VILLAGE OF PALATINE

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

VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

AGENDA

APRIL 14, 2025

Regular Meeting **7:00 PM**

I. ROLL CALL

II. PLEDGE TO THE FLAG

III. APPROVAL OF MINUTES

1. Village Council & Committee of the Whole - Regular Meeting - April 7, 2025

IV. MAYOR'S REPORT

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

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

3. As Submitted

V. RECESS TO THE COMMITTEE OF THE WHOLE

VI. COMMITTEE OF THE WHOLE

A. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

TIM MILLAR, CHAIRMAN

1. Consider an Ordinance Granting a Minor Planned Development Amendment to Allow a Revised Business Plan and Floor Plan at 60 N. Bothwell Street (Council District: Six)

2. Consider an Ordinance Adopting the New Comprehensive Plan for the Village of Palatine

3. As Submitted

B. POLICE POLICY & CODE SERVICES COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. Consider a Motion Granting Approvals, Including Waiver of the Sound Amplification Ordinance and Traffic Controls, for the St. Nectarios Greek Orthodox Church 'Greek Fest' Event on June 20-22, 2025 at 133 S. Roselle Road (Council District: One)

2. Consider an Ordinance Amending Chapter 3 Alcoholic Beverages of the Palatine Code of Ordinances

3. 1890 N. Rand Road (Council District: Four)

   A. Consider an Ordinance Granting a Special Use for a Restaurant, with Liquor Service, at 1890 N. Rand Road

   B. Consider an Ordinance Increasing the Number of Class G-1 (Seasonal Beer & Wine) Liquor Licenses by One for Morkes Chocolates Located at 1890 N. Rand Road

4. Consider an Ordinance Amending Chapter 11 - Licenses, Business Regulations of the Code of Ordinances of the Village of Palatine

5. Presentation of Video Gaming Establishments

6. As Submitted

C. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

JOE FALKENBERG, CHAIRMAN

1. Consider a Motion to Award a Contract for the 2025 Sewer Rehabilitation Program

2. As Submitted

D. BUSINESS FINANCE & BUDGET COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. Consider an Ordinance Reserving Volume Cap in Connection with Private Activity Bond Issues and Related Matters

2. As Submitted

E. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted

VII. RECONVENE THE VILLAGE COUNCIL MEETING

VIII.CONSENT AGENDA

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

1. Consider an Ordinance Granting a Minor Planned Development Amendment to Allow a Revised Business Plan and Floor Plan at 60 N. Bothwell Street (Council District: Six)

2. Consider an Ordinance Adopting the New Comprehensive Plan for the Village of Palatine

3. Consider a Motion Granting Approvals, Including Waiver of the Sound Amplification Ordinance and Traffic Controls, for the St. Nectarios Greek Orthodox Church 'Greek Fest' Event on June 20-22, 2025 at 133 S. Roselle Road (Council District: One)

4. Consider an Ordinance Amending Chapter 3 Alcoholic Beverages of the Palatine Code of Ordinances

5. Consider an Ordinance Granting a Special Use for a Restaurant, with Liquor Service, at 1890 N. Rand Road (Council District: Four)

6. Consider an Ordinance Increasing the Number of Class G-1 (Seasonal Beer & Wine) Liquor Licenses by One for Morkes Chocolates Located at 1890 N. Rand Road (Council District: Four)

7. Consider an Ordinance Amending Chapter 11 - Licenses, Business Regulations of the Code of Ordinances of the Village of Palatine

8. Consider a Motion to Award a Contract for the 2025 Sewer Rehabilitation Program

9. Consider an Ordinance Reserving Volume Cap in Connection with Private Activity Bond Issues and Related Matters

10. Consider a Motion to Approve the Revised Fee Schedule Supplement to the Village's Code of Ordinances

11. Consider a Motion Adopting the Village of Palatine's Official 2025 Zoning Map

12. Consider an Ordinance Decreasing the Number of Class H (Banquet Hall) Liquor Licenses by One for Cosmopolitan Eventos Located at 1170 E. Dundee Road (Council District: Four)

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted

B. BUSINESS FINANCE & BUDGET COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

JOE FALKENBERG, CHAIRMAN

1. As Submitted

F. POLICE POLICY & CODE SERVICES COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted

X. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted

B. VILLAGE CLERK

1. As Submitted

C. VILLAGE ATTORNEY

1. As Submitted

XI. CLOSED SESSION AS REQUIRED

XII. RECOGNITION OF AUDIENCE

XIII. ADJOURNMENT

VILLAGE OF PALATINE

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VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

APRIL 7, 2025

Regular Meeting **7:00 PM**

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

I. ROLL CALL – TIME: 7:00 PM

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

Also Present:
Village Clerk Marg Duer, Village Manager Reid Ottesen, Deputy Village Manager Hadley Skeffington-Vos, Village Attorney Patrick Brankin, Director of Community Development Mike Jacobs, Director of Public Works Matt Barry, Police Chief William Nord, Fire Chief Patrick Gratzianna, IT Director Larry Schroth, Director of Finance Andrew Brown, and Director of Human Resources Monika Pandya, Deputy Clerk Kristin La Russo

II. PLEDGE TO THE FLAG

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

III. APPROVAL OF MINUTES

1. Village Council & Committee of the Whole - Regular Meeting - March 17, 2025 - **Accepted**

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

IV. MAYOR'S REPORT

Mayor Schwantz announced upcoming events:

Sunday, April 13: 11:30 AM
10th annual Firefighters Chili Cook-Off
Durty Nellies

Yard Waste Collection
During the week of March 31st, Groot began collecting bagged or bundled yard waste as part of their regular garbage and recycling routes. Yard waste collection will continue until the winter.

April is Distracted Driving Awareness Month
The Palatine Police Department is partnering with the Illinois Department of Transportation, the Illinois State Police and more than 200 local law enforcement agencies to step up enforcement efforts across the state. Law enforcement will boost enforcement efforts, stopping anyone who is texting and driving.

1. As Submitted **-**

V. RECESS TO THE COMMITTEE OF THE WHOLE

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

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

VI. COMMITTEE OF THE WHOLE

A. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

TIM MILLAR, CHAIRMAN

1. Consider an Ordinance Authorizing the Village Manager to Execute a Redevelopment Agreement Between the Village of Palatine and Brockway 50 LLC for the Property at 50 N. Brockway Street **- Motion Carried by Voice Vote** (Council District: Six)

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

Village Manager Reid Ottesen provided the background stating that the Petitioner seeks approval of the proposed Redevelopment Agreement prior to acquiring the property at 50 N. Brockway. The Petitioner, Brockway 50 LLC, is seeking to facilitate improvements to the existing building and related facilities within the property. This would include the consolidation and reconstruction of the existing parking lots. The owner obligations include completing the Site Improvement Project in general compliance by December 31, 2026. The Village obligations include: provide a maximum total of $750,000 in TIF assistance for the reimbursement of TIF eligible expenses (based on 50% of the actual costs incurred), as specifically outlined in the Redevelopment Agreement.

Construction will take place directly after Streetfest. There will be no conflict with Octoberfest.

In response to Councilman Millar, Ottesen identified the neighboring parcels, specifically the block to the west of the subject property that would be abrogated from the owners.

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

2. As Submitted **-**

   Nothing was submitted.

B. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

BRAD HELMS, CHAIRMAN

1. Consider an Ordinance Waiving the Bid Process and Authorizing the Village Manager to Enter into a Sole Source Contract for the Police Department Door Security Upgrade with Convergint Technologies **- Approved by Voice Vote** (Council District: Four)

   The security equipment used to manage door access in the Police Headquarters is no longer supported by the Vendor software or hardware. IT Director Larry Schroth recommended waiving the bid process and authorizing the Village Manager to enter into a sole source contract for the Police Department door security upgrade with Convergent Technologies.

   In response to Councilman Helms, Schroth confirmed that the Police security and Village Hall security systems are compatible.

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

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

2. Fiber Network Update

IT Director Larry Schroth recommended the purchase of Extreme Networks Fabric Switching equipment from Qubit Networks, LLC for a total reduced bid of $253,325.76 for three years.

Schroth recommended awarding a consulting contract to Qubit Networks LLC.

The motion was to approve Items A. and B.

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

A. Motion to Approve the Purchase of Extreme Networks Fabric Switching Equipment from Qubit Networks, LLC **- Approved**

B. Motion to Award a Consulting Contract to Qubit Networks, LLC on Fabric Network Implementation **- Approved**

3. As Submitted **-**

Nothing was submitted.

C. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

JOE FALKENBERG, CHAIRMAN

1. Consider a Motion Authorizing the Village Manger to Purchase Public Works Department Administration Vehicles **- Approved by Voice Vote**

Public Works Director Matt Barry recommended authorizing the Village Manager to purchase three Public Works administration vehicles. The lowest cost based on cost comparisons is for the Chevrolet Silverado in the amount of $138,636. The replaced vehicles will be used in other capacities for an additional seven years.

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

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

2. Consider a Motion Authorizing the Village Manger to Purchase a Fire Department Administration Vehicle **- Approved by Voice Vote**

   Public Works Director Matt Barry recommended the purchase of a Fire Department administration vehicle. The Dodge Durango with a proposed cost of $48,607 would be a budgeted savings of approximately $6,983. Staff recommends approval.

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

3. As Submitted **-**

   Nothing was submitted.

D. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:14 PM

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted **-**

   Nothing was submitted.

E. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:14 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted **-**

   Nothing was submitted.

F. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:15 PM

SCOTT LAMERAND, CHAIRMAN

1. As Submitted **-**

   Nothing was submitted.

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

VII. RECONVENE THE VILLAGE COUNCIL MEETING

Reconvene the Village Council meeting **- Motion Carried by Voice Vote**

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Brad Helms, District 6 Councilman
AYES:	Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

VIII.CONSENT AGENDA

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

RESULT:	**ADOPTED BY ROLL CALL [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Falkenberg, Kozlowski, Helms

1. Consider a Motion to Approve 2025 Warrant #7 **- Approved**

2. Consider an Ordinance Authorizing the Village Manager to Execute a Redevelopment Agreement Between the Village of Palatine and Brockway 50 LLC for the Property at 50 N. Brockway Street **- Approved** (Council District: Six)

   Ordinance #O-26-25

3. Consider an Ordinance Waiving the Bid Process and Authorizing the Village Manager to Enter into a Sole Source Contract for the Police Department Door Security Upgrade with Convergint Technologies **- Approved** (Council District: Four)

   Ordinance #O-27-25

4. Motion to Approve the Purchase of Extreme Networks Fabric Switching Equipment from Qubit Networks, LLC **- Approved**

5. Motion to Award a Consulting Contract to Qubit Networks, LLC on Fabric Network Implementation **- Approved**

6. Consider a Motion Authorizing the Village Manger to Purchase Public Works Department Administration Vehicles **- Approved**

7. Consider a Motion Authorizing the Village Manger to Purchase a Fire Department Administration Vehicle **- Approved**

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

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted -

No Report

B. BUSINESS FINANCE & BUDGET COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted -

No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted -

No Report

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted -

No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

JOE FALKENBERG, CHAIRMAN

1. As Submitted -

No Report

F. POLICE POLICY & CODE SERVICES COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted -

No Report

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

X. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted -

   No Report

B. VILLAGE CLERK

1. As Submitted -

   No Report

C. VILLAGE ATTORNEY

1. As Submitted -

   No Report

XI. CLOSED SESSION AS REQUIRED

No Closed Session requested.

XII. RECOGNITION OF AUDIENCE

No one came forward.

XIII.ADJOURNMENT – TIME: 7:16 PM

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

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

SUBMITTED BY:

Margaret R. Duer
Village Clerk

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

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

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

Planning and Zoning Commission
3-Year Term - Expiring in 2028
- Rodney Bettenhausen
- Kevin Cavanaugh
- Eric Friedman

Beautification Commission
2-Year Term - Expiring in 2027
- Randy Spiess
- Patricia Fluhler

Fire & Police Commission
3-Year Term - Expiring in 2028
- James Hader
- Eugene Nowak

Fire Pension Board
2-Year Term - Expiring in 2027
- Michael Magnuson

Police Pension Board
2-Year Term - Expiring in 2027
- Carol Brandt

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

ALTERNATIVES:
1. Concur with the appointments/re-appointments.
2. Do not concur with the appointments/re-appointments**.**

RECOMMENDATION:
Motion to concur with the Mayor's recommendation.

ACTION REQUIRED:
Motion to approve the appointments and re-appointments.

ATTACHMENTS:
- RES 2025 - Reappoint to Boards and Comm

RESOLUTION NO. _____

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

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

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

Planning and Zoning Commission
3-Year Term – Expiring in 2028

- **Rodney Bettenhausen**
- **Kevin Cavanaugh**
- **Eric Friedman**

Beautification Commission
2-Year Term – Expiring in 2027

- **Randy Spiess**
- **Patricia Fluhler**

Fire & Police Commission
3-Year Term – Expiring in 2028

- **James Hader**
- **Eugene Nowak**

Fire Pension Board
2-Year Term - Expiring in 2027

- **Michael Magnuson**

Attachment: RES 2025 - Reappoint to Boards and Comm (Reappts. to Boards & Commissions 2025)

Police Pension Board

2-Year Term - Expiring in 2027

- **Carol Brandt**

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

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

DATED: This _____ day of _____, 2025

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

APPROVED by me this _____ day of _____, 2025

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____ day of _____, 2025

_____
Village Clerk

Attachment: RES 2025 - Reappoint to Boards and Comm (Reappts. to Boards & Commissions 2025)

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

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

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

Administration Technology & Community Health

Chair	District 1 Council Member
Vice Chair	District 2 Council Member

Business Finance & Budget

Chair	District 4 Council Member
Vice Chair	District 5 Council Member

Community & Economic Development

Chair	District 2 Council Member
Vice Chair	District 3 Council Member

Fire Policy & Community Information

Chair	District 6 Council Member
Vice Chair	District 1 Council Member

Infrastructure & Environment

Chair	District 5 Council Member
Vice Chair	District 6 Council Member

Police Policy & Code Services

Chair	District 3 Council Member
Vice Chair	District 4 Council Member

The new Committee assignments will be effective May 1, 2025 through April 30, 2026.

ALTERNATIVES:
1. Concur with the Committee assignments.
2. Do not concur with the Committee assignments.

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

ACTION REQUIRED:
Motion to concur with the Mayor’s appointment of Council Committee Chairs and Vice Chairs.

Consider an Ordinance Granting a Minor Planned Development Amendment to Allow a Revised Business Plan and Floor Plan at 60 N. Bothwell Street

BACKGROUND:
The Subject Property contains the existing Lamplighters Inn restaurant and operates within a Planned Development zoning designation. As part of the existing business, Lamplighters Inn operates a dining room on the first floor of the building (at the south end of the building). The business owner recently contacted the Village about some planned revisions to the existing dining room, based upon a desire to improve their business operations and upon customer feedback. Therefore, the Petitioners are requesting approval of the following:

Minor Planned Development Amendment to allow a floor plan and business plan amendment to Planned Development Ordinance #O-62-03.

KEY ISSUES:
- The existing dining room floor plan was approved through the Planned Development (2003), with up to 44 seats. In review of the current business operations for the restaurant, the business owners are proposing floor plan changes to the existing dining room configuration. The proposed changes include the addition of a pool table, video golf machine, and adding a dart board.
- The approved seating count will also be reduced to approximately 30 seats. The dining room has its main entrance on the east side of the building and would continue to be open to patrons of all ages. There is also a point of service machine in the dining room, dedicated server staff, and video camera monitoring of the dining room area. These functions will all be maintained, with the amended floor plan.
- Per the revised business plan, there is also another access door from the dining room to the bar area, which will continue to remain closed. This access point is monitored by Staff to ensure that those entering the bar area are age appropriate.
- The revised business plan also requires that at any time of back dining room occupancy, a BASSET certified employee shall physically be present in the room, not less than every 30 minutes.

ALTERNATIVES:
1. Approve the Minor Planned Development Amendment to allow a revised business plan and floor plan.
2. Do not approve a Minor Planned Development Amendment to allow a revised business plan and floor plan.

RECOMMENDATION:
Staff recommends approval of the Minor Planned Development Amendment.

ACTION REQUIRED:
A motion to approve the ordinance granting a Minor Planned Development Amendment to allow for modifications to the previously approved business plan and floor plan.

ATTACHMENTS:

- Aerial Map
- MPD ORD
- EXHIBIT - Lamplighters Inn Revised Dining Room Floor Plan
- Dining room Business Plan Revision - 2-2025 (003)
- Lamplighters Planned Development - #O-62-03

GISConsortium

60 N. Bothwell Street



Legend

0 50 100 ft

Print Date: 4/9/2025

Notes

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

ORDINANCE NO._____

**AN ORDINANCE APPROVING A MINOR
PLANNED DEVELOPMENT AMENDMENT TO ORDINANCE #O-62-03
60 N. BOTHWELL STREET (LAMPLIGHTERS INN)**

WHEREAS, Ordinance #O-62-03 granted a Planned Development for a restaurant/bar, with live entertainment (Lamplighters Inn) on the property commonly known as 60 N. Bothwell Street; and

WHEREAS, pursuant to Section 13.07 in Appendix A of the Village of Palatine Code of Ordinances, a Minor Planned Development Amendment to the approved Planned Development Ordinance #O-62-03 for an amendment to the business plan and floor plan for the dining room, may be approved with the review and consent of the Village Council; and

WHEREAS, since the Village Council did meet on April 14, 2025, to review the Minor Amendment to the Planned Development, it was the recommendation of the Village Council that the dining room floor plan and business plan amendments 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 Planned Development granted by Ordinance #O-62-03 is hereby granted, subject to the following condition:

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

Attachment: MPD ORD (60 N. Bothwell Street - Minor Planned Development Amendment - Lamplighters)

SECTION 2: **All conditions of Special Use Ordinance #O-62-03 shall remain in full force and effect.**

