

# VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MAY 11, 2026 AT 7:00 PM



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

## AGENDA

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### REGULAR MEETING

7:00 PM

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- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **PLEDGE TO THE FLAG**
- IV. **APPROVAL OF MINUTES**
  - A. Village Council & Committee of the Whole - Regular Meeting - May 4, 2026
- V. **MAYOR'S REPORT**
  - A. As Submitted
- VI. **RECESS TO THE COMMITTEE OF THE WHOLE**
- VII. **COMMITTEE OF THE WHOLE**
  - A. **POLICE POLICY & CODE SERVICES COMMITTEE**  
JOE FALKENBERG, CHAIR
    - 1. Consider an Ordinance Decreasing the Number of Class G (Beer & Wine) Liquor Licenses by One and Increasing the Number of Class G-2 (Beer, Wine & Limited Spirits) Liquor Licenses by One for the Sizzle Kitchen LLC dba Cook, Cork & Fork Located at 34 W. Palatine Road  
Council District: Six
    - 2. Consider an Ordinance Transferring a Special Use to Permit the Continued Operation of a Restaurant with Liquor Service at 56 W. Wilson Street  
Council District: Six
    - 3. **117 W. Slade Street**
      - a. Consider an Ordinance Approving a Special Use for a Unique Use at 117 W. Slade Street, Unit 200  
Council District: Six

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- b. Consider an Ordinance Increasing Class G (Beer & Wine) Liquor Licenses by One for Loft 19 Golf Club Located at 117 W. Slade Street  
Council District: Six
  4. Consider an Ordinance Increasing Class E-1 (Temporary Special Event Package) Liquor Licenses by One for With Love The Elliots LLC (dba Griffin's) Located at 137 W. Wood Street  
Council District: Six
  5. Consider a Motion Granting a Waiver of the Sound Amplification Ordinance, Closure of Village Parking Lots and a Portion of Slade Street, Waiver of Village Fees, and Waiver of the Village's Construction Hours for the Rotary Club of Palatine's Annual Oktoberfest Celebration to be Held on September 18 - 20, 2026  
Council District: Six
  6. Consider an Ordinance Granting a Minor Amendment to Allow a Floor Plan Amendment to the Special Use for Schnell's Brauhaus at 45 W. Slade Street  
Council District: Six
  7. As Submitted
- B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE**  
DOUG MYSLINSKI, CHAIR
1. Consider a Resolution Granting a Final Plat of Subdivision for a Revised Building Pad for Lot 2 in the Benton Street Subdivision and Special Uses for Fill In a Floodplain, with the Required Compensatory Storage, and a Yard in the Floodplain for the Property Located at 951 S. Benton Street  
Council District: Two
  2. As Submitted
- C. INFRASTRUCTURE & ENVIRONMENT COMMITTEE**  
BRAD HELMS, CHAIR
1. Consider an Ordinance Prohibiting the Installation of Groundwater Wells in a Defined Area Near 515 West Colfax Street  
Council District: Six
  2. Consider an Ordinance Prohibiting the Installation of Groundwater Wells in a Defined Area Near 1245 East Dundee Road  
Council District: Five
  3. As Submitted
- D. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE**  
SCOTT LAMERAND, CHAIR

1. As Submitted

**E. BUSINESS FINANCE & BUDGET COMMITTEE**  
KOLLIN KOZLOWSKI, CHAIR

1. As Submitted

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

1. As Submitted

**VIII. RECONVENE THE VILLAGE COUNCIL MEETING**

**IX. CONSENT AGENDA**

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

- A. Consider an Ordinance Decreasing the Number of Class G (Beer & Wine) Liquor Licenses by One and Increasing the Number of Class G-2 (Beer, Wine & Limited Spirits) Liquor Licenses by One for the Sizzle Kitchen LLC dba Cook, Cork & Fork Located at 34 W. Palatine Road  
Council District: Six
- B. Consider an Ordinance Transferring a Special Use to Permit the Continued Operation of a Restaurant with Liquor Service at 56 W. Wilson Street  
Council District: Six
- C. Consider an Ordinance Approving a Special Use for a Unique Use at 117 W. Slade Street, Unit 200  
Council District: Six
- D. Consider an Ordinance Increasing Class G (Beer & Wine) Liquor Licenses by One for Loft 19 Golf Club Located at 117 W. Slade Street  
Council District: Six
- E. Consider an Ordinance Increasing Class E-1 (Temporary Special Event Package) Liquor Licenses by One for With Love The Elliots LLC (dba Griffin's) Located at 137 W. Wood Street  
Council District: Six
- F. Consider a Motion Granting a Waiver of the Sound Amplification Ordinance, Closure of Village Parking Lots and a Portion of Slade Street, Waiver of Village Fees, and Waiver of the Village's Construction Hours for the Rotary Club of Palatine's Annual Oktoberfest Celebration to be Held on September 18 - 20, 2026  
Council District: Six

- G. Consider an Ordinance Granting a Minor Amendment to Allow a Floor Plan Amendment to the Special Use for Schnell's Brauhaus at 45 W. Slade Street  
Council District: Six
- H. Consider a Resolution Granting a Final Plat of Subdivision for a Revised Building Pad for Lot 2 in the Benton Street Subdivision and Special Uses for Fill In a Floodplain, with the Required Compensatory Storage, and a Yard in the Floodplain for the Property Located at 951 S. Benton Street  
Council District: Two
- I. Consider an Ordinance Prohibiting the Installation of Groundwater Wells in a Defined Area Near 515 West Colfax Street  
Council District: Six
- J. Consider an Ordinance Prohibiting the Installation of Groundwater Wells in a Defined Area Near 1245 East Dundee Road  
Council District: Five

**X. REPORTS OF STANDING COMMITTEES**

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

- 1. As Submitted

**B. BUSINESS FINANCE & BUDGET COMMITTEE**  
KOLLIN KOZLOWSKI, CHAIR

- 1. As Submitted

**C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE**  
DOUG MYSLINSKI, CHAIR

- 1. As Submitted

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

- 1. As Submitted

**E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE**  
BRAD HELMS, CHAIR

- 1. As Submitted

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

- 1. As Submitted

**XI. REPORTS OF THE VILLAGE OFFICERS**

A. VILLAGE MANAGER

1. As Submitted

B. VILLAGE CLERK

1. As Submitted

C. VILLAGE ATTORNEY

1. As Submitted

**XII. CLOSED SESSION AS REQUIRED**

**XIII. RECOGNITION OF AUDIENCE**

**XIV. ADJOURNMENT**

# VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MAY 4, 2026 AT 7:00 PM



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

## MINUTES

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REGULAR MEETING

7:00 PM

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### I. CALL TO ORDER

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

### II. ROLL CALL

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

Also Present:

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

### III. PLEDGE TO THE FLAG

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

### IV. APPROVAL OF MINUTES

A. Village Council & Committee of the Whole - Regular Meeting - April 20, 2026

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

**V. MAYOR'S REPORT**

A. As Submitted

Mayor Schwantz announced upcoming events:

**Annual Spring Clean-Up Week: May 4-6**

Residents can take advantage of Palatine’s annual spring clean-up week by placing Groot refuse and recycling carts, garbage bags and bulk items at the curb in advance of your scheduled collection days.

Refuse will be collected by Groot the following week only on your scheduled collection day. All refuse items placed at the curb must be prepared according to specifications for curbside pickup. Refuse that does not fit into the cart may be bagged or bundled. Each bag or bundle shall not exceed 50 lbs. in weight.

**Cinco De Mayo** is tomorrow, Tuesday, May 5. The holiday honors the anniversary of Mexico’s victory over France at the Battle of Puebla in 1862. Please go out and celebrate at one of our many local establishments!

**Saturdays, May – October: 7:00 AM – 1:00 PM**

Palatine Summer Farmers’ Market  
Palatine Train Station Parking Lot

**Thursday, May 12: 5:00 PM**

Palatine Police Beat 8150 Meeting - YMCA

**VI. RECESS TO THE COMMITTEE OF THE WHOLE**

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

**VII. COMMITTEE OF THE WHOLE**

A. **COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE**

DOUG MYSLINSKI, CHAIR

1. 2240-2266 N. Rand Road

- a. Consider an Ordinance Granting Final Planned Development Approval and a Resolution Granting a Final Plat of Subdivision (Plat of Consolidation) for the Property at 2240–2266 N. Rand Road  
Council District: Three

- b. Consider a Resolution of Support for the Filing of a 6B Cook County Tax Classification Application for the Property Located at 2240-2266 N. Rand Road  
Council District: Three
- c. Consider an Ordinance Rezoning the Property at 2296 N. Rand Road from Planned Development to B-5 Highway Business  
Council District: Three

Director of Planning and Zoning Ben Vyverberg spoke about 2240-2266 N. Rand Road. Vyverberg stated that Globe Transportation is requesting several items: the final planned development, consolidation of five lots into a single lot, a 6B incentive from Cook County, and rezoning to add 2296 Rand Road to the B5 district, which had not been previously included.

He explained that Globe Transportation intends to purchase and redevelop the 7.9-acre site. The existing brick-and-mortar facility includes office space, a trucking operation, and an accessory repair area. Vyverberg also reviewed the landscaping plan, stormwater basin, setbacks, elevations, and parking plan.

Vyverberg noted that the Planning & Zoning Commission conducted a public hearing on the proposal and staff recommended approval.

Councilman Myslinski acknowledged the Planning & Zoning Commission efforts in shaping the design of the new facility.

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

- 2. Consider a Resolution Supporting and Consenting to the Renewal of the Class 7c Cook County Tax Classification for the Property Located at 1951 N. Rand Road  
Council District: Three

Village Manager Reid Ottesen discussed the property taxes for 1951 N. Rand Road and the Cook County 7c Tax Classification. Ottesen outlined the five-year property tax reduction and the possibility of an extension.

Ottesen noted that the decision ultimately depends on Cook County’s approval, and that staff recommend approval.

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

- 3. As Submitted  
Nothing Submitted.

**B. BUSINESS FINANCE & BUDGET COMMITTEE**  
KOLLIN KOZLOWSKI, CHAIR

- 1. Consider an Ordinance Amending the Village of Palatine's CY 2025 Budget (4th Quarter Budget Adjustments)

Director of Finance Andrew Brown reported on operations and budget for the Village of Palatine's CY 2025 Budget (4<sup>th</sup> Quarter Budget Adjustments). Brown noted that reserves are being allocated to the health insurance stabilization fund and for the purchase of police vehicles.

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

- 2. Consider an Ordinance Amending the Village of Palatine's CY 2026 Budget (1st Quarter Budget Adjustments)

Director of Finance Andrew Brown presented a request for an amendment to the Village of Palatine's CY 2026 Budget (1<sup>st</sup> Quarter Budget Adjustments). Brown noted that monitoring practices remain consistent with prior years and that several items involve budget rollovers. He added that approximately 70% of the rollovers are allocated to capital projects such as parking lots, streets, and signage. Brown also referenced the TIF and mentioned the water and sewer fund.

<b>RESULT:</b>	<b>MOTION APPROVED BY VOICE VOTE</b>
<b>MOVER:</b>	Scott Lamerand
<b>SECONDER:</b>	Jim Schwantz
<b>AYES:</b>	Jim Schwantz, Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms

**NAYS:** None

- 3. Motion to Accept and Place on File the Village of Palatine's First Quarter 2026 Financial Report

Village Manager Reid Ottesen spoke about the Village of Palatine’s First Quarter 2026 Financial Report, tracking as usual, and noted delayed property taxes. Ottesen stated that the formal mid-year financial review is in August.

Councilman Kozlowski commented that expenses and revenues are as expected for this point in the year.

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

- 4. As Submitted  
Nothing Submitted.

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

- 1. As Submitted  
Nothing Submitted.

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

- 1. As Submitted  
Nothing Submitted.

**E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE**  
BRAD HELMS, CHAIR

- 1. As Submitted  
Nothing Submitted.

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

- 1. As Submitted

Nothing Submitted.

**VIII. RECONVENE THE VILLAGE COUNCIL MEETING**

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

**IX. CONSENT AGENDA**

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

The motion was to approve items A - H.

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

- A. Consider a Motion to Approve Warrant 2026 #9
- B. Consider an Ordinance Granting Final Planned Development Approval and a Resolution Granting a Final Plat of Subdivision (Plat of Consolidation) for the Property at 2240–2266 N. Rand Road  
Council District: Three  
  
Ordinance #O-45-26  
Resolution #R-10-26
- C. Consider a Resolution of Support for the Filing of a 6B Cook County Tax Classification Application for the Property Located at 2240-2266 N. Rand Road  
Council District: Three  
  
Resolution #R-11-26
- D. Consider an Ordinance Rezoning the Property at 2296 N. Rand Road from Planned Development to B-5 Highway Business  
Council District: Three  
  
Ordinance #O-46-26

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- E. Consider a Resolution Supporting and Consenting to the Renewal of the Class 7c Cook County Tax Classification for the Property Located at 1951 N. Rand Road Council District: Three  
Resolution R-12-26
  - F. Consider an Ordinance Amending the Village of Palatine's CY 2025 Budget (4th Quarter Budget Adjustments)  
Ordinance #O-47-26
  - G. Consider an Ordinance Amending the Village of Palatine's CY 2026 Budget (1st Quarter Budget Adjustments)  
Ordinance #O-48-26
  - H. Motion to Accept and Place on File the Village of Palatine's First Quarter 2026 Financial Report

## **X. REPORTS OF STANDING COMMITTEES**

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

- 1. As Submitted  
No Report.

### **B. BUSINESS FINANCE & BUDGET COMMITTEE** KOLLIN KOZLOWSKI, CHAIR

- 1. As Submitted  
No Report.

### **C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE** DOUG MYSLINSKI, CHAIR

- 1. As Submitted  
No Report.

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

- 1. As Submitted  
No Report.

### **E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE** BRAD HELMS, CHAIR

1. As Submitted

No Report.

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

1. As Submitted

No Report.

**XI. REPORTS OF THE VILLAGE OFFICERS**

**A. VILLAGE MANAGER**

1. As Submitted

No Report.

**B. VILLAGE CLERK**

1. As Submitted

No Report.

**C. VILLAGE ATTORNEY**

1. As Submitted

No Report.

**XII. CLOSED SESSION AS REQUIRED**

No Closed Session requested.

**XIII. RECOGNITION OF AUDIENCE**

Chelsea LaBarnes, 1252 N Harbor Lane, parent, LCSW and resident, supports the pride flag being flown through the month of June outside the Village Hall.

Mayor Schwantz responded that the flags we have are the most inclusive and explained the process for any suggested changes.

Melissa Ortega, Resident, spoke about an email/letter from resident Allie Gillies with a yearly request to fly the pride flag and mentioned a proclamation.

Deana S, Resident, requested that the Pride flag be flown in June and asked that the Village website include a mention or updated logo recognizing Pride Month and a proclamation.

Mayor Schwantz emphasized that they remain committed to providing services to the

residents, which include public safety, water and sewer, fire, and police.

Laura Hernandez commented on public safety.

Joey McArthur, Rolling Meadows resident, addressed the Village Council regarding his opinion that there is no clear jurisdiction over public safety for his private property south of the Euclid bike path. The letters from the Manger of Palatine and Rolling Meadows don't solve his problem.

Patti Hand, 228 W. Wilson Street, supports a pride flag and requested her District Councilman's view. Councilman Helms responded he has the same stance as Mayor Schwantz.

Roman Golash, 122 E. Palatine Road, 34 years in the US Army, stated that he does not support the pride flag being flown at the Village Hall and spoke about the police department bulletin, complementing them on how crimes are being solved in Palatine.

**XIV. ADJOURNMENT**

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

Meeting adjourned at 7:27 PM.

SUBMITTED BY:

Maureen Pasqualucci  
Village Clerk

**Consider an Ordinance Decreasing the Number of Class G (Beer & Wine) Liquor Licenses by One and Increasing the Number of Class G-2 (Beer, Wine & Limited Spirits) Liquor Licenses by One for the Sizzle Kitchen LLC dba Cook, Cork & Fork Located at 34 W. Palatine Road**

**BACKGROUND:**

Petitioner and Owner John Mahler currently operates Cook, Cork and Fork with a Class G (Beer and Wine) Liquor License. The establishment is currently seeking to expand their business and are therefore seeking to replace their Class G with a Class G-2 (Beer, Wine and Limited Spirits) Liquor License.

**KEY ISSUES:**

- The Council recently approved an amendment to the liquor license code that established a G-2 (Beer, Wine, and Limited Spirits) Liquor License.
- Cook, Cork and Fork is seeking to offer limited craft cocktails in their wine bar area and sell wine products that are otherwise available as single servings in the establishment.
- A condition of issuing the license will be a menu approved by the Village Manager.
- Decrease the number of Class G (Beer and Wine) Liquor Licenses by one for a total of 13.
- Increase the number of Class G-2 (Beer, Wine and Limited Spirits) Liquor Licenses by one for a total of one.

**BUDGET IMPACT:**

The annual fee for a Class G-2 Liquor License is \$3,246.

**RECOMMENDATION:**

Action is at the discretion of the Council.

**ACTION REQUIRED:**

Action is at the discretion of the Council.

**ATTACHMENTS:**

1. ORD Decrease Class G & Increase Class G-2 LIQ LIC - Cook, Cork & Fork
2. CCF Business Plan 2026
3. Floor Plan
4. CCF Menu 2026

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE DECREASING THE NUMBER OF CLASS G (BEER AND WINE) LIQUOR LICENSES AND INCREASING THE NUMBER OF CLASS G-2 (BEER, WINE AND LIMITED SPIRITS) LIQUOR LICENSES PURSUANT TO CHAPTER 4, SECTION 4-54 OF THE VILLAGE OF PALATINE CODE OF ORDINANCES FOR THE SIZZLE KITCHEN LLC DBA COOK, CORK & FORK LOCATED AT 34 W. PALATINE 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 number of Class G (Beer and Wine) Liquor Licenses shall be decreased by one for a total of 13, and the number of Class G-2 Liquor Licenses shall be increased by one for a total of one for the Sizzle Kitchen LLC dba Cook, Cork and Fork, subject to approval of the Liquor Commission.**

**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 \_\_\_\_\_, 2026**

**AYES: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSENT: \_\_\_\_\_ PASS: \_\_\_\_\_**

**APPROVED by me this \_\_\_\_\_ day of \_\_\_\_\_, 2026**

\_\_\_\_\_  
**Mayor of the Village of Palatine**

**ATTESTED and FILED in the office of the Village Clerk this \_\_\_\_\_ day of \_\_\_\_\_, 2026**

\_\_\_\_\_  
**Village Clerk**

# Business Plan

For

**THE CORK @**  
**Cook, Cork & Fork**



## OWNERS

John & Mica Mahler  
Cook, Cork & Fork  
(The Sizzle Kitchen LLC)  
911 E Carpenter Dr.  
Palatine, IL 60074  
Phone: 847-348-3356  
[john@CookCorkandFork.com](mailto:john@CookCorkandFork.com)

## II. Executive Summary

Cook, Cork & Fork (CCF) has successfully operated its retail and cooking classes for nine years. CCF has established itself as a premier cooking school in the northwest suburbs. Guests for our cooking classes have come from as far as 28 miles to attend. Retail operations have not realized the same success as the cooking classes. In part due to the continued growth of online shopping, especially for small ticket items that currently utilize the majority of our retail space. CCF has become primarily a destination rather than a “walk upon”. We have determined that CCF would be better suited by exploiting its significant reach and “destination” appeal. A logical progression is to offer a wine bar. A wine bar will provide existing cooking class guests the opportunity to arrive early to enjoy a glass of wine, small plate dining, beer or coffee drink and will also provide an after class opportunity to remain at CCF after their cooking class has completed. In addition to providing additional opportunities to our cooking class guests, a wine bar will provide a new and exciting destination in Palatine for guests looking for an evening out for “date night”, “girls night out” or just a place to gather with friends in a relaxed cultured environment.

Food has always been the center of our lives. The meal, since the dawn of time, has always been a gathering place for family, friends and guests. We “come to the table” to negotiate peace, to speak our mind and to air our grievances. We come to the table because in sharing a meal we share ourselves. The meal is more than nutrients to feed our body. When we treat our meals as the event they are, we are a stronger family, group and people. We can all raise the level of our cooking skills and enjoyment. When we enjoy cooking we will do it more often, and will WANT to share our cooking.

Cooking is, and always will be a social endeavor. From ancient days when the tribe gathered for the feast of the kill, to today when we gather around the table with friends and family for holidays, special events or just the evening dinner.

The Cork @ CCF opened its doors in November of 2024 and has grown to be a significant presence in the downtown business scape. Since its opening, The Cork @ CCF has strived to provide an upscale presence with remarkable service, we believe we are succeeding in our endeavor. It has been brought to our attention by our guests and team member that we are missing a significant opportunity by not including spirits in our alcohol menu. The Cork @ CCF will only provide “top shelf” liquors and signature cocktails created from those liquors.

### **III. General Company Description**

CCF provides an entertaining and unique culinary experience, with fully structured cooking classes conducted in our 1,500 sqft Kitchen Classroom. Cook, Cork & Fork provides an open “at home” kitchen environment creating open dialogue and engaging conversation between the student guests and the chef instructor. Guests of every culinary measure are guided through varying class types from simple knife skills to advanced culinary boot camps over several days, exploring all things food. Hands-on classes provide an immersive experience like couples themed cooking or "date nights", kids classes like Junior and Teen Chef classes and summer camps, baking, pasta, sauces, chicken, beef, pork and seafood, and a variety of different ethnic creations.

Current offerings focus classes like knife skills, pizza, pasta, gnocchi, sauces 101, sushi and feature classes for every cuisine, Greek, Italian, Peruvian, French, Asian, American Bistro and more.

The retail component includes kitchenware, cutlery, cooks tools, cookware, and other unique kitchen items. We have and will continue to add pre-packaged prepared foods including gourmet spice mixes, Extra Virgin Olive Oil, EVOO infusions, balsamic vinegar, balsamic vinegar infusions, BBQ sauces, hot sauces and other “consumables”. Focusing on local providers whenever possible.

The Cork @ CCF (“The Cork”)

The Cork @ CCF will be wine bar, providing a curated selection of fine wines from around the world by the bottle with several selections available by the glass or “flights”, craft beers and prepared coffee drinks. As part of our revised offering in July 2026, The Cork @ CCF will provide top shelf liquors and signature cocktails. The Cork will also provide package alcohol sales of the wines and beers (no spirits will be made available for package sales). The Cork also provides hot and cold prepared food items, charcuterie boards/flights, prepared deserts, cheese plates.

The Cork is a welcoming space with couches and lounge chairs, coffee tables and end tables, bistro tables (small two chair tables). Continuing the overall theme of Cook, Cork & Fork as a feeling of being in someone’s home.

The Cork provides CCF with additional space to host additional classes at the same time classes are being held in the kitchen classroom. Class concepts include wine tastings, wine pairings, charcuterie board building classes, wine fundamentals and more. Regular tasting events will showcase vineyards, breweries and vendors driving sales.

### **Ownership**

John and Mica Mahler are long time residents of Palatine, and have raised their family here.

The Sizzle Kitchen LLC (“TSK”) DBA, Cook, Cork & Fork (“CCF”), is established as an LLC in the state of Illinois. The Cork will operate as a DBA of CCF.

### **IV. Products and Services**

Cook, Cork & Fork has four core areas of business: hands-on and demonstration cooking classes, fine wine and craft beer available at the bar and for purchase from retail selections, cookware and The Cork @ CCF Wine Bar

## **Cooking Classes**

Cook, Cork & Fork provides recreational cooking classes for up to 20 guest-students depending on the particular class and required space. Average class size is 16 guest-students. Hands-On classes incorporate complete guest-student participation in the meal preparation process. For Demonstration classes guest-students are invited to observe the Chef Instructor prepare the meal and walk the guests through the preparation and presentation. All guests must pre-register for each class. Walk-ins are not accepted.

## **Private Cooking Events**

Private Events are available for groups of 16 or more and provide a more social environment than our regular cooking classes. Each Private Event provides a 30 minute reception, 60-90 minutes of prep and cook and 60 minutes of dining. Examples of Private Events include corporate team building, birthdays, anniversaries, neighborhood gatherings, customer appreciation events and more.

## **Retail**

Several items available in the retail store are made available to customers to trial in our Kitchen Classroom. This will allow the customer to actually use an item they may be interested in purchasing. The retail space includes the sale of gourmet kitchenware and cookware like Shun, Wusthof, Zwilling, Staub, and many, many more. With the addition of consumable items like dried herbs, sauces and other prepared foods. Retail displays will be interspersed into The Cork's seating area as well. All the wines and beers available at the bar will be available for sale within the retail space.

## **Retail Wine & Beer**

Our wine and beer selection will provide a diverse array of varietals and brews.

## **The Cork @ CCF Wine Bar**

Our wine bar provides an upscale atmosphere, comfortable seating and a curated list of fine wines, soft drinks, coffee drinks and beers. We also provide a selection of prepared foods, charcuterie boards/flights, small plates and deserts for purchase.

The bar will provide an area for guests to conduct product sampling of products available for retail purchase and limited special offering products from distributors which may or may not be available for retail purchase.

## **Potential Ideas and Concepts**

- \* Wine tasting classes
- \* Charcuterie board making classes
- \* Private wine events
- \* Open to the public wine tasting events
- \* Cross-market sales opportunities
  - o Wineries
  - o Breweries
  - o Guest chefs from area restaurants to teach a cooking class
- \* Guest Chef authors-book signing-guest cooking classes

- \* Immersion or boot-camp classes spanning an entire day or multiple days.
- \* On site customer cooking and team building events
- \* In home cooking lessons/private parties

## **Our Advantage**

Cook, Cork & Fork has set itself apart from the competition by creating an entertaining *experience* for our guests. With careful attention paid to all aspects of the culinary process, we create an atmosphere of open exploration of food. Every guest is made to feel welcome and at home.

- \* We are the only school in the suburbs to incorporate ALL aspects of the meal preparation from ingredients to presentation, while including various retail wine and beer options and access to all the tools used in class for purchase in our store.

## **Product Analysis**

### Retail Kitchenware and Cookware

As we have seen continued reduction in ongoing retail product sales, CCF is continually looking for ways to provide new and creative “experience” based offerings as well as unique hard to find items and consumable food items that guests are likely unable to find online, overwhelmed by the myriad of selections at the grocery store, uncertainty of ingredients or production methods. All retail kitchen items will be of the highest quality.

### Wine, Beer and Cocktails

- \* We provide a diverse yet reasonable selection of wines and beers from various growing and brewing regions.
- \* Great attention is made to incorporate different wine and beers options in each class.
- \* The Cork provides a greater opportunity to expand on our current selections and provide a wider selection of wines and beers.
- \* The Cork will provide top shelf spirits and signature cocktails.
- \* Close attention will be made to include “The Story” behind the product, it’s owners, their processes and what sets them apart.

### A hands-on and demonstration cooking school.

- \* Cooking classes provide both instruction and entertainment for our guests. The primary focus of each class is to have fun!
- \* The hands-on and demonstration classes provide the customers with the confidence to cook, to entertain, and to thoroughly enjoy the art of cooking.
- \* Utilizing only the highest quality ingredients for our classes and where feasible, sourcing from local growers, producers and butchers.
- \* The CCF cooking class “golden rule”, everyone has a great time and a great meal.

### Event Hosting

- \* Cook, Cork & Fork provides a space for events within our Kitchen Classroom. Host a bridal shower, kids birthday parties, Holiday Parties, Girls night out, or even host your bachelor and bachelorette parties here!

- \* Teambuilding, customer appreciation and business parties. Work together to create something new and share in the experience, then dine on your new creation. Host a party that's more than just eating and drinking.

#### Spices and gourmet items

- \* Cook, Cork & Fork provides spices and pre-packaged gourmet sauces, spices, oils, etc available in our retail store. This allows customers to find that "special ingredient" used in class or to create a new masterpiece.

#### The Cork @ Cook, Cork & Fork

The Cork provides a curated diverse selection of wines and beers from several distributors focusing on quality, variety and the producers "story". Prices ranging from introductory to premium wines. The Cork will provide high end/top shelf spirits for its guests, and signature cocktails created from those spirits.

We have current purchase relationships with Heritage Wines, Romano Brothers, Southern, Novovino and Maverick. We expect to increase our potential vendors to include several other distributors in the Chicagoland area

Small plates, Charcuterie, Prepared Deserts. Preparation for food items will be completed in the "Back Bar" area to include all health code surface and storage requirements.

Coffee drinks, coffee, espresso, latte, americano. Sourced from Big Shoulders Coffee of Chicago.

#### **Hours of Operation**

Retail business hours will be:  
Same as The Cork @ CCF hours

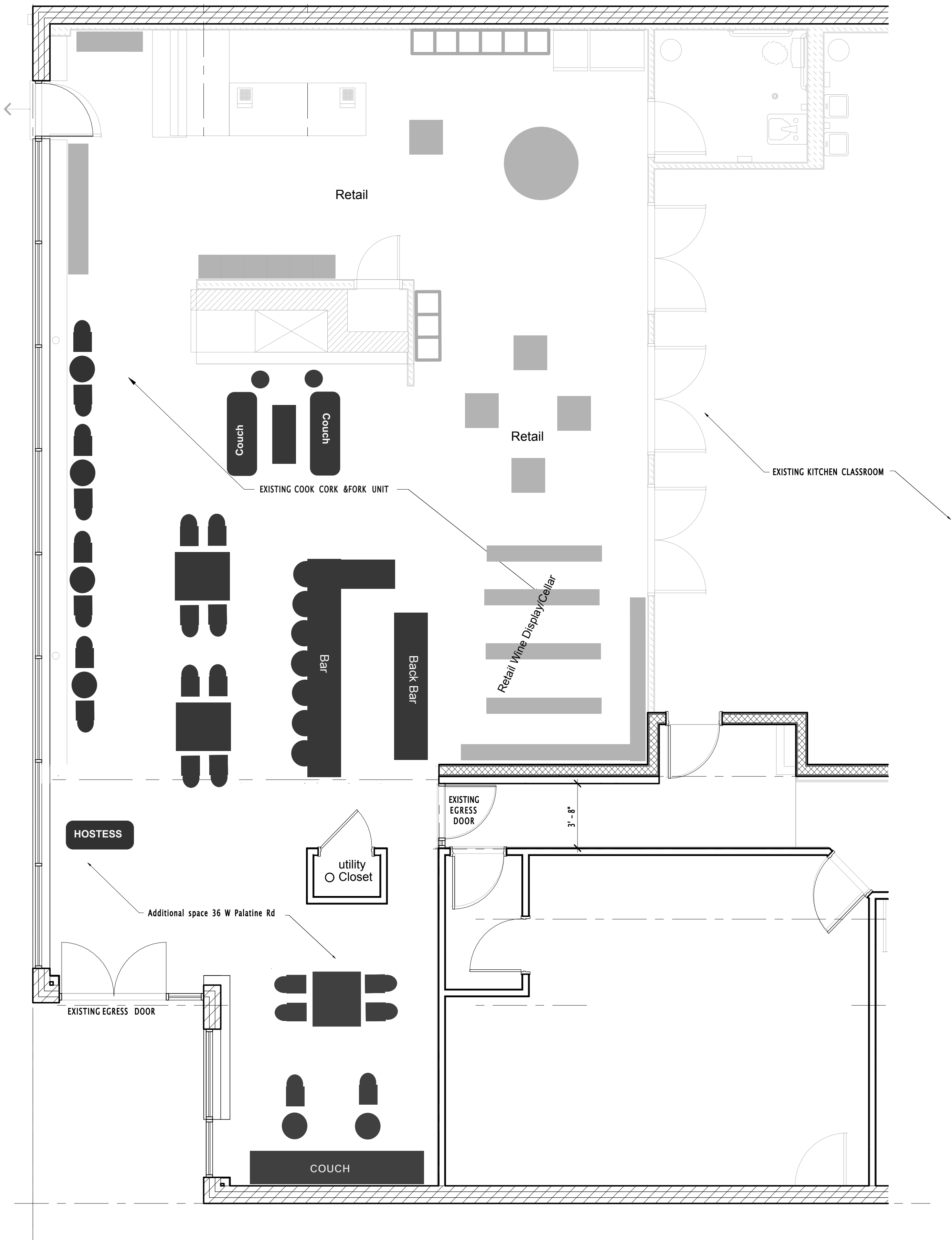
Available Cooking Class start times will be (approximately)  
Daytime classes 11:00am-4:00pm  
Evening classes 5:00pm-9:00pm

The Cork @ CCF  
Tuesday-Saturday 3pm-11pm  
Sunday 12pm-8pm

#### **Insurance Coverage Requirements**

Cook, Cork & Fork has in place the following insurance coverage.

General Liability: Coterie Insurance  
Dram Shop Insurance: National Specialty Insurance  
Workman's Compensation: Pie Insurance



# THE FOOD

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NO FORK

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## CHEESE BOARDS

*Variety of 3 cheeses, mustard, seasonal fruit, nuts, toasted bread*

4 OZ - \$13

8 OZ - \$21

## CHARCUTERIE BOARDS

*Variety of 3 meats, mustard, nuts, toasted bread*

4 OZ - \$16

8 OZ - \$25

## JOHN'S LEGENDARY SPINACH & ARTICHOKE DIP

*Spinach, Artichoke, Creams, Toasted Bread*

15

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THE FORK

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## STUFFED DATES

*Chorizo. Marcona Almond. Tomato Bacon Jam*

10

## SHRIMP AL AJILLO

*Chili Pepper. Tomatoes. Garlic  Butter*

11

## ORECCHIETTE GRATIN

*Four Cheese. Brown Butter. Truffle Cream*

10

## CRAB CROQUETTES

*Citrus Aioli. Tarragon Panko. Remoulade.*

15

## FLATBREAD

*Crispy Shallots. Smoked Sea Salt. Romesco Sauce*

11

**\*\*\*Hot Honey, Prosciutto. Arugula\*\*\***

15

**\*\*\*Fig Preserves, Caramelized Onion. Goat Cheese\*\*\***

15

MENU ITEMS MAY CONTAIN OR HAVE COME INTO CONTACT WITH WHEAT, EGGS, NUTS, SHELLFISH AND MILK. CONSUMING RAW OR UNDERCOOKED MEATS, POULTRY, SEAFOOD, SHELLFISH OR EGGS MAY INCREASE YOUR RISK OF FOOD BOURNE ILLNESS, ESPECIALLY IF YOU HAVE CERTAIN MEDICAL CONDITIONS. DUE TO PREPARATION PROCESS, MODIFICATIONS ARE NOT POSSIBLE. PLEASE NOTIFY YOUR SERVER OF ANY ALLERGIES

# THE DESSERTS

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## THE SPOON

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### LEMON TARTE

*Tangy. Light. Sharp.*

8

### TURTLE CHEESECAKE

*Decadant. Mocha. Caramel.*

13

### CHOCOLATE CAKE

*Layered. Full. Mexican Cocoa.*

9

### CORK DU MONDE

*Beignets. Honeydew. Sugar Dust.*

9

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## DIGESTIVES

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### BIG SHOULDER DOUBLE ESPRESSO

*Bold. Chocolate. Citrus*

5

### WARRE'S. TAWNY PORT. PORTUGAL

*Caramel. Dried Fruit. Silky.*

20 / Glass

### CHATEAU LARIBOTTE. SAUTERNES. FRANCE

*Custard. Candied Lemon. Luxurious.*

20 / Glass

### NICOLAS FEUILLATTE. CHAMPAGNE. FRANCE

*Lemon. Rain Mist. Clean.*

22 / Split

MENU ITEMS MAY CONTAIN OR HAVE COME INTO CONTACT WITH WHEAT, EGGS, NUTS, SHELLFISH AND MILK. CONSUMING RAW OR UNDERCOOKED MEATS, POULTRY, SEAFOOD, SHELLFISH OR EGGS MAY INCREASE YOUR RISK OF FOOD BOURNE ILLNESS, ESPECIALLY IF YOU HAVE CERTAIN MEDICAL CONDITIONS. DUE TO PREPARATION PROCESS, MODIFICATIONS ARE NOT POSSIBLE. PLEASE NOTIFY YOUR SERVER OF ANY ALLERGIES

## **Consider an Ordinance Transferring a Special Use to Permit the Continued Operation of a Restaurant with Liquor Service at 56 W. Wilson Street**

### **BACKGROUND:**

The existing Special Use for Tap House Grill was originally approved in 2013. Rachel Sexton, R&R Tap Palatine LLC, is seeking to take over operations of the business and is requesting approval of the following:

**A Special Use Transfer of Ordinance #O-56-13 to permit the continued operation of the Restaurant with Liquor Service at 56 W. Wilson Street.**

### **KEY ISSUES:**

- The Petitioner is requesting a transfer of the Special Use for Tap House Grill located at 56 W. Wilson Street. The existing Special Use was originally granted in 2013.
- The proposed business operations will remain the same as originally approved and there are no proposed changes to the floor plan. The Petitioner is simultaneously requesting approval for a liquor license, which would maintain the same alcohol services as the existing restaurant.
- The proposed hours of operation are:
  - Monday - Thursday: 11:00 AM – 11:00 PM
  - Friday: 11 AM - 12 AM
  - Saturday: 10:00 AM\* – 12:00 AM
  - Sunday: 10:00 AM\* - 10:00 PM (\*Note: opens at 10 AM for brunch on Saturdays & Sundays)
- The proposed hours result in closing times earlier than the restaurant's original approval (which included hours of Sunday - Thursday 11 AM to 1 AM and Friday & Saturday: 11 AM to 2 AM).
- Any proposed changes to the floor plan or business operations would require additional Village review.

### **BUDGET IMPACT:**

N/A

### **RECOMMENDATION:**

Staff recommends approval of the Special Use transfer.

### **ACTION REQUIRED:**

Motion to approve the ordinance granting a transfer of Special Use Ordinance #O-56-13 to allow the continued operation of a restaurant with liquor service at 56 W. Wilson Street.

**ATTACHMENTS:**

1. 56 W Wilson Street - Location Map
2. ORD SUT 56 W Wilson Street Tap House Grill
3. THG SU Transfer Application\_Redacted
4. SU ORD #O-56-13 - 56 W Wilson Street



Tap House Grill  
56 W. Wilson Street

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TRANSFERRING SPECIAL USE ORDINANCE #O-56-13  
56 W. WILSON STREET**

**WHEREAS, Ordinance # O-56-13 granted a Special Use to permit a restaurant with liquor service, at the property commonly known as 56 W. Wilson Street; and**

**WHEREAS, pursuant to Section 32-104 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 May 11, 2026, to review a request by Rachel Sexton, R&R Tap Palatine LLC, 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 Rachel Sexton, R&R Tap Palatine LLC, be approved, without additional amendment.**

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

**SECTION 1: That the Special Use granted by Ordinance #O-56-13 is hereby transferred to Rachel Sexton, R&R Tap Palatine LLC, to permit the continued operation of restaurant with liquor service, pursuant to the attached Special Use Ordinance and associated plans and subject to the following conditions:**

- 1. That the Special Use granted by Ordinance #O-56-13 is hereby transferred to Rachel Sexton, R&R Tap Palatine LLC, to permit the continued operation of a restaurant with liquor service.**
- 2. All conditions of Ordinance #O-56-13 shall remain in full force and effect.**

**DATED: This \_\_\_\_ day of \_\_\_\_\_, 2026**

**AYES: \_\_\_\_ NAYS: \_\_\_\_ ABSENT: \_\_\_\_ PASS: \_\_\_\_**

**APPROVED by me this \_\_\_\_ day of \_\_\_\_\_, 2026**

\_\_\_\_\_  
**Mayor of the Village of Palatine**

**ATTEST and FILE in the office of the Village Clerk**

**this \_\_\_\_ day of \_\_\_\_\_, 2026.**

\_\_\_\_\_  
**Village Clerk**



**SPECIAL USE TRANSFER**

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

**CONTACT INFORMATION WORKSHEET**

<b>PETITIONER(S)</b>		<b>Business Name (If applicable)</b>	
R & R Tap Palatine LLC		DBA Tap House Grill	
<b>Address</b>		<b>City/State/Zip Code</b>	
56 W Wilson St		Palatine IL 60067	
<b>Telephone</b>	<b>Fax</b>		
847 934 3000			
<b>Email</b>			
<b>Subject Property Address</b>			
56 W Wilson St Palatine IL 60067			
<b>AUTHORIZED AGENT (if applicable)</b>		<b>Business Name (if applicable)</b>	
Rachel Sexton			
<b>Address</b>		<b>City/State/Zip Code</b>	
[REDACTED]		[REDACTED]	
<b>Telephone</b>	<b>Fax</b>		
[REDACTED]			
<b>Email</b>			
rachel.s@fournapkin.com			



**SPECIAL USE TRANSFER**

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

**Required Materials**

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

Business Owner(s):

Rachel Sexton

Subject Property Address:

56 W Wilson St Palatine IL 60067

The owner(s) listed above are requesting that Special Use Ordinance # 0-56-13 be transferred from Tap House Grill Palatine LLC 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:

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

**Petitioner's Signature**

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

Rachel Sexton  
Name \_\_\_\_\_

4/13/2026  
Date \_\_\_\_\_

  
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.

\_\_\_\_\_  
Name

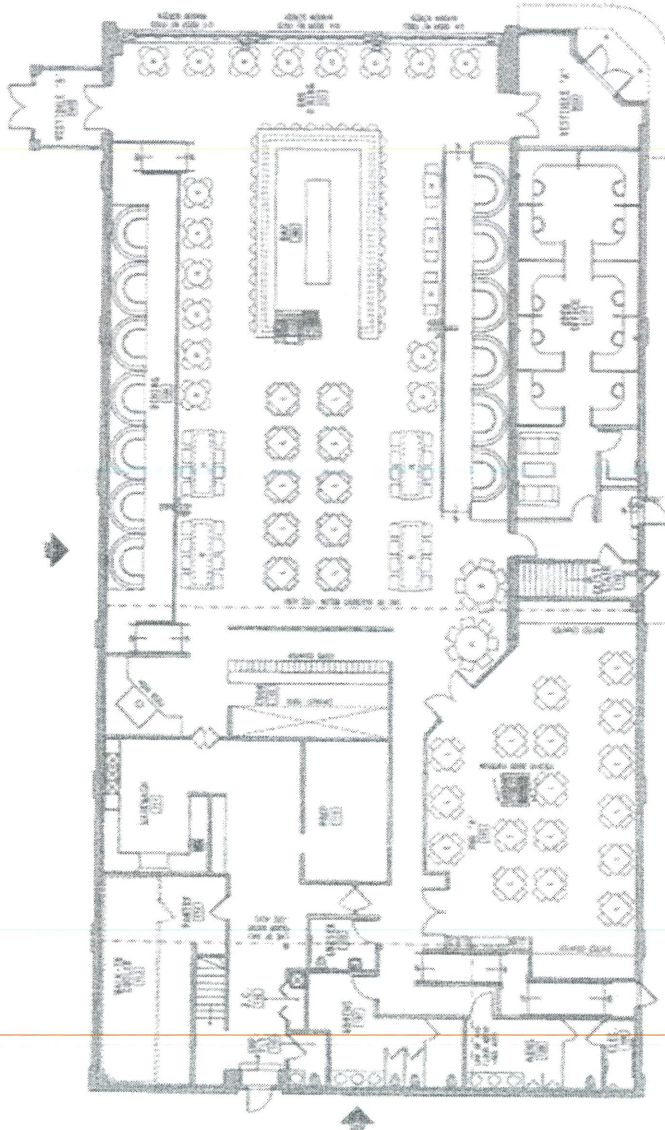
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature



**ADDICTIVE FOOD  
CREATIVE BREWS®**  
*Since 2006*

DATE: 12/15/10	PROJECT: TAP HOUSE GRILL	SCALE: 1/8" = 1'-0"
DRAWN BY: J. BROWN	DESIGNED BY: J. BROWN	PROJECT NO.: 10-001
CHECKED BY: J. BROWN	DATE: 12/15/10	PROJECT NO.: 10-001
PROJECT NO.: 10-001	PROJECT NO.: 10-001	PROJECT NO.: 10-001



**A101 PRELIMINARY LAYOUT - OPTION 'B'**  
SCALE: 1/8" = 1'-0"



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*Since 2006*

### CONCEPT STATEMENT

Tap House Grill is addictive food and creative brews. It is our mission to deliver quality products at a reasonable price with impeccable service to each and every guest. Through a combination of energetic knowledgeable staff, a passion for fresh, creative dishes that shock the taste buds, and the dynamic variety of craft beers, Tap House Grill is the local gathering place for any event.

Tap House Grill is upscale-casual and family oriented. With deep stained woods and exposed brick, the ambiance is welcoming for both small intimate gatherings or large-scale celebrations. Tap House Grill is a place for community, being involved with local parades, chamber events, rotary experiences, and charitable contributions. It is our goal to be synonymous with the Palatine community and embedded with the major community events that take place within the downtown area.

The menu at Tap House Grill showcases everything from accessible burgers to gastropub feeling appetizers. We strive to consistently update and change our menu to keep our guests satisfied and maintain current industry trends. Our selection of craft beers stretches from local IPAs to saisons to porters and even sours. Our 40 beer tap line and additional 15 plus canned and bottled beers (including N/A options) give our guests more selections than they could imagine. We also feature craft cocktails, hand-shaken and collaboratively created with our bartending team. Plus, our wine list has something for every taste and price point.

The staff at Tap House Grill is dedicated to ensuring total guest satisfaction. We have an extensive training program which each team member completes prior to serving any guest. Many of our team members are ‘veterans’, meaning they have been a part of the Tap House Grill team for many years and take pride in representing this brand. As a management and ownership team, we consistently take feedback from our guests and work to improve any and every aspect that we can. We believe a restaurant that is not evolving is not surviving. We always look to improve upon any systems or procedures to make ourselves more efficient to our guests while being able to provide the best possible experience.

#### **Restaurant Hours of Operations**

Monday – Thursday	11am to 11pm
Friday	11am to 12am
Saturday	10am to 12am*
Sunday	10am to 10pm*

\*Open at 10am for Brunch on Saturday and Sunday

#### **Staffing**

Kitchen Staff	Aprox 15
Serving Staff	Aprox 20
Management	Aprox 5



# ADDICTIVE FOOD CREATIVE BREWS

Since 2006

## SNACKS

- GRILLED BUFFALO CHICKEN DIPS** 14  
Buffalo chicken wings served warm with cucumber, sea salted french fries, onion rings, and carrots.
- BEER + CILANTRO EMPANADAS** 15  
With a beer and cilantro dipping sauce.
- BBQ POT ROAST QUESADAS** 15  
Served on toasted flour tortillas and topped with cheddar cheese and jalapeños.
- PICKLE FRIES** 12  
Served with chipotle aioli and hot mustard sauce.

