU 15 S Rose Street (2025-11 : 15 S. Rose Street - SU Setbacks)

Hiebert Residence

15 S. Rose Street

Palatine, IL 60067

SCOPE OF WORK:

Existing property is a one-story frame single-family residence with 3 bedrooms and 1 bath, full unfinished basement, 1-car detached frame garage. Detached garage to be demolished and a new 1-car attached garage constructed in south side yard, kitchen addition constructed in east rear yard. Additional interior remodeling includes existing bath, middle bedroom to become closets and sitting room, reconfigured stairs to basement, former kitchen to become mudroom, laundry closet and half-bath. Exterior work includes new siding and new roofing.

DonnaLee M. Floeter

Architect
3306 Hayes Street
Evanston, Illinois 60201
P 847.322.7484 DonnaLeeFloeter@gmail.com

DATE
FOR ZONING
12/31/2024

Zoning Requirements per Village Code

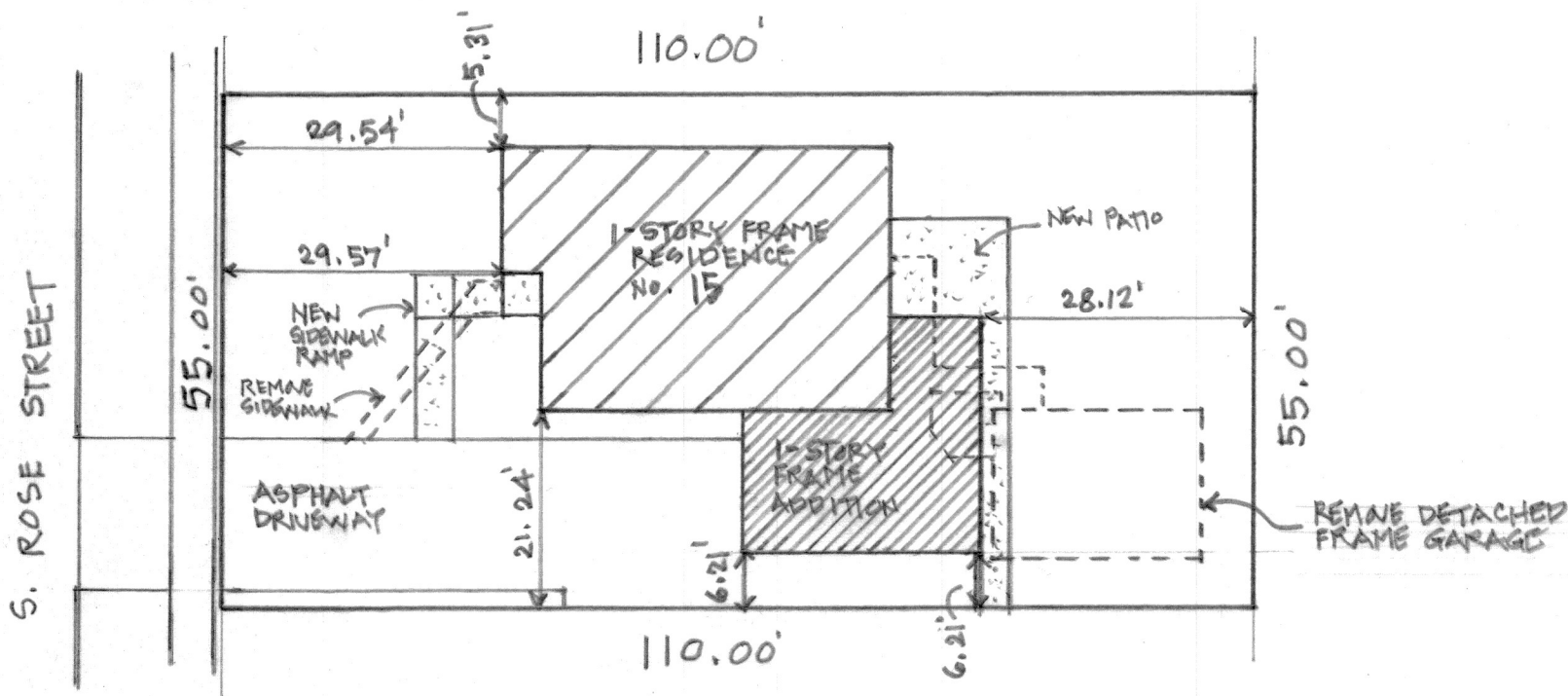
Property is located in the R-3 Zoning District
Requirements are:
Front yard setback: 30'
Side yard setback: 6' min., combined 16'
Rear yard setback: 40'
Max. FAR: 50%

Existing Data

Lot Area: 55' x 110' = 6050 square feet
Front yard setback, West: 29.54'
Side yard setback, North: 5.31'
Side yard setback, South: 21.23'
Combined side yards: 26.54'
Rear yard setback, East: 38.12'
Allowed FAR, 50%: 3025.0 sq ft
Existing lot coverages: House: 1135.61 sq ft
Garage: 356.61 sq ft
Total: 1492.22 sq ft (24.66%)

Proposed Data

Front yard setback, West: 29.54' (no change)
Side yard setback, North: 5.31' (no change)
Side yard setback, South: 6.00' (at new attached garage)
Combined side yards: 11.31'
Rear yard setback, East: 28.12' (at new addition)
Proposed lot coverage: Total: 1595.61 sq ft (26.37%)



SITE PLAN

1" = 20'-0"

BASED ON PLAT OF SURVEY BY
PREFERRED SURVEY INC
DATED MARCH 27, 1996

Garage & kitchen addition, interior remodeling

Hiebert Residence

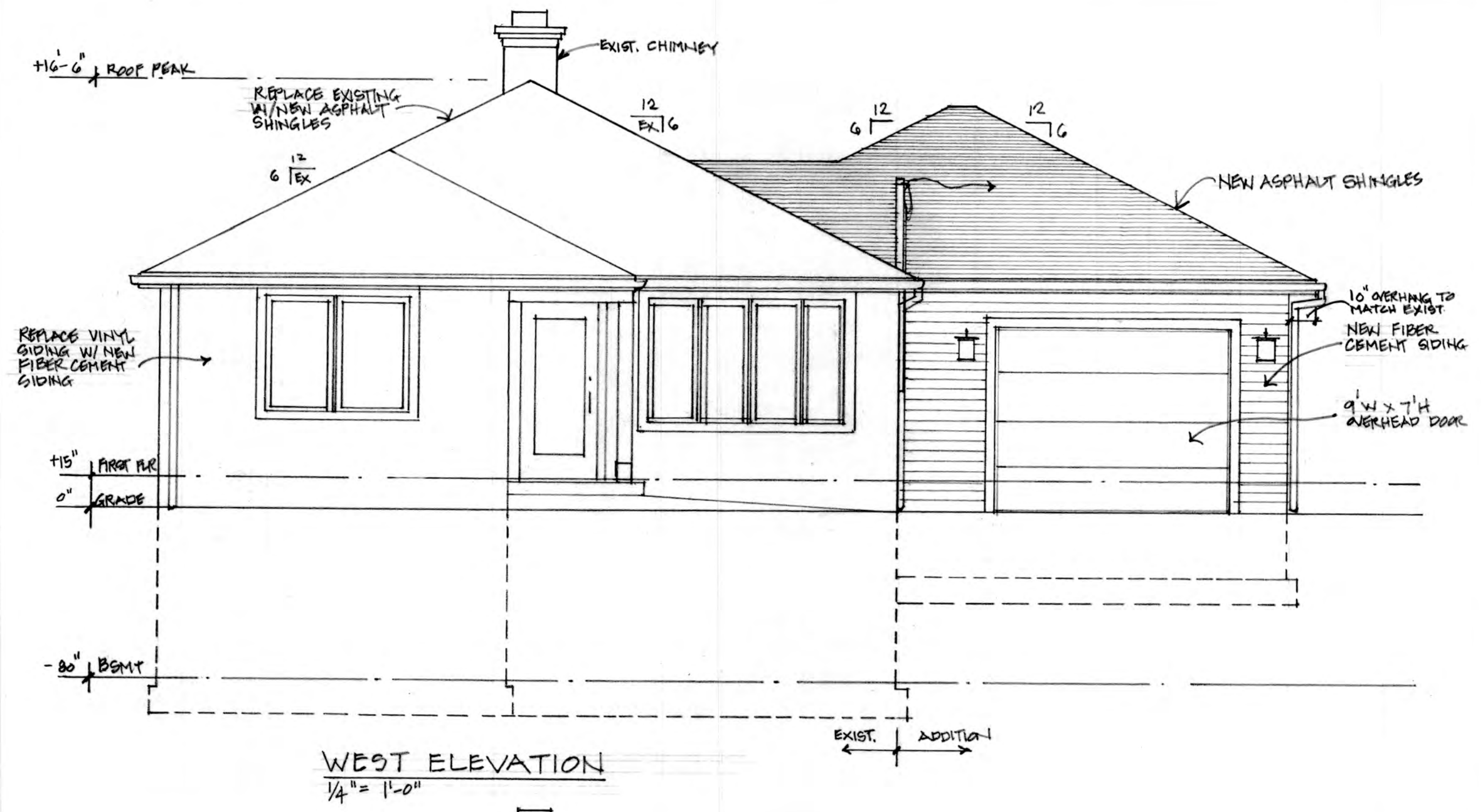
15 S. Rose Street
Palatine, Illinois 60067

SITE PLAN
NOTES

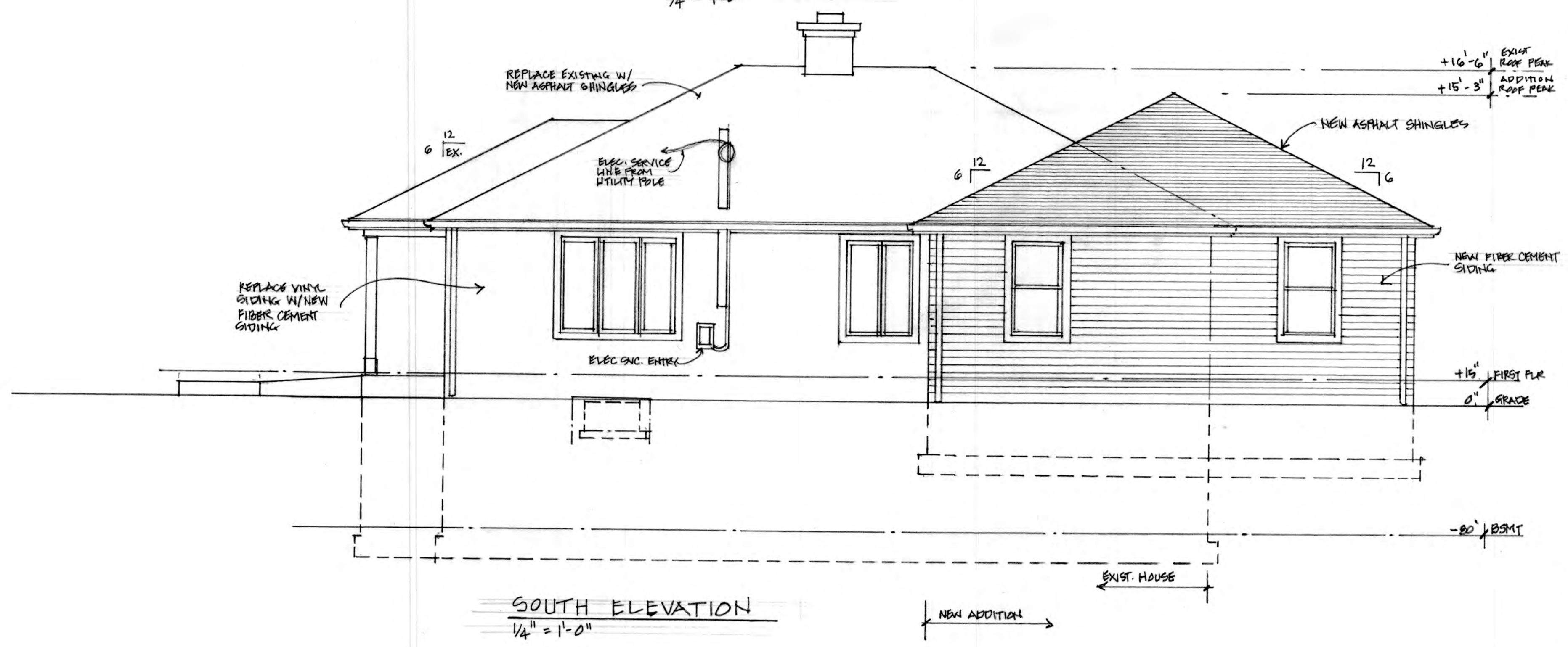
SHEET

1

OF 6



WEST ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"

DonnaLee M. Floeter
Architect
3306 Hayes Street
Evanston, Illinois 60201
P 847.322.7484 DonnaLeeFloeter@gmail.com

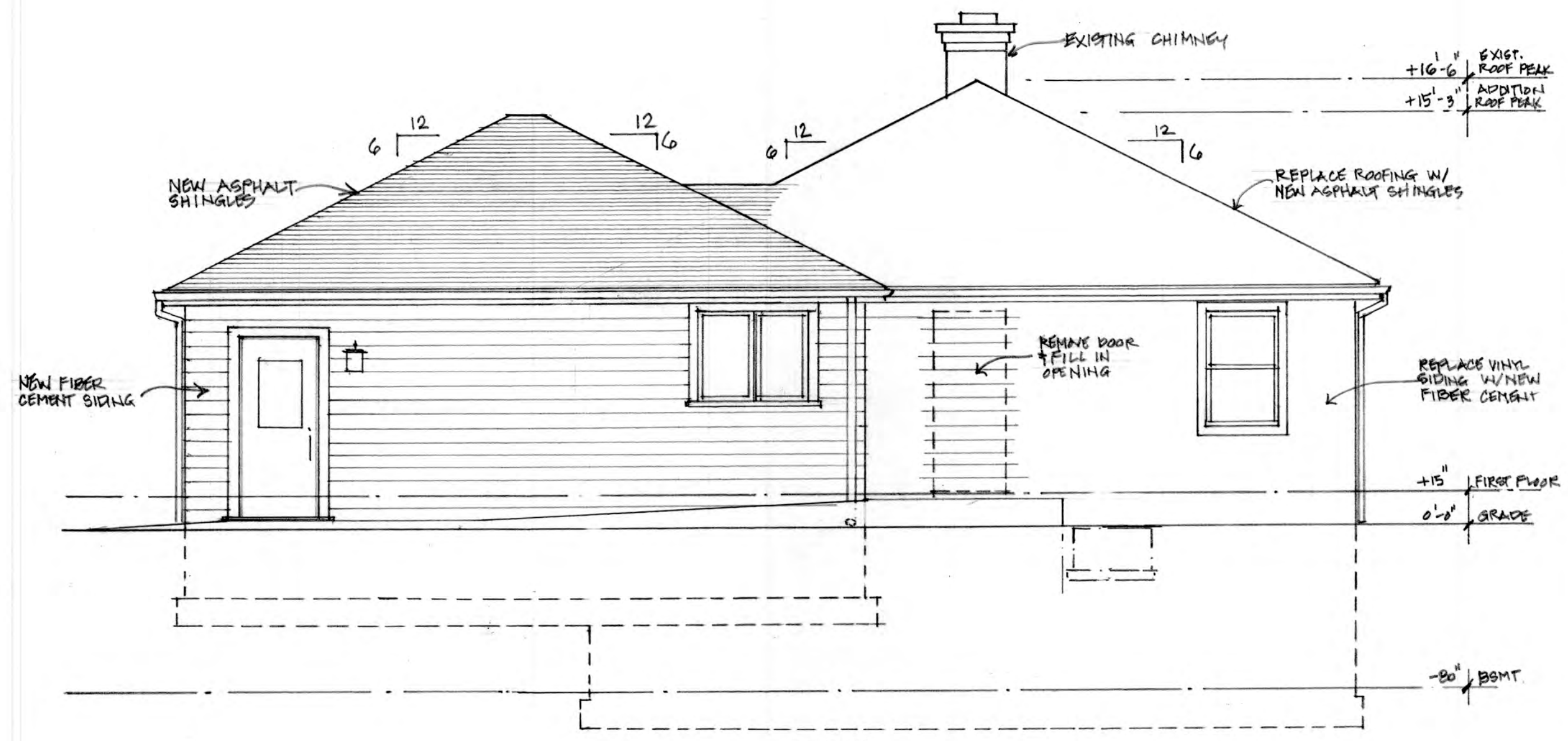
DATE FOR ZONING
12/3/2024

Garage & kitchen addition, interior remodeling
Hiebert Residence
15 S. Rose Street
Palatine, Illinois 60067

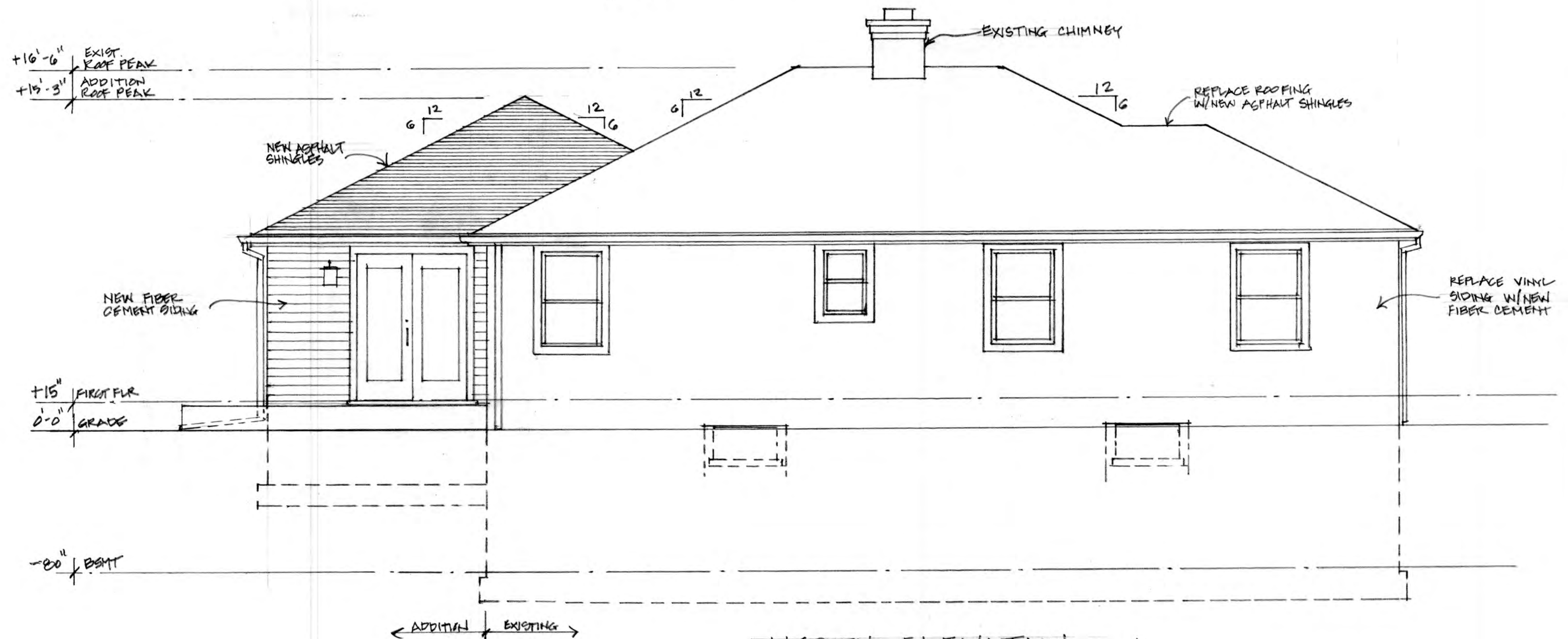
WEST ELEVATION
SOUTH ELEVATION

SHEET
5
OF 6

Attachment: EXHIBIT - Elevation and Floor Plans (2025-11 : 15 S. Rose Street - SU Setbacks)



EAST ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"