DATED: This _____day of _____, 2025

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

APPROVED by me this _____day of _____, 2025

_____
Mayor of the Village of Palatine

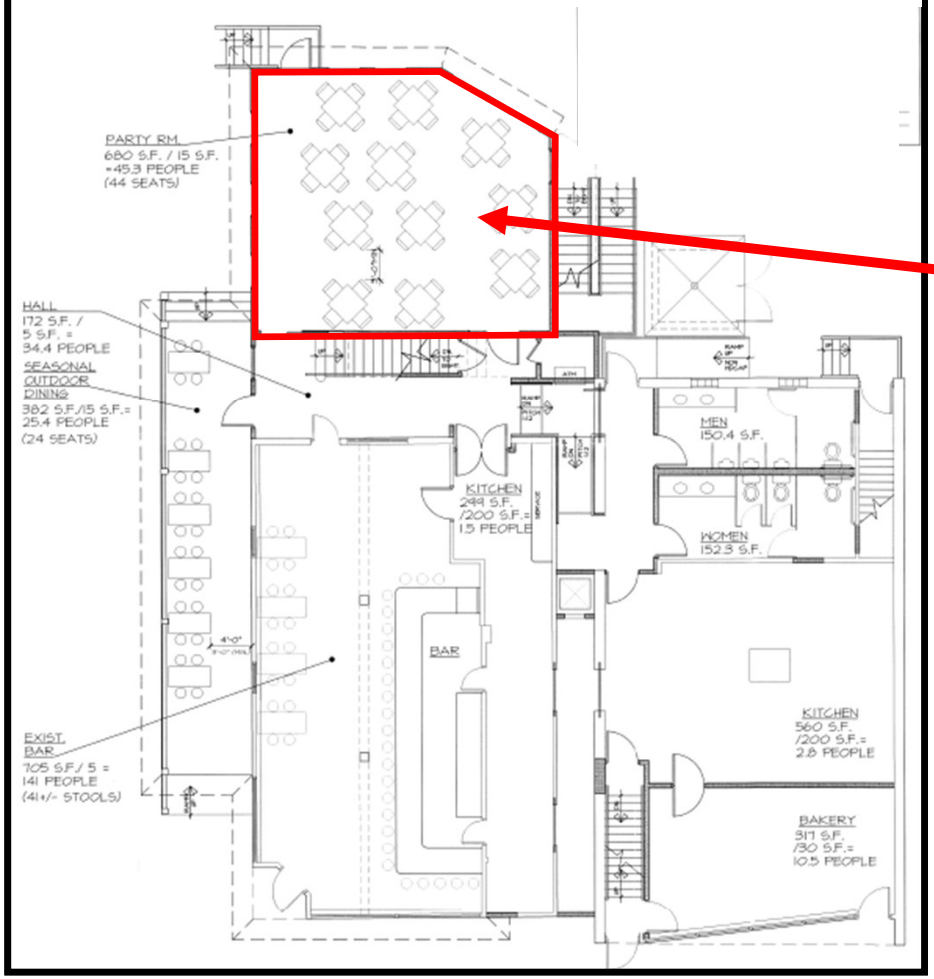
ATTEST and FILE in the office of the Village Clerk

this ____ day of _____, 2025

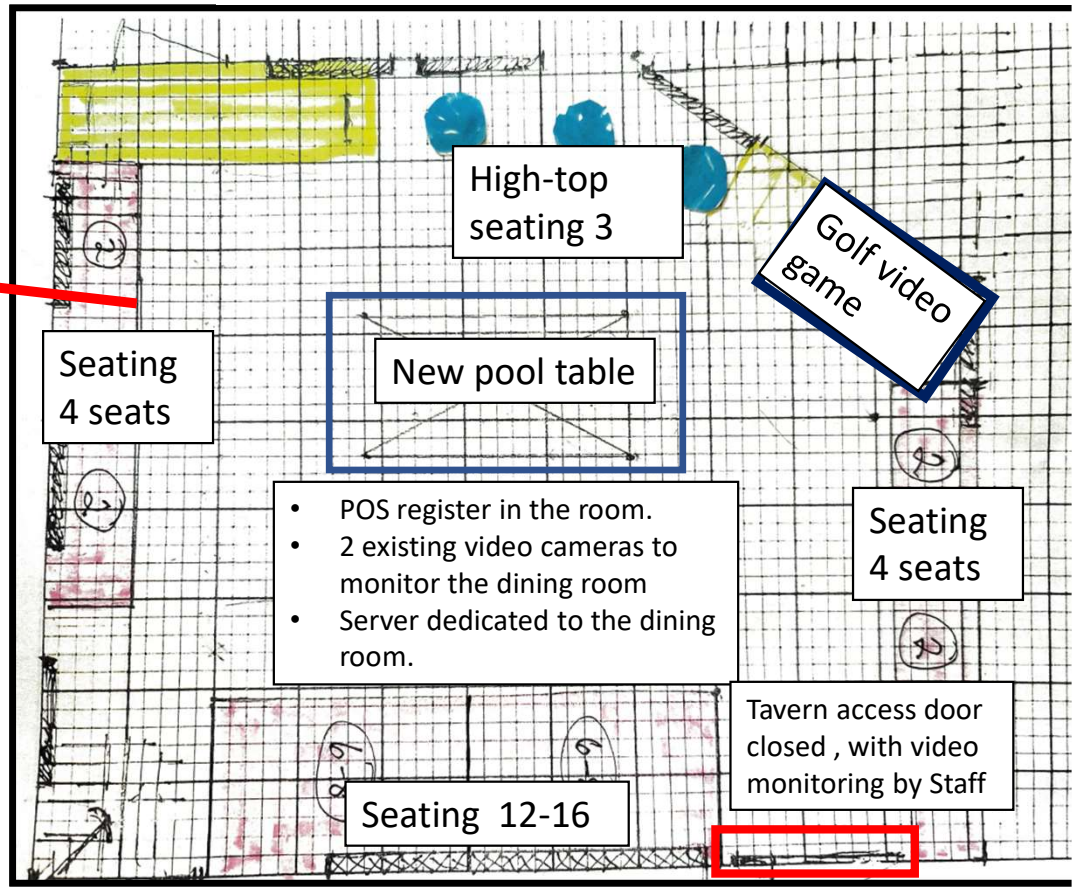
_____
Village Clerk

Attachment: MPD ORD (60 N. Bothwell Street - Minor Planned Development Amendment - Lamplighters)

Lamplighter's Approved Planned Development Floorplan



Lamplighter's Proposed Floorplan Amendment – 1st Floor dining room



The proposed revisions include adding a new pool table, Golden Tee arcad game, dart board, and seating for +/- 30 persons.

2/4/2025
Business Plan Revision

Lamplighter Inn Tavern and Grille
Change to the Dining room area, now to be referred to as 'The Back Room'

Due to the lack of income currently being generated in our family dining room, we would like to make changes that have been suggested, requested, and discussed with our customers. The main input has been adding skilled games to the room for another form of entertainment.

- We will be removing the center bank of tables and replacing it with an 8' pool table.
- Across the back of the room (southern side) we are going to install an electronic dart board.
- On the southwest portion of the backwall we are going to place a golden tee golf game.

These are the top three requested skilled games suggested by our customers.

The booth seating around the north, east, and west sides of the room will remain as is (seating for 20). 2-3 high tops (8-12 seats) will be added to the room. Seating in this room will be for up to 32 people.

At any time, the Back Room is occupied, a BASSET certified employee shall physically be present in the room no less than every 30 minutes. Additionally, staff from the tavern or kitchen area may serve customers. If customers are over 21, they could place their orders in the tavern and have them delivered to the 'Back Room'.

Entry to the room would continue to be the two doors on the south side of the center hallway, on either side of the staircase going up. The outdoor access (emergency door) in the SE corner of the room will be marked for emergency use only.

Currently we have 2 cameras that cover 100% of the room. They are located in the NE corner of the room and the SW corner of the room. These cameras are available to managers with approved video access. There is also a monitor in the upstairs office, which is running 100% of the time. In addition, we will be adding a wide-angle camera that will feed directly to a screen behind the tavern bar. Bartenders and customers will always have a view of the room.

We would like to install one more TV to the current two that are in the room. The new TV would be mounted on the middle of the south wall.

Attachment: Dining room Business Plan Revision - 2-2025 (003) (60 N. Bothwell Street - Minor Planned Development Amendment -

These changes will increase foot traffic in the old dining room, now referred to as the 'Back Room.' This room will now have multiple functions.

1. Casual dining
2. Skilled game offerings
3. Access by reservation for small private events
4. Use for travelling dart, golf and pool teams on a rotating schedule (organized by JJ Amusement)

The tavern will continue to be controlled in the manner laid out by our VGT rules. The door will remain closed at all times, and nobody under the age of 21 will be allowed to enter.

With Village approval I would like to make these changes as quickly as possible.

We are working with Kevin Kruk (847-744-9045) from JJ Amusements. Kevin has reviewed and the room and confirmed that the skill games will fit with the current built in booths and high tops. (See attached floor layout)

This room would operate the same hours as listed on our liquor license with the village.

Please let me know if you have any questions and advise me what steps I need to take going forward.

Lisa Bellanca, Owner/Operator
Bellanca, Inc.
d.b.a. Lamplighter Inn Tavern and Grille
60 N. Bothwell St., Palatine, IL 60067
847-833-3258 (Cell)

Attachment: Dining room Business Plan Revision - 2-2025 (003) (60 N. Bothwell Street - Minor Planned Development Amendment -

Attachment: Lamplighters Planned Development - #O-62-03 (60 N. Bothwell Street - Minor Planned Development Amendment - Lamplighters)

ORDINANCE NO. 0-62-03

ORDINANCE GRANTING FINAL PLANNED DEVELOPMENT APPROVAL
60 N BOTHWELL AND 39-41 W WILSON

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On March 17, 2003**

Attachment: Lamplighters Planned Development - #O-62-03 (60 N. Bothwell Street - Minor Planned Development Amendment - Lamplighters)

ORDINANCE NO. 0-62-03

AN ORDINANCE
GRANTING FINAL PLANNED DEVELOPMENT APPROVAL
60 N. BOTHWELL AND 39-41 W. WILSON – LAMPLIGHTER'S INN

WHEREAS, upon petition of owners of said property, hearings were held by the Committee of the Whole of the Village Council of the Village of Palatine on March 17, 2003 in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Committee of the Whole, having made its findings regarding a request for Final Planned Development approval.

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

SECTION 1: That final approval of a Planned Development is hereby granted pursuant to Section 13.05 of the Palatine Zoning Ordinance for the real estate described as follows, to wit:

Parcel 1: The East 33 feet of Lot 1 in Block 1 in Town of Palatine, according to the map thereof recorded December 7, 1855 in Book 98 of Maps, Page 28.
ALSO Parcel 2: That part of Lot 3 in Block 1 in Joel Woods Addition to Town of Palatine, according to map thereof recorded August 12, 1865 in Book 163 of Maps, Page 31 which lies South of 33 feet above described in Town of Palatine, in Section 15, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois

commonly known as 60 N. Bothwell and 39-41 W. Wilson.

SECTION 2: That final approval of a Planned Development is hereby granted to the above described property pursuant to Section 13.05 of the Palatine Zoning Ordinance, subject to the following conditions:

1. The planned development shall substantially conform to the Site Plans/Floor Plans & Elevation Plans Warren Johnson Architects, dated 8/22/02, last revised 2/26/03 except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions: (Staff)

2. The plat of vacation shall be revised in a manner acceptable to the Village prior to the issuance of a building permit. (Staff)

3. A more detailed sign plan shall be submitted prior to the issuance of a building permit. (Staff)

4. The planned development shall be subject to the terms and conditions of the Redevelopment Agreement. In the event that the Planned Development Ordinance and the Redevelopment conflict, the more restrictive shall apply. (Staff)

5. A letter of credit to ensure the completion of the planned development in the amount of $100,000 and in a form acceptable to the Village Engineer shall be submitted prior to the start of construction. (Code)

6. An automatic sprinkler system may be required pursuant to IBO Chapter 34. (Code)

7. A fire alarm shall be provided. All signals shall be sent directly to the Palatine Fire Department. (Code)

8. The kitchen hood and duct suppression system shall be monitored by the fire alarm. (Code)

Attachment: Lamplighters Planned Development - #O-62-03 (60 N. Bothwell Street - Minor Planned Development Amendment - Lamplighters)

9. Proper fire suppression shall be provided between the apartment and the remainder of the building. (Code)

10. The light pole shown on the east elevation should be constructed to downtown standards. (Staff)

SECTION 3: That the petition for preliminary and final planned development, a copy of the public notice, be attached hereto and form a part of this ordinance.

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

PASSED: This 17th day of March, 2003

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

APPROVED by me 17th day of March, 2003

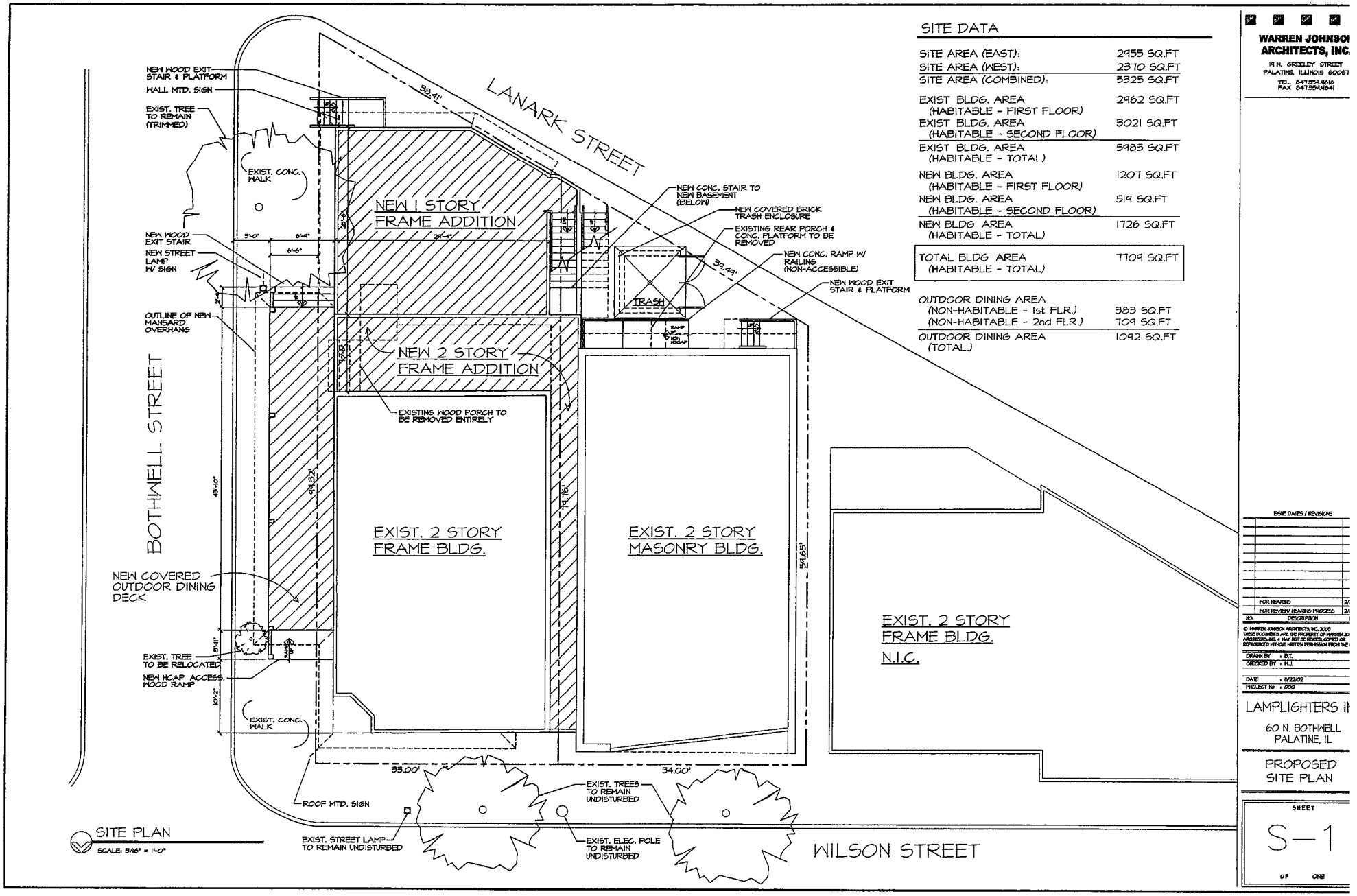
Pro-Tem Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this 17th day of March, 2003

Village Clerk

Attachment: Lamplighters Planned Development - #O-62-03 (60 N. Bothwell Street - Minor Planned Development Amendment - Lamplighters)



SITE DATA

SITE AREA (EAST):	2955 SQ.FT
SITE AREA (WEST):	2370 SQ.FT
SITE AREA (COMBINED):	5325 SQ.FT
EXIST BLDG. AREA (HABITABLE - FIRST FLOOR)	2962 SQ.FT
EXIST BLDG. AREA (HABITABLE - SECOND FLOOR)	3021 SQ.FT
EXIST BLDG. AREA (HABITABLE - TOTAL)	5983 SQ.FT
NEW BLDG. AREA (HABITABLE - FIRST FLOOR)	1207 SQ.FT
NEW BLDG. AREA (HABITABLE - SECOND FLOOR)	519 SQ.FT
NEW BLDG AREA (HABITABLE - TOTAL)	1726 SQ.FT
TOTAL BLDG AREA (HABITABLE - TOTAL)	7709 SQ.FT
OUTDOOR DINING AREA (NON-HABITABLE - 1st FLR.)	383 SQ.FT
(NON-HABITABLE - 2nd FLR.)	709 SQ.FT
OUTDOOR DINING AREA (TOTAL.)	1092 SQ.FT

WARREN JOHNSON ARCHITECTS, INC.
19 N. GREELEY STREET
PALATINE, ILLINOIS 60067
TEL. 847.554.9616
FAX 847.554.9641

ISSUE DATES / REVISIONS

NO.	DESCRIPTION
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	FOR REVIEW/HEARING PROCESS

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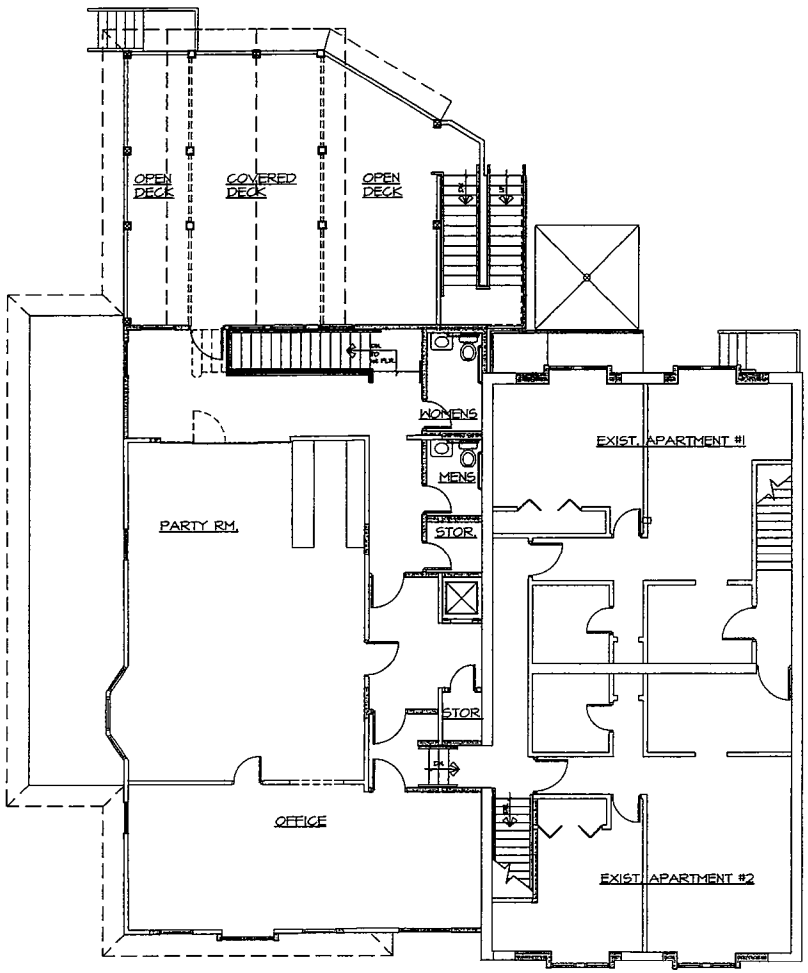
DRAWN BY : B.T.
CHECKED BY : H.J.
DATE : 9/22/02
PROJECT No : 000