## SALADS

- BBQ CHICKEN SALAD** 16  
Cooked chicken, shredded cheddar cheese, corn salsa, tomatoes, onion, lettuce, topped with barbecue grilled chicken.
- STEAK & ALE WEDGE** 17  
Grilled tri-tip, cheddar cheese, onion, lettuce, tomatoes, pickled onions, topped with ale dressing.
- MAJIBO CAESAR SALAD WITH GRILLED CHICKEN** 15  
Grilled chicken, romaine lettuce, parmesan cheese, croutons, pickled onions, topped with Majibo dressing.
- GRILLED SALMON SALAD** 17  
Grilled salmon, spinach, tomatoes, cucumber, topped with lemon dressing.

## HANDHELDS

- OUR HONEY MUSTARD CHICKEN SANDWICH** 17  
Grilled chicken, honey mustard sauce, lettuce, tomato, onion, pickled onions, topped with cheddar cheese.
- BOURBON HONEY MUSTARD CHICKEN SANDWICH** 17  
Grilled chicken, bourbon honey mustard sauce, lettuce, tomato, onion, pickled onions, topped with cheddar cheese.
- THE SHROOM** 16  
Grilled chicken, mushrooms, cheddar cheese, onion, lettuce, tomato, topped with cheddar cheese.
- TEXAS BBQ CHUCK ROAST SANDWICH** 18  
Slow cooked chuck roast, onion rings, cheddar cheese, lettuce, tomato, topped with cheddar cheese.
- PESTO CHICKEN & BACON WRAP** 16  
Grilled chicken, pesto sauce, cheddar cheese, onion, lettuce, tomato, topped with cheddar cheese.
- HOT N' SPICY CRISPY CHICKEN WRAP** 16  
Crispy chicken, hot sauce, cheddar cheese, onion, lettuce, tomato, topped with cheddar cheese.

## BURGERS

- OUR HONEY MUSTARD BEEF BURGER** 16  
Grilled beef, honey mustard sauce, lettuce, tomato, onion, pickled onions, topped with cheddar cheese.
- BBQ POT ROAST BEEF BURGER** 16  
Grilled beef, BBQ pot roast, cheddar cheese, onion, lettuce, tomato, topped with cheddar cheese.
- DOUBLE SMASH BURGER** 17  
Two patties of beef, cheddar cheese, onion, lettuce, tomato, topped with cheddar cheese.
- ABC BURGER** 18  
Grilled beef, apple cider vinegar, cheddar cheese, onion, lettuce, tomato, topped with cheddar cheese.
- TAP HOUSE BREW BURGER** 16  
Grilled beef, Tap House Brew, cheddar cheese, onion, lettuce, tomato, topped with cheddar cheese.

## SIGNATURE MAINS

- NOT YOUR GRANDPA'S POT ROAST** 21  
Slow cooked pot roast, cheddar cheese, onion, lettuce, tomato, topped with cheddar cheese.
- PRIME FLAT IRON & FERITES** 28  
Grilled flat iron, cheddar cheese, onion, lettuce, tomato, topped with cheddar cheese.
- SOV GINGER SALMON** 23  
Grilled salmon, ginger, cheddar cheese, onion, lettuce, tomato, topped with cheddar cheese.
- ZESTY PESTO PENNIE** 17  
Grilled chicken, pesto sauce, cheddar cheese, onion, lettuce, tomato, topped with cheddar cheese.
- FISH N' CHIPS** 18  
Grilled fish, cheddar cheese, onion, lettuce, tomato, topped with cheddar cheese.
- PRIME TEXAS STEAK TACOS** 19  
Grilled steak, cheddar cheese, onion, lettuce, tomato, topped with cheddar cheese.
- CRISPY SHRIMP TACOS** 18  
Crispy shrimp, cheddar cheese, onion, lettuce, tomato, topped with cheddar cheese.
- THE ORIGINAL MAC N CHEESE** 17  
Macaroni, cheddar cheese, onion, lettuce, tomato, topped with cheddar cheese.

## SIDES

- CHICKEN WINGS** 12  
Crispy chicken wings, served with cheddar cheese and hot mustard sauce.
- BBQ CHICKEN** 16  
Slow cooked chicken, served with cheddar cheese and BBQ sauce.
- GRILLED SALMON** 17  
Grilled salmon, served with cheddar cheese and lemon dressing.
- GRILLED CHICKEN** 17  
Grilled chicken, served with cheddar cheese and honey mustard sauce.
- GRILLED STEAK** 18  
Grilled steak, served with cheddar cheese and onion rings.
- GRILLED PORK** 17  
Grilled pork, served with cheddar cheese and onion rings.
- GRILLED CALI CHICKEN CLUB** 17  
Grilled chicken, cheddar cheese, onion, lettuce, tomato, topped with cheddar cheese.
- GRILLED CHICKEN TENDERS** 15  
Grilled chicken tenders, served with cheddar cheese and onion rings.
- GRILLED PORK TENDERS** 14  
Grilled pork tenders, served with cheddar cheese and onion rings.
- GRILLED CHICKEN TENDERS** 15  
Grilled chicken tenders, served with cheddar cheese and onion rings.
- GRILLED PORK TENDERS** 14  
Grilled pork tenders, served with cheddar cheese and onion rings.
- GRILLED CHICKEN TENDERS** 15  
Grilled chicken tenders, served with cheddar cheese and onion rings.
- GRILLED PORK TENDERS** 14  
Grilled pork tenders, served with cheddar cheese and onion rings.



## DESSERT

- CHOCOLATE BUNDT CAKE** 9  
A moist chocolate bundt cake, topped with whipped cream and raspberry sauce.
- CHOCOLATE CHIP COOKIES** 8  
A dozen chocolate chip cookies, served with cheddar cheese and onion rings.
- CHOCOLATE CHIP COOKIES** 8  
A dozen chocolate chip cookies, served with cheddar cheese and onion rings.
- CHOCOLATE CHIP COOKIES** 8  
A dozen chocolate chip cookies, served with cheddar cheese and onion rings.



# ADDICTIVE FOOD CREATIVE BREWS®

Since 2006

## WINE

SPARKLING	Split	Btl
La Marca, Prosecco	14	36
La Marca, Sparkling Rose	14	38
WHITE	Glass	Btl
Ecco Domani, Pinot Grigio	10	33
Kiri Crawford, Sauv Blanc	14	42
Whitehaven		
Sauvignon Blanc	11	43
Canyon Road, Chardonnay	10	33
Mesa Shiraz, Chardonnay	11	37
Pacific Rim, Riesling	11	37
RED		
Canyon Road, Cabernet	10	33
Louis Martin, Cabernet	11	37
Canyon Road, Merlot	10	33
Hahn, Pinot Noir	12	39
Line 39, Red Blend	11	37

## MOCKTAILS

### STRAWBERRY MINT LEMONADE

Fresh lemon, strawberry syrup, muddled mint

### BLUEBERRY BASIL LEMONADE SMASH

Fresh lemon, blueberry syrup, fresh basil

### WATERMELON CUCUMBER COOLER

Watermelon syrup, agave, lime, cucumber

## PARTY WITH US!

ANY EVENT, ANY SIZE, ANY OCCASION.

Your event deserves a warm environment, a touch of something special and the best gastro food catering services around.

For more info or to book your next event with us visit

[TAPHOUSEGRILLS.COM/PARTIES-EVENTS](http://TAPHOUSEGRILLS.COM/PARTIES-EVENTS)

## CRAFT ON TAP

**TITO'S LEMON SHAKE-UP**  
Our homemade, fresh-squeezed lemonade recipe

### MARGARITA

Silver tequila, Triple Sec, agave syrup, homemade sour mix, fresh lime juice

### SANGRIA

House Vodka, Citrus Passion Fruit Rum, peach puree, strawberry puree, pineapple juice, orange juice

Spike it with an extra shot \$23.50

Flavor Choices: Regular, Strawberry, Peach, Mango, Raspberry, Passion Fruit or Spicy Lime

## COCKTAILS

### ESPRESSO MARTINI

Vanilla Vodka, Mr Black Cold Brew Coffee Liqueur, simple syrup

### LAVENDER FRENCH 75 SPRITZ

Raspberries, lemon juice, orange syrup, champagne splash, lemon twist

### ELDERFLOWER APEROL SPRITZ

Aperol, St Germain, La Marca Prosecco, splash of soda, orange wedge

### TIRAMISU MARTINI

Smoked Vanilla, Kahlua, Frangelico, Olio D'oliva in a chocolate garnished martini glass

### BLUEBERRY LEMONDROP

Choice of Camarina Blanco or Tito's Handmade Vodka, Triple Sec, blueberry puree, homemade sour mix, lemon garnish

### SMOKEY STRAWBERRY HEAT

Mexcal Union Uno, Joven, Ancho Reyes verde, strawberry syrup, lime juice, simple syrup, jalapeno slice

### BARREL AGED BULLETT OLD FASHIONED

Aged with smoked maple syrup, oranges, cherries

### RASPBERRY CHAMPAÑNE MARGARITA

Peach, Silver Tequila, Triple Sec, simple syrup, raspberry syrup, fresh lime, champagne

### THE BLOODY MARY TOWER

Rich Frenchise Vodka, Meyer's Lemons, Zing Zang Bloody Mary Mix and our Tito's house mix, cheese, homemade pickles, peppercorns, lime

3% credit card fee on all credit card transactions. All discounts will be applied to off cash transactions.



[TAPHOUSEGRILLS.COM](http://TAPHOUSEGRILLS.COM)

\*Consulting firm or other outside vendor, gratuity, seasonal specialties, or other special items may vary from menu prices.

## WORD SEARCH

Search up, down, forward, backward, and on the diagonal to find these hidden words.

### PASTA

### CORN DOGS

### QUESADILLA

### TENDERS

### BURGERS

### MAC N' CHEESE



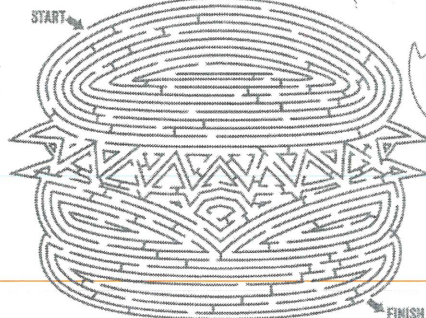
## DOTS & BOXES GAME

Create a box by making a line from one dot to the other. You can only make one line per turn.

The person with the most boxes at the end of the game wins!



C R P A S T A D B E H P M A G  
O Q B S T E M O U R D A A U R  
R E U T E N D E R S T O C E I  
N D R E S D E R G A D S T A L  
D C G E S O C H T E O R G E L  
O H E N M A C N R H G E S E E  
G G R I L L O D S E S D T O D  
S R E G R U B I L L A A N R S  
M A C N C H E E L E D D G S A  
H O T R E A S U I L R S P A T  
T N E S E E H C N C A M G O S



## \$9 KIDS MENU

AGES 10 & UNDER

Served with French fries, later lots, apples or grapes, scoop of vanilla ice cream & choice of water, soda water, white milk or fruit juice.

### CRABBY PATTY

Certified Angus Beef patty topped with American cheese on a bun

### MAC N' CHEESE

Cheesy and creamy elbow noodles

### CHICKEN TENDERS

Crispy breaded and golden brown

### QUESADILLAS

Stuffed with cheddar and Monterey jack cheese

### GRILLED CHEESE

Melted cheddar and Monterey jack cheese on grilled Hawaiian bread

### MINI CORN DOGS (6 per order)

Stick your ice cream up a notch for \$1.99!

We'll add whipped cream, chocolate sauce, sprinkles & a cherry to turn your scoop into a sundae!

\*Available only with purchase of a kids meal!

Hey Parents!  
**KIDS EAT FREE!**  
Every Monday 4-9pm  
\*Dine in only. Restrictions may apply.



FOLLOW US ON FACEBOOK for special events for kids!



# ADDICTIVE FOOD CREATIVE BREWS®

Since 2006

## COCKTAILS

- THE BLOODY MARY TOWER**  
Tito's Handmade Vodka, merlot, Guinness, Zing Zang Bloody Mary Mix and our THG skewer (meat, cheese, housemade pickles, pepperoncini, lime)
- MIMOSA**  
Add a Splash of Flavor +\$2  
Strawberry, Pineapple, Mango or Raspberry
- CINNAMON TOAST CRUNCH**  
Vanilla Vodka, RumChata, Fireball, with a cinnamon sugar rim
- LAVENDER LEMONADE**  
Tito's Handmade Vodka, our housemade lemonade, lavender syrup
- ESPRESSO MARTINI**  
Vanilla Vodka, Mr Black Cold Brew Coffee Liqueur, simple syrup

## DRINKS

- ICED COFFEE**  
Creamy, sweet, cold and refreshing
- FRESH-BREWED ICED TEA**  
Unsweetened black or blackberry
- REDUCED-FAT MILK**
- COCA-COLA SOFT DRINKS**
- JUICE**  
Orange, grapefruit, apple or cranberry

## KIDS MENU\*\*

- AGES 10 & UNDER**  
All served with choice of water, soda water, white milk or fruit juice.
- CHEESY SCRAMBLE PLATE 9**  
Scrambled eggs with melted cheese, bacon, and a side of fruit
- MINI STACK 9**  
Four mini chocolate chip pancakes topped with whipped cream, served with a side of fruit
- FRENCH TOAST DIPPERS 9**  
Six French toast sticks tossed in cinnamon sugar, topped with powdered sugar, butter and maple syrup, served with a side of fruit

## SIDES

- FRESH, SEASONAL FRUIT 5**
- CRISPY BREAKFAST POTATOES 4**
- LOADED BREAKFAST POTATOES 7**  
Chorizo, melted cheddar jack cheese, pepper, onion, topped with avocado crema
- APPLEWOOD SMOKED BACON 5**
- SAUSAGE LINKS 5**
- 1/2 STACK OF PANCAKES 5**

\*\*Containing raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness. ©2015



## ADDICTIVE FOOD CREATIVE BREWS®

Since 2006

## BRUNCH MAINS\*\*

- AVOCADO TOAST 14**  
Our thick-cut whole grain toast, fresh smashed avocado, EVOO, lemon and sea salt topped with two eggs, served with breakfast potatoes
- CHILAQUILES 15**  
Roasted red salsa, tortilla chips, cheddar jack cheese, black beans, avocado crema and two sunny side up eggs
- FARM STAND BREAKFAST TACOS 14**  
Three corn or flour tacos filled with scrambled egg, chorizo, cheddar and Monterey jack cheeses, topped with avocado crema and pico de gallo, served with black beans
- EGG SANDWICH 14**  
Grilled ham, over-easy egg, smashed avocado, mayo and lemon-dressed arugula, topped with choice of cheese on a sourdough bread with breakfast potatoes
- STEAK & EGG SANDWICH 18**  
Prime flat iron steak, AI aioli, pepperjack cheese, grilled onion, and scrambled eggs on a toasted onion roll served with breakfast potatoes
- CALIFORNIA BREAKFAST BURRITO 16**  
Scrambled egg, bacon, grilled onions, breakfast potatoes, black beans and cheddar jack cheese, covered in roasted red salsa, topped with sliced avocado, cilantro and avocado crema
- BUTTERMILK PANCAKES (4) 10**  
Fluffy buttermilk pancakes served golden brown with butter and warm maple syrup  
Top with Strawberries or Blueberries and Whipped Cream +\$3  
Upgrade to Cinnamon Apple or S'mores Pancakes +\$5
- SKILLETS\*\***  
All served on top of crispy breakfast potatoes with two eggs any style and whole grain toast.
- DENVER 15**  
Ham, pepper, onion, topped with cheddar jack cheese
- TAP HOUSE 15**  
Bacon, sausage, onion, pepper, tomato, topped with cheddar jack cheese
- THE MEATS 17**  
Sausage, pulled pork, bacon, onion, pepper, topped with cheddar jack cheese
- FARMHOUSE 14**  
Portabella mushroom, zucchini, spinach, onion, topped with mozzarella
- FRENCH TOAST STICKS\*\***  
Twelve golden French toast sticks, crispy outside and fluffy inside, tossed in cinnamon sugar.
- CLASSIC STICKS 9**  
Served with butter and maple syrup
- BANANA BERRY STICKS 11**  
Fresh banana, seasonal berries, butter and maple syrup
- 1/2 STACK STICKS 5**  
Half order (6), butter, syrup and powdered sugar

TAPHOUSEGRILLS.COM

ORDINANCE NO. 0-56-13

AN ORDINANCE GRANTING A SPECIAL USE AND VARIATIONS  
56 W. WILSON STREET (CASE NO. 13-017)

WHEREAS, pursuant to a petition and public hearing on April 23, 2013 of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit a restaurant pursuant to Section 11.04(f)(13) of the Palatine Zoning Ordinance; a Special Use for live entertainment pursuant to Section 11.04(f)(8) of the Palatine Zoning Ordinance; a Variation to permit the total signage on the property to be 342 square feet whereas the allowed maximum is 330 square feet pursuant to Section 8.03(a)(1)(a) of the Palatine Zoning Ordinance; a Variation to permit one attached sign to be 126 square feet instead of the permitted 100 square feet per sign pursuant to Section 8.03(a)(3)(b) of the Palatine Zoning Ordinance; a Variation to permit five 40 square foot painted murals on the east elevation of the building pursuant to Section 8.01(e)(2) of the Palatine Zoning Ordinance; and a Variation to permit one sign and five murals to face a side yard pursuant to Section 8.01(e)(8) of the Palatine Zoning Ordinance, on the following legally described property:

Lots 5 and 6 and the South half of Lots 3 and 4 in Block "B" in Palatine, being a subdivision by Joel Wood of part of the Southeast quarter of Section 15, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded August 20, 1869 in Book 170 of Maps, pages 94 and 95 as Document 23021, and re-recorded April 10, 1877 in Book 13 of Plats, pages 3 and 4 as Document 129579 in Cook County, Illinois

commonly known as 56 W Wilson (PIN #02-15-414-002,004,007,008)

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

**SECTION 1:** A Special Use to permit a restaurant pursuant to Section 11.04(f)(13) of the Palatine Zoning Ordinance; a Special Use for live entertainment pursuant to Section 11.04(f)(8) of the Palatine Zoning Ordinance; a Variation to permit the total signage on the property to be 342 square feet whereas the allowed maximum is 330 square feet pursuant to Section 8.03(a)(1)(a) of the Palatine Zoning Ordinance; a Variation to permit one attached sign to be 126 square feet instead of the permitted 100 square feet per sign pursuant to Section 8.03(a)(3)(b) of the Palatine Zoning Ordinance; a Variation to permit five 40 square foot painted murals on the east elevation of the building pursuant to Section 8.01(e)(2) of the Palatine Zoning Ordinance; and a Variation to permit one sign and five murals to face a side yard pursuant to Section 8.01(e)(8) of the Palatine Zoning Ordinance, is hereby granted, subject to the following conditions:

1. The Special Uses and Variations shall substantially conform to the floor plan attached hereto as Exhibit 'A', Business Plan attached hereto as Exhibit 'B' and Building Elevations attached hereto as Exhibit 'C', except as such plans may be changed to conform to Village Codes and Ordinances.

2. Live entertainment shall be operated in a manner consistent with the Live Entertainment Operational Plan as submitted by the Petitioner and limited to 6 live entertainment events per year. Any changes to the scope and scale of the entertainment may require additional approval by the Village Council.
3. If deemed necessary and at the direction of the Village of Palatine, additional sound and noise controls shall be installed in the building.

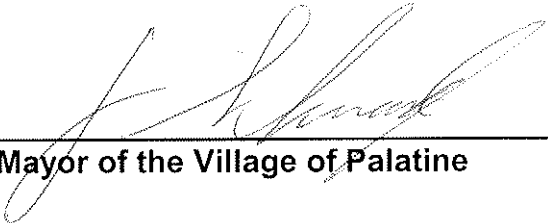
**SECTION 2:** That the petition for Special Use and Variations, a copy of the public notice and the report of the hearing be attached hereto and form a part of this ordinance.

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


**PASSED:** This 20th day of May, 2013

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

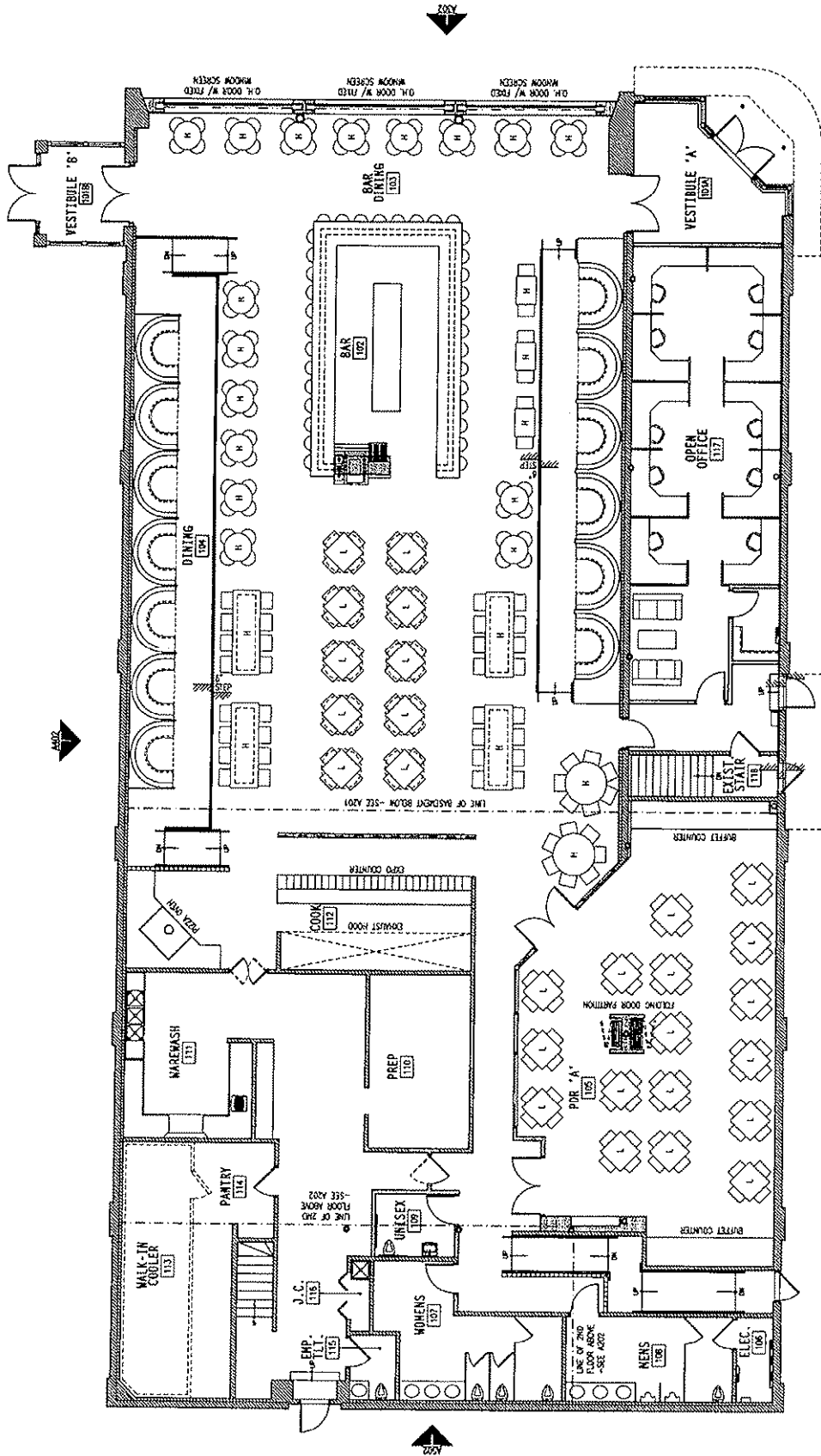
**APPROVED** by me this 20th day of May, 2013

  
 \_\_\_\_\_  
 Mayor of the Village of Palatine

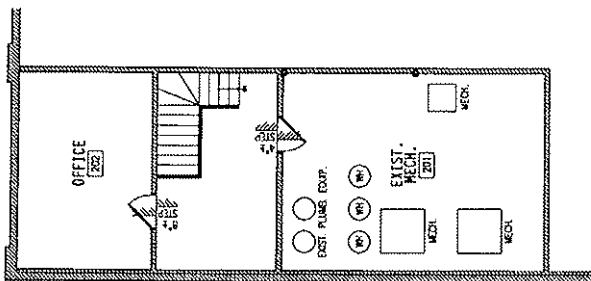
**ATTESTED and FILED** in the office of the Village Clerk this 20th day of May, 2013

  
 \_\_\_\_\_  
 Village Clerk

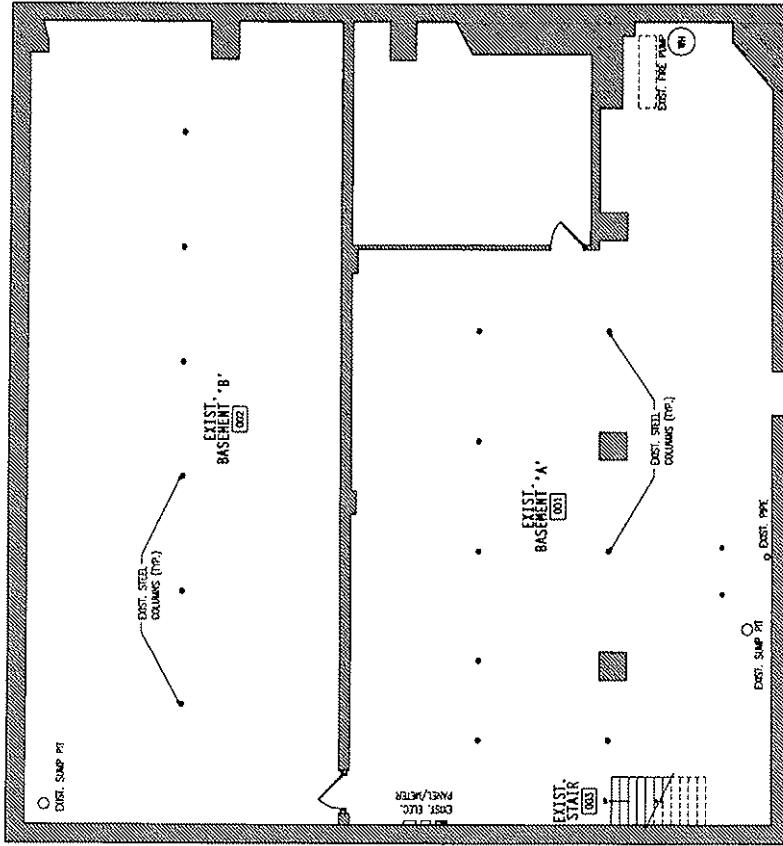
PROJECT NUMBER: 101278		DRAWING NAME: PRJ-11		DATE: 04 MARCH 13	
+ 0 1 2 3 4 5 6 7 8 9 A B C D E F G H I J K L M N O P Q R S T U V W X Y Z + ARCHITECTURE + DESIGN 600 N. COLUMBIA RD. UNIT 1A CHICAGO, IL 60611 USA TEL: 847.263.4182 FAX: 847.263.1937					
PROPOSED RESTAURANT LAYOUT FOR: <b>TAP HOUSE GRILL</b> 56 WEST WILSON STREET PALATINE, ILLINOIS 60067					
SHEET NUMBER: <b>A1</b>				©2013 SINGER ACQUIS, INC. ALL RIGHTS RESERVED	



**A101 PRELIMINARY LAYOUT - OPTION 'B'**  
 SCALE: 3/32"=1'-0"



**A202 EXIST. 2ND FLOOR PLAN**  
SCALE: 3/32"=1'-0"



**A201 EXIST. BASEMENT PLAN**  
SCALE: 3/32"=1'-0"

PROJECT NUMBER: 141210		DATE: 04 MARCH 13		<b>TAP HOUSE GRILL</b> PROPOSED RESTAURANT LAYOUT FLOOR PLAN 56 WEST WILSON STREET PALM SPRING, ILLINOIS 60067
DRAWING NAME: TAP-H		DATE: 04 MARCH 13		
+ B @ J K @ P / M @ S @ T @ U + ARCHITECTURE + DESIGN 600 N. CANTON RD. LMT 24 CHICAGO, IL 60618 USA TEL: 847-763-1892 FAX: 847-763-1887				SHEET NUMBER: <b>A2</b> CIVIL & MECHANICAL ALL RIGHTS RESERVED



ADDICTIVE FOOD | CREATIVE BREWS

## CONCEPT STATEMENT

Tap House Grill is addictive food and creative brews. It is our mission to deliver quality products at a reasonable price with impeccable service to every guest who comes to enjoy the TAP HOUSE GRILL experience. Though a combination of energetic knowledgeable staff, a passion for fresh, creative dishes that shock the taste buds, and the dynamic variety of craft beers, Tap House Grill is the *local gathering place* for any event.

Tap House Grill is upscale-casual. Deep stained wood, warm exposed brick, plush banquettes, and a golden hue of lighting all cast an inviting, exciting and sophisticated atmosphere. The feel is casual, music for the masses, plasmas in every sight line, and a huge selection of draft beer! A place where regardless of who you are, what your profession is or even how you dress doesn't make a difference.

The menu showcases traditional American "Gastro-Pub" fare featuring large portions and variety including trademark items such as the Drunken Shrimp, Sprecher Root Beer Braised Beef & Gouda Sandwich, Topsy Stout Burger and Kobe Beef Sliders or one of our many Mac and Cheese Plates. Our large selections of hand crafted brews are a driving force for Tap House Grill. From the classics, to imports with a passionate focus on small batch crafts IPA's, porters, sations, and even 24 ounce bombers. Our selection is creative enough to satisfy even the most obsessive "hop head". The beer selection is complimented by a wide variety of classic and signature martinis, cocktails and even draft root beer. A wine list to appeal to every taste and price point completes the final piece of the beverage program. The bartenders and servers will be the guests' guide.

The staff and management of Tap House Grill work together with each other daily which allows a constant flow of communication between one another. The Tap House Grill staff is a mature, responsible veteran team who takes pride in their work and acknowledges their fellow staff members as a person who shares a common goal in "TOTAL GUEST SATISFACTION." Each of our servers, managers and bartenders are "Cicerone" certified to ensure total knowledge in every aspect of beer styles, brewing and flavor profiles.

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TAP HOUSE MANAGEMENT GROUP, LLC

708 S. Vermont St

Palatine, IL 60067

PHONE 847.485.8111 FAX 847.485.8066

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ADDICTIVE FOOD | CREATIVE BREWS

The primary goal at Tap House Grill is "TOTAL GUEST SATISFACTION." Great customer service equals success for everyone. As long as the customer feels as if their stay was a pleasant one they will return and they will recommend Tap House Grill to others. The return customer is a server's greatest weapon for word of mouth business. Creating an exciting atmosphere for customers is paramount. A proper attitude, work ethic, prides in one's appearance and a strict approach to the restaurant environment is a constant. Tap House Grill's standard of high energy, beer and food knowledge, and friendly service will overwhelm our guests. From the management to the server to the customer and back, the Tap House Grill experience will be UNIQUE!

TAP HOUSE GRILL = A professionally operated neighborhood restaurant and bar with an addictive beer infused menu, a creative and vast selection of craft beer on tap served by knowledgeable, friendly people in a warm and energetic atmosphere.

**Restaurant Hours of Operation:**

Sunday – Thursday 11am to 1am

Friday & Saturday 11am to 2am

Entire menu served until close

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TAP HOUSE MANAGEMENT GROUP, LLC

708 S. Vermont St

Palatine, IL 60067

PHONE 847.485.8111 FAX 847.485.8066

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ADDICTIVE FOOD | CREATIVE BREWS

## Leadership Snapshot:

### Scott Ward

- Over 30 years of successful restaurant management experience in growing businesses and lowering costs through proven systems, procedures and detailed follow up.
- 13 years as Vice President of Operations for Bar Louie and Restaurants-America, a multi-concept restaurant management company with over 65 units throughout the United States and sales of over \$150MM.
- Created and conceptualized numerous concepts and led Restaurants-America's strategic growth from 7 units in 1999 to 67 units spread over 6 concepts and 15 states in 2010. Instrumental in the franchising of Bar Louie and the sale of Bar Louie to an equity group.

### Mark Zych

- 20 years of restaurant experience with 11 years of high volume management and 10 years of multi-unit operations supervision.
- Opened 21 restaurants from 1997 to 2009.
- Extensive experience in all facets of new restaurant openings, manager training programs, and beverage menu development.
- A proven track record with ability to restructure business units and orchestrate new and innovative sales programs
- Beverage Director, District Partner, Bar Louie America 2001 to 2005

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TAP HOUSE MANAGEMENT GROUP, LLC

708 S. Vermont St

Palatine, IL 60067

PHONE 847.485.8111 FAX 847.485.8066

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ADDICTIVE FOOD | CREATIVE BREWS

## AWARDS AND RECOGNITION

The following are a few of the recent awards received by Tap House Grill:

2013 – Winner of “Best Exotic Wings” and “Best of Fest” at the 2013 Chicago WingFest

2011 – Featured as one of Chicago’s Best Sandwiches, *Chicago Tribune*

2010 – Featured in “Creative Eats” *Kane County Chronicle*

2009 – Voted “Best Appetizers” *Beacon News*

2009 - Featured in “Tapping Into Growth” *Market Watch Magazine*

2008 - Featured in the *Naperville Sun*, Tap House Grill Oswego

2007 - Featured in the *Daily Herald* (2 separate articles), Tap House Grill St Charles

2007 – Featured in *West Suburban Living* magazine, March 2007, Tap House Grill

Scott Ward/Mark Zych/Bar Louie awards and industry recognition:

2009 and 2010 – “Best Bar Food” Silver Platter award winner, *Restaurant Industry news*

2010 – “Vibe” award winner, best over-all beverage program, chain category

2009 - “Cheers” award winner, best specialty program, Bar Louie Passport

2003 – Industry leader Beverage Program, Scott Ward/Mark Zych/RDG Chicago, *Market Watch Magazine*

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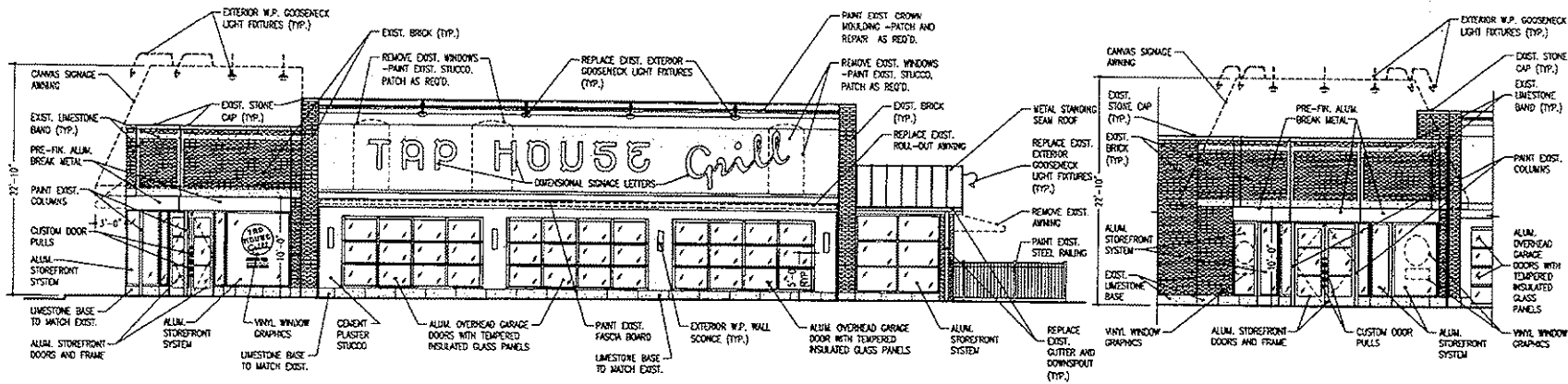
TAP HOUSE MANAGEMENT GROUP, LLC

708 S. Vermont St

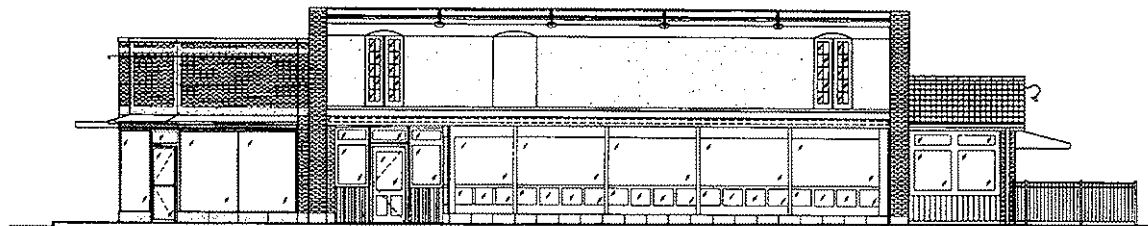
Palatine, IL 60067

PHONE 847.485.8111 FAX 847.485.8066

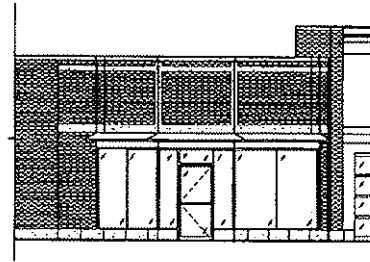
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**A302 PROPOSED EXTERIOR ELEVATION - SOUTH**  
 SCALE: 3/32"=1'-0"  
 0 2 4 6



**A301 EXISTING EXTERIOR ELEVATION - SOUTH**  
 SCALE: 3/32"=1'-0"  
 0 2 4 6



PROJECT NUMBER:	DATE:
ISSUES:	04 MARCH 13
DRAWING NAME:	ISSUE DATE:
PROJECT NUMBER:	DATE:

**+ b a r k e r / n e s t o r +**  
 ARCHITECTURE + DESIGN  
 605 W. COAKLEY BLVD 2A DEARBORN, MI 48124 USA TEL: 313.741.1492 FAX: 313.741.1877

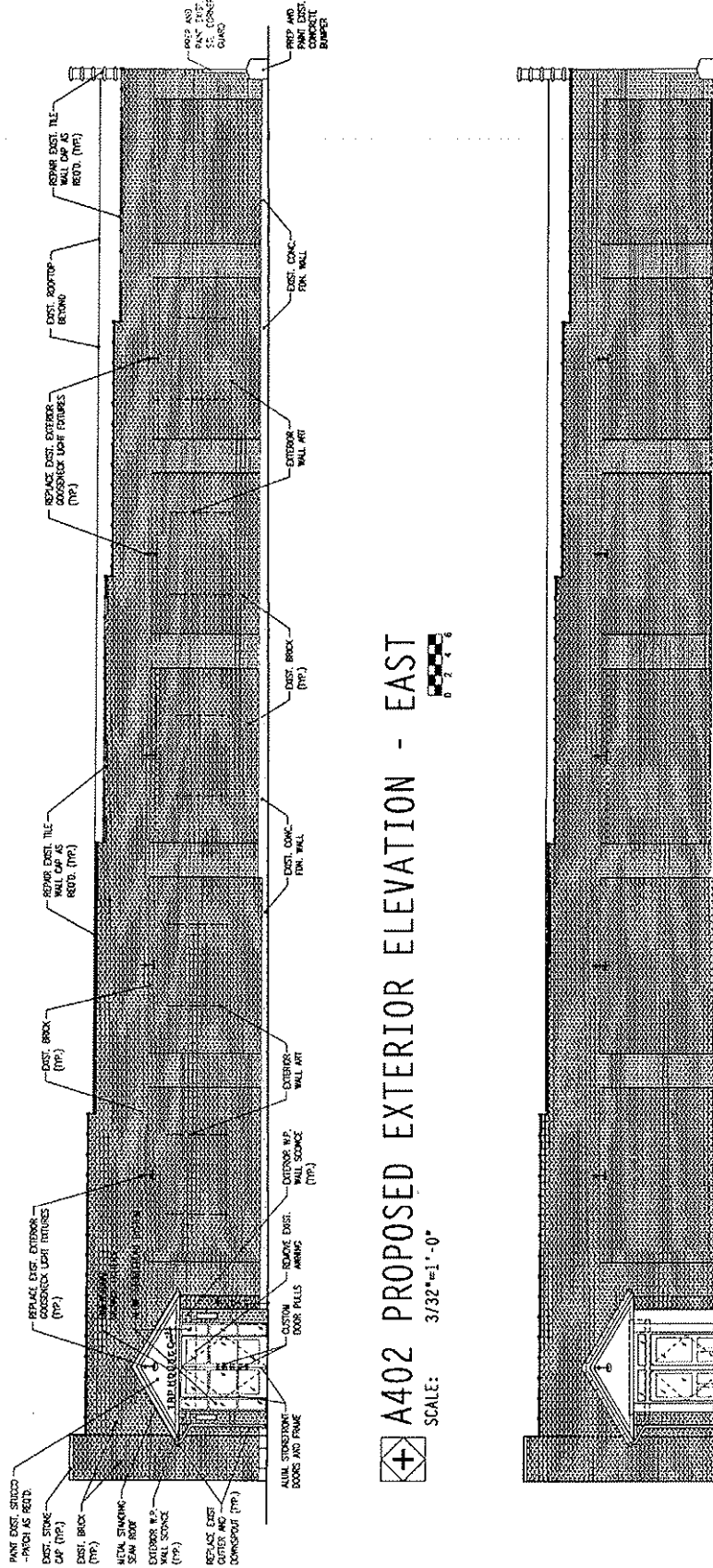
PROPOSED RESTAURANT LAYOUT FOR:  
**TAP HOUSE GRILL**  
 58 WEST WILSON STREET  
 PALATKA, ILLINOIS 60467

SHEET NUMBER:  
**A3**

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EXHIBIT 'C'

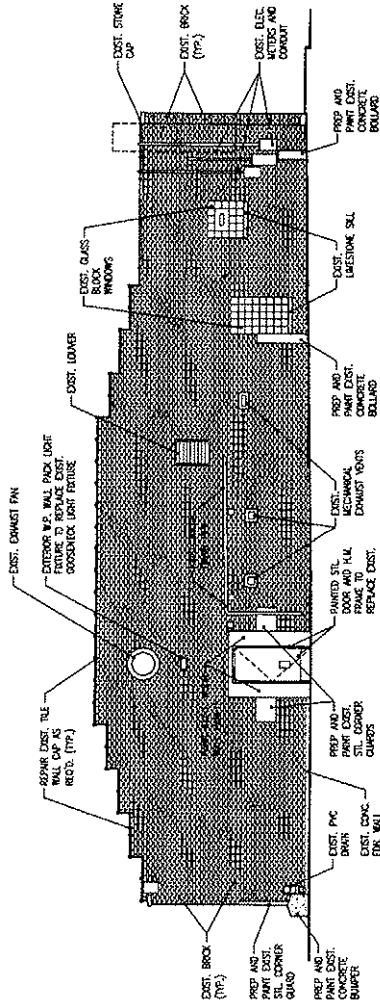
PROJECT NUMBER:	M1720
DRAWING NAME:	FR-11
DATE:	04 MARCH 13
ARCHITECTURE RE + DESIGN 400 N. DEARBORN RD. UNIT 2A CHICAGO, IL 60610 TEL: 312.467.1102 FAX: 312.467.1107 WWW.ARCHITECTURE-RE.COM	
PROPOSED RESTAURANT LAYOUT FOR: <b>TAP HOUSE GRILL</b> 56 WEST WALTON STREET PALATKA, ILLINOIS 60067	
SHEET NUMBER:	A4
©2013 ARCHITECTURE RE, INC. ALL RIGHTS RESERVED	



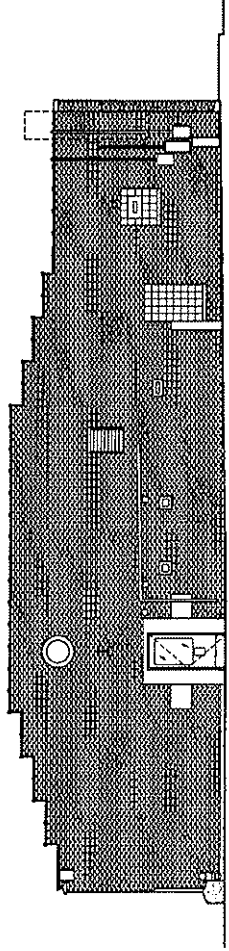
**A402 PROPOSED EXTERIOR ELEVATION - EAST**  
 SCALE: 3/32"=1'-0"

**A401 EXISTING EXTERIOR ELEVATION - EAST**  
 SCALE: 3/32"=1'-0"

PROJECT NUMBER: N12120	DRAWING NAME: RFA-1X	DATE: 04 MARCH 13
ARCHITECTURE 800 N. COTTAGE RD. UNIT 2A CHICAGO, IL 60618 USA TEL: 847.753.1822 FAX: 847.753.1827		
PROPOSED RESTAURANT LAYOUT FORM: <b>TAP HOUSE GRILL</b> 50 WEST WILSON STREET PALMATEL, ILLINOIS 60057		
SHEET NUMBER: <b>A5</b>		©2013 BAKER BROTHER ARCHITECTS, P.C. ALL RIGHTS RESERVED

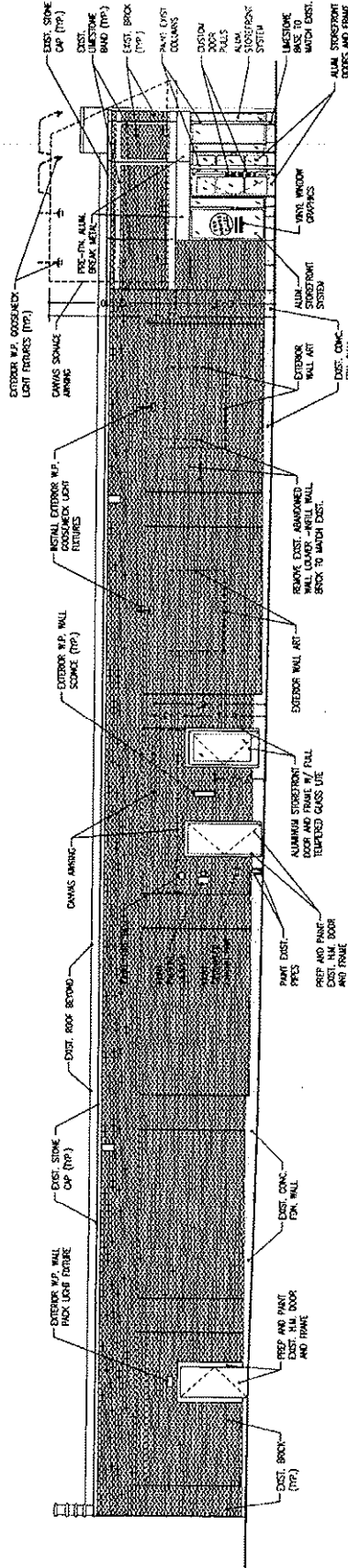


**A502 PROPOSED EXTERIOR ELEVATION - NORTH**  
 SCALE: 3/32"=1'-0"



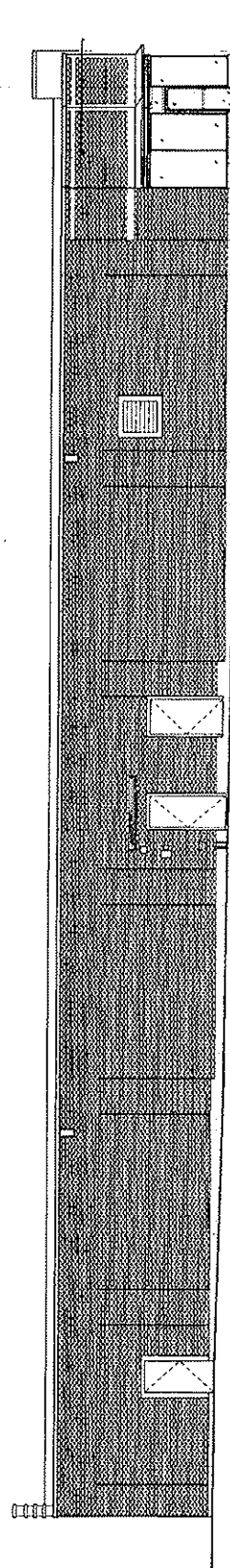
**A501 EXISTING EXTERIOR ELEVATION - NORTH**  
 SCALE: 3/32"=1'-0"

PROJECT NUMBER: K1122C		DRAWING NAME: R99-1X		SHEET DATE: 04 MARCH 13	
+ ARCHITECTURE + DESIGN 809 W. CORKRAN RD. SUITE 2A CHENOK, IL 60113-1897 TEL: 631-753-1917 FAX: 631-753-1897					
PROPOSED RESTAURANT LAYOUT FOR: <b>TAP HOUSE GRILL</b> 95 WEST WILSON STREET PALMATEL, ILLINOIS 60067					
SHEET NUMBER:					A6



**+** A602 PROPOSED EXTERIOR ELEVATION - WEST

SCALE: 3/32"=1'-0"



**+** A601 EXISTING EXTERIOR ELEVATION - WEST

SCALE: 3/32"=1'-0"



## Beer

Hand crafted brews are a driving force for us.