DonnaLee M. Floeter
Architect

3306 Hayes Street
Evanston, Illinois 60201
P 847.322.7484
DonnaLeeFloeter@gmail.com

DATE FOR ZONING
12/3/2024

Garage & kitchen addition, interior remodeling

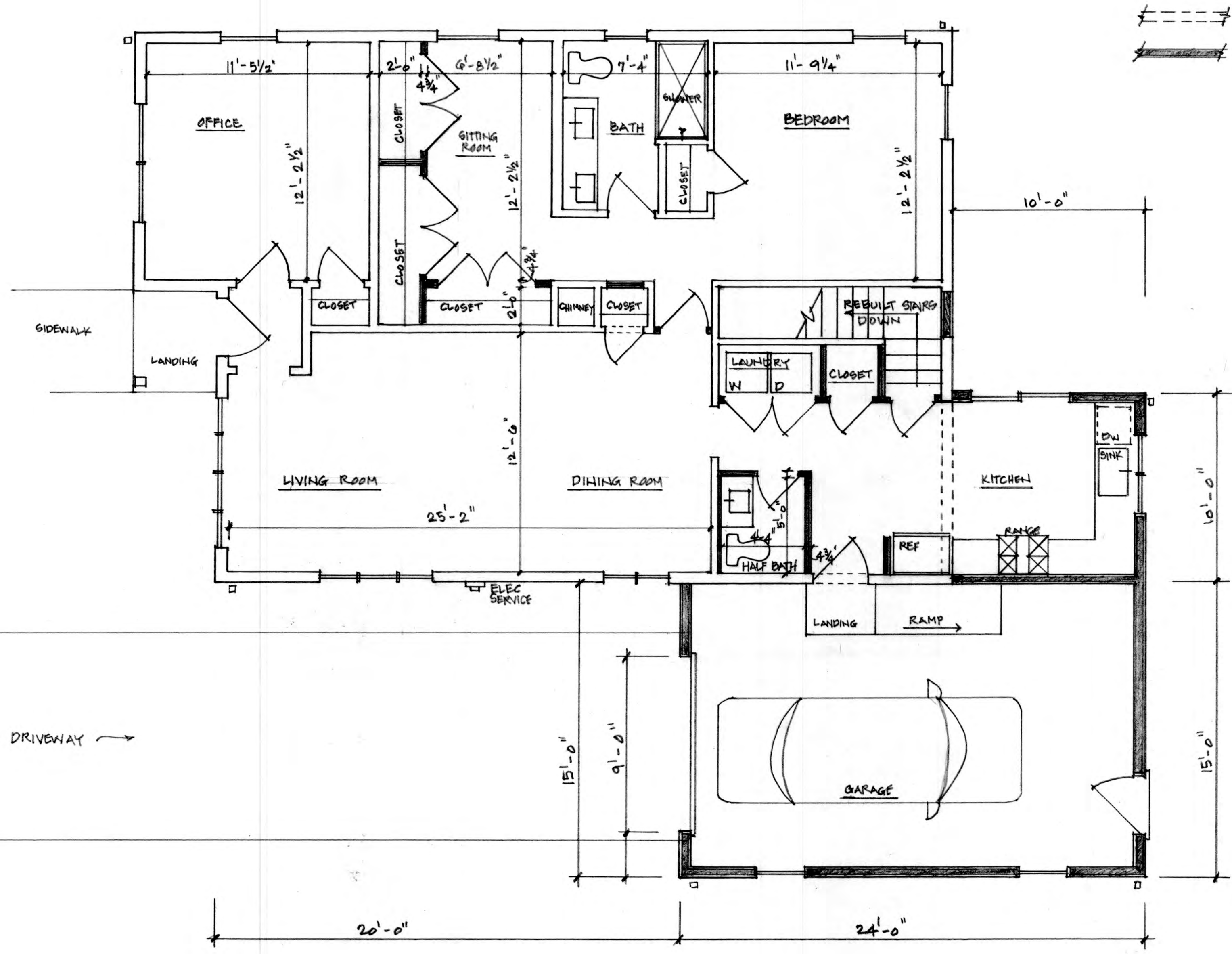
Hiebert Residence

15 S. Rose Street
Palatine, Illinois 60067

EAST ELEVATION
NORTH ELEVATION

SHEET

6
OF 6



--- CONSTRUCTION TO BE REMOVED
--- NEW CONSTRUCTION

FIRST FLOOR PLAN
1/4" = 1'-0"

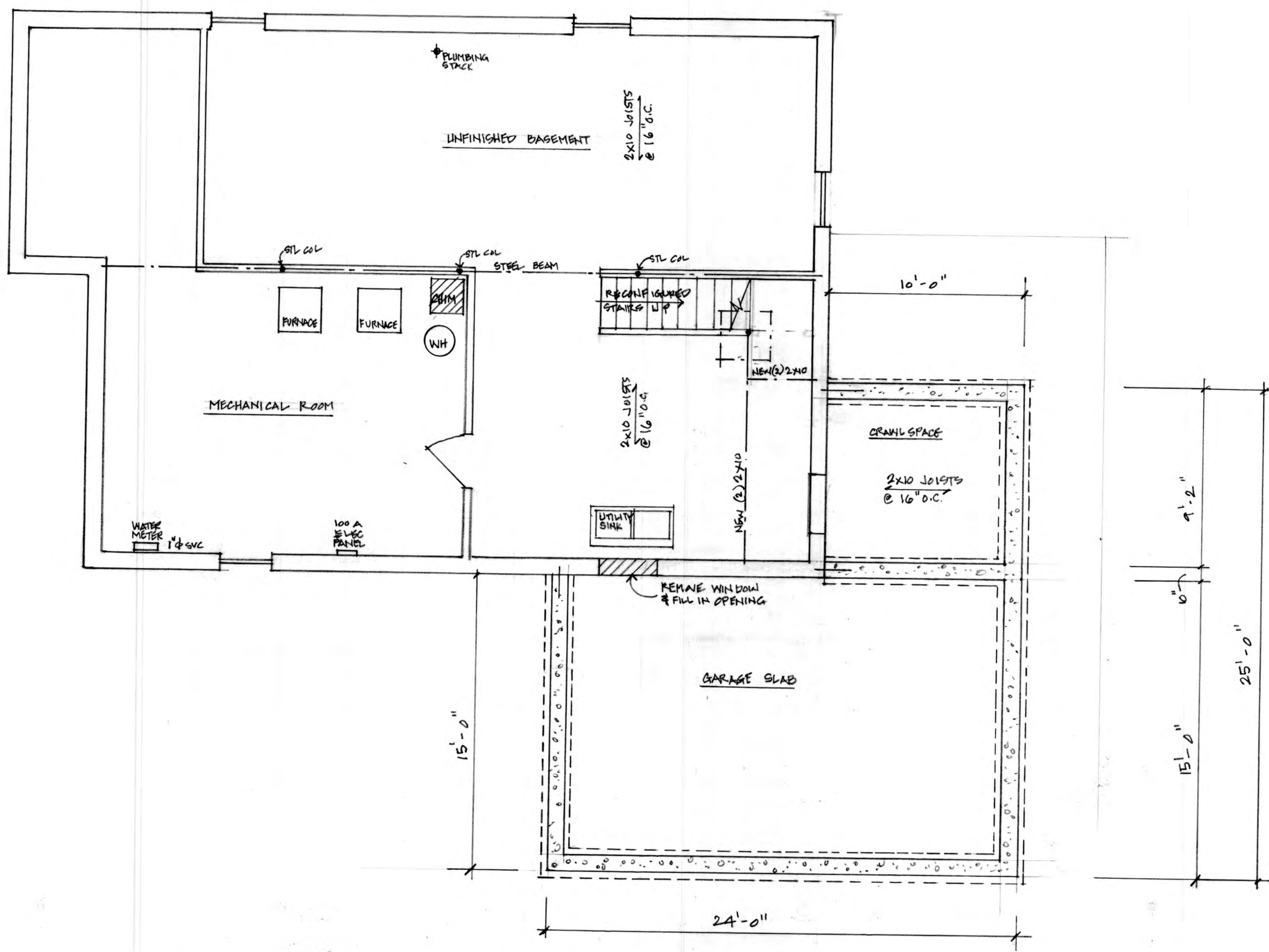
DonnaLee M. Floeter
Architect
3306 Hayes Street
Evanston, Illinois 60201
P 847.322.7484
DonnaLeeFloeter@gmail.com

DATE FOR ZONING
12/3/2024

Garage & kitchen addition, interior remodeling
Hiebert Residence
15 S. Rose Street
Palatine, Illinois 60067

FIRST FLOOR PLAN

SHEET 2 OF 6



BASEMENT / FOUNDATION PLAN
1/4" = 1'-0"

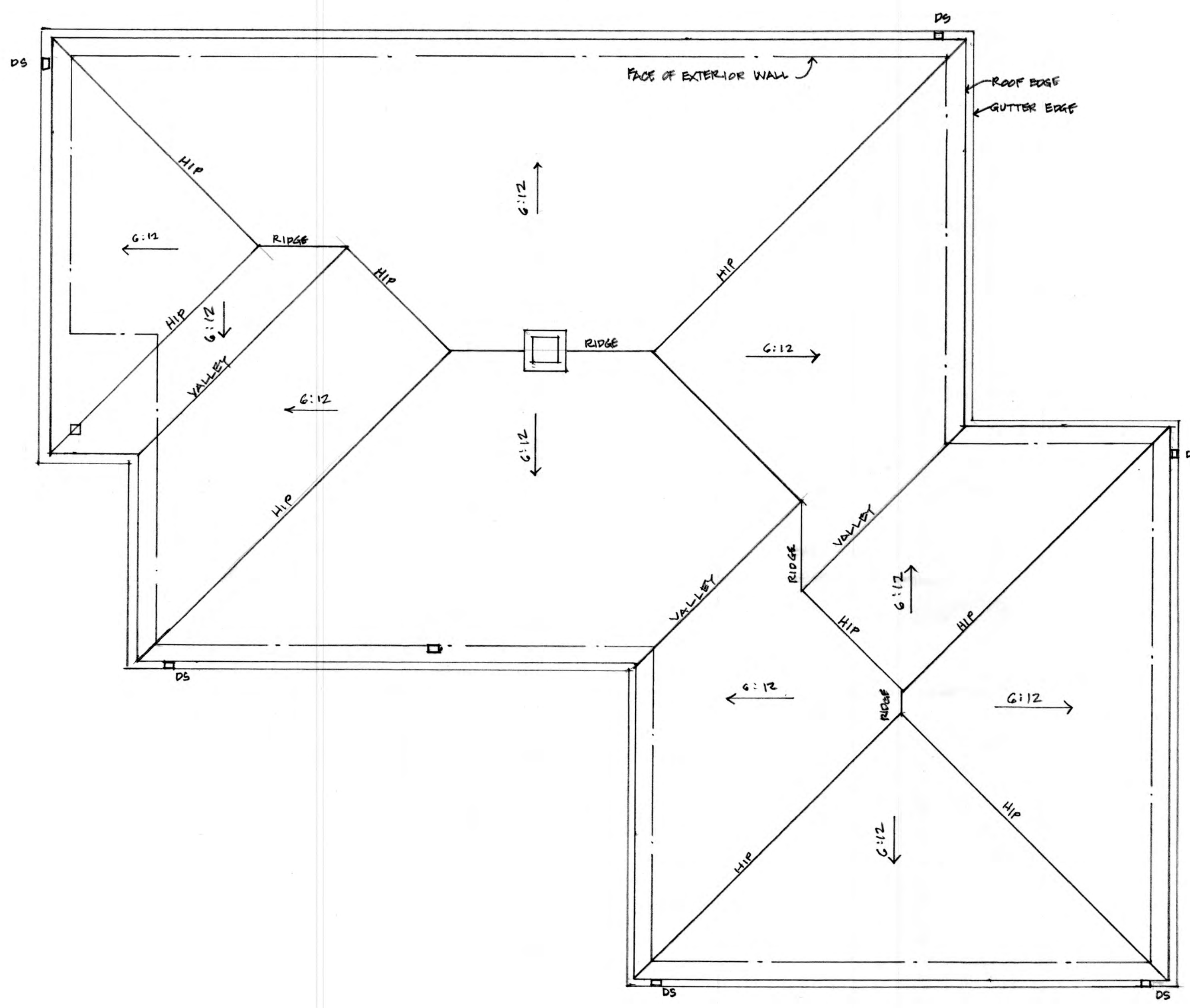
DonnaLee M. Floeter
Architect
3306 Hayes Street
Evanston, Illinois 60201
P 847.322.7484
DonnaLeeFloeter@gmail.com

DATE
FOR ZONING
12/3/2024

Garage & kitchen addition, interior remodeling
Hiebert Residence
15 S. Rose Street
Palatine, Illinois 60067

BSMT/FOUND. PLAN

SHEET
3
OF 6



ROOF PLAN
1/4" = 1'-0"



DonnaLee M. Floeter
Architect
3306 Hayes Street
Evanston, Illinois 60201
P 847.322.7484 DonnaLeeFloeter@gmail.com

DATE
FOR ZONING
12/3/2024

Garage & kitchen addition, interior remodeling
Hiebert Residence
15 S. Rose Street
Palatine, Illinois 60067

ROOF PLAN

SHEET
4
OF 6

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 01/28/25 07:00 PM

STAFF REPORT (ID # 9545)

15 S Rose Street

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: DonnaLee Floeter, Agent

PLAN NUMBER: SU-000151-2024

BACKGROUND:

The Subject Property is zoned R-3 multi-Family and is approximately 6,050 square feet. The property was annexed into the Village in 1869 and currently consists of a single-family residence with a patio and detached garage in the rear yard.

The Petitioner is proposing to build an addition that encroaches into the required minimum side yard and rear yard setbacks. Therefore, the Petitioner is requesting the following:

Special Use to permit an addition to be set back 28 feet from the rear lot line, instead of the minimum required 40 feet and approximately 6 feet from the side yard to the south instead of the minimum required 11 feet.

Surrounding Zoning/Uses:

North: R-3 Multi-Family Residential
South: R-3 Multi-Family Residential
East: R-3 Multi-Family Residential
West: R-3 Multi-Family Residential

KEY ISSUES:

- While the property is zoned R-3 Multi-Family Residential, it is occupied by a single-family home and is a permitted use.
- The Petitioner is proposing to demolish the existing detached garage and construct a small addition at approximately 100 square feet and attached single-car garage at approximately 360 square feet. For reference, the existing detached garage maintains a 5.05-foot setback along the south side of the property. The proposed attached garage would increase the side yard setback to 6 feet.

- Based on Staff's review of the Subject Property, the required setbacks are restricting the property to a point where any addition to the primary structure would require zoning relief.
- The home is currently existing nonconforming, as the rear setback is 38 feet, instead of the minimum required 40 feet. The side yard setback is approximately 21 feet, thus any garage addition would encroach into the required side yard and require relief.
- Lot coverage meets code at 49% versus the maximum allowed 50%.

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

STAFF RECOMMENDATION The Petitioner proposes to construct a home addition to the side and rear of the existing residence. The Subject Property has a non-conforming required rear yard setback and cannot be expanded without zoning relief. Additionally, the existing side yard setback is minimal and incorporating a functional attached garage will also require relief.

No issues were identified by Community Services or Engineering. The proposed addition is not anticipated to cause any substantial injury to the value of surrounding properties. Therefore, Staff recommends approval of the requested Special Use, subject to the following condition:

1. The Special Use shall substantially conform to the Site Plan and Elevations submitted by the DonnaLee Floeter, architect dated 12/03/2024, except as such plans may be changed to conform to the Village's Codes and Ordinances.
2. A final drainage plan shall be submitted in a manner acceptable to the Village Engineer, in conjunction with the build permit application. All drainage must exit the property through the front. Directing storm runoff to neighboring properties is strictly prohibited.

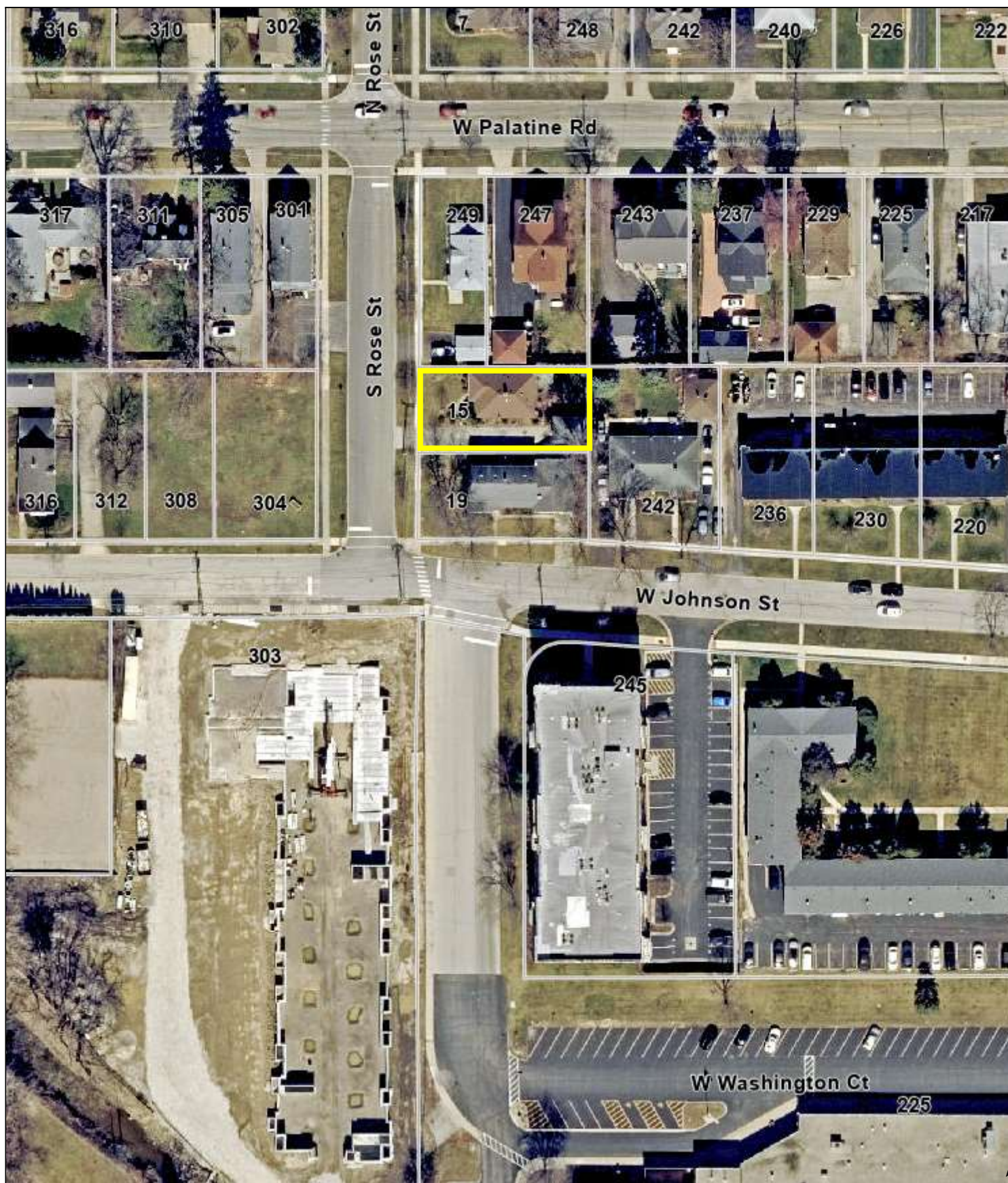
ATTACHMENTS:

- Aerial Map
- SU Application

Staff Report (ID # 9545)
Meeting of January 28, 2025

- Plat of Survey
- Site Plan
- Elevations and Floor Plans
- Public Notice

Attachment: PZC materials - 1-28-25 (2025-11 : 15 S. Rose Street - SU Setbacks)



0 100 200
ft

Print Date: 1/17/2025

Notes

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

Attachment: PZC materials - 1-28-25 (2025-11 : 15 S. Rose Street - SU Setbacks)



SPECIAL USE APPLICATION

Department of Planning & Zoning

200 E. Wood Street • Palatine, IL • 60067-5339
 Telephone: (847) 359-9047 • Fax (847) 963-6247

Petitioner Name

DonnaLee Floeter

Business Name (if applicable)

Subject Property Address

15 S Rose Street

Please provide a description of your proposed request:

Existing frame one-story single family home with detached garage to have that detached garage removed and a new attached garage and kitchen addition constructed on the south and east sides of the home. Additional interior remodeling is also proposed. Addition will result in a south side yard setback of 6.21' and a rear yard setback of 28.12'

Petitioner Justification

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

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

The new homeowners are planning to add the garage and remodel the home to accommodate an "aging in place" strategy as they move to Palatine from Tennessee be nearer to family members. The current detached garage is in need of replacement and the proposed attached garage will allow the homeowners to enter and leave the home in a safe, secure manner, especially in bad weather.