LAMPLIGHTERS II
60 N. BOTHWELL
PALATINE, IL

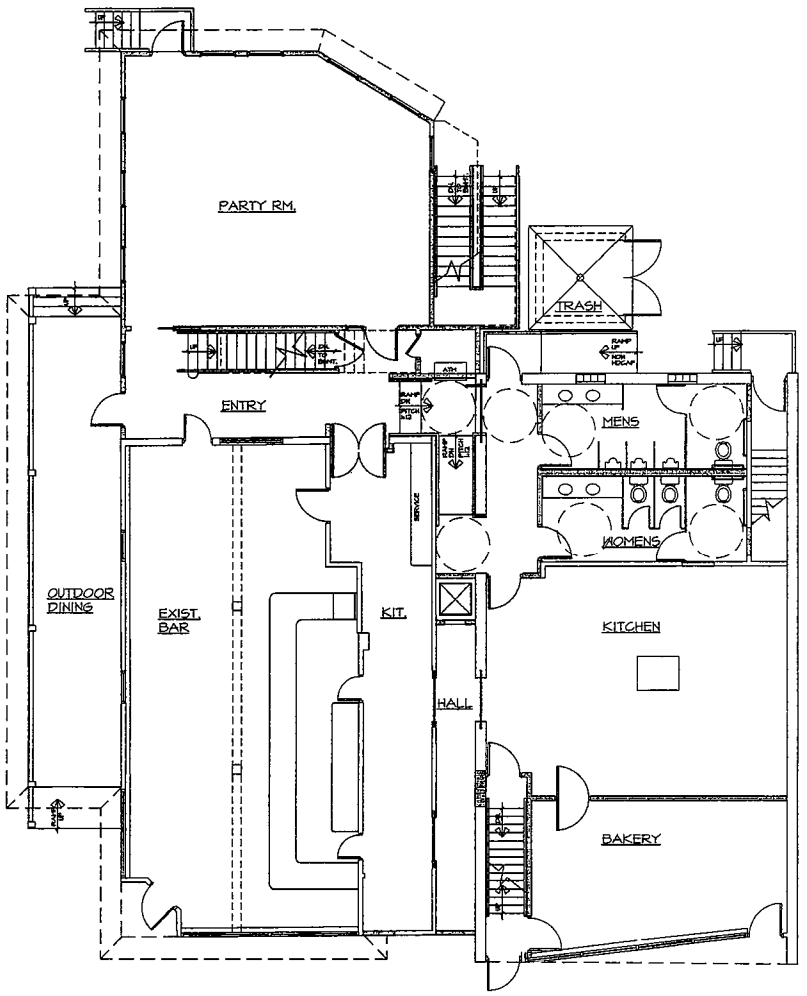
PROPOSED SITE PLAN

SHEET
S-1
OF ONE

Attachment: Lamplighters Planned Development - #O-62-03 (60 N. Bothwell Street - Minor Planned



SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

WARREN JOHNSON ARCHITECTS, INC.
14 N. GREELEY STREET
PALATINE, ILLINOIS 60067
TEL. 847.934.4616
FAX 847.934.4641

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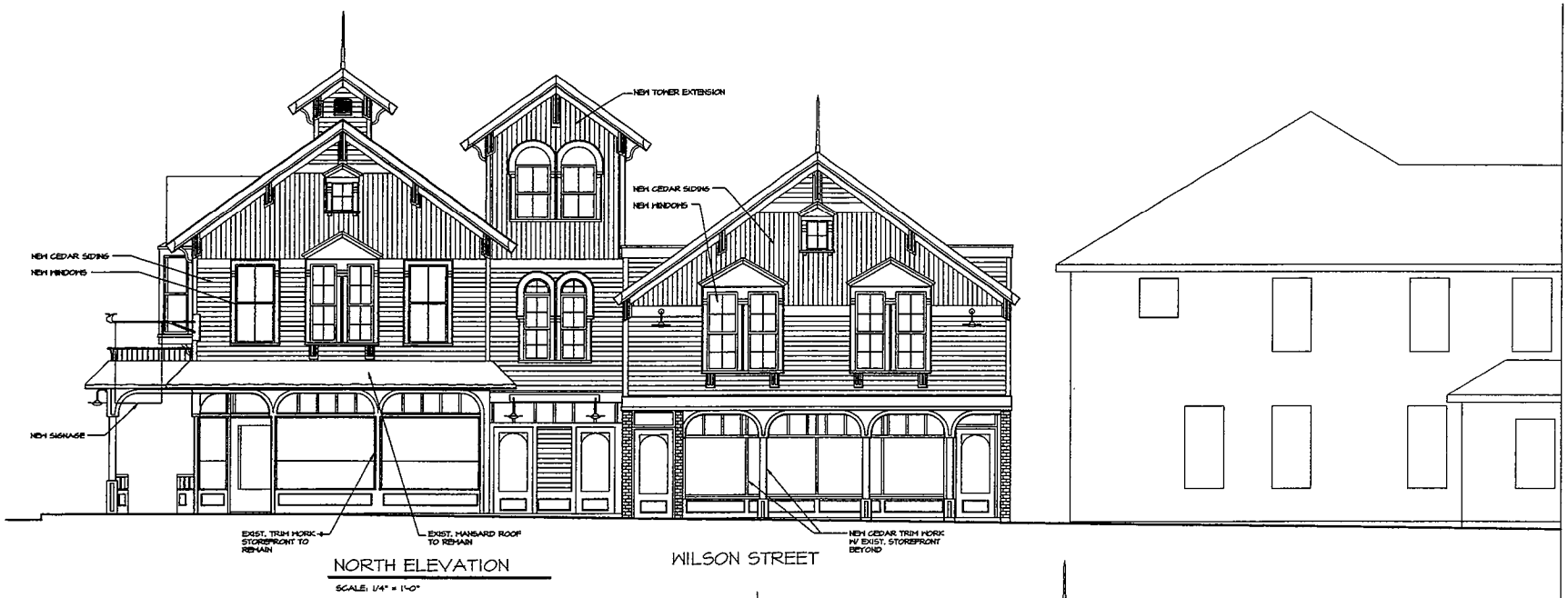
DRAWN BY : B.T.
CHECKED BY : M.J.
DATE : 5/22/02
PROJECT No : 000

LAMPLIGHTERS I
60 N. BOTHWELL
PALATINE, IL

PROPOSED FLOOR PLAN

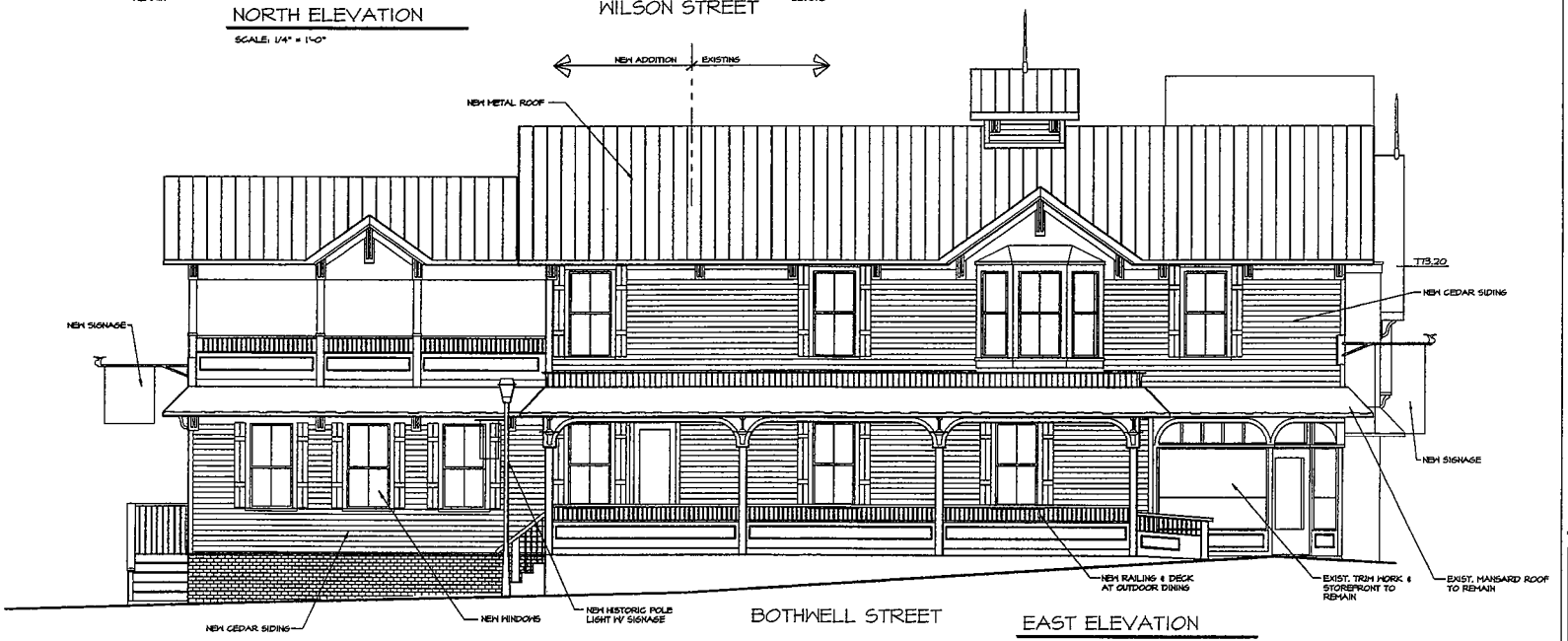
SHEET
A-1
OF THREE

Attachment: Lamplighters Planned Development - #O-62-03 (60 N. Bothwell Street - Minor Planned



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"

WARREN JOHNSON ARCHITECTS, INC.
141 N. GREELEY STREET
PALATINE, ILLINOIS 60067
TEL. 847.359.4616
FAX 847.359.4641

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CHECKED BY : MJJ

DATE : 9/22/02
PROJECT No : 000

LAMPLIGHTERS II

60 N. BOTHWELL
PALATINE, IL

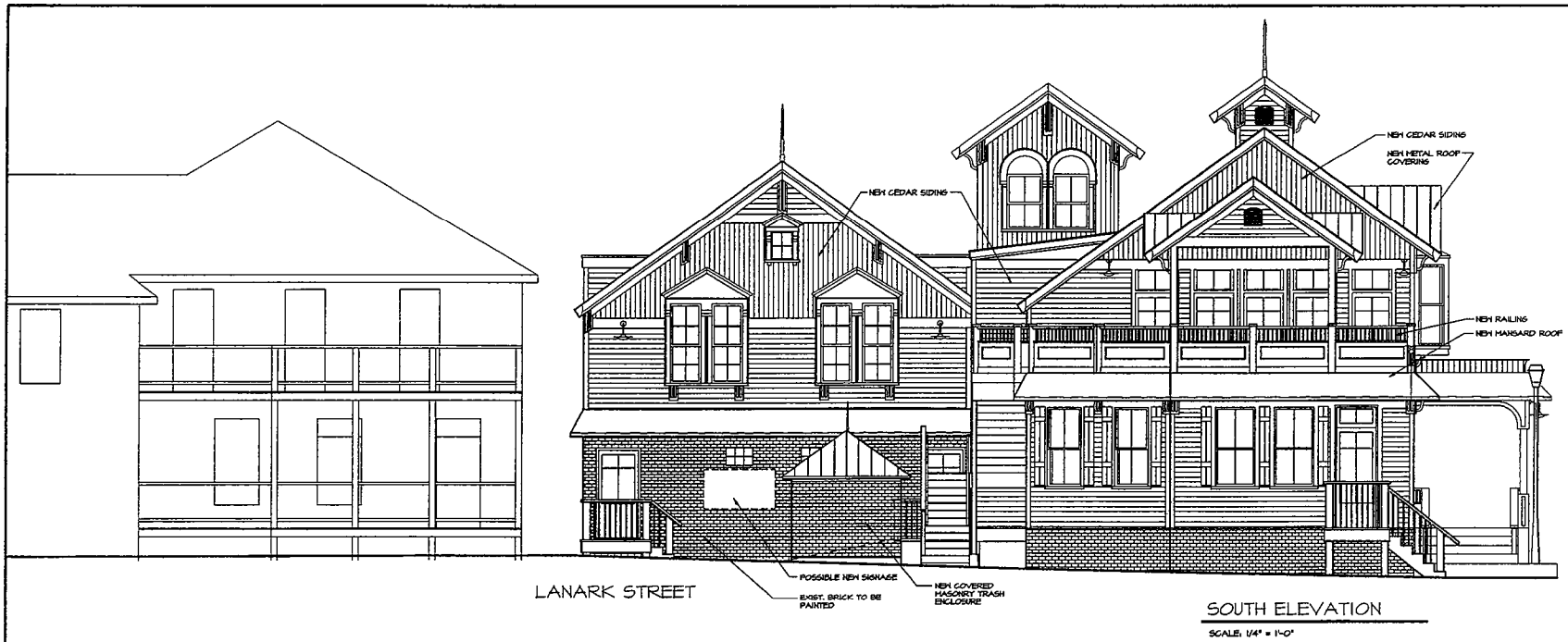
PROPOSED EXTERIOR ELEV

SHEET

A – 2

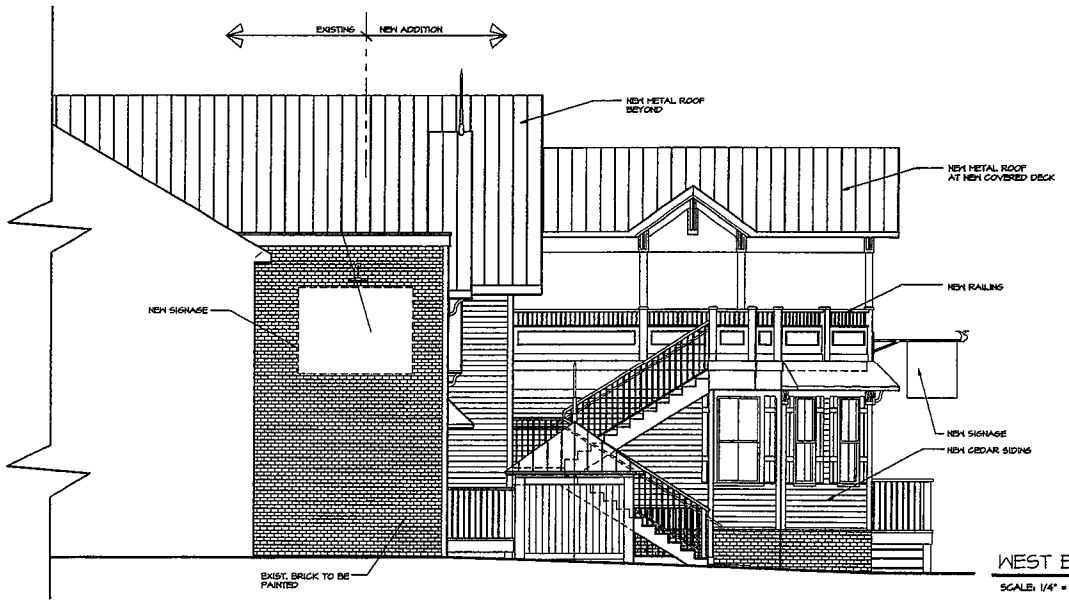
OF THREE

Attachment: Lamplighters Planned Development - #O-62-03 (60 N. Bothwell Street - Minor Planned



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"

WARREN JOHNSON ARCHITECTS, INC.
14 N. GREELEY STREET
PALATINE, ILLINOIS 60067
TEL 847.934.9616
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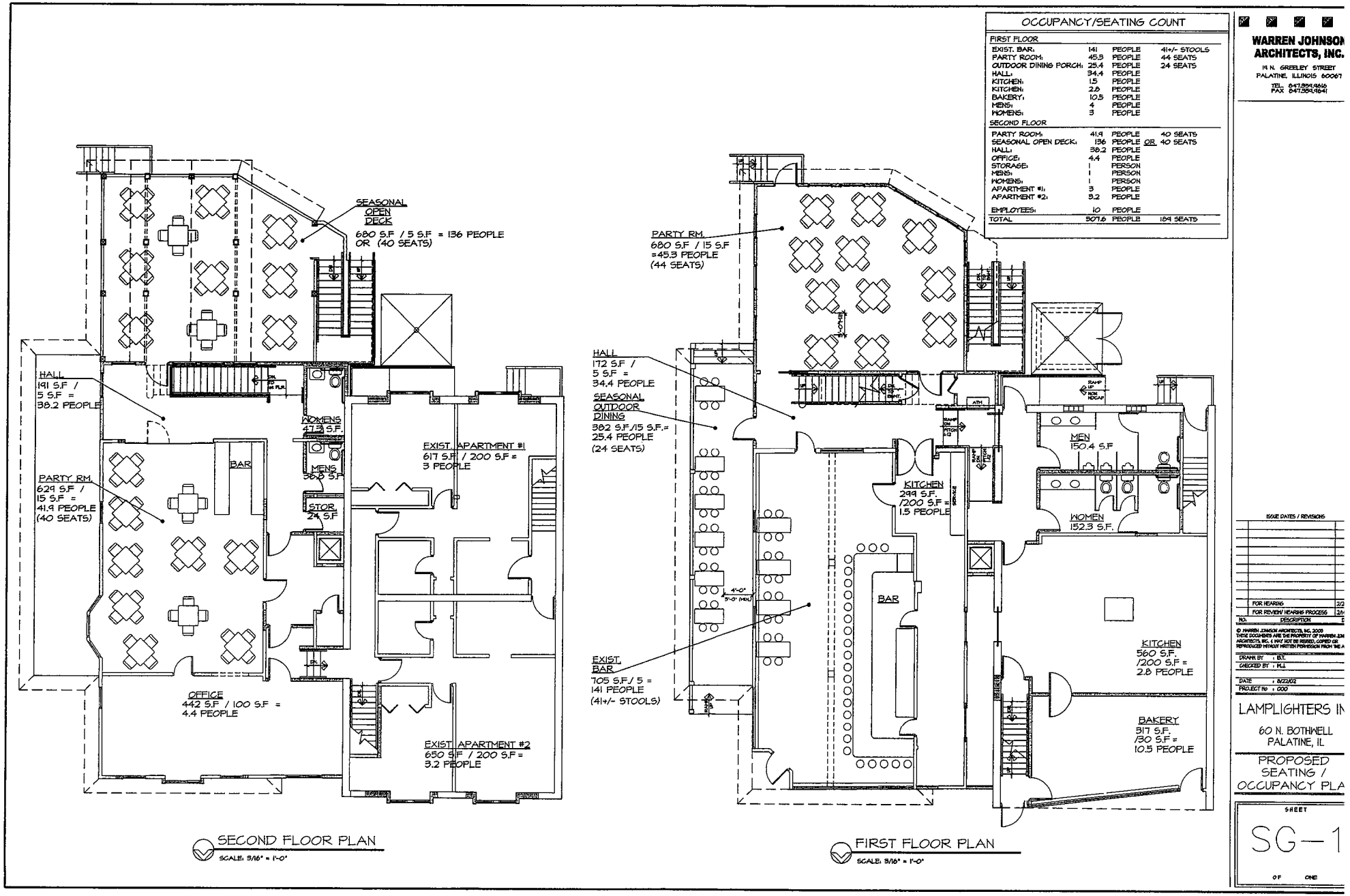
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CHECKED BY : M.J.
DATE : 8/22/23
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LAMPLIGHTERS II
60 N. BOTHWELL
PALATINE, IL

PROPOSED EXTERIOR ELEV

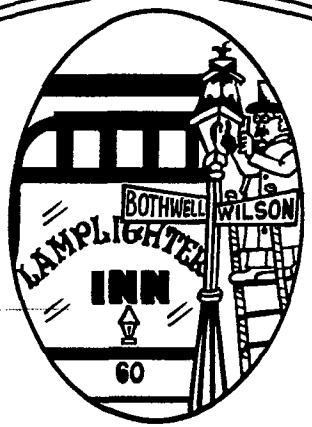
SHEET
A-3
OF THREE

Attachment: Lamplighters Planned Development - #O-62-03 (60 N. Bothwell Street - Minor Planned



Attachment: Lamplighters Planned Development - #O-62-03 (60 N. Bothwell Street - Minor Planned

LAMPLIGHTER



INN

Established 1975

GOOD FOOD AND SPIRITS

SIGN PLAN

SCALE: NOT TO SCALE

WARREN JOHNSON ARCHITECTS, INC.
19 N. GREELEY STREET
PALATINE, ILLINOIS 60067
TEL 847.359.9616
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DATE : 8/22/02
PROJECT No : 000

LAMPLIGHTERS I

60 N. BOTHWELL
PALATINE, IL

PROPOSED
SIGN PLAN

SHEET
SN-1
OF ONE

Attachment: Lamplighters Planned Development - #O-62-03 (60 N. Bothwell Street - Minor Planned

UNITED SURVEY SERVICE CO.