Our beer list changes frequently due to inventive brewers brewing unique new brews. From the classics to imports, with a passionate focus on small batch crafts, IPA's, porters, saisons and even 22 oz bombers; our selection is creative enough to satisfy even the most obsessive 'hop head'.

Follow us on [www.beermenus.com](http://www.beermenus.com) or stop in frequently to see what's available!

## Brewer of the Month

January - Goose Island Beer Company

February - Dogfish Head Craft Brewery

March - Guinness

April - Stone Brewing Company

May - Left Hand Brewing Company

June - Founders Brewing Company

July - Lagunitas Brewing Company

August - Three Floyds

September - The Boston Beer Company

October - Dogfish Head Craft Brewery

November - Two Brothers Brewing Company

December - Founders Brewing Company

## Wine

Pinot Grigio		
Rose'NBlum	7.50	28.00
Riesling		
Snap Dragon	6.50	24.00
Sauvignon Blanc		
Uppercut	7.50	28.00
Chardonnay		
BV Century Cellars	6.00	22.00
Jade Mountain	8.00	30.00
Moscato (blends)		
Cherry On Top	7.00	26.00
Pinot Noir		
Snap Dragon	6.00	23.00
Merlot		
BV Century Cellars	6.00	22.00
Sterling Vintners	9.50	35.00
Cabernet Sauvignon		
BV Century Cellars	6.00	22.00
Dynamite	9.50	34.00
Malbec		
Navarro Correas	7.50	28.00

## Non-Alcoholic Beverages

Bottomless Coke, Diet Coke, Sprite,	
Diet Sprite, Iced Tea or Lemonade	2.79
Add Strawberry, Passion or Pomegranate syrup for \$1	
Sprecher Root Beer On Tap	3.49 ea
Red Bull	3.99 ea
Regular or Sugarfree	

## Specialty Cocktails

**THG SIGNATURE BLOODY MARY**  
Absolut Peppar, Guinness-Merlot-Zing Zang Bloody Mary Mix, celery, Tap House Grill skewer (pepperoni, white cheddar, blue cheese olive pepperoncini and a house-made pickle)

**Sam's Secret Small Batch Sangria**  
It's a secret...

**Dragon's Fruit**  
Bacardi Dragon Berry Rum, strawberry puree, fresh lemon juice, splash of soda, exotic and refreshing blend of fruit

**SerendipITEA**  
Absolut Wild Tea, Passion Fruit syrup, lemonade

**Tomestone**  
Smirnoff Orange Vodka, Huckleberry, lemonade, orange-lemon zeal

**Skinny Margarita**  
Jose Cuervo Tequila, Triple Sec, fresh lime juice, low calorie sour mix

**The Haro**  
Galindo Silver Tequila, Habañero Lime juice, orange liqueur, house-squeezed sour mix, agave nectar

## Martinis

**Strawberry Shag**  
Smirnoff Strawberry, muddled strawberries, basil, frozen strawberry lollipop

**S'Mores**  
Smirnoff Whipped Cream Vodka, Smirnoff Fluffed Marshmallow Vodka, Kahlua, cream, topped with cracked graham cracker

**Sunset**  
Smirnoff Citrus Vodka, Peach Schnapps, shaken with pineapple juice, served on a base of cranberry juice

**Pixie Stick**  
Smirnoff Grape Vodka, Blue Curacao, sour, grenadine, flavored sugar coated rim, sugar stick stirrer

**Cinnamon Toast Crunch**  
RUMchata, Smirnoff Vanilla Vodka, Cinnamon Toast Crunch

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to 839863



## Locations



**Glen Ellyn**  
411 North Main Street  
Glen Ellyn, IL 60137  
630-858-4369



**Oswego**  
123 Washington Street  
Oswego, IL 60543  
630-383-2020



**St. Charles**  
3341 W Main Street  
St Charles, IL 60175  
630-443-1664



**Highwood**  
260 Greenbay Road  
Highwood, IL 60040  
847-748-8695



**Plainfield**  
24402 W Lockport Street  
Plainfield, IL 60544  
815-733-5540



**Westmont**  
6010 South Cass Avenue  
Westmont, IL 60559  
630-541-8840

# TAP HOUSE Grill

## ADDICTIVE FOOD CREATIVE BREWS

[www.taphousegrills.com](http://www.taphousegrills.com)

## PLAINFIELD

Addictive Food, Creative Brews



### Soups

- THG Beer Cheese Soup**  
Creamy Wisconsin, aged mild cheddar and monterey jack cheese, blended together with Sierra Nevada Pale Ale  
Cup 3.49 Bowl 4.99
- Goose Island - Steak & Black Bean Chili**  
Topped with monterey jack and cheddar cheese  
Cup 3.99 Bowl 5.99

### Wings

- Crispy breaded, served with celery and choice of ranch or bleu cheese dressing
- Traditional**  
(5) 4.99 (10) 9.95 (15) 13.95 (20) 16.95
- Boneless**  
1/2 lb 9.49 1 lb 17.95
- Sauces**  
Boston Lager BBQ, Mild, Chipotle, Honey Sriracha, Buffalo Hot, Blazing BBQ, Screamer

### Sliders

- 3 each on toasted brioche buns, with our house-made pickles and fries
- Kobe** ..... 11.99  
Kobe Beef patties, with Boursin mayo, tomato, onion and sweet beer mustard
- BBQ Pulled Pork** ..... 8.99  
Our pulled pork, Sam Adams BBQ sauce, sharp cheddar cheese and crispy onion strings
- Prime Rib** ..... 10.99  
Shaved prime rib, with horseradish crème and au jus
- Pork Belly** ..... 10.99  
Beer cured, grilled pork belly with a maple mustard glaze, lettuce and tomato

### Salads

- House** ..... 5.99  
Mixed greens, carrots, celery, red onion and your choice of house-made dressing: bleu cheese, Caesar, ranch, balsamic or low fat Italian
- Caesar** ..... 6.99  
Chopped romaine lettuce, croutons, parmesan cheese and Caesar dressing
- STEAK & ALE "WEDGE"**  
Grilled, ale-marinated skirt steak with a wedge of iceberg lettuce, bleu cheese dressing, bacon, corn salsa and crispy onions ..... 11.99

- Bleu Cheese, Pecan, Apple & Grape** ..... 8.99  
Mixed greens, candied pecans, tomatoes, sliced apples, grapes, shaved red onion, tossed in our herb-balsamic vinaigrette, showered with bleu cheese crumbles, croutons and sunflower seeds

- Crispy Chipotle Chicken** ..... 10.49  
Crispy chicken tossed in chipotle, romaine lettuce, corn salsa, peppers, onions, Cuban black beans, tortilla chips, shredded cheddar and monterey jack cheese and southwestern ranch
- Tap House Chop Chop** ..... 7.99  
Romaine lettuce, celery, tomatoes, garbanzo beans, pepperoncini, bacon, bleu and parmesan cheese, cucumbers and onions, tossed in herb-balsamic vinaigrette

Add Chicken, Steak or Shrimp to any salad for \$4

### Appetizers

- Fresh, Wisconsin Cheddar Cheese Curds** ..... 7.99  
From Ellsworth Co-Op Creamery, served with pesto ranch and bleu cheese dressing for dipping *Buffalo Style for \$5.50*
- Drunken Shrimp** ..... 9.99  
Our kind of shrimp! Rock shrimp marinated in spicy jerk, a local pale ale beer and thyme, then broiled and served with toasted bread
- FOUR NAPKIN PORK NACHOS**  
Slow cooked pork, marinated in tequila and lager, topped with pepper jack and monterey jack cheese, onion, Cuban black beans, corn salsa, roasted red peppers, lettuce and lime sour cream ..... 9.99

- Crispy-Fried Bacon** ..... 6.99  
Staff Favorite! Our signature peppered-sugar bacon, dipped in beer batter and fried, with roasted parmesan ranch dressing
- Loaded Tater "Totchies"** ..... 8.99  
Tator tots topped with our Goose Island-braised beef and steak chili, creamy cheddar cheese, shredded lettuce, corn salsa, green onion and sour cream
- Crispy Calamari** ..... 9.99  
Over 1/2 lb of East Coast calamari, hand-breaded, served with pesto ranch and bleu cheese dressing for dipping *Buffalo Style for \$5.50*
- Southwestern Chicken Quesadilla** ..... 8.99  
Layered tortillas stuffed with chipotle chopped chicken, sweet peppers, onion, pepper jack and monterey jack cheese, served with fire-roasted salsa and sour cream

- Pigs in a Blanket** ..... 7.99  
Fennel sausage, wrapped in dough, fried golden brown, tossed with parmesan cheese and served with marinara sauce
- Crispy-Fried Pickles** ..... 7.99  
Our house-made pickles dipped in an ale batter, fried and served with ranch dressing

- Sam Adams Beer Battered Chicken Fingers** ..... 8.49  
Fresh hand cut chicken breasts, beer battered and fried, served with sweet beer mustard and BBQ sauce
- THG Bruschetta** ..... 7.99  
Herbed flatbread, topped with fresh tomatoes, mixed greens, basil, balsamic glaze and virgin olive oil
- Soft Bavarian Pretzels** ..... 9.49  
4 classic salted pretzels, served with a Guinness-Merks cheese dipping sauce and sweet mustard
- Red Pepper Hummus & Tzatziki** ..... 7.99  
Served with cucumbers, tomato, warm pita bread and celery

### Wraps & Paninis

- Served with your choice of fries, tater tots, or baby house salad and our house-made pickles
- Adobe Chicken Wrap** ..... 7.99  
Sliced chicken, tossed in chipotle, with onion, corn salsa, cheddar and monterey jack cheese
- Pesto Chicken & Bacon Wrap** ..... 7.99  
Mozzarella and parmesan cheese, sliced grilled chicken, lettuce, tomato and bacon, all tossed and wrapped
- Red Pepper Hummus Wrap** ..... 7.99  
Roasted red peppers, chipotle tomato, grilled onion and cucumber
- Grilled Buffalo Chicken Wrap** ..... 7.99  
Grilled chicken tossed in our creamy buffalo bleu cheese sauce, with bleu cheese crumbles, tomato and lettuce
- Meatball Panini** ..... 9.99  
Pressed Italian bread stuffed with our sliced house-made meatballs, marinara, mozzarella, tomato and basil
- Grilled Chicken & Wild Mushroom Panini** ..... 9.49  
Wild mushrooms, grilled sliced chicken, brie cheese and a truffle aioli, pressed to perfection
- Chicken Caesar Panini** ..... 9.49  
Herbed Italian bread stuffed with tomato, bacon, sliced Caesar chicken, mozzarella cheese, lettuce and then pressed

### Sides All \$3 Each

- Fries, Tater Tots, Garlic Mashed Potatoes, Cuban Black Beans & Rice, Veggie of the Day

### Love Us?

Plan your next party at Tap House Grill!  
Whether you're hosting an intimate get-together for family and friends or a large corporate reception, let us help you customize a menu that is sure to satisfy everyone's taste-budgets.  
Ask our manager for details

### Burgers

- USDA Certified Angus Beef burgers, made with locally baked breads and rolls, with your choice of fries, tater tots, or baby house salad and our house-made pickles
- Burger Special of the Week** ..... ASK YOUR SERVER
- Tap House Brew - Burger** ..... 9.99  
Certified Angus Beef topped with your choice of cheese: Swiss, Merks sharp cheddar, gouda, American, bleu, mozzarella, or pepper jack, on a toasted brioche bun or pretzel roll
- Kobe Beef Burger** ..... 12.79  
Kobe Beef topped with our house-made Boursin mayo and your choice of cheese, on a toasted brioche bun
- THG Stuffed Burger** ..... 11.49  
Certified Angus Beef stuffed and oozing with jalapeños, peppered-sugar bacon, cheddar & monterey jack cheese, on a brioche bun
- Tipsy Stout Burger** ..... 10.49  
Stout glaze over Certified Angus Beef, covered with Merks cheddar cheese and crispy haystack onion strings, on a pretzel roll
- Hot Mama** ..... 10.49  
Certified Angus Beef, pepper jack cheese, pickled jalapeños, chipotle glaze and aioli mayo, on a toasted brioche bun

Substitute any burger with our seasoned all natural garden™ beef substitute made from soy, wheat, pea protein, veggies and grains for \$1

\*\*\* THE KING KOBE \*\*\*  
1 1/2 pounds, triple decker of Kobe Beef, topped with your choice of 1/2 pound of cheese and 1 pound of fries. Finish it & win a King of the Kobe Tap House Grill t-shirt! 24.99

### House Specialties

- Bleu Cheese Crusted "Baseball Cut" Sirloin Filet** ..... 16.99  
8oz filet topped with bleu cheese, served with garlic mashed potatoes and choice of a side house or Caesar salad
- Chicken Bruschetta** ..... 12.99  
Tender thin chicken breast, pan-seared, with garlic mashed potatoes and topped with our fresh made tomato bruschetta mix
- Fish & Chips** ..... 9.49  
Tilapia fingers, hand-dipped in our ale beer batter, crispy fried, served with tartar sauce and curry mayo
- Baked Cavatappi** ..... 12.99  
Cavatappi pasta, tossed with sausage and marinara, topped with sliced meatballs, mozzarella and parmesan, and baked
- Blackened Pork Belly Pasta** ..... 11.99  
With parmesan, tomatoes and mixed veggies
- Classic 5 Cheese Mac N Cheez** ..... 11.99  
Made with our special 5 cheese blend sauce, cavatappi pasta and baked with mozzarella bread crumbs  
*Add Sliced Chicken or Shrimp for \$4*

### Sandwiches

- Our sandwiches are made with locally baked breads and rolls, served with your choice of fries, tater tots, or baby house salad and our house-made pickles
- BBQ Pork Sandwich** ..... 9.99  
Pulled pork tossed in our house-made Sam Adams BBQ sauce, topped with cheddar cheese and crispy onion strings
- Steak & Cheddar Hoagie** ..... 10.99  
Shaved rib eye, Merks cheddar cheese, mayo, tomato, lettuce, red onion and Italian herbs, on a toasted hoagie roll

**SPRECHER ROOT BEER - BRAISED BEEF & GOUDA**  
A hoagie torpede roll stuffed with house-made root beer braised beef, topped with mushrooms, tomato & gouda ..... 10.49  
*Featured as one of Chicago's Best Sandwiches Chicago Tribune - 2011*

- Jerk Tilapia Sandwich** ..... 10.49  
Broiled tilapia, marinated in our house-made jerk sauce, served with a cool lime sauce
- Pretzel Prime Rib Dip** ..... 11.99  
Roasted prime rib, shaved to order with horseradish cream, on a pretzel roll, with au jus for dipping
- The Cuban** ..... 9.99  
A pressed sandwich with pork, ham, Swiss cheese, chipotle, house-made pickles and mustard

### Tacos

- Our house-made tacos come 3 to an order and include corn salsa, lime marinated cabbage in flour tortillas; served with Cuban black beans, rice and sour cream
- Crispy Shrimp** ..... 12.99  
With cilantro lime sauce
- Blackened Tilapia** ..... 12.99  
With cilantro lime sauce
- Spicy Pineapple Pork Belly** ..... 13.49  
Pineapple salsa

Substitute corn tortillas for a Gluten-Free option

### Flatbreads

- All flatbreads are made with our signature hand tossed dough and baked to perfection
- Apple Brie** ..... 9.49  
Sliced apples, aged brie, mozzarella cheese, sprinkled with sunflower seeds and brown sugar glaze
- Bleu Cheese & Mushroom** ..... 8.99  
Caramelized onions, bleu cheese, braised mushrooms, mozzarella, roasted red peppers and balsamic glaze

### Gluten-Free

Please allow up to an extra 10 minutes for preparation of Gluten-Free items

- Chop Chop Salad** ..... 7.99  
Romaine, celery, tomatoes, garbanzo beans, pepperoncini, cucumber, onion, tossed in herb-balsamic vinaigrette  
*Add Chicken, Steak or Shrimp to your salad for \$4*
- Grilled Tilapia** ..... 11.99  
With garlic mashed potatoes and house salad
- Grilled Sirloin** ..... 16.99  
With grilled mushrooms and garlic mashed potatoes

### Desserts

- Chocolate-Stuffed Chocolate Cake** ..... 5.99  
Served warm with chocolate ice cream
- Sprecher Root Beer Float** ..... 3.99  
An old-fashioned favorite, tried & true!
- Ten, Fresh Sticky Chocolate-Caramel Donuts** ..... 7.99  
Cooked to order, tossed in our house-made caramel sauce, with chocolate drizzle
- House-Made Kit Kat** ..... 5.99  
Five creamy, crunchy chocolate and peanut butter sticks

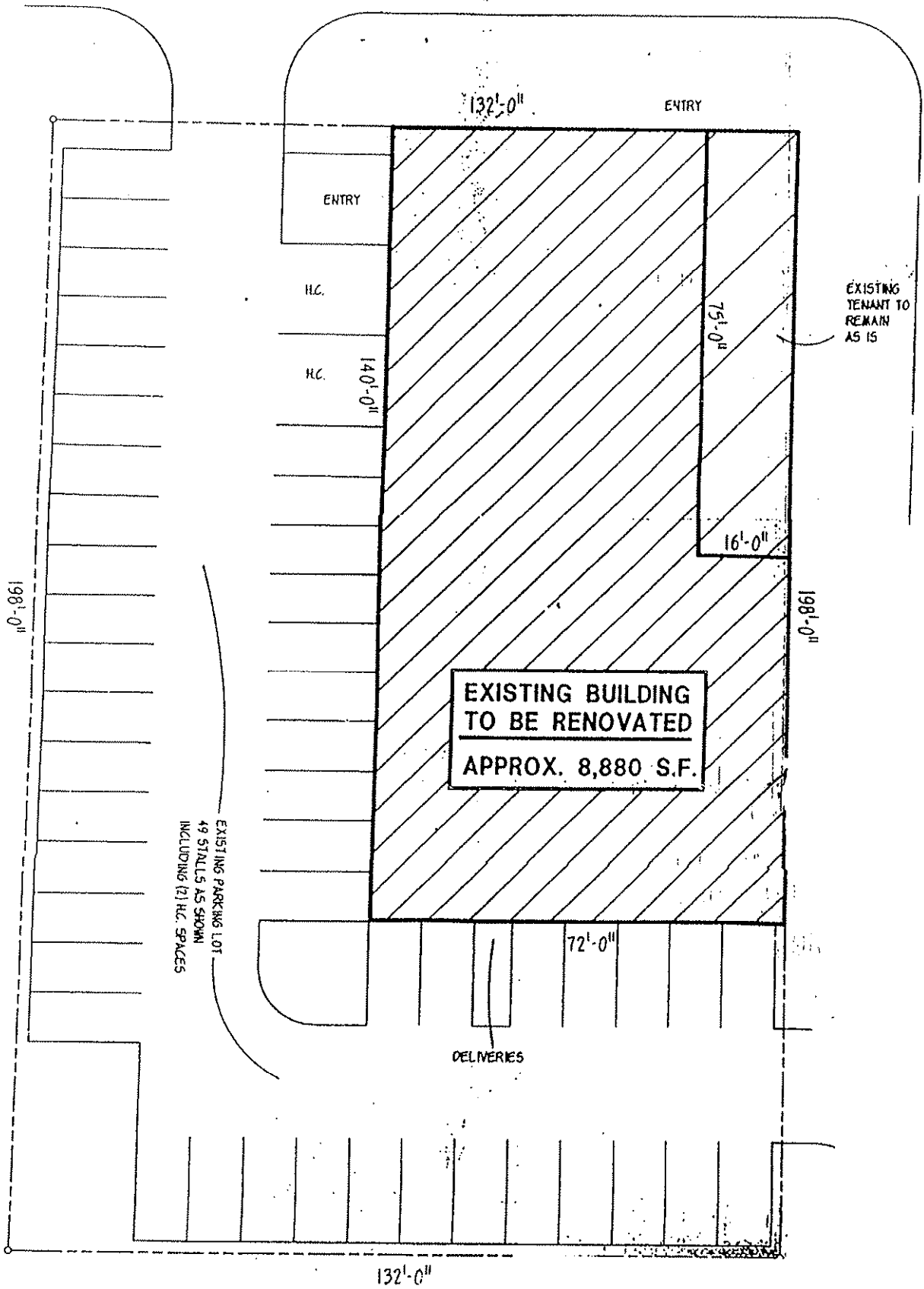
### Eat & Drink Local

- Our partnerships with local and regional farmers and artisans are important to us. We engaged these local businesses so we can prepare our menu items with the freshest ingredients possible.
- Harvest Moon Farms**  
Viroqua, WI
- Michele Baking Company**  
Franklin Park, IL
- DeJong Farms**  
Lansing, IL

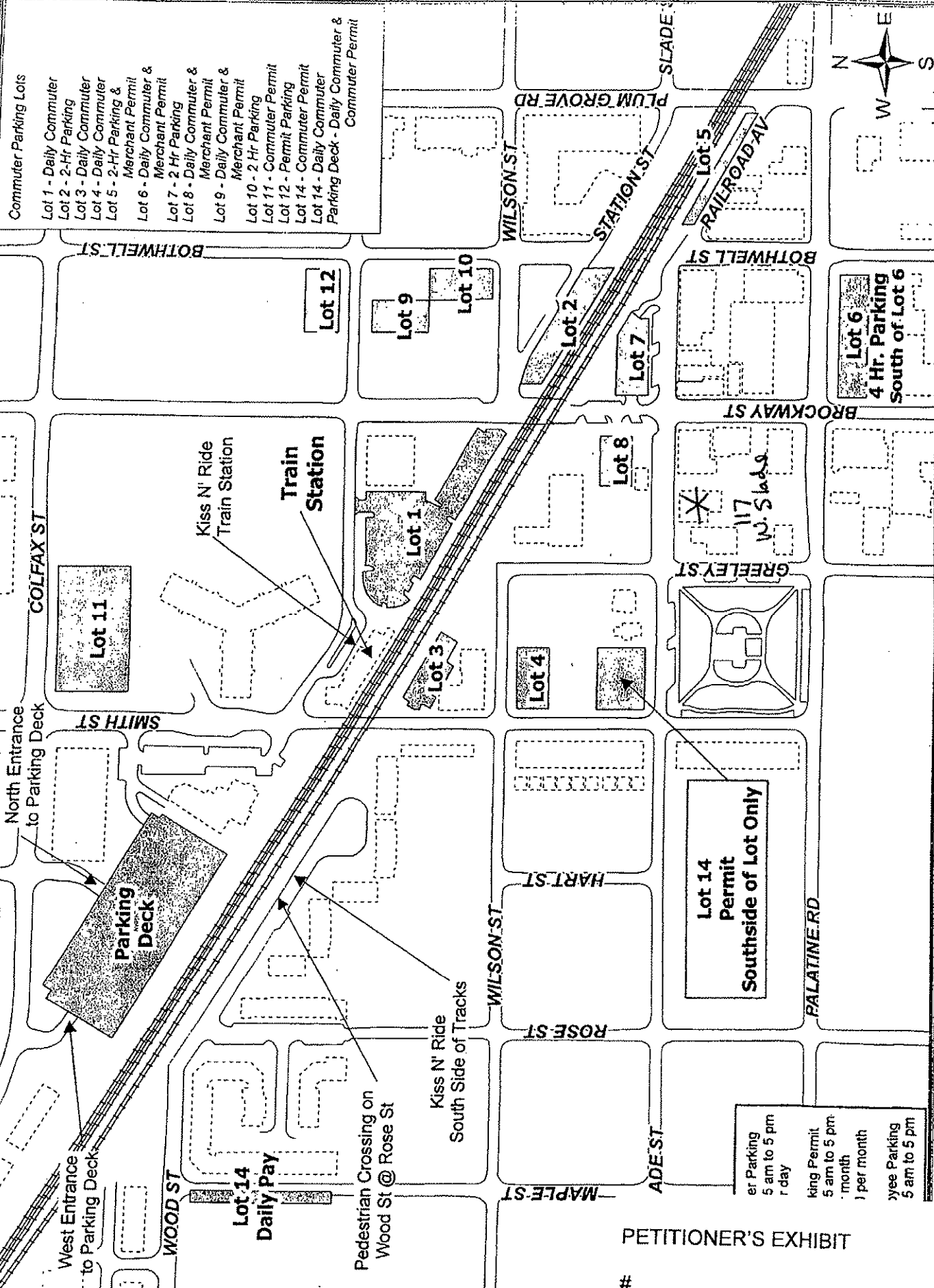
\*\*We do not guarantee the tenderness of our steaks if cooked past medium. Please allow extra time for preparation. Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of food borne illness. 16% gratuity added for parties of six or more. We accept all major credit cards. No personal checks. Not responsible for lost or stolen articles. Take-out available. 05/12

We proudly serve USDA Certified Angus Beef Tap House Grill Signature Dish Tasty New Dish

WILSON STREET



# PROPOSED COMMUTER PARKING LOTS



- Commuter Parking Lots
- Lot 1 - Daily Commuter
  - Lot 2 - 2-Hr Parking
  - Lot 3 - Daily Commuter
  - Lot 4 - Daily Commuter
  - Lot 5 - 2-Hr Parking & Merchant Permit
  - Lot 6 - Daily Commuter & Merchant Permit
  - Lot 7 - 2 Hr Parking
  - Lot 8 - Daily Commuter & Merchant Permit
  - Lot 9 - Daily Commuter & Merchant Permit
  - Lot 10 - 2 Hr Parking
  - Lot 11 - Commuter Permit
  - Lot 12 - Permit Parking
  - Lot 14 - Commuter Permit
- Parking Deck - Daily Commuter & Commuter Permit

Permit Parking	5 am to 5 pm	1 day
King Permit	5 am to 5 pm	1 month
Bicycle Parking	1 per month	5 am to 5 pm

PETITIONER'S EXHIBIT

#

## **Consider an Ordinance Approving a Special Use for a Unique Use at 117 W. Slade Street, Unit 200**

### **BACKGROUND:**

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

**A special use to permit a Unique Use for a golf simulator business with accessory food and liquor service.**

### **KEY ISSUES:**

- The Petitioner is seeking approval to permit a golf simulator business within a 2<sup>nd</sup> floor tenant space at the Subject Property. The property is zoned B-1 Shopping Center District and the size of the tenant space is approximately 2,800 square feet.
- The business operation will consist of three separate golf simulator bays. Each golf bay can accommodate a maximum of six players at a time. Private lessons and tournament play will be offered. All forms of simulator use require a reservation. Reservations are coordinated through an online scheduling application.
- One employee will be present to supervise simulator play and serve patrons.
- The floor plan includes a bar which will serve beer and wine to simulator users only. Patrons will order food via mobile device, or coordinate with bar staff to directly order from partner restaurants. The Petitioners have outlined three participating partner restaurants in their business plan, which include Madcats, Mexico Uno, and Tap House Grill. All of these partner restaurants are in proximity to the proposed use. Madcats will be providing direct service to the petitioner. Alcohol service is only permitted when at least one partnering restaurant is open, operating, and available for food service delivery. The Petitioner has submitted a Business Plan and Amended Business Plan Addendum that specifically outlines the details related to alcohol and food service.
- Hours of operation will consist of the following:
  - Sunday – Thursday: 8 AM – 10 PM
  - Friday – Saturday: 8 AM – 11:30 PM

### **BUDGET IMPACT:**

N/A

### **RECOMMENDATION:**

Public Hearing: Planning & Zoning Commission (PZC) meeting on April 14, 2026.

Residents testifying: None.

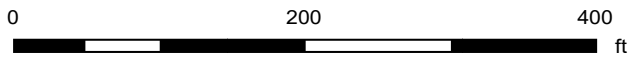
Vote: The PZC voted unanimously to approve the special use and Staff concurs.

**ACTION REQUIRED:**

Motion to approve a Special use to permit a Unique Use for a golf simulator business with accessory food and liquor service at 117 W. Slade Street, Unit 200.

**ATTACHMENTS:**

1. Aerial Map
2. ORD SU 117 W Slade Street Revised
3. EXHIBIT - Business plan
4. EXHIBIT - Amended Business Plan Addendum
5. EXHIBIT - Floor Plan
6. Golf Simulator Pictures
7. PZC Minutes - 04-14-26
8. Public Notice - 117 W. Slade St



Print Date: 3/25/2026

Notes

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

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE GRANTING A SPECIAL USE  
AT 117 W. SLADE STREET, UNIT 200**

WHEREAS, pursuant to a petition and public hearing on April 14, 2026, 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 the operation of a Golf Simulator as a Unique Use pursuant to Section 11.02(d)(23) of the Palatine Zoning Ordinance, on the following legally described property:

Lot 3 in Block “K” in the Town of Palatine, according to the map of Joel Woods Subdivision of part of the Southeast 1/4 of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, recorded December 7, 1855 in Book 96 of Maps, Page 28, in Cook County, Illinois.

Commonly known as 117 W. Slade Street (PIN# 02-15-429-003).

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

**SECTION 1:** A Special Use to permit the operation of a Golf Simulator as a Unique Use pursuant to Section 11.02(d)(23) of the Palatine Zoning Ordinance is hereby granted, subject to the following condition(s):

1. The Special Use shall substantially conform to the attached floor plan, Business Plan, and Amended Business Plan Addendum,

except, as such plans may be revised to conform to Village Codes and Ordinances.

- 2. Alcohol service may only be offered when at least one partnering restaurant, as outlined in the Business Plan and Amended Business Plan Addendum, is open, operating, and available for food delivery service.

**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 \_\_\_\_\_, 2026

**AYES:**\_\_\_\_ **NAYS:**\_\_\_\_ **ABSENT:**\_\_\_\_ **PASS:**\_\_\_\_

**APPROVED** by me this \_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
**Mayor of the Village of Palatine**

**ATTESTED and FILED** in the office of the Village Clerk this

\_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
**Village Clerk**



# **Loft 19 Golf Club**

## **Business Plan & Operations Summary**

117 W. Slade Street, Palatine, Illinois

### **1. Business Overview**

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

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

## **2. Hours of Operation**

Sunday – Thursday: 8:00 AM – 10:00 PM

Friday – Saturday: 8:00 AM – 11:30 PM

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

## **3. Food Service Model & Partnerships**

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

## **4. Alcohol Service Framework**

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

## **5. Food Partner Operating Hours & Availability**

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

### **Current publicly posted hours for key food partners include:**

#### **Madcats Live**

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

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

## **Mexico Uno**

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

## **Pizza Bella**

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

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

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

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

## **6. Staffing & Compliance**

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

## **7. Operational Controls**

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

## **8. Community Commitment**

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

## **9. Tournaments, Leagues, and Instructional Programming**

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

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

Importantly:

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

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

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

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

### **.Exhibit A – Floor Plan**

# Loft 19 Golf Club

Amended Business Plan Addendum – Food Service & Alcohol Compliance  
Submitted to the Village of Palatine  
May 2026

---

## Overview

- Loft 19 Golf Club is a premium indoor golf simulator and social club located at 117 W Slade Street in downtown Palatine.
- Loft 19 does not operate a full commercial kitchen and instead utilizes structured partnerships with nearby restaurants including Madcats, Mexico Uno, and Taphouse Grill.
- This addendum clarifies Loft 19's food-ordering, food-delivery, alcohol-service, and operational compliance procedures.

## Food Service Availability Policy

- Alcohol service at Loft 19 will only occur when food service is actively available from at least one approved restaurant partner.
- Loft 19 staff will verify active kitchen availability before enabling alcohol sales.
- If all participating restaurant kitchens are closed, alcohol sales will stop.
- The venue is intended to operate as a food-and-entertainment environment rather than a standalone bar.

## Standardized Food Ordering & Delivery Process

- Loft 19 will utilize a fully coordinated food-service model centered around Madcats as the primary food-service partner due to its location within the same building as Loft 19.
- The operational structure is designed to function similarly to a traditional hospitality or table-service environment while allowing guests to enjoy simulator-based entertainment.

## Primary Food-Service Partnership

- Madcats will serve as the primary food-service partner for Loft 19.
- The close physical proximity between the two businesses allows for direct and coordinated food service between the establishments.
- Loft 19 staff will provide and maintain approved menus for guests.
- Guests will place food orders through Loft 19 staff as part of the overall hospitality experience.
- Loft 19 staff will coordinate orders directly with Madcats.
- Madcats staff will prepare and deliver food directly to Loft 19.
- Loft 19 staff will deliver food directly to the guest's simulator bay or seating area.
- Patrons will never be responsible for retrieving food.
- This process is intended to mirror the guest experience of traditional table service.

## **Integrated Ordering & Payment Experience**

- Loft 19 has developed an integrated ordering system capable of coordinating food orders directly with participating restaurant partners.
- Guests may order food directly through Loft 19 staff.
- Food orders can be transmitted directly to Madcats and participating restaurant partners.
- Guests can maintain a single coordinated hospitality experience during their visit.
- Loft 19 can coordinate ordering and payment as part of the guest experience.
- While guests may also have the ability to order directly from participating restaurant partners through approved digital methods, the primary operational model will center around coordinated service through Loft 19 and Madcats.
- Outside third-party delivery applications are not part of the standard operating model.

## **Food Delivery Responsibility**

- Food orders will be delivered directly to Loft 19 by participating restaurant staff.
- Madcats staff will provide direct in-building food delivery service to Loft 19 guests.
- Supplemental restaurant partners may also participate using the same coordinated delivery framework.

- The operational model is centered around direct coordinated service between Loft 19 and Madcats rather than independent delivery operations.
- Loft 19 staff will receive orders and deliver them directly to the guest's simulator bay or seating area.

## **Delivery Time Standards**

- Typical delivery target: approximately 15–30 minutes during standard operations.
- The close proximity of Madcats within the same building supports rapid and consistent service.
- Additional nearby restaurant partners also support coordinated delivery timing.

## **Standardization Across Restaurant Partners**

- Food orders accepted only during active kitchen hours.
- Delivery to Loft 19 performed directly by participating restaurant staff.
- Food delivered directly to Loft 19 staff.
- Loft 19 staff complete final in-venue delivery to patrons.
- Alcohol service remains tied to active food-service availability.

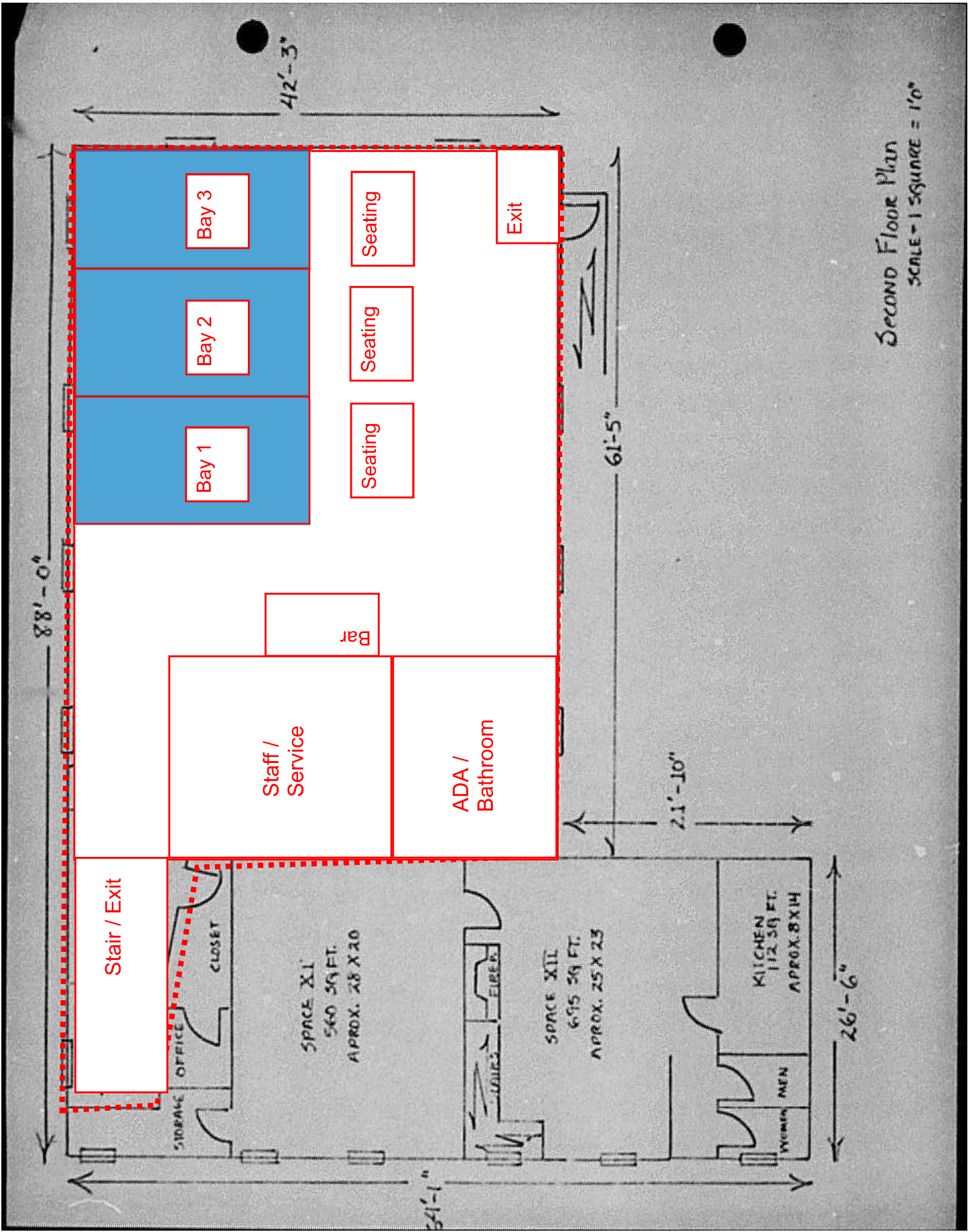
## **Staff Oversight & Compliance**

- BASSET-certified staff.
- Verification of active food availability before alcohol service.
- Ongoing coordination with participating restaurants.
- Monitoring of delivery timing and operational consistency.
- Immediate suspension of alcohol sales if food service is unavailable.

## **Conclusion**

- Loft 19 Golf Club has developed a structured and hospitality-oriented operational approach centered around Madcats as the primary food-service partner.
- The model provides coordinated table-service-style food delivery directly to guests while ensuring patrons are never responsible for retrieving food.
- Integrated ordering and payment coordination supports a seamless guest experience.

- The business believes this operational model aligns with the Village's intent for coordinated food and alcohol service while supporting a unique entertainment destination in downtown Palatine.



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



Existing



Proposed

**Council on Monday April 20<sup>th</sup>, 2026.**

<b>RESULT:</b>	<b>MOTION APPROVED BY ROLL CALL</b>
<b>MOVER:</b>	Schubert
<b>SECONDER:</b>	Roth-Wurster
<b>AYES:</b>	Jan Wood, Cindy Roth Wurster, Tim Schubert, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
<b>NAYES:</b>	None

C. 117 W. Slade Street, Unit 200

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

**SU-000248-2026 117 W. Slade St – District #6**

Notice was published in the Journal & Topics on March 26<sup>th</sup>, 2026 and mailed to the owners of the surrounding properties.

**Petitioner's Exhibits:**

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

**Background:**

Mr. Auer provided background on the request for a Special Use to allow a golf simulator business with accessory food and liquor service at the subject property.

**Sworn in petitioner:**

Phil Volini - Loft 19 Golf Club LLC – 117 W Slade Street, Unit 200

Mr. Volini stated that in November he and his partner identified the subject property as an opportunity to utilize an underused space within the building. He noted that the building currently includes existing businesses such as Madcats, which offers live music and food, as well as other tenants including a photography business and a local soccer-related organization.

He explained that the second-floor loft space attracted them due to its layout and location within downtown Palatine. After meeting with Village staff and the Fire Department, they determined the space would be suitable for a golf simulator lounge. He described the concept as a community-driven business that would introduce additional activity to the area.

Mr. Volini stated the business would include golf simulator bays, proposing three bays, although it may be reduced to two due to ceiling height constraints. He noted that the business would operate at a lower volume with a focus on reservations and structured use of the space.

He stated the business would seek a beer and wine license as an accessory use. Food would be made available through partnerships with local restaurants, including Madcats, Tap House, and other nearby establishments. He emphasized that the intent is to support surrounding businesses rather than provide full food service on-site.

Chairman Wood asked whether the business would offer private lessons, leagues, or be open to the general public.

Mr. Volini stated that the simulators would be available to the public through reservations and that leagues may be offered on a limited basis, such as one day per week.

Chairman Wood asked whether other forms of entertainment, such as billiards, would be offered.

Mr. Volini stated the focus would remain on golf-related activities, potentially including a small putting area, along with a bar seating area. No additional games are proposed.

Chairman Wood asked about staffing.

Mr. Volini stated that he and his partner both hold BASSET certifications and would staff the business appropriately to support operations.

Commissioner Bettenhausen asked how many patrons would be present at any given time.

Mr. Volini stated that use would be controlled through reservations, with each bay scheduled for specific time slots, which would limit the number of patrons at any one time.

Commissioner Bettenhausen asked whether spectators would be permitted and whether outside food could be brought in.

Mr. Volini stated that large numbers of spectators are not anticipated and that the intent is for patrons to utilize food options provided through local restaurant partnerships rather than bringing in outside food.

Chairman Wood asked whether the public could enter the space without a reservation.

Mr. Volini stated that walk-ins would be welcome to view the space and learn about the business, and staff would be available to assist and provide information, though simulator use would be reservation-based.

Commissioner Kolososki asked about the size and number of simulator screens.

Mr. Volini stated there would be two to three simulator bays, each with screens

approximately 8 feet high and 12 to 14 feet wide. He noted the simulators would offer a variety of courses and interactive games suitable for different skill levels.

Commissioner Schubert asked about the proposed signage.

Mr. Volini stated they would install signage consistent with Palatine Station standards and utilize the existing awning area.

Commissioner Roth-Wurster asked about the location of the main entrance and inquired about a secondary entrance, noting it appears to function as an emergency exit.

Mr. Volini confirmed that is correct.

Mr. Auer provided additional information, stating the tenant space is approximately 2,800 square feet and would accommodate two to three simulator bays. He explained that the business plan requires food to be available in order to obtain a liquor license, though it is not required that patrons purchase food. He noted that food may be provided through outside vendors, pending agreements with local restaurants. Mr. Auer further explained that bar service would be limited to the simulator bay areas and stated that the proposed use is not expected to create adverse parking conditions.

Chairman Wood asked about hours of operation and whether food must be ordered from the identified partner restaurants.

Mr. Auer stated that staff is seeking formal agreements between the petitioner and participating restaurants to clarify food service arrangements. He further stated that the proposed hours of operation are Sunday through Thursday from 8:00 a.m. to 10:00 p.m., and Friday and Saturday from 8:00 a.m. to 11:30 p.m.

Commissioner Schubert asked whether the business would be allowed to use coolers or warming equipment for food and beverages.

Mr. Auer stated that such items would be subject to review by Environmental Health and are not included as part of the current business plan.

**Staff Recommendation:**

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

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

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

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

**DISCUSSION:**

Commissioner Noonan stated the proposal represents a good use of the space. Commissioner Roth-Wurster stated she is familiar with the building and believes the space is well-suited for the proposed use. She noted the business plan is well-thought-out, supports surrounding restaurants, and meets the required standards. She expressed support for the project.