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

The property will be maintained in a safe, code-compliant manner during construction and will be cared for and kept up after the work is complete and the homeowners can enjoy living in their new home.

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

The addition and remodeling will improve the value of the subject property and will enhance the values of neighboring property as it will be kept as a single family home and will be greatly improved in appearance and upkeep by the proposed addition and remodeling.

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

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

a. Will meet the following aesthetic criteria:

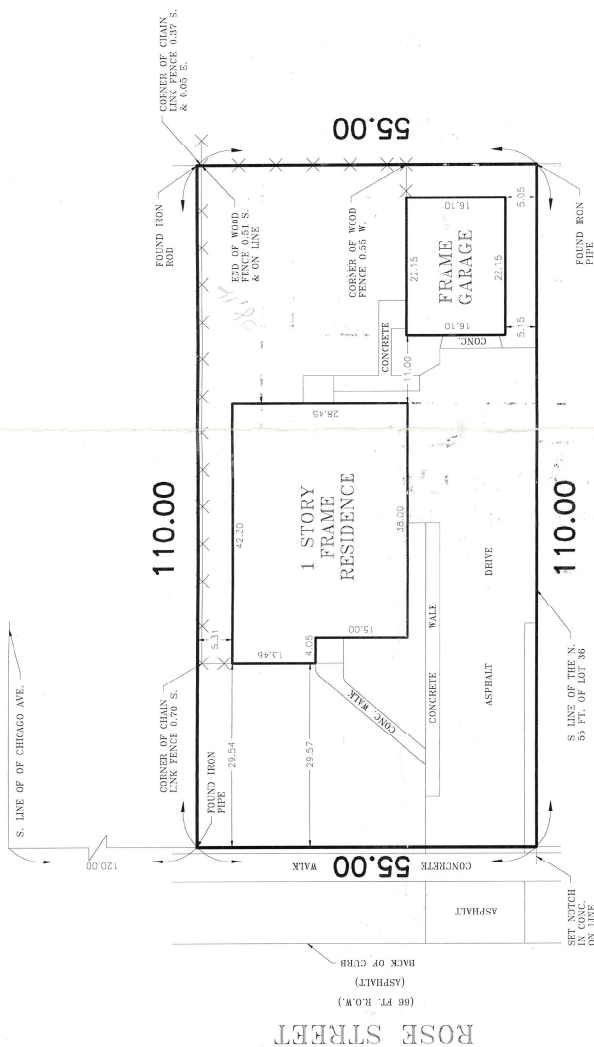
- i. Will not destroy existing vistas in the area;
- ii. Will enhance the appearance of the homes and the streets in the area; and
- iii. Will not detract from the overall appearance of the community; or

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

no fencing is proposed as part of this request

OF THE NORTH 55 FEET OF LOT 36 IN GORSINE'S ADDITION TO PALATINE, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 15 S. ROSE ST., PALATINE, ILLINOIS



SCALE: 1"=20'



FRANKLIN, J. FURIE ET

ATTORNEYS NATIONAL TITLE NETWORK

THIS IS TO CERTIFY THAT I, ROBERT W. STASK, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2322 HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF THAT SURVEY. ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT GLEN ELLYN, ILLINOIS, THIS
27TH DAY OF MARCH AD. 1996

ILLINOIS PROFESSIONAL LAND SURVEYOR #2322

ANTN NO#2288'14

6.B.3.e

PREFERRED SURVEY, INC.

799 W. Roosevelt Road/Building #4, Suite 305/Glen Ellyn, IL 60137
Phone 708-790-5451 / Fax 708-858-6217

Hiebert Residence

15 S. Rose Street

Palatine, IL 60067

SCOPE OF WORK:

Existing property is a one-story frame single-family residence with 3 bedrooms and 1 bath, full unfinished basement, 1-car detached frame garage. Detached garage to be demolished and a new 1-car attached garage constructed in south side yard, kitchen addition constructed in east rear yard. Additional interior remodeling includes existing bath, middle bedroom to become closets and sitting room, reconfigured stairs to basement, former kitchen to become mudroom, laundry closet and half-bath. Exterior work includes new siding and new roofing.

Zoning Requirements per Village Code

Property is located in the R-3 Zoning District

Requirements are:

Front yard setback: 30'

Side yard setback: 6' min., combined 16'

Rear yard setback: 40'

Max. FAR: 50%

Existing Data

Lot Area: 55' x 110' = 6050 square feet

Front yard setback, West: 29.54'

Side yard setback, North: 5.31'

Side yard setback, South: 21.23'

Combined side yards: 26.54'

Rear yard setback, East: 38.12'

Allowed FAR, 50%: 3025.0 sq ft

Existing lot coverages: House: 1135.61 sq ft

Garage: 356.61 sq ft

Total: 1492.22 sq ft (24.66%)

Proposed Data

Front yard setback, West: 29.54' (no change)

Side yard setback, North: 5.31' (no change)

Side yard setback, South: 6.00' (at new attached garage)

Combined side yards: 11.31'

Rear yard setback, East: 28.12' (at new addition)

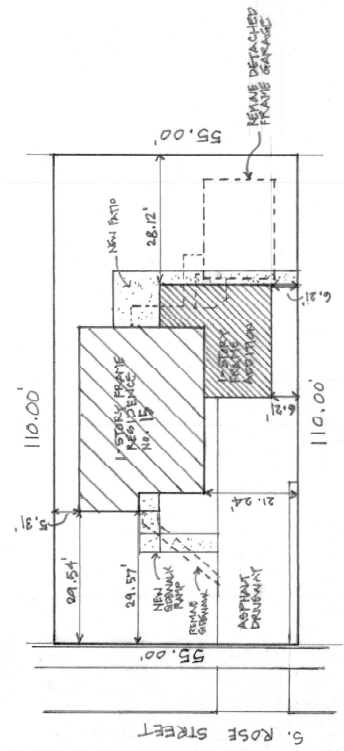
Proposed lot coverage: Total: 1595.51 sq ft (26.37%)

DonnaLee M. Floeter
Architect
3306 Hayes Street
Evanston, Illinois 60201
P 847.322.7484
DonnaLeeFloeter@gmail.com

DATE
12/8/2014

Gange & kitchen addition, interior remodeling
Hiebert Residence
15 S. Rose Street
Palatine, Illinois 60067

SITE PLAN
1" = 20'-0"
BASED ON PLAT OF SURVEY BY
PREFERRED SURVEYING, INC.
DATED MARCH 27, 1996



SHEET



DonnaLee M. Floeter
Architect
3306 Hayes Street
Evanston, Illinois 60201
P 847.322.7484
DonnaLeeFloeter@gmail.com

DATE
12/8/2024
PROJECT
PZC ZONING

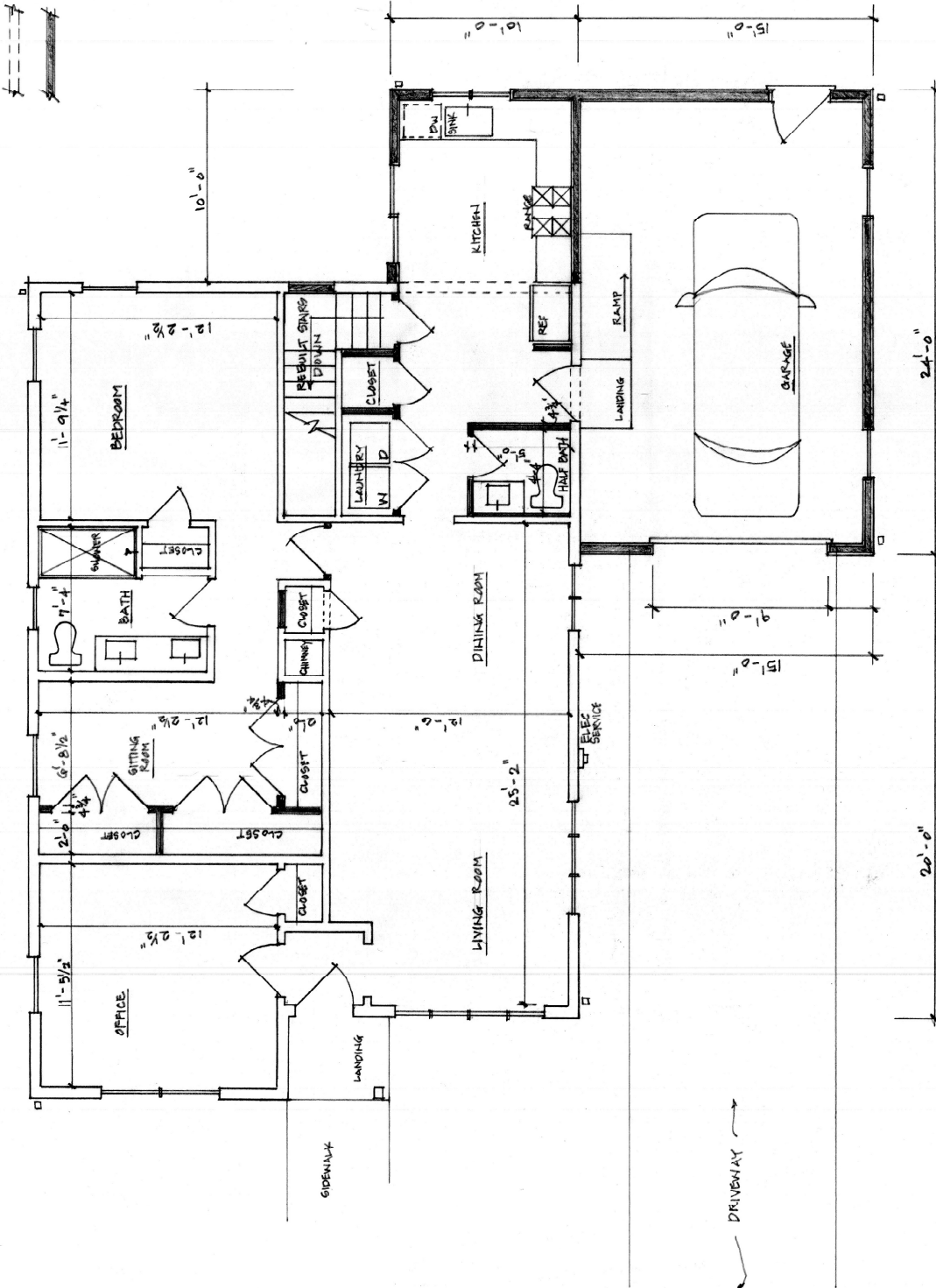
Garage & Kitchen addition, interior remodeling
Hiebert Residence
15 S. Rose Street
Palatine, Illinois 60067

FIRST FLOOR PLAN

6.B.3.e

SHEET

CONSTRUCTION TO
BE REMOVED
NEW CONSTRUCTION



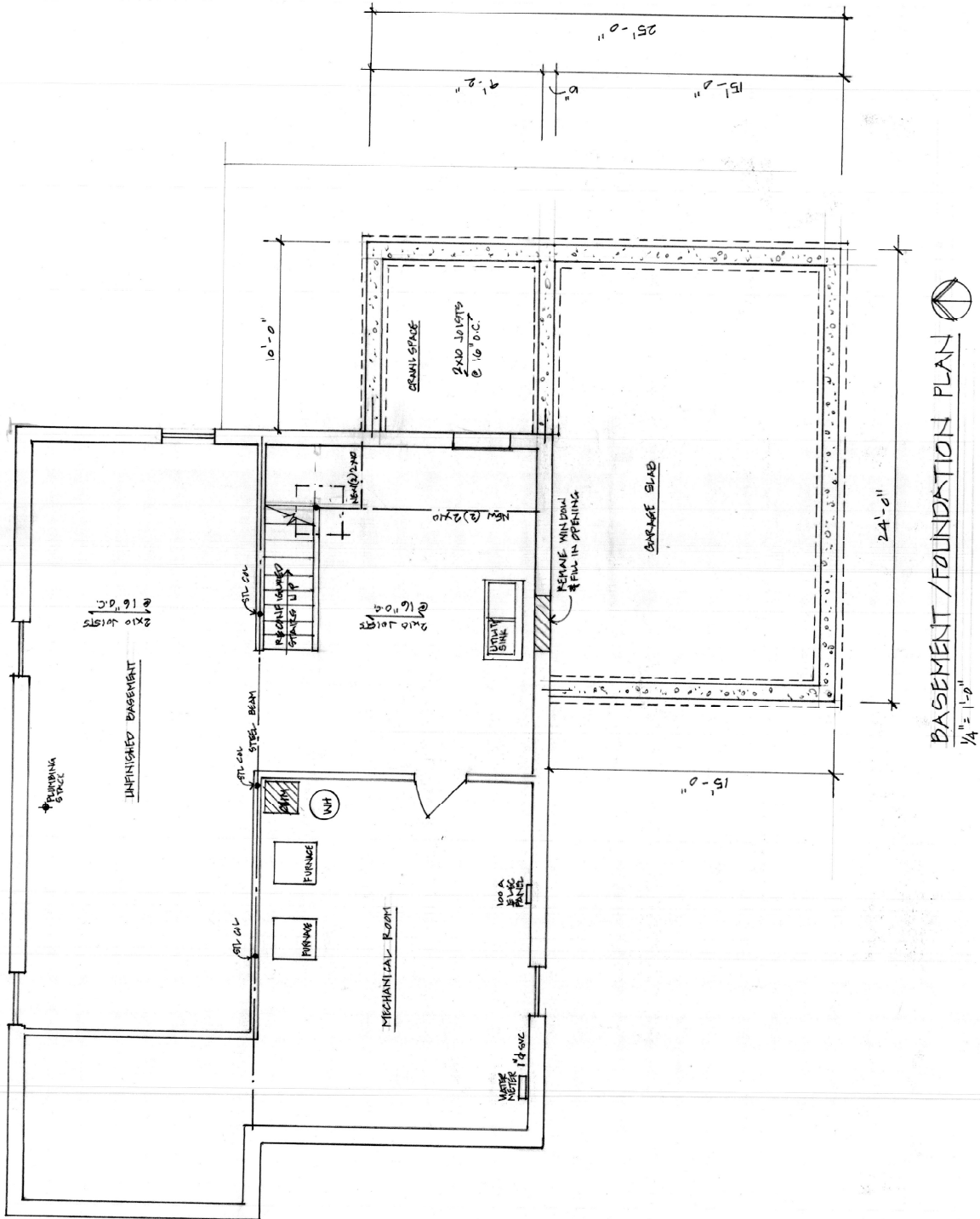
FIRST FLOOR PLAN
1/4" = 1'-0"

BSMT/FNDN PLAN

Garage & kitchen addition, interior remodeling
Hiebert Residence
15 S. Rose Street
Palatine, Illinois 60067

DonnaLee M. Floeter
Architect
3306 Hayes Street
Evanston, Illinois 60201
P 847.322.7484
DonnaLeeFloeter@gmail.com

DATE
12/5/2024
PER ZONING



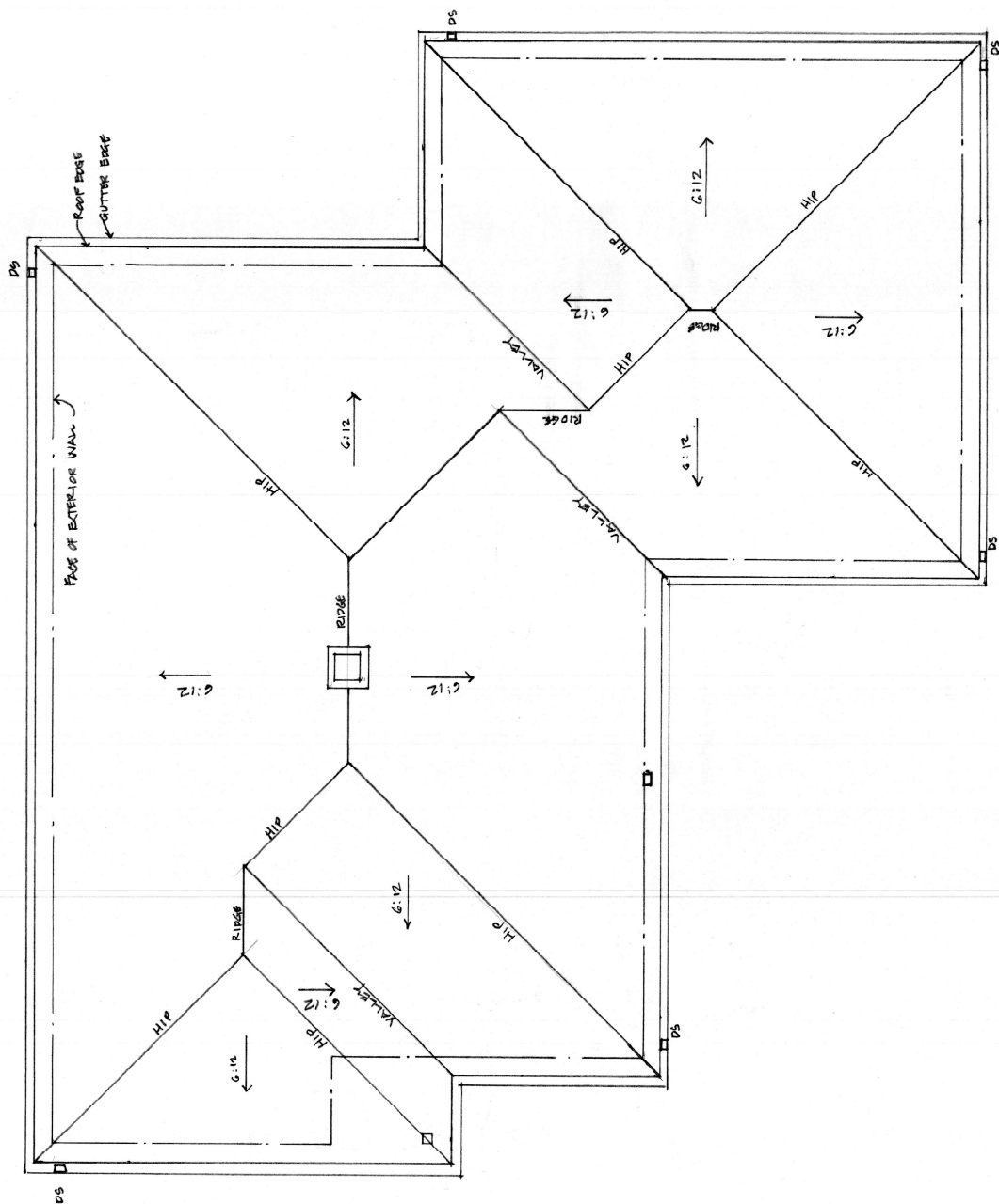
DonnaLee M. Floeter
Architect
3306 Hayes Street
Evanston, Illinois 60201
P 847.322.7484
DonnaLeeFloeter@gmail.com

DATE FOR ZONING
12/15/2024

Garge & kitchen addition, interior remodeling
Hiebert Residence
15 S. Rose Street
Palatine, Illinois 60067

ROOF PLAN

6.B.3.e
4 OF 4
SHEET



ROOF PLAN
1/4" = 1'-0"

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 15 S. ROSE 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 9TH day of JANUARY, A.D. 2025, and the last publication thereof was made on the 9TH day of JANUARY, A.D. 2025.

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

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



Mary Alice Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 9TH day of JANUARY, A.D., 2025.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 9TH day of JANUARY, A.D., 2025.

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

Attachment: PZC materials - 1-28-25 (2025-11 : 15 S. Rose Street - SU Setbacks)

III. PUBLIC HEARING

1. 15 S Rose Street - **Recommend To Approve**

SU-000151-2024 – 15 S Rose Street

Notice was published in the Journal & Topics on January 9, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

- . **Application**
- . **Proof of Ownership**
- . **Plat of Survey**
- . **Site Plan**
- . **Elevations and Floor Plans**
- . **Public Notice**

Background:

The Subject Property is zoned R-3 multi-Family and is approximately 6,050 square feet. The property was annexed into the Village in 1869 and currently consists of a single-family residence with a patio and detached garage in the rear yard.