CONSTRUCTION AND LAND SURVEYORS
9681 ELMS TERRACE, DES PLAINES, IL 60016
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@IX.NETCOM.COM

PLAT OF SURVEY

OF

PARCEL 1:

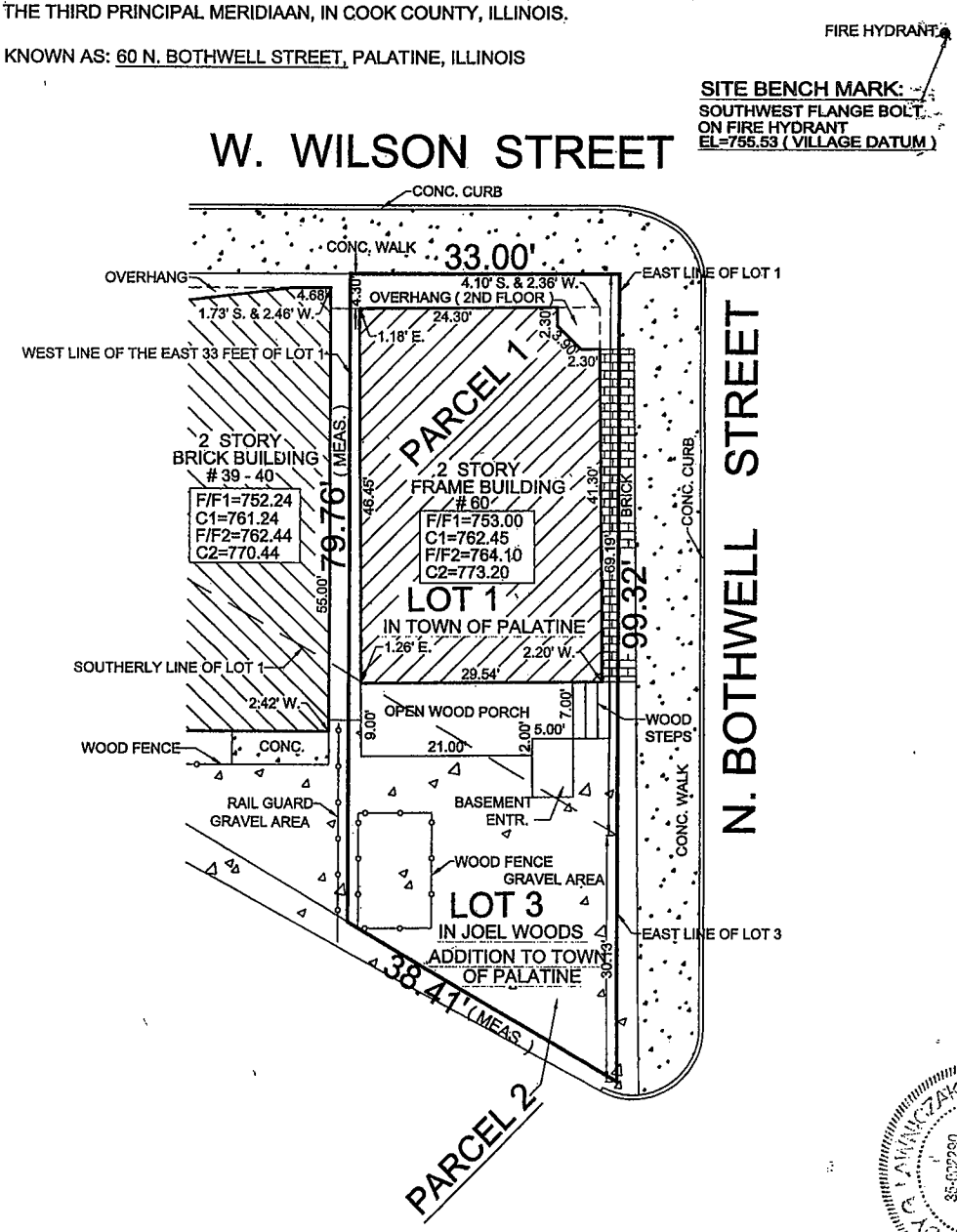
THE EAST 33 FEET OF LOT 1 IN BLOCK I IN TOWN OF PALATINE, ACCORDING TO THE MAP THEREOF RECORDED DECEMBER 7, 1855 IN BOOK 98 OF MAPS, PAGE 28,

ALSO

PARCEL 2:

THAT PART OF LOT 3 IN BLOCK I IN JOEL WOODS ADDITION TO TOWN OF PALATINE, ACCORDING TO MAP THEREOF RECORDED AUGUST 12, 1865 IN BOOK 163 OF MAPS, PAGE 31 WHICH LIES SOUTH OF 33 FEET ABOVE DESCRIBED IN TOWN OF PALATINE, IN SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 60 N. BOTHWELL STREET, PALATINE, ILLINOIS



☑ CHECK (√) IN BOX MEANS THAT SURVEY HAS BEEN MADE FOR USE IN CONNECTION WITH A REAL ESTATE OR MORTGAGE LOAN TRANSACTION AND IS NOT TO BE USED FOR CONSTRUCTION.

ORDERED BY: BELLANCA, INC.
DATE : NOVEMBER 27, 2002
SCALE : 1" = 15'
ORDER No.: 2002 - 8670

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS OTHERWISE REFER TO YOUR DEED OR ABSTRACT. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE LOCATED THE BUILDING ON THE ABOVE PROPERTY

ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2290

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAII SURVEY.
DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO.

ROY G. LAWNICZAK 35-02290 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, IL

Attachment: Lamplighters Planned Development - #O-62-03 (60 N. Bothwell Street - Minor Planned Development Amendment - Lamplighters)

UNITED SURVEY SERVICE CO.

CONSTRUCTION AND LAND SURVEYORS
9681 ELMS TERRACE, DES PLAINES, IL 60016
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@IX.NETCOM.COM

PLAT OF SURVEY

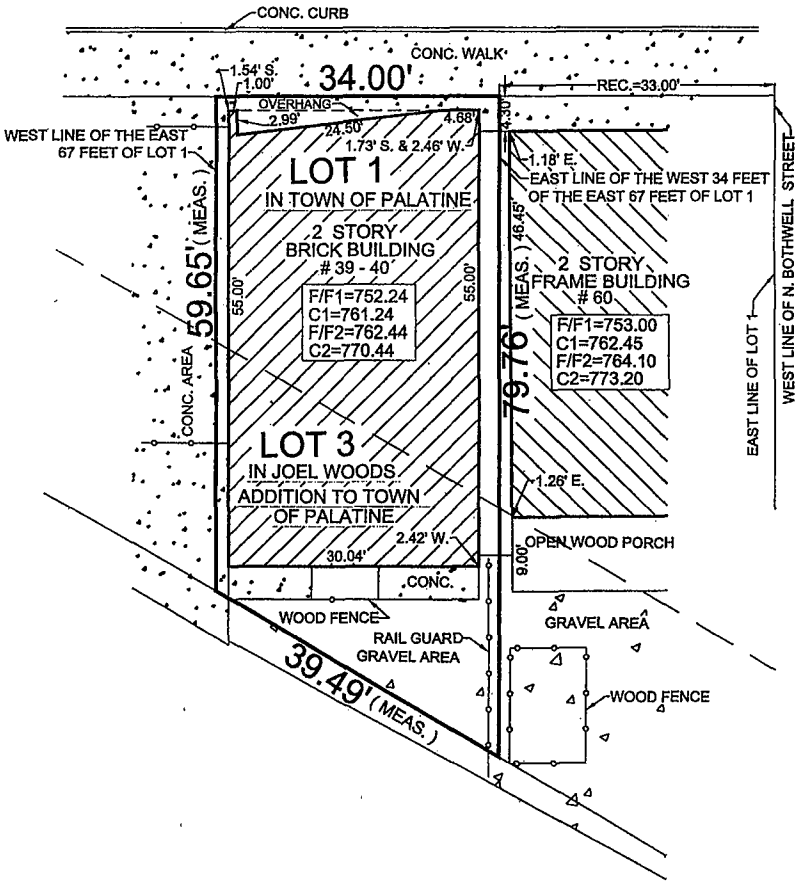
OF

THE WEST 34 FEET OF THE EAST 67 FEET AS MEASURED ON THE NORTH LINE THEREOF OF LOT 1 IN BLOCK "I" IN TOWN OF PALATINE, BEING JOEL WOODS SUBDIVISION OF PART OF THE SOUTHEAST 1 / 4 OF SECTION 15 AND PART OF THE SOUTHWEST 1 / 4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 7, 1855 AS DOCUMENT NUMBER 65257, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 39 - 40 W. WILSON STREET, PALATINE, ILLINOIS

FIRE HYDRANT

SITE BENCH MARK:
SOUTHWEST FLANGE BOLT ON FIRE HYDRANT
EL=755.53 (VILLAGE DATUM)



☑ CHECK (√) IN BOX MEANS THAT SURVEY HAS BEEN MADE FOR USE IN CONNECTION WITH A REAL ESTATE OR MORTGAGE LOAN TRANSACTION AND IS NOT TO BE USED FOR CONSTRUCTION.

ORDERED BY: BELLANCA, INC.
DATE : NOVEMBER 27, 2002
SCALE : 1" = 15'
ORDER No.: 2002 - 8670 - 1

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS OTHERWISE REFER TO YOUR DEED OR ABSTRACT. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE LOCATED THE BUILDING ON THE ABOVE PROPERTY.

ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2290

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.
DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35

Attachment: Lamplighters Planned Development - #O-62-03 (60 N. Bothwell Street - Minor Planned Development Amendment - Lamplighters)



Corrected Public Notice

A public hearing will be held before the Palatine Village Council Committee of the Whole on Monday, March 17, 2003, at 7:00 P.M., in the Village Council Chambers in the Palatine Community Center, 200 E. Wood Street relative to a request for Preliminary and Final Planned Development for an expansion to the existing Lamplighters Inn, Rezoning from B-3 Central Business to "P" Planned Development, and an Amendment to Special Use Ordinance O-110-76 for an expansion to the existing Lamplighters Inn and a Downtown Facade Improvement Grant. Also consider vacating portions of Bothwell Street.

The property is legally described as follows:

Parcel 1: The East 33 feet of Lot 1 in Block 1 in Town of Palatine, according to the map thereof recorded December 7, 1855 in Book 98 of Maps, Page 26.

ALSO Parcel 2: That part of Lot 3 in Block 1 in Joel Woods Addition to Town of Palatine, according to map thereof recorded August 12, 1865 in Book 103 of Maps, Page 21, which lies South of a line drawn described in Town of Palatine, in Section 1, Township 42 North, Range 10 East of the Third Principal Meridian in Cook County, Illinois

commonly known as 60 N. Bothwell and 39-41 W. Wilson

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

VILLAGE OF PALATINE
Michael J. Cassady
Village Manager
DATED: This 6th day of March, 2003

Published in the Daily Herald
Mar. 6, 2003 (2979032)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinoi 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 t Village(s) of Algonquin, Arlington Heights,Barrington,Barrington Hills,Bartlett,Batavia, Buffalo Grove, Burlington, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox River Grove, Geneva, Gilberts, Grayslake, Gurnee,Hampshire,Hainesville, Hanover Park, Hawthorn Woods, Hoffman Es Huntley, Inverness, Island Lake, Kildeer, Lake Barrington, Lake in the Hills, Lake Zuric Libertyville, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows,Schaumburg, Sleepy Hollow,South Barrington,St. Charles, Streamwoo Tower Lakes, Vernon Hills, Wauconda, Wheeling, North Barrington

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revis the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 71: Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, wa published March 6, 2003 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 _____
Authorized Agent

Control # T2979032

Attachment: Lamplighters Planned Development - #O-62-03 (60 N. Bothwell Street - Minor Planned Development Amendment - Lamplighters)

Consider an Ordinance Adopting the New Comprehensive Plan for the Village of Palatine

BACKGROUND:
The Village of Palatine's current Comprehensive Plan was adopted in 2011. The issues and challenges facing the Village today are very different than those from 2011. The growth and development that the Village of Palatine will experience over the next fifteen years will likely focus on specific locations and geographic areas for redevelopment. The Village's Planning and Zoning Commission held a public hearing on March 25, 2025, and recommended approval of the proposed Comprehensive Plan. Thus, Staff is recommending approval of the following:

Ordinance adopting the Comprehensive Plan for the Village of Palatine.

KEY ISSUES:
- After completing a Request for Proposals, the Village Council selected the Lakota Group to prepare the Village's next comprehensive Plan in December, 2022. In preparing the new Comprehensive Plan, the Lakota Group completed an initial assessment of the Village, which culminated in a State of the Village report to the public and Village Council in January 2024.
- In addition to two community open houses through the drafting of the Comprehensive Plan, Staff and the Lakota Group completed eight specific stakeholder interviews, representing a variety of entities (e.g., schools districts, public commission members, and private sector employers) and received over 700 online community survey responses in shaping the final document. Additionally, an 8-member Steering Committee comprised of various stakeholders (including representatives of District 15, District 211, local businesses, and residents) worked with Staff and Lakota Group in reviewing the draft plan over the last year and a half.
- In conjunction with Andy Cross of the Lakota Group, Staff is pleased to present the proposed Comprehensive Plan to the Village Council for final consideration.

ALTERNATIVES:
. Approve the ordinance.
2. Do not approve the ordinance.

RECOMMENDATION:
Staff recommends approval of the ordinance adopting the Comprehensive Plan.

ACTION REQUIRED:
Motion to approve the ordinance adopting the Comprehensive Plan.

ATTACHMENTS:
- Ord Adopting a New Comprehensive Plan April 14 2025
- Exhibit A - Comprehenvise Plan - February 2025 Final

ORDINANCE NO. _____

AN ORDINANCE ADOPTING A NEW COMPREHENSIVE PLAN FOR THE VILLAGE OF PALATINE

WHEREAS, the Village's most recent Comprehensive Plan was adopted by Ordinance #O-175-11 by the Mayor and Village Council on December 19, 2011; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission, pursuant to notice, on March 25, 2025, to review the proposed Village of Palatine Comprehensive Plan; and

WHEREAS, the Planning and Zoning Commission has recommended approval of the adoption of the Comprehensive Plan.

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

SECTION 1: The Comprehensive Plan, prepared by The Lakota Group and attached hereto as Exhibit "A", is hereby adopted.

SECTION 2: This Ordinance shall be in full force and effect upon passage and approval as provided by law.

SECTION 3: All ordinances, or parts of ordinances, in conflict with the ordinance be and the same are hereby repealed.

PASSED: This 14th day of April, 2025

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

APPROVED by me this 14th day of April, 2025

_____

Mayor of the Village of Palatine

ATTESTED and FILED in the Office of the Village Clerk this 14th day of April, 2025

_____

Village Clerk

Attachment: Ord Adopting a New Comprehensive Plan April 14 2025 (Ord Adopting New Comprehensive Plan)









PLANNING

Palatine's VISION

COMPREHENSIVE PLAN | FEBRUARY 2025





Attachment: Exhibit A - Comprehenvise Plan - February 2025 Final (Ord Adopting New Comprehensive Plan)



Acknowledgments

MAYOR & VILLAGE COUNCIL

Jim Schwantz, Mayor

Tim Millar

Scott Lamerand

Doug Myslinski

Kollin Kozlowski

Brad Helms

Joe Falkenberg

Marg Duer, Village Clerk

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CONSULTANT TEAM

The Lakota Group

THE LAKOTA GROUP.

Attachment: Exhibit A - Comprehenvise Plan - February 2025 Final (Ord Adopting New Comprehensive Plan)

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Attachment: Exhibit A - Comprehenvise Plan - February 2025 Final (Ord Adopting New Comprehensive Plan)

Chapter 1

INTRODUCTION & BACKGROUND

Attachment: Exhibit A - Comprehenvise Plan - February 2025 Final (Ord Adopting New Comprehensive Plan)



1

INTRODUCTION & **BACKGROUND**

In 2023, the Village of Palatine began the process of updating the Comprehensive Plan to capture the community's vision for physical, economic, and neighborhood development over the next fifteen years. The plan's voice and vision are the result of detailed analysis and study of the community's assets and existing conditions. These include a tight-knit community feel, established single-family neighborhoods, a concentrated downtown area anchored by the commuter rail station, thriving commercial corridors, and a shared eagerness to strengthen the Village's identity and sense of place.

The Plan is the result of strong local leadership and extensive collaboration, participation, and input from Palatine residents and stakeholders throughout the planning process. Ultimately, Palatine's Comprehensive Plan will help the Village capitalize on existing strengths while addressing key community challenges and needs, ensuring Palatine enjoys its strong quality of life moving into the future.

This section provides an overview of the planning and community engagement process, as well as the key themes that emerged from conversations with residents and stakeholders.

Attachment: Exhibit A - Comprehenvise Plan - February 2025 Final (Ord Adopting New Comprehensive Plan)

WHAT IS A COMPREHENSIVE PLAN?

Comprehensive planning is an important tool for communities to articulate how they'll grow in a way that's consistent with best planning practices, local values, and geographic context. The Plan focuses on a range of core community issues related to land use, transportation, economic development, housing, community character, and sustainability to guide Palatine, capitalize on unique local assets, and grow in a meaningful way that reflects its small town character.

Objectives of the Comprehensive Plan:

- Create a resource to inform policy decisions
- Integrate existing plans and initiatives into a cohesive vision for Palatine's future
- Set priorities and responsibilities for strategic improvements and initiatives
- Outline specific goals and strategies to achieve the plan's vision
- Help Village staff, leadership, and officials initiate tasks and make decisions

PLANNING PROCESS

The Comprehensive Plan planning process began in April of 2023 and consists of three distinct phases.



Phase 1

ENGAGE & ASSESS

Phase 1 – State of the Village

The focus of Phase 1 is to establish a dynamic community planning process that involves a wide range of community stakeholders, committees, and public agency representatives, and to create a comprehensive information base and analysis maps to facilitate discussion and understanding of existing conditions. The information and maps produced during this phase will determine and clearly define community constraints, weaknesses, strengths and opportunities, as well as form the basis for developing the Comprehensive Plan and Implementation Strategy.

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Phase 2
ENVISION

Phase 3
PLAN & IMPLEMENT

Phase 2 – Community Visioning

During this phase, the Team, together with Village leaders, property owners, business owners, and residents, will generate a range of comprehensive planning ideas and concepts through visioning sessions and workshops. From this idea exchange, a series of planning options will evolve that address community planning issues, economic development, downtown and neighborhood revitalization, resiliency, open space, transportation, and other planning topics. The team will prepare design studies and concepts of critical sub-areas identified during the Phase 1 assessment, as well as identify case studies for addressing community issues or capitalizing on existing opportunities.

Phase 3 – Comprehensive Plan

The Team will further refine the Draft Comprehensive Plan and Implementation Strategy by seeking additional community and stakeholder input. Based on this input, the Team will complete a Second Draft Plan. The Second Draft Plan will serve as the basis for conducting a final community open house to solicit additional feedback and input. A Community Open House will be held and will include stations organized around each of the Plan themes. Informed by final community feedback, a Final Plan will then be prepared and presented to the Village Council for review and adoption.

PUBLIC PARTICIPATION

The Palatine Comprehensive Plan has been a community-driven document from the beginning. The project's public participation plan provided multiple opportunities for the community at large to share their thoughts in both traditional and non-traditional formats and included Palatine residents, business owners, school district representatives, community leaders, and myriad others in the planning process. Digital engagement opportunities include a project website, online surveys, virtual workshops to make the information accessible and inclusive.

Steering Committee

The Village of Palatine organized a Steering Committee comprised of eight key stakeholders, residents, business owners, and elected officials to oversee the planning process and serve as "Plan Champions". Their role is to provide guidance and oversight to ensure that the Comprehensive Plan aligns with the goals and aspirations of the Village, while simultaneously prioritizing the community's best interests. The project began with an initial Steering Committee meeting, and the group will continue to meet to review plan deliverables throughout the process.