Chairman Wood stated she does not identify any health, safety, or welfare concerns. She commented positively on the building, particularly the loft space, and stated the proposal would be a strong addition to the property. She noted the benefit of a local business owner contributing to the downtown area and stated parking is not expected to be an issue. She expressed support for the request.

**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 April 20<sup>th</sup>, 2026.**

<b>RESULT:</b>	<b>MOTION APPROVED BY ROLL CALL</b>
<b>MOVER:</b>	Noonan
<b>SECONDER:</b>	Roth-Wurster
<b>AYES:</b>	Jan Wood, Cindy Roth Wurster, Tim Schubert, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
<b>NAYES:</b>	None

D. 811 N. Quentin Road

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

**SU-000250-2026 – 811 N Quentin Rd – District #1**

Notice was published in the Journal & Topics on March 26<sup>th</sup>, 2026 and mailed to the owners of the surrounding properties.

**Petitioner's Exhibits:**

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

PUBLIC NOTICE

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

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

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

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

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

FILE #: SU-000248-2026 VILLAGE OF PALATINE

Jan Wood, Chair  
Palatine Planning and Zoning Commission

DATED: This 26th day of March 2026

# CERTIFICATE OF PUBLICATION

**DES PLAINES JOURNAL, INC.**, a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

**Journal & Topics Newspapers  
AKA Des Plaines Journal, Inc.  
622 Graceland Ave.  
Des Plaines, IL 60016-4556**

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 117 W. SLADE ST.  
     
 County of COOK

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

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

- Your Legal appeared in the following Journal & Topics Newspapers (Des Plaines Journal, Inc.)
- Des Plaines Journal
  - Elk Grove Village Journal
  - Mt. Prospect Journal
  - Niles Journal
  - Park Ridge-Golf Mill Journal
  - Prospect Heights Journal
  - Rosemont Journal
  - Arlington Heights Topics
  - Buffalo Grove Topics
  - Palatine Topics
  - Rolling Meadows Topics
  - Wheeling Topics
  - Suburban Journal
  - Northwest Journal
  - Glenview Journal



*Mary A. Wenzl*

IN WITNESS WHEREOF, THE **DES PLAINES JOURNAL, INC.**, has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 26TH day of MARCH A.D., 2026.

By Todd Wessell

President  
Title of Corporate Officer

County of Cook  
State of Illinois

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

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

## **Consider an Ordinance Increasing Class G (Beer & Wine) Liquor Licenses by One for Loft 19 Golf Club Located at 117 W. Slade Street**

### **BACKGROUND:**

On this evening's agenda is a request for a Special Use for Loft 19 Golf Club located at 117 W. Slade Street. The Petitioners and owners, Phil Volini and Benjamin Kastein, wish to apply for a Class G (Beer & Wine) liquor license for their establishment. The proposed hours of operation are Sunday - Thursday, 8 AM to 10 PM and Friday - Saturday 8 AM to 11:30 PM. The permitted hours for a Class G are Sunday - Thursday 6 AM to Midnight, Friday - Saturday, 6 AM to 1 AM.

### **KEY ISSUES:**

- Increase the number of Class G (Beer & Wine) Liquor Licenses by one for a total of 14.

### **BUDGET IMPACT:**

The annual fee for a Class G liquor license is \$2,746.

### **RECOMMENDATION:**

Action is at the discretion of the Council.

### **ACTION REQUIRED:**

Action is at the discretion of the Council.

### **ATTACHMENTS:**

1. ORD Increase Class G Liq Loft 19 Golf Club
2. Loft 19 Business Plan & Floor Plan
3. Loft19\_Amended\_Business\_Plan\_Addendum

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE INCREASING THE NUMBER OF CLASS G (BEER AND WINE) LIQUOR LICENSES PURSUANT TO CHAPTER 4, SECTION 4-54 OF THE VILLAGE OF PALATINE CODE OF ORDINANCES FOR LOFT 19 GOLF CLUB LLC LOCATED AT 117 W. SLADE STREET**

**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 number of Class G (Beer and Wine) Liquor Licenses shall be increased by one for Loft 19 Golf Club LLC for a total of 14 Class G Liquor Licenses, subject to approval of the Liquor Commission.

**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 \_\_\_\_\_, 2026

**AYES:** \_\_\_\_\_ **NAYS:** \_\_\_\_\_ **ABSENT:** \_\_\_\_\_ **PASS:** \_\_\_\_\_

**APPROVED** by me this \_\_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
**Mayor of the Village of Palatine**

**ATTESTED and FILED** in the office of the Village Clerk this

\_\_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
**Village Clerk**



# **Loft 19 Golf Club**

## **Business Plan & Operations Summary**

117 W. Slade Street, Palatine, Illinois

### **1. Business Overview**

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

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

## **2. Hours of Operation**

Sunday – Thursday: 8:00 AM – 10:00 PM

Friday – Saturday: 8:00 AM – 11:30 PM

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

## **3. Food Service Model & Partnerships**

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

## **4. Alcohol Service Framework**

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

## **5. Staffing & Compliance**

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

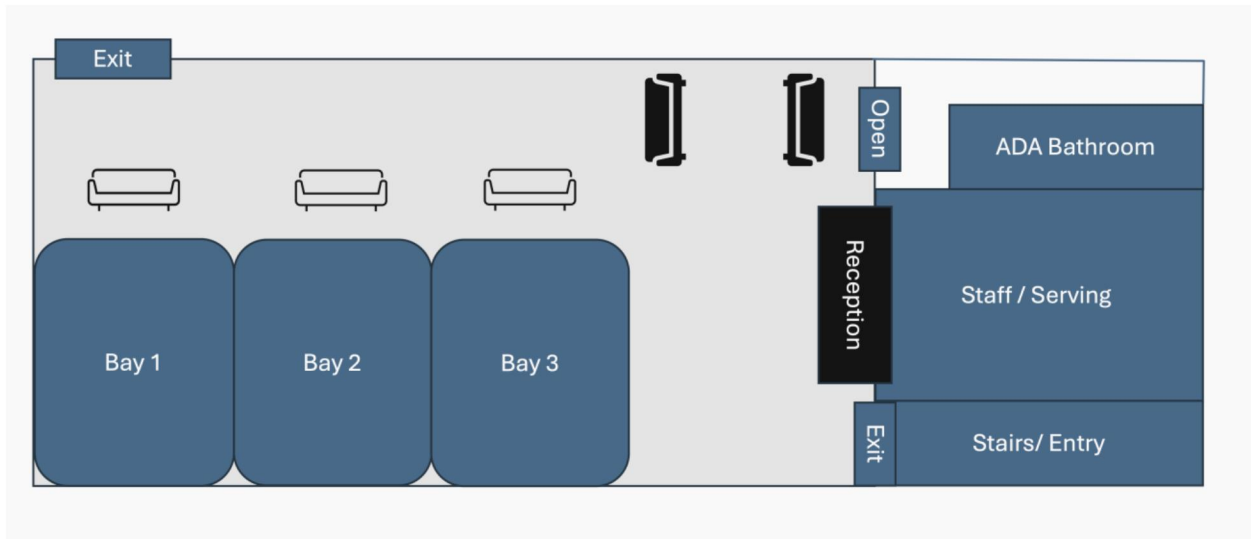
## **6. Operational Controls**

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

## **7. Community Commitment**

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

### Exhibit A – Floor Plan



# Loft 19 Golf Club

Amended Business Plan Addendum – Food Service & Alcohol Compliance  
Submitted to the Village of Palatine  
May 2026

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## Overview

- Loft 19 Golf Club is a premium indoor golf simulator and social club located at 117 W Slade Street in downtown Palatine.
- Loft 19 does not operate a full commercial kitchen and instead utilizes structured partnerships with nearby restaurants including Madcats, Mexico Uno, and Taphouse Grill.
- This addendum clarifies Loft 19's food-ordering, food-delivery, alcohol-service, and operational compliance procedures.

## Food Service Availability Policy

- Alcohol service at Loft 19 will only occur when food service is actively available from at least one approved restaurant partner.
- Loft 19 staff will verify active kitchen availability before enabling alcohol sales.
- If all participating restaurant kitchens are closed, alcohol sales will stop.
- The venue is intended to operate as a food-and-entertainment environment rather than a standalone bar.

## Standardized Food Ordering & Delivery Process

- Loft 19 will utilize a fully coordinated food-service model centered around Madcats as the primary food-service partner due to its location within the same building as Loft 19.
- The operational structure is designed to function similarly to a traditional hospitality or table-service environment while allowing guests to enjoy simulator-based entertainment.

## Primary Food-Service Partnership

- Madcats will serve as the primary food-service partner for Loft 19.
- The close physical proximity between the two businesses allows for direct and coordinated food service between the establishments.
- Loft 19 staff will provide and maintain approved menus for guests.
- Guests will place food orders through Loft 19 staff as part of the overall hospitality experience.
- Loft 19 staff will coordinate orders directly with Madcats.
- Madcats staff will prepare and deliver food directly to Loft 19.
- Loft 19 staff will deliver food directly to the guest's simulator bay or seating area.
- Patrons will never be responsible for retrieving food.
- This process is intended to mirror the guest experience of traditional table service.

## **Integrated Ordering & Payment Experience**

- Loft 19 has developed an integrated ordering system capable of coordinating food orders directly with participating restaurant partners.
- Guests may order food directly through Loft 19 staff.
- Food orders can be transmitted directly to Madcats and participating restaurant partners.
- Guests can maintain a single coordinated hospitality experience during their visit.
- Loft 19 can coordinate ordering and payment as part of the guest experience.
- While guests may also have the ability to order directly from participating restaurant partners through approved digital methods, the primary operational model will center around coordinated service through Loft 19 and Madcats.
- Outside third-party delivery applications are not part of the standard operating model.

## **Food Delivery Responsibility**

- Food orders will be delivered directly to Loft 19 by participating restaurant staff.
- Madcats staff will provide direct in-building food delivery service to Loft 19 guests.
- Supplemental restaurant partners may also participate using the same coordinated delivery framework.

- The operational model is centered around direct coordinated service between Loft 19 and Madcats rather than independent delivery operations.
- Loft 19 staff will receive orders and deliver them directly to the guest's simulator bay or seating area.

## **Delivery Time Standards**

- Typical delivery target: approximately 15–30 minutes during standard operations.
- The close proximity of Madcats within the same building supports rapid and consistent service.
- Additional nearby restaurant partners also support coordinated delivery timing.

## **Standardization Across Restaurant Partners**

- Food orders accepted only during active kitchen hours.
- Delivery to Loft 19 performed directly by participating restaurant staff.
- Food delivered directly to Loft 19 staff.
- Loft 19 staff complete final in-venue delivery to patrons.
- Alcohol service remains tied to active food-service availability.

## **Staff Oversight & Compliance**

- BASSET-certified staff.
- Verification of active food availability before alcohol service.
- Ongoing coordination with participating restaurants.
- Monitoring of delivery timing and operational consistency.
- Immediate suspension of alcohol sales if food service is unavailable.

## **Conclusion**

- Loft 19 Golf Club has developed a structured and hospitality-oriented operational approach centered around Madcats as the primary food-service partner.
- The model provides coordinated table-service-style food delivery directly to guests while ensuring patrons are never responsible for retrieving food.
- Integrated ordering and payment coordination supports a seamless guest experience.

- The business believes this operational model aligns with the Village's intent for coordinated food and alcohol service while supporting a unique entertainment destination in downtown Palatine.

**Consider an Ordinance Increasing Class E-1 (Temporary Special Event Package) Liquor Licenses by One for With Love The Elliots LLC (dba Griffin's) Located at 137 W. Wood Street**

**BACKGROUND:**

On this evening's Liquor Commission agenda is a request to consider an application for a Class E-1 (Temporary Special Event Package) liquor license for With Love The Elliots LLC dba Griffin's. The petitioner is seeking to sell packaged cocktails during the Palatine Farmers' Market. Class E-1 licenses are limited to special events that are approved by the Village of Palatine and open to the public. The Palatine Farmers' Market was approved by the Village Council on March 9, 2026.

**KEY ISSUES:**

- Increase the number of Class E-1 (Temporary Special Event Package) liquor licenses by one for a total of one.

**BUDGET IMPACT:**

The annual fee for a class E-1 liquor license is \$500.

**RECOMMENDATION:**

Action is at the discretion of the Council.

**ACTION REQUIRED:**

Action is at the discretion of the Council.

**ATTACHMENTS:**

1. ORD Increase Class E-1 Liq - Griffin's
2. Business Plan\_POS

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE INCREASING THE NUMBER OF CLASS E-1 (TEMPORARY SPECIAL EVENT PACKAGE) LIQUOR LICENSES PURSUANT TO CHAPTER 4, SECTION 4-54 OF THE VILLAGE OF PALATINE CODE OF ORDINANCES FOR WITH LOVE THE ELLIOTS LLC LOCATED AT 137 W. WOOD STREET**

**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 number of Class E-1 (Temporary Special Event Package) Liquor Licenses shall be increased by one for With Love The Elliots LLC for a total of one Class E-1 Liquor Licenses, subject to approval of the Liquor Commission.

**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 \_\_\_\_\_, 2026

**AYES:** \_\_\_\_\_ **NAYS:** \_\_\_\_\_ **ABSENT:** \_\_\_\_\_ **PASS:** \_\_\_\_\_

**APPROVED** by me this \_\_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
**Mayor of the Village of Palatine**

**ATTESTED and FILED** in the office of the Village Clerk this

\_\_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_

## Village Clerk

## **Business Plan – GRIFFIN'S**

### **Overview**

GRIFFIN'S is a small-batch beverage company specializing in premium bottled cocktails made with high-quality ingredients. We are seeking approval to sell sealed, pre-packaged cocktails at approved special events, including the Palatine Farmers' Market.

### **Product Offering**

We will sell ready-to-drink bottled cocktails intended for off-premise consumption only. All products will be:

- Sealed and labeled in accordance with Illinois regulations
- Produced in controlled batches
- Stored and transported under proper temperature conditions

### **Sales & Point of Sale**

Sales will occur at our designated farmers market booth. Customers will purchase sealed products for off-site consumption.

- Valid ID (21+) will be required for all alcohol purchases
- Payments will be accepted via card & mobile pay via Square POS
- No on-site consumption will be permitted

### **Operations**

The business will operate from a standard farmers market booth. All staff will be BASSET certified and trained in responsible alcohol sales and ID verification.

### **Compliance**

GRIFFIN'S will fully comply with all Village of Palatine, State of Illinois, and farmers market regulations. This includes proper licensing, product labeling, and strict age verification procedures.

### **Community Fit**

Our goal is to provide a high-quality, locally made product that enhances the farmers market experience while operating responsibly and professionally.

### **Growth**

We plan to expand to additional local markets and events while maintaining small-batch quality and regulatory compliance.

**Consider a Motion Granting a Waiver of the Sound Amplification Ordinance, Closure of Village Parking Lots and a Portion of Slade Street, Waiver of Village Fees, and Waiver of the Village's Construction Hours for the Rotary Club of Palatine's Annual Oktoberfest Celebration to be Held on September 18 - 20, 2026**

**BACKGROUND:**

The Rotary Club of Palatine plans to hold their annual Oktoberfest Celebration on September 18 - 20, 2026 (Friday - Sunday). The Rotary Club will again utilize the Village's commuter parking lots located north of Slade Street, between Smith and Greeley Streets. The event hours are consistent with those in past years and their revised site plan from 2025 will remain the same for 2026.

**KEY ISSUES:**

The Rotary Club of Palatine is requesting approval of the following:

1. Temporary waiver of sound amplification ordinance for live music and performances during the following hours:
  1. Friday, September 18: 5 p.m. to 12 a.m.
  2. Saturday, September 19: 12 p.m. to 12 a.m.
  3. Sunday, September 20: 12 p.m. to 6 p.m.
2. Temporary closure of parking lots K and L from Thursday, September 17<sup>th</sup> through Monday, September 21<sup>st</sup>; temporary closure of parking lot J from Friday, September 18<sup>th</sup> through Sunday, September 20<sup>th</sup>; temporary closure of Slade Street between Smith and Greeley Streets from Friday, September 18<sup>th</sup> through Sunday, September 20<sup>th</sup>. All tents and equipment in Lot J and Slade Street will be removed on Sunday evening. Lots K and L will remain closed until Monday morning, September 22.
3. Waiver of fees for Village services, permits, and licenses.
4. The Rotary Club of Palatine utilizes funds raised during this event to support a broad spectrum of local charities that aid those in need. Oktoberfest is their primary fundraiser. Code Section 20-852 notes that *"The village manager shall have the authority to waive the application and/or street utilization fees should the applicant be a registered not-for-profit organization that operates or provides services in the village or provides funding to community based organizations."*
5. Waiver of Construction Hours for the construction and removal of tents:
  1. Friday, September 18: Construction to begin at 6 a.m.
  2. Sunday, September 19: Removal of tents will begin at 6 p.m. (Lot J & Slade Street reopen 8 p.m.)
  3. Monday, September 20: Lots K and L reopen early morning.
6. Black fencing will also be placed at the South end of Towne Square along Palatine Road for safety due to the foot traffic of the event.

7. Event organizers are in the process of obtaining Palatine Park District approval for the use of Towne Square park.
8. Staff and organizers were satisfied with the new site plan in 2025 and support the same layout for 2026. Staff recommends continued advanced signage warning commuters of the extended closure - particularly the Thursday closure as that is a high-volume commuter day.
9. Parking Signs:
  1. Staff requests organizers continue with the parking signs (created in 2025) directing patrons to park in the Gateway Parking Deck and the towing signs.

**BUDGET IMPACT:**

N/A

**RECOMMENDATION:**

Staff recommends approval.

**ACTION REQUIRED:**

A motion to approve the Rotary Club of Palatine's Annual Oktoberfest and related requests.

**ATTACHMENTS:**

1. Oktoberfest Special Event Application

# 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

OKTOBERFEST

Exact Address of Event

142 W Slade St (parking lots J, K, L and M)

Type of Event (Check all applicable)

Festival  Run/Walk  Parade  Car Show  Craft Fair  Fireworks  Other

Date(s) of Event

September 18-20, 2026

Hours of Event

5p-12a, 12p-12a, 12p-6p

Total Hours (Step-up - Tear down)

64

Phone number/website for publication

palatinerotary.org/oktoberfest

Estimated attendance

10,000

Last years actual attendance

10,000

Describe the event's community and/or cultural benefit

Raising funds primarily for local charities and organizations with some funds going to international causes and disaster relief.

## SPONSORING ORGANIZATION INFORMATION

Name of Sponsoring Organization

Rotary Club of Palatine

Contact person from Sponsoring Organization

[REDACTED]

Sponsoring Organization Address

City

Zip

[REDACTED]

## ORGANIZER/COORDINATOR INFORMATION

Name of Organizer/Coordinator

Michael Reiss

[REDACTED]

[REDACTED]

## EMERGENCY CONTACT INFORMATION

Name of Emergency Contact

E-mail

[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? 10

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](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](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.

*Michael P. Reis*

Signature of Organizer

April 24, 2026

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

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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

OKTOBERFEST

**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) Fri 9/18 (5pm-12am), Sat 9/19 (12pm-12am), Sun 9/20 (12pm-6pm)	Amplified sound will be used to: (am/pm) Sun 9/20 (12pm-6pm)
--------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------

Describe the sound system(s)

Park District to provide speakers and amplifiers for main stage consistent with prior years.

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

Park District to provide volume/mixing controls. Stage oriented to face East to reduce impact to residential areas to the South and West.

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
Lots K&L	9/17/2026	4AM	9/21/2026	4PM
Lots J&M	9/18/2026	8AM	9/20/2026	8PM
Slade St (Smith to Greeley)	9/18/2026	2PM	9/20/2026	8PM

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

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

## SECTION 4: INDEMNITY/HOLD HARMLESS AGREEMENT

Name of Sponsoring Organization

ROTARY CLUB OF PALATINE

Name of Event

OKTOBERFEST

Date(s) of Event

Friday, September 18, 2026 through Sunday, September 20, 2026

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 .

*Michael P. Reiss*

SIGNATURE

Michael P Reiss

Treasurer

April 24, 2026

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.

ROTARY CLUB OF PALATINE  
OKTOBERFEST SITE PLAN  
SEPTEMBER 18-20, 2026  
PARKING LOTS J, K, L

W WILSON ST



W SLADE ST

## **Consider an Ordinance Granting a Minor Amendment to Allow a Floor Plan Amendment to the Special Use for Schnell's Brauhaus at 45 W. Slade Street**

### **BACKGROUND:**

The Subject Property contains Schnell's Brauhaus restaurant and bar, which received original Special Use approval (as Bauer's Brauhaus) in 2010, and was later transferred to Schnell's Brauhaus in 2015. Schnell's Brauhaus is now requesting a Minor Amendment to their Special Use to allow for the existing video gaming area to be relocated into a portion of the adjacent tenant space and the dining room layout restored to its original seating design.

### **KEY ISSUES:**

- The existing Special Use for the restaurant/bar located at 45 W. Slade Street was originally approved in 2010 as Bauer's Brauhaus. The Special Use was later transferred to Schnell's Brauhaus in 2015. In 2022, Schnell's Brauhaus received approval to add a video gaming area within a portion of their existing dining room. The owner of Schnell's Brauhaus is now requesting approval to amend their floor plan to allow the relocation of the video gaming area into a portion of the adjacent tenant space and to restore the dining room area to the original seating configuration.
- The proposed floor plan modification includes the addition of a door from the existing Schnell's Brauhaus dining area into the adjacent tenant space. The relocated video gaming area will include the same number of video gaming terminals that currently exist (6) as well as a redemption/cash machine. The seating layout of the dining room area would then be restored to the original plan, except for the elimination and/or relocation of tables to provide the minimum required clearances. No other changes are proposed to the existing Schnell's Brauhaus floor plan.

### **BUDGET IMPACT:**

N/A

### **RECOMMENDATION:**

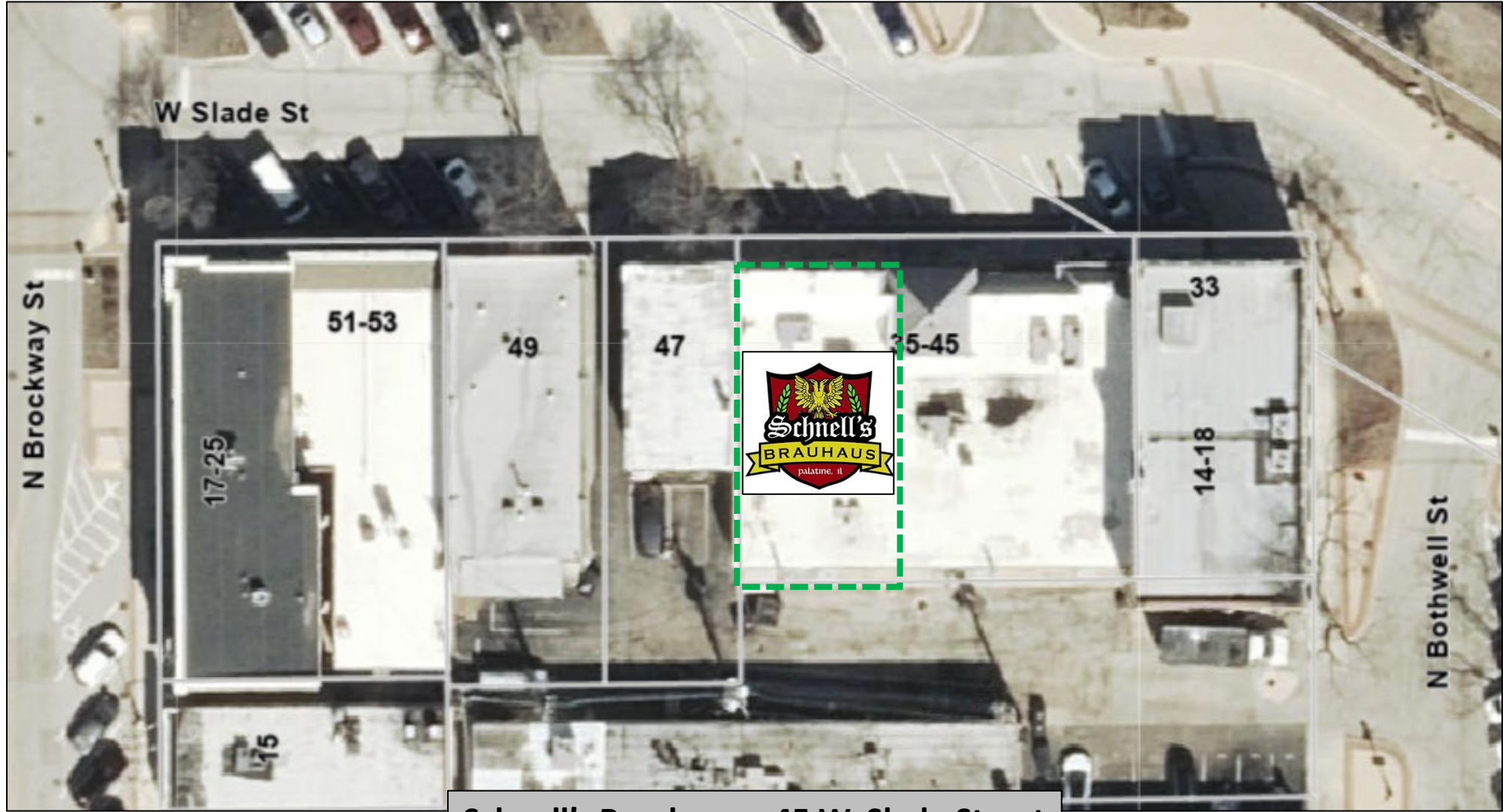
Staff recommends approval of the ordinance granting a Minor Amendment to the existing Special Use for Schnell's Brauhaus.

### **ACTION REQUIRED:**

A motion to approve the ordinance granting a Minor Amendment to the existing Special Use for Schnell's Brauhaus.

**ATTACHMENTS:**

1. Schnells Brauhaus Location Map
2. Ordinance Granting Minor Amendment to Special Use for Schnells Brauhaus
3. Exhibit A: Schnells Brauhaus Proposed Relocation of Video Gaming Area
4. 0-070-10 - 45 W. Slade St SU Bauers Brauhaus
5. O-004-15 - 45 W Slade SU Transfer



Schnell's Brauhaus – 45 W. Slade Street

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE APPROVING A MINOR  
AMENDMENT TO SPECIAL USE ORDINANCE #O-70-10  
45 W. SLADE STREET (SCHNELL'S BRAUHAUS)**

**WHEREAS, Ordinance #O-70-10 granted a Special Use for a restaurant/bar at the property commonly known as 45 W. Slade Street; and**

**WEHERAS, Ordinance #O-04-15 granted a transfer of the Special Use from Bauer's Brauhaus to Schnell's Brauhaus; and**

**WHEREAS, pursuant to Section 32-99 of the Village of Palatine Code of Ordinances a Minor Amendment to the Special Use approved per Ordinance #O-70-10, and later transferred per Ordinance #O-04-15, for an amendment to the floor plan to allow for the relocation of the existing video gaming area into the adjacent tenant space, may be approved with the review and consent of the Village Council; and**

**WHEREAS, since the Village Council did meet on May 11, 2026 to review the Minor Amendment to the Special Use it was the recommendation of the Village Council that the floor plan amendment be approved, subject to the recommended conditions.**

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

**SECTION 1: That a Minor Amendment to the Special Use granted by Ordinance #O-70-10, and later transferred per Ordinance #O-04-15 is hereby granted, subject to the following condition:**

- 1. The Minor Special Use shall substantially conform to the amended business plan and floor plan, attached hereto as Exhibit A, except as such floor plan may be changed to conform to Village of Palatine Codes and Ordinances.**

**SECTION 2: All conditions of Special Use Ordinances #O-70-10 and #O-04-15 shall remain in full force and effect.**

**DATED:** This \_\_\_\_ day of \_\_\_\_\_, 2026

**AYES:**\_\_\_\_ **NAYS:**\_\_\_\_ **ABSENT:**\_\_\_\_ **PASS:**\_\_\_\_

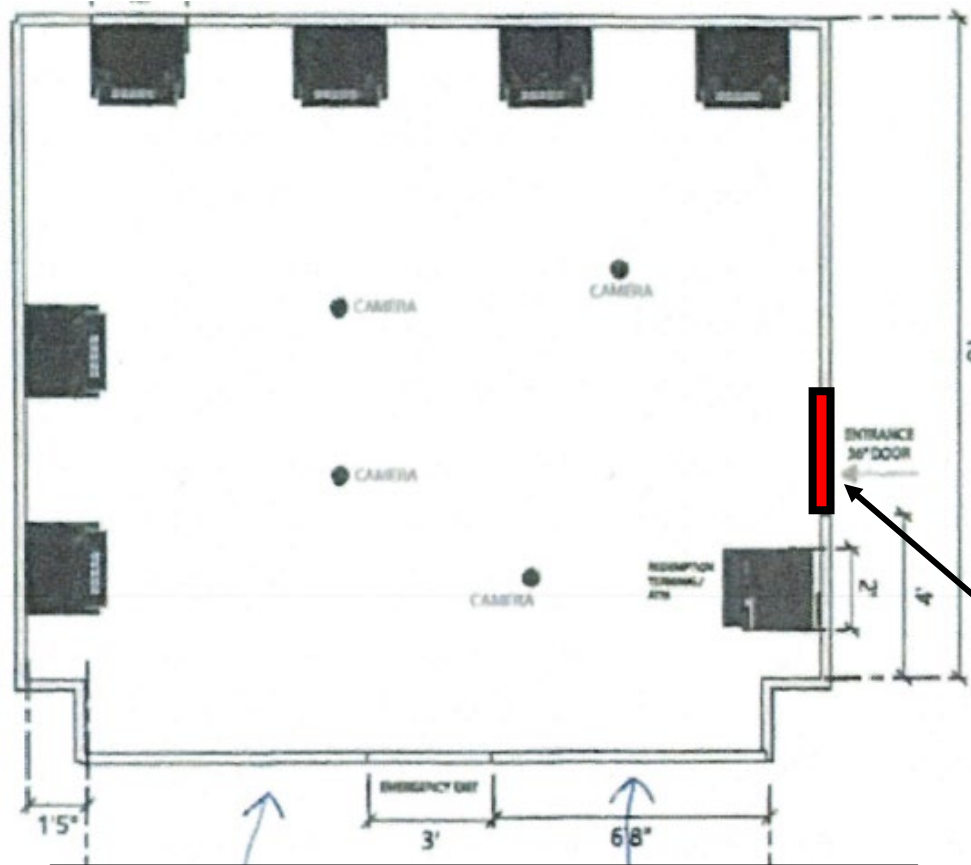
**APPROVED** by me this \_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
**Mayor of the Village of Palatine**

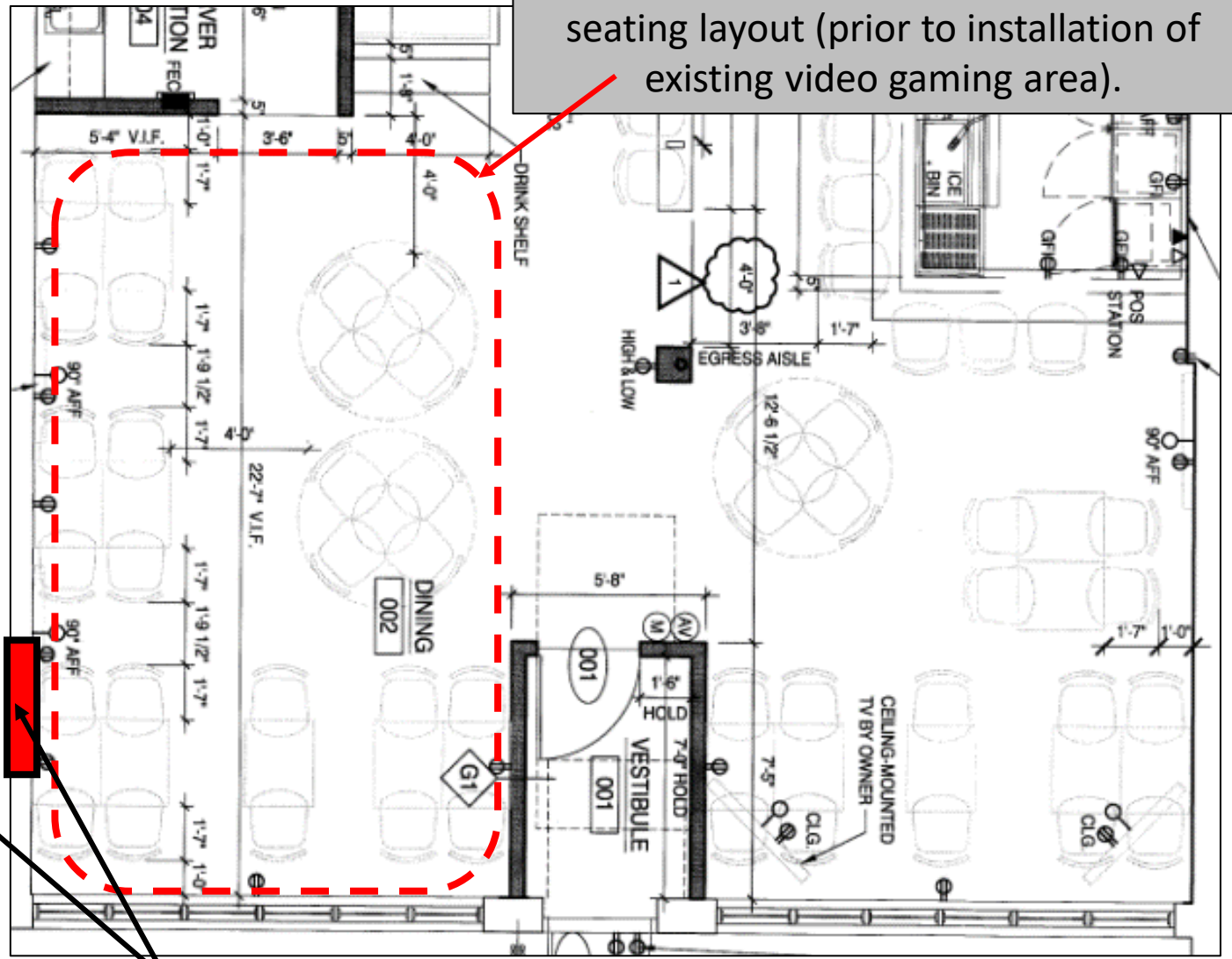
**ATTEST and FILE** in the office of the Village Clerk

this \_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
**Village Clerk**



Proposed Schnell's Brauhaus video gaming area in adjacent tenant space to the east.



Dining area to be restored to this original seating layout (prior to installation of existing video gaming area).

New door to be installed to provide access to adjacent video gaming area. Dining table(s) to be removed and all applicable table/seating spacing requirements to be met.

**ORDINANCE NO. 0-70-10**

**AN ORDINANCE GRANTING A SPECIAL USE FOR A RESTAURANT AND TAVERN  
45 W. SLADE STREET – BAUER'S BRAUHAUS**

**Published in pamphlet form by authority of the  
Mayor and Village Council of the Village of Palatine  
on July 6, 2010**

ORDINANCE NO. 0-70-10

**AN ORDINANCE GRANTING  
A SPECIAL USE FOR A RESTAURANT AND TAVERN  
45 W. SLADE STREET – BAUER’S BRAUHAUS (CASE NO. 10-040)**

**WHEREAS** pursuant to a petition and public hearing, held on June 21, 2010 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 hearings and reported its findings regarding granting a Special Use to permit a restaurant and tavern pursuant to Sections 11.04 (f) (11) and 11.04 (f) (12) of the Palatine Zoning Ordinance, on the following legally described property:

**Parcel 1: The North 82 feet of Lot 1 (except the East 40 feet of said North 82 feet thereof) and the North 82 feet of Lot 2 in Block “L” in the Village of Palatine in Section 15, Township 42 North, Range 10, East of the Third Principal Meridian according to the plat of Joel Wood’s subdivision recorded December 7, 1855 in Book 98 of Maps, Page 28, in Cook County, Illinois.**

**Parcel 2: Easement for the benefit of Parcel 1 as created by deed from Minnie Seip and Charles H. Seip, her husband, to Lars S. Miller and William Kohe, Jr. dated July 23, 1930 and recorded July 28, 1930 as document number 10,714,099 for the purposes of a driveway upon, over and across and a sewer and drains in, under and beneath the North 10 feet of the South 50 feet of said Lots 1 and 2 in Cook County, Illinois.**

**commonly known as 45 W. Slade street (PIN #02-15-430-004).**

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

**SECTION 1:** That a Special Use to permit a restaurant and tavern (Bauer's Brauhaus) pursuant to Sections 11.04 (f) (11) and 11.04 (f) (12) of the Palatine Zoning Ordinance, is hereby granted, subject to the following conditions:

1. The Special Use shall substantially conform to the floorplan attached hereto as Exhibit 'A,' and the business plan attached hereto as Exhibit 'B,' except as such plans may be changed to conform to Village Codes and Ordinances.

**SECTION 2:** That the petition for special use, the minutes of the Zoning Board of Appeals and the public notice be attached hereto and form a part of this ordinance.

**SECTION 3:** This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.


PASSED: This 6 day of July, 2010

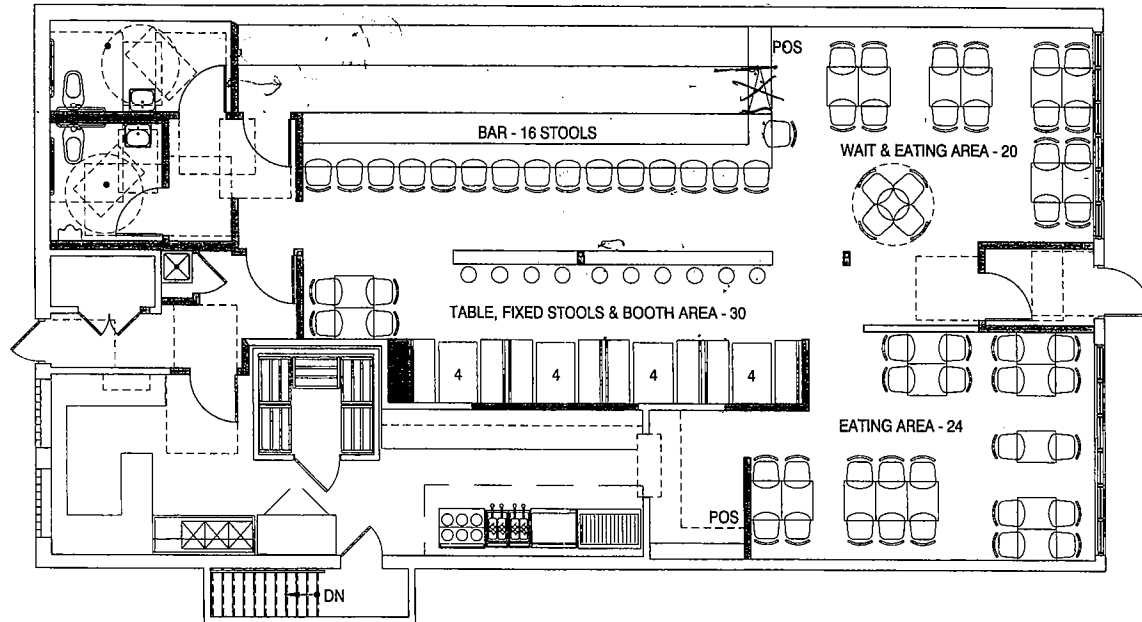
AYES: 6 NAYS: 0 ABSENT: 0 PASS: 0

APPROVED by me this 6 day of July, 2010

  
\_\_\_\_\_  
Mayor of the Village of Palatine

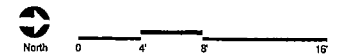
ATTESTED and FILED in the office of the Village Clerk  
this 6 day of July, 2010

  
\_\_\_\_\_  
Village Clerk



SEATING FOR 90

Scheme 3



Bauer's Sports Bar  
Palatine, Illinois

43 South Vall Avenue  
Arlington Heights, Illinois 60005  
Job No. 0006 © 2010



March 26, 2010 ARCHITECTS + PLANNERS, INC.

EXHIBIT 'A'

XXXXXXXXXXXXXXXXXXXX

45 W. Slade St.  
Palatine, IL 60067  
847.991.1040  
Jnbauer1978@gmail.com

May 18, 2010

Village of Palatine  
200 E. Wood St.  
Palatine, IL. 60067

## Business Plan

### Company Description:

Bauer's Brauhaus concept is a German-American restaurant and bar. The restaurant is located at 45 W. Slade Street Palatine, IL 60067

### Mission Statement:

A local neighborhood tavern, Bauer's Brauhaus will maintain the highest quality of German American food and beverage. Menu items will be made by scratch and cooked to order. Beverage menu will be paired to complement the menu selections.

### Company Ownership/Managment:

Bauer's Brauhaus is a family owned business. For 47 years Judy Bauer owned and operated an auto body shop until she sold it in 2008. Judy will oversee all financial reports, accounting and payroll. Her nephew Jason Bauer attended Kendall College and studied culinary arts. He has then worked in many fine dining kitchens such as Vie in Western Springs, who was recently voted in the top 40 restaurants in the country. Jason will be the head chef in charge of menu development, food quality, preparation and supervision of all kitchen staff. We will be hiring a total of 15 employees.

### Product and Service

#### Menu:

A moderate size menu including appetizers, salads, sandwiches, soup, entrees and dessert. Old world traditional German food with Bauer family recipes and contemporary American faire to compliment traditional German selections.

#### Service:

PETITIONER'S EXHIBIT

# 6

Establishment will have a large bar in which customers can order beverages, order and dine in, place carry out orders. The dining room has total seating for 75. Full training will be provided to all service personnel with additional on-going training and education.

**Future Opportunities:**

There is a significant opportunity to expand Bauer's Brauhaus to full service catering off premises. Joining the Farmer's market in Palatine to sell prepared food and promote restaurant.

**Target Market:**

Located in an excellent area, close to the train station and a vibrant shopping area. The market we will successfully capture is the 24-60 yr old adults and their families.

**Location:**

Palatine has a population of 65,500. Median income is 63, 321. Percent of German ancestry is 22%

Will be open for breakfast, lunch and dinner and well have a full service bar.

Hours of operation:

Sunday 7am-1am

Monday 7am-1am

Tuesday Closed

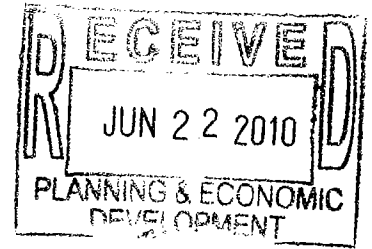
Wednesday 7am-1am

Thursday 7am-1am

Friday 7am-3am

Saturday 7am-3am

See attached menu



### apps

1. pretzles whole grain mayo, small bite
2. currywurst, curry tomato sauce, braised potatoes
3. potato dumplings filled with braised beef
4. potato pancakes, smoked ham hock and apple gravy
5. hard cooked eggs wrapped in speck and fried, small bite
6. pate, pretzles, mustard and pickles
7. tarte flambe, bacon onion and creme frache sauce
8. fried sauerkraut, small bite
9. mussels, beer, stock, butter and fried sage
10. potato salad, smoked haddock or cod
11. fried cauliflower, cauliflower puree combo
12. stuffed mushrooms

### burgers

12. build your own, choices of cheeses and topping with things throughout the menu
13. bauerburger, butterkase, crispy bacon, fried egg
14. black forest, burger with smoked ham, sauerkraut and caraway fried onions
15. mushroom and swiss burger
16. It's so gouda burger, ham hock gravy, gouda and pickled onions

### sammies

17. rueben
18. housemade brat, fried onions, and mustard
19. gouda and speck or westphalian ham grilled cheese
20. smoked turkey, havarti, bacon and radish club
21. smoked ham, fried kale, pickled celery root, dill mayo
22. Runsas buns

**burger and sammy side choices**

- 22. braised cabbage
- 23. roasted celery root
- 24. homefries
- 25. fried sauerkraut
- 26. potato chips with malt powder
- 27. potato salad

**soups**

- 28. beer cheese, year round but beer changes
- 29. german goulsh, year round
- 30. vegetable soup, changes seasonally
- 31. chicken soup with spaetzle

**salads**

dressings, mustard vin, carraway vin, roasted garlic vin, red wine vin, malt vin

- 31. mixed greens, smoked ham, shaved celery, apples, sourdough croutons
- 32. warm spinach, bacon, raw onion, chopped eggs, pickles
- 33. beet salad, grapes, mustard greens, chives, fried leeks

**entrees,**

- 34. pork schnitzle, buttered potatoes, mustard salsa verde,
- 35. braised thuringer, root veg ragout, fried potatoes, jus
- 36. half slow roasted duck,gruyere potato gratin, bacon braised onions, rye bread sauce
- 37. brined chicken, pretzle spaetzle, cabbage confit, mustard jus
- 38. short rib sauerbratin, homefries with cramelized onion, red cabbage slaw, carraway vin
- 39. rainbow trout, german potato salad, dill roasted carrots, roasted garlic mayo
- 40. cabbage rolls, stuffed with cauliflower, swiss chard and caramelized onions, curry tomato sauce and pickled onion sauce
- 41. salmon, lentils, braised leeks and celery root, fried onions, egg and pickle sauce (gribiche).

**ORDINANCE NO. 0-4-15**

**AN ORDINANCE TRANSFERRING SPECIAL USE ORDINANCE #0-70-10  
45 W. SLADE STREET (CASE NO. 15-15)**

**Published in pamphlet form by authority of the  
Mayor and Village Council of the Village of Palatine  
on January 19, 2015**

**AN ORDINANCE TRANSFERRING SPECIAL USE ORDINANCE #0-70-10  
45 W.SLADE STREET (CASE NO. 15-15)**

WHEREAS, Ordinance #0-70-10 granted a Special Use for the operation of a restaurant on the property commonly known as 45 W. Slade Street; and

WHEREAS, pursuant to Section 14.05(h) in Appendix A, 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 January 19, 2015 to review a request by Joel Schnell of Schnell Brothers LLC that the Special Use be transferred to permit the continued operation of a restaurant with no substantial changes, except a name change to Schnell's Brauhaus, and it was the recommendation of the Village Council that the transfer of the Special Use to Joel Schnell of Schnell Brothers LLC 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 #0-70-10 is hereby transferred to Joel Schnell of Schnell Brothers LLC to permit the continued operation of a restaurant (Schnell's Brauhaus), subject to the following conditions:

1. Any changes to the floorplan, business plan, or menu will require additional Village Council review.

**SECTION 2:** All conditions of Special Use Ordinance #0-70-10 shall remain in full force and effect.

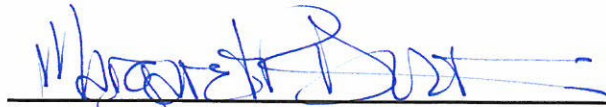
DATED: This 19 day of January, 2015

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

APPROVED by me this 19 day of January, 2015

  
\_\_\_\_\_  
Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk  
this 19 day of January, 2015.