The Petitioner is proposing to build an addition that encroaches into the required minimum side yard and rear yard setbacks. The Petitioner is requesting a Special Use to permit an addition to be set back 28 feet from the rear lot line, instead of the minimum required 40 feet and approximately 6 feet from the side yard to the south instead of the minimum required 11 feet.

Sworn in Petitioner: DonnaLee Floeter – 3306 Hayes St, Evanston – Architect, hired by the homeowners of 15 S Rose for an addition and remodel.

Ms. Floeter states that the homeowners purchased the property last fall after relocating from Tennessee to be closer to their son and family. The home is a single-story framed house with a basement and a detached garage in poor condition. Their goal is to create a safe and comfortable living space, with an attached garage being a key component. Due to the lot's layout, any placement of an attached garage would require a special use. The proposed plan includes interior remodeling, as outlined in the submitted plans, and an attached garage to provide secure and convenient access to the home, particularly during inclement weather.

Commissioner Kolososki asks when the house was originally built. Ms. Floeter states it was built in the 1950s.

Commissioner Friedman asks if alternative solutions would require the same degree of zoning relief as the proposed plans. Ms. Floeter explains that due to the existing house layout, the most practical placement for the attached garage is on the north side. Any attached garage configuration would require zoning relief. Alternative options placed the garage further forward but obstructed the south-facing windows of the living and dining

rooms. The current design is intended to support aging-in-place, providing ample space for mobility within the home.

Commissioner Kolososki refers to the sliding doors shown on the plan and asks if there will be a patio.

Ms. Floeter confirms that there is an existing patio, which will remain the same size. She also notes that they have hired Bona Consulting, a civil engineering firm, to address grading and drainage concerns, as managing water flow is a critical issue that must be resolved before construction can begin.

Commissioner Roth-Wurster asks if the garage height will match the house. Ms. Floeter states that it will be about the same height or slightly shorter than the house and will remain a single-story structure.

Ms. Bremanis confirms that it is a single-story addition and will comply with the lot coverage code. She explains that there are limited options for placement without encroaching into the setbacks. The proposed lot coverage is at 49%, while the maximum allowable is 50%, meaning it remains within compliance. She also notes that the property is zoned R3, which permits this use, and that the surrounding area includes both single-family and some multi-family residences within the same zoning district.

STAFF RECOMMENDATION:

The Petitioner proposes to construct a home addition to the side and rear of the existing residence. The Subject Property has a non-conforming required rear yard setback and cannot be expanded without zoning relief. Additionally, the existing side yard setback is minimal and incorporating a functional attached garage will also require relief.

No issues were identified by Community Services or Engineering. The proposed addition is not anticipated to cause any substantial injury to the value of surrounding properties. Therefore, Staff recommends approval of the requested Special Use, subject to the following condition:

1. The Special Use shall substantially conform to the Site Plan and Elevations submitted by the DonnaLee Floeter, architect dated 12/03/2024, except as such plans may be changed to conform to the Village's Codes and Ordinances.
2. A final drainage plan shall be submitted in a manner acceptable to the Village Engineer, in conjunction with the build permit application. All drainage must exit the property through the front. Directing storm runoff to neighboring properties is strictly prohibited.

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

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

DISCUSSION:

Commissioner Schubert states that he likes the design and agrees that bringing the garage forward improves safety while also allowing for more backyard space—calling it a very nice design.

Commissioner Roth-Wurster states that the standards have been met and that the design is a good idea, adding that it will be a great addition to the property.

Chairman Wood notes that the lot is small, substandard, and non-conforming, which limits options. However, the neighborhood will benefit from the project, and it will add value to the area. She emphasizes that the design stays within the lot coverage limits and will enhance the health and safety of the homeowners. She affirms that the standards have been met.

Commissioner Friedman points out that few plans reduce the impervious area on a property, but this proposal achieves that by removing the detached garage. He concludes that it will be a positive addition to the neighborhood.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on Monday, February 10, 2025.

RESULT:	RECOMMEND TO APPROVE [UNANIMOUS]
MOVER:	Tim Schubert, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Roth-Wurster, Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh, Schubert
ABSENT:	Noonan, Fedota

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County of COOK

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Mary Alice Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 9TH day of JANUARY, A.D., 20²⁵.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 9TH day of JANUARY, A.D., 20²⁵.

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

Attachment: Public Notice (2025-11 : 15 S. Rose Street - SU Setbacks)

Consider an Ordinance Transferring Special Use Ordinance (#O-20-20) for the Property at 2391 N. Hicks Road

BACKGROUND:

The Subject Property, zoned Planned Development, contains the Lake Cook Commons shopping center and the existing approximately 3,500 square foot Chicago Culinary Kitchen restaurant and bar (which includes the restaurant, catering, and private food education events). The restaurant began its operations at this location in 2021. KPBP LLC - Kirnaz Patel, intends to acquire Chicago Culinary Kitchen and assume its operations and is therefore requesting approval of the following:

Transfer of Special Use #O-20-20 to permit the continued operation of a restaurant, with liquor service, for Chicago Culinary Kitchen at 2391 N. Hicks Road.

KEY ISSUES:

- The current Special Use was approved in 2020 (Ordinance #O-20-20) for the existing location of Chicago Culinary Kitchen. The Petitioner proposes to maintain the current business operations, without any changes to the floorplan, business plan, or other operations. This includes the vehicle storage limitations for vehicles associated with the business.
- Any changes to the floorplan or business operations would require Village review. Staff also advised the Petitioner about the temporary sign regulations as part of the Special Use transfer application process.

ALTERNATIVES:

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

RECOMMENDATION:

Staff recommends approval of the Special Use Transfer at 2391 N. Hicks Road.

ACTION REQUIRED:

A motion to approve the Ordinance Transferring Special Use Ordinance #O-20-20 at 2391 N. Hicks Road.

ATTACHMENTS:

- Aerial Map
- ORD SUT
- O-020-20 - 2391 N. Hicks Road - SU
- SUT application

RESULT:	MOTION CARRIED BY VOICE VOTE [UNANIMOUS]
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Joe Falkenberg, District 4 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

2381 N. Hicks Road – Special Use Transfer



Attachment: Aerial Map (2025-12 : 2391 N. Hicks Road - Special Use Transfer)

ORDINANCE NO. _____

**AN ORDINANCE TRANSFERRING
SPECIAL USE ORDINANCE #O-20-20
2391 N. HICKS ROAD**

WHEREAS, Ordinance # O-20-20 granted a Special Use to permit a restaurant, with liquor service, on the property commonly known as 2391 N. 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 February 10, 2025, to review a request by KPBP LLC – Kirnal Patel, that the Special Use be transferred to permit the continued operation of a restaurant, with liquor service, with no substantial changes and it was the recommendation of the Village Council that the transfer of the Special Use to KPBP, LLC - Kirnal Patel be approved without amendment.

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

SECTION 1: That the Special Use granted by Ordinance # O-20-20 is hereby transferred to KPBP LLC - Kirnal Patel, to permit the continued operation of restaurant, with liquor service, pursuant to the attached Special Use Ordinance and associated plans.

SECTION 2: All conditions of Special Use Ordinance #O-20-20 shall remain in full force and effect.

DATED: This _____ day of _____, 2025

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

APPROVED by me this _____ day of _____, 2025

Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk

this _____ day of _____, 2025.

Village Clerk

Attachment: ORD SUT (2025-12 : 2391 N. Hicks Road - Special Use Transfer)

ORDINANCE NO. O-20-20
AN ORDINANCE GRANTING A SPECIAL USE
2391 N. HICKS ROAD

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On March 16, 2020

ORDINANCE NO. 0-20-20

AN ORDINANCE GRANTING A SPECIAL USE
2391 N. HICKS ROAD

WHEREAS, pursuant to a petition and public hearing on March 10, 2020, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for Special Use to permit a restaurant and catering business pursuant to Section 11.03 (d)(27) of the Palatine Zoning Ordinance, on the following legally described property:

PARCEL 1:

LOT 1 IN THE PLAT OF RESUBDIVISION OF PARCEL 1 OF BOURBON SQUARE, A PLANNED UNIT DEVELOPMENT OF THAT PART OF THE NORTH 112 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED AUGUST 19, 2002 AS DOCUMENT NUMBER 0020909525.

PARCEL 2:

A NON - EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY ACCESS EASEMENT AGREEMENT DATED MAY 20, 2002 AND RECORDED AUGUST 19, 2002 AS DOCUMENT 0020909526, AND DEED DATED AUGUST 29, 2002 AND RECORDED SEPTEMBER 16, 2002 AS DOCUMENT NUMBER 0021010520 FROM EOR- BOURBON SQUARE VISTAS, INC. TO MUHAMMED AMJAD AND SADIA AMJAD, AND AS AMENDED BY AMENDMENT RECORDED SEPTEMBER 16, 2002 AS DOCUMENT NUMBER 002101523, FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND THAT PART OF LOT 2 OF PARCEL ONE OF BOURBON SQUARE, A PLANNED UNIT DEVELOPMENT IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF ILLINOIS ROUTE 53 (HICKS ROAD) AND THE NORTHERLY LINE OF SAID BOURBON SQUARE

Attachment: 0-020-20 - 2391 N. Hicks Road - SU (2025-12 : 2391 N. Hicks Road - Special Use Transfer)

SUBDIVISION; THENCE SOUTH 26 DEGREES 41 MINUTES 20 SECONDS WEST ALONG THE EASTERLY LINE OF ILLINOIS ROUTE 53 A DISTANCE OF 325.59 FEET TO THE POINT OF BEGINNING, ALSO BEING THE SOUTHWESTERLY CORNER OF LOT 1 OF SAID SUBDIVISION; THENCE SOUTH 63 DEGREES 18 MINUTES 40 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1 A DISTANCE OF 243.43 FEET; THENCE SOUTH 12 DEGREES 23 MIN 22 SECONDS WEST A DISTANCE OF 33.64 FEET; THENCE ALONG AN ARC CONCAVE TO THE NORTH WITH A CHORD BEARING OF NORTH 71 DEGREES 53 MINUTES 21 SECONDS WEST, A CHORD LENGTH OF 81.01 FEET AND AN ARC LENGTH OF 81.32 FEET; THENCE NORTH 63 DEGREES 13 MINUTES 13 SECONDS WEST A DISTANCE OF 171.63 FEET TO A POINT ON THE EASTERLY LINE OF ILLINOIS ROUTE 53; THENCE NORTH 26 DEGREES 41 MINUTES 20 SECONDS EAST ALONG THE EASTERLY LINE OF ILLINOIS ROUTE 53 A DISTANCE OF 44.41 TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

CONTAINING 100,479 SQ FT OR 2.31 ACRES MORE OR LESS.

commonly known as 2391 N Hicks Road (02-02-201-158-0000).

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

SECTION 1: Special Use to permit a restaurant and catering business pursuant to Section 11.03 (d)(27) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition:

1. The Special Use shall substantially conform to the business plan, including the commercial vehicle parking plan, submitted by the Petitioner on 2/15/20 and the floor plan and site plan prepared by the architect, J. DiMaria Architecture, LLC on 2/19/2020, except as such plans may be changed to conform to Village Codes and Ordinances. The business plan should be revised to include the intended use of the 4 parking spaces, directly north of the outdoor seating area, as employee parking for Chicago Culinary Kitchen. This would further limit the frequency of use and turnover for those spaces.
2. A final landscaping/fencing plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.

3. None of the commercial vehicles/trailers will be utilized including for cooking or food storage, holding, or preparation, without the review and approval from the Village of Palatine.

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

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

PASSED: This 16 day of March, 2020

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

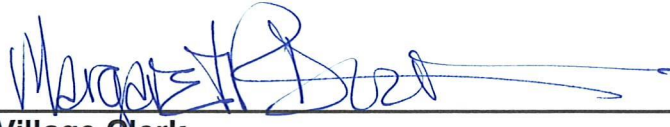
APPROVED by me this 16 day of March, 2020



Mayor of the Village of Palatine

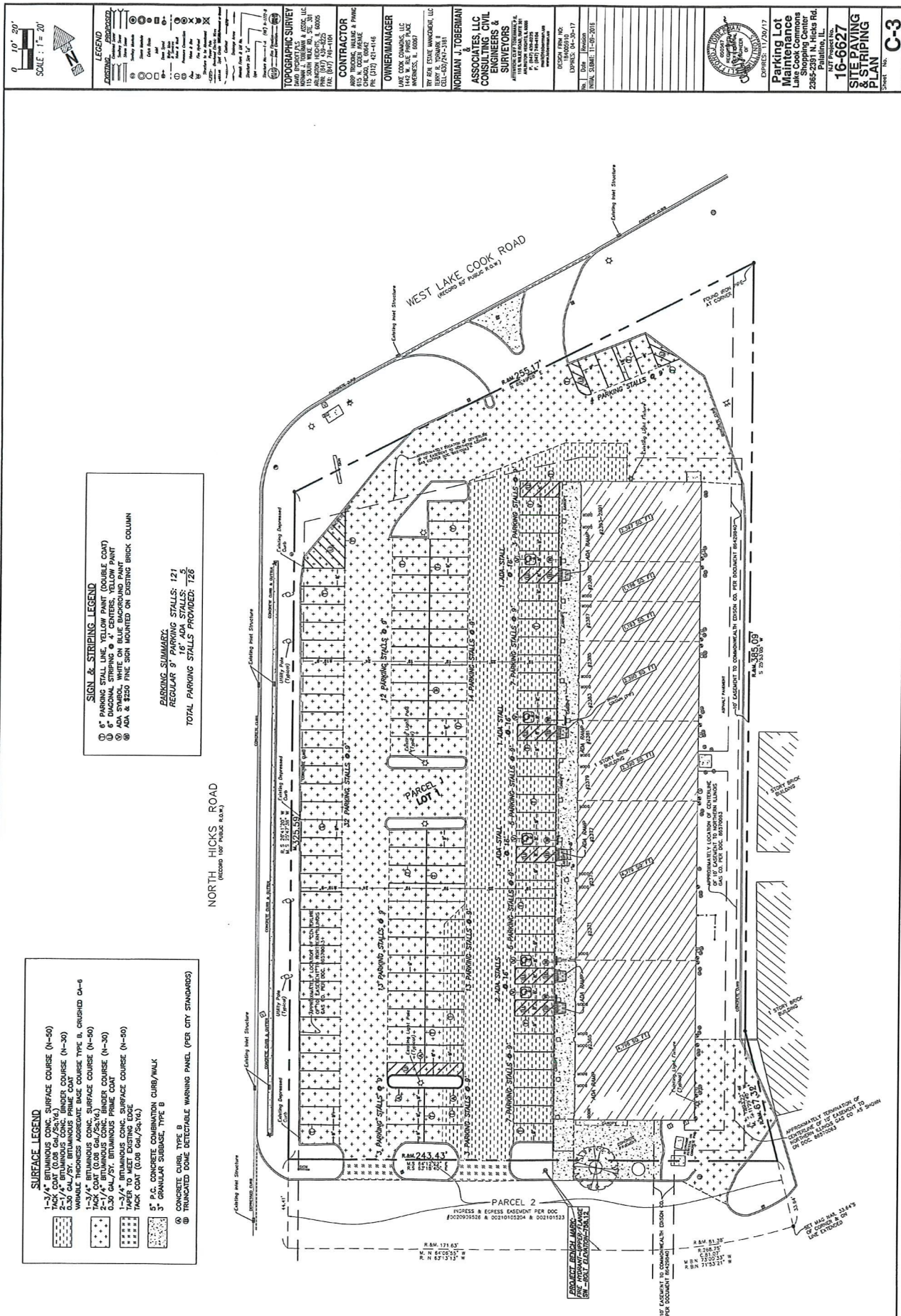
ATTESTED and FILED in the office of the Village Clerk this

16 day of March, 2020



Village Clerk





CHICAGO CULINARY KITCHEN

SPECIAL USE FOR RELOCATION

Requesting special use to operate as a restaurant/caterer/event space in an existing B2 zoning district.

We will be seeking a Class D Liquor license and relinquishing both our Class P and Class G licenses.

Restaurant hours of operation to reflect Class D license:

Monday – Thursday 10:00am – 12:00am

Friday – Saturday 10:00am – 1:00am

Sunday 10:00am – 12:00am

Menu will be current Chicago Culinary Kitchen menu and the addition of, but not limited to: burgers, steaks, fries, milk shakes. Full service bar. (see attached menus)

Patio for outdoor seating to be developed opposite the outside wall 18' x 45'.

The food truck and two truck props will be parked on the premises: some vehicles may not be fully operable but are used for catering and atmosphere. (See site plan)

Food Truck 7.5' x 30'

Mad Max 8' x 23'

Wood Truck 7' x 17'

Signage:

1. Front face of restaurant – to code
2. Shopping Center Tower – to code
3. Outside wall facing Lake Cook Rd. – to code

**SW2 LLC
CHICAGO CULINARY KITCHEN
BUSINESS PLAN**

Prepared by:

Kristina Gaardbo and Greg Gaardbo

773 N Quentin Rd
Palatine, Illinois 60067
847-305-0055
kristina@shockwavesapparel.com

WWW.CHICAGOCULINARYKITCHEN.COM

Attachment: O-020-20 - 2391 N. Hicks Road - SU (2025-12 : 2391 N. Hicks Road - Special Use Transfer)

I. EXECUTIVE SUMMARY

Chicago Culinary Kitchen was established as a Limited Liability Company at 773 N Quentin Rd, Palatine, Illinois 60067 with the expectation of rapid expansion in the food, education, entertainment industry in 2016.

Business Description

SW2 LLC was incorporated in 2014 in Illinois by Kristina and Greg Gaardbo. There are two dba's that operate under both the same LLC and the same location of 773 N. Quentin Rd., Palatine, IL 60067. Rockin Rodizio, founded February 2014, is a Brazilian style catering company that they use said location as a commissary for their prep work and storage prior to cooking offsite using their churrasco trailer. Chicago Culinary Kitchen, founded October 2016, originally operated at said location as an event space for private and public parties and classes. The classes include demonstration on and discussion on the preparation of and smoking of Texas BBQ, as well as education on the pairing of wine, craft beer or bourbon. As of March 2017, Chicago Culinary Kitchen opened as a restaurant operating only on Saturdays and Sundays from 11am until sell out (approximately 2pm), selling their Texas BBQ, as well as various specials from a wide variety of cuisines: burgers, Tex Mex, Asian BBQ, and American comfort foods. With the opening as a restaurant, they also began catering seven days a week, offering pick up, delivery, or offsite staffed services. Aside from the churrasco trailer, Chicago Culinary Kitchen also utilizes an Ole Hickory smoker trailer, a food truck and Mad Max (their vintage truck turned grill and reverse smoker trailer) for offsite catering, events, and festivals.

Management Team

Chicago Culinary Kitchen has an experienced management team who have together propelled its growth and success.

Owner and Personal Chef – Kristina Gaardbo, *7+ years as personal chef, Certified Cicerone (as of May 2019) and 9 years of experience as business manager at Shockwaves Promotional Apparel, RN, Long-time Palatine Resident.*

Personal Chef - Greg Gaardbo, *7+ years as personal chef and 29+ years of experience as business owner of Shockwaves Promotional Apparel, Combat Marine Corp/Veteran.*

Business Mission

Through delicious BBQ and specialty items, continue to produce a unique and alternative cuisine option to the current culinary offerings of Palatine in a fun and relaxed atmosphere with friendly and efficient service.

And provide fun and educational experiences and events for customers in a socially stimulating environment while enhancing customers' knowledge of BBQ, as well as educate customers' palates through paired classes of craft beer, fine wine, and spirit pairings and the culture behind the "tastes" presented.

New Service

Chicago Culinary Kitchen is seeking to relocate to Lake Cook Commons (2391-2393-2389 N. Hicks Rd, Palatine, IL 60074).

Increased seating: This relocation will allow Chicago Culinary Kitchen to expand in size to accommodate more customers with more square footage inside for seating, including a full service bar, and also outside seating with the development of a patio attached to the end unit.

Increased hours: With this expansion in size, they will also be expanding their hours of restaurant operation as follows: Monday through Thursday 10am – 12am and Friday/Saturday 10am – 1am and Sunday 10am – 12am (hours of Class D liquor license).

Change in Liquor Licensing: The new space will continue to serve as a both restaurant and class/event space, and they will apply for a class D liquor license in lieu of the Class P and Class G that currently held.