Stakeholder Interviews

The Village of Palatine and the planning team organized a series of eight stakeholder interviews. These included a Village Council interview in March of 2023, a Technical Working Group interview with Village staff in April of 2023, and six stakeholder interviews in July of 2023. In July, the planning team engaged different groups of stakeholders, including high school students from Fremd and Palatine High Schools, real estate professionals, public and community service providers, business owners, and residents.

Community Open House & Survey

The Village of Palatine and the Lakota Group team held a community workshop in September, 2023. Over 100 community members attended the event and shared their ideas for the future of Palatine. To expand outreach efforts, a virtual workshop and survey was posted online. This survey was distributed through the Palatine newsletter and over 700 residents participated. It became evident that Palatine residents were highly engaged and excited about the Village's future.



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COMMUNITY THEMES

Several key themes emerged throughout the initial community engagement process with stakeholders and community members. The following summary synthesizes the community's thoughts, concerns, aspirations, and insights.

A VIBRANT AND CHARMING DOWNTOWN

Palatine should focus on creating a vibrant downtown area with a diverse mix of businesses, entertainment options, and gathering areas while still retaining its existing charm.

The community consistently highlighted an interest in revitalizing Palatine's downtown, stressing the importance of creating a vibrant and family-friendly downtown area with a more diverse mix of businesses, better streetscapes, additional gathering spaces, and increased cultural and entertainment activities. Stakeholders also want to ensure that downtown Palatine retains its unique charm and character that stands out from the downtown environments of surrounding communities.

Residents want more of a reason to go downtown. They see it developing into a hub for entertainment, events, independent shops, upscale dining, and central gathering point for the community. To achieve this vision, they believe there needs to better downtown cohesion, starting with redevelopment of underutilized parking lots, filled retail vacancies, and improved walkability and accessibility throughout the area.

This theme reflects a shared vision of making downtown Palatine a destination for residents and visitors alike, while continuing to celebrate the characteristics that make it special.

A PLACE FOR COMMUNITY GATHERING

Additional events, placemaking, and community gathering spaces that are accessible and enjoyable for all ages can help facilitate recreation and socialization, fortifying an already strong sense of community.

Residents consistently praised Palatine's strong sense of community and expressed a desire to enhance it through events, placemaking, and additional gathering spaces. Overall, residents want more places and opportunities for recreation and socialization. This includes green spaces, as well as plazas or other places that facilitate informal gathering. They would also like these spaces to be accessible and enjoyable for community members of all ages, from children to teens to seniors. This means including ample seating for adults, ADA accommodations, and fun activities for young people.

Many residents emphasized the importance of creating engaging and inexpensive opportunities for residents and visitors to connect and interact. This includes community programming and events like the Palatine Farmers Market, the Palatine Street Fest, concerts, cultural festivals, and other, more regular community programming. While Palatine already has an impressive community programming offering, residents want to be better-informed about the Village's events.

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COMMUNITY THEMES

A COHESIVE BUILT ENVIRONMENT

Ensuring that land is developed to its highest and best use, that property developers have access to maintenance resources, and that public art is interspersed throughout the Village can improve Palatine's overall appearance.

Residents recognized opportunities for redevelopment, beautification, and other improvements to the built environment. They would like to see underutilized properties transformed, prime locations redeveloped, and excessive parking reduced, particularly near downtown. In all cases, stakeholders are supportive of developing properties to their highest and best use in a manner that improves the appearance and character of the Village.

Some residents believe that portions of downtown Palatine and segments of key commercial corridors appear dilapidated. They mentioned that improving the overall appearance of the Village by continuing to support property maintenance efforts can help to garner the recognition and appreciation that the Village deserves.

In addition to development solutions, residents also suggested the creation of more public art, murals, and enhanced signage to aid in beautification and to further improve the built environment. This theme highlights the potential for enhancing the community's use of land to create a more welcoming and attractive built environment.

SUSTAINABILITY AND ENVIRONMENTAL AWARENESS

Promoting existing sustainability programs and introducing new initiatives, such as community composting, sustainable building standards, and greening of the built environment can boost environmental resiliency.

Sustainability is important to residents, with over 70 percent of surveyed residents reporting that environmental sustainability and planet-friendly practices are important or very important to them. Residents would like the Village to promote recycling, composting, alternative energy use, and alternative transportation, like biking or walking.

Residents would also like to see the Village promoting its existing programs and suggested the implementation of broader educational initiatives to help the community embrace sustainable practices. Suggestions included promoting more eco-friendly behaviors within the community.

Residents would also like sustainability incorporated into the built environment through green building requirements, rain and pollinator gardens, enhanced tree cover, and native plantings. Several residents stated their desire for community gardens, which would create informal gathering places and hubs for sustainability education and green practices. Overall, residents are forward-looking and want to ensure that Palatine remains a green and sustainable place for future generations.

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A WELL-CONNECTED COMMUNITY

Improving the sidewalk network, enhancing pedestrian crossings, continuing to support bicycle infrastructure and improving access to key areas in the community can make alternative transportation a safer, more viable option.

Most residents get around by automobile and will occasionally walk, bike, or use public transportation, particularly Metra, to travel throughout the region. Though Palatine has developed as a more auto-centric community, there is still a strong desire for safer pedestrian crossings, more on- and off-street bike lanes and trails, and a more continuous sidewalk network. Pedestrian conditions seem to be one of the community's bigger mobility concerns, as fragmented sidewalks and missing pedestrian crossings can lead to unsafe conditions.

Many respondents also expressed a desire for public transportation, though not the typical regional commuter options. Instead, they would like to improve access to key areas in the community, such as downtown, Harper College, high schools, commercial areas, and larger transportation hubs.

While the automobile is likely to remain the primary mode of transportation in Palatine, residents recognize that there are some community members who can't drive, due to age, disability, or income. For this reason, they would like to see continued support for alternative transportation options and safety improvements.

HOUSING FOR ALL

Providing more housing options for new families, young professionals, lower-income residents, empty nesters, disabled residents, and seniors can help make the community more livable while encouraging economic development.

Residents would like to see the development of more housing with increased variety of housing types and price ranges. Workforce-oriented housing, as well as housing that caters to the community groups listed above, can help create a more vibrant and accessible community, while housing density can support other developments and land uses throughout Palatine.

Rather than creating concentrations of attainable housing, residents indicated a preference to have it dispersed throughout neighborhoods with a percentage of new units set aside at attainable levels for all members of the community. They also mentioned the desire for higher-density housing, such as townhomes or rowhouses, throughout the Village and in central locations near downtown.

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OUR VISION

In 2035, Palatine is a sought-after community in the Chicago metropolitan area known for the vibrancy and character of its Downtown, established neighborhoods and varied housing opportunities for all its residents, gold-standard public services, and a tight-knit community feel that makes people proud to call the Village their home. Residents including children, youth, adults, and seniors can walk and bike from their homes to schools, parks, and shopping in a safe and convenient manner. Palatine's commercial corridors are a backbone of the local economy, attracting customers throughout the region while creating gateways into the community and a sense of identity in the Village.

- **EFFECTIVE** in providing essential public service to residents with ongoing investment in staff, equipment, and infrastructure.
- **LIVABLE** with a variety of housing options that meet the needs of the community's population, ranging from young families to senior citizens.
- **THRIVING AND RESILIENT** with a local economy supported by investments in key opportunity sites, the downtown, and bustling commercial corridors.
- **CONNECTED** through thoughtful infrastructure design and pedestrian improvements.

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PLANNING FOUNDATIONS

A Comprehensive Plan guides a community and provides a pathway to growth and success in a range of areas. While many fundamental topics are shared between all villages and cities, plans must reflect the local character and context of the community they serve. For this reason, the Comprehensive Plan for the Village of Palatine has been developed around three foundational aspects of the community.







PLANNING FOUNDATION 1: THE BUILT ENVIRONMENT

The built environment consists of land use, infrastructure, urban design, and connectivity. Strategically-planned development can promote economic growth by attracting businesses, creating job opportunities, and increasing property values. Additionally, community-focused urban design, such as walkable neighborhoods and mixed-use developments, can improve quality of life and public health. Thoughtful infrastructure design, including transportation systems and public spaces, can enhance connectivity and accessibility. The Village of Palatine has the opportunity to improve the overall resilience and sustainability of the community by focusing on regulating the built environment.

PLANNING FOUNDATION 2: ECONOMY & GROWTH

Palatine has a diverse local economy with different character areas: a popular pedestrian-oriented downtown, thriving auto-oriented corridors, and light industrial districts that provide unique opportunities of their own. Each of these character areas contribute to Palatine's local economic fabric, but should receive ongoing attention and guidance to ensure they continue to thrive and contribute to the Village's growth.

PLANNING FOUNDATION 3: COMMUNITIES & NEIGHBORHOODS

One of Palatine's greatest strengths is its sense of community, fostered by top-tier facilities and services, engaged residents, friendly neighbors, community events, and lively gathering places. The Village is well-positioned to enhance its sense of community with policies and initiatives targeted at strengthening its existing assets, underscoring its unique identity, and enhancing the Village's overall livability and residents' quality of life.

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Chapter 2

PALATINE IN-DEPTH

Attachment: Exhibit A - Comprehenvise Plan - February 2025 Final (Ord Adopting New Comprehensive Plan)



2

PALATINE IN-DEPTH: **EXISTING CONDITIONS**

Palatine is a suburban community with small town charm located in the Chicago metropolitan area. The Village has it's roots in agriculture, with settlers coming to cultivate the fertile prairie lands. The construction of the railroad in 1853 set the Village on a path to growth and the roadway system further increased connectivity to the region as unincorporated land was annexed into Palatine over the years, resulting in the Village's 14 square mile footprint today.

Today, bustling commercial corridors and established industrial areas contribute to a diverse local economy. Palatine's downtown provides a walkable, pedestrian-scale environment with shops and restaurants.

Maintaining and growing Palatine's assets is an important goal of the Comprehensive Plan. This section outlines Palatine's existing conditions and challenges in order to lay the foundation for Plan goals and strategies.

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COMMUNITY HISTORY

There are dozens of structures throughout Palatine that serve as testaments to Palatine's history as a thriving nineteenth-century settlement. Settlers from New York and New England traveled west to the area and its fertile prairies as early as the 1830s. Many of these settlers built their homes in the groves of trees that became known as Deer Grove, Plum Grove, Englishman's Grove, and Highland Grove.

The Illinois and Wisconsin Railroad came to the area in 1853 and was soon replaced by the Chicago and Northwestern Railroad. The arrival of rail facilitated the development of the Village, which was surveyed and laid out in 1855. Palatine was incorporated as a Village in 1866 and chartered by the State in 1869. Today, an active Palatine Historical Society strives to raise awareness of Palatine's many historic structures, places, and artifacts, many of which were built during the Victorian Period.

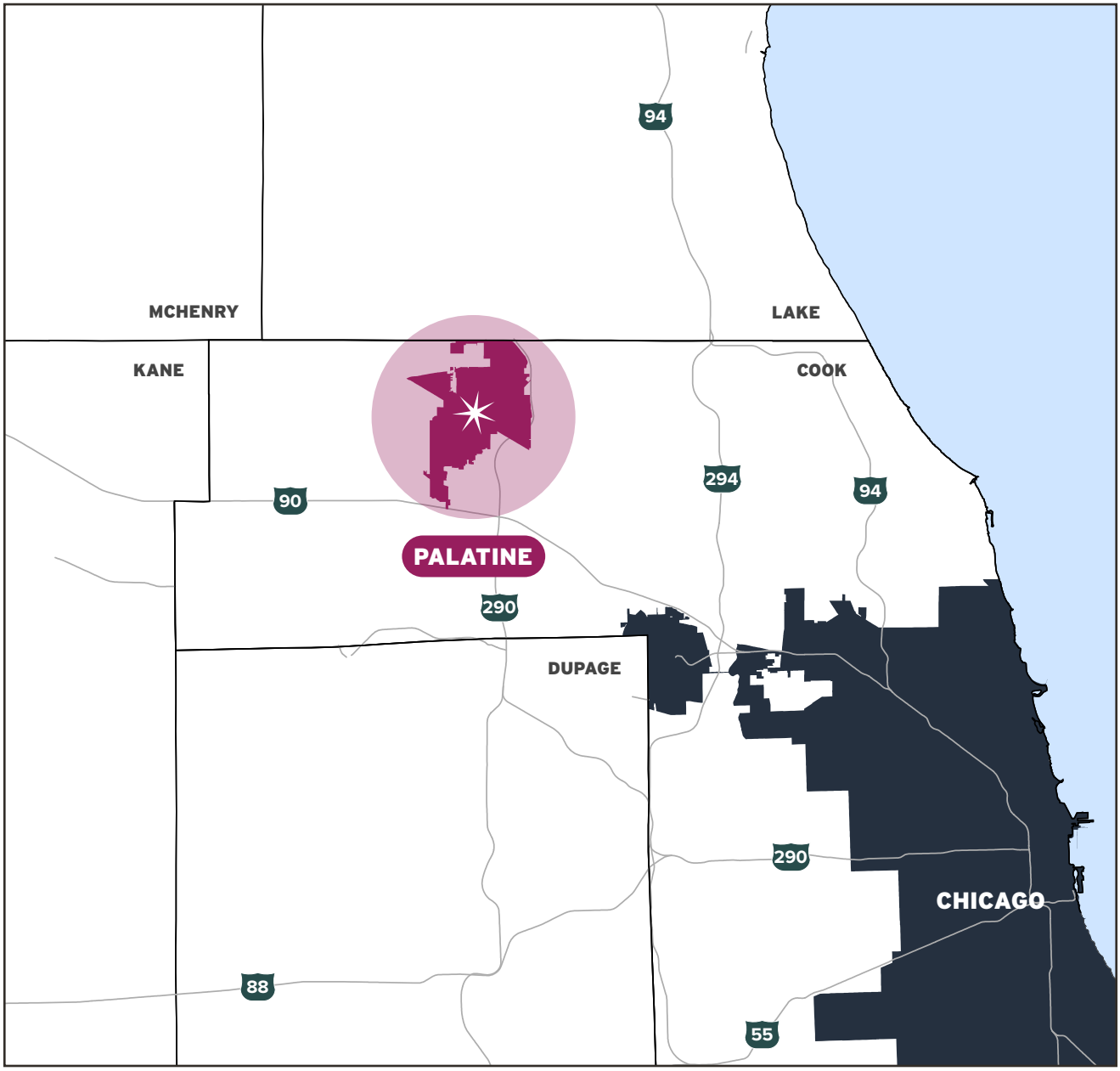
Palatine's proximity to Chicago and the railroad spurred enormous population growth beginning in the mid-twentieth century. From 1960 to 1970, the population grew over 125 percent from 11,500 to 25,900. The population reached 28,800 by 1973 and, since then, has increased to over 67,000.



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REGIONAL CONTEXT

Palatine is located in northwest Cook County 30 miles from the Chicago Loop and 14 miles from O'Hare International Airport. The Village is connected to the region by the Metra Union Pacific Northwest (UP-NW) line and major highways, Interstate 90, Illinois Route 53, and US Highways 12 and 14. These connections facilitate residents' access to surrounding urban and suburban centers, as well as more rural segments of the region. Some of Palatine's regional draws include its charming downtown, fantastic schools, quality housing stock, surrounding forest preserves, and breadth of commercial and business development.



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DEMOGRAPHIC PROFILE

POPULATION

The Village of Palatine has an estimated population of 66,800 in 2023 (ESRI) and has decreased by over 2.4% percent since 2010, mirroring Cook County's decrease in population over the same time period. This is likely due to outmigration, which occurs when residents move to other states. Over the next five years, Palatine's population is expected to continue decreasing slowly, again mirroring a projected population decrease in Cook County. A decrease in population can also indicate a shift in demographics and household composition, potentially pointing to a decrease in families with multiple children, rather than an overall exodus from the Village.

This population decline is not expected to have a significant impact on the Village or its resources, though steps can be taken to attract more residents to Palatine.

66,880
TOTAL POPULATION, 2023

2.5%
PROJECTED DECREASE BY 2028

HOUSEHOLDS

Households function as consumer units and household-level data can be used to understand Palatine's population and economy. There are 27,399 households in Palatine, which is an increase of approximately 600 households from 2010. The average household size in Palatine is 2.43, a decrease from 2.55 in 2010. Together, these datapoints show that demographics in Palatine are shifting. An increase in households paired with a decrease in household size could indicate that childless households, such as younger professionals, empty nesters, or seniors, are increasing in Palatine.

27,399
HOUSEHOLDS, 2023

An increase in households paired with a decrease in household size could indicate that childless households, such as younger professionals, empty nesters, or seniors, are increasing in Palatine.

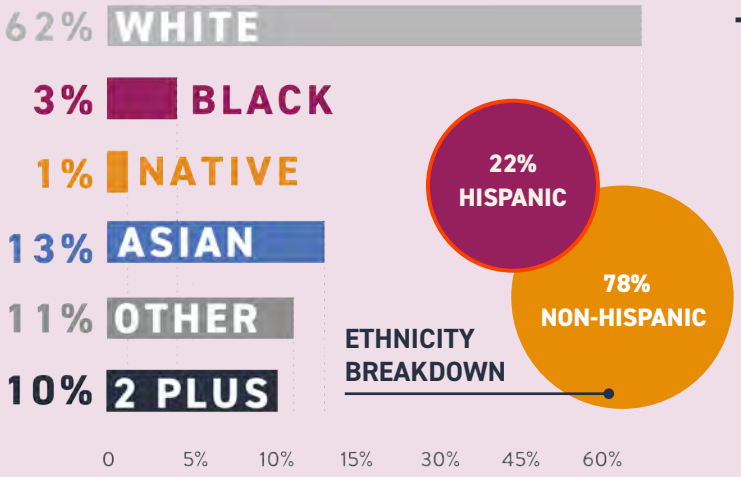
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INCOME

The median household income in Palatine is estimated at $89,557 in 2023. This is greater than the US median income of $72,603 and the Cook County Median Income of $74,483, indicating that the Village of Palatine is more affluent than surrounding communities.

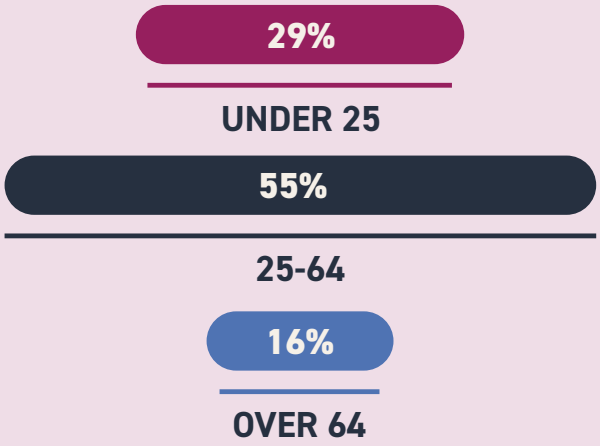
RACE AND ETHNICITY

Palatine's population is ethnically diverse. In 2023, approximately 38 percent of the population identifies as non-white, and 22 percent have a Hispanic origin. Diversity has increased since 2010 and is expected to continue increasing over the next five years. Currently 62 percent of the population is White, 3 percent is Black, 1 percent is American Indian, 13 percent is Asian, 11 percent is some other race, and 10 percent is two or more races. Residents view Palatine's diversity as one of its assets as a community.



AGE

Median Age data can provide a better understanding of shifting demographics, as a lower median age can indicate a greater number of children and families, while a higher median age can indicate a greater number of empty-nesters and seniors. The median age in Palatine is estimated to be 39.7, which has increased from 36.8 and is projected to increase to 40.9 in five years. Palatine's largest population bracket is the 35 to 44, comprising 15.3 percent of the population. In 2023, approximately 57 percent of the population is age 35 or older, compared to 53 percent in 2010. Based on these estimates, it appears that Palatine's population is aging, and there may be a greater need for senior housing and services in the future.