  
\_\_\_\_\_  
Village Clerk

**Consider a Resolution Granting a Final Plat of Subdivision for a Revised Building Pad for Lot 2 in the Benton Street Subdivision and Special Uses for Fill In a Floodplain, with the Required Compensatory Storage, and a Yard in the Floodplain for the Property Located at 951 S. Benton Street**

**BACKGROUND:**

The Subject Property was subdivided and approved for 2 single-family residential lots and 2 corresponding building pads in 2009 and 2010. Lot 1 was developed with a 2-story single-family home and Lot 2 was approved for a similar building pad at that time. The building pads and special uses for fill in a floodplain and a yard in the floodplain were required as the entire property is located within the floodplain, excepting the building pads and homes. Due to the presence of the floodplain on these lots, there are several forms of relief required to allow for the construction of the homes. Per the Subdivision Ordinance, any fill in the floodplain requires both Special Use review and the required compensatory storage at 110% of the amount of any fill to offset any impact to the floodplain. Additionally, any yard in the floodplain requires Special Use review to ensure that there is both an engineering review for the proposed and a Planning and Zoning Commission Public Hearing and Village Council review. The approval of the building pad and required relief was also approved for Lot 2 for a similarly sized 2-story home as was built on Lot 1. The owner/developer of Lot 2 is proposing to construct a single-story ranch home on Lot 2 and is therefore seeking to amend the building pad size and location and the required relief therein. Therefore, the Petitioner is requesting approval of the following:

- 1) Final Plat of Subdivision for Lot 2 of Benton Street Subdivision to amend the permitted building envelope for Lot 2 to allow a ranch-style home to be constructed, instead of the initially identified 2-story home;**
- 2) Special Use for a yard in the floodplain for Lot 2; and**
- 3) Special Use to permit the filling of land in the floodplain, with the required compensatory storage for Lot 2.**

**KEY ISSUES:**

- The Subject Lot, except for the approved building pad, remains entirely ensconced in the floodplain and covered within a drainage easement. When Lot 1 was developed, the building pads were raised outside the floodplain for both lots, and were reviewed and approved for the required zoning relief. Nevertheless, only Lot 1 was developed and a new single-family home was constructed upon it. Although the zoning relief and engineering plans were

approved for Lot 2, it was not developed and no engineering work was completed on Lot 2. The current property owner intends to develop the lot with a single-story ranch-style home, which will require a building pad with differing dimensions.

- Therefore, new special uses for fill in a floodplain and yard in a floodplain are required for the proposed home on Lot 2. Additionally, as the subdivision was approved with a specific building pad for Lot 2, the proposed building pad for the ranch home will also require approval. The revised building pad would comply with all the minimum required R-1 setback requirements. The proposed building pad is 70 feet by 70 feet, with a 10-foot by 25-foot addition on the north side of the property to accommodate a 3<sup>rd</sup> car for the garage.
- As was the condition when the subdivision was approved, S. Benton Street terminated in front of the home at 947 S. Benton Street, but the unimproved Benton Street right-of-way continues past Lot 2. Lot 2 will be serviced by a driveway through the right-of-way for access to the home. In addition to the S. Benton Street right-of-way, the unimproved northern 33-foot right-of-way for Willmette Road is directly south of Lot 2. This right-of-way will remain unimproved and is not part of the development of Lot 2 or Benton Street Subdivision.
- With the development of Lot 1 and as a component of the engineering plans, the storm sewer (21-inch) was extended along the frontages of both lots. As a required condition of the 2009 special uses, the efficacy of the storm sewers was required to be tested after the occurrence of a minimum 2.5-inch rain event (or other significant rain event deemed sufficient by the Village Engineer), for a 24-hour period to ensure its functional operation. Since the development of Lot 1 and the completion of the storm sewer, there have not been any flooding or drainage issues noted or reported to the Village of Palatine.
- The engineering plans provide the required 110% compensatory storage for the additional fill in the floodplain associated with the alterations to the building pad. The required Special Use for yard in a floodplain is also a reflection of the modifications to the building pad and the change from the 2008 approval.
- The Village Engineer has reviewed the proposed engineering plans and materials and has conditionally accepted their contents.

**BUDGET IMPACT:**

N/A

**RECOMMENDATION:**

Public Hearing: Planning & Zoning Commission (PZC) meeting on April 28, 2026.

Residents testifying: 4. Questions and concerns about the impact to the surrounding properties.

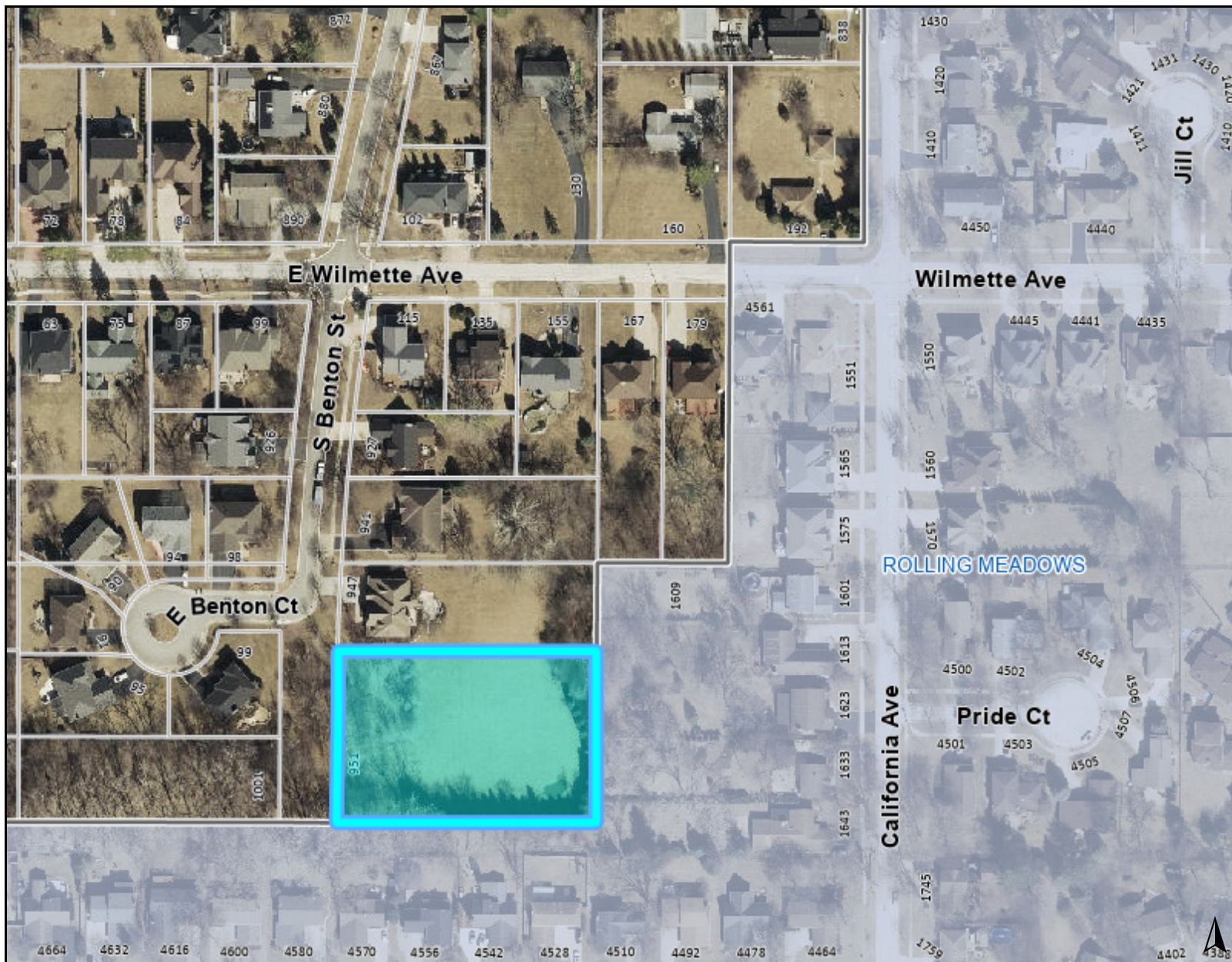
Vote: The PZC voted 6-1 to approve the Final Plat of Subdivision for Lot 2 and Special Uses. Staff recommends action at the discretion of the Village Council.

**ACTION REQUIRED:**

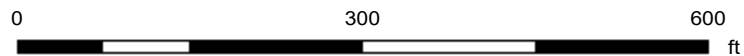
A motion to approve the Resolution granting Final Plat of Resubdivision and Special Uses for a Yard in the Floodplain and Fill in the Floodplain.

**ATTACHMENTS:**

1. Aerial Map
2. RES FSUB 951 S Benton Street - Lot 2 Benton Street SUB
3. EXHIBIT - Plat of Resubdivision - Lot 2
4. ORD SU 951 S Benton Street
5. EXHIBIT - Lot 2 building pad and compensatory storage Site Plan (6)
6. EXHIBIT - Engineering Project Narrative
7. Letter of Support - Property owner at 947 S Benton Street
8. 2010 Special Use Lot 2 - Benton Street Subdivision
9. 2009 Special Uses Lots 1 and 2 - Benton Street Subdivision
10. R-131-08 (1) - Benton Street Subdivision
11. Plat of Survey (4)
12. DRAFT PZC minutes April 28, 2026 meeting
13. Public Notice (8)



Legend



Print Date: 4/20/2026

Notes

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

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION GRANTING FINAL SUBDIVISION APPROVAL  
951 S. BENTON STREET – LOT 2 IN THE BENTON STREET SUBDIVISION**

**WHEREAS, the Palatine Subdivision Ordinance provides qualifications governing final approval of a Resubdivision Plat in Article IV FINAL PLAT; and**

**WHEREAS, 951 S. Benton Street – Lot 2 Benton Street Subdivision has complied with all the provisions of the Subdivision Ordinance, including a public review before the Planning and Zoning Commission of the Village of Palatine at the April 28, 2026 meeting.**

**NOW THEREFORE, BE IT RESOLVED by the Mayor and the Village Council of the Village of Palatine, that the Mayor and the Village Clerk be and are hereby directed and authorized to execute the Final Plat of Resubdivision at 951 S. Benton Street – Lot 2 in Benton Street Subdivision, pursuant to the Palatine Subdivision Ordinance Article IV, Sec. 4.01 (c) (2) (a) and subject to the following condition(s):**

- 1. The Final Plat of Resubdivision shall be submitted on Mylar, in a manner acceptable to the Village Engineer, and shall substantially conform to the Plat of Resubdivision prepared by Murry and Moody, Ltd., except as such plans may be revised to conform with Village Codes and Ordinances.**
- 2. Recording fees in the amount of \$300 shall be submitted.**

**DATED: This \_\_\_\_\_ day of \_\_\_\_\_, 2026**

**AYES: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSENT: \_\_\_\_\_ PASS: \_\_\_\_\_**

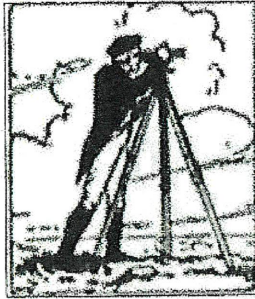
**APPROVED by me this \_\_\_\_\_ day of \_\_\_\_\_, 2026**

\_\_\_\_\_  
**Mayor of the Village of Palatine**

**ATTESTED and FILED in the office of the Village Clerk**

**this \_\_\_\_\_ day of \_\_\_\_\_, 2026**

\_\_\_\_\_  
**Village Clerk**



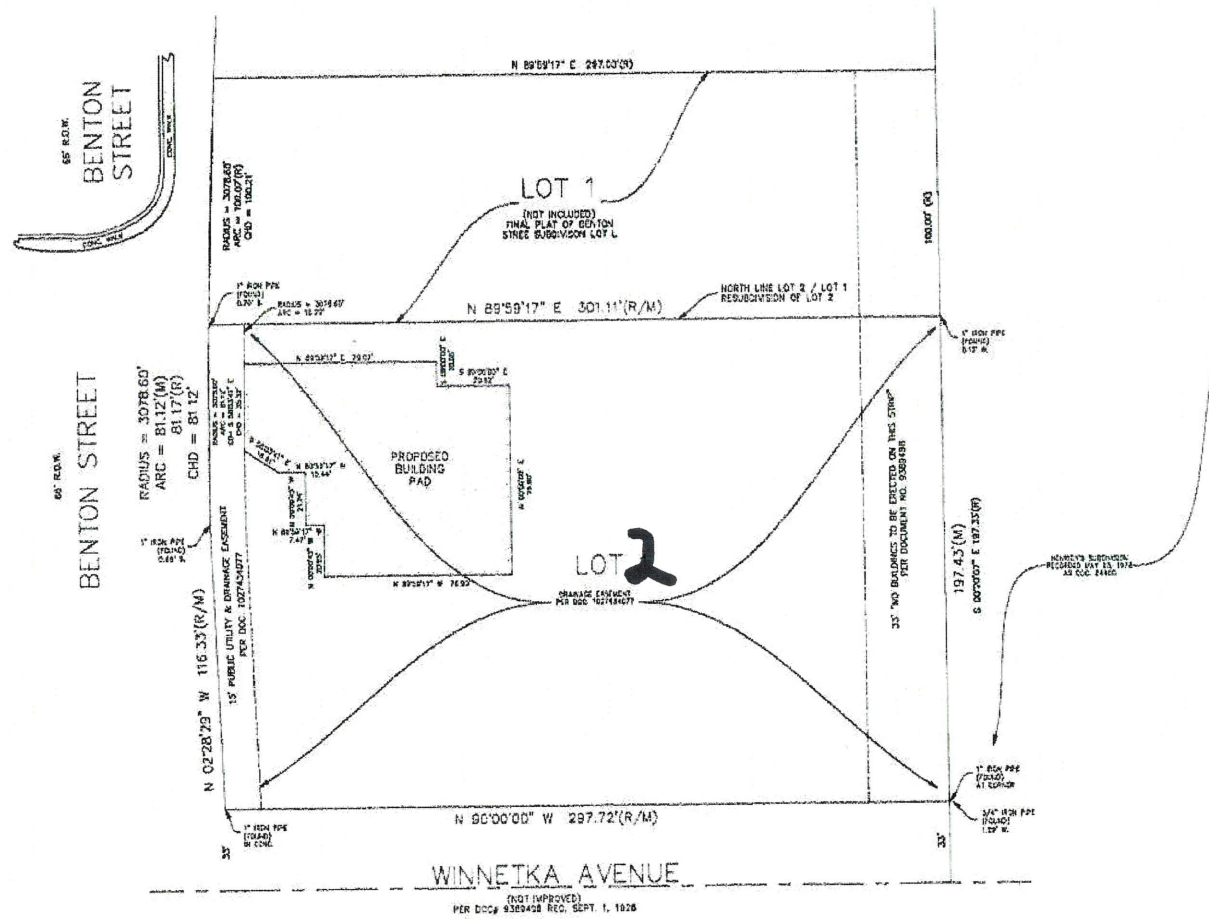
**MURRY AND MOODY, LTD.**  
*Land Surveyors*

Illinois Professional Land Surveying Firm, Corporation License No. 1B4-002846  
 933 S. Plum Grove Road, Suite 101  
 Palatine, Illinois 60067  
 www.murrysurvey.com info@murrysurvey.com Phone: (847)358-5960

**RESUBDIVISION OF LOT 2 IN FINAL PLAT OF BENTON STREET SUBDIVISION**  
 OF

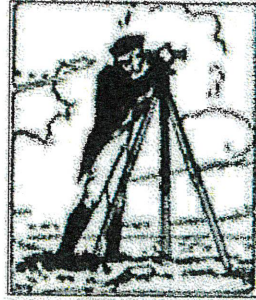
LOT 2 IN FINAL PLAT OF BENTON STREET SUBDIVISION, BEING A RESUBDIVISION OF LOT 3 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE ESTATES UNIT NO. 2, IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

AREA = 59,334.004 SF / 1.36 ACRES



Order Number: 25-1288  
 Survey Made For: Robert Feltes  
 SHEET 1 OF 2

Project Number: 25128800  
 Field Book: 396152-53  
 Drawing File: 25128800.dwg



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

RESUBDIVISION OF LOT 2 IN FINAL PLAT OF BENTON STREET SUBDIVISION

OWNER'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF COOK, ILL.

THIS IS TO CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND THAT WE HAVE CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE HEREBY INDICATED.

WE FURTHER CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE EACH LOT IS WITHIN THE FOLLOWING SCHOOL DISTRICTS:
ELEMENTARY SCHOOL DISTRICT: COMMUNITY COLLEGIATED #15
HIGH SCHOOL DISTRICT: PALATINE TOWNSHIP #211
COLLEGE DISTRICT: WARDER COMMUNITY #22

DATED THIS DAY OF \_\_\_\_\_, A.D. 2025

OWNER: ROBERT FELTES OWNER: RONDA FELTES

NOTARY CERTIFICATE

STATE OF ILLINOIS
COUNTY OF COOK, ILL.

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT ROBERT FELTES AND RONDA FELTES, ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND AT THE SAME TIME OF SAID APPEARANCE ACKNOWLEDGED THAT THEY AS SAID OWNERS OF THE PROPERTY DESCRIBED IN THE ABOVE CAPTION, THAT THEY SIGNED AND SEALED THE FOREGOING INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREON SET FORTH.

GIVEN UNDER MY HAND AND NOTARY SEAL THIS DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC

SURVEYOR'S DESIGNATION OF RECORDING

I, BARBARA C. MURRY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY DESIGNATE THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, TO RECORD A CERTAIN PLAT OF RESUBDIVISION KNOWN AS "RESUBDIVISION OF LOT 2 IN FINAL PLAT OF BENTON STREET SUBDIVISION" WITH THE COOK COUNTY RECORDER OF DEEDS OR REGISTRAR OF TITLES. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES.

DATE: 12/31/2025

BARBARA C. MURRY, P.L.S.
ILLINOIS LAND SURVEYOR NO. 3323
LICENSE RENEWAL DATE NOVEMBER 30, 2026

PLAT RECORDED BY: NAME: \_\_\_\_\_

FIRM/ENTITY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

SEND NEXT TAX BILL TO: \_\_\_\_\_

\_\_\_\_\_

PERMANENT INDEX NUMBER: 07-26-105-024-0000

SURFACE WATER DRAINAGE

STATE OF ILLINOIS
COUNTY OF COOK, ILL.

WE HEREBY CERTIFY TO THE BEST OF OUR KNOWLEDGE THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE DIVERSION AND DETENTION OF SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WITHIN THE RIGHTS OF THE SUBDIVIDER AND THAT THE SURFACE WATERS WILL NOT BE DEPOSITED ON ADJACENT LAND OWNERS' PROPERTY IN SUCH CONCENTRATION AS MAY CAUSE DAMAGE BY EROSION OR SEDIMENTATION TO SUCH PROPERTY BECAUSE OF CONSTRUCTION OF THE SUBDIVISION.

OWNER: \_\_\_\_\_ ILLINOIS PROFESSIONAL ENGINEER

OWNER: \_\_\_\_\_ DATED: \_\_\_\_\_

DATED: \_\_\_\_\_

VILLAGE COLLECTOR

STATE OF ILLINOIS
COUNTY OF COOK, ILL.

I DO HEREBY CERTIFY THAT THERE ARE NO DEFERRED SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE ABOVE PLAT.

DATED THIS DAY OF \_\_\_\_\_, A.D. 2025.

SIGNED: \_\_\_\_\_

VILLAGE COLLECTOR

PLANNING AND ZONING COMMISSION

STATE OF ILLINOIS
COUNTY OF COOK, ILL.

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS DAY OF \_\_\_\_\_, 2025

SIGNED: \_\_\_\_\_ CHAIRMAN

ATTEST: \_\_\_\_\_ SECRETARY

VILLAGE COUNCIL

STATE OF ILLINOIS
COUNTY OF COOK, ILL.

APPROVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS DAY OF \_\_\_\_\_, 2025.

SIGNED: \_\_\_\_\_ MAYOR

ATTEST: \_\_\_\_\_ VILLAGE CLERK

VILLAGE ENGINEER

STATE OF ILLINOIS
COUNTY OF COOK, ILL.

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO THE VILLAGE OF PALATINE STANDARDS AND REQUIREMENTS, AND WORKING DRAWINGS AND SPECIFICATIONS FOR IMPROVEMENTS HAVE BEEN PREPARED IN CONFORMANCE WITH THE VILLAGE STANDARDS AND REQUIREMENTS, AND ENGINEERING FEES DUE TO THE VILLAGE OF PALATINE HAVE BEEN PAID. DATED THIS DAY OF \_\_\_\_\_, 2025.

SIGNED: \_\_\_\_\_

VILLAGE ENGINEER

VILLAGE COLLECTOR

STATE OF ILLINOIS
COUNTY OF COOK, ILL.

I DO HEREBY CERTIFY THAT THERE ARE NO DEFERRED SPECIAL ASSESSMENTS OR UNPAID CURRENT ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE ABOVE PLAT.

DATED THIS DAY OF \_\_\_\_\_, 2025.

BY: \_\_\_\_\_

VILLAGE COLLECTOR

PUBLIC UTILITY EASEMENT PROVISIONS

WHENEVER THE WORDS "PUBLIC UTILITIES" OR "PUBLIC UTILITIES EASEMENT" SHALL APPEAR ON THIS PLAT, THE VILLAGE OF PALATINE, A MUNICIPAL CORPORATION, COOK COUNTY, ILLINOIS, AND ITS SUCCESSORS OR ASSIGNS, JOINTLY AND SEVERALLY SHALL HOLD A PERPETUAL EASEMENT UNDER, OVER AND ACROSS THE SURFACE OF THE PROPERTY SHOWN WITHIN THE LINES ON THE PLAT MARKED AS SUCH FOR THE INSTALLATION, CONSTRUCTION, USE, REPAIR AND MAINTENANCE OF ALL PUBLIC UTILITY EQUIPMENT, INCLUDING BUT NOT LIMITED TO, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SIGNALS AND SIGNALS, WATER AND SEWAGE MAINS AND PIPING, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEE. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO UNREASONABLY INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF COOK, ILL.

THIS IS TO CERTIFY THAT I, BARBARA C. MURRY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAS SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 2 IN FINAL PLAT OF BENTON STREET SUBDIVISION, BEING A RESUBDIVISION OF LOT 2 IN ARTHUR F. MONTOSH AND COMPANY'S PALATINE ESTATES UNIT NO. 2, IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT IN THE FLOOD PLAIN, AS PER COMMUNITY PANEL NO. 1703-018-D REVISED DATE AUGUST 19, 2008.

I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT LAND INCLUDED BY SAID SURVEY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF THE SURVEY AND RESUBDIVISION. IRON PIPES AT ALL LOT CORNERS UNLESS OTHERWISE INDICATED.

GIVEN UNDER MY HAND AND SEAL, AT PALATINE, ILLINOIS THIS 13TH DAY OF OCTOBER 2025.

BARBARA C. MURRY, P.L.S.
ILLINOIS LAND SURVEYOR NO. 3323
LICENSE RENEWAL DATE NOVEMBER 30, 2026



Order Number: 25-1288
Survey Made For: Robert Feltes
SHEET 2 OF 2

Project Number: 25128506
Field Book: 396152-53
Drawing File: 25128806.dwg

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE GRANTING SPECIAL USES FOR THE VACANT LOT AT 951 S. BENTON STREET - LOT 2 IN BENTON STREET SUBDIVISION**

**WHEREAS, Ordinance # O-101-10 granted Special Uses to permit a yard in a floodplain and fill in a floodplain, with the required compensatory storage, for the property commonly known as 951 S. Benton Street - Lot 2 in the Benton Street Subdivision; and**

**WHEREAS, pursuant to a petition and public hearing on April 28, 2026, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with Sections 6.08 (d) 2 (a) and (d) in Appendix B (Subdivision, Site Development, and Floodplain Ordinance) of the Village of Palatine Code of Ordinances, 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 Uses for a yard in the floodplain and fill in the floodplain, with the required compensatory storage, on the following legally described property:**

**LOT 2 OF BENTON STREET SUBDIVISION, BEING A RESUBDIVISION OF LOT 3 IN BLOCK 14 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE ESTATES UNIT NO. 2 IN THE NORTH ½ OF THE NORTHWEST ¼ OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS**

**Commonly known as the vacant lot addressed as 951 S. Benton Street  
PIN # - 02-26-105-024**

**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 Uses for a yard in the floodplain and fill in the floodplain, with the required compensatory storage, in accordance with Sections 6.08 (d) 2 (a) and (d) in Appendix B of the Village of Palatine Code of Ordinances, of the Village of Palatine, are hereby granted, subject to the following conditions:**

- 1. The Special Uses for fill in the floodplain and a yard in the floodplain shall substantially conform to the modified geometric site plan for Lot 2 shall substantially conform to the engineering plans and materials submitted by Daniel Grecco, PE, except, as such plans**

shall be modified to conform to Village Codes and Ordinance.

2. The existing overland flow patterns must be maintained and no alterations which divert runoff onto adjacent properties will be permitted.
3. The use of sump pump and downspout extensions is prohibited.
4. A restrictive covenant for Lot 2 shall be recorded with Cook County in a manner acceptable to the Village Attorney and shall explicitly identify the restrictions on structures and uses of the property indicating that no additional structures are permitted on the property. This restriction would include, but is not limited to, sheds, garages, gazebos, or any other proposed accessory structures.
5. A license agreement shall be required to accommodate the driveway for Lot 2 in the right-of-way, prior to the issuance of a certificate of occupancy for the home.
6. If required by the Village Engineer, a pervious driveway maintenance plan shall be submitted in a manner acceptable to the Village Engineer.

**SECTION 2:** All conditions of Special Use Ordinance #O-101-10, as amended, shall remain in full force and effect.

DATED: This \_\_\_\_ day of \_\_\_\_\_, 2026

AYES:\_\_\_\_ NAYS:\_\_\_\_ ABSENT:\_\_\_\_ PASS:\_\_\_\_

APPROVED by me this \_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
Mayor of the Village of Palatine

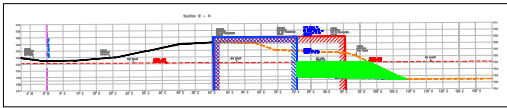
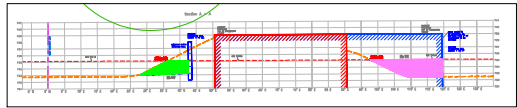
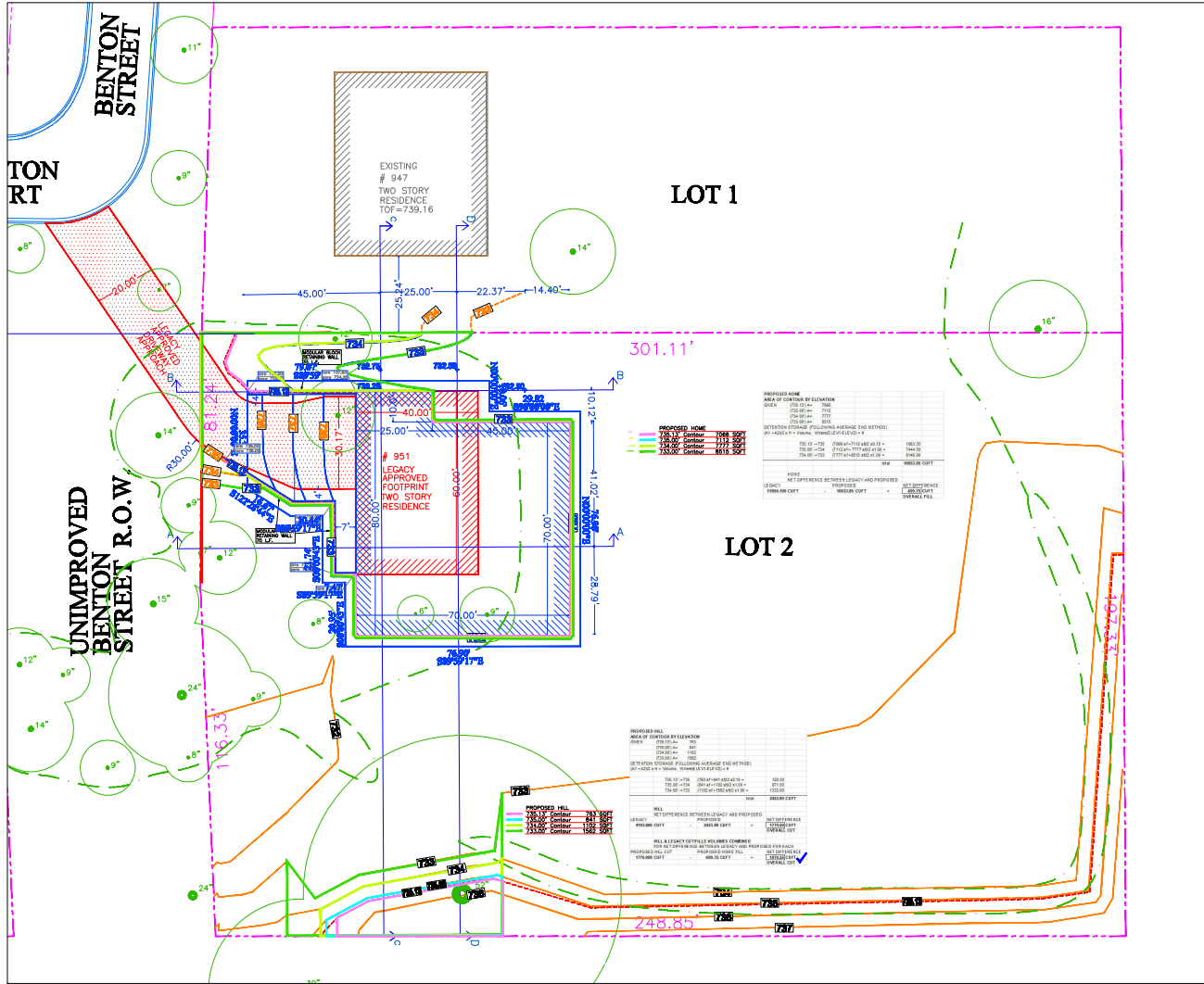
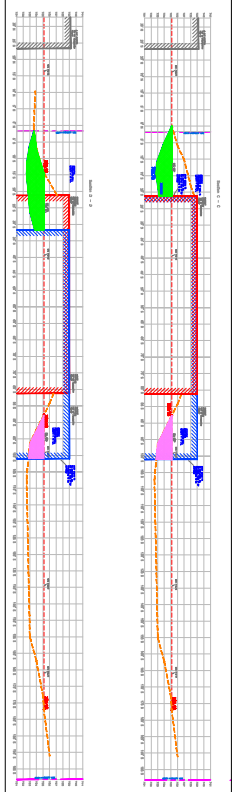
ATTEST and FILE in the office of the Village Clerk

this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Village Clerk

# MODIFIED GEOMETRIC SITE, BENTON STREET SUBDIVISION, LOT 2

CALL JULIE  
BEFORE YOU DIG  
1-800-992-0125



SHEET: C2

1	DATE	DESCRIPTION
2	DATE	DESCRIPTION
3	DATE	DESCRIPTION
4	DATE	DESCRIPTION
5	DATE	DESCRIPTION

MODIFIED PROPOSED GEOMETRIC SITE,  
BENTON STREET SUBDIVISION, LOT 2  
951 S BENTON STREET, PALATINE IL 60067

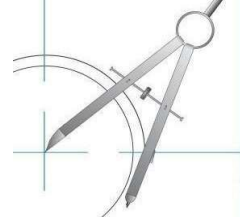
Owner:  
Dan Grecco, P.E.  
Civil Engineer  
604 Maple Ave, Suite 130  
Lisle, IL 60532  
(630) 746-0056  
dgrecco@dm.com



Owner:  
Daniel Grecco, P.E., Suite 130  
604 Maple Ave, Suite 130  
Lisle, IL 60532  
Licensed Civil Engineer  
dgrecco@dm.com

SIGNATURE  
I HEREBY CERTIFY THAT THE PROPOSED SUPPLEMENT DRAINAGE IMPROVEMENTS WILL NOT ADVERSELY IMPACT THE SUBJECT PROPERTY, THE SURROUNDING PROPERTIES OR THE PUBLIC, AND THAT I HAVE ADVISED THE PUBLIC BY SIGNATURE AND WATER MARK ON THESE PLANS TO REMAIN VALID AND THAT I AM AN ACTIVE REGISTERED ENGINEER.

SCALE: AS SHOWN  
SHEET: C2  
Date: MARCH 09, 2024



Dan Grecco, P.E.

March 05, 2026

Ben Vyverberg, Planning Director  
 Village of Palatine  
 200 E Wood Street  
 Palatine, IL 60067  
[bvyverberg@palatine.il.us](mailto:bvyverberg@palatine.il.us)  
 (847) 359-9048

Regarding : 951 S. Benton, Proposed Amendment to Plat of Subdivision

Hello Director Vyverberg,

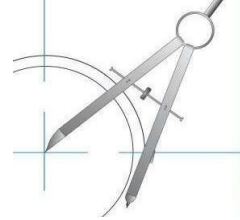
The following is being provided in response to additional requested information, per the Village's previous review and requested email request dated January 08, 2026. Items 1 – 3 specifically.

**Item 1:**

*Engineering Comments – Impervious area compliance – provide a written narrative including calculations, demonstrating that the total square footage of the proposed residence complies with the original allowable area as established in the 2010 Ordinances/Resolutions associated with the Subdivision and special uses.*

The total impervious area of the site, per the 2010 Ordinances/Resolutions associated with the subdivision and special uses is to be preserved. While a larger home footprint is proposed, this area will be offset with the construction of a driveway constructed utilizing a permeable paver brick system. Legacy versus Proposed impervious area calculations are as provided:

IMPERVIOUS LOT COVERAGE			
<b>CALCULATIONS</b>		5-Mar-26 DJG	
951 Benton Street, Palatine			
LOT SQUARE FOOTAGE		59341 S.F. 1.362 AC	
STORMWATER		STORMWATER	
LEGACY IMPERVIOUS :		PROPOSED IMPERVIOUS :	
RESIDENCE	2400 S.F.	RESIDENCE	5100 S.F.
STOOP (ESTIMATED)	240 S.F.	STOOP (ESTIMATED)	200 S.F.
WALK (ESTIMATED)	200 S.F.	PAVER WALK	0 S.F.
BIT. ASPHALT DRIVEWAY	2475 S.F.	PERMEABLE DRIVEWAY	0 S.F.
AC UNITS	12 S.F.	AC UNITS	12 S.F.
EXISTING IMPERVIOUS =	5327 S.F.	PROPOSED IMPERVIOUS =	5312 S.F.
=	0 AC	=	0.122 AC
=	8.98%	=	8.95%
		DECREASED IMPERVIOUS :	15 S.F.
			0.122 AC



Dan Grecco, P.E.

March 05, 2026

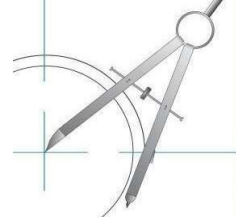
**Item 2:**

*Grading Plan – submit a comprehensive grading plan clearly identifying all cut and fill areas.*

A plan was previously provided, roughly identifying in profile estimated cut and fill calculations, which was provided with both legacy topography and proposed topography. Design includes identifying the 100-yr base flood elevation (BFE) of 735.13 in both legacy and proposed design. The contours have since been color coded, for all elevations at or below the BFE. A more detailed calculation of the estimated cut and fill for the site has been accomplished, in both Legacy and Proposed conditions.

The project has been designed with impacts such that no additional fill than what was originally allowed by ordinance will occur. As proposed, the design meets and exceeds the balance of the legacy approved conditions, and has an extra 1070 cubic feet of volume to be removed (Approximately 3 semi tractor trailer's worth). This was achieved by calculating both the legacy and proposed conditions for the footprint of the home, and also at a secondary site where a part of a small hill currently intruding into the local floodplain is to be removed.

Detailed Cut and Fill calculations are provided on the two pages.



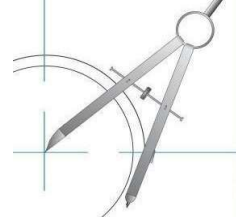
Dan Grecco, P.E.

March 05, 2026

LEGACY HOME			
AREA OF CONTOUR BY ELEVATION			
GIVEN	(735.13') A=	6018	
	(735.00') A=	6170	
	(734.00') A=	7647	
	(733.00') A=	8616	
DETENTION STORAGE (FOLLOWING AVERAGE END METHOD)			
(A1 +A2)/2 x H = Volume, Where(ELEV1-ELEV2) = H			
	735.13' ->735	(6018 sf +6170 sf)/2 x0.15 =	914.10
	735.00' ->734	(6170 sf + 7647 sf)/2 x1.00 =	6908.50
	734.00' ->733	(7647 sf +8616 sf)/2 x1.00 =	8131.50
<b>total</b>			<b>15954.10 CUFT</b>

PROPOSED HOME			
AREA OF CONTOUR BY ELEVATION			
GIVEN	(735.13') A=	7066	
	(735.00') A=	7112	
	(734.00') A=	7777	
	(733.00') A=	8515	
DETENTION STORAGE (FOLLOWING AVERAGE END METHOD)			
(A1 +A2)/2 x H = Volume, Where(ELEV1-ELEV2) = H			
	735.13' ->735	(7066 sf +7112 sf)/2 x0.15 =	1063.35
	735.00' ->734	(7112 sf + 7777 sf)/2 x1.00 =	7444.50
	734.00' ->733	(7777 sf +8515 sf)/2 x1.00 =	8146.00
<b>total</b>			<b>16653.85 CUFT</b>

HOME			
NET DIFFERENCE BETWEEN LEGACY AND PROPOSED			
LEGACY		PROPOSED	NET DIFFERENCE
<b>15954.100 CUFT</b>	-	<b>16653.85 CUFT</b>	= <b>-699.75 CUFT</b>
			<b>OVERALL FILL</b>



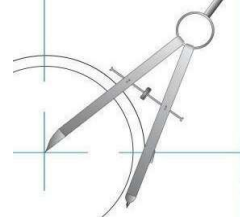
Dan Grecco, P.E.

March 05, 2026

<b>LEGACY HILL</b>			
<b>AREA OF CONTOUR BY ELEVATION</b>			
GIVEN	(735.13') A=	1139	
	(735.00') A=	1305	
	(734.00') A=	2009	
	(733.00') A=	2698	
<b>DETENTION STORAGE (FOLLOWING AVERAGE END METHOD)</b>			
<b>(A1 +A2)/2 x H = Volume, Where(ELEV1-ELEV2) = H</b>			
	735.13' ->735	(1139 sf +1305 sf)/2 x0.15 =	183.30
	735.00' ->734	(1305 sf + 2009 sf)/2 x1.00 =	1657.00
	734.00' ->733	(2009 sf +2698 sf)/2 x1.00 =	2353.50
			<b>total 4193.80 CUFT</b>

<b>PROPOSED HILL</b>			
<b>AREA OF CONTOUR BY ELEVATION</b>			
GIVEN	(735.13') A=	763	
	(735.00') A=	841	
	(734.00') A=	1102	
	(733.00') A=	1562	
<b>DETENTION STORAGE (FOLLOWING AVERAGE END METHOD)</b>			
<b>(A1 +A2)/2 x H = Volume, Where(ELEV1-ELEV2) = H</b>			
	735.13' ->735	(763 sf +841 sf)/2 x0.15 =	120.30
	735.00' ->734	(841 sf +1102 sf)/2 x1.00 =	971.50
	734.00' ->733	(1102 sf +1562 sf)/2 x1.00 =	1332.00
			<b>total 2423.80 CUFT</b>

<b>HILL</b>			
<b>NET DIFFERENCE BETWEEN LEGACY AND PROPOSED</b>			
<b>LEGACY</b>		<b>PROPOSED</b>	<b>NET DIFFERENCE</b>
<b>4193.800 CUFT</b>	<b>-</b>	<b>2423.80 CUFT</b>	<b>= 1770.00 CUFT</b>
			<b>OVERALL CUT</b>
<b>HILL &amp; LEGACY CUT/FILLS VOLUMES COMBINED</b>			
<b>FOR NET DIFFERENCE BETWEEN LEGACY AND PROPOSED FOR EACH</b>			
<b>PROPOSED HILL CUT</b>		<b>PROPOSED HOME FILL</b>	<b>NET DIFFERENCE</b>
<b>1770.000 CUFT</b>	<b>-</b>	<b>-699.75 CUFT</b>	<b>= 1070.25 CUFT</b>
			<b>OVERALL CUT</b>



Dan Grecco, P.E.

March 05, 2026

**Item 3:**

*Constructability – Provide a narrative addressing the constructability of the lot (and proposed expanded footprint/floodplain area), specifically regarding site access and impact on surrounding areas.*

The site will be first secured with protective silt fencing, which will extend with just enough coverage needed for the driveway and home construction, with the intent to minimize impacts to the site and greater detention area. Silt fence will be placed and maintained as a double row any locations within or below the BFE.

A standard construction entrance, per the Illinois Department of Natural Resources will be employed. The site entrance will consist of 3-inch stone, be 20-feet wide and a minimum of 70-feet long. The purpose of the construction entrance is to help de-tread spoil from construction vehicles and provide an initial secure means of sole access to the property. The entrance will be located where the proposed driveway is proposed, towards which the 3-inch stone placed will be utilized as a base.

Both the silt fencing and construction entrance will be part of a larger soil-erosion and soil-control plan to be approved by the Village. It will also include guarantees and bond assurances that the existing roadway and pedestrian systems will be protected.

Both the building and the driveway will be construction at a higher standard than typical construction methods. The driveway as indicated before will be constructed as a permeable brick driveway. The home will not have sloping grade adjacent to it, as the foundation of the home, acting as a retaining wall will be built slightly thicker and floodproofed.

As indicated previously regarding flood impacts, the net impact will be to slightly increase the overall volume of the existing detention area.

Julie Nagle  
947 S. Benton St.  
Palatine, IL. 60067

Ryan Auer | Planner  
Planning & Zoning Department  
200 E. Wood Street | Palatine, IL 60067

RE: Notice of Public Hearing of Vacant Lot at 951 S. Benton St.

Dear Ryan,

Thank you for sending me the information regarding the petitioner, Robert Feltes, who has requests to build on the empty lot next door to me.

Since I'm unable to attend the meeting, I wanted to express my support for his plans to build a ranch style home next to mine.

I've lived at 947 S. Benton St., Palatine for almost 15 years and we have never encountered any flooding in our basement.

If you have any questions, feel free to reach out to email me at

Warm Regards,

Julie A. Nagle

**ORDINANCE NO. 0-101-10**

**AN ORDINANCE GRANTING A SPECIAL USE  
VACANT LOT IMMEDIATELY SOUTH OF 947 S. BENTON STREET  
(BENTON STREET SUBDIVISION ) (CASE NO. 07-151)**

**Published in pamphlet form by authority of the  
Mayor and Village Council of the Village of Palatine  
on August 16, 2010**

ORDINANCE NO. 0-101-10

**AN ORDINANCE GRANTING A SPECIAL USE  
VACANT LOT IMMEDIATELY SOUTH OF 947 S. BENTON STREET  
(BENTON STREET SUBDIVISION)(CASE NO. 07-151)**

WHEREAS, pursuant to a petition and public hearing on August 16, 2010 of which public notice was given as required by law, the Village Council 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 yard in a flood plain pursuant to Section 6.08(d) (2) (a) of the Palatine Code of Ordinance Appendix B, for Lot 2 of Flood Subdivision, on the following legally described property:

**Lot 2 of Benton Street Subdivision, being a resubdivision of Lot 3 in Block 14 in Arthur T. McIntosh and Company's Palatine Estates Unit No. 2 in the North ½ of the Northwest ¼ of Section 26, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.**

**commonly known as the vacant lot immediately South of 947 S. Benton Street (PIN #02-26-105-004)**

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

**SECTION 1: A Special Use to permit a yard in a flood plain pursuant to Section 6.08(d) (2) (a) of the Palatine Code of Ordinance Appendix B, for Lot 2 of Flood Subdivision, is hereby granted, subject to the following condition:**

1. The Special Use shall substantially conform to the site and engineering plans attached hereto as Exhibit 'A,' except as such plans may be changed to conform to Village Codes and Ordinances.

**SECTION 2:** That the petition for a special use, a copy of the public notice and the report of the hearing be attached hereto and form a part of this ordinance.

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

**PASSED:** This   16   day of   August  , 2010

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

**APPROVED** by me this   16   day of   August  , 2010

  
\_\_\_\_\_  
Mayor of the Village of Palatine

**ATTESTED and FILED** in the office of the Village Clerk this  
  16   day of   August  , 2010

  
\_\_\_\_\_  
Village Clerk

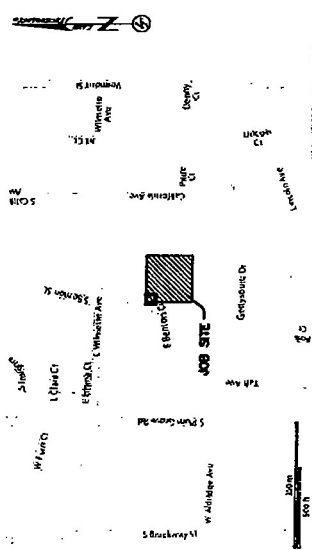


# "BENTON STREET SUBDIVISION"

VILLAGE OF PALATINE  
COOK COUNTY, ILLINOIS

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50	CONCRETE DRIVE



## LOCATION MAP

**OWNER:**  
CONTACT: DAVE FLOOD  
FLOOD ENGINEERING SERVICES  
191 E. 2ND STREET  
LOMBARD, IL, 60148  
(630) 892-9000

**BUILDER:**  
MEMBRICE BLDG.  
20844 DEERPATH ROAD  
DEER PARK, IL, 60010  
(847) 842-9405

**PREPARED BY:**  
**FF**  
TECHNOLOGY, INC  
CIVIL ENGINEERING SERVICES  
11000 WILSON AVENUE, SUITE 100  
DEERFIELD, ILLINOIS 60015  
(847) 344-1000 FAX (847) 344-1002  
NATALIE P. HANNY, P.E.