Increased offsite events & catering: Offsite catering will continue with the utilization of the Ole Hickory Smoker Trailer for offsite smoking, the Churrasco Trailer for Brazilian Style BBQ ‘dinner and a show’, and the Food Truck that is a full mobile kitchen. The increased square footage will allow for more kitchen space and storage to increase event and catering abilities. There will be ample space for storage, refrigeration, and prep to manage the restaurant, offsite catering events and onsite private parties and classes.

Increased private events and classes: They will also utilize the private room to continue and expand on both BBQ paired classes and private events. With the need to increase staff and create an additional management team there will be more opportunity to increase the number of classes and private parties hosted at Chicago Culinary Kitchen.

II. BUSINESS SUMMARY

Business History

The founding company, SW2 LLC, was formed on 02/12/2014 as Limited Liability Company under Illinois state laws and headed by Kristina Gaardbo and Greg Gaardbo.

Kristina and Greg Gaardbo are both personal chefs and Kristina is a Certified Cicerone. SW2 LLC started out in 2014 with a churrasco style catering company, dba Rockin Rodizio, utilizing 773 N. Quentin Rd. as a commissary to store product and do their prep work for offsite catering events. Over the course of two years they expanded Rockin Rodizio in both equipment and events, catering both private and corporate events, festivals, and weddings.

In 2016, Kristina and Greg Gaardbo created a second dba, Chicago Culinary Kitchen, which debuted in October teaching BBQ classes. The classes are done as a progressive dinner with demonstration on how to prepare meats for smoking as well as open discussion on the process. The menu includes cornbread, multiple courses of meat (sausage, chicken, ribs, pulled pork, brisket, etc) and all three of the signature sides (esquites, pit beans, f’n mac & cheese) finishing with bread pudding. Depending on the class, the menu is paired with one of the following: craft beer, wine, or bourbon. As with the food menu, the drink menu is accompanied with the history, culture, science and flavors to be noted and explained so that the attendees enjoy a fun, tasty and educational experience. Classes include 36 attendees a few times a month in the evenings and last approximately 3 hours.

As of March 2017, and simply because of popular demand from loyal class customers, Chicago Culinary Kitchen opened its doors as a restaurant. The restaurant hours are limited to weekends only; Saturday and Sunday 11am – sell out (approximately 2pm) and features a small standard BBQ menu as well as rotating specials of various cuisines. It is counter service only with communal seating and a rock n’ roll atmosphere.

In June 2017, Kristina and Greg were featured on National TV on **The Cooking Channel’s** *Man, Fire, Food* as Rockin Rodizio. And then in November 2017, they were featured again on **The Cooking Channel** but this time as Chicago Culinary Kitchen on *Big, Bad, BBQ Brawl*. In 2018, Kristina, Greg and their restaurant Chicago Culinary Kitchen was featured both on **WGN’s** *Chicago’s Best* for their BBQ classes and on **WTTW’s** *Check Please!* as a must try restaurant in the Chicagoland area. And also in 2018, Chicago Culinary Kitchen was voted #1 BBQ in Illinois by Money Magazine. They have seen exponential growth each year and have become a landmark for BBQ lovers maintaining loyal repeat customers as well as new customers who have just discovered them. Young and Old, near and far, people come from all walks of life to experience both the atmosphere and food that make up Chicago Culinary Kitchen.

*Accomplishments:**People's Choice 2012 with Rockin Rodizio – Windy City Smoke**WGN News – lunch program (2016)**WGN radio – Pretty Late with Patti Vazquez (2016)**Fox News – lunch program (2016)**Hungry Hound – ABC 7 (May 2017)**Man Fire Food – Cooking Channel (June 2017)**Big Bad BBQ Brawl – Cooking Channel (November 2017)**Palatine Chamber of Commerce – Distinguished Business of the Year (December 2017)**Palatine Fire Department - Philanthropy Award (December 2017)**Chicago's Best – WGN (February 2018)**Best BBQ in Illinois – Money Magazine (September 2018) <http://time.com/money/5331071/best-barbecue-us-every-state/>**Hungry Hound – ABC 7 (August 31, 2018)**Check Please! – WTTW (November 2018)**Certified Cicerone – Kristina (May 2019)***multiple publications in area news as well as additional appearances on news and radio stations (2019)***Business Plan for Expansion**

Our plan for expansion will require the relocation of Chicago Culinary Kitchen to a 3600 sq ft unit located at Lake Cook Commons (2391-2393-2389 N. Hicks Rd, Palatine, IL 60074). This location is advantageous for visibility from the passing traffic on Lake Cook Rd. It will also allow us to increase our kitchen space, storage space, customer seating, add a full service bar and create a patio for outdoor seating. We also plan to expand our hours of operation: Monday through Thursday 10am – 12am and Friday/Saturday 10am – 1am and Sunday 10am – 12am.

Currently we hold both a Class P and a Class G liquor license but will instead apply for and obtain a Class D license so that we may serve beer, wine, and spirits during restaurant hours.

Both the expansion in space and hours will create need for more employees – expected to have 12-15 employees. All employees will be trained and certified as needed in safe food handling and BASSET.

As part of our décor and catering business we will have three trucks/props in the parking lot. (see site plan) The other two trailers (smoker & churrasco) will not be stored onsite but will at time be brought to the restaurant to load up for offsite events.

Business Goals and Objectives

To continue to substantially increase our customers and sales through the restaurant, catering, and events. Keep food cost under 35% revenue. Keep employee labor cost between 24-29% revenue. Maintain friendly and efficient employees. Always serve excellent food by starting with quality ingredients. Maintain exceptional service in a unique and intriguing atmosphere. Market creatively and successfully to the entire Chicago land area and its suburbs.

III. MARKETING SUMMARY**Target Markets**

Over the last three years, we have found our target market to be “everyone.” The range in ages and diversity of both ethnicities and cultures is amazing – everyone loves BBQ. BBQ is also one of the few cuisines people travel for, as we have learned through getting to know our customers. We will continue

to market to everyone using social media, signage, delicious food and word of mouth.

Pricing Strategy

Chicago Culinary Kitchen has completed a thorough analysis of its competitors' pricing. We will keep in mind our competition's pricing and the costs of customer acquisition. With the expansion of hours of operation, we do intend to create some changes to our menu, including some combos for both dine in/carry out and catering.

Promotional Strategy

We plan to market through online services, social media: Facebook & Instagram, public publications and our own website.

Situation Analysis*Strengths*

Kristina and Greg Gaardbo have proven their culinary and business abilities in making a small start-up catering company a successful event space and restaurant. Chicago Culinary Kitchen has a strong following of both old and new customers who have been asking for expansion in both available seating and hours of operation, and as they have done before, they are focusing the growth of the restaurant to fulfill the demand as seen fit.

Weaknesses

Kristina and Greg Gaardbo will need to evolve their current practices and procedures for Chicago Culinary Kitchen into a fully operating restaurant. (But they are thrilled to do so!)

Opportunities

Increasing in both space and hours will allow both a further reach to wanting customers as well as an increase in revenue.

V. FINANCIAL PLAN

No outside funding will be necessary. Any and all monies needed will be personally provided for by both Terry Yormark, the landlord, and Kristina and Greg Gaardbo, the tenants.



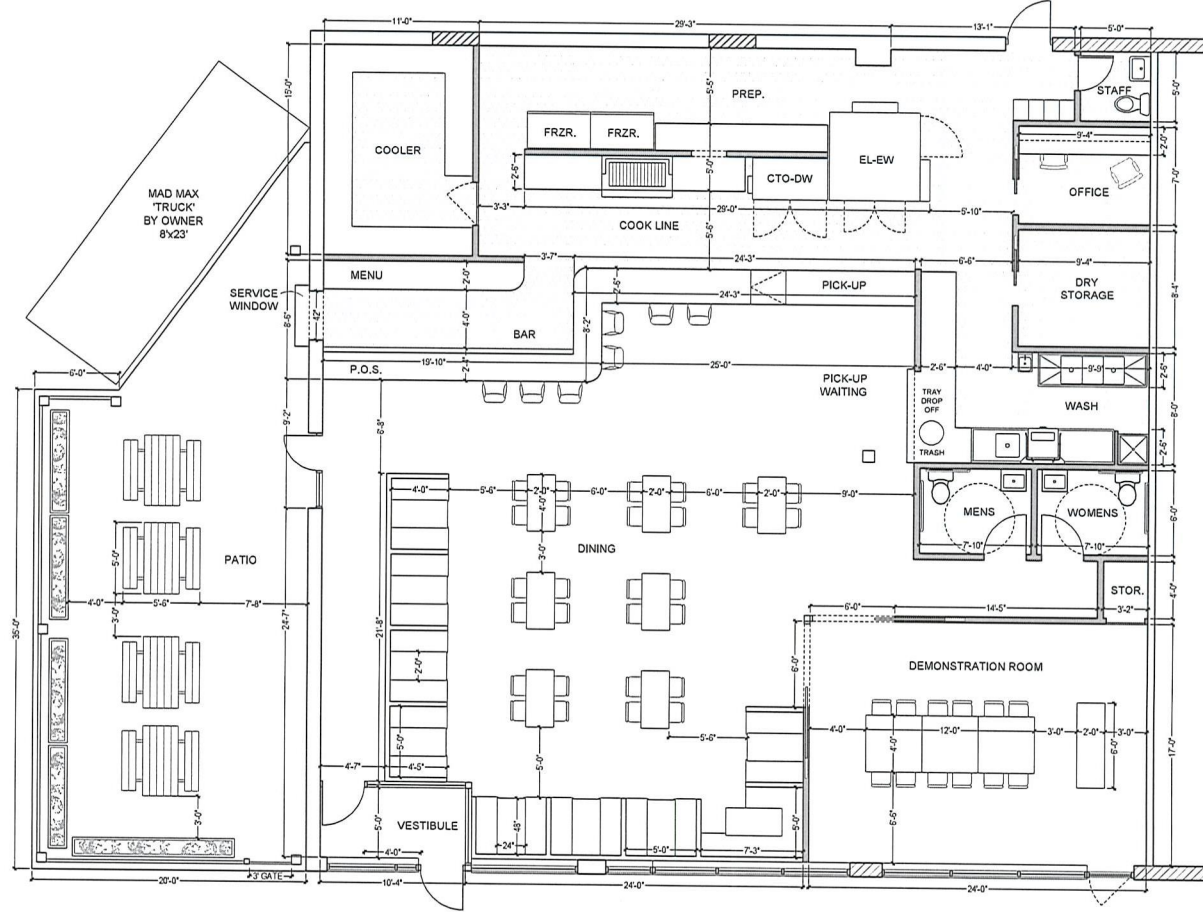
Mad Max
Grill & Reverse Smoker
*Used for offsite catering
and landmark prop
for restaurant.

Wood Truck
*Used as landmark prop for
restaurant and wood storage

Attachment: O-020-20 - 2391 N. Hicks Road - SU (2025-12 : 2391 N. Hicks Road - Special Use Transfer)



Attachment: O-020-20 - 2391 N. Hicks Road - SU (2025-12 : 2391 N. Hicks Road - Special Use Transfer)



OCCUPANCY MATRIX		
OCCUPANCY TYPE: ASSEMBLY GROUP A-2		
CONSTRUCTION TYPE: 3-B		
GROSS SQUARE FOOTAGE: 3,400 SF		
BAR	6 FIXED SEATS	7 PERSONS
DINING	24 FIXED SEATS	24 PERSONS
DINING-BOOTHS	52 LINEAR FEET/1.5	35 PERSONS
WAITING	100 S.F. @ 15 S.F. PER PERSON	7 PERSONS
KITCHEN	350 S.F. @ 100 S.F. PER PERSON	4 PERSONS
OFFICE	65 S.F. @ 100 S.F. PER PERSON	1 PERSONS
DEMO. ROOM	12 FIXED SEATS	12 PERSONS
CALCULATED FLOOR CAPACITY		90 PERSONS
MAX. OCCUPANCY- INTERIOR		90
MAX. OCCUPANCY- PATIO		20

1 PROPOSED FLR. PLAN
SCALE: 1/4"=1'

DRAWN BY: JD, MC, RP
DEMO. PERMIT: 01/22/20
SITE PLANNING: 01/23/20
SITE PLANNING CLARIF.: 01/28/20
REVISIONS: 02/19/20

ARCHITECT:
J. Damaris Architecture, LLC.
824 W. Superior St. #203
Chicago IL 60642
773 817 3735
jdamarisarchitecture@gmail.com

CCK RESTAURANT
NORTH HICKS ROAD
#2389, #2391, #2393
PALATINE, IL 60074

PROPOSED FLOOR PLAN



A1.1

PUBLIC NOTICE

A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, March 10, 2020 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit a restaurant and catering business, pursuant to Section 11.03 (d)(27) of the Palatine Zoning Ordinance.

The property is commonly known as 2391 N. Hicks Road (02-02-201-158).

The Petitioner is proposing to relocate an existing restaurant/catering business and add an outdoor patio area for the restaurant.

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

FILE #: 20-07

VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Zoning Board of Appeals



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)	
KPBP LLC		D/B/A Chicago Culinary Kitchen	
Address		City/State/Zip Code	
2391 N. Hicks Road, Palatine IL		60067	
Telephone	Fax		
779-875-7478	N/A		
Email			
Kpbpllc24@gmail.com			
Subject Property Address			
2391 N. Hicks Road, Palatine IL 60067			
AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
KIRNAZ PATEL		KPBP LLC	
Address		City/State/Zip Code	
259 Willington Way		Oswego, IL - 60543	
Telephone	Fax		
	—		
Email			

Attachment: SUT application (2025-12 : 2391 N. Hicks Road - Special Use Transfer)



SPECIAL USE TRANSFER

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

Required Materials

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

Business Owner(s):

KBPB LLC D/B/A Chicago Culinary Kitchen

Subject Property Address:

2391 N. Hicks Road Palatine IL 60067

The owner(s) listed above are requesting that Special Use Ordinance # O-20-20 be transferred from SW2 LLC D/B/A Chicago Culinary Kitchen to individuals(s) and/or company listed above. I have read the ordinance(s) and agree to comply with all applicable ordinance(s) and any conditions contained therein. As the new business owner(s), the following changes (if any) are proposed to the business operation and/or floor plan:
No Changes. We plan to continue the business operation as is without any changes.

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

Attachment: SUT application (2025-12 : 2391 N. Hicks Road - Special Use Transfer)

PALATINE**Signature Page****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.

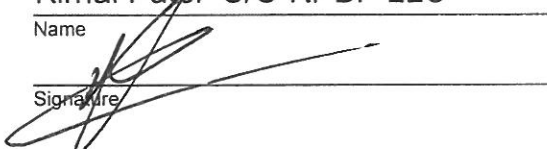
Kernal Patel C/O KPBP LLC

Name

Date

1/8/25

Signature

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

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

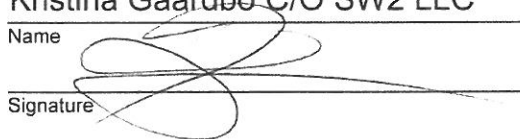
Kristina Gaardbo C/O SW2 LLC

Name

Date

1-7-2025

Signature



Consider a Motion to Award a Contract for the 2025 Street Resurfacing Program

BACKGROUND:

On a yearly basis, the Village of Palatine undertakes a street resurfacing program designed to achieve the Village's stated goal of having all streets at the "good" level as defined by the COE-APWA Micro Paver Program.

Forty-one sections of streets were identified for resurfacing, totaling approximately 39,283 feet or 7.44 miles. In addition, the proposed work includes inlet repairs, sidewalk replacement for ADA accessible ramps, curb/gutter replacement, installation of new concrete edging on non-curbed streets, along with base course repairs.

The Public Works Department also conducts an annual in-house street resurfacing program. Twenty-six sections of streets were identified to be resurfaced in-house, totaling approximately 27,271 feet or 5.16 miles. Staff is capable of milling and paving asphalt, but it is more economical and efficient to contract any needed concrete repairs. Quantities for addressing sidewalk corners for ADA upgrades and failed sections of curb in the in-house resurfacing streets were included in this year's contractual resurfacing bid.

KEY ISSUES:

- The street resurfacing program's major funding source is the State Motor Fuel Tax (MFT) fund, thus bidding and contract awards must be in accordance with IDOT procedures.
- On Tuesday, January 28, 2025, five bids were received that were properly prepared, with affidavits completed and signatures executed, and therefore found to be compliant.
- The 2025 contractual program budget is \$4,392,342. The low bid for the contractual resurfacing work is 10.3% under the 2025 Adopted Budget.
- The 2025 sidewalk and in-house resurfacing concrete replacement budget is \$200,000. The estimated cost to complete the work on the in-house resurfacing locations is \$154,535.30. The remaining funds of approximately \$45,400 are targeted for the annual sidewalk replacement program.
- Geske & Sons, Incorporated of Crystal Lake, Illinois submitted the lowest compliant bid in the amount of \$4,094,491.73.

ALTERNATIVES:

1. Award the contract for the 2025 Street Resurfacing Program to Geske & Sons.
2. Refer back to Staff with comments.

RECOMMENDATION:

Staff recommends that the contract for the 2025 Street Resurfacing Program be awarded to Geske & Sons, Incorporated of Crystal Lake, Illinois in the amount of \$4,094,491.73.

BUDGET IMPACT:

Funds have been budgeted in the 2025 Capital Improvement Program for all the contractual resurfacing program and the concrete replacement for the in-house

resurfacing program. The low compliant bid will result in savings of almost \$452,400 in the contractual resurfacing budget.

ACTION REQUIRED:

Motion to award the contract for the 2025 Street Resurfacing Program to Geske & Sons, Incorporated of Crystal Lake, Illinois in the amount of \$4,094,091.73.