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PREVIOUS PLANNING EFFORTS

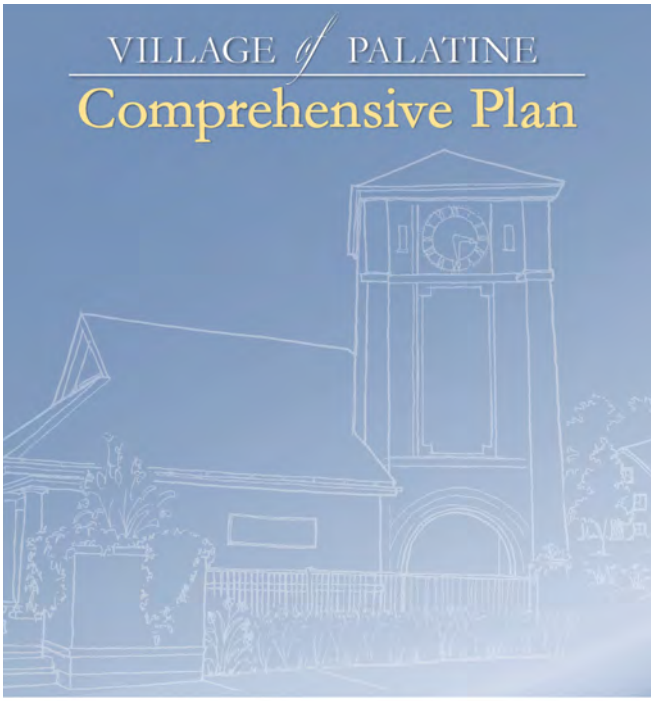
The Village of Palatine has dedicated time and resources to a number of planning efforts that provide a foundation for the updated Palatine Comprehensive Plan. These range from comprehensive plans to mobility plans to sub-area plans.

When creating this Comprehensive plan, review of previous planning efforts is a crucial step that ensures the new Plan builds on past work, avoids redundancy, and addresses existing challenges effectively.

The following plans, including their goals, strategies, recommendations, and insights, were reviewed during the planning process.

VILLAGE OF PALATINE COMPREHENSIVE PLAN (2011)

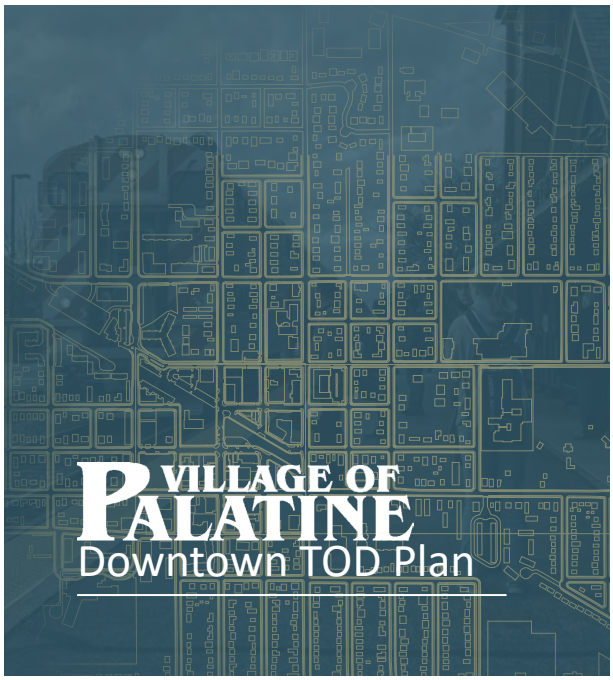
The Village approved a comprehensive plan in 2011 that reviewed land use, transportation, and economic development, among other things. Subareas were defined in key commercial areas and small changes were recommended to improve the functionality and vitality of these districts. The plan recommended zoning and regulatory changes to improve the development and review process, and identified strategies in urban design, wayfinding, and buffering to improve the built form and quality of life in the Village.



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DOWNTOWN TOD PLAN (2016)

This plan takes a comprehensive look at the Village's downtown and surrounding areas, evaluates demand and trends in the housing and commercial markets, and identifies key redevelopment sites and opportunities for multifamily and mixed use development. Transition zones between the downtown and surrounding neighborhoods are reviewed in detail, as well as opportunities for gateway improvements and wayfinding signs. The Plan recognizes the Colfax Avenue corridor as a gateway to downtown and recommends a series of strategies to improve the streetscape and general ability of the light industrial area to transition into a more impactful district for Palatine's downtown. A key recommendation is creating a zoning overlay district for Downtown Palatine with special provisions for architecture and building design, density bonuses, encouragement of mixed-use development, and streetscape and landscape requirements.



BICYCLE TRANSPORTATION PLAN (2011)

This two-year effort proposed a network of bicycle routes to facilitate travel to all sections of the Village and was made possible by an Energy Efficiency and Conservation Block Grant. The Plan was guided by principals that targeted all ranges of bicycle ability, sought continuity in a bike network, and identified routes with the lowest potential for traffic conflicts.

The Bicycle Transportation Plan provides a comprehensive list of bicycle-related improvements to create a 26-mile network of safe, usable bike routes. Tools to create the network include bike route wayfinding signs, shared lane markings, combined bike/parking lanes, paved shoulder additions or revisions, and side paths.

The Plan also prioritizes the bikeway improvements, allowing the Village to focus efforts in areas that will have the most impact in the short term.

SUBAREA PLANS (2018-2019)

Following the adoption of the Comprehensive Plan in 2011, the Village amended it several times with subarea plans defining the nature of development in key residential neighborhoods and commercial areas.

Michigan Avenue / Plum Grove Road Subarea Plan (2018)

This plan covered 19 single-family residential lots over 9.4 acres south of downtown. Subdivisions in the subarea recorded between 1926 and 2016 created lots of varying shapes

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and sizes. Challenges to redevelopment are identified in the plan, including disparate lot sizes and zoning districts the lots fell within. Recommendations for the subarea include maintaining the single-family land uses, enforcing the R-2 zoning district's standards for new development, and completion of sidewalks in the area.

Benton Street / Gilbert Road Subarea Plan (2018)

This was an amendment to the Michigan Avenue / Plum Grove Road Subarea Plan adopted earlier in 2018. Comprised of 12 residential lots on 6.5 acres, it impacted properties in two different zoning districts fronting on Benton Street and Gilbert Road. Noting there was no storm sewer infrastructure in this area, the plan recommends R-2 zoning standards for the properties together with setback reductions to facilitate effective single-family development. It's worth noting the surrounding residential neighborhoods are in the R-2 district or have similar scale and character, so these recommendations maintain the neighborhood context for the subareas.

Northwest Highway Corridor Analysis and Subarea Plan, Phase 1 (2019)

Adopted in 2019, this subarea plan focuses on the southeast portion of Northwest Highway. It identifies 153 lots predominantly in the Village's B-2 zoning district, and lists a number of challenges to development in the commercial corridor:

- Shallow lot depths and lack of investment in several sections of the corridor
- Outdated buildings dating from the 1960s
- Direct adjacency of single-family residential properties to commercial lots
- High traffic volumes creating barriers for pedestrian and non-motorized use
- Multiple property owners present barriers to consolidation of smaller lots into larger development sites

Recommendations in the subarea plan include creating an overlay district to expand the permitted land uses in the corridor, creating uniform landscaping and buffering requirements to ensure adequate screening from residential properties, and special parking provisions to support redevelopment opportunities. The plan also notes consideration should be given to the integration of multifamily development of appropriate architectural scale and density within the subarea.

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Northwest Highway Corridor Analysis and Subarea Plan, Phase 2 (2020)

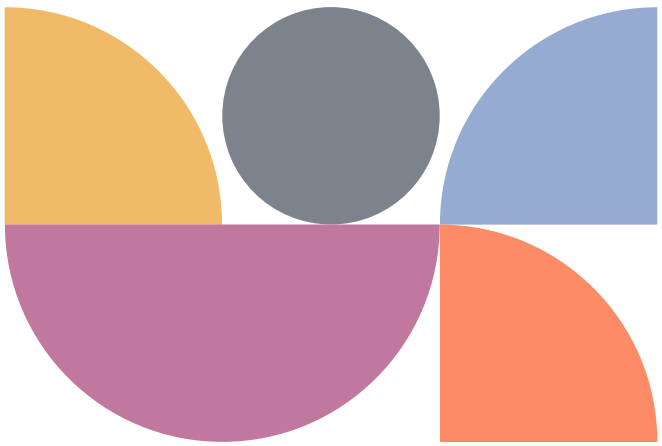
Adopted recently, this plan follows Phase 1 by analyzing the remaining portion of Northwest Highway in Palatine. The detailed study reviews key properties and development sites in the corridor, noting challenges to their redevelopment and recommendations for future land uses. As identified in Phase 1, the adjacency of residential land uses to commercial properties in the corridor present an ongoing need for careful land use planning and adequate buffering. The plan recommends establishing a uniform scale and context for commercial and mixed use development along Northwest Highway, as well as streetscaping, landscaping, and beautification to lend the corridor an identity.

Many developments along this portion of Northwest Highway are in the Village's Planned Development zoning district. As a result, the land uses allowed within the developments are tightly regulated by the ordinance controlling the planned development. Some of these developments are decades old and the land use controls no longer respond to the needs of today's customers and potential tenants. At this time the solution requires revisiting the ordinance for each individual planned development and updating it through a public process. This labor-intensive approach represents an additional challenge to redeveloping and reenergizing the Northwest Highway commercial corridor.

DOWNTOWN PUBLIC REALM ENHANCEMENTS (2024)

The Downtown Public Realm Enhancements plan provides design concepts for opportunity areas in Downtown Palatine that are meant to facilitate connections throughout key areas and create a successful, vibrant public realm. The plan provides two overall master plan concepts for the Downtown district, as well as design concepts for several Village-owned parcels, Slade Street, and a Downtown gateway. The plan includes cost estimates for each of the concepts, allowing for informed decision-making and implementation. The plan also identifies locations for additional wayfinding and gateways, which are meant to direct residents and visitors toward and throughout Downtown.

The Downtown Public Realm Enhancements plan supports several of the goals set forth in this Comprehensive Plan. More detail on this planning effort can be found on page 70 of this document.



Attachment: Exhibit A - Comprehenvise Plan - February 2025 Final (Ord Adopting New Comprehensive Plan)

Chapter 3

Planning Foundation 1:

THE BUILT ENVIRONMENT

Attachment: Exhibit A - Comprehenvise Plan - February 2025 Final (Ord Adopting New Comprehensive Plan)



3

PLANNING FOUNDATION 1: **THE BUILT ENVIRONMENT**

The built environment consists of land use, infrastructure, urban design, and connectivity. Strategically planned development can promote economic growth by attracting businesses, creating job opportunities, and increasing property values. Additionally, community-focused urban design, such as walkable neighborhoods and mixed-use developments, can improve quality of life and public health. Intentionally designed infrastructure, including transportation systems and public spaces, can enhance connectivity and accessibility. The Village of Palatine has the opportunity to improve the overall resilience and sustainability of the community by focusing on regulating the built environment.

The following section provides an overview of the elements comprising Palatine's Built environment, as well as goals and strategies related to each. Topics include:

- Transportation Infrastructure and Connectivity
- Urban Design
- Public Spaces
- Sustainable Development

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TRANSPORTATION LANDSCAPE

Examining the key components of the community's transportation network – traffic circulation, pedestrian accessibility, and cycling facilities – provides a comprehensive understanding of the strengths, challenges, and opportunities that characterize Palatine's mobility landscape.

AUTOMOBILE ACCESS

Palatine residents rely heavily on personal automobiles for daily travel. 73% of daily commuters in the Village drive alone to work and nearly half of households have two vehicles available for use. The arterial highways in town facilitate the use of cars to get around town:

- State Route 14 / Northwest Highway
- State Route 12 / Rand Road
- Highway 53
- State Route 68 / Dundee Road

In addition to these major arterials, other roadways connect the community:

- Palatine Road
- Roselle Road
- Quentin Road
- Plum Grove Road
- Hicks Road
- Rohlwing Road

167 miles of local streets connect Palatine's residential subdivisions to these main routes. Along these streets are 246 miles of sidewalks. Together, all of this infrastructure contributes to the community's transportation landscape. As part of the Comprehensive Planning process, each element of Palatine's transportation landscape must be reviewed to determine how they can best contribute to overall mobility in Palatine.



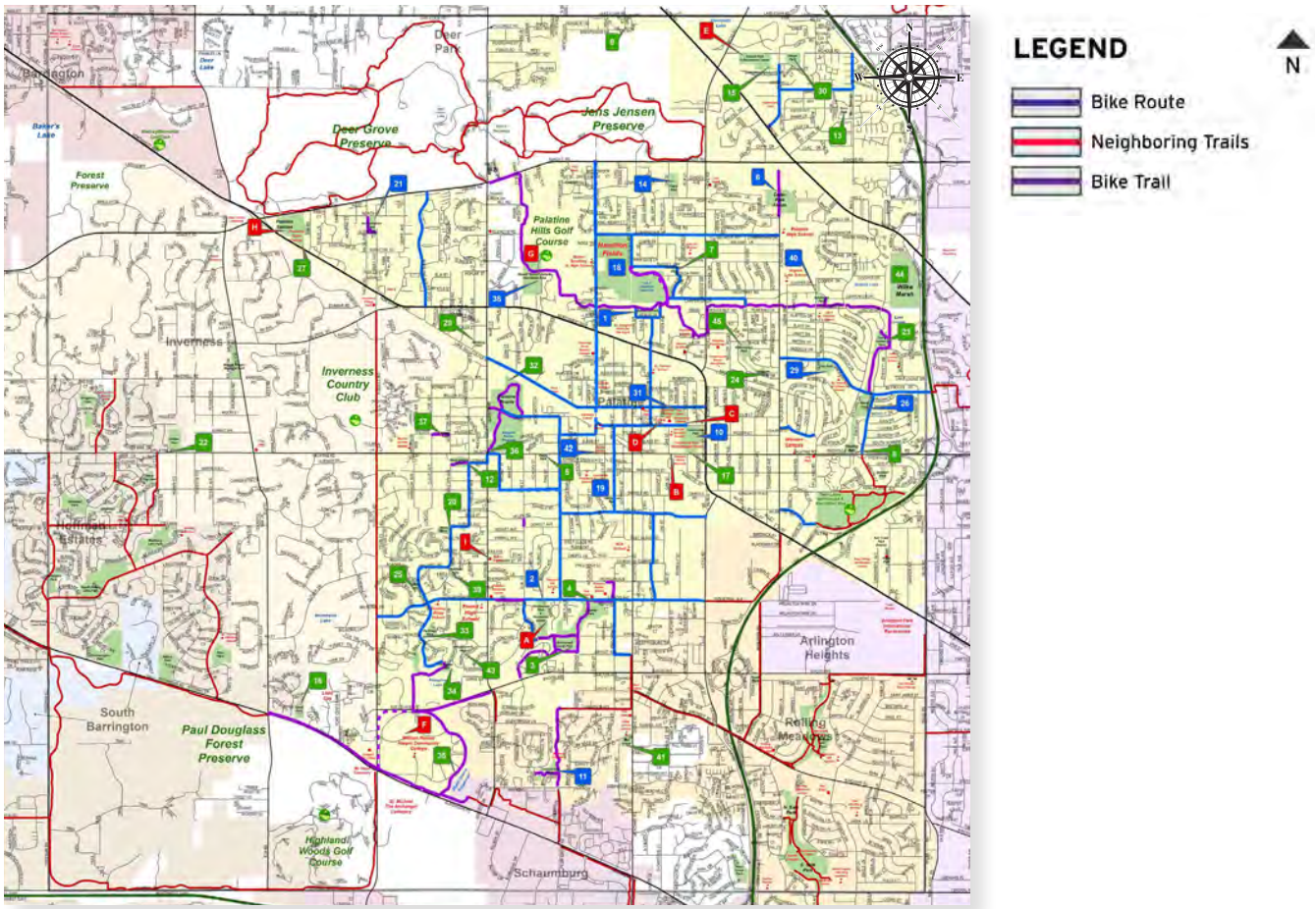
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BICYCLE AND PEDESTRIAN ACCOMMODATIONS

Sidewalks and streets have an impact on residents' daily mobility at the most granular level. People living in the village interact with them on a daily basis. The sidewalk network is an essential part of a municipality's non-motorized transportation network, providing a reliable route to walk safely from one place to another. Gaps in the sidewalk network decrease the effectiveness of sidewalks in a community's broader mobility framework and need to be addressed.

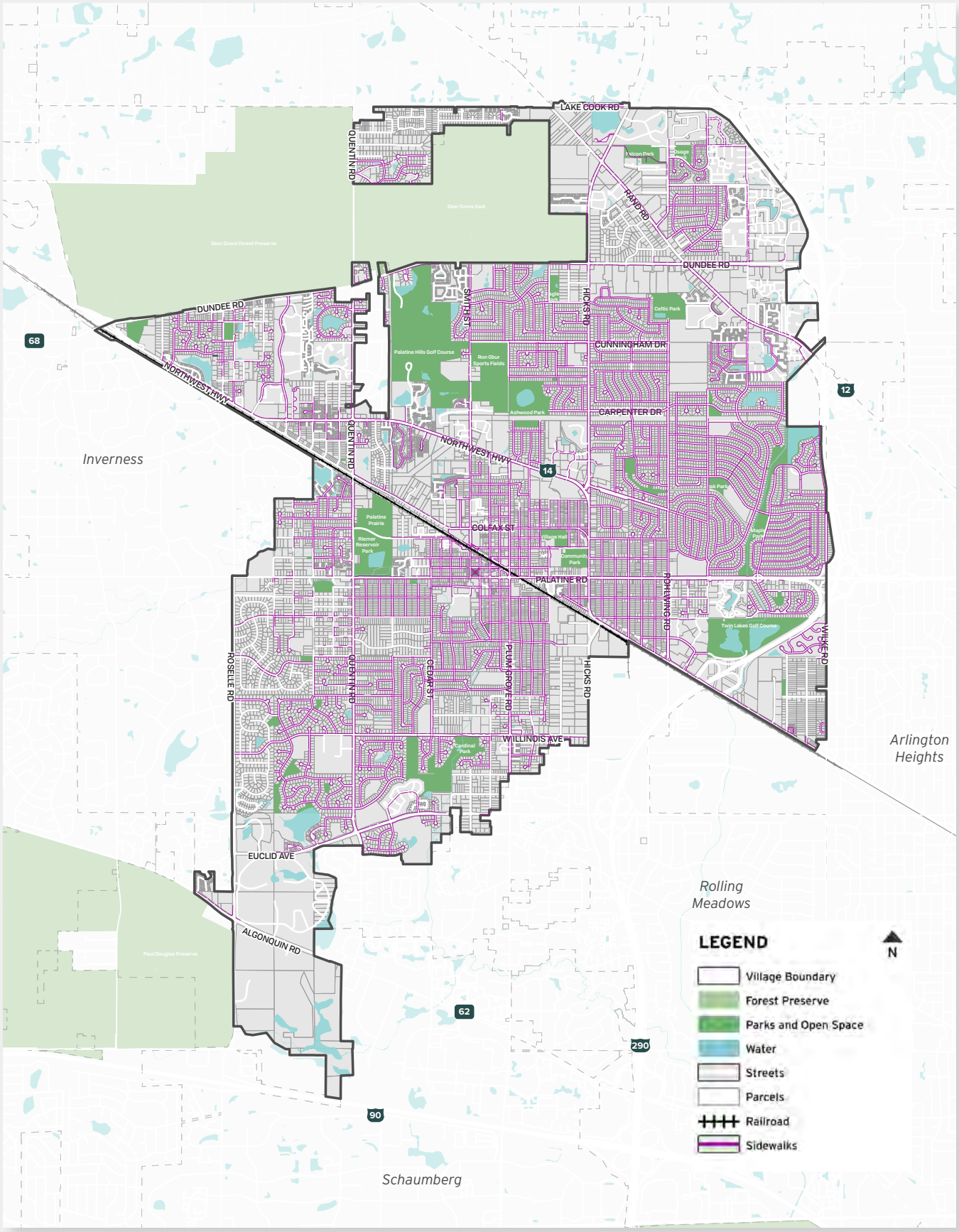
Palatine has recognized that streets can serve more than just automobiles. With their ubiquity throughout the Village, streets provide a key opportunity to provide greater mobility options to the whole community. The Palatine Bicycle Transportation Plan (2011) established a framework for improving Village streets and roadways with accommodations for bikes. Progress has been made and there are currently over four miles of on-street bike routes and 19 miles of off-street bicycle routes in Palatine. The map below displays these on- and off-street bike facilities. The network is strengthened by additional shared use markings and signs through the Village.