SHEET NO.	DESCRIPTION
1.)	TITLE SHEET
2.)	EXISTING CONDITIONS PLAN
3.)	ENGINEERING & GRADING PLAN
4.)	EROSION CONTROL PLAN
5.)	DETAIL SHEET
6.)	SPECIFICATIONS SHEET

BENCHMARK: SEELY HEADPOST ON PDS UPRIGHT LOCATED AT THE  
SOUTHWEST CORNER OF BENTON STREET & BENTON COURT.  
ELEV.=740.39

NOTE: THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THE  
PERMITTING AGENCIES APPROVAL STAMPS ARE AFFIXED HERETO.  
THESE PLANS ARE ONLY VALID IF THEY CONTAIN THE SEAL AND SIGNATURE  
OF THE ENGINEER ON THE TITLE PAGE OF A BOUND SET.  
ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO GOVERNMENT STANDARDS. ALL COST  
ESTIMATES SHALL BE BASED ON THE LATEST MARKET PRICES AND LABOR NECESSARY TO MEET GOVERNMENT  
STANDARDS TO COMPLETE THESE IMPROVEMENTS.  
ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE ILLINOIS  
DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD  
AND BRIDGE CONSTRUCTION, DATED JAN. 1, 2007 OR LATER ADDITION.

SPECIAL NOTE:  
THIS DESIGN IS NOT FOR CONSTRUCTION  
UNLESS APPROVAL STAMP FROM  
COUNTY, VILLAGE, OR CITY REGULATORY  
DEPARTMENT IS AFFIXED HERETO

NOT IN WHOLE OR PART...  
JULIE  
1-800-892-0133  
Call: 847-344-1000


and  
Technology, Inc.  
851 BENTON ST. N. W. S.W. 2ND FLOOR  
DEERFIELD, ILLINOIS 60015  
P: (847) 344-1000 F: (847) 344-1002  
E: LAND@FFTECH.COM

REV. 1	1/28/08	REV. FOR VALUE OF PLATING NUMBER LETTERS 11-28-07
REV. 2	2/20/08	REV. FOR VALUE OF PLATING NUMBER LETTERS 11-28-07
REV. 3	3/11/08	REV. FOR VALUE OF PLATING NUMBER LETTERS 11-28-07
REV. 4	3/11/08	REV. FOR VALUE OF PLATING NUMBER LETTERS 11-28-07
REV. 5	3/11/08	REV. FOR VALUE OF PLATING NUMBER LETTERS 11-28-07
REV. 6	3/11/08	REV. FOR VALUE OF PLATING NUMBER LETTERS 11-28-07

**TITLE SHEET:**  
CLIENT: DAVE FLOOD, FLOOD ENGINEERING SERVICES.  
851 BENTON ST. N. W. S.W. 2ND FLOOR  
DEERFIELD, ILLINOIS 60015  
P: (847) 344-1000 F: (847) 344-1002  
E: LAND@FFTECH.COM

DATE: 11/28/07  
DRAWN BY: LPH/AM  
CHECKED BY: PHE  
SCALE: AS SHOWN

PAGE 1 OF 6  
PROJECT NUMBER: 06-321



ASME STANDARD  
1" = 20'

**JULIE**  
 1-800-874-0123  
 Call (630) 251-1000  
 E: LANDY@LANDYENGINEERING.COM  
 P: (630) 251-1000  
 3022 N. MAIN STREET, DEERFIELD, IL 60015

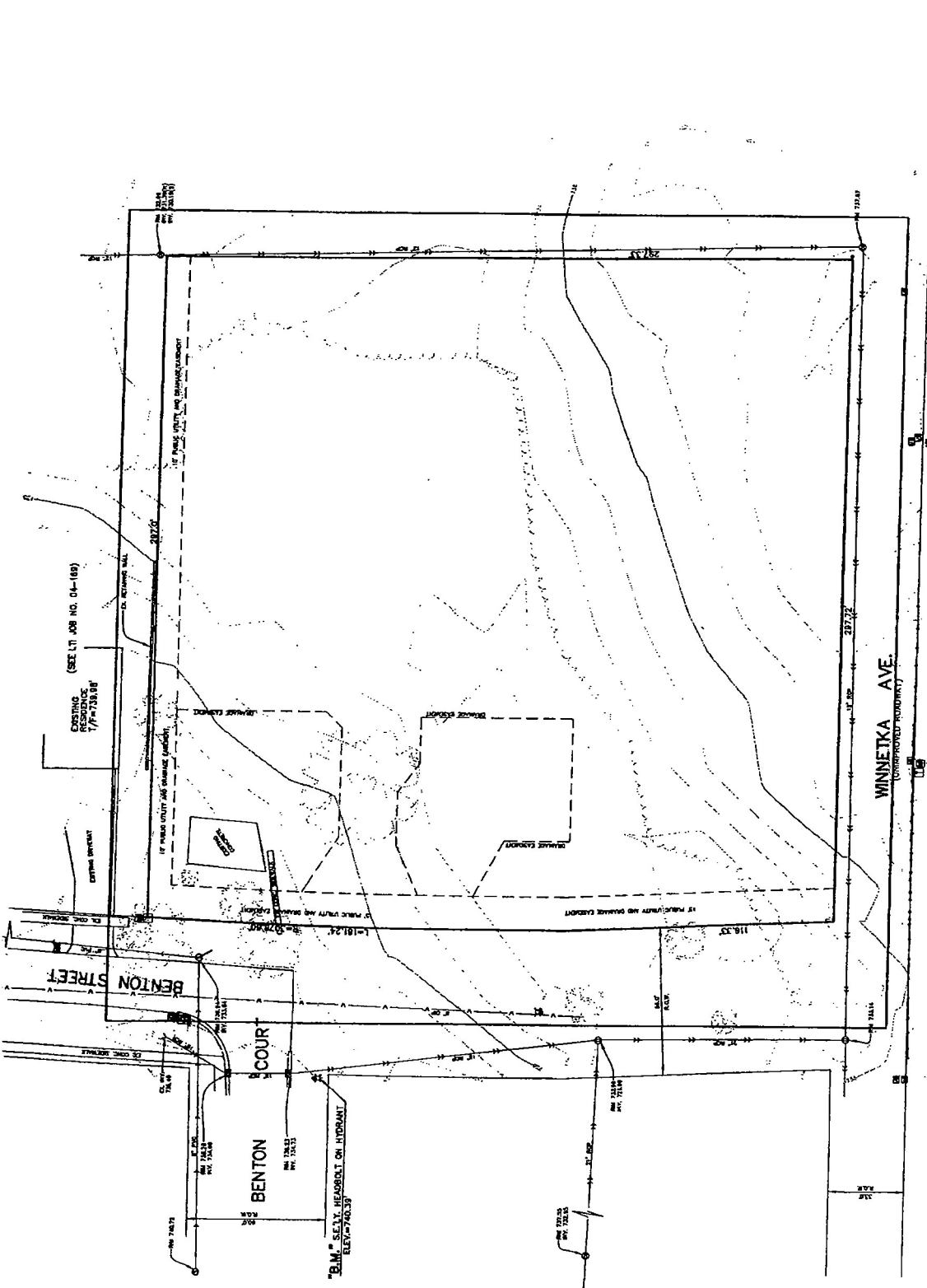
**and**  
 technology, inc.

**EXISTING CONDITIONS PLAN:**  
 CLIENT: DAVID SPOD, PLOOD ENTREPRENEURS,  
 551 BENTON SUBD., N.W. SECS. 25, T22N, R10E.  
 FIELD OF PAVEMENT

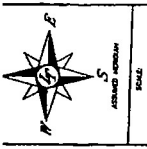
REV. 1	7/24/07	REV. PER CLIENT
REV. 2	8/2/07	REV. PER SPOD
REV. 3	7/27/08	REV. PER SPOD
REV. 4	1/11/08	REV. PER SPOD
REV. 5	3/14/08	REV. PER SPOD

DATE: 07/24/07  
 DRAWN BY: CTV/AM  
 CHECK BY: JPK  
 PROJECT: 06-321

**PAGE 2 OF 6**



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SCALE  
1" = 20'

**JULIE**  
1-800-892-0133  
1-815-285-2222  
F: (815) 285-2222  
E: (815) 285-2222  
P: (815) 285-2222  
WWW.LANDTECHNOLOGY.COM

8022 W. MAIN STREET HEBBURN, IL 60050  
and  
Technology, Inc.

REGISTERED PROFESSIONAL ENGINEER  
STATE OF ILLINOIS  
NO. 044-189

CLIENT: DAYD FLOOD, FLOOD MANAGEMENT  
851 BENTON BLVD., WILSON, ILLINOIS  
VILLAGE OF PALMTRIE

REVISED 2/17/08  
REV. FOR PLUMBING AND ELECTRICAL  
REV. 1/11/08  
REV. FOR PLUMBING AND ELECTRICAL  
REV. 1/20/08  
REV. FOR PLUMBING AND ELECTRICAL  
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REV. FOR PLUMBING AND ELECTRICAL  
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REV. FOR PLUMBING AND ELECTRICAL  
REV. 1/20/08

DATE: 5/17/08  
DRAWN BY: JAM  
CHECKED BY: JAM

PROJECT NAME: 04-189-01  
SHEET NO. 9 OF 6

DATE: 5/17/08  
DRAWING NUMBER: 06-321

ENGINEERING & GRADING PLAN

NOTE: MAINTAIN MINIMUM 5.5 FT. SLOPE OVER ALL WATER SURFACES. PROVIDE 18" MIN. COVER OVER FOREMAN WHERE POSSIBLE.

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NOTE: BASKET PROCEEDURE TO BE DONE ACCORDING TO THE SPECIFICATIONS BY SOIL & MATERIAL CONSULTANTS, INC. DATED: JUNE 14, 2007.

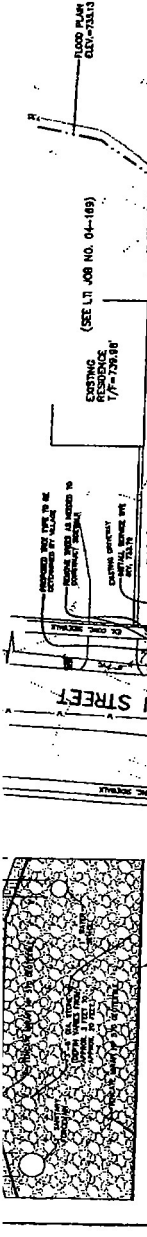
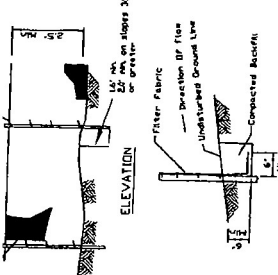


EXHIBIT "A"

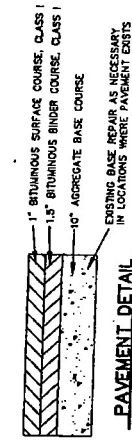




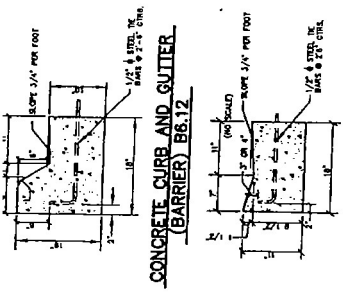
**FABRIC ANCHOR DETAIL**

Installation Requirements  
 - All materials and the installation process must conform with AASHTO - 288-00 standards  
 - Posts to be Wood, steel or synthetic  
 - Height of 3.2 ft. - burial depth 1.5 to 2.0 ft. on slopes 3:1 or greater  
 - Post dimensions  
 - Diameter = 1.5" x 1.2"  
 - Fabric buried in a "J" contour  
 - C shape, weighing 1.3 lbs/ft. depth of 5.9" to a minimum  
 - Trench to be backfilled and compacted

**SILT FENCE DETAIL**



**PAVEMENT DETAIL**



**CONCRETE CURB AND GUTTER (BARRIER) 86.12**

**CONCRETE CURB AND GUTTER (DEPRESSED) (SEE SCALE)**

See Protective Chart for Protection Type

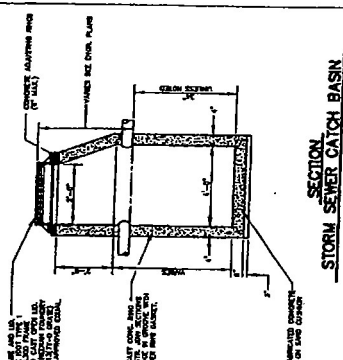
Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Temperature												
Humidity												
Soil Temp												
Soil Moisture												

- A. KENTUCKY BLUEGRASS 100LBS/AC MIXED WITH PERENNIAL RYEGRASS @ 150LBS/AC
  - B. KENTUCKY BLUEGRASS 65LBS/AC + 2 TONS 45/85/AC + 2 TONS STRAIN MULCH PER AC
  - C. SPRING DATE 100LBS/AC
  - D. WHEAT OR CEREAL RYE 150LBS/AC
  - E. SOU
  - F. STRAIN MULCH 2 TONS/AC
- \* PROTECTION NEEDED DURING WIND, RAIN AND SEPTUASER  
 \*\* PROTECTION NEEDED FOR 2-3 WEEKS AFTER SOODING

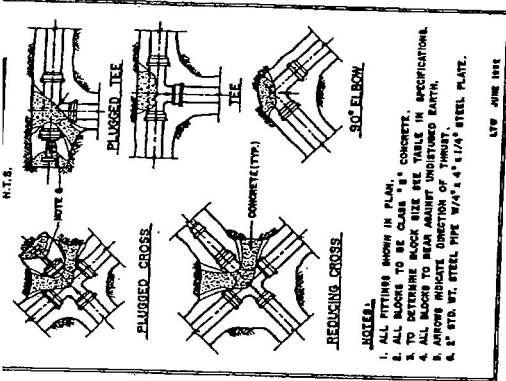
**SOIL PROTECTION CHART**

**GENERAL SEEDING SPECIFICATIONS:**

- 1) All seedlings shall be planted and covered as follows:
- 2) Seedlings shall be planted in rows 1' x 2' apart with one stem-plant to place
- 3) Seedlings shall be planted in rows 1' x 2' apart with one stem-plant to place
- 4) Seedlings shall be planted in rows 1' x 2' apart with one stem-plant to place
- 5) Seedlings shall be planted in rows 1' x 2' apart with one stem-plant to place
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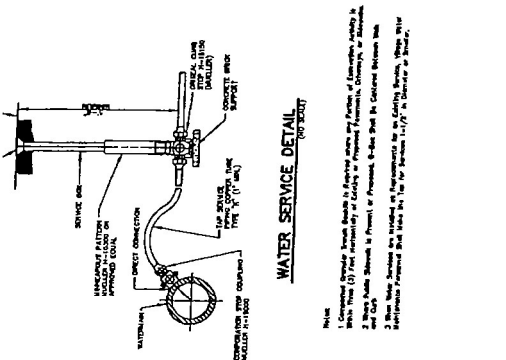
**SECTION STORM SEWER CATCH BASIN (NO BUILT)**



N.T.S.

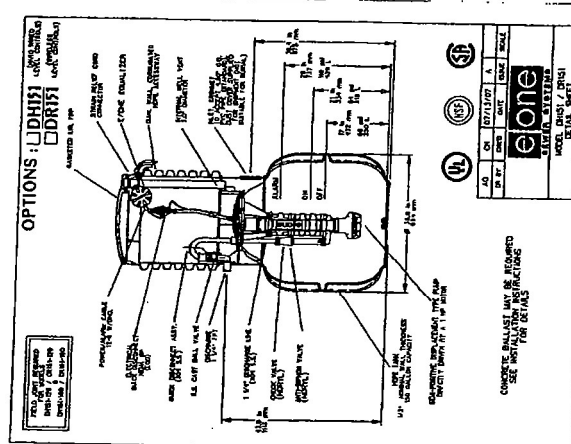
**NOTES:**

- 1. ALL LINES SHOWN IN PLAN.
- 2. ALL BLOCKS TO BE 18" CONCRETE.
- 3. TO DETERMINE BLOCK SIZE, SEE TABLE IN SPECIFICATIONS.
- 4. ALL BLOCKS TO BEAR ADEQUATE UNIFORM LOAD.
- 5. ARROWS INDICATE DIRECTION OF TRAFFIC.
- 6. 1" STD. HT. STEEL PIPE W/4" x 1/4" STEEL PLATE.



**WATER SERVICE DETAIL (NO BUILT)**

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**DETAIL SHEET**

CLIENT: BAYD FLOOR, GOOD ENTERPRISES, 951 BENTON STREET, N. ASHCROFT, ILLINOIS, 62521  
 DRAWN BY: CT/ALM  
 CHECKED BY: JRM  
 DATE: 5/1/00  
 SCALE: 1/4" = 1'-0"  
 PROJECT: 06-321  
 SHEET: 6 OF 6  
 150 GAL CAPACITY  
 MA0051F02  
 MODEL: DMS17/DSU1  
 DETAIL SHEET  
 150 GAL CAPACITY  
 MA0051F02  
 MODEL: DMS17/DSU1  
 DETAIL SHEET

**JULIE**  
 1-800-892-0173  
 Call Julie for more information  
 2922 W. MAIN STREET, MERRIN, IL 60069  
 Technology, Inc.

**DETAIL SHEET**  
 CLIENT: BAYD FLOOR, GOOD ENTERPRISES, 951 BENTON STREET, N. ASHCROFT, ILLINOIS, 62521  
 DRAWN BY: CT/ALM  
 CHECKED BY: JRM  
 DATE: 5/1/00  
 SCALE: 1/4" = 1'-0"  
 PROJECT: 06-321  
 SHEET: 6 OF 6  
 150 GAL CAPACITY  
 MA0051F02  
 MODEL: DMS17/DSU1  
 DETAIL SHEET



**ORDINANCE NO. 0-17-09**

**AN ORDINANCE GRANTING SPECIAL USES FOR  
LOT ONE & TWO IN THE BENTON STREET SUBDIVISION  
FOR THE PROPERTY COMMONLY KNOWN AS THE NORTHEAST CORNER OF  
BENTON STREET AND UNIMPROVED WINNETKA AVE. (CASE NO. 07-151)**

**Published in pamphlet form by authority of the  
Mayor and Village Council of the Village of Palatine  
on February 2, 2009**

**ORDINANCE NO. 0-17-09**

**AN ORDINANCE GRANTING SPECIAL USES FOR  
LOT ONE & TWO IN THE BENTON STREET SUBDIVISION  
FOR THE PROPERTY COMMONLY KNOWN AS THE  
NORTHEAST CORNER OF BENTON STREET AND UNIMPROVED WINNETKA AVE.  
PIN 02-26-105-004 (CASE NO. 07-151)**

**WHEREAS, pursuant to a petition and public hearing on November 4, 2008 of which public notice was given as required by law, the Plan 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 yard in a floodplain pursuant to Section 6.08 (d) (2) (a) of the Palatine Code of Ordinances Appendix B; and a Special Use to permit filling of land in a floodplain pursuant to Section 6.08 (d) (2) (d) of the Palatine Code of Ordinances Appendix B, on the following legally described property:**

**Lots 1 & 2 in the Benton Street Subdivision being a resubdivision of Lot 3 in Block 14 in Arthur T. McIntosh and Company's Palatine Estates Unit No. 2 in the North 1/2 of the N.W. 1/4 of Section 26, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County Illinois**

**commonly known as PIN 02-26-105-004 (aka Northeast corner of Benton Street and unimproved Winnetka Avenue)**

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

**SECTION 1: A Special Use to permit a yard in a floodplain pursuant to Section 6.08 (d) (2) (a) of the Palatine Code of Ordinances Appendix B; and a Special Use to permit filling of land in a floodplain pursuant to Section 6.08 (d) (2) (d) of the Palatine Code of Ordinances Appendix B, is hereby granted for Lot 1 and a Special Use to permit filling of land in a floodplain pursuant to Section 6.08 (d) (2) (d) of the Palatine Code of Ordinances Appendix B, is hereby granted for Lot 2, subject to the following conditions:**

- 1. The Special Use approvals to permit a yard in a floodplain and to permit filling of land in a floodplain are granted for Lot 1 in the Benton Street Subdivision, as illustrated in the plans attached hereto as Exhibit 'A' and subject to the following conditions.**

- 2. The Special Use to permit filling of land in a floodplain is granted for Lot 2 in the Benton Street Subdivision, as illustrated in the plans attached hereto as Exhibit 'A' and subject to the following conditions.**
- 3. The Special Use request to permit a yard in a floodplain for Lot 2 shall be considered by the Village Council only upon compliance with the following conditions:**
  - a. In order to measure the effectiveness of the new storm sewer (Winnetka Avenue), among other locations, run-off measurements shall be collected at the drainage structure proximate to the northeast corner of the Lot 1 prior to and after the construction of the Winnetka Avenue Storm Sewer. Additionally, once this storm sewer project has been completed and after the occurrence of a 2.5 inch rain event in a 24-hour period or other significant rain event deemed sufficient by the Village Engineer to test the operation of the new storm sewer and determine that it functions adequately, and:**
  - b. All of the subdivision grading has been completed in accordance with the approved plans and the Village Engineer has determined that no new adverse impacts to the adjacent properties have been created as a result. The Petitioner shall be solely responsible for returning all of Lot 2 to its pre-altered elevations in a state satisfactory to the Village Engineer; if corrective measures acceptable to the Village Engineer to remedy any new adverse impacts have not been implemented.**
  - c. No building permit shall be issued for the construction of a home on Lot 2 unless conditions 3 (a) and 3 (b) outlined above have been satisfied and the Village Council has granted approval of the Special Use to permit a yard in a floodplain for Lot 2.**
- 4. Prior to the commencement of the subdivision grading a letter of credit in the amount of \$20,000 shall be submitted in a manner acceptable to the Village Engineer. Prior to either the recording of the Plat of Subdivision or the issuance of a building permit for either lot an additional letter of credit in the amount of \$62,197 shall be submitted in a manner acceptable to the Village Engineer.**
- 5. Upon request the Petitioner or the Petitioner's Engineer shall provide the Village with any monitoring well or other relevant information needed.**
- 6. The development shall substantially conform to the engineering plans by Land Technology, Inc. dated and last revised 5/14/08 and attached hereto as Exhibit 'B', except as such plan may be changed to conform to Village Codes and Ordinances and the following conditions:**
- 7. Review fees in the amount of \$2,894.93 shall be submitted.**
- 8. Cash-in-lieu of detention shall be paid in the amount of \$3,056.62**

9. A recapture in the amount of 7.2% of the cost incurred by the Village of Palatine to design and construct the Winnetka Ave Storm Sewer Project shall be paid, prior to the issuance of a building permit for Lot 2.
10. A NPDES permit shall be submitted.
11. A restrictive covenant shall be recorded with the County in a manner acceptable to the Village attorney which explicitly identifies the restrictions on structures and uses of the property.
12. The soils engineer for the project shall work with Village Staff to ensure the construction of all utilities, sidewalks, and other public improvements are completed in a satisfactory manner. The soils engineer for the project shall be on site during construction of these improvements if directed by the Village Engineer.
13. The engineering plans shall be revised, in a manner acceptable to the Village Engineer, to note that the area of compensatory storage shall be inspected by a licensed soils engineer after the excavation is completed to determine that the soils are sufficiently impermeable to prevent excessive mitigation of the stored water toward the adjoining properties.

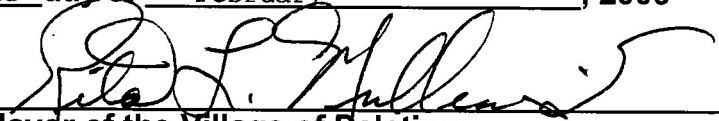
**SECTION 2:** That the petition for a special use, a copy of the public notice and the report of the hearing be attached hereto and form a part of this ordinance.

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

**PASSED:** This 2nd day of February, 2009

**AYES:** 4 **NAYS:** 2 **ABSENT:** 0 **PASS:** 1

**APPROVED** by me this 2nd day of February, 2009

  
 \_\_\_\_\_  
 Mayor of the Village of Palatine

**ATTESTED** and **FILED** in the office of the Village Clerk this  
2nd day of February, 2009

  
 \_\_\_\_\_  
 Village Clerk





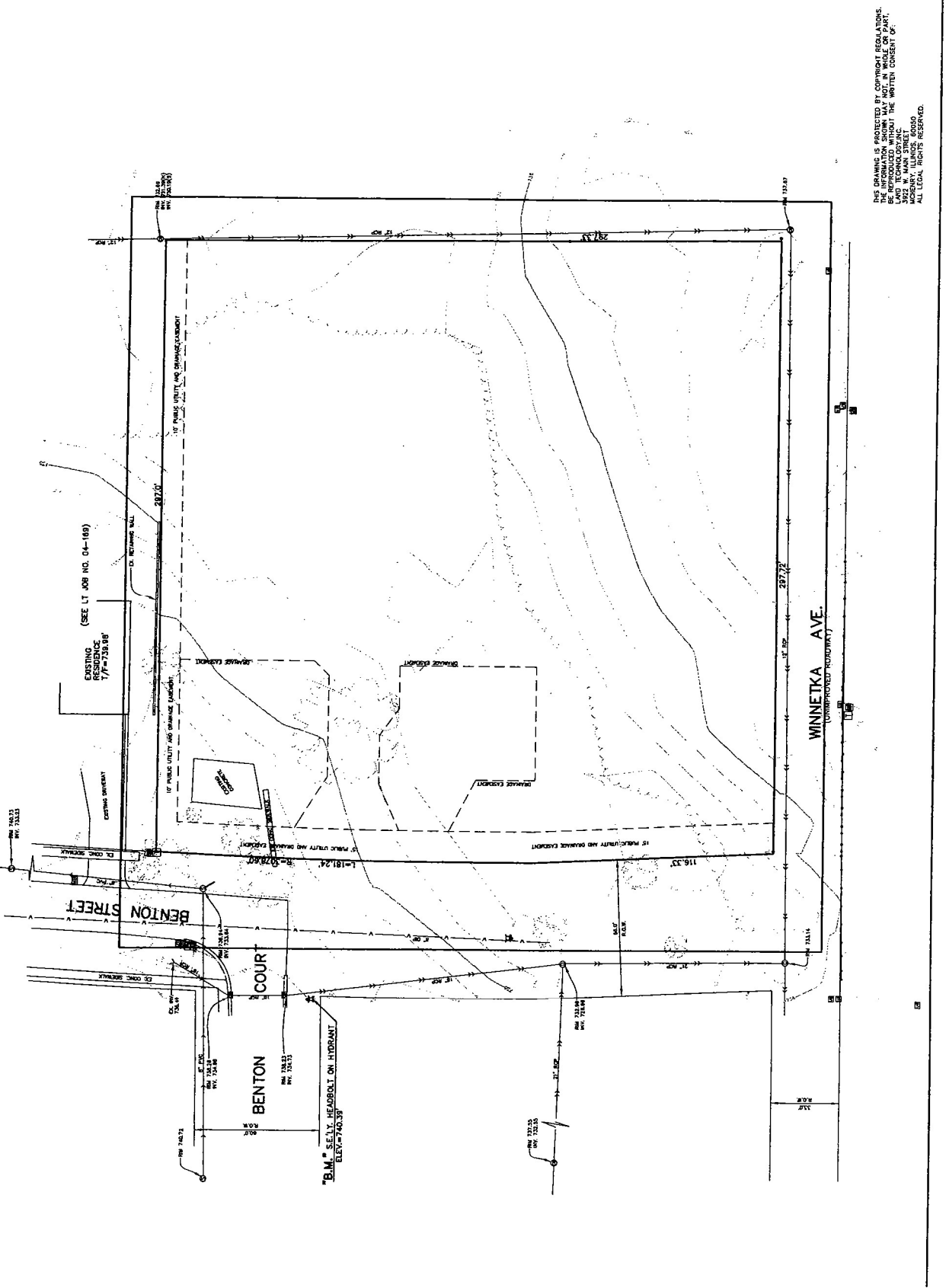
REV. 5	3/1/20	REV. FOR VILLAGE OF PALM BEACH
REV. 4	1/1/20	REV. FOR VILLAGE OF PALM BEACH LETTER # 2-1-20
REV. 3	2/20/20	REV. FOR VILLAGE OF PALM BEACH LETTER # 2-1-20
REV. 2	1/20/20	REV. FOR VILLAGE OF PALM BEACH LETTER # 1-24-20
REV. 1	7/20/17	REV. FOR CONDT
DATE	1/1/20	
BY		
CHKD		
APP		

CLIENT: DAVID FLOOD, FLOOD ENTERPRISES,  
961 BENTON SUBD., N.W. SEC. 25, T29N, R10E,  
VILLAGE OF PALM BEACH

DRAWN BY: CVA/JAM  
CHECKED BY: JAM  
DATE: 5/11/20  
PAGE 2 OF 6  
DRAWING NUMBER:  
06-321

**and** technology inc.  
9222 W. MAIN STREET, MERRITT, IL 60050  
P: (615) 968-9200 F: (615) 968-9228  
E: LAND@BENTONANDTECHNOLOGY.COM

SCALE: 1" = 20'  
AS SHOWN  
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S  
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W



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IT IS THE PROPERTY OF THE ENGINEER AND ARCHITECT.  
IT SHALL NOT BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF  
THE ENGINEER AND ARCHITECT.  
3000 W. MAIN STREET  
MERRITT, ILLINOIS 60050  
ALL LEGAL RIGHTS RESERVED.



SCALE: 1" = 20'

**JULIE**  
1-800-892-0123  
CIVIL ENGINEER  
REGISTERED PROFESSIONAL ENGINEER  
NO. 100000

**and**  
**technology, inc.**  
3222 W. MAIN STREET, SUITE 200  
DENVER, CO 80202  
P: (303) 733-8800  
F: (303) 733-8800  
WWW.ANDTECHNOLOGY.COM

REV.	DATE	DESCRIPTION
REV. 1	7/20/07	REV. PER CLIENT
REV. 2	7/20/07	REV. PER CLIENT
REV. 3	7/20/07	REV. PER CLIENT
REV. 4	7/20/07	REV. PER CLIENT
REV. 5	7/20/07	REV. PER CLIENT
REV. 6	7/20/07	REV. PER CLIENT
REV. 7	7/20/07	REV. PER CLIENT
REV. 8	7/20/07	REV. PER CLIENT
REV. 9	7/20/07	REV. PER CLIENT
REV. 10	7/20/07	REV. PER CLIENT
REV. 11	7/20/07	REV. PER CLIENT
REV. 12	7/20/07	REV. PER CLIENT
REV. 13	7/20/07	REV. PER CLIENT
REV. 14	7/20/07	REV. PER CLIENT
REV. 15	7/20/07	REV. PER CLIENT
REV. 16	7/20/07	REV. PER CLIENT
REV. 17	7/20/07	REV. PER CLIENT
REV. 18	7/20/07	REV. PER CLIENT
REV. 19	7/20/07	REV. PER CLIENT
REV. 20	7/20/07	REV. PER CLIENT

CLIENT: DAVID FLOOD, FLOOD ENTERPRISES  
951 BENTON SUBD., N.W. SEC. 26, T. 2N, R. 10E  
VILLAGE OF PALM TREE

DATE: 7/14/08  
DRAWN BY: JAA  
CHECKED BY: JAA  
DESIGNED BY: JAA

PAGE 3 OF 6  
DRAWING NUMBER: 06-921

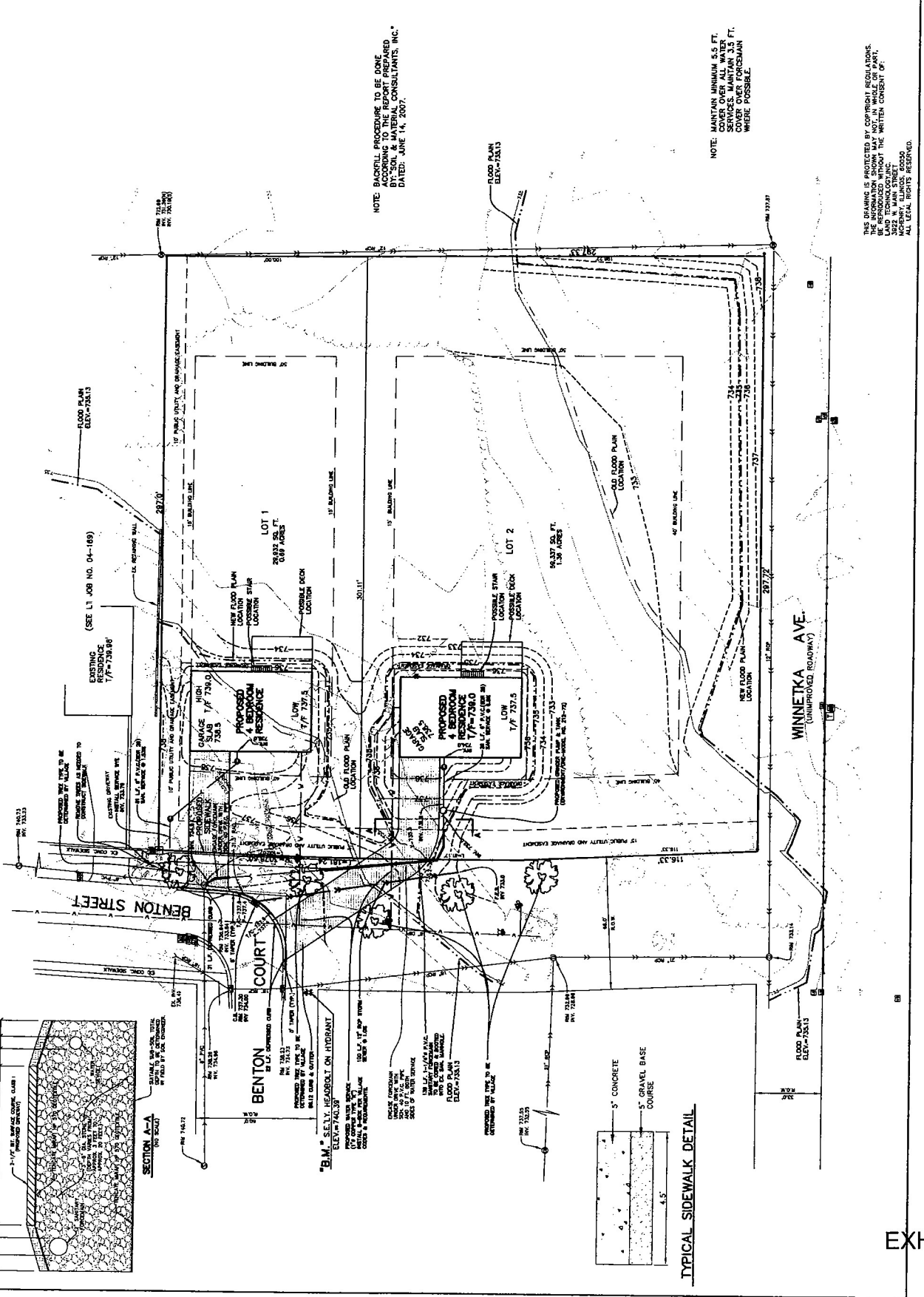


EXHIBIT "A"



SCALE: 1" = 20'

**JULIE**  
 CONSULTANT  
 1-800-892-0123  
 3522 W. MAIN STREET  
 BENTON, AR 72015

**and technology, inc.**  
 3522 W. MAIN STREET, BENTON, AR 72015  
 P: (501) 383-9200 F: (501) 383-9228  
 E: LANDTECH@LANDTECHNOLOGY.COM

REV.	DATE	DESCRIPTION
REV. 1	7/27/07	REV. PER CLIENT
REV. 2	10/26/08	REV. PER VILLAGE OF PALATKA
REV. 3	10/26/08	REV. PER VILLAGE OF PALATKA
REV. 4	1/17/09	REV. PER VILLAGE OF PALATKA
REV. 5	3/17/09	REV. PER VILLAGE OF PALATKA

**BROSON CONTROL PLAN:**  
 CLIENT: DAVID FLOOD, FLOOD ENTERPRISES  
 951 BENTON SUBD., N.W. SEC. 26, T42N, R10E  
 VILLAGE OF PALATKA

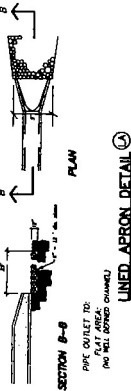
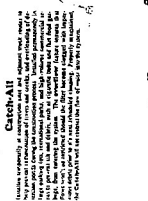
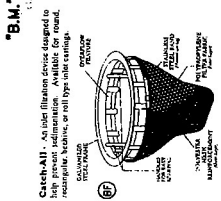
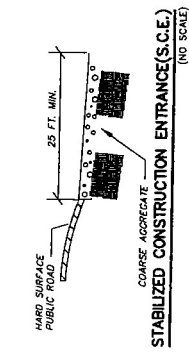
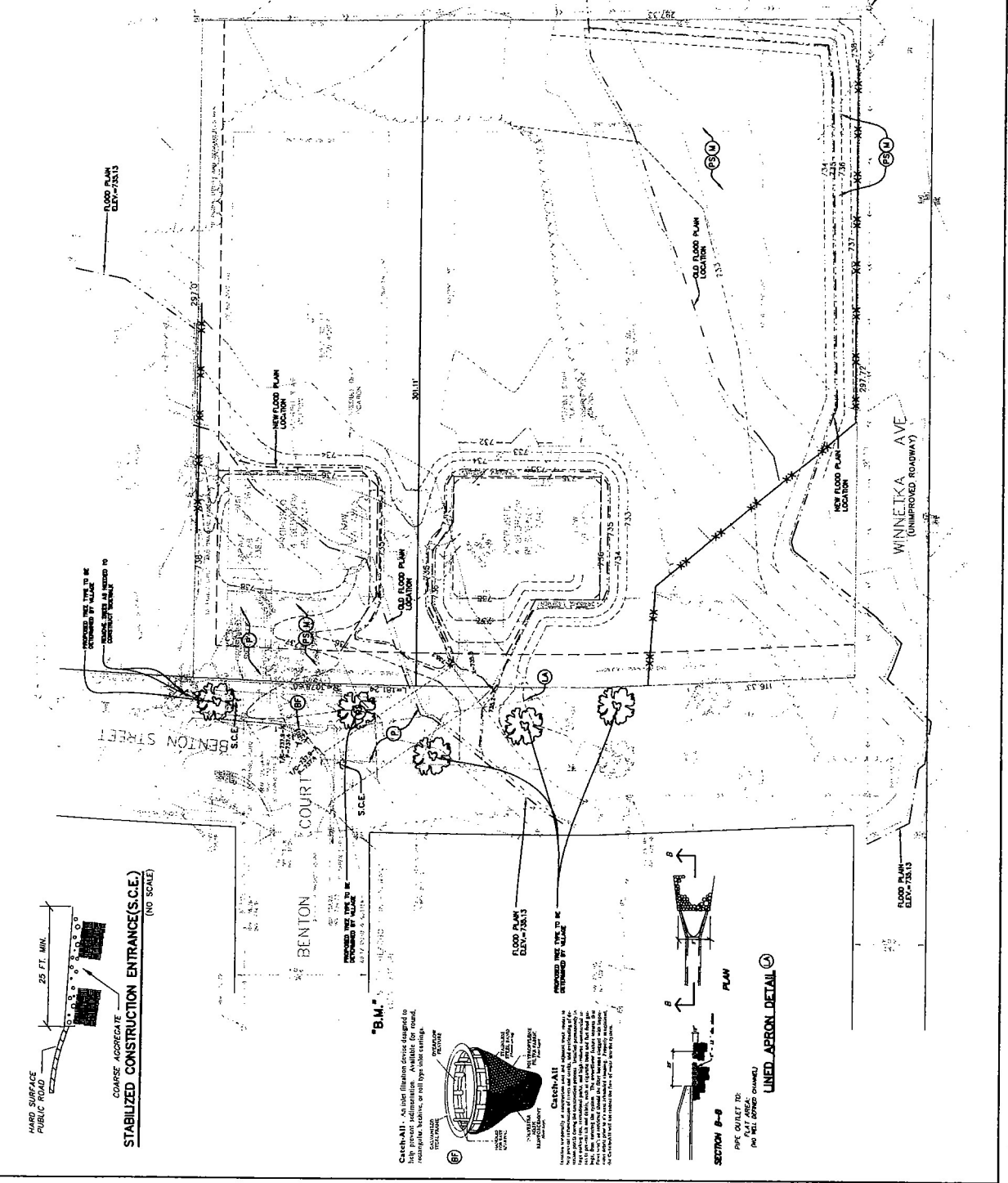
DESIGNED BY: CTA/JAM  
 CHECKED BY: JPK  
 DATE: 5/14/09

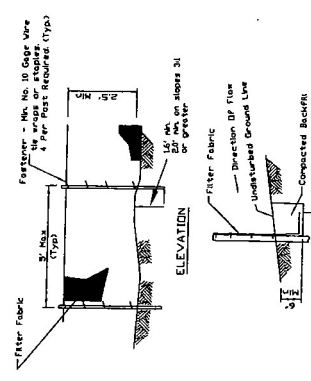
PAGE 4 OF 6  
 DRAWING NUMBER: 06-321

**CONSTRUCTION SEQUENCE AND RESPONSIBLE CONTRACTOR**

1. Install Existing Utility Structures
2. Excavate and Install Catch-Ball
3. Excavate and Install S.C.E.
4. Excavate and Install Flood Plan
5. Excavate and Install Flood Plan
6. Excavate and Install Flood Plan
7. Excavate and Install Flood Plan
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16. Excavate and Install Flood Plan
17. Excavate and Install Flood Plan
18. Excavate and Install Flood Plan
19. Excavate and Install Flood Plan
20. Excavate and Install Flood Plan

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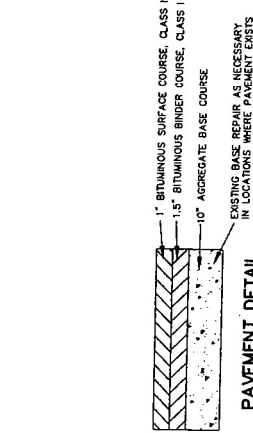




**FABRIC ANCHOR DETAIL**

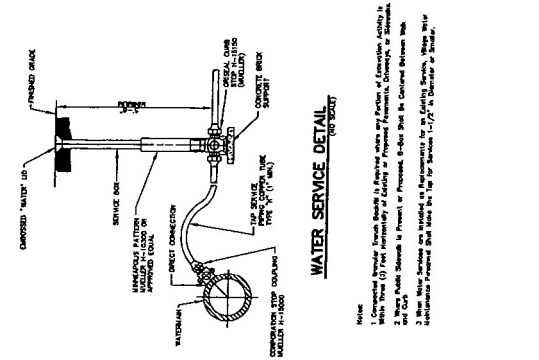
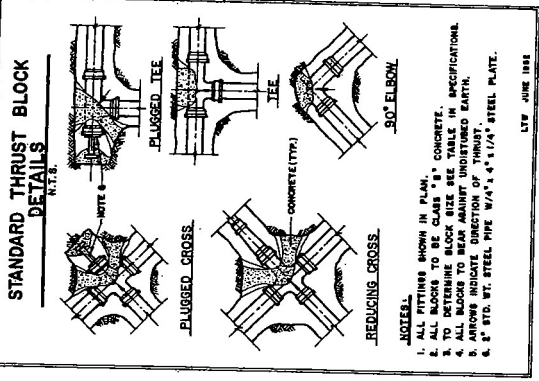
Installation Requirements:  
 - All materials and the installation process must conform with AASHTO - 288-80 standards.  
 - Posts to be Wood, steel or synthetic.  
 - Minimum depth of anchor 18" on slopes less than 3:1 or greater.  
 - Post dimensions:  
 - Hardwood = 1 1/2" x 1 1/2"  
 - Steel = U.T.L. or C-channel weighing 1.3 lbs./ft.  
 - Fabric buried in a "J" configuration to a minimum depth of 5.9' in a trench.  
 - Trench to be backfilled and compacted.

**SILT FENCE DETAIL**



**EROSION CONTROL TABLE**

CONTROL MEASURE	CONTROL CHARACTERISTICS	INSTALLATION	MAINTENANCE	REMOVAL
VEGETATION	Permanent Seeding	1. Seed and mulch immediately following construction.	1. Inspect and water as needed.	1. Remove after vegetation is established.
VEGETATION	Temporary Seeding	1. Seed and mulch immediately following construction.	1. Inspect and water as needed.	1. Remove after vegetation is established.
VEGETATION	Straw Mulch	1. Apply straw mulch to exposed soil.	1. Inspect and water as needed.	1. Remove after vegetation is established.
VEGETATION	Straw Mulch	1. Apply straw mulch to exposed soil.	1. Inspect and water as needed.	1. Remove after vegetation is established.
VEGETATION	Straw Mulch	1. Apply straw mulch to exposed soil.	1. Inspect and water as needed.	1. Remove after vegetation is established.



**and technology inc.**

3922 W. MAIN STREET MERRILL, WI 53001  
 (608) 251-3434  
 FAX: (608) 251-3435  
 E-MAIL: INFO@ANDTECH.COM

**Soil Protection Chart**

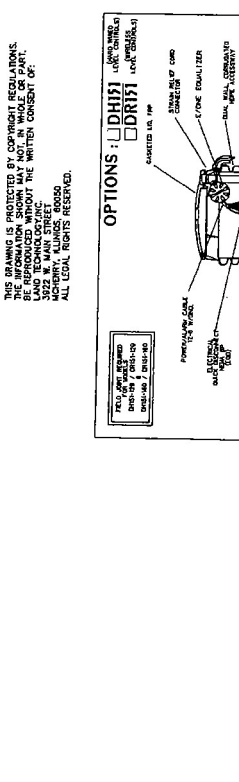
Soil Type	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
Soil Type	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50

**SOIL PROTECTION CHART**

IRRIGATION NEEDED DURING JUNE, JULY AND SEPTEMBER FOR 2-3 WEEKS AFTER SOODING

**GENERAL SEEDING SPECIFICATIONS:**

- 1) Seed and mulch immediately following construction.
- 2) Seed and mulch immediately following construction.
- 3) Seed and mulch immediately following construction.
- 4) Seed and mulch immediately following construction.
- 5) Seed and mulch immediately following construction.
- 6) Seed and mulch immediately following construction.
- 7) Seed and mulch immediately following construction.
- 8) Seed and mulch immediately following construction.
- 9) Seed and mulch immediately following construction.
- 10) Seed and mulch immediately following construction.