ATTACHMENTS:

- Bid Tabulation
- 2025 Street Resurfacing Sections (Consolidated)

RESULT:	APPROVED BY VOICE VOTE [UNANIMOUS]
MOVER:	Jim Schwantz, Mayor
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

VILLAGE OF PALATINE

Bidding Summary

2025 Street Resurfacing Program

11:00 AM, Tuesday, January 30, 2024

	Bidding Contractors	As Read Bid Amount	As Corrected Bid Amount
1	Geske and Sons, Inc.	\$ 4,094,491.73	Correct as Read
2	Builders Paving, LLC	\$ 4,250,589.00	Correct as Read
3	Plote Construction Inc.	\$ 4,280,693.46	Correct as Read
4	Peter Baker & Son Co	\$ 4,503,948.03	Correct as Read
5	R.W. Dunteman Co.	\$ 4,510,451.00	Correct as Read

Attachment: Bid Tabulation (2025 Street Resurfacing Program)

VILLAGE OF PALATINE - DEPARTMENT OF PUBLIC WORKS

TABULATION OF BIDS

FOR

2025 Street Resurfacing Program

DPW - 2511

SHEET 1 OF 2

SECTION NO. 25-00000-00-GM

COMPUTED BY ____ CDR ____

BID
OPENING

DATE: January 28, 2025

TIME: 11:00 AM

PLACE: Community Room A

				Engineer's Estimate		Geske and Sons, Inc. 400 E. Terra Cotta Avenue Crystal Lake IL 60014 (815) 459-2407		Builders Paving, LLC 4401 Roosevelt Road Hillside IL 60162 (847) 419-9000		Plote Construction Inc. 1100 Brandt Drive Hoffman Estates IL 60192 (847) 695-9300		Peter Baker & Son Co 1349 Rockland Rd Lake Bluff IL 60044 (847) 362-3663	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	HOT-MIX ASPHALT SURFACE REMOVAL, 2"	SQ YD	115,375	\$3.94	\$454,289.06	\$2.16	\$249,210.00	\$4.00	\$461,500.00	\$3.05	\$351,893.75	\$3.40	\$392,275.00
2	HOT-MIX ASPHALT BINDER COURSE, IL-9.5, N50	TON	4,846	\$96.60	468,123.60	86.93	421,262.78	100.00	484,600.00	93.00	450,678.00	100.00	484,600.00
3	BITUMINOUS MATERIALS (TACK COAT)	LBS	77,878	\$0.01	817.72	0.30	23,363.40	0.01	778.78	0.01	778.78	0.01	778.78
4	HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX D, N50	TON	9,692	\$86.10	834,481.20	81.85	793,290.20	88.00	852,896.00	88.00	852,896.00	96.95	939,639.40
5	CLASS D PATHES, TYPE III, 6"	SQ YD	1,154	\$16.80	19,387.20	49.16	56,730.64	8.00	9,232.00	20.00	23,080.00	50.00	57,700.00
6	CLASS D PATCHES, TYPE IV, 6"	SQ YD	1,154	\$16.80	19,387.20	49.16	56,730.64	8.00	9,232.00	20.00	23,080.00	50.00	57,700.00
7	SUBGRADE REMOVAL AND REPLACEMENT	CU YD	25	\$52.50	1,312.50	85.00	2,125.00	25.00	625.00	50.00	1,250.00	25.00	625.00
8	HOT-MIX ASPHALT DRIVEWAY PAVEMENT REMOVAL AND	SQ YD	4,529	\$68.25	309,104.25	41.21	186,640.09	50.00	226,450.00	64.52	292,211.08	40.00	181,160.00
9	COMBINATION CONCRETE CURB AND GUTTER REMOVAL	FOOT	18,456	\$30.98	571,674.60	33.99	627,319.44	30.00	553,680.00	33.00	609,048.00	33.00	609,048.00
10	TYPE B GUTTER, SPECIAL	FOOT	12,793	\$32.03	409,695.83	33.99	434,834.07	33.00	422,169.00	33.00	422,169.00	33.00	422,169.00
11	INTEGRAL CURB REMOVAL	FOOT	8,298	\$3.41	28,316.93	3.35	27,798.30	3.50	29,043.00	3.25	26,968.50	3.25	26,968.50
12	COMBINATION CONCRETE CURB AND GUTTER, TYPE B6.12	FOOT	8,298	\$26.78	222,178.95	30.64	254,250.72	25.50	211,599.00	29.75	246,865.50	29.75	246,865.50
13	PCC BASE COURSE REPLACEMENT, 7"	SQ YD	472	\$12.60	5,947.20	20.60	9,723.20	13.00	6,136.00	20.00	9,440.00	20.00	9,440.00
14	TIE-BARS, EPOXY COATED, NO. 6 X18"	EACH	2,782	\$7.35	20,447.70	7.21	20,058.22	7.50	20,865.00	7.00	19,474.00	7.00	19,474.00
15	PORTLAND CEMENT CONCRETE SIDEWALK REMOVAL AND	SQ FT	15,267	\$8.40	128,242.80	7.98	121,830.66	8.00	122,136.00	7.75	118,319.25	7.75	118,319.25
16	DETECTABLE WARNINGS	SQ FT	1,310	\$26.25	34,387.50	25.75	33,732.50	24.00	31,440.00	25.00	32,750.00	25.00	32,750.00
17	SIDEWALK REMOVAL, SPECIAL	SQ FT	197	\$3.15	620.55	3.09	608.73	2.00	394.00	3.00	591.00	3.00	591.00
18	PORTLAND CEMENT DRIVEWAY PAVEMENT REMOVAL AND	SQ YD	3,538	\$79.80	282,332.40	77.25	273,310.50	78.00	275,964.00	75.00	265,350.00	75.00	265,350.00
19	STRUCTURES TO BE ADJUSTED	EACH	143	\$409.50	58,558.50	415.00	59,345.00	390.00	55,770.00	400.00	57,200.00	400.00	57,200.00
20	STRUCTURES TO BE RECONSTRUCTED	EACH	7	\$1,974.00	13,818.00	1,185.00	8,295.00	1,150.00	8,050.00	1,150.00	8,050.00	1,150.00	8,050.00
21	FRAMES AND LIDS TO BE ADJUSTED, SPECIAL	EACH	121	\$787.50	95,287.50	875.00	105,875.00	780.00	94,380.00	825.00	99,825.00	850.00	102,850.00
22	FRAMES AND LIDS, TYPE 1 TO BE REPLACED	EACH	24	\$399.00	9,576.00	440.00	10,560.00	400.00	9,600.00	425.00	10,200.00	425.00	10,200.00
23	FRAMES AND GRATES, SPECIAL TO BE REPLACED	EACH	71	\$577.50	41,002.50	570.00	40,470.00	550.00	39,050.00	525.00	37,275.00	550.00	39,050.00
24	INLETS, TYPE A, WITH FRAME AND GRATE, SPECIAL (15" TO	EACH	1	\$2,047.50	2,047.50	2,444.00	2,444.00	2,055.00	2,055.00	2,150.00	2,150.00	2,350.00	2,350.00
25	THERMOPLASTIC PAVEMENT MARKINGS -LINE 4"	FOOT	2,446	\$1.16	2,825.13	2.14	5,234.44	0.75	1,834.50	0.70	1,712.20	1.05	2,568.30
26	THERMOPLASTIC PAVEMENT MARKINGS -LINE 6"	FOOT	4,964	\$1.58	7,818.30	2.41	11,963.24	1.20	5,956.80	1.15	5,708.60	1.50	7,446.00
27	THERMOPLASTIC PAVEMENT MARKINGS -LINE 12"	FOOT	234	\$3.15	737.10	4.28	1,001.52	2.10	491.40	2.25	526.50	3.00	702.00
28	THERMOPLASTIC PAVEMENT MARKINGS -LINE 24"	FOOT	647	\$5.25	3,396.75	7.49	4,846.03	7.00	4,529.00	5.00	3,235.00	6.00	3,882.00
29	MODIFIED URETHANE PAVEMENT MARKINGS - LETTERS	SQ FT	148	\$5.25	777.00	21.40	3,167.20	20.00	2,960.00	35.00	5,180.00	40.00	5,920.00
30	GROOVING FOR RECESSED PAVEMENT MARKING, 5"	FOOT	1,504	\$0.58	868.56	0.80	1,203.20	0.75	1,128.00	0.70	1,052.80	0.88	1,323.50
31	GROOVING FOR RECESSED PAVEMENT MARKING, 7"	FOOT	4,061	\$0.74	2,984.84	1.07	4,345.27	1.00	4,061.00	1.00	4,061.00	0.98	3,979.70
32	ADDITIONAL TOPSOIL AND SEED	FOOT	12,793	\$4.20	53,730.60	3.38	43,240.34	4.00	51,172.00	1.50	19,189.50	3.50	44,775.50
33	ADDITIONAL TOPSOIL AND SOD	SQ YD	3,770	\$10.50	39,585.00	29.12	109,782.40	10.00	37,700.00	15.00	56,550.00	23.25	87,652.50
34	MAILBOX RELOCATION	EACH	44	\$26.25	1,155.00	250.00	11,000.00	25.00	1,100.00	50.00	2,200.00	150.00	6,600.00
35	TRAFFIC CONTROL AND PROTECTION	L SUM	1	\$262,500.00	262,500.00	62,200.00	62,200.00	197,011.52	197,011.52	204,600.00	204,600.00	238,810.00	238,810.00
36	DETECTOR LOOP REPLACEMENT	FOOT	500	\$52.50	26,250.00	33.40	16,700.00	30.00	15,000.00	30.27	15,135.00	30.27	15,135.00
AS READ													
TOTALS				\$4,433,665.46		\$4,094,491.73		\$4,250,589.00		\$4,280,693.46		\$4,503,948.00	
AS CORRECTED													
PROPOSAL GUARANTEE						5% BID BOND		5% BID BOND		5% BID BOND		5% BID BOND	
COMMENTS													

Attachment: Bid Tabulation (2025 Street Resurfacing Program)

VILLAGE OF PALATINE - DEPARTMENT OF PUBLIC WORKS

TABULATION OF BIDS

FOR

2025 Street Resurfacing Program

DPW - 2511

SHEET 2 OF 2

SECTION NO. 25-00000-00-GM

COMPUTED BY ____ CDR ____

**BID
OPENING**

DATE: January 28, 2025

TIME: 11:00 AM

PLACE: Community Room A

				Engineer's Estimate		R.W. Dunteman Co. 600 S. Lombard Road Addison IL 60101 (630) 953-1500							
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	HOT-MIX ASPHALT SURFACE REMOVAL, 2"	SQ YD	115,375	\$3.94	\$454,289.06	\$3.50	\$403,812.50						
2	HOT-MIX ASPHALT BINDER COURSE, IL-9.5, N50	TON	4,846	\$96.60	468,123.60	86.00	416,756.00						
3	BITUMINOUS MATERIALS (TACK COAT)	LBS	77,878	\$0.01	817.72	0.01	778.78						
4	HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX D, N50	TON	9,692	\$86.10	834,481.20	81.50	789,898.00						
5	CLASS D PATHES, TYPE III, 6"	SQ YD	1,154	\$16.80	19,387.20	56.00	64,624.00						
6	CLASS D PATCHES, TYPE IV, 6"	SQ YD	1,154	\$16.80	19,387.20	56.00	64,624.00						
7	SUBGRADE REMOVAL AND REPLACEMENT	CU YD	25	\$52.50	1,312.50	90.00	2,250.00						
8	HOT-MIX ASPHALT DRIVEWAY PAVEMENT REMOVAL AND	SQ YD	4,529	\$68.25	309,104.25	44.50	201,540.50						
9	COMBINATION CONCRETE CURB AND GUTTER REMOVAL	FOOT	18,456	\$30.98	571,674.60	40.25	742,854.00						
10	TYPE B GUTTER, SPECIAL	FOOT	12,793	\$32.03	409,695.83	26.50	339,014.50						
11	INTEGRAL CURB REMOVAL	FOOT	8,298	\$3.41	28,316.93	13.50	112,023.00						
12	COMBINATION CONCRETE CURB AND GUTTER, TYPE B6.12	FOOT	8,298	\$26.78	222,178.95	25.50	211,599.00						
13	PCC BASE COURSE REPLACEMENT, 7"	SQ YD	472	\$12.60	5,947.20	54.00	25,488.00						
14	TIE-BARS, EPOXY COATED, NO. 6 X18"	EACH	2,782	\$7.35	20,447.70	9.00	25,038.00						
15	PORTLAND CEMENT CONCRETE SIDEWALK REMOVAL AND	SQ FT	15,267	\$8.40	128,242.80	11.25	171,753.75						
16	DETECTABLE WARNINGS	SQ FT	1,310	\$26.25	34,387.50	36.00	47,160.00						
17	SIDEWALK REMOVAL, SPECIAL	SQ FT	197	\$3.15	620.55	10.00	1,970.00						
18	PORTLAND CEMENT DRIVEWAY PAVEMENT REMOVAL AND	SQ YD	3,538	\$79.80	282,332.40	80.00	283,040.00						
19	STRUCTURES TO BE ADJUSTED	EACH	143	\$409.50	58,558.50	400.00	57,200.00						
20	STRUCTURES TO BE RECONSTRUCTED	EACH	7	\$1,974.00	13,818.00	1,150.00	8,050.00						
21	FRAMES AND LIDS TO BE ADJUSTED, SPECIAL	EACH	121	\$787.50	95,287.50	850.00	102,850.00						
22	FRAMES AND LIDS, TYPE 1 TO BE REPLACED	EACH	24	\$399.00	9,576.00	425.00	10,200.00						
23	FRAMES AND GRATES, SPECIAL TO BE REPLACED	EACH	71	\$577.50	41,002.50	550.00	39,050.00						
24	INLETS, TYPE A, WITH FRAME AND GRATE, SPECIAL (15" TO	EACH	1	\$2,047.50	2,047.50	2,350.00	2,350.00						
25	THERMOPLASTIC PAVEMENT MARKINGS -LINE 4"	FOOT	2,446	\$1.16	2,825.13	0.70	1,712.20						
26	THERMOPLASTIC PAVEMENT MARKINGS -LINE 6"	FOOT	4,964	\$1.58	7,818.30	1.15	5,708.60						
27	THERMOPLASTIC PAVEMENT MARKINGS -LINE 12"	FOOT	234	\$3.15	737.10	2.25	526.50						
28	THERMOPLASTIC PAVEMENT MARKINGS -LINE 24"	FOOT	647	\$5.25	3,396.75	5.00	3,235.00						
29	MODIFIED URETHANE PAVEMENT MARKINGS - LETTERS	SQ FT	148	\$5.25	777.00	35.00	5,180.00						
30	GROOVING FOR RECESSED PAVEMENT MARKING, 5"	FOOT	1,504	\$0.58	868.56	0.70	1,052.80						
31	GROOVING FOR RECESSED PAVEMENT MARKING, 7"	FOOT	4,061	\$0.74	2,984.84	1.00	4,061.00						
32	ADDITIONAL TOPSOIL AND SEED	FOOT	12,793	\$4.20	53,730.60	1.85	23,667.05						
33	ADDITIONAL TOPSOIL AND SOD	SQ YD	3,770	\$10.50	39,585.00	18.00	67,860.00						
34	MAILBOX RELOCATION	EACH	44	\$26.25	1,155.00	300.00	13,200.00						
35	TRAFFIC CONTROL AND PROTECTION	L SUM	1	\$262,500.00	262,500.00	245,188.82	245,188.82						
36	DETECTOR LOOP REPLACEMENT	FOOT	500	\$52.50	26,250.00	30.27	15,135.00						
AS READ						\$4,510,451.00		\$3,453,053.45		\$3,505,628.69		\$3,797,000.00	
TOTALS				\$4,433,665.46									
AS CORRECTED													
PROPOSAL GUARANTEE						5% BID BOND		5% BID BOND		5% BID BOND		5% BID BOND	
COMMENTS													

Attachment: Bid Tabulation (2025 Street Resurfacing Program)

2025 STREET RESURFACING SECTIONS

	<u>Street Name</u>	<u>From</u>	<u>To</u>
1	ABBEY HILL LANE	DORSET AVENUE	KELLY ANN DRIVE
2	BALDWIN ROAD	NICHOLS ROAD	GARDENIA LANE
3	BENTON STREET	HERON DRIVE	PALATINE ROAD
4	BOTHWELL STREET	SHERMAN STREET	COLFAX STREET
5	BRANDON COURT	SMITH STREET (N)	SMITH STREET (S)
6	CARDINAL COURT	CARDINAL DRIVE	CUL-DE-SAC
7	CARDINAL DRIVE	CUNNINGHAM DRIVE	OLDE VIRGINIA ROAD
8	CASTLE COURT	NEWKIRK LANE	CUL-DE-SAC
9	CENTER ROAD	QUENTIN ROAD	CUL-DE-SAC
10	COMFORT LANE	PLUM GROVE ROAD	BENTON STREET
11	CORNELL AVENUE	QUENTIN ROAD	DEAD END WEST
12	CUNNINGHAM DRIVE	HICKS ROAD	ROHLWING ROAD
13	DANIELS ROAD	ELM STREET	CEDAR STREET
14	DEER RUN DRIVE	NORTHWEST HIGHWAY	WALDEN DRIVE
15	DREW COURT	DREW LANE	CUL-DE-SAC
16	ELM STREET	KENILWORTH AVENUE	HELEN ROAD
17	GREELEY STREET	BROCKWAY STREET	WASHINGTON STREET
18	HALE STREET	HELEN ROAD	GILBERT ROAD
19	HAVEN DRIVE	DUNDEE ROAD	CUL-DE-SAC
20	HERON DRIVE	DEAD END WEST	DEAD END EAST
21	LEONARD ROAD	GLENCOE STREET	STONEBRIDGE COURT
22	LILLY COURT	LILLY LANE	CUL-DE-SAC
23	OLDE VIRGINIA COURT	OLDE VIRGINIA ROAD	CUL-DE-SAC
24	RICHARDS DRIVE	ANDERSON DRIVE	NORMAN DRIVE
25	ROBERTSON STREET	SMITH STREET	PLUM GROVE ROAD
26	ROSE STREET	HELEN ROAD	PLEASANT HILL BOULEVARD
27	RUHL ROAD	ROSILAND DRIVE	FALKIRK PLACE
28	SANDPIPER COURT	QUENTIN ROAD	CUL-DE-SAC
29	SHERMAN STREET	BROCKWAY STREET	PLUM GROVE ROAD
30	SPRING WILLOW BAY	PEEBLES ROAD	CUL-DE-SAC
31	STONEBRIDGE COURT	LEONARD ROAD	CUL-DE-SAC
32	TROON'S CROSSING	ROSILAND DRIVE	FALKIRK PLACE
33	WILLOW WALK DRIVE	SPRING WILLOW BAY	ILLINOIS AVENUE
34	WILMETTE AVENUE	PLUM GROVE ROAD	VILLAGE LIMITS
35	WILSON STREET	PLUM GROVE ROAD	BENTON STREET

Consider a Motion to Approve the Purchase of Asphalt Surface, Binder and Cold Patch in 2025

BACKGROUND:

The Village typically uses approximately 7,000 tons of hot-mix asphalt surface course in an average year. The bulk of it is used during the annual in-house street resurfacing program. Twenty-six sections of streets were identified to be resurfaced in-house, totaling approximately 5.16 miles. Asphalt surface and binder course are also used for water main break restoration and deep cut patching. Unique paving material (UPM), also known as cold patch, is used for patching during the winter when temperatures are too cold to use hot-mix.

KEY ISSUES:

- The Village participated in a joint bid for roadway maintenance materials coordinated with the Village of Arlington Heights.
- On Friday, January 31, 2025 three bids were received and opened by the Village of Arlington Heights. The low responsive and responsible bidder was Builders Asphalt, LLC of Hillside, Illinois.
- Raw material costs are not the only item considered when evaluating the bid. Mileage from the individual asphalt plants to the Public Works facility was considered when evaluating the bids. A multiplier of \$2.16 per ton per mile was added to the unit prices based on average heavy-duty truck operation rates. The plants range in distance from 9.6 to 24.7 miles, adding \$20.74 up to \$53.35 to the unit prices. While Builders Asphalt had the highest unit price of the bidders, their three plants are the closest to Public Works, thus making them the lowest bidder after factoring in the mileage multiplier.
- Builders Asphalt unit prices are \$68 per ton for surface, \$66 per ton for binder, and \$175 per ton for cold patch.
- Based on the streets to be resurfaced in-house this year and average amounts used for routine repairs, Staff anticipates using approximately 7,000 tons of hot-mix asphalt surface course, 1,000 tons of hot-mix asphalt binder course, and 50 tons of UPM cold patch, amounting to \$550,750.
- But for this cooperative bid, cost increases of at least 5% were anticipated. This results in a \$25,000 savings compared to the amount budgeted for this in-house resurfacing effort.

ALTERNATIVES:

1. Award the contract to Builders Asphalt to purchase asphalt surface, binder, and cold patch.
2. Refer back to Staff with comments.

RECOMMENDATION:

Staff recommends awarding the contract to Builders Asphalt to purchase asphalt surface, binder, and cold patch for the 2025 season.

BUDGET IMPACT:

Last year, the cost was \$68 per ton for surface, \$64 per ton for binder, and \$165 per ton for cold patch. Participating in the joint-bid allowed for economies of scale, resulting in no cost increase this year for surface, which is the most-used material. There were

small increases of 3% and 6% for binder and cold patch, respectively. Funds have been appropriated in the 2025 Operating Budget to accommodate these material purchases.

ACTION REQUIRED:

Motion to award the contract to Builders Asphalt, LLC of Hillside, Illinois to purchase asphalt surface, binder, and cold patch for the 2025 season.