Figure 1: 2019-2020 Trail Map, Palatine Park District



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Figure 2: Sidewalk Network



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TRANSIT IN PALATINE

The Metra Train Station in Palatine (137 West Wood Street) is the primary transit hub in the Village of Palatine. The station, located at the halfway point along the UP Northwest Line, is among the busiest of all Metra's 236 non-downtown train stops. Parking spaces to serve commuters using the train are a key feature in downtown Palatine, which is discussed further in this report. The train station has a long history, having first served the Chicago and North Western Railway before it became part of the Metra network. The train station's building, with its distinctive clock tower and spacious interior, was constructed in 2001.

The Pace Suburban Bus system has one sustained route in Palatine: route 604 runs along Highway 53 with stops at the intersection of Dundee and Rand Roads. The entire community is within Pace's Dial-a-Ride service area, which serves riders with ADA (Americans with Disability Act) certification.



Palatine Metra Station



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INCIDENT HOT SPOTS

Incident data from 2019 - 2023 illustrates “hot spots” where automobile accidents and conflicts between vehicles and pedestrians are occurring in the Village. Most automobile accidents occur at the largest and busiest intersections:

- **Dundee Road & Rand Road:** 107 incidents
- **Roselle Road and Algonquin Road:** 63 incidents
- **Dundee Road and Hicks Road:** 55 incidents
- **Dundee Road and Baldwin Road:** 47 incidents
- **Rand Road and Hicks Road:** 47 incidents

Incidents involving pedestrians also tell an important story and can illustrate where accommodations may be missing. As the map on page 33 illustrates, many are focused in the northeast portion of Palatine. The locations are in rights-of-way under Cook County and State of Illinois jurisdiction, which impacts the Village’s ability to make improvements.

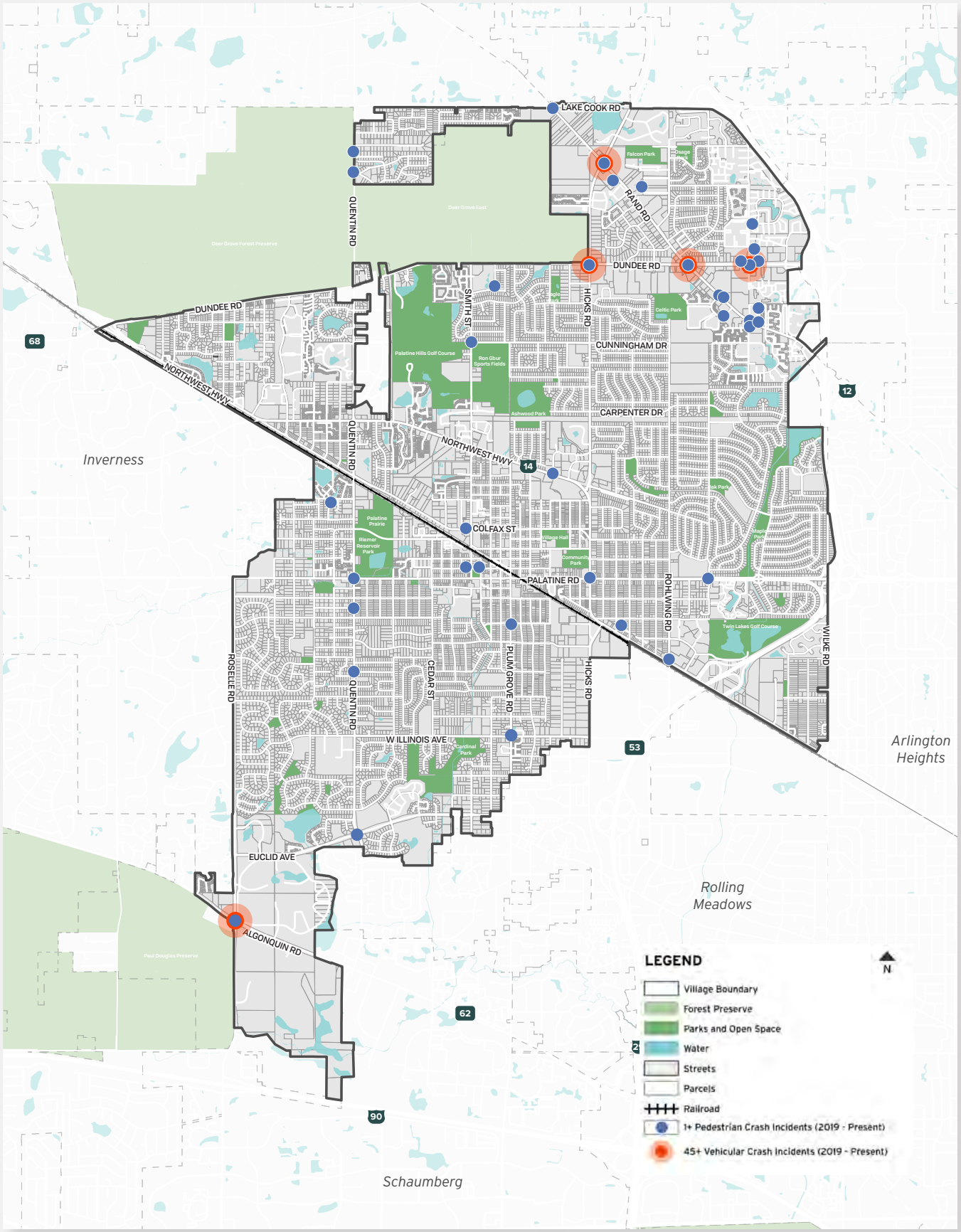
The high density of residential units contributes to vehicle-pedestrian incidents, as well as the high traffic on Dundee Road and Rand Road. Input from stakeholder meetings and other public engagement suggests many young people are crossing Dundee Road en route to Palatine High School. While the data does not provide the age of people involved, further study may reveal the number of pedestrian-related incidents involving high school students in the northeast area to be higher than in other parts of Palatine.

Rand Road and Dundee Road Intersection



Attachment: Exhibit A - Comprehenvise Plan - February 2025 Final (Ord Adopting New Comprehensive Plan)

Figure 3: Traffic Incident Hot Spots



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GOAL 1

FOSTER A WELL-CONNECTED COMMUNITY THAT EMBRACES MULTIPLE MODES OF TRANSPORTATION, HELPING RESIDENTS GET TO THEIR DESTINATIONS WITHOUT DEPENDING ON AUTOMOBILES.

The Village of Palatine is defined by the arterial roadways intersecting the community. They concentrate commercial activity along key corridors, create boundaries separating north, south, east, and west parts of the Village, and provide connectivity within the Village and without. The "ability to get anywhere from Palatine" is among the reasons that residents enjoy living there. But busy roadways have big impacts on a community, so attention must be given to these State and County highways to ensure they contribute to the community and represent assets, not liabilities.

However, the ability to move around town needs to transcend automobile dependency, allowing residents of all ages and mobility levels to walk, ride, and move freely around town. Local streets, sidewalks, and bike paths are essential elements of Palatine's mobility framework. With a walkable downtown, myriad parks and open spaces, and access to two forest preserves, non-motorized transportation routes must be an important component of transportation planning in the Village.

Examining the key components of the community's transportation network – traffic circulation, pedestrian accessibility, and cycling facilities – provides a comprehensive understanding of the strengths, challenges, and opportunities that characterize Palatine's mobility landscape.

STRATEGY 1: Expand and strengthen the bicycle network in Palatine.

- **1.1:** Pursue completion of the 2011 Village of Palatine Bicycle Transportation Plan.
- **1.2:** Continue to implement the Village's Complete Streets Policy to guide the design of new and reconstructed public streets in Palatine.

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STRATEGY 2: Facilitate and encourage widespread use of the existing bicycle network.

- **2.1:** Develop a wayfinding sign and bike trail marking system to foster broader recognition and appreciation for the Village's trail network.
- **2.2:** Organize events like a Village Bicycle Day that increase residents' familiarity with the bike trail network.

STRATEGY 3: Strengthen Palatine's pedestrian network to improve safety and access to key areas for non-motorized traffic.

- **3.1:** Fill priority gaps in the sidewalk network throughout the Village.
- **3.2:** Review signalized pedestrian crossings at incident "hot spots" in Palatine to determine whether they provide adequate walking time to cross all lanes of traffic.

STRATEGY 4: Share updated information on resources available to the elderly, residents with disabilities, and those without access to automobiles.

- **4.1**: Ensure information about the Pace Dial-A-Ride program and fixed-route services in Palatine is widely available and accessible throughout the community.

DID YOU KNOW?



Illinois Avenue Resurfacing and Bike Path

This project, which was completed in Fall of 2024, includes the resurfacing of Illinois Avenue between Quentin Road and Plum Grove Road. The purpose of the project is to improve safety and traffic operations for motorists and pedestrians, as well as to improve deteriorating pavement and sidewalks. The project includes ADA upgrades at corner crossings and a newly realigned bike path constructed along the south side of the roadway which facilitates access to the parks along Illinois Avenue and Pleasant Hill School. The project was primarily funded with federal grant money and the remainder was funded by the Palatine Park District and the Village. This project supports the Bicycle Transportation Plan by creating a shared-use path that connects the community and makes it safer for biking and walking.

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GOAL 2

ENHANCE THE QUALITY OF THE BUILT ENVIRONMENT IN PALATINE THROUGH THE REVITALIZATION OF EXISTING PUBLIC SPACES AND THE BEAUTIFICATION OF NEIGHBORHOODS.

A cohesive and well-maintained built environment can improve the Village's feel and character, and even small improvements can make a big impact when applied throughout the community. Village-owned spaces like public rights-of-way and publicly-accessible spaces like commercial districts benefit from a commitment to a rich and meaningful built environment. The Village's design guidelines for the downtown have contributed to this district's distinct feel and continuity in architectural design over the last twenty years. Updated and new design guidelines for other commercial districts can have the same impact, demonstrating to the development community and residents that Palatine has high expectations for building design.

Opportunities for more on-street dining, public gathering spaces, and event spaces will respond to residents' interest in a more active, vibrant community.

On a smaller scale, micro spaces like boulevards, landscaped areas in public parking lots, and lawns in front of Village-owned buildings provide opportunities to bring energy and enrichment to the community through public art and beautification. Incremental improvements in providing these enhancements can have a large impact on the built environment over time.

STRATEGY 1: Revisit, revise, or create design guidelines for new developments and renovations that align with the community's interest in high-quality architecture and design.

- **1.1:** Update the 2001 Downtown Design Guidelines to reflect modern materials, approaches to mixed-use building design, and lighting technology.
- **1.2:** Develop design guidelines for development in portions of Northwest Highway that establish a strong street presence and a more cohesive feel throughout the corridor.

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STRATEGY 2: Ensure that landscaping and signage contribute positively to the overall character of the community.

- **2.1:** Update landscaping requirements to ensure they allow flexibility in addressing evolving best practices in landscape design.
- **2.2:** Develop a Preferred Plant List that includes native plants and less water-intensive plants to ensure sustainable landscape plans in multifamily and commercial developments.
- **2.3:** Update the sign code to encourage high-quality signs and sign design along commercial corridors.
- **2.4:** Develop a gateway identification sign program for the Village.

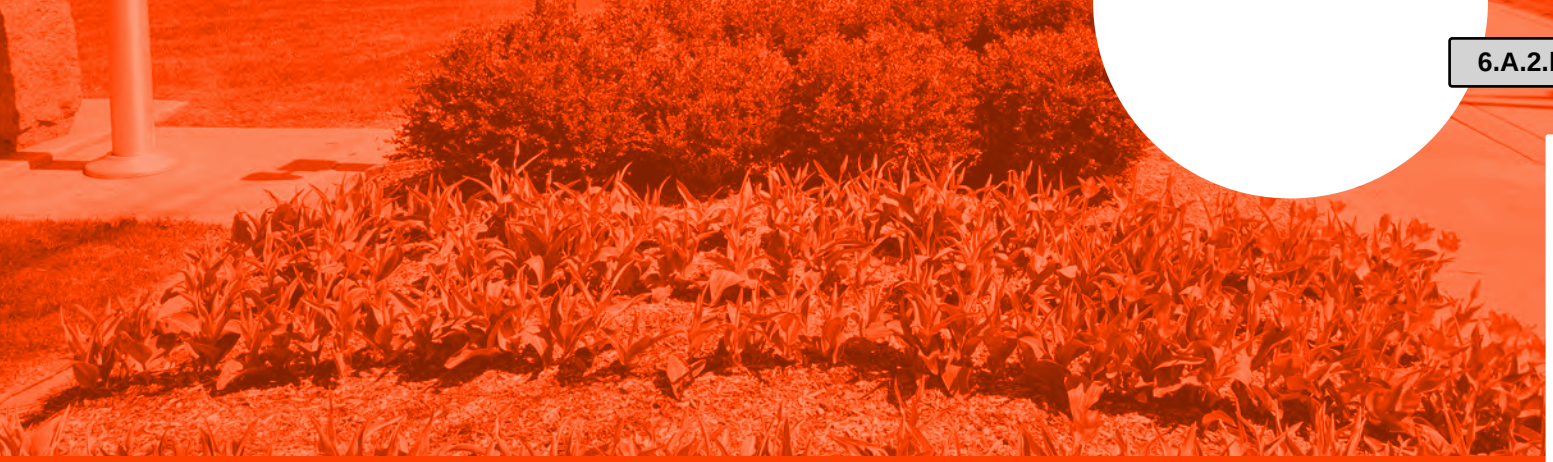
STRATEGY 3: Focus on Village beautification through targeted improvements.

- **3.1:** Assess the feasibility of developing a public art program for installation on publicly-owned properties.

Home near Downtown Palatine



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GOAL 3

CREATE A MORE SUSTAINABLE BUILT ENVIRONMENT IN PALATINE.

Sustainable development initiatives are essential for creating a resilient, livable community that balances growth and development with environmental stewardship. By prioritizing sustainable development, Palatine can foster a healthier environment, reduce energy consumption, and enhance the overall quality of life for its residents. Initiatives like using green building materials, renewable energy, and sustainable stormwater management reduce environmental impact, but it remains important to balance these efforts with increased costs associated with implementing them.

Incorporating sustainability into public infrastructure and community spaces can create a more vibrant and attractive village. Projects such as green streets, native plantings, and community gardens enhance biodiversity, beautify public spaces, and contribute to the physical and mental well-being of residents. By embracing these initiatives, Palatine positions itself as a forward-looking community that values both its natural environment and the health of its residents. Ultimately, sustainability efforts like these are investments in the future, helping Palatine become a model of environmental responsibility while improving the daily lives of those who call the Village home.

DID YOU KNOW?

Palatine Solar Bronze Designation

The Village of Palatine was awarded a bronze designation from the national SolSmart program for its efforts to encourage solar panel installations throughout the community. SolSmart, which is funded by the U.S. Department of Energy, awards this designation to communities that streamline requirements to reduce costs and promote sustainable energy. The designation contributes to the promotion of sustainable energy and helps to drive economic development by encouraging solar companies to do business in the Village. Steps taken by the Village will help residents and businesses get affordable, clean and reliable electricity through solar energy.

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STRATEGY 1: Prioritize and incentivize climate-friendly development throughout Palatine.

- **1.1:** Promote the use of sustainable building materials.
- **1.2:** Create a development toolkit that highlights sustainable building and landscaping features, as well as site design elements like parklets and community gardens.
- **1.3:** Ensure Palatine's regulatory framework allows sustainable stormwater management approaches such as rain gardens, bioswales, and permeable paving.

STRATEGY 2: Implement sustainable initiatives with public infrastructure throughout the Village.

- **2.1:** Install energy efficient lighting systems in public spaces.
- **2.2:** Explore renewable energy sources for powering community buildings and facilities.

STRATEGY 3: Implement a green streets initiative.

- **3.1:** Identify opportunities to install additional trees, planters, and green infrastructure in the public rights-of-way along sidewalks and roadways.
- **3.2:** Install native plants and pollinator gardens in the public right-of-way where opportunities are available.
- **3.3:** Collaborate with the Park District to find opportunities for community gardens on unused public land proximate to public streets.

DID YOU KNOW?

Palatine Sustainability Initiatives

In additon to promoting sustainable energy usage, the Village has implemented several sustainability initiatives aimed at reducing the carbon footprint and waste of the Village, its businesses, and its residents. The Village is in the process of transitioning its fleet of Police Department and Public Works vehicles to hybrid engines or fully electric vehicles and has successfully converted 36 vehicles. All Village building lighting has been trasitioned to LED and Palatine is in the process of transitioning all street lights to LED. The Village continually offers special events and programs aimed at reducing waste and recycling. These include special material disposal programs, holiday light recycling programs, and document destruction events. Palatine is continually evaluating methods for promoting a greener and more sustainable community, and these programs have helped the Village become a sustainability leader in the region.

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Chapter 4

Planning Foundation 2:

ECONOMY & GROWTH

Attachment: Exhibit A - Comprehenvise Plan - February 2025 Final (Ord Adopting New Comprehensive Plan)



4

PLANNING FOUNDATION 2: **ECONOMY & GROWTH**

Palatine's economic fabric has a diverse range of commercial and light industrial settings. Along with several pockets of active light industry, there are busy commercial corridors, shopping malls and big box stores, and pedestrian-oriented restaurants and retail in the downtown. This diversity positions the Village well in terms of resiliency and provides residents with employment opportunities and easy access to consumer goods close to home.

While these contrasting commercial settings are complementary in many ways, they also create challenges. As investment and developer interest focus in newer areas, older sections experience disinvestment and issues with upkeep and maintenance. This can lead to less customer traffic, resulting in lower tenancy and fewer businesses renting space, which means fewer resources available for property upkeep and improvement. In other parts of Palatine, neighborhoods have grown around commercial corridors. This creates the potential for conflicts between different land uses. As neighborhood character evolves in other areas, residential or mixed-use development may be more appropriate in areas long in commercial use.

This chapter provides a framework to guide growth and investment in Palatine's local economy. Goals focus on commercial corridors, the downtown, and on key opportunity sites in the Village. Broader policies in this Chapter facilitate economic development to foster entrepreneurship and job creation throughout the whole community.

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GOAL 1

CREATE OPPORTUNITIES FOR COMMERCIAL CORRIDORS TO THRIVE, ENCOURAGING REVITALIZATION AND BEAUTIFICATION TO ATTRACT FUTURE INVESTMENT AND CUSTOMER TRAFFIC.

Palatine is defined in many ways by the arterial roadways in and around it. Highway 68, Highway 53, State Route 14, and State Route 12 connect the community to the entire region, define some municipal boundaries, and create important commercial corridors as development has concentrated along the busy highways.

The importance of these corridors is well-recognized and plans for their preservation and prosperity are an essential part of the Comprehensive Plan. Building off of previous planning efforts, new information gleaned from public engagement, focus group discussions, and field work also play a role in shaping a vision for how these corridors will grow, improve, and contribute to Palatine's future.