**DETAIL SHEET**

CLIENT: DAYTON FOOD ENTERPRISES  
 851 BENTON SUBD. - N.W. SEC. 26, T42N, R10E

**DATE: 5/1/96**

**PAGE 5 OF 6**

**DRAWING NUMBER: 06-921**

**erosion control systems**

150 GAL CAPACITY  
 NA0051P02

DATE: 07/11/07  
 SCALE: AS SHOWN



PLAN COMMISSION  
Tuesday, November 4, 2008

Present: Dennis Dwyer, Russ Smith, Patrick Noonan, Conrad Hansen, Teri Williams, Liz Noe, Sally Sinacore, Dave Seiffert, Matthew Lewandowski, Village Engineer  
Mike Danecki, Planner Kevin Anderson.  
Absent: Ben Applegate, Katherine Sawyer.

The minutes of the October 7 meeting were approved as distributed.

**Report of Public Hearing – Case 08-69 – 268 S. Crescent ave. & 714 W. Brookside st.**

Planner Anderson said the petitioner has requested a second continuance until November 18 in an effort to confer about the proposal with neighbors.

Mrs. Williams moved, Noonan seconded that the public hearing be continued until November 18.

Unanimously carried  
(9-0)

**Report of Public Hearing – Case 07-151 – Northeast Corner of Benton st. and Unimproved Winnetka ave.**

The notice of public hearing was read by the chairman. The petitioner in Case 07-151, Flood Enterprises, seeks approval of a preliminary and final plat of subdivision to permit a 2-lot single family residential subdivision; approval of a special use to allow a yard in a flood plain; approval of a special use to permit filling of a flood plain for a 2.025 acre parcel at the northeast corner of Benton st. and unimproved Winnetka ave. (PIN 02-26-105-004)

The following petitioner's exhibits were introduced:

1. Petition for approval of a preliminary and final plat of subdivision
2. Palatine Real Estate Interest Disclosure Form
3. Warranty Deed
4. Plat of Survey
5. Plat of Subdivision
6. Engineering plans revised May 14, 2008

The following persons were sworn in to present the petition:

Arnie Sylvestrie  
Natalie Karney, engineer  
Jerry Kissner

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Sylvestrie said the petitioner proposes to build two homes that would in keeping with the rest of the community. He said a storm water line runs on the southern portion of the site. The developer plans to build the home on the south first to ensure the flood infrastructure is in place. He said the site would not be filled. Instead, the developer will be cutting soil out to create compensatory storage and to remove peat. He proposes to build private driveways from Benton st. which will remain as it is currently.

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When this item was originally scheduled for a June 3, 2008 public hearing, staff believed that a required storm sewer extension could be funded through federal monies. Shortly before that hearing, it became apparent that this sewer project would not be eligible for the federal funding. Without the sewer installation this project could not proceed since an existing storm sewer in this location is not functioning properly and would need to be abandoned. Since June, the Village's capital improvements budget has been reorganized to accommodate the sewer construction.

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Anderson noted that three vacant parcels are still in the neighborhood adjacent to Plum Grove rd. He said he does not know the future use of these parcels, but their ultimate development may influence the future extension of Benton st. He noted that the terminus of the Benton st. right-of-way is unimproved Winnetka st., a 40-foot right-of-way, for which the village has no future development plans.

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Natalie Karney, engineer, said she has maintained the same volume of run-off plus 10 percent more based on a 100-year storm storage. She noted that a house did exist on lot #1 previously, so the only increase in impervious surface will come from lot #2.

Mark Mayo, 4542 Gettysburg, asked what might cause an extension to Benton st. Anderson responded, "New construction or fire department requirements."

Mayo said he is concerned about the development of Winnetka st. which would make his property sandwiched between two streets. Danecki said the Winnetka st. right-of-way is not in Palatine's jurisdiction. Also, a 40-foot right-of-way is substandard for Palatine needs.

Richard Cichanski, 135 E. Wilmette, said flooding increased every time a new house was added to Wilmette st. His house was the first to be built on that street, he said. He feels standing water is a health hazard, and he would oppose the construction of any new homes until the flooding issues are fixed first.

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**Staff Recommendation**

The proposed subdivision meets or exceeds all restrictions of the ordinance and would be by right. However, the Special Uses are the foremost request in determining if this development would be constructed as proposed. The Village Engineer has expressed concerns relating to the long term maintenance of the property and poor soil conditions. Staff recommends approval of the subdivision and action at the discretion of the Plan Commission related to the Special Uses subject to the following conditions:

1. The development shall substantially conform to the engineering plans by Land Technology, Inc. dated and last revised 5/14/08 and attached hereto as Exhibit 'A', except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions:
2. A letter of credit in the amount of \$90,983.53 shall be submitted.
3. Review fees in the amount of \$2,894.93 shall be submitted.
4. Cash-in-lieu of detention shall be paid in the amount of \$3,056.62.
5. Recaptures for the new storm sewer shall be paid in a manner and amount acceptable to the Village Engineer.
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10. A Subdivision Improvements Agreement shall be completed in a manner acceptable to the Village Attorney.
11. The Final Plat of Subdivision shall be submitted on Mylar with all required signatures.
12. Before presentation for village council approval, the issues of soils engineering and construction of utilities on the site shall be resolved.

Anderson said wording of Condition #12 shall be finalized before submission to the village council.

Doppelt asked if storm water retention could be increased to 115 percent or 120 percent. He was reminded that one single family home can be constructed by right on this parcel today. The village requires that the new storm sewer be completed before the second house is built.

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tuesday, november 4, 2008

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Sylvestrie said his client is able to comply with all staff conditions.

The public hearing was closed at 9:05 p.m.

Mrs. Noe asked again about the extension of Benton st. Anderson responded that it would not be extended to this development. An extension would only be precipitated by future development further south.

Mrs. Sinacore said she would have to see a new storm sewer functioning before approving.

Anderson said the city of Rolling Meadows is aware of the long term sewer proposal.

#### **RECOMMENDATION**

Mrs. Noe moved, Noonan seconded that the plan commission recommend to the village council that it approve the request of the petitioner in Case 07-151, Flood Enterprises, who seeks approval of a preliminary and final plat of subdivision to permit a 2-lot single family residential subdivision; approval of a special use to allow a yard in a flood plain; approval of a special use to permit filling of a flood plain for a 2.025 acre parcel at the northeast corner of Benton st. and unimproved Winnetka ave. (PIN 02-26-105-004)

Said approval shall be contingent upon petitioner's compliance with 12 staff conditions listed above.

Unanimously carried.  
(9-0)

#### **Report of Public Hearing – Case 08-90 – 985 & 995 W. Kenilworth**

This is a continuation of a public hearing in which the petitioner, Achyut Kalyan Kidali, seeks rezoning from P Planned Development to R2 single family residential for 0.5 acres at 985 and 995 W. Kenilworth ave.

Ravi Chigurupati, representing the petitioner, was sworn in. His client seeks to build two single family homes at 985 and 995 W. Kenilworth ave.

Anderson explained that the lots exist. Previous approval was granted development under a PUD which lapsed in December 2007. Therefore, the lots must either now be rezoned to R2 to restored to P.

RESOLUTION NO. R-131-08

**A RESOLUTION  
GRANTING FINAL SUBDIVISION APPROVAL  
BENTON STREET SUBDIVISION (CASE NO. 07-151)**

WHEREAS, the Palatine Subdivision Ordinance provides qualifications governing final approval of a Subdivision Plat in Article IV FINAL PLAT; and

WHEREAS, BENTON STREET SUBDIVISION has complied with all the provisions of the Subdivision Ordinance, including a public review before the Plan Commission of the Village of Palatine.

NOW THEREFORE, BE IT RESOLVED by the Mayor and the Village Council of the Village of Palatine, that the Mayor and the Village Clerk be and are hereby directed and authorized to execute the final plat of subdivision "BENTON STREET SUBDIVISION" pursuant to the Palatine Subdivision Ordinance Article IV, Sec. 4.01(d)(3)(b) and subject to the following conditions:

1. The Final Plat of Subdivision shall substantially conform to the Plat of Subdivision prepared by Land Technology, Inc. dated and last revised 5/9/08 except as such plat may be changed to conform to Village Codes and Ordinances.
2. Recording fees shall be submitted in a manner and amount acceptable to the Village Clerk.
3. A Subdivision Improvements Agreement shall be completed in a manner acceptable to the Village Attorney.
4. The Final Plat of Subdivision shall be submitted on Mylar with all required signatures.


DATED: This 17th day of November, 2008

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

APPROVED by me this 17th day of November, 2008

  
\_\_\_\_\_  
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk  
this 17 day of November, 2008

  
\_\_\_\_\_  
Village Clerk

# FINAL PLAT OF BENTON STREET SUBDIVISION

FOR REVIEW AND COMMENT

BEING A RESUBDIVISION OF LOT 3 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE ESTATES UNIT No. 2 IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
 COMMONLY KNOWN AS: 851 S. BENTON STREET  
 TOTAL AREA = 89,270.4 Sq.Ft. = 2.049 ACRES  
 P.I.N. 02-26-105-004

PART OF LOT 2 IN BK. 14  
 ARTHUR T. MCINTOSH AND COMPANY'S  
 PALATINE ESTATES UNIT No. 2  
 REC. SEPTEMBER 1 1926 AS DOC. 4389456

LOT 1  
 POLCON SUBDIVISION  
 REC. MAY 5, 1997  
 AS DOC. 97313818

LOT 5  
 HENRICY'S RESUBDIVISION OF LOT 4  
 REC. MAY 23, 1978 AS DOC. 24460017

LOT 4  
 HENRICY'S RESUBDIVISION OF LOT 4  
 REC. MAY 23, 1978 AS DOC. 24460017

LOT 3  
 HENRICY'S RESUBDIVISION OF LOT 4  
 REC. MAY 23, 1978 AS DOC. 24460017

LOT 2  
 HENRICY'S RESUBDIVISION OF LOT 4  
 REC. MAY 23, 1978 AS DOC. 24460017

LOT 1  
 HENRICY'S RESUBDIVISION OF LOT 4  
 REC. MAY 23, 1978 AS DOC. 24460017

LOT 1  
 28,932 SQ. FT.  
 0.66 ACRES

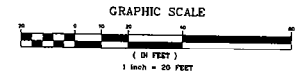
LOT 2  
 59,337 SQ. FT.  
 1.36 ACRES

BENTON STREET

WINNETKA AVE.  
 (UNIMPROVED)

DRAINAGE EASEMENT

DRAINAGE EASEMENT



PIN: #02-26-105-004

Land Technology, Inc.  
 3922 W. MAIN STREET  
 McHENRY, IL 60050  
 PHONE: (815)363-9200  
 FAX: (815)363-9223  
 E-MAIL: LANDTECH@LANDTECHLOGICS.COM  
 ILLINOIS PROFESSIONAL DESIGN FIRM No. 181-00331

- NOTES:
1. THERE MAY BE UNDERGROUND UTILITIES THAT ARE NOT SHOWN HEREON.
  2. UNLESS OTHERWISE NOTED, ONLY THOSE EASEMENTS AND SERVICE LINES THAT ARE INDICATED ON THE RECORDED SUBDIVISION PLAN AND THAT AFFECT THE SUBJECT PARCEL ARE SHOWN HEREON.
  3. CONFORME ALL NOTES BEFORE BUILDING AND REPORT ANY DIFFERENCES TO SURVEYOR.
  4. NO DIMENSIONS ARE TO BE ASSUMED BY SCALE MEASUREMENTS.
  5. THIS PLAT OF SURVEY IS VOID WITHOUT THE SEAL AND ORIGINAL SIGNATURE OF THE SURVEYOR.

CLIENT:  
**FLOOD ENTERPRISES**

DRAWN BY: JMB

CHECKED BY: JMB

1:1000 (GRAPHICAL PLAT ONLY)

DATE: 05/09/08

**BENTON STREET SUBDIVISION**  
 ARTHUR T. MCINTOSH AND COMPANY'S PALATINE ESTATES UNIT No. 2  
 N.J.S.W. SEC. 26, T42N, R10E

**PAGE 1 OF 2**

DRAWING NUMBER:  
**06-321**

EXHIBIT "A"



**TYPE: ORDINANCE & RESOLUTION SUBMITTED BY: PLANNING & ZONING DATE: 11/17/2008**

**DESCRIPTION: Consideration of 1) Preliminary and Final Plat of Subdivision; 2) Special Use to allow a yard in a floodplain; and 3) Special Use to fill in a floodplain for the property at the Northeast corner of Benton and unimproved Winnetka Streets.**

(Flood Enterprises, Inc. – Case #07-151)

(District: 2)

**COMMITTEE ACTION:**

**DATE:**

**BACKGROUND:**

The Subject Property, approximately 2.025 acres, is currently vacant. The Petitioner, owner of the property, is proposing to subdivide the property into two lots and construct two new single-family residences. Therefore, the Petitioner is requesting:

- 1. Preliminary and Final Plat of Subdivision to permit a 2-lot single-family residential subdivision.**
- 2. Special Use to permit a yard in a floodplain pursuant to Section 6.08 (d) (2) (a) of the Palatine Code of Ordinances Appendix B; and**
- 3. Special Use to permit filling of land in a floodplain pursuant to Section 6.08 (d) (2) (d) of the Palatine Code of Ordinances Appendix B.**

**ANALYSIS:**

- The Petitioner is proposing to subdivide the property into two lots and construct two new single-family residences. The proposed lots would conform to the minimum standards of the R-1 residential district and would be a by-right subdivision. The attached table provides an analysis of the proposed lots. The proposed residences would conform to the setback requirements and bulk restrictions of the R-1 zoning district.
- There are significant floodplain constraints on the property. In order to create two usable building pads, the Petitioner is proposing to fill in portions of the floodplain and provide compensatory storage in the amount of 110% the amount of fill, pursuant to the Subdivision Regulations.
- The engineering plans indicate "Possible Deck Location". Any deck in this location requires a separate Special Use. Because no architectural plans are submitted, no Special Use can be granted with this proposal.
- Almost all of the entire property, outside of the building pads, would be below the floodplain elevation and located in a drainage easement. No structures are permitted in this easement and staff is requiring that restrictive covenants, identifying the restrictions and limitations for structures and uses be recorded against this property in a manner acceptable to the Village Attorney.
- Benton Street would not be extended with this proposal. Currently, the Benton Street right-of-way terminates into a substandard unimproved right-of-way known as Winnetka Street. Winnetka Street is a 40' right-of-way and the Village does not have plans to improve Winnetka Street.
- New storm sewers would be installed to improve drainage on the property. An existing storm sewer in this location is not functioning properly and would be abandoned. Sanitary services would be provided by existing services in the Benton Street right-of-way. In order to reach these services, the residences would need to utilize a forcemain ejector system to pump effluent to the gravity sewer.

**ALTERNATIVES:**

1. Recommend approval of the Subdivision and Special Uses
2. Recommend approval of the Subdivision and denial of the Special Uses

**RECOMMENDATION:**

**Public Hearing:** November 4, 2008, Plan Commission

**Residents Testifying:** Three

**Concerns:** Drainage concerns, future development patterns

**Vote:** The Plan Commission voted unanimously to approve the request. Staff recommends action at the Village Council's discretion regarding the requested Special Uses.

**ACTION REQUIRED:**

Consider approval and Ordinance and Resolution granting of 1) Preliminary and Final Plat of Subdivision; 2) Special Use to allow a yard in a floodplain; and 3) Special Use to fill in a floodplain for the property at the Northeast corner of Benton and unimproved Winnetka Streets.

*Lot Analysis for Benton Street Subdivision*

	<b>Lot Area</b>	<b>Lot Width</b>
<b>Lot 1</b>	29,932 sf.	100'
<b>Lot 2</b>	59,337 sf.	198'
<b>R-1 Standards</b>	20,000 sf.	100'

PLAN COMMISSION  
Tuesday, November 4, 2008

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DEPT. OF PLANNING AND ZONING  
VILLAGE OF PALATINE

Zoning Docket #	
Property recorded in Torrens	
Filing Fee \$	Date Filed

PETITION FOR HEARING

PRELIMINARY PLAT OF SUBDIVISION

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): FLOOD ENTERPRISES INC. DAVID FLOOD  
 Address: 951 S BERTHO STREET  
 Telephone No. 630-629-9000 Business No. \_\_\_\_\_

2. Authorized Agent of Petitioner (if different):  
 Name: SAME  
 Address: \_\_\_\_\_  
 Telephone No. \_\_\_\_\_ Business No. \_\_\_\_\_  
 Relationship to Petitioner: \_\_\_\_\_

3. Property Interest of Petitioner(s): OWNER  
 Owner, Lessee, Contract Purchaser, etc.

4. Address of the property for which this application is being filed:  
951 South Bertho Street Palatine, Illinois

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


6. The proposed use(s) on the property, if this petition is approved is (are): 2 Residential lots

7. Current zoning of property: R-1

8. State the specific action requested.  
2 Lot Subdivision

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

Date: 10/19/2007



PETITIONER'S EXHIBIT

# 1

PUBLIC NOTICE

A public hearing will be held before the Palatine Plan Commission on Tuesday, November 4, 2008, at 8:00 PM, in the Village Council Chambers in the Palatine Community Center, 200 E. Wood Street, relative to a request for the following:

- 1. Preliminary and Final Plat of Subdivision to permit a 2 lot single-family residential subdivision;
- 2. Special Use to permit a yard in a floodplain pursuant to Section 6.08 (d) (2) (a) of the Palatine Code of Ordinances Appendix B; and
- 3. Special Use to permit filling of land in a floodplain pursuant to Section 6.08 (d) (2) (d) of the Palatine Code of Ordinances Appendix B.

The property is commonly known as PIN 02-26-105-004 (aka Northeast corner of Benton Street and unimproved Winnetka Avenue). The proposal would allow the construction of two new single-family residences.

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

FILE #: 07-151  
VILLAGE OF PALATINE

Dennis Dwyer, Chair  
Palatine Plan Commission

DATED: This 20th day of October, 2008  
Published in Daily Herald  
October 20, 2008 (4113551)N

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

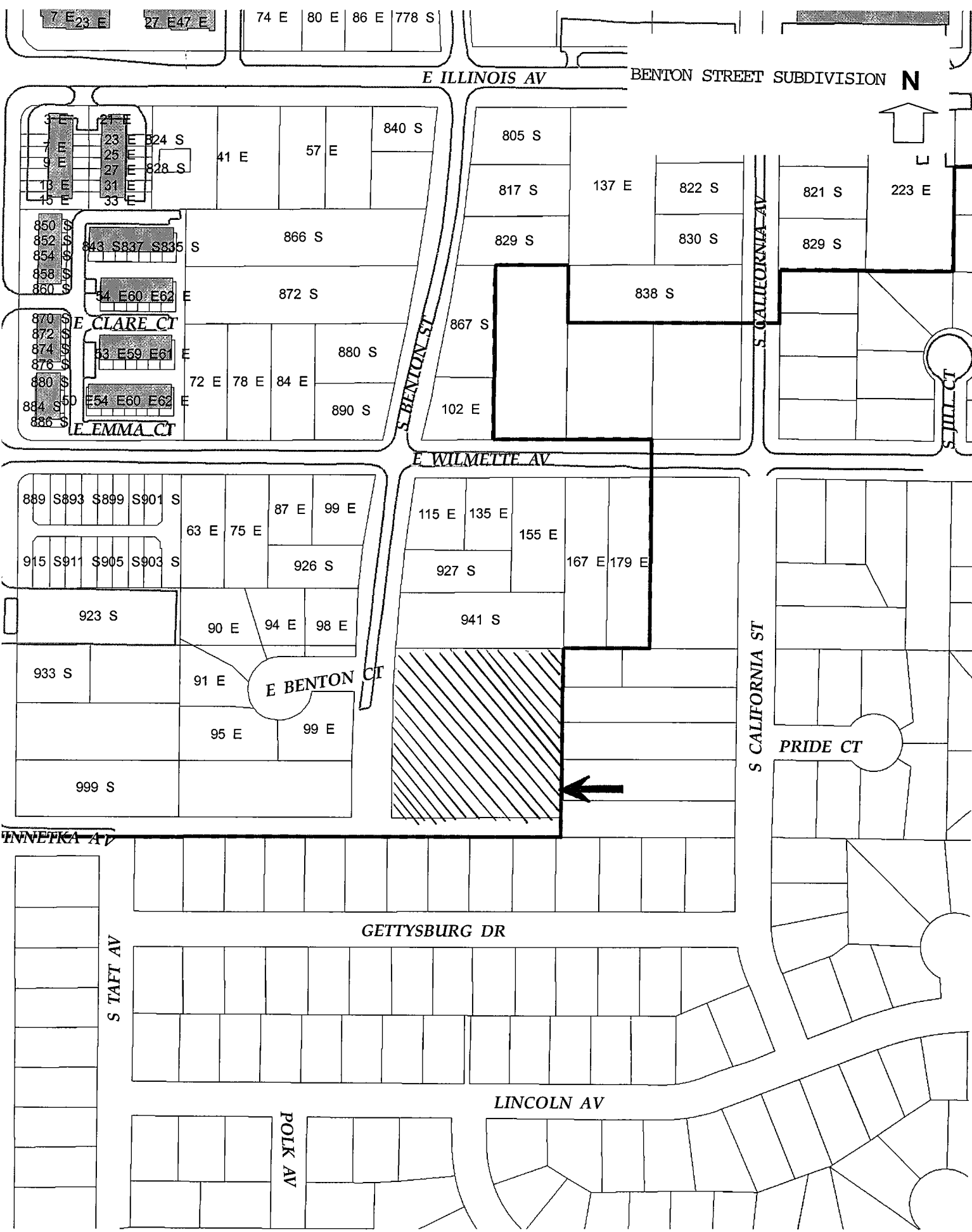
I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published October 20, 2008 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.  
DAILY HERALD NEWSPAPERS

BY Holly Bratonic  
Authorized Agent

Control # 4113551



E ILLINOIS AV

BENTON STREET SUBDIVISION

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S BENTON ST

S CALIFORNIA AV

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S CALIFORNIA ST

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PRIDE CT

ANNETKA AV

GETTYSBURG DR

S TAFT AV

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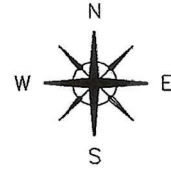
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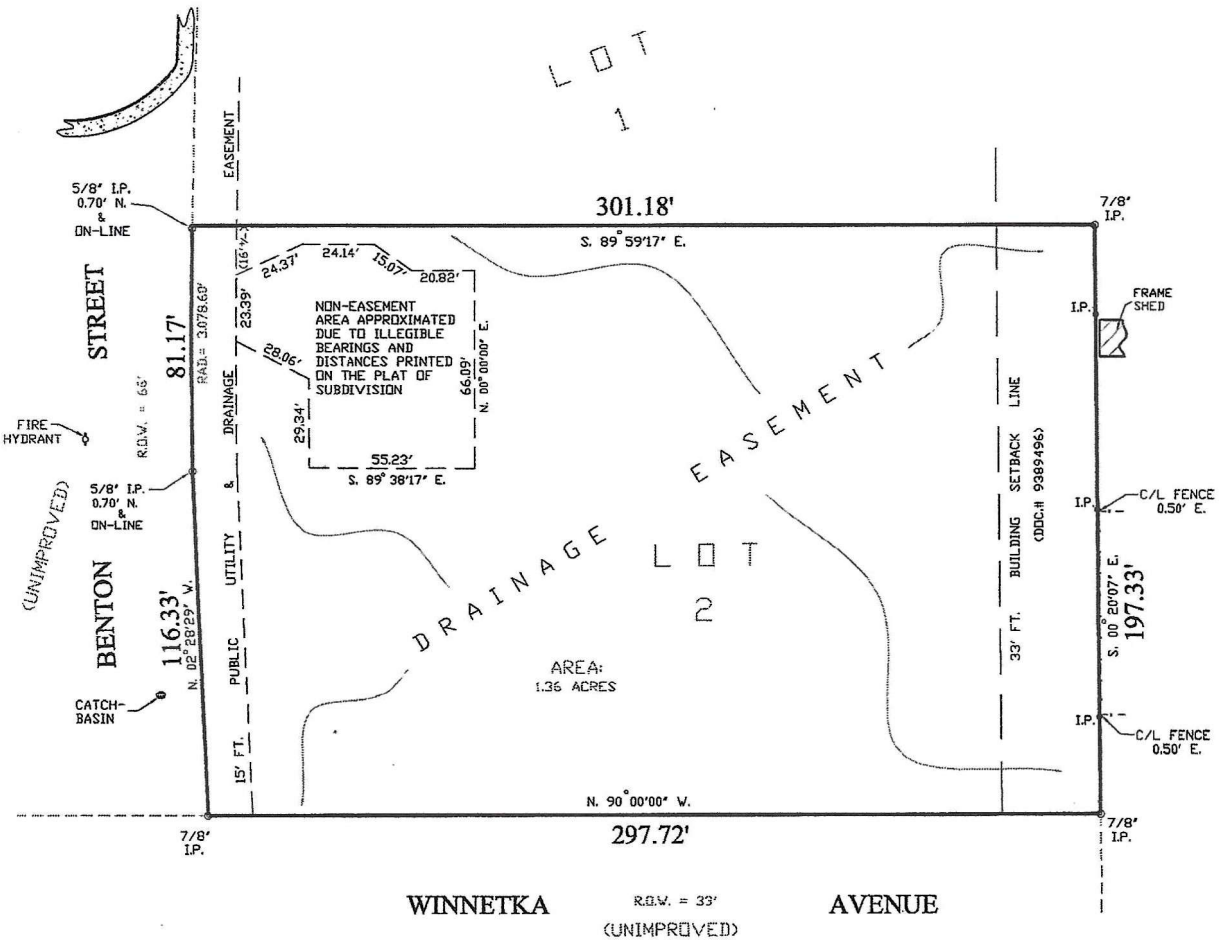
SCALE: 1" = 40 FEET

# PLAT OF SURVEY

OF



LOT 2 IN THE BENTON STREET SUBDIVISION BEING A RESUBDIVISION OF LOT 3 IN BLOCK 14 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE ESTATES UNIT NO. 2 IN THE NORTH 1/2 OF THE N.W. 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



STATE OF ILLINOIS)  
COUNTY OF KANE) SS:

I, ANDREW J. TOBIN, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORD, AND THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS.

BY: Andrew J. Tobin  
PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 35-3519  
EXPIRES 11/30/2026



DATED: JANUARY 9, 2025  
PREPARED FOR: KUGIA LAW OFFICE  
SELLER: FLOOD  
PROPERTY ADDRESS: 951 S. BENTON ST.  
PALATINE, ILLINOIS  
SURVEY ORDER NO: 24494

ANY DISCREPANCY IN MEASUREMENTS SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.

COMPARE THE DESCRIPTION ON THIS PLAT WITH DEED.  
REFER TO DEEDS FOR EASEMENTS AND BUILDING LINES.

THIS SURVEY IS ONLY VALID WHEN ACCOMPANIED BY AN EMBOSSED SEAL.

INDICATES FOUND STAKE ○ CHAIN LINK FENCING ———  
INDICATES SET STAKE ● WOOD FENCING - - - - -  
INDICATES CONCRETE [ ]

ANDREW J. TOBIN

P.O. BOX 42 DUNDEE, ILLINOIS. 60118 847-695-4235



**PLANNING AND ZONING COMMISSION**

**APRIL 28, 2026 AT 7:00 PM**

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

**MINUTES**

**REGULAR MEETING**

**7:00 PM**

**I. CALL TO ORDER**

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

**II. ROLL CALL**

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

**III. APPROVAL OF MINUTES**

A. 04-14-2026 PZC Minutes

<b>RESULT:</b>	<b>MOTION - APPROVED AS AMENDED - BY VOICE VOTE</b>
<b>MOVER:</b>	Rodney Bettenhausen
<b>SECONDER:</b>	Patrick Noonan
<b>AYES:</b>	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Patrick Noonan, Rodney Bettenhausen
<b>NAYS:</b>	None

**IV. PUBLIC HEARING**

A. 951 S. Benton Street - Plat of Subdivision for Lot 2; Special Use for FIII in a Floodplain, with the required compensatory storage; Special Use for a yard in the floodplain.

**SU-000202-2025 • Special Use – 951 S. Benton Street**

Notice was published in the Palatine Journal & Topics newspaper on April 9, 2026 and mailed to the required surrounding property owners.

Chair Wood identified the contents of the Exhibit Folder:

1. Special Use application
2. Proof of ownership
3. Plat of Survey
4. Plat of Resubdivision
5. Site Plan
6. Project Narrative
7. Legacy Site Plan
8. Deed Restriction
9. Ordinance #O-17-089
10. Ordinance #O-101-10
11. Resolution – R-131-08 – Benton Street Subdivision
12. Public Notice
13. Neighbor's letter of support (Nagle)

Mr. Vyverberg introduced the background of the property was part of a 2-lot subdivision in 2008, with the surrounding presence of the floodplain for both lots. Per the Subdivision Ordinance requirements, Lot 1 was approved for the required special uses - yard in a floodplain and fill in a floodplain, with the required compensatory storage, as was Lot 2 – 951 S. Benton Street, which is the Subject Property. Nevertheless, Lot 1 was developed with the implementation of the approved engineering plan. Lot 2, while approved for development in 2010, was not developed and ultimately sold to the current property owner who would like to develop a single-story ranch home, which will require a resubdivision for Lot 2 – 951 S. Benton Street and new special uses for a yard in the floodplain and fill in the floodplain.

Mr. Dan Greco, professional engineer, 1042 Maple Avenue, Suite 130, Lisle, Illinois, was sworn in and also introduced the Petitioners Robert and Rhonda Feltes and the proposed builder Greg Rose. The project involves plans related to the floodplain and the require plans and materials to review and allow what is being requested. Palatine has taken the steps to identify areas which flood beyond just the floodplain. These areas are called kettles and remain from the previous ice age and water will fill these area and seek to find an overflow affect and move elsewhere. This is similar to the function of a tub. The submitted plans reviewed both the legacy building pad and subsequently proposed a building pad and subsequent grading coming about the side of the new home on Lot 2. The foundation will be built thicker and floodproofed therein. The installed storm sewer with the subdivision have vastly improved the stormwater management in the area. The proposed plans would do no harm to the existing circumstances.

Chair Wood inquired about the permeable paver brick system.

Mr. Greco responded to maintenance plans for the driveway and green technology over the last 30–40 years. A vac truck would be used to clean out the interlocking between the bricks and the sand

could be restored. The maintenance could be required every 5 to 10 years. Mr. Greco indicated that this was initially discussed with the homeowner.

Chair Wood inquired about the size of the proposed building pad for Lot 2, versus what was initially proposed for Lot 2.

Mr. Greco confirmed that the proposed is larger to accommodate a ranch-style home and intended to recognize that no accessory structures would be allowed on the lot.

Mr. Vyverberg confirmed that the primary lot in 2008 was lot 1 and is owned and was constructed by the subdivider.

Commissioner Bettenhausen inquired about the presence of the municipal storm sewer.

Mr. Greco referred to the GIS atlas on the overhead and concurred with its location through the survey completed for Lot 2.

Mr. Vyverberg explained the storm sewer extension of the 21-inch storm sewer and other existing utilities in the area.

Commissioner Bettenhausen inquired about the history of flooding in the area.

Mr. Greco confirmed that historically, this was identified as a flood area by the Village, but that the installed storm sewer has addressed many of the previously noted issues. The homeowners also received confirmed notice of no flooding issues from some of the surrounding residents who met the owner when soil-boring elements were being exacted on the property. Mr. Greco did not observe any

Mr. Robert Feltes of 6227 Providence Court, Carpentersville, IL 60110 was sworn in.

He indicated that they have owned the property since February 2025. He confirmed that they want to build a ranch home and that he grew up in the area. He indicated that he has spoken with many of the surrounding residents who have not had any stormwater issues.

Mr. Vyverberg indicated that the Petitioner's representative adequately summarized the request, but also noted, based upon phone call inquiries received, that there is a 33-foot northern section of the Winnetka Avenue right-of-way which remains and is not part of either the subject property or Benton Street Subdivision. No changes are proposed to this right-of-way.

He also noted that the subdivision and the proposed building pad amendments comply with all the underlying R-1 single-family residential requirements. There have been no flooding complaints to the Village or confirmed instances of localized flooding of this property.

Commissioner Cavanaugh inquired about any stormwater improvements in Rolling Meadows, in addition to the improvements in Palatine, to better assess any impacts to Rolling Meadows.

Mr. Vyverberg indicated that he was not aware of any significant stormwater improvements, but also reiterated that the engineering plans were developed and reviewed to be self-contained, without impact to the surrounding properties.

Chair Wood inquired as to what typical subdivisions and lots specifically are within the Village.

Mr. Vyverberg indicated that the Subdivision allows the proposed, in conjunction with additional compensatory storage and requires both a Public Hearing and Village Council review.

Commissioner Roth Wurster inquired about the proposed pervious driveway.

Mr. Vyverberg confirmed that this was a component of the plan.

Ms. Sharon Hueramo of 1633 California Avenue, Rolling Meadows was sworn in. She inquired about the special use items and the fill area. The lots were completed regarded historically, which made her property higher and the subject lot lower. She expressed concerns about erosion and her existing fence.

Mr. Mark Mayo of 4542 Gettysburg Drive was sworn in and wanted to confirm that the evergreen trees and 33 feet would remain untouched by the proposed Lot improvements. Also, he sought to better understand the location of the compensatory storage area.

Ms. Sandy Allen, at 4556 Gettysburg Drive, was sworn in and noted that they purchased their home in 2006. She indicated that she attended the Public Hearing for the subdivision many years ago and was told that the properties were in a peat bog. She is wanting to confirm that the proposed would not impact their property during significant periods of rain.

Chair Wood inquired if she has any instances of flooding on their property.

Not within the house, but the yard can be saturated.

Ms. Gail Berkstrom of 4632 Gettysburg Drive was sworn in. She identified that Rolling Meadows did complete a stormwater improvements about 10 years ago. Since the improvements were completed, it has appeared to further assist. She indicated that the peat in this property goes down about 33 feet. She believes that the driveway for the northern lot required molecular anchors. She is concerned about the stormwater and also for the lot owner.

Mr. Greco indicated that in these instances of development, the Petitioner has to prove the ability to conform to all the requirements and FEMA requires that the top of foundation must be at least 2 feet higher than the flood elevation; our plan is 4–5 feet higher. Peat is not appropriate to build upon, but is great for drainage. The excavation of the property will provide additional drainage opportunities and the Subject Property is the downstream parcel in the area. He further confirmed that they are not proposing to take any cuts in the existing hill on the south side of the lot.

Chair Wood inquired whether the cutting would impact the surrounding properties. Mr. Greco it would not, as this property is lower than their property. He also indicated that trees along the south side of the low would not be impacted.

Chair Wood asked for clarification of what compensatory storage would be.

Mr. Greco clarified that the legacy approved building pad is not exceeded, as there is approximately 700 cubic feet of additional cut proposed with the proposed plans and borrowing additional fill from the existing hill, which is about 80 feet from the existing homes.

Greg Rose was sworn in and indicated the existing hill is not part of the floodplain and by removing portions of the hill, there are additional storage areas created and would allow the larger home footprint.

Mr. Greco reiterated that the peat layer is a good draining area. The proposed excavation and clearing off of the hard surface will assist with this into the water table. The basement of the home will be elevated and will still be 2 feet above the FEMA requirements.

Ms. Allen agreed that peat will provide a saturation point, but asked at what point will the peat bog will reach its limit, which is her concern.

Mr. Mayo wanted to confirm the compensatory storage. He also wanted to clarify the cutaway of the land to be removed.

Mr. Greco confirmed the compensatory fill will be added. There will be extra volume removed from the site and will increase the floodplain in some areas and eliminate it in other areas. He indicated that as an engineer, the plans are required to be prepared not to cause any harm to the surrounding properties, per his licensure and professional requirements.

Ms. Allen reiterated the question about the peat capacity and clarification about the tree removal. Mr. Greco clarified that no trees south of the evergreens are planned for removal. He clarified that, although subjective, he cannot imagine a rainstorm in the world that could impact a removed 33-foot level of peat which has not been exposed. The proposed cuts and fills will leave the site in a better plan than it was before. The peat areas are much lower than any of the surrounding properties' foundations.

Commissioner Roth-Wurster inquired about the referenced environmental testing that was yet to be completed on the property.

Mr. Greco had a geotech come out to complete some testing, as there was the thought that helicos for the foundation to confirm that there is enough support for the foundation and also to confirm where the water table is established. Mr. Greco believes that the water table will be nonexistent, due to the exposure of the peat.

Ms. Allen inquired whether soil testing had been completed for all around the property. Mr. Greco indicated that additional engineering testing and metric well assessing the water table constantly. This is not necessary for the property and the geotech work and the wetness of the spring is a good litmus test for the property in the four borings being tested.

Mr. Vyverberg confirmed the history of the subdivision and reiterated that the Village Engineer has conditionally accepted the plans. The proposed ranch-style home necessitates a larger building pad

for Lot 2. Given the existing encumbrances to the property, Staff is recommending Action at the Planning and Zoning Commission's discretion, subject to the following conditions:

1. **The Special Uses for fill in the floodplain and a yard in the floodplain shall substantially conform to the modified geometric site plan for Lot 2 shall substantially conform to the engineering plans and materials submitted by Daniel Grecco, PE, except, as such plans shall be modified to conform to Village Codes and Ordinance.**
2. **The existing overland flow patterns must be maintained and no alterations which divert runoff onto adjacent properties will be permitted.**
3. **The use of sump pump and downspout extensions is prohibited.**
4. **A restrictive covenant for Lot 2 shall be recorded with Cook County in a manner acceptable to the Village Attorney and shall explicitly identify the restrictions on structures and uses of the property indicating that no additional structures are permitted on the property. This restriction would include, but is not limited to, sheds, garages, gazebos, or any other proposed accessory structures.**
5. **A license agreement shall be required to accommodate the driveway for Lot 2 in the right-of-way, prior to the issuance of a certificate of occupancy for the home.**

Chair Wood inquired whether the Village Engineer's acceptance review included an assessment of whether the home could be built or rather a measure of the impact to the surrounding properties.

Mr. Vyverberg indicated that there are building permits requirements which will provide additional assessments, but if there was a specific issue that a home could not be built on this lot, that would likely have come out during the initial engineering review of the subdivision back in 2008.

The Public Hearing was closed.

Commissioner Cavanaugh motioned to approve the request, as it met the standards, subject to the Staff conditions. Seconded by Commissioner Noonan.

Commissioner Fedota noted that the Subject Property is the lowest spot in the area and the infrastructure improvements have assisted the area and the engineer confirmed the proposed plans will not impact the surrounding properties.

Commissioner Roth-Wurster questioned the impact of the proposed larger building pad and does not necessarily see the justification for the amendment.

Chair Wood understood the concerns of the residents. She also noted the builder's project respect and activity and the experience of the engineer, with years of experience attesting to the project.

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	Kavanaugh
<b>SECONDER:</b>	Noonan
<b>AYES:</b>	Jan Wood, Tim Schubert, Kevin Kavanaugh, Stephen Fedota, Patrick Noonan, Rodney Bettenhausen
<b>NAYES:</b>	Cindy Roth Wurster

B. 2240 -2266 N Rand Road and 2296 N Rand Road.

1. Final Planned Development to permit a logistics and distribution use, with accessory office uses; and
2. Final Plat of Subdivision to allow for the consolidation of 6 existing lots into one consolidated lot; and
3. Rezoning from Planned Development to B-5 Highway Business District at 2296 N Rand Road.

**FPD-000247-2026- 2240-2266 N. Rand Road and 2296 N. Rand Road**

Notice was published in the Palatine Journal & Topics newspaper on April 9, 2026 and mailed to the required surrounding property owners.

Chair Wood identified the contents of the Exhibit Folder:

1. Final Planned Development Application;
2. Proof of ownership;
3. Plat of Survey;
4. Final Engineering Plans;
5. Final Architectural Plans;
6. Landscaping Plan;
7. Business Plan;
8. Traffic Impact Study; and
9. Public Notice.

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday April 28, 2026 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

**Final Plat of Subdivision for Lot 2 of Benton Street Subdivision. The proposed would amend the permitted building envelope for Lot 2, which was approved as part of the Benton Street Subdivision, to allow for a ranch-style home to be constructed, instead of the initially identified 2-story home;**

**A Special Use for a yard in the floodplain for Lot 2; and**

**A Special Use for to permit the filling of land in the floodplain for Lot 2.**

The property is commonly known as 951 S. Benton Street.

The Subject Property is zoned R-2 single-family residential and is commonly known as 951 S. Benton Street and is the vacant lot directly south of the existing home at 947 S. Benton Street. When the Benton Street Subdivision was approved in 2008, the required special uses for a yard in the floodplain and fill in the floodplain were subsequently approved as part of that process. The Petitioner would like to construct a ranch-style home, which will require new special uses for a yard in the floodplain and for the filling of land in the floodplain, with the required compensatory storage.

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

FILE #: SU-000202-2025

VILLAGE OF PALATINE

Jan Wood, Chair  
Palatine Planning and Zoning Commission

# 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

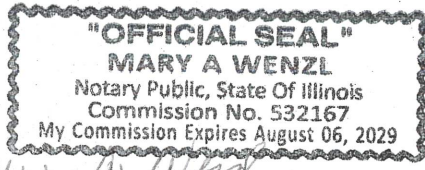
and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 951 S. Benton  
     
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 APRIL, A.D. 2026, and the last publication thereof was made on the 9TH day of APRIL, A.D. 2026.

- Your Legal appeared in the following Journal & Topics Newspapers (Des Plaines Journal, Inc.)
- Des Plaines Journal
  - Elk Grove Village Journal
  - Mt. Prospect Journal
  - Niles Journal
  - Park Ridge-Golf Mill Journal
  - Prospect Heights Journal
  - Rosemont Journal
  - Arlington Heights Topics
  - Buffalo Grove Topics
  - Palatine Topics
  - Rolling Meadows Topics
  - Wheeling Topics
  - Suburban Journal
  - Northwest Journal
  - Glenview Journal



*Mary A. Wenzl*

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 9TH day of APRIL A.D., 2026.

By Todd Wessell

President  
Title of Corporate Officer

County of Cook  
State of Illinois

Subscribed and sworn to before me this 9TH day of APRIL A.D., 2026.

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

## **Consider an Ordinance Prohibiting the Installation of Groundwater Wells in a Defined Area Near 515 West Colfax Street**

### **BACKGROUND:**

The property located at 515 West Colfax Street has been occupied by an oil company and gasoline sales facility for over 25 years. Preliminary subsurface investigation activities were performed at the site to evaluate potential environmental concerns related to releases associated Leaking Underground Storage Tank Incidents.

Concentrations of Benzene above the Illinois Environmental Protection Agency (IEPA) Tiered Approach to Corrective Action Objectives were revealed in soil samples collected from the floor of tanks when removed and replaced. Soil borings and groundwater monitoring wells at the site were used to gather initial information regarding the extent of on-site soil and groundwater contamination that exceeds the IEPA soil standards and groundwater objectives.

The owner's environmental consultant has fully characterized on-site soil and groundwater conditions. The proposed Corrective Actions would mitigate any threat to human health, human safety or the environment associated with the prior releases.

The Village Council passed Ordinances in 2024 and 2025 in response to a request by the property owner's environmental consultant. After the IEPA's review, modifications to the proposed boundary were needed to be followed by language changes required by the IEPA. The consultant has requested a new ordinance with an updated map and updated language be used.

### **KEY ISSUES:**

- The owner of the site wishes to obtain a No Further Remediation (NFR) Letter from the IEPA.
- To obtain an NFR would put limitations on groundwater use at the subject area and in any direction of migration.
- The groundwater flow direction at the subject property was calculated to be toward the north and east. Groundwater contamination is predicted to migrate off the subject property in all four directions. A limited local groundwater ordinance is proposed pursuant to 35 IAC Section 742.1015 for the area surrounding the subject property.
- Currently, the Village Code would not permit the installation of private wells as municipal water serves all properties within the area. This ordinance would prohibit the use of groundwater as a potable water supply at the site and areas surrounding the site.
- No community water supply wells or private wells are located within 2,500 feet of the site.

- No regulated recharge areas are located within a 2,500-foot radius of the site.

**BUDGET IMPACT:**

N/A

**RECOMMENDATION:**

Staff recommends a motion authorizing an Ordinance prohibiting groundwater wells within the defined area.

**ACTION REQUIRED:**

Motion authorizing the groundwater ordinance subject to final review by the Village Attorney.

**ATTACHMENTS:**

1. Ordinance Prohibiting Use of Groundwater as Potable Water 515 W Colfax
2. Exhibit A
3. Village of Palatine Gwo Attachments 515 W Colfax

**ORDINANCE NUMBER \_\_\_\_\_**

**AN ORDINANCE PROHIBITING THE USE OF GROUNDWATER AS A POTABLE WATER SUPPLY BY THE INSTALLATION OR USE OF POTABLE WATER SUPPLY WELLS OR BY ANY OTHER METHOD**

**WHEREAS**, certain properties in the Village of Palatine, Illinois have been used over a period of time for commercial/industrial purposes; and

**WHEREAS**, because of said use, concentrations of certain chemical constituents in the groundwater beneath the Village may exceed Class I groundwater quality standards for potable resource groundwater as set forth in 35 Illinois Administrative Code 620 or Tier I remediation objectives as set forth in 35 Illinois Administrative Code 742; and

**WHEREAS**, the Village of Palatine desires to limit potential threats to human health from groundwater contamination while facilitating the redevelopment and productive uses of properties that are the source of said chemical constituents;

**NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALATINE, ILLINOIS:**

Section One. Use of groundwater as a potable water supply prohibited.