ATTACHMENTS:

- 2025 Roadway Maintenance Materials Bid Tab and Proposals

RESULT:	APPROVED BY VOICE VOTE [UNANIMOUS]
MOVER:	Kollin Kozlowski, District 5 Councilman
SECONDER:	Brad Helms, District 6 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

VILLAGE OF ARLINGTON HEIGHTS
 Bid Tabulation Sheet
ROADWAY MAINTENANCE MATERIALS

The following bids were opened January 31, 2025 at 9:00 a.m., at the Village of Arlington Heights Municipal Building 33 S. Arlington Heights Road, Arlington Heights, IL 60005

BIDDER	Item 1 Hot-Mix Asphalt (HMA) Surface Course, Mix "C", N50	Item 2 Hot-Mix Asphalt (HMA) Binder Course, IL-19, N70	Item 3 3/8 Chip Seal Aggregate IDOT Approved	Item 4 Bituminous Materials (Emulsified Asphalt) (SS-1H)	Item 5 Bituminous Materials (Emulsified Asphalt) (HFE90)	Item 6 Unique Paving Materials (UPM) or equivalent
Peter Baker and Son Co	\$768,000.00	\$124,000.00	\$1,600.00	\$2,000.00	N/A	\$76,500.00
Builders Asphalt LLC	\$816,000.00	\$132,000.00	\$1,480.00	\$5,000.00	N/A	\$78,750.00
Plote Construction Inc.	\$732,000.00	\$116,000.00	N/A	N/A	N/A	\$78,750.00

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

Plote

PROPOSAL

VILLAGE OF ARLINGTON HEIGHTS

DEPARTMENT OF PUBLIC WORKS

FURNISHING OF ROADWAY MAINTENANCE MATERIALS

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

ITEM	ITEM DESCRIPTION	UNIT	ARLINGTON HEIGHTS	PALATINE	UNIT PRICE	TOTAL
1	Hot-Mix Asphalt (HMA) Surface Course, Mix "C", N50	TON	5,000	7,000	\$ 61 ⁰⁰	\$ 732,000 ⁰⁰
2	Hot-Mix Asphalt (HMA) Binder Course, IL-19, N70	TON	1,000	1,000	\$ 58 ⁰⁰	\$ 116,000 ⁰⁰
3	3/8 Chip Seal Aggregate IDOT Approved	TON	40	0	\$ No BID	\$
4	Bituminous Materials (Emulsified Asphalt)(SS-1H)	GAL	500	0	\$ No BID	\$
5	Bituminous Materials (Emulsified Asphalt)(HFE90)	GAL	2,000	0	\$ No BID	\$
6	Unique Paving Materials (UPM) or equivalent	TON	400	50	\$ 175 ⁰⁰	\$ 78,750 ⁰⁰

Location of asphalt plant (hot mix) 10555 Waveland Ave., Franklin Park, 2200 GRAHAM ST. BARTLETT

Location of asphalt plant (cold mix) _____

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

PROPOSAL

VILLAGE OF ARLINGTON HEIGHTS

DEPARTMENT OF PUBLIC WORKS

FURNISHING OF ROADWAY MAINTENANCE MATERIALS

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

ITEM	ITEM DESCRIPTION	UNIT	ARLINGTON HEIGHTS	PALATINE	UNIT PRICE	TOTAL
1	Hot-Mix Asphalt (HMA) Surface Course, Mix "C", N50	TON	5,000	7,000	\$ 64.00	\$ 768,000.00
2	Hot-Mix Asphalt (HMA) Binder Course, IL-19, N70	TON	1,000	1,000	\$ 62.00	\$ 124,000.00
3	3/8 Chip Seal Aggregate IDOT Approved	TON	40	0	\$ 40.00	\$ 1,600.00
4	Bituminous Materials (Emulsified Asphalt)(SS-1H)	GAL	500	0	\$ 4.00	\$ 2,000.00
5	Bituminous Materials (Emulsified Asphalt)(HFE90)	GAL	2,000	0	NO BID	NO BID
6	Unique Paving Materials (UPM) or equivalent	TON	400	50	\$ 170.00	\$ 76,500

Location of asphalt plant (hot mix)

1349 Rockland Rd., Lake Bluff, IL 60044

Location of asphalt plant (cold mix)

1349 Rockland Rd., Lake Bluff, IL 60044

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

Builders Asphalt

PROPOSAL

VILLAGE OF ARLINGTON HEIGHTS

DEPARTMENT OF PUBLIC WORKS

FURNISHING OF ROADWAY MAINTENANCE MATERIALS

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

ITEM	ITEM DESCRIPTION	UNIT	ARLINGTON HEIGHTS	PALATINE	UNIT PRICE	TOTAL
1	Hot-Mix Asphalt (HMA) Surface Course, Mix "C", N50	TON	5,000	7,000	\$ 68.00	\$ 816,000.00
2	Hot-Mix Asphalt (HMA) Binder Course, IL-19, N70	TON	1,000	1,000	\$ 66.00	\$ 132,000.00
3	3/8 Chip Seal Aggregate IDOT Approved	TON	40	0	\$ 37.00	\$ 1,480.00
4	Bituminous Materials (Emulsified Asphalt)(SS-1H)	GAL	500	0	\$ 10.00	\$ 5,000.00
5	Bituminous Materials (Emulsified Asphalt)(HFE90)	GAL	2,000	0	\$ NO BID	\$ NO BID
6	Unique Paving Materials (UPM) or equivalent	TON	400	50	\$ 175.00	\$ 78,750.00

Mt Prospect: 3401 S Busse Rd, Mt Prospect, IL 60056

Wheeling: 571 S Wheeling Rd, Wheeling, IL 60090

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

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

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

PROPOSAL

VILLAGE OF ARLINGTON HEIGHTS

DEPARTMENT OF PUBLIC WORKS

FURNISHING OF ROADWAY MAINTENANCE MATERIALS

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

ITEM	ITEM DESCRIPTION	UNIT	ARLINGTON HEIGHTS	PALATINE	UNIT PRICE	TOTAL
1	Hot-Mix Asphalt (HMA) Surface Course, Mix "C", N50	TON	5,000	7,000	\$ 68.00	\$ 816,000.00
2	Hot-Mix Asphalt (HMA) Binder Course, IL-19, N70	TON	1,000	1,000	\$ 66.00	\$ 132,000.00
3	3/8 Chip Seal Aggregate IDOT Approved	TON	40	0	\$ 37.00	\$ 1,480.00
4	Bituminous Materials (Emulsified Asphalt)(SS-1H)	GAL	500	0	\$ 10.00	\$ 5,000.00
5	Bituminous Materials (Emulsified Asphalt)(HFE90) (NTEA)	GAL	2,000	0	\$ 8.00	\$ 16,000.00
6	Unique Paving Materials (UPM) or equivalent	TON	400	50	\$ 175.00	\$ 78,750.00

Mt Prospect: 3401 S Busse Rd, Mt Prospect, IL 60056

Wheeling: 571 S Wheeling Rd, Wheeling, IL 60090

Location of asphalt plant (hot mix) Elk Grove: 2526 Pratt Blvd, Elk Grove Village, IL 60007

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

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

Consider a Motion to Approve Change Order #1 for the 2024 Drainage Improvements Project

BACKGROUND:

On Monday, September 16, 2024, the 2024 Drainage Improvements Project contract was awarded to DeVinci Construction, Incorporated of Oak Brook, Illinois in the amount of \$259,871. The costs of this contract were competitive as DeVinci's bid was almost 5 percent less than the next lowest bid.

KEY ISSUES:

- The proposed change order expands the scope of work from the original bid to include additional tasks that should be completed ahead of both the contractual 2025 Street Resurfacing Program and the 2025 in-house resurfacing program.
- DeVinci Construction remains under contract with the Village for the 2024 Drainage Improvements Project and has agreed to complete this additional work in advance of the two resurfacing projects.
- The project consists of three separate components:
 1. Adjustment of manholes and drainage structures in preparation for the in-house resurfacing project.
 2. Repair of a storm sewer on North Benton Street in advance of the contractual resurfacing project.
 3. Repair/replacement of a storm sewer on West Sherman Street in advance of the contractual resurfacing project.
- The proposed change order would increase the total project cost by an amount not to exceed \$136,991 to complete the additional work.
- Previously bid unit costs would be used except for limited new unit price items needed for the contractual and in-house resurfacing drainage repairs.

ALTERNATIVES:

1. Approve change order #1 for the 2024 Drainage Improvements Project with DeVinci Construction.
2. Refer back to Staff with comments.

RECOMMENDATION:

Staff recommends approval of change order #1 for the 2024 Drainage Improvements Project with DeVinci Construction in the amount not to exceed of \$136,991.

BUDGET IMPACT:

Funding is available in the Sewer Fund of the 2025 Capital Improvement Program to accommodate the proposed work.

ACTION REQUIRED:

Motion to approve change order #1 for the 2024 Drainage Improvements Project with DeVinci Construction, Incorporated of Oak Brook, Illinois, in the amount not to exceed \$136,991, for a total contract price of \$396,862.

ATTACHMENTS:

- Palatine In House Paving 25

- Palatine, N. BENTON Sewer R&R
- Palatine, W. Sherman St. Sewer R&R
- Plan Sheet-N Benton Storm Sewer R&R
- Plan Sheet-W Sherman Storm Sewer Replacement

RESULT: **APPROVED BY VOICE VOTE [UNANIMOUS]**

MOVER: Doug Myslinski, District 3 Councilman

SECONDER: Tim Millar, District 1 Councilman

AYES: Schwantz, Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms



December 6, 2024

PALATINE 2025 IN HOUSE RESURFACING PROGRAM

#	BID DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
1	STRUCTURE ADJ	EA	50	\$ 450.00	\$ 22,500.00
2	STR RECONSTRUCT	EA	5	\$ 1,400.00	\$ 7,000.00
3	F&L ADJ SPC.	EA	37	\$ 850.00	\$ 31,450.00
4	REPLACE F&G TY 1	EA	9	\$ 400.00	\$ 3,600.00

TOTAL**\$ 64,550.00**

EXCLUSIONS:

Bond, staking & layout, permits, restoration, pavement patching or replacement, soil testir
tree trimming or removal, street sweeping, root pruning, curb removal or replacement.

Attachment: Palatine In House Paving 25 (2024 Drainage Improvements Project Change Order #1)



January 30, 2025

PALATINE, W. SHERMAN ST. STORM SEWER R&R

#	BID DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
1	12" PVC SDR26 SS (TBF INCL.)	LF	14	\$ 1,065.00	\$ 14,910.00
2	PIPE REMOVAL	LF	14	\$ 6.00	\$ 84.00
3	PAVEMENT REMOVAL	SY	21	\$ 10.00	\$ 210.00
TOTAL					\$ 15,204.00

EXCLUSIONS:

Bond, restoration, pavement patching or replacement, soil testing,
tree trimming or removal, root pruning, curb replacement.

Attachment: Palatine, N. BENTON Sewer R&R (2024 Drainage Improvements Project Change Order #1)



January 30, 2025

PALATINE, W. SHERMAN ST. STORM SEWER R&R

#	BID DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
1	8" PVC SDR-26 STORM	LF	278	\$ 123.00	\$ 34,194.00
2	PIPE REMOVAL	LF	278	\$ 6.00	\$ 1,668.00
3	PAVEMENT REMOVAL	SY	173	\$ 10.00	\$ 1,730.00
4	TRENCH BACKFILL	CY	285	\$ 40.00	\$ 11,400.00
5	CORE CONNECTION	EA	1	\$ 300.00	\$ 300.00
6	INLET TY A W/7010 F&G	EA	1	\$ 2,005.00	\$ 2,005.00
7	MH TY A 48" DIA W/TY 1 F&L	EA	1	\$ 5,940.00	\$ 5,940.00

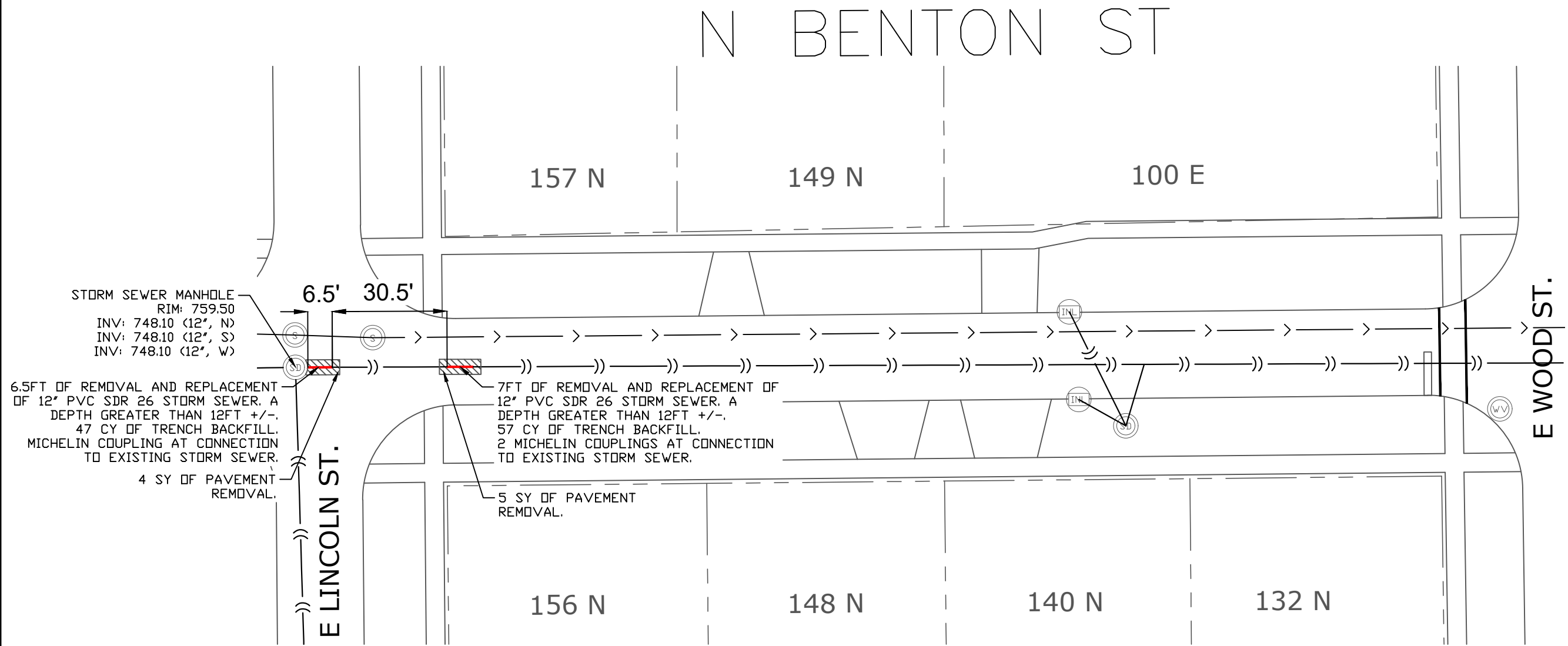
TOTAL**\$ 57,237.00****EXCLUSIONS:**

Bond, restoration, pavement patching or replacement, soil testing,
tree trimming or removal, root pruning, curb replacement.

Attachment: Palatine, W. Sherman St. Sewer R&R (2024 Drainage Improvements Project Change Order #1)



NOTE:
THE TRENCH WILL BE BACKFILLED TO BE
FLUSH WITH SURROUNDING PAVEMENT.
MICHELIN COUPLINGS WILL BE REQUIRED AT
CONNECTION TO EXISTING STORM SEWER.



NO.	Item Description	Unit	Estimated Quantity
1	12" PVC SDR 26	FT	14
2	Pipe Removal	FT	14
3	Pavement Removal	SY	9
4	Trench Backfill	CY	104

DESIGNED:
DRAWN:
CHECKED:
C.R.
G.R.

SCALE: 1"=30'

NO. DATE

DESCRIPTION

REVISIONS

VILLAGE OF
PALATINE
DEPARTMENT OF PUBLIC WORKS
148 W ILLINOIS AVENUE
PALATINE, ILLINOIS 60067

N BENTON STREET
STORM SEWER REMOVAL &
REPLACEMENT

DATE:
01-06-2025

SHEET
1 OF 1

NO.	Item Description	Unit	Estimated Quantity
1	8" PVC SDR 26	FT	278
2	Pipe Removal	FT	278
3	Pavement Removal	SY	173
4	Trench Backfill	CY	285
5	Core Connection	EA	1
6	Inlet TY A w/ R-3010 Std Bx, TY S Grate	EA	1
7	Manhole TY A w/ R-1772 Frame, Solid Lid	EA	1



N BROCKWAY ST

56 W

44 W

32 W

W SHERMAN ST

329 N

328 N

REMOVE EX. AND REPLACE WITH PRECAST
MANHOLE TYPE A (48" DIA.) WITH R-1772
WITH SOLID "STORM SEWER" LID
RIM = 100.00
PROP. INV. = 97.02 (N, 8")
PROP. INV. = 96.45 (S, 8")
PROP. INV. = 92.17 (W, 8")

REMOVE AND REPLACE PRECAST
INLET TYPE A (24" DIA.) WITH
R-3010 WITH STANDARD CURB
BOX, TYPE S GRATE
PROP RIM = 99.14
PROP INV. = 97.14 (S, 8")

CURB REMOVAL(INCIDENTAL)
(CURB REPLACEMENT BY OTHERS)

REMOVE EX. VCP AND
REPLACE WITH 257 FT
OF 8" SDR 26 PVC AT
0.60% SLOPE
TBF = 281 CY

EX. WATER MAIN, 6"

EX. SANITARY HOUSE
SERVICE CONNECTION

REMOVE EX. AND
REPLACE WITH 12 FT
OF 8" SDR 26 PVC AT
1.0% SLOPE
TBF = 2 CY

EX. SANITARY SEWER, 8"

173 SY OF PAVEMENT REMOVAL
(PAVEMENT PATCH BY OTHERS)

REMOVE EX. AND
REPLACE WITH 9 FT
OF 8" SDR 26 PVC AT
1.0% SLOPE
TBF = 2 CY

CORE CONNECTION TO EX. INLET
RIM = 99.46
PROP INV. = 96.54 (N, 8")

ABANDON EX. LATERAL
INV. = 92.80 (NE, 6")

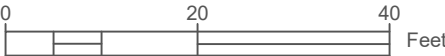
EX. STORM MANHOLE
RIM = 98.53
INV. = 90.63 (E, 8")

EX. SANITARY MANHOLE
RIM = 98.50 +/-
INV. = 82.30 +/-

EX. MWRD INTERCEPTOR
RIM = 98.60 +/-
INV. = 81.36 +/-

EX. SANITARY SEWER, 8"

EX. SANITARY SEWER, 30"



DESIGNED:

SCALE: 1"=20'

STORM SEWER
REMOVAL & REPLACEMENT
W SHERMAN ST

**VILLAGE OF
PALATINE**
DEPARTMENT OF ENGINEERING
200 EAST WOOD STREET
PALATINE, ILLINOIS 60067

DATE:
1-29-25

SHEET
1 OF 1

DRAWN:
M.T.

CHECKED:
M.C.

1-29-25
NO. DATE

REVISIONS

Attachment: Plan Sheet-W Sherman Storm Sewer Replacement (2024 Drainage Improvements Project Change Order #1)

Consider a Motion Approving a Waiver of the Village of Palatine's Sound Amplification Ordinance for the St. Pat's Post Parade Event on March 15, 2025 at Tap House Grill, 56 W. Wilson Street

BACKGROUND:

Tap House Grill is proposing to host a St. Pat's Post Parade event on Saturday, March 15, 2025. The event will be held in a portion of the Tap House Grill parking lot Saturday from 10 AM - 8 PM. There will be live music and DJ and Irish-themed food and beer.

KEY ISSUES:

- The proposed event will consist of a tent (40' x 100') and a small stage area. The tent would be located in the parking lot on the east side of their building. The parking lot would be closed Friday, March 14, at 8 AM and reopen Monday, March 17, at 11 AM.
- The proposed event will only be Saturday, like last year. The sound amplification would end at 8 PM Saturday night.

ALTERNATIVES:

1. Approve a waiver of the Sound Amplification Ordinance for the St. Pat's Party at Tap House Grill on Saturday, March 15, 2025.
2. Do not approve a waiver of the Sound Amplification Ordinance for the St. Pat's Party at Tap House Grill on Saturday March 15, 2025.

RECOMMENDATION:

Staff recommends action at the discretion of the Village Council.

ACTION REQUIRED:

Action is at the discretion of the Village Council.

RESULT:	APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

Consider a Motion to Approve Items Related to the Village of Palatine's 2025 Street Fest

BACKGROUND:

The Village of Palatine has begun planning for the 25th annual Downtown Palatine Street Fest on August 22 - 24, 2025.

KEY ISSUES:

Staff hired a new event management company, Special Events Management (SEM) for 2025. Staff is reviewing options with the event management company for the purchase of alcoholic beverages. Last year was our 2nd year accepting credit cards and for the first time, we eliminated ticket sales and used a point-of-sale system to purchase alcohol. This POS system received positive feedback and we will continue in 2025.

The CY25 budget accurately reflects expected costs and revenues for the 2025 Street Fest. Based on experience with the POS system, projections from the new event management company, efforts to reduce event cost, and savings expected with SEM's contract, staff is comfortable with the budget of the event and does not expect any amendments.

The following approvals are being requested in conjunction with the proposed 2025 Downtown Palatine Street Fest event:

1. Temporary waiver of the sound amplification ordinance for live music and performances;
2. Waiver of fees for Village services, permits, and licenses;
3. Waiver of the building construction hours;
4. Temporary closure of public streets from 5 AM on Friday, August 22 until noon on Monday, August 25;
5. Temporary Closure of Parking Lot G (main stage) beginning on Thursday, August 21 as well as Village Lots I (staging area), J (dumpsters), K and L (event set up and handicapped parking) beginning on Friday, August 22 through Monday, August 25. In addition, there will be several areas in which on-street parking will also be blocked off to accommodate the event;
6. A motion authorizing the Village Manager to enter into contracts/agreements related to the 2025 Downtown Palatine Street Fest, subject to review and approval by the Village Attorney;
7. If there is space available, the Village may allow food vendors from outside the Village of Palatine to participate in the event;
8. Continuing in Towne Square with the "Backyard Patio" themed area which includes: sponsor tents, backyard games (cornhole, bocce ball etc.), children's entertainment and satellite bar, mini stage and patio furniture;
9. A motion authorizing Staff to request a Class E Temporary Liquor License for the purpose of selling alcoholic beverages.

ALTERNATIVES:

1. Approve the 2025 Downtown Palatine Street Fest.
2. Refer back to Staff with comments.

RECOMMENDATION:

Staff recommends approval of the 2025 Downtown Palatine Street Fest.

ACTION REQUIRED:

A motion to approve the Annual Downtown Palatine Street Fest and related requests.

RESULT:	APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

Consider an Ordinance Granting a Special Use and Variation for a Restaurant at 783 N. Quentin Road

BACKGROUND:

The Subject Property, zoned B-1 Shopping Center District, is located within the North Quentin Plaza shopping center. The proposed restaurant will occupy the space previously occupied by Oak Alley (which has been vacant since 2022). The other tenants in the building include Mira's Dance Studio, Shear Candy Salon, Palatine Township Republican Organization, Mirk Group, and ProHealth Drugs. The Petitioner is proposing to open a restaurant, with liquor service. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit a restaurant with liquor service.

Variation to permit 81 parking spaces instead of the required 82 spaces.

KEY ISSUES:

- The proposed business will occupy approximately 3,378 sq. ft. of retail space within North Quentin Plaza shopping center.
- Per the submitted business plan, the restaurant will have 5-7 staff members, with operating hours, as follows:
 - Monday - Thursday: 4 PM – 12 AM.
 - Friday & Saturday: 11 AM – 2 AM.
 - Sunday: 11 AM – 12 AM.
- The floor plan indicates 64 seats total. Based on the 1/100 square foot parking requirement, 34 parking spaces are required. Note: the previous Oak Alley had 84 seats, with the proposed restaurant seating being a 24% reduction from the previous restaurant's floor plan.
- Additionally, the current tenant mix and existing peak hours of operation should not create additional parking demand or conflict with the proposed restaurant operations.
- There are 81 existing parking spaces for the shopping center. For the proposed use and existing tenant composition, 82 parking spaces are required. While the proposed parking variation (based upon the square footage calculation) could allow additional seats, without impacting the parking variation, any future seating change would require additional Village review.

ALTERNATIVES:

1. Approve the Special Use and Variation to permit a restaurant, with liquor service.
2. Do not approve the Special Use and Variation to permit a restaurant, with liquor service.

RECOMMENDATION:

Public Hearing:	PZC meeting on January 28, 2025.
Residents testifying:	None
Vote:	The PZC voted unanimously to approve the Special Use and Staff concurs.

ACTION REQUIRED:

A motion to approve the ordinance granting a Special Use for a restaurant and Variation for parking at 783 N. Quentin Road.

RESULT:	APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

Consider an Ordinance Amending the Code Of Ordinances Chapter 3, Section 3-35 Liquor Licenses Increasing Class D (Restaurant) Liquor Licenses by One for Quentin Tap, 783 N. Quentin Road

BACKGROUND:

On this evening's agenda is a request for a Special Use for Quentin Tap located at 783 N. Quentin Road. The Petitioners and owners, Kostantinos Tselsos and George Tselsos, wish to apply for a Class D (Restaurant) Liquor License for a restaurant/bar. The proposed hours of operation are Monday through Thursday, 4 PM - 12 AM; Friday/Saturday from 11 AM - 2 AM and Sunday from 11 AM - 12 AM. The permitted hours for a Class D Liquor License are Sunday - Wednesday 6 AM to 1 AM and Thursday - Saturday 6 AM to 2 AM.

KEY ISSUES:

- Increase the number of Class D (Restaurant) Liquor Licenses by one.

ALTERNATIVES:

1. Approve the Ordinance increasing the number of Class D Liquor Licenses by one.
2. Do not approve the Ordinance increasing the number of Class D Liquor Licenses by one.

RECOMMENDATION:

Approve an Ordinance increasing Class D (Restaurant) Liquor Licenses by one for a total of 37.

ACTION REQUIRED:

Action is at the discretion of the Committee.

RESULT:	APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

Consider an Ordinance Approving Rear and Side Yard Setback Reductions for a Building Addition at 15 S. Rose Street

BACKGROUND:

The Subject Property is zoned R-3 Multi-Family and is approximately 6,050 square feet. The property was annexed in 1869 and currently consists of a single-family residence with a detached garage in the rear yard.

The Petitioner is proposing to build a one-story addition, which encroaches into the minimum required side yard and rear yard setbacks. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit an addition to be set back 28 feet from the rear lot line, instead of the minimum required 40 feet and approximately 6 feet from the side yard to the south, instead of the minimum required 11 feet.

KEY ISSUES:

- The Subject Property is zoned R-3 Multi-Family Residential and occupied by a single-family home, which is a permitted use.
- The Petitioner is proposing to demolish the existing detached garage and construct a small one-story addition at approximately 100 square feet and attached single-car garage at approximately 360 square feet. For reference, the existing detached garage maintains a 5.05-foot setback along the south side of the property. The proposed attached garage would increase the side yard setback to 6 feet.
- Based on a zoning review of the Subject Property, the required setbacks restrict the property in such a way that any addition to the home would require zoning relief. The lot coverage is within the Code requirement at 49% versus the maximum allowed 50%.
- The existing rear setback is nonconforming at 38 feet, instead of the minimum required 40 feet. The side yard setback (south side) is approximately 21 feet.

ALTERNATIVES:

1. Approve the Special Use to permit a one-story addition to encroach into the required side and rear yard setbacks.
2. Do not approve the Special Use to permit a one-story addition to encroach into the required side and rear yard setbacks.

RECOMMENDATION:

Public Hearing: PZC meeting on January 28, 2025.

Residents testifying: None

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

ACTION REQUIRED:

A motion to approve the ordinance granting a Special Use to permit an addition to encroach into the required side and rear yard setbacks at 15 S. Rose Street.

RESULT: **APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER: Scott Lamerand, District 2 Councilman
SECONDER: Kollin Kozlowski, District 5 Councilman
AYES: Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

Consider an Ordinance Transferring Special Use Ordinance (#O-20-20) for the Property at 2391 N. Hicks Road

BACKGROUND:

The Subject Property, zoned Planned Development, contains the Lake Cook Commons shopping center and the existing approximately 3,500 square foot Chicago Culinary Kitchen restaurant and bar (which includes the restaurant, catering, and private food education events). The restaurant began its operations at this location in 2021. KPBP LLC - Kirnaz Patel, intends to acquire Chicago Culinary Kitchen and assume its operations and is therefore requesting approval of the following:

Transfer of Special Use #O-20-20 to permit the continued operation of a restaurant, with liquor service, for Chicago Culinary Kitchen at 2391 N. Hicks Road.

KEY ISSUES:

- The current Special Use was approved in 2020 (Ordinance #O-20-20) for the existing location of Chicago Culinary Kitchen. The Petitioner proposes to maintain the current business operations, without any changes to the floorplan, business plan, or other operations. This includes the vehicle storage limitations for vehicles associated with the business.
- Any changes to the floorplan or business operations would require Village review. Staff also advised the Petitioner about the temporary sign regulations as part of the Special Use transfer application process.

ALTERNATIVES:

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

RECOMMENDATION:

Staff recommends approval of the Special Use Transfer at 2391 N. Hicks Road.

ACTION REQUIRED:

A motion to approve the Ordinance Transferring Special Use Ordinance #O-20-20 at 2391 N. Hicks Road.

RESULT:	APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

Consider a Motion to Award a Contract for the 2025 Street Resurfacing Program

BACKGROUND:

On a yearly basis, the Village of Palatine undertakes a street resurfacing program designed to achieve the Village's stated goal of having all streets at the "good" level as defined by the COE-APWA Micro Paver Program.

Forty-one sections of streets were identified for resurfacing, totaling approximately 39,283 feet or 7.44 miles. In addition, the proposed work includes inlet repairs, sidewalk replacement for ADA accessible ramps, curb/gutter replacement, installation of new concrete edging on non-curbed streets, along with base course repairs.

The Public Works Department also conducts an annual in-house street resurfacing program. Twenty-six sections of streets were identified to be resurfaced in-house, totaling approximately 27,271 feet or 5.16 miles. Staff is capable of milling and paving asphalt, but it is more economical and efficient to contract any needed concrete repairs. Quantities for addressing sidewalk corners for ADA upgrades and failed sections of curb in the in-house resurfacing streets were included in this year's contractual resurfacing bid.

KEY ISSUES:

- The street resurfacing program's major funding source is the State Motor Fuel Tax (MFT) fund, thus bidding and contract awards must be in accordance with IDOT procedures.
- On Tuesday, January 28, 2025, five bids were received that were properly prepared, with affidavits completed and signatures executed, and therefore found to be compliant.
- The 2025 contractual program budget is \$4,392,342. The low bid for the contractual resurfacing work is 10.3% under the 2025 Adopted Budget.
- The 2025 sidewalk and in-house resurfacing concrete replacement budget is \$200,000. The estimated cost to complete the work on the in-house resurfacing locations is \$154,535.30. The remaining funds of approximately \$45,400 are targeted for the annual sidewalk replacement program.
- Geske & Sons, Incorporated of Crystal Lake, Illinois submitted the lowest compliant bid in the amount of \$4,094,491.73.

ALTERNATIVES:

1. Award the contract for the 2025 Street Resurfacing Program to Geske & Sons.
2. Refer back to Staff with comments.

RECOMMENDATION:

Staff recommends that the contract for the 2025 Street Resurfacing Program be awarded to Geske & Sons, Incorporated of Crystal Lake, Illinois in the amount of \$4,094,491.73.

BUDGET IMPACT:

Funds have been budgeted in the 2025 Capital Improvement Program for all the contractual resurfacing program and the concrete replacement for the in-house

resurfacing program. The low compliant bid will result in savings of almost \$452,400 in the contractual resurfacing budget.

ACTION REQUIRED:

Motion to award the contract for the 2025 Street Resurfacing Program to Geske & Sons, Incorporated of Crystal Lake, Illinois in the amount of \$4,094,091.73.

RESULT:	APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

Consider a Motion to Approve the Purchase of Asphalt Surface, Binder and Cold Patch in 2025

BACKGROUND:

The Village typically uses approximately 7,000 tons of hot-mix asphalt surface course in an average year. The bulk of it is used during the annual in-house street resurfacing program. Twenty-six sections of streets were identified to be resurfaced in-house, totaling approximately 5.16 miles. Asphalt surface and binder course are also used for water main break restoration and deep cut patching. Unique paving material (UPM), also known as cold patch, is used for patching during the winter when temperatures are too cold to use hot-mix.

KEY ISSUES:

- The Village participated in a joint bid for roadway maintenance materials coordinated with the Village of Arlington Heights.
- On Friday, January 31, 2025 three bids were received and opened by the Village of Arlington Heights. The low responsive and responsible bidder was Builders Asphalt, LLC of Hillside, Illinois.
- Raw material costs are not the only item considered when evaluating the bid. Mileage from the individual asphalt plants to the Public Works facility was considered when evaluating the bids. A multiplier of \$2.16 per ton per mile was added to the unit prices based on average heavy-duty truck operation rates. The plants range in distance from 9.6 to 24.7 miles, adding \$20.74 up to \$53.35 to the unit prices. While Builders Asphalt had the highest unit price of the bidders, their three plants are the closest to Public Works, thus making them the lowest bidder after factoring in the mileage multiplier.
- Builders Asphalt unit prices are \$68 per ton for surface, \$66 per ton for binder, and \$175 per ton for cold patch.
- Based on the streets to be resurfaced in-house this year and average amounts used for routine repairs, Staff anticipates using approximately 7,000 tons of hot-mix asphalt surface course, 1,000 tons of hot-mix asphalt binder course, and 50 tons of UPM cold patch, amounting to \$550,750.
- But for this cooperative bid, cost increases of at least 5% were anticipated. This results in a \$25,000 savings compared to the amount budgeted for this in-house resurfacing effort.

ALTERNATIVES:

1. Award the contract to Builders Asphalt to purchase asphalt surface, binder, and cold patch.
2. Refer back to Staff with comments.

RECOMMENDATION:

Staff recommends awarding the contract to Builders Asphalt to purchase asphalt surface, binder, and cold patch for the 2025 season.

BUDGET IMPACT:

Last year, the cost was \$68 per ton for surface, \$64 per ton for binder, and \$165 per ton for cold patch. Participating in the joint-bid allowed for economies of scale, resulting in no cost increase this year for surface, which is the most-used material. There were

small increases of 3% and 6% for binder and cold patch, respectively. Funds have been appropriated in the 2025 Operating Budget to accommodate these material purchases.

ACTION REQUIRED:

Motion to award the contract to Builders Asphalt, LLC of Hillside, Illinois to purchase asphalt surface, binder, and cold patch for the 2025 season.

RESULT:	APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

Consider a Motion to Approve Change Order #1 for the 2024 Drainage Improvements Project

BACKGROUND:

On Monday, September 16, 2024, the 2024 Drainage Improvements Project contract was awarded to DeVinci Construction, Incorporated of Oak Brook, Illinois in the amount of \$259,871. The costs of this contract were competitive as DeVinci's bid was almost 5 percent less than the next lowest bid.

KEY ISSUES:

- The proposed change order expands the scope of work from the original bid to include additional tasks that should be completed ahead of both the contractual 2025 Street Resurfacing Program and the 2025 in-house resurfacing program.
- DeVinci Construction remains under contract with the Village for the 2024 Drainage Improvements Project and has agreed to complete this additional work in advance of the two resurfacing projects.
- The project consists of three separate components:
 1. Adjustment of manholes and drainage structures in preparation for the in-house resurfacing project.
 2. Repair of a storm sewer on North Benton Street in advance of the contractual resurfacing project.
 3. Repair/replacement of a storm sewer on West Sherman Street in advance of the contractual resurfacing project.
- The proposed change order would increase the total project cost by an amount not to exceed \$136,991 to complete the additional work.
- Previously bid unit costs would be used except for limited new unit price items needed for the contractual and in-house resurfacing drainage repairs.

ALTERNATIVES:

1. Approve change order #1 for the 2024 Drainage Improvements Project with DeVinci Construction.
2. Refer back to Staff with comments.

RECOMMENDATION:

Staff recommends approval of change order #1 for the 2024 Drainage Improvements Project with DeVinci Construction in the amount not to exceed of \$136,991.

BUDGET IMPACT:

Funding is available in the Sewer Fund of the 2025 Capital Improvement Program to accommodate the proposed work.

ACTION REQUIRED:

Motion to approve change order #1 for the 2024 Drainage Improvements Project with DeVinci Construction, Incorporated of Oak Brook, Illinois, in the amount not to exceed \$136,991, for a total contract price of \$396,862.

RESULT: **APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER: Scott Lamerand, District 2 Councilman
SECONDER: Kollin Kozlowski, District 5 Councilman
AYES: Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

Consider a Resolution Accepting a Replacement Security Deposit for SMT Subdivision

BACKGROUND:

The Subject Property includes the 2-lot residential subdivision at the northwest corner of Clyde Avenue and Wood Street. On May 2024, the Village accepted a public improvement security deposit in the amount of \$59,650.50 to ensure completion of the required public improvements for the SMT Subdivision. On August 5, 2024 the Village approved a reduction in the amount of \$20,475, with \$39,175.50 remaining for the security deposit. On November 4, 2024, the Village approved a reduction in the amount of \$12,636, with \$26,539.50 remaining for the security deposit.

The contract purchaser of vacant lot 2, Siva Gottimukkala, executed the assignment and assumption portion of the Subdivision Improvement Agreement and submitted a replacement security deposit for the remaining amount. Therefore, the developer is seeking approval of the following:

Authorization to accept a public improvement security deposit

KEY ISSUES:

- Siva Gottimukkala is the contract purchaser of the vacant lot 2 in SMT subdivision and has replaced the security deposit of \$26,538.93 to ensure the completion of the remaining public improvements within the subdivision.
- The security deposit was reduced to its current amount of \$26,538.93.

ALTERNATIVES:

1. Authorize the acceptance of the public improvement security deposit.
2. Do not authorize the acceptance of the public improvement security deposit.

RECOMMENDATION:

A motion to approve a resolution accepting a security deposit for SMT Subdivision.

ATTACHMENTS:

- Aerial Map
- RES - Security Deposit Acceptance

RESULT:	ADOPTED BY ROLL CALL BY CONSENT VOTE [UNANIMOUS]
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms



0 300 600
ft

Print Date: 3/5/2024

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.

Attachment: Aerial Map (SMT Subdivision - Security Deposit Acceptance (CA))

RESOLUTION NO. _____

**RESOLUTION ACCEPTING A SECURITY DEPOSIT FOR SMT SUBDIVISION
PURSUANT TO THE VILLAGE OF PALATINE
MUNICIPAL CODE, APPENDIX B, SUBDIVISIONS, SECTION 9.02**

WHEREAS, on the 17th day of May, 2024, Scott Tresselt for good and valuable consideration agreed to install certain public improvements in the SMT Subdivision; and

WHEREAS, Siva Gottimukkala is the contract purchaser of Lot 2 in SMT Subdivision including all obligations associated with the completion of public improvements as outlined in the approved subdivision agreement dated the 22nd day of May 2024; and

WHEREAS, Siva Gottimukkala executed the assignment and assumption portion of the SMT Subdivision Improvement Agreement and submitted a Public Improvement security deposit in the amount of \$26,538.93, as determined by the Palatine Village Engineer.

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

SECTION 1: Pursuant to the Palatine Municipal Code, Appendix B Section 9.02, the Security Deposit submitted by Siva Gottimukkala for SMT Subdivision is hereby accepted.

Attachment: RES - Security Deposit Acceptance (SMT Subdivision - Security Deposit Acceptance (CA))

RESOLUTION NO.

Page 2 of 2

SECTION 2: Pursuant to the execution of the assignment and assumption portion of the SMT Subdivision Subdivision Improvement Agreement, the previous security deposit submitted by Scott Tresselt was released.

PASSED: This _____ day of _____, 2025.

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

Mayor

ATTESTED and FILED in the Office

of the Village Clerk this _____

day of _____, 2025.

Village Clerk

Attachment: RES - Security Deposit Acceptance (SMT Subdivision - Security Deposit Acceptance (CA))

Consider an Ordinance Granting a Special Use for a Side Yard Setback Reduction at 1101 S. Smith Street

BACKGROUND:

The Subject Property is zoned R-1 Single-Family Residential and contains approximately 22,000 square feet (0.5 acres). It was annexed in 1990, and the attached garage was built in 2021 with the minimum setback (15 feet) from the side lot line.

The Petitioner subsequently constructed an addition, without a permit, on the south side of the garage that now encroaches into the required minimum 15-foot side yard setback. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit an addition to be set back 5 feet from the side yard lot line, instead of the minimum required 15 feet.

KEY ISSUES:

- The constructed addition does not comply with the minimum required 15-foot side yard setback. The addition is set back 5.97 feet.
- The addition is approximately 133 square feet, with a maximum height of 9.25 feet. The Petitioner indicates this is used for storage of lawn furniture and materials only.
- Both building and lot coverage are below the required 25% building and 35% lot coverage limitations at 11% and 25%. As part of the review, Staff notes that there are other locations on the .5 acre property where a shed could be placed without any required zoning relief.

ALTERNATIVES:

1. Approve the Special Use to permit an addition to encroach into the required side yard setback.
2. Do not approve the Special Use to permit an addition to encroach into the required side yard setback.

RECOMMENDATION:

Public Hearing: PZC meeting on January 28, 2025.

Residents testifying: 1: Neighboring property owner spoke in support of request.

Vote: The PZC voted 4-3 to approve the Special Use. Staff recommends denial of the setback reduction.

ACTION REQUIRED:

A motion to approve the ordinance granting a Special Use to permit a side yard setback reduction at 1101 S. Smith Street.