The use or attempt to use as a potable water supply groundwater from within the area delineated on **Exhibit A** (attached hereto and made a part hereof) by the installation or drilling of wells or by any other method is hereby prohibited. This prohibition expressly includes the Village of Palatine. The parcels and rights-of-way which comprise this area are described on **Exhibit B**, attached hereto and made part hereof.

Section Two. Penalties

Any person violating the provisions of this ordinance shall be subject to a fine of up to \$750.00 for each violation. In addition to the penalties set forth herein, the Village may seek enforcement through its other ordinances as well as pursuing any and all rights and remedies at law or in equity.

Section Three. Definitions.

“Person” is any individual, partnership, co-partnership, firm, company, limited liability company, corporation, association, joint stock company, trust, estate, political subdivision, or any other legal entity, or their legal representatives, agents or assigns.

“Potable water” is any water used for human or domestic consumption, including, but not limited to, water used for drinking, bathing, swimming, washing dishes, or preparing foods.

Section Four. Repealer.

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed insofar as they are in conflict with this ordinance.

Section Five. Severability.

If any provision of this ordinance or its application to any person or under any circumstances is adjudged invalid, such adjudication shall not affect the validity of the ordinance as a whole or any portion not adjudged invalid.

Section Six. Effective Date.

This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

ADOPTED: \_\_\_\_\_  
(Date)

APPROVED: \_\_\_\_\_  
(Date)

Attest:

\_\_\_\_\_  
Village Clerk

\_\_\_\_\_  
Mayor

Officially published this \_\_\_\_\_ day of \_\_\_\_\_, 2026

**EXHIBIT A**

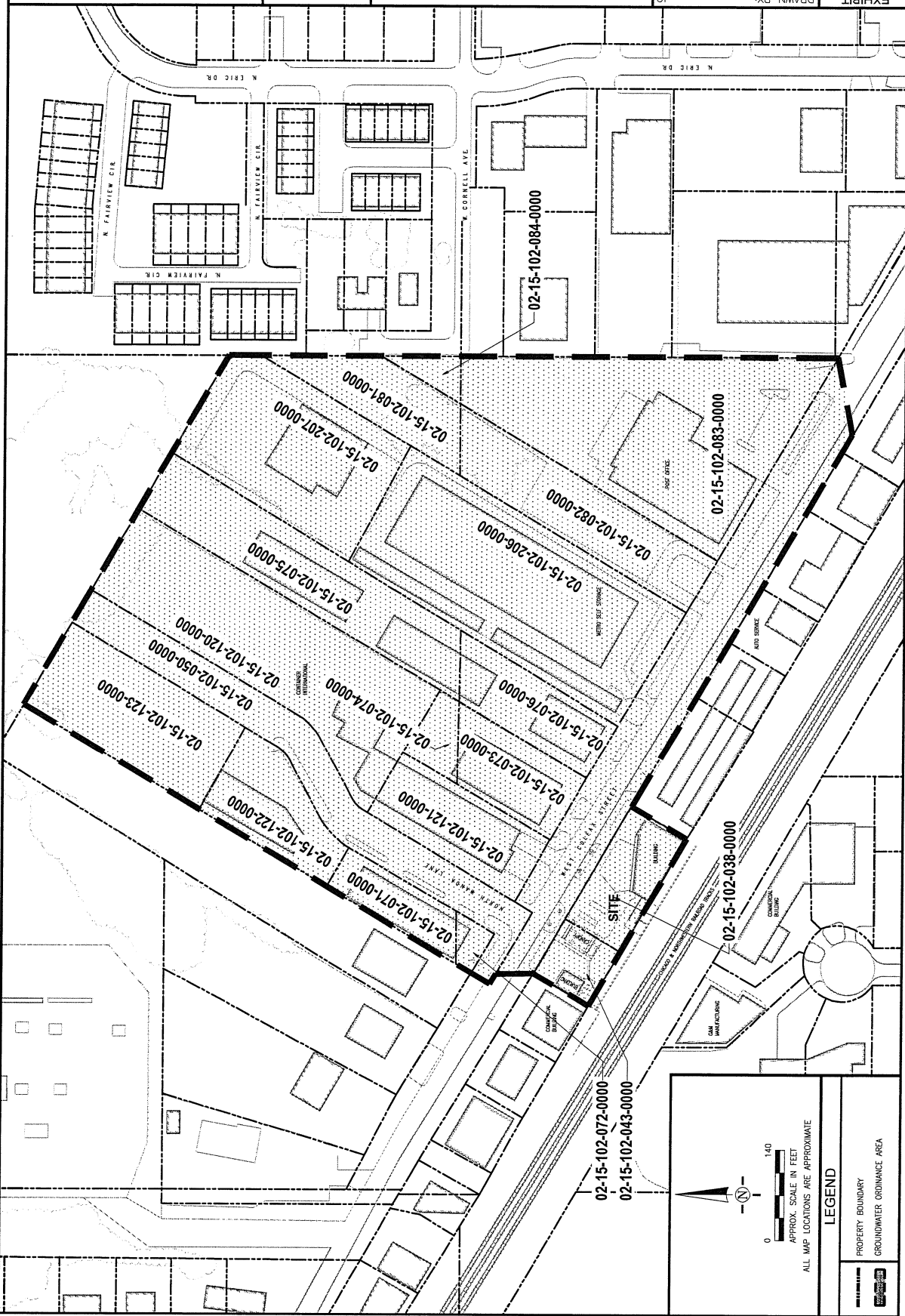
**A**  
EXHIBIT

DRAWN BY: JO  
APPROVED BY: MIC  
SCALE: 1" = 140'  
DATE: 10/14/2024  
DRAWING FILE: MD15-107

**GROUNDWATER ORDINANCE AREA**  
PALATINE OIL COMPANY, INC.  
515 WEST COLFAX STREET  
PALATINE, IL 60067

**Rubins Pog Inc.**  
900 National Parkway  
Suite 250  
Schaumburg, IL 60173

**TriCore Environmental, LLC**  
2988 Corporate Lane, Suite 116  
Naperville, IL 60563  
(630) 520-9973



## EXHIBIT B

### LEGAL DESCRIPTION OF AREA SUBJECT TO GROUNDWATER ORDINANCE

Those properties which are within an area described as follows:

#### 1. Right-of-Way

The right-of-way and sections of W. Colfax Street within the groundwater ordinance area depicted on Exhibit A.

#### 2. PIN Nos. 02-15-102-038-0000 and 02-15-102-043-0000

Lot 4 and the Southeasterly  $\frac{1}{2}$  of Lot 3 in Visdal's Industrial Subdivision, being a Subdivision of part of the East  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  and the East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

#### 3. PIN No. 02-15-102-071-0000 and 02-15-102-072-0000

Parcel 1: Lot 5 in C. Neal Subdivision being a Subdivision of part of the East  $\frac{1}{2}$  of the West  $\frac{1}{2}$  of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, recorded April 18, 1960 as Document 17831552, in Cook County, Illinois.

Parcel 2: Easement for ingress and egress for the benefit of Parcel 1 over the private road as shown on C. Neal Subdivision, aforesaid, in Cook County, Illinois.

#### 4. PIN No. 02-15-102-122-0000 and 02-15-102-123-0000

Parcel 1: Lot 4 in C. Neal Subdivision, being a Subdivision of part of the East  $\frac{1}{2}$  of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, except that area described as follows: beginning at the Northwest corner of said Lot 4; thence Southwesterly along the west line of said Lot 4 a distance of 323.00 feet; thence Southeasterly along a line formed by an angle of 90 degrees to the right, with the last described course said line also being parallel to the Northerly line of said Lot 4, a distance of 145.00 feet to the Easterly line of said Lot 4, thence Northeasterly along the Easterly line of said Lot 4, said line being formed by an angle of 90 degrees to the right with the last described course a distance of 323.00 feet to the Northeast corner of said Lot 4, thence Northwesterly along the Northerly line of said Lot 4, a distance of 145.00 feet to the point of beginning, all in Cook County, Illinois.

Parcel 2: Lot 4 in C. Neal Subdivision, being a Subdivision of the part of the East  $\frac{1}{2}$  of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, described as follows: beginning at the Northwest corner of said Lot 4; thence Southwesterly along the West line of said Lot 4 a distance

of 323.00 feet; thence Southeasterly along a line formed by an angle of 90 degrees to the right, with the last described course said line also being parallel to the Northerly line of said Lot 4, a distance of 145.00 feet to the Easterly line of said Lot 4, thence Northeasterly along the Easterly line of said Lot 4, said line being formed by an angle of 90 degrees to the right with the last described course a distance of 323.00 feet to the Northeast corner of said Lot 4, thence Northwesterly along the Northerly line of said Lot 4, a distance of 145.00 feet to the point of beginning, all in Cook County, Illinois.

Parcel 3: Easement appurtenant to and for the benefit of Parcels 1 and 2 as set forth and defined in the Plat of Subdivision recorded as Document No. 17831552 and as created by instrument recorded as Document No. 25094939 for ingress and egress, all in Cook County, Illinois.

**5. PIN No. 02-15-102-050-0000**

The private 60 foot road lying East and adjoining Lots 4 and Lot 5 in C. Neal Subdivision of part of the East ½ of the West ½ of Section 15, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

**6. PIN No. 02-15-102-120-0000 and 02-15-102-121-0000**

Parcel 1: Lots 2 and 3 in C. Neal Subdivision, being a Subdivision of part of the East ½ of the West ½ of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 1A: Easement for the benefit of Lot 3 of Parcel 1 as shown on the plat of C. Neal Subdivision aforesaid recorded April 18, 1960 as Document 17831552 and as created by grant from Chicago Title and Trust Company, a corporation of Illinois, as Trustee under Trust Agreement Dated December 19, 1957 and known as Trust Number 39784 and as Trustee under Trust Agreement Dated February 9, 1960 and known as Trust Number 41931 to Arnold H. Kost and Audrey G. Kost, his wife, dated July 31, 1962 and recorded October 3, 1962 as Document 18608655 for ingress and egress over the private road in C. Neal Subdivision aforesaid as shown of Plat of said Subdivision recorded April 18, 1960 as Document 17831552.

Parcel 2: That part of the East ½ of the West ½ of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, described as follows: commencing at the intersection of the center line of the Northwest Highway (also known as Colfax Street) and the east line of West ½ of said Section 15; thence Northwesterly along center line of Northwest Highway (also known as Colfax Street) 907.68 feet, to point of beginning; thence Northeasterly at right angles to center line of Northwest Highway (also known as Colfax Street) 200.0 feet; thence Northwesterly and parallel to center line of Northwest Highway (also known as Colfax Street) 100.0 feet; thence Southwesterly and at right angles to said center line of Northwest Highway 200.0 feet to center line of Northwest Highway (also known as Colfax Street); thence Southeasterly along center line of Northwest Highway (also known as Colfax Street) 100.0 feet to point of beginning (except from said premises that part Southerly of the Northerly line of Northwest Highway also known as Colfax Street), in Cook County, Illinois.

**7. PIN No. 02-15-102-073-0000 and 02-15-102-074-0000**

Lot 1 in C. Neal Subdivision, being a Subdivision of part of the East ½ of the West ½ of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

**8. PIN No. 02-15-102-075-0000 and 02-15-102-076-0000**

Commencing at a point in the center of the Northwest Highway 796.61 feet Northwesterly of its intersection with the east line of the West ½ of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, thence running Northwesterly at right angles with said Highway 871.20 feet; thence running Southeasterly along a line parallel to the center line of said Highway 100 feet; thence running Southwesterly at right angles to the center line of said Highway 871.20 feet to the center line of said Highway; thence running Northwesterly on said center line 100 feet to the place of beginning, excepting from said premises that part Southerly of the Northerly line of the Northwest Highway, in Cook County, Illinois.

**9. PIN No. 02-15-102-206-0000**

Parcel 1: Lot 1 in Colfax Subdivision, being a Subdivision of part of the East ½ of the West ½ of Section 15, Township 42 North, Range 10 East of the Third Principal Meridian, according to the Plat thereof recorded April 18, 2005 as Document No. 0510844056, as amended by Certificate of Correction recorded October 6, 2006 as document 0627939040, in Cook County, Illinois.

Parcel 2: Easement for the benefit of Parcel 1 for ingress and egress and passage of pedestrians, vehicles and construction materials and equipment upon, over, under and across and in connection with the use of and connection to the utilities in the following described property: Commencing at a point in the center of Northwest Highway 721.61 feet Northwesterly of its intersection with the east line of the West ½ of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian; thence running Northeasterly at right angles with said Highway, 871.20 feet; thence running Southeasterly along a line parallel to the center line of said Highway, 25 feet; thence running Southwesterly at right angles to the center line of said Highway, 871.20 feet to the center line of said Highway; thence running Northwesterly on said center line, 25 feet to the place of beginning, excepting from said premises that part Southerly of the Northerly line of the Northwest Highway, in Cook County, Illinois, as created by Easement Grant recorded July 3, 2000 as Document No. 00494609 made by Harris Bank of Barrington, Trustee under Trust No. 11-1892, et al., and Colfax Partners Limited Partnership.

**10. PIN No. 02-15-102-081-0000 and 02-15-102-082-0000**

That part of the East ½ of the West ½ of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, described as follows: Commencing at a point in the center of the Northwest Highway 496.61 feet Northwesterly of its intersection with the east line of the West ½ of Section 15,

Township 42 North, Range 10, East of the Third Principal Meridian; thence running Northeasterly at right angles with said Highway 835.43 feet to the east line of said West ½ of said Section; thence South on said Section line 195.73 feet, thence running Southwesterly at right angles to the center line of said Highway 667.21 feet to the center of said Highway; thence Northwesterly on said center line 100 feet to a point of beginning in Township of Palatine (except from said premises that part Southerly of the Northerly line of the Northwest Highway being approximately the Southern 33 feet thereof, more or less), in Cook County, State of Illinois, said parcel being described as follows:

Commencing at the point of intersection of said center line of Northwest Highway and said east line of the West ½ of Section 15; thence North 59 degrees 31 minutes 49 seconds West 496.61 feet along said center line; thence North 30 degrees 28 minutes 11 seconds East 33.00 feet to the point of beginning, being on the Northerly right-of-way line of said Northwest Highway; thence North 30 degrees 29 minutes 11 seconds East 566.87 feet; thence South 59 degrees 27 minutes 22 seconds East 10.56 feet; thence South 30 degrees 28 minutes 11 seconds West 566.86 feet to said Northerly right-of-way line; thence North 59 degrees 31 minutes 49 seconds West 9.83 feet along said Northerly right-of-way line to the point of beginning.

Said parcel contains 0.133 acres, more or less.

**11. PIN No. 02-15-102-207-0000**

Parcel 1: Lot 2 in Colfax Subdivision, of part of the East ½ of the West ½ Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded on April 18, 2005, as Document Number 0510844056, in Cook County, Illinois.

Parcel 2: Easement for ingress and egress for the benefit of Lot 2 over that portion of Lot 1 of Colfax Subdivision aforesaid and as created by the Plat of said Subdivision recorded on April 18, 2005, as Document No. 0510844056.

**12. PIN No. 02-15-102-083-0000 and 02-15-102-084-0000**

That part of the West ½ of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, bounded and described as follows:

Commencing at the intersection of the center line of Northwest Highway (Colfax Avenue) with the east line of the West ½ of said Section 15, running thence Northwesterly along the center line of said Highway 396.61 feet to a point, running thence Northeasterly as right angles with the center line of said Highway, a distance of 667.21 feet to the east line of the West half of said Section 15, running thence South along the east line of the West half of said Section 15, a distance of 776.25 feet to the point of beginning, all in Cook County, Illinois.

## Consider an Ordinance Prohibiting the Installation of Groundwater Wells in a Defined Area Near 1245 East Dundee Road

### BACKGROUND:

The subject property has been occupied by a car wash and gasoline sales facility for over 25 years. Preliminary subsurface investigation activities were performed at the site to evaluate potential environmental concerns related to releases associated with Leaking Underground Storage Tank Incidents.

Concentrations of Benzene above the IEPA Tiered Approach to Corrective Action Objectives were revealed in soil samples collected from the floor of tanks when removed and replaced. Soil borings and groundwater monitoring wells at the site were used to gather initial information regarding the extent of on-site soil and groundwater contamination that exceeds the IEPA soil standards and groundwater objectives.

The owner's consultant has fully characterized on-site soil and groundwater conditions and demonstrated that contaminated media has not migrated beyond the property boundaries of the site. The proposed Corrective Actions would mitigate any threat to human health, human safety or the environment associated with the prior releases.

The Village Council passed Ordinances in 2024 and 2025 in response to a request by the property owner's environmental consultant. After the IEPA's review, modifications to the proposed boundary were needed to be followed by language changes required by the IEPA. The consultant has requested a new ordinance with an updated map and updated language be used.

### KEY ISSUES:

- The owner of the site wishes to obtain a No Further Remediation (NFR) Letter from the IEPA. To do so, they would self-impose a restriction on buildings on the site to be limited to slab on grade construction without basements. They would further restrict themselves to Industrial/Commercial uses due to soil conditions which are proposed to have no further treatment.
- Also required to obtain an NFR would be the limitations on groundwater use at the subject area and in any direction of migration.
- The groundwater flow direction at the subject property was calculated to be toward the east-southeast. Groundwater contamination is predicted to migrate off the subject property in all four directions. A limited local groundwater ordinance is proposed pursuant to 35 IAC Section 742.1015 for the area surrounding the subject property.
- Currently, the Village Code would not permit the installation of private wells as municipal water serves all properties within the area. This ordinance would prohibit the use of groundwater as a potable water supply at the site and areas

surrounding the site.

- Two non-community water supply wells were historically located within a 2,500-foot radius of the site and are no longer operational.
- No community water supply wells are located within 2,500 feet of the site.
- No regulated recharge areas are located within a 2,500-foot radius of the site.

**BUDGET IMPACT:**

N/A

**RECOMMENDATION:**

Staff recommends a motion authorizing an Ordinance prohibiting groundwater wells within the defined area.

**ACTION REQUIRED:**

Motion authorizing the groundwater ordinance subject to final review by the Village Attorney.

**ATTACHMENTS:**

1. FINAL PALATINE ORDINANCE 1245 DUNDEE

ORDINANCE NUMBER \_\_\_\_\_

AN ORDINANCE PROHIBITING THE USE OF GROUNDWATER AS A POTABLE WATER SUPPLY BY THE INSTALLATION OR USE OF POTABLE WATER SUPPLY WELLS OR BY ANY OTHER METHOD

WHEREAS, certain properties in the Village of Palatine, Illinois have been used over a period of time for commercial/industrial purposes; and

WHEREAS, because of said use, concentrations of certain chemical constituents in the groundwater beneath the Village of Palatine may exceed Class I groundwater quality standards for potable resource groundwater as set forth in 35 Illinois Administrative Code 620 or Tier 1 remediation objectives as set forth in 35 Illinois Administrative Code 742; and

WHEREAS, the Village of Palatine desires to limit potential to human health from groundwater contamination while facilitating the redevelopment and productive use of properties that are the source of said chemical constituents;

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALATINE, ILLINOIS:

Section One. Use of groundwater as a potable water supply prohibited.

The use or attempt to use as a potable water supply groundwater from within the specified limits surrounding the property legally described below as illustrated on the attached ordinance map (see Exhibit A) by the installation or drilling of wells or by any other method is hereby prohibited.

PIN #s 02-12-200-099, 1245 E. Dundee Rd., Palatine, IL; 02-12-101-011, 1235 E. Dundee Rd., Palatine, IL; 02-12-101-050, 1311 N. Rand Rd., Palatine, IL; 02-12-101-051, 1311 N. Rand Rd, Palatine, IL; 02-12-200-091, 1275 Baldwin Ln, Palatine, IL; 02-12-200-105, 1075 E. Dundee Rd, Palatine, IL.

Parcels 02-12-200-021 and 02-12-200-092 are not included within the ordinance boundary.

This prohibition expressly includes the Village of Palatine.

Section Two. Penalties.

Any person violating the provisions of this ordinance shall be subject to a fine of up to \$750 for each violation.

Section Three. Definitions.

“Person” is any individual, partnership, co-partnership, firm, company, limited liability company, corporation, association, joint stock company, trust, estate, political subdivision, or any other legal entity, or their legal representatives, agents or assigns.

“Potable water” is any water used for human or domestic consumption, including, but not limited to, water used for drinking, bathing, swimming, washing dishes, or preparing foods.

Section Four. Repealer.

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed insofar as they are in conflict with this ordinance.

Section Five. Severability.

If any provision of this ordinance or its application to any person or under any circumstances is adjudged invalid, such adjudication shall not affect the validity of the ordinance as a whole or of any portion not adjudged invalid.

Section Six. Effective date.

This ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

ADOPTED: \_\_\_\_\_  
(Date)

APPROVED: \_\_\_\_\_

\_\_\_\_\_  
(Village Clerk)

\_\_\_\_\_  
(Mayor)

Officially published this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

ORDINANCE  
BOUNDARY

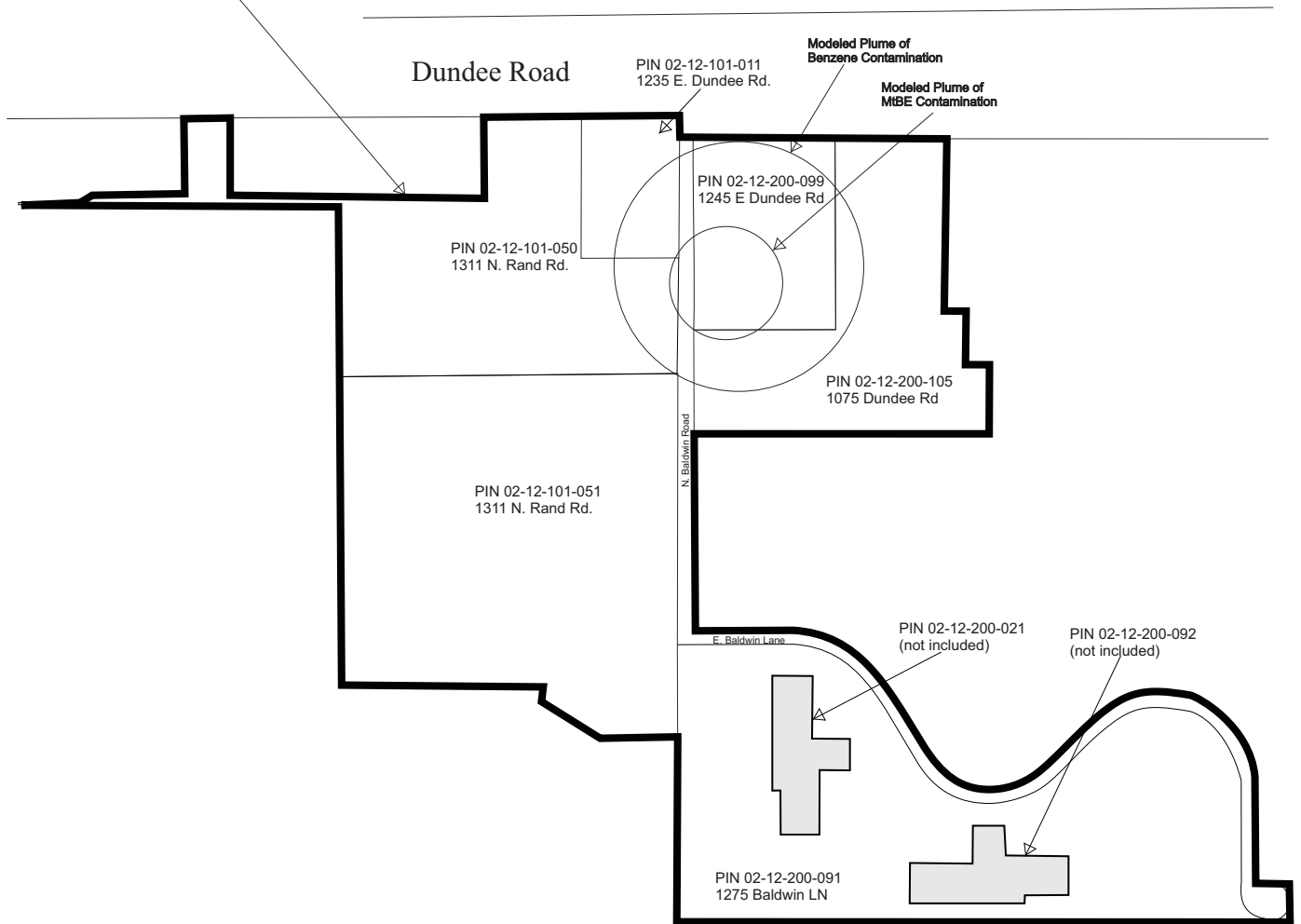




Exhibit A  
Groundwater Ordinance Notification Map  
Client: Delta Sonic Car Wash Systems, Inc.  
Site Location: 1245 East Dundee Road, Palatine, IL

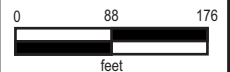
Project #0101815  
Drawn by: PB  
Date: 4/24/26

 Ordinance Boundary  
 Not included



Gabriel Environmental Services

1421 N. Elston Ave phone (773) 486-2123  
Chicago, IL 60642 fax (773) 486-0004



**Consider an Ordinance Decreasing the Number of Class G (Beer & Wine) Liquor Licenses by One and Increasing the Number of Class G-2 (Beer, Wine & Limited Spirits) Liquor Licenses by One for the Sizzle Kitchen LLC dba Cook, Cork & Fork Located at 34 W. Palatine Road**

**BACKGROUND:**

Petitioner and Owner John Mahler currently operates Cook, Cork and Fork with a Class G (Beer and Wine) Liquor License. The establishment is currently seeking to expand their business and are therefore seeking to replace their Class G with a Class G-2 (Beer, Wine and Limited Spirits) Liquor License.

**KEY ISSUES:**

- The Council recently approved an amendment to the liquor license code that established a G-2 (Beer, Wine, and Limited Spirits) Liquor License.
- Cook, Cork and Fork is seeking to offer limited craft cocktails in their wine bar area and sell wine products that are otherwise available as single servings in the establishment.
- A condition of issuing the license will be a menu approved by the Village Manager.
- Decrease the number of Class G (Beer and Wine) Liquor Licenses by one for a total of 13.
- Increase the number of Class G-2 (Beer, Wine and Limited Spirits) Liquor Licenses by one for a total of one.

**BUDGET IMPACT:**

The annual fee for a Class G-2 Liquor License is \$3,246.

**RECOMMENDATION:**

Action is at the discretion of the Council.

**ACTION REQUIRED:**

Action is at the discretion of the Council.

**ATTACHMENTS:**

None

## **Consider an Ordinance Transferring a Special Use to Permit the Continued Operation of a Restaurant with Liquor Service at 56 W. Wilson Street**

### **BACKGROUND:**

The existing Special Use for Tap House Grill was originally approved in 2013. Rachel Sexton, R&R Tap Palatine LLC, is seeking to take over operations of the business and is requesting approval of the following:

**A Special Use Transfer of Ordinance #O-56-13 to permit the continued operation of the Restaurant with Liquor Service at 56 W. Wilson Street.**

### **KEY ISSUES:**

- The Petitioner is requesting a transfer of the Special Use for Tap House Grill located at 56 W. Wilson Street. The existing Special Use was originally granted in 2013.
- The proposed business operations will remain the same as originally approved and there are no proposed changes to the floor plan. The Petitioner is simultaneously requesting approval for a liquor license, which would maintain the same alcohol services as the existing restaurant.
- The proposed hours of operation are:
  - Monday - Thursday: 11:00 AM – 11:00 PM
  - Friday: 11 AM - 12 AM
  - Saturday: 10:00 AM\* – 12:00 AM
  - Sunday: 10:00 AM\* - 10:00 PM (\*Note: opens at 10 AM for brunch on Saturdays & Sundays)
- The proposed hours result in closing times earlier than the restaurant's original approval (which included hours of Sunday - Thursday 11 AM to 1 AM and Friday & Saturday: 11 AM to 2 AM).
- Any proposed changes to the floor plan or business operations would require additional Village review.

### **BUDGET IMPACT:**

N/A

### **RECOMMENDATION:**

Staff recommends approval of the Special Use transfer.

### **ACTION REQUIRED:**

Motion to approve the ordinance granting a transfer of Special Use Ordinance #O-56-13 to allow the continued operation of a restaurant with liquor service at 56 W. Wilson Street.

**ATTACHMENTS:**  
None

## **Consider an Ordinance Approving a Special Use for a Unique Use at 117 W. Slade Street, Unit 200**

### **BACKGROUND:**

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

**A special use to permit a Unique Use for a golf simulator business with accessory food and liquor service.**

### **KEY ISSUES:**

- The Petitioner is seeking approval to permit a golf simulator business within a 2<sup>nd</sup> floor tenant space at the Subject Property. The property is zoned B-1 Shopping Center District and the size of the tenant space is approximately 2,800 square feet.
- The business operation will consist of three separate golf simulator bays. Each golf bay can accommodate a maximum of six players at a time. Private lessons and tournament play will be offered. All forms of simulator use require a reservation. Reservations are coordinated through an online scheduling application.
- One employee will be present to supervise simulator play and serve patrons.
- The floor plan includes a bar which will serve beer and wine to simulator users only. Patrons will order food via mobile device, or coordinate with bar staff to directly order from partner restaurants. The Petitioners have outlined three participating partner restaurants in their business plan, which include Madcats, Mexico Uno, and Tap House Grill. All of these partner restaurants are in proximity to the proposed use. Madcats will be providing direct service to the petitioner. Alcohol service is only permitted when at least one partnering restaurant is open, operating, and available for food service delivery. The Petitioner has submitted a Business Plan and Amended Business Plan Addendum that specifically outlines the details related to alcohol and food service.
- Hours of operation will consist of the following:
  - Sunday – Thursday: 8 AM – 10 PM
  - Friday – Saturday: 8 AM – 11:30 PM

### **BUDGET IMPACT:**

N/A

### **RECOMMENDATION:**

Public Hearing: Planning & Zoning Commission (PZC) meeting on April 14, 2026.

Residents testifying: None.

Vote: The PZC voted unanimously to approve the special use and Staff concurs.

**ACTION REQUIRED:**

Motion to approve a Special use to permit a Unique Use for a golf simulator business with accessory food and liquor service at 117 W. Slade Street, Unit 200.

**ATTACHMENTS:**

None

## **Consider an Ordinance Increasing Class G (Beer & Wine) Liquor Licenses by One for Loft 19 Golf Club Located at 117 W. Slade Street**

### **BACKGROUND:**

On this evening's agenda is a request for a Special Use for Loft 19 Golf Club located at 117 W. Slade Street. The Petitioners and owners, Phil Volini and Benjamin Kastein, wish to apply for a Class G (Beer & Wine) liquor license for their establishment. The proposed hours of operation are Sunday - Thursday, 8 AM to 10 PM and Friday - Saturday 8 AM to 11:30 PM. The permitted hours for a Class G are Sunday - Thursday 6 AM to Midnight, Friday - Saturday, 6 AM to 1 AM.

### **KEY ISSUES:**

- Increase the number of Class G (Beer & Wine) Liquor Licenses by one for a total of 14.

### **BUDGET IMPACT:**

The annual fee for a Class G liquor license is \$2,746.

### **RECOMMENDATION:**

Action is at the discretion of the Council.

### **ACTION REQUIRED:**

Action is at the discretion of the Council.

### **ATTACHMENTS:**

None

**Consider an Ordinance Increasing Class E-1 (Temporary Special Event Package) Liquor Licenses by One for With Love The Elliots LLC (dba Griffin's) Located at 137 W. Wood Street**

**BACKGROUND:**

On this evening's Liquor Commission agenda is a request to consider an application for a Class E-1 (Temporary Special Event Package) liquor license for With Love The Elliots LLC dba Griffin's. The petitioner is seeking to sell packaged cocktails during the Palatine Farmers' Market. Class E-1 licenses are limited to special events that are approved by the Village of Palatine and open to the public. The Palatine Farmers' Market was approved by the Village Council on March 9, 2026.

**KEY ISSUES:**

- Increase the number of Class E-1 (Temporary Special Event Package) liquor licenses by one for a total of one.

**BUDGET IMPACT:**

The annual fee for a class E-1 liquor license is \$500.

**RECOMMENDATION:**

Action is at the discretion of the Council.

**ACTION REQUIRED:**

Action is at the discretion of the Council.

**ATTACHMENTS:**

None

**Consider a Motion Granting a Waiver of the Sound Amplification Ordinance, Closure of Village Parking Lots and a Portion of Slade Street, Waiver of Village Fees, and Waiver of the Village's Construction Hours for the Rotary Club of Palatine's Annual Oktoberfest Celebration to be Held on September 18 - 20, 2026**

**BACKGROUND:**

The Rotary Club of Palatine plans to hold their annual Oktoberfest Celebration on September 18 - 20, 2026 (Friday - Sunday). The Rotary Club will again utilize the Village's commuter parking lots located north of Slade Street, between Smith and Greeley Streets. The event hours are consistent with those in past years and their revised site plan from 2025 will remain the same for 2026.

**KEY ISSUES:**

The Rotary Club of Palatine is requesting approval of the following:

1. Temporary waiver of sound amplification ordinance for live music and performances during the following hours:
  1. Friday, September 18: 5 p.m. to 12 a.m.
  2. Saturday, September 19: 12 p.m. to 12 a.m.
  3. Sunday, September 20: 12 p.m. to 6 p.m.
2. Temporary closure of parking lots K and L from Thursday, September 17<sup>th</sup> through Monday, September 21<sup>st</sup>; temporary closure of parking lot J from Friday, September 18<sup>th</sup> through Sunday, September 20<sup>th</sup>; temporary closure of Slade Street between Smith and Greeley Streets from Friday, September 18<sup>th</sup> through Sunday, September 20<sup>th</sup>. All tents and equipment in Lot J and Slade Street will be removed on Sunday evening. Lots K and L will remain closed until Monday morning, September 22.
3. Waiver of fees for Village services, permits, and licenses.
4. The Rotary Club of Palatine utilizes funds raised during this event to support a broad spectrum of local charities that aid those in need. Oktoberfest is their primary fundraiser. Code Section 20-852 notes that *"The village manager shall have the authority to waive the application and/or street utilization fees should the applicant be a registered not-for-profit organization that operates or provides services in the village or provides funding to community based organizations."*
5. Waiver of Construction Hours for the construction and removal of tents:
  1. Friday, September 18: Construction to begin at 6 a.m.
  2. Sunday, September 19: Removal of tents will begin at 6 p.m. (Lot J & Slade Street reopen 8 p.m.)
  3. Monday, September 20: Lots K and L reopen early morning.
6. Black fencing will also be placed at the South end of Towne Square along Palatine Road for safety due to the foot traffic of the event.

7. Event organizers are in the process of obtaining Palatine Park District approval for the use of Towne Square park.
8. Staff and organizers were satisfied with the new site plan in 2025 and support the same layout for 2026. Staff recommends continued advanced signage warning commuters of the extended closure - particularly the Thursday closure as that is a high-volume commuter day.
9. Parking Signs:
  1. Staff requests organizers continue with the parking signs (created in 2025) directing patrons to park in the Gateway Parking Deck and the towing signs.

**BUDGET IMPACT:**

N/A

**RECOMMENDATION:**

Staff recommends approval.

**ACTION REQUIRED:**

A motion to approve the Rotary Club of Palatine's Annual Oktoberfest and related requests.

**ATTACHMENTS:**

None

## **Consider an Ordinance Granting a Minor Amendment to Allow a Floor Plan Amendment to the Special Use for Schnell's Brauhaus at 45 W. Slade Street**

### **BACKGROUND:**

The Subject Property contains Schnell's Brauhaus restaurant and bar, which received original Special Use approval (as Bauer's Brauhaus) in 2010, and was later transferred to Schnell's Brauhaus in 2015. Schnell's Brauhaus is now requesting a Minor Amendment to their Special Use to allow for the existing video gaming area to be relocated into a portion of the adjacent tenant space and the dining room layout restored to its original seating design.

### **KEY ISSUES:**

- The existing Special Use for the restaurant/bar located at 45 W. Slade Street was originally approved in 2010 as Bauer's Brauhaus. The Special Use was later transferred to Schnell's Brauhaus in 2015. In 2022, Schnell's Brauhaus received approval to add a video gaming area within a portion of their existing dining room. The owner of Schnell's Brauhaus is now requesting approval to amend their floor plan to allow the relocation of the video gaming area into a portion of the adjacent tenant space and to restore the dining room area to the original seating configuration.
- The proposed floor plan modification includes the addition of a door from the existing Schnell's Brauhaus dining area into the adjacent tenant space. The relocated video gaming area will include the same number of video gaming terminals that currently exist (6) as well as a redemption/cash machine. The seating layout of the dining room area would then be restored to the original plan, except for the elimination and/or relocation of tables to provide the minimum required clearances. No other changes are proposed to the existing Schnell's Brauhaus floor plan.

### **BUDGET IMPACT:**

N/A

### **RECOMMENDATION:**

Staff recommends approval of the ordinance granting a Minor Amendment to the existing Special Use for Schnell's Brauhaus.

### **ACTION REQUIRED:**

A motion to approve the ordinance granting a Minor Amendment to the existing Special Use for Schnell's Brauhaus.

**ATTACHMENTS:**

None

**Consider a Resolution Granting a Final Plat of Subdivision for a Revised Building Pad for Lot 2 in the Benton Street Subdivision and Special Uses for Fill In a Floodplain, with the Required Compensatory Storage, and a Yard in the Floodplain for the Property Located at 951 S. Benton Street**

**BACKGROUND:**

The Subject Property was subdivided and approved for 2 single-family residential lots and 2 corresponding building pads in 2009 and 2010. Lot 1 was developed with a 2-story single-family home and Lot 2 was approved for a similar building pad at that time. The building pads and special uses for fill in a floodplain and a yard in the floodplain were required as the entire property is located within the floodplain, excepting the building pads and homes. Due to the presence of the floodplain on these lots, there are several forms of relief required to allow for the construction of the homes. Per the Subdivision Ordinance, any fill in the floodplain requires both Special Use review and the required compensatory storage at 110% of the amount of any fill to offset any impact to the floodplain. Additionally, any yard in the floodplain requires Special Use review to ensure that there is both an engineering review for the proposed and a Planning and Zoning Commission Public Hearing and Village Council review. The approval of the building pad and required relief was also approved for Lot 2 for a similarly sized 2-story home as was built on Lot 1. The owner/developer of Lot 2 is proposing to construct a single-story ranch home on Lot 2 and is therefore seeking to amend the building pad size and location and the required relief therein. Therefore, the Petitioner is requesting approval of the following:

- 1) Final Plat of Subdivision for Lot 2 of Benton Street Subdivision to amend the permitted building envelope for Lot 2 to allow a ranch-style home to be constructed, instead of the initially identified 2-story home;**
- 2) Special Use for a yard in the floodplain for Lot 2; and**
- 3) Special Use to permit the filling of land in the floodplain, with the required compensatory storage for Lot 2.**

**KEY ISSUES:**

- The Subject Lot, except for the approved building pad, remains entirely ensconced in the floodplain and covered within a drainage easement. When Lot 1 was developed, the building pads were raised outside the floodplain for both lots, and were reviewed and approved for the required zoning relief. Nevertheless, only Lot 1 was developed and a new single-family home was constructed upon it. Although the zoning relief and engineering plans were

approved for Lot 2, it was not developed and no engineering work was completed on Lot 2. The current property owner intends to develop the lot with a single-story ranch-style home, which will require a building pad with differing dimensions.

- Therefore, new special uses for fill in a floodplain and yard in a floodplain are required for the proposed home on Lot 2. Additionally, as the subdivision was approved with a specific building pad for Lot 2, the proposed building pad for the ranch home will also require approval. The revised building pad would comply with all the minimum required R-1 setback requirements. The proposed building pad is 70 feet by 70 feet, with a 10-foot by 25-foot addition on the north side of the property to accommodate a 3<sup>rd</sup> car for the garage.
- As was the condition when the subdivision was approved, S. Benton Street terminated in front of the home at 947 S. Benton Street, but the unimproved Benton Street right-of-way continues past Lot 2. Lot 2 will be serviced by a driveway through the right-of-way for access to the home. In addition to the S. Benton Street right-of-way, the unimproved northern 33-foot right-of-way for Willmette Road is directly south of Lot 2. This right-of-way will remain unimproved and is not part of the development of Lot 2 or Benton Street Subdivision.
- With the development of Lot 1 and as a component of the engineering plans, the storm sewer (21-inch) was extended along the frontages of both lots. As a required condition of the 2009 special uses, the efficacy of the storm sewers was required to be tested after the occurrence of a minimum 2.5-inch rain event (or other significant rain event deemed sufficient by the Village Engineer), for a 24-hour period to ensure its functional operation. Since the development of Lot 1 and the completion of the storm sewer, there have not been any flooding or drainage issues noted or reported to the Village of Palatine.
- The engineering plans provide the required 110% compensatory storage for the additional fill in the floodplain associated with the alterations to the building pad. The required Special Use for yard in a floodplain is also a reflection of the modifications to the building pad and the change from the 2008 approval.
- The Village Engineer has reviewed the proposed engineering plans and materials and has conditionally accepted their contents.

**BUDGET IMPACT:**

N/A

**RECOMMENDATION:**

Public Hearing: Planning & Zoning Commission (PZC) meeting on April 28, 2026.

Residents testifying: 4. Questions and concerns about the impact to the surrounding properties.

Vote: The PZC voted 6-1 to approve the Final Plat of Subdivision for Lot 2 and Special Uses. Staff recommends action at the discretion of the Village Council.

**ACTION REQUIRED:**

A motion to approve the Resolution granting Final Plat of Resubdivision and Special Uses for a Yard in the Floodplain and Fill in the Floodplain.

**ATTACHMENTS:**

None

## **Consider an Ordinance Prohibiting the Installation of Groundwater Wells in a Defined Area Near 515 West Colfax Street**

### **BACKGROUND:**

The property located at 515 West Colfax Street has been occupied by an oil company and gasoline sales facility for over 25 years. Preliminary subsurface investigation activities were performed at the site to evaluate potential environmental concerns related to releases associated Leaking Underground Storage Tank Incidents.

Concentrations of Benzene above the Illinois Environmental Protection Agency (IEPA) Tiered Approach to Corrective Action Objectives were revealed in soil samples collected from the floor of tanks when removed and replaced. Soil borings and groundwater monitoring wells at the site were used to gather initial information regarding the extent of on-site soil and groundwater contamination that exceeds the IEPA soil standards and groundwater objectives.

The owner's environmental consultant has fully characterized on-site soil and groundwater conditions. The proposed Corrective Actions would mitigate any threat to human health, human safety or the environment associated with the prior releases.

The Village Council passed Ordinances in 2024 and 2025 in response to a request by the property owner's environmental consultant. After the IEPA's review, modifications to the proposed boundary were needed to be followed by language changes required by the IEPA. The consultant has requested a new ordinance with an updated map and updated language be used.

### **KEY ISSUES:**

- The owner of the site wishes to obtain a No Further Remediation (NFR) Letter from the IEPA.
- To obtain an NFR would put limitations on groundwater use at the subject area and in any direction of migration.
- The groundwater flow direction at the subject property was calculated to be toward the north and east. Groundwater contamination is predicted to migrate off the subject property in all four directions. A limited local groundwater ordinance is proposed pursuant to 35 IAC Section 742.1015 for the area surrounding the subject property.
- Currently, the Village Code would not permit the installation of private wells as municipal water serves all properties within the area. This ordinance would prohibit the use of groundwater as a potable water supply at the site and areas surrounding the site.
- No community water supply wells or private wells are located within 2,500 feet of the site.

- No regulated recharge areas are located within a 2,500-foot radius of the site.

**BUDGET IMPACT:**

N/A

**RECOMMENDATION:**

Staff recommends a motion authorizing an Ordinance prohibiting groundwater wells within the defined area.

**ACTION REQUIRED:**

Motion authorizing the groundwater ordinance subject to final review by the Village Attorney.

**ATTACHMENTS:**

None

## Consider an Ordinance Prohibiting the Installation of Groundwater Wells in a Defined Area Near 1245 East Dundee Road

### BACKGROUND:

The subject property has been occupied by a car wash and gasoline sales facility for over 25 years. Preliminary subsurface investigation activities were performed at the site to evaluate potential environmental concerns related to releases associated with Leaking Underground Storage Tank Incidents.

Concentrations of Benzene above the IEPA Tiered Approach to Corrective Action Objectives were revealed in soil samples collected from the floor of tanks when removed and replaced. Soil borings and groundwater monitoring wells at the site were used to gather initial information regarding the extent of on-site soil and groundwater contamination that exceeds the IEPA soil standards and groundwater objectives.

The owner's consultant has fully characterized on-site soil and groundwater conditions and demonstrated that contaminated media has not migrated beyond the property boundaries of the site. The proposed Corrective Actions would mitigate any threat to human health, human safety or the environment associated with the prior releases.

The Village Council passed Ordinances in 2024 and 2025 in response to a request by the property owner's environmental consultant. After the IEPA's review, modifications to the proposed boundary were needed to be followed by language changes required by the IEPA. The consultant has requested a new ordinance with an updated map and updated language be used.

### KEY ISSUES:

- The owner of the site wishes to obtain a No Further Remediation (NFR) Letter from the IEPA. To do so, they would self-impose a restriction on buildings on the site to be limited to slab on grade construction without basements. They would further restrict themselves to Industrial/Commercial uses due to soil conditions which are proposed to have no further treatment.
- Also required to obtain an NFR would be the limitations on groundwater use at the subject area and in any direction of migration.
- The groundwater flow direction at the subject property was calculated to be toward the east-southeast. Groundwater contamination is predicted to migrate off the subject property in all four directions. A limited local groundwater ordinance is proposed pursuant to 35 IAC Section 742.1015 for the area surrounding the subject property.
- Currently, the Village Code would not permit the installation of private wells as municipal water serves all properties within the area. This ordinance would prohibit the use of groundwater as a potable water supply at the site and areas

surrounding the site.

- Two non-community water supply wells were historically located within a 2,500-foot radius of the site and are no longer operational.
- No community water supply wells are located within 2,500 feet of the site.
- No regulated recharge areas are located within a 2,500-foot radius of the site.

**BUDGET IMPACT:**

N/A

**RECOMMENDATION:**

Staff recommends a motion authorizing an Ordinance prohibiting groundwater wells within the defined area.

**ACTION REQUIRED:**

Motion authorizing the groundwater ordinance subject to final review by the Village Attorney.

**ATTACHMENTS:**

None