Strategies for growth and improvement are provided on the following pages in subsections for each of the community's commercial corridors:

- Northwest Highway
- Dundee Road
- Rand Road
- Quentin Road

Several strategies and recommendations include initiatives identified in previous planning efforts undertaken by the Village. Detailed subarea plans created by Palatine's planning staff identify issues along Northwest Highway that challenge redevelopment efforts that remain relevant today. These and other planning efforts by the Village are summarized in detail earlier in this Comprehensive Plan. Relevant solutions identified in them have been carried through to this section.



Rand Road and Old Hicks Road

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NORTHWEST HIGHWAY

The Northwest Highway commercial corridor runs across Palatine from the southeast to the northwest. It has a widely varying land use mix, including single-family residential, neighborhood commercial, shopping malls, and light industry. This changing nature and intensity along the highway makes uniform changes difficult, so breaking it up into smaller sections for analysis, as the Village's Northwest Highway Subarea Plan did, makes sense.

Challenges in the southeastern portion include small lot sizes and disparate property ownership, general disinvestment in buildings and property maintenance, screening and buffering from adjacent residential land uses, and mobility along the busy highway. Importantly, this section of Highway 14 / Northwest Highway is a gateway into Palatine from the southeast. It represents an opportunity for branding and community identification that could accompany streetscape improvements or other beautification to soften the aesthetic impact of the older commercial built form. The Subarea Plan identifies several other strategies to address challenges in the corridor here, including an overlay with regulatory tools tailored to address the area's unique challenges.

The remaining stretch of the Northwest Highway Corridor has many established commercial land uses that are not susceptible to change in the 10-15 year time horizon. However, some sites lend themselves to revisiting as opportunity sites for future redevelopment and change. These include vacant land along the highway, as well as commercial sites that could be repositioned with alternate or complimentary land uses. The Subarea Plan identifies several strategies to further improve the corridor, including landscaping improvements, consistency in the built form moving forward, and regulatory changes to increase flexibility in allowable land uses.

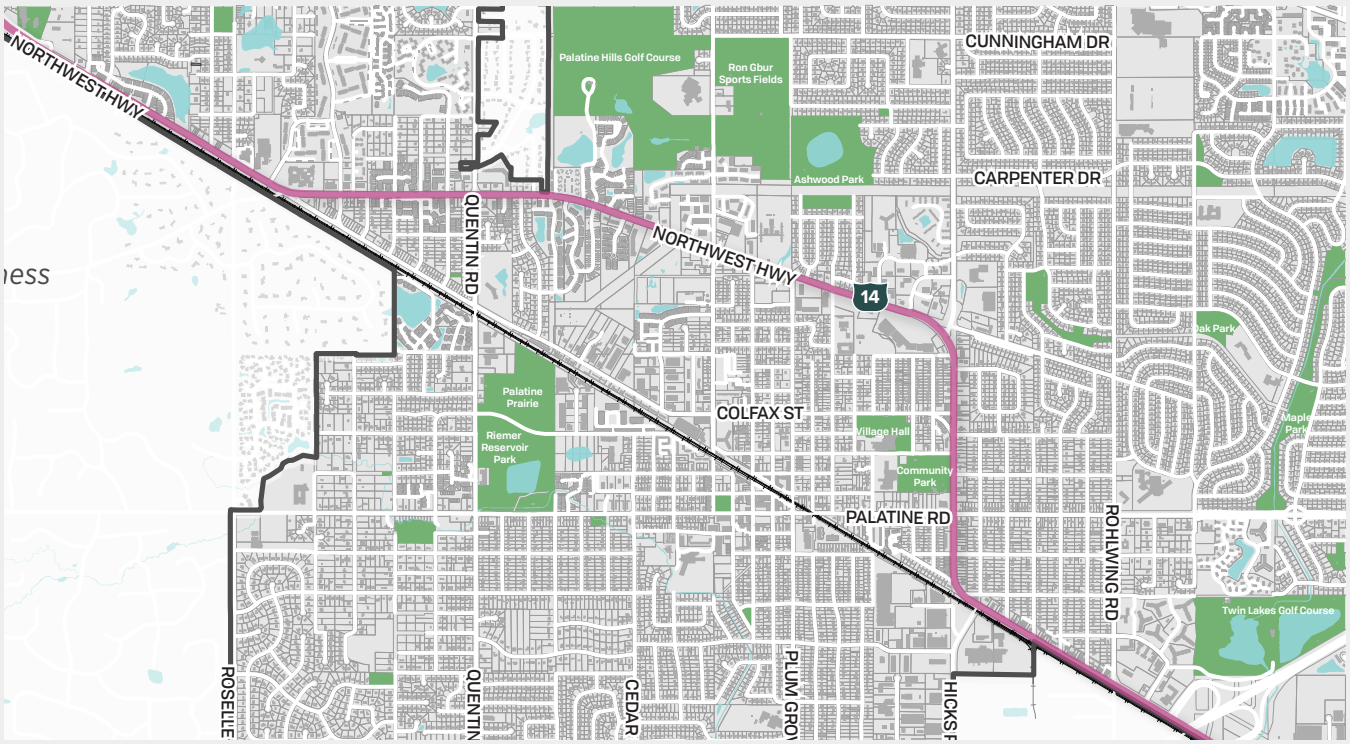


Figure 5: Northwest Highway

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STRATEGY 1: Create an overlay district over portions of the corridor facing similar challenges and obstacles to development. *Portions of the Northwest Highway Corridor face unique challenges that existing zoning regulations struggle to address. A zoning overlay can provide a focused, effective solution. Actions below provide key elements of a specialized zoning overlay for portions of Northwest Highway.*

- **1.1:** Encourage the assembly of smaller lots to facilitate more meaningful commercial and/or multifamily redevelopment opportunities.
- **1.2:** Add flexibility to off-street parking requirements.
- **1.3:** Expand allowable land uses, including making more uses by-right instead of conditional uses.
- **1.4:** Revisit landscaping and buffering requirements to ensure they do not create an obstacle to redeveloping properties challenged by lot size or configuration.

STRATEGY 2: Revisit regulations in the zoning districts impacting the Northwest Highway Corridor. *As an overlay district is considered over portions of Northwest Highway, it will be important to evaluate how existing commercial and residential zoning districts impact the Corridor.*

- **2.1:** Review locations for fence height variation requests to determine if taller fences should be allowed by-right in certain areas.
- **2.2:** Refine regulations that allow mixed-use development in non-single-family zoning districts adjacent to the corridor.
- **2.3:** Allow retail and service commercial land uses (neighborhood-serving commercial activity) in multifamily districts when proposed as part of a mixed-use development.

STRATEGY 3: Evaluate whether off-street parking should be a permitted principal land use in the zoning districts impacting the Northwest Highway Corridor, together with appropriate landscaping, lighting, and screening requirements. *Assembling property for redevelopment is an ongoing challenge in the Northwest Highway Corridor and the need to provide adequate off-street parking can compound the difficulties. Allowing off-street parking as a principal land use can provide flexibility in addressing redevelopment challenges along the Corridor.*

- **3.1**: Add off-street parking facilities as an allowable principal land use on properties in the Northwest Highway Corridor. This can be limited to a new overlay district, reducing its applicability and impact elsewhere in the Village.

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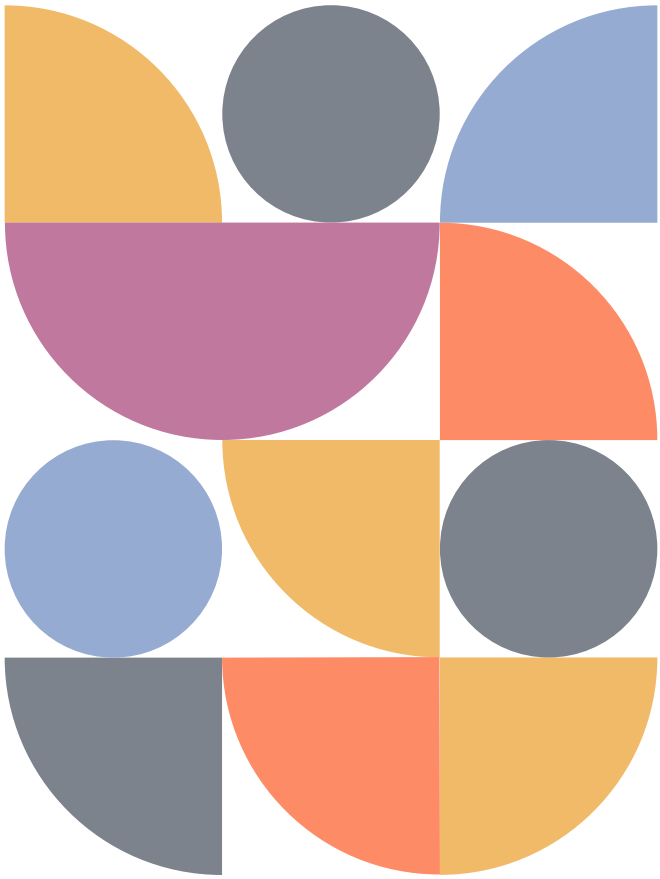
- **3.2**: Revisit landscaping, buffering, and lighting regulations to ensure they respond effectively and are not overly burdensome given the unique lot configurations and development challenges along Northwest Highway.

STRATEGY 4: Establish landscaping and/or streetscaping design standards for properties fronting on portions of Northwest Highway. *Portions of Northwest Highway function as a gateway into Palatine, but the corridor lacks a cohesive feel with one section having little relation to another from an aesthetic perspective. A streetscaping plan can resolve this by providing a level of visual continuity along Northwest Highway, identifying it as an essential commercial corridor in the community.*

- **4.1**: Identify portions of Northwest Highway that would benefit most from having a cohesive character and feel along the street.
- **4.2:** Create a streetscape design along these portions of the corridor incorporating public infrastructure like streetlights and sidewalks, as well as street trees and public amenities.

STRATEGY 5: Facilitate creation & assemblage of larger, deeper lots along Northwest Highway to create impactful redevelopment opportunities. *Shallow lots along Northwest Highway are an obstacle to redevelopment. A long-term solution is to position properties behind Northwest Highway to convert from residential use into commercial use in the future.*

- **5.1:** Identify opportunities to expand the boundaries of the B-2 zoning district.



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RAND ROAD CORRIDOR

This intense commercial corridor is generally defined as extending between State Route 53 and Lake Cook Road, Palatine's northern border. While uniformly commercial in nature, the intensity of uses varies from retail and services to car dealerships and automobile repair. Shallow lots along the west side of Rand Road limit options with the built form, which is automobile-oriented and parking-forward. The pedestrian experience along Rand Road is challenged by heavy traffic, aging sidewalks, and parking lots immediately adjacent to the pedestrian walkways.

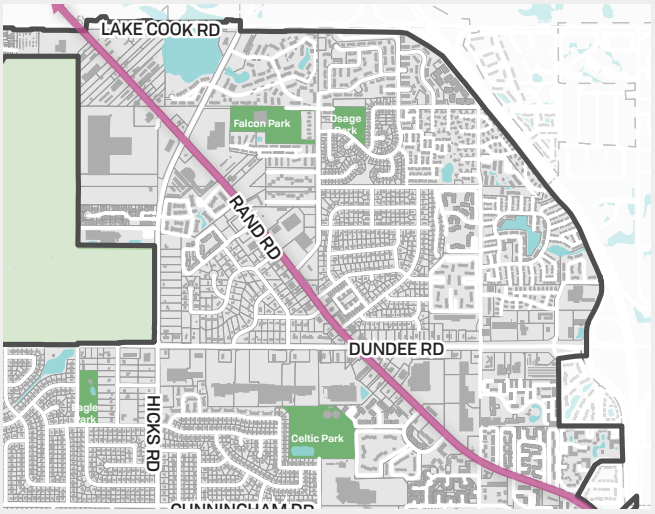


Figure 6: Rand Road

STRATEGY 1: Develop a plan for streetscape improvements to enhance the aesthetics, identity, and character of the corridor. *Rand Road can serve a larger role in the community as a retail and commercial destination with improvements to the streetscape. These demonstrate to visitors that Rand Road as an important contributor to the local economy.*

- **1.1:** Identify rights-of-way along Rand Road where streetscape improvements are feasible.
- **1.2:** Facilitate the design of a comprehensive streetscape plan for Rand Road that beautifies the roadway for vehicular traffic and also improves the pedestrian experience with sidewalk improvements, landscaping, and amenities.

STRATEGY 2: Make improvements in the public ROW to increase the safety and comfort of pedestrians in the corridor. *Rand Road should remain walkable, despite the reliance on motorized vehicles by most visitors. Gaps in the sidewalk network challenge a comfortable walking environment and inconsistent maintenance of landscaping and plantings along the sidewalk can create additional obstacles.*

- **2.1:** Install sidewalks where gaps in the sidewalk network exist along Rand Road.
- **2.2:** Repair, replace, and maintain landscaping in the public right-of-way along Rand Road.
- **2.3:** Ensure driveways and curb cuts on to Rand Road are eliminated / removed as properties consolidate and redevelopment in the corridor.

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STRATEGY 3: Encourage assemblage of smaller properties into larger development parcels. *Shallow and narrow lots along Rand Road can limit redevelopment opportunities and have shaped the built form, resulting in many single-story commercial buildings. Larger buildings and site plans require bigger lots and more property.*

- **3.1: Encourage the assembly of smaller lots** to facilitate larger, more viable redevelopment opportunities along Rand Road.
- **3.2:** Explore opportunities to expand the boundaries of the B-2 zoning district into areas adjacent to the Rand Road Corridor to provide additional opportunities for assembling smaller lots into larger development sites.

STRATEGY 4: Install community identification and gateway signage at the intersection of Lake/Cook Road and Rand Road. *This busy intersection is the northern end of the Rand Road Commercial Corridor and a key gateway into Palatine. Car dealerships dominate the view shed and visitors may not be aware they're entering the Village or the importance of the commercial corridor. Gateway signs and branding along the corridor can provide it with a strong identity.*

- **4.1:** Work with IDOT and/or private property owners to identify a location for a sign identifying the Village of Palatine.
- **4.2:** Create a gateway sign identifying the Rand Road Commercial Corridor.
- **4.3:** Work with IDOT, Cook County, and private property owners to identify locations at the intersections of Rand Road & Hicks Road and Rand Road & Dundee Road to install gateway signs for the corridor.

STRATEGY 5: Pursue strategic acquisition of properties for assemblage and redevelopment. *Opportunities may arise for the Village of Palatine to acquire properties in the Rand Road Corridor through public financing mechanisms. These strategic investments can speed the assembly of small lots into larger, more viable redevelopment sites.*

- **5.1:** identify small underutilized properties that are candidates for assembly with nearby properties to create viable sites for future redevelopment.
- **5.2:** Utilize existing Tax Incremental Financing District to secure resources for the purchase of privately-owned properties in the corridor to faciliate redevelopment.

Attachment: Exhibit A - Comprehenvise Plan - February 2025 Final (Ord Adopting New Comprehensive Plan)

DUNDEE ROAD CORRIDOR

Dundee Road bisects the Village east to west and establishes part of Palatine's northern boundary. Much of Dundee Road abuts the Cook County Forest Preserve and serves residential neighborhoods. The commercial corridor is principally the section between Hicks Road and State Route 53 where it is heavily developed with commercial land uses unlikely to change over the coming ten to fifteen years. There are properties in single-family residential use within parts of the commercial corridor. These properties warrant review and analysis to determine the most appropriate land use mix and built form that complement the corridor.

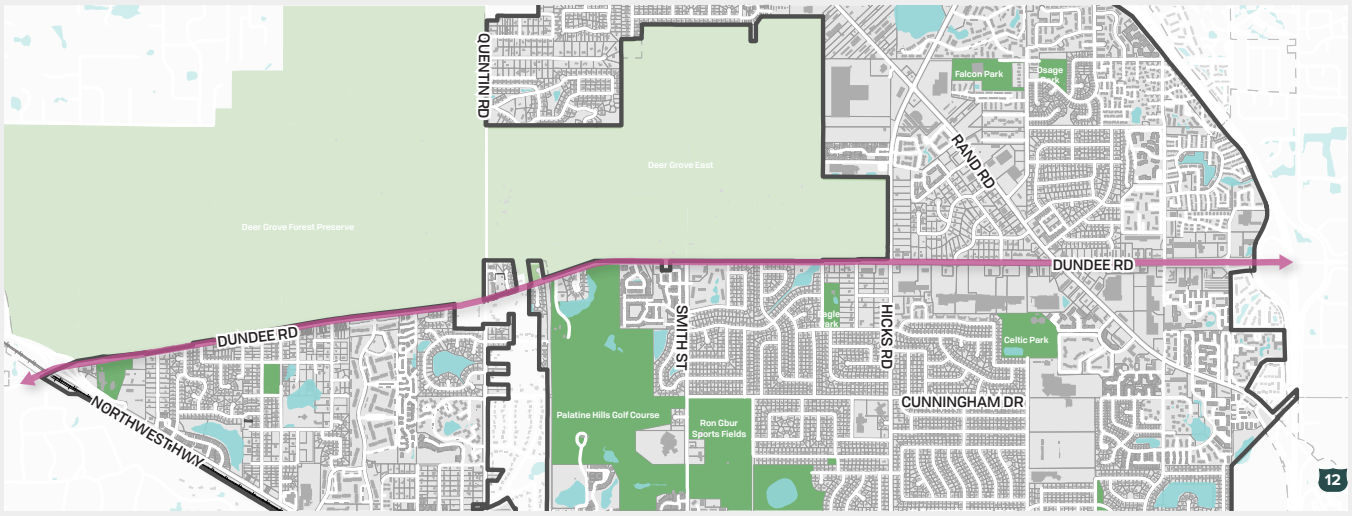


Figure 7: Dundee Road

STRATEGY 1: Improve pedestrian crossings at key locations and intersections. *Intense residential development has taken place in neighborhoods north of Dundee Road. Pedestrians living in these neighborhoods must cross Dundee Road to reach Palatine High School and other destinations, which requires crossing multiple lanes of traffic where signalized intersections, sidewalks, and other accommodations may not be available.*

- **1.1:** Identify intersections where pedestrian / automobile conflicts occur the most frequently.
- **1.2:** Identify effective improvements and accommodations that will slow traffic, identify crosswalks, and increase overall safety of pedestrians crossing Dundee Road and surrounding streets.
- **1.3:** Continue to work with IDOT and Cook County to install crosswalk improvements on rights-of-way in their respective jurisdictions.

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STRATEGY 2: Phase out single-family residential land uses fronting on major streets in this commercial corridor. *A vibrant commercial corridor requires a concentration of retail, service, and entertainment land uses. Single-family residential properties located within a corridor dilute this land use mix and are not able to contribute to the energy and vitality of a commercial area in the same way that stores and restaurants can.*

- **2.1:** Rezone properties in single-family zoning districts with frontage on Dundee Road into the B-2 commercial zoning district.
- **2.2:** Review adjacent properties to determine if they could reasonably be assembled to those with frontage on Dundee Road to create larger, more viable development sites. Rezone these to B-2 as appropriate.

DID YOU KNOW?



Recent Bicycle Connection Improvements at Dundee Rd. and Smith St.

The Village of Palatine recently completed the construction of a new bike path, providing a connection from the path on Smith Street to the path within the Deer Grove East Forest Preserve. The project included the installation of new pedestrian and bicycle crossings at the south and west legs of the Dundee Road & Smith Street intersection. The Village of Palatine served as the lead agency for the project, requiring coordination with the Palatine Park District, IDOT, Cook County, and the Forest Preserve of Cook County to facilitate its completion. This project provides an important pedestrian and bicycle connection along Dundee Road, directly west of the Rand and Dundee intersection and other high-incident areas along Dundee Road.

Attachment: Exhibit A - Comprehenvise Plan - February 2025 Final (Ord Adopting New Comprehensive Plan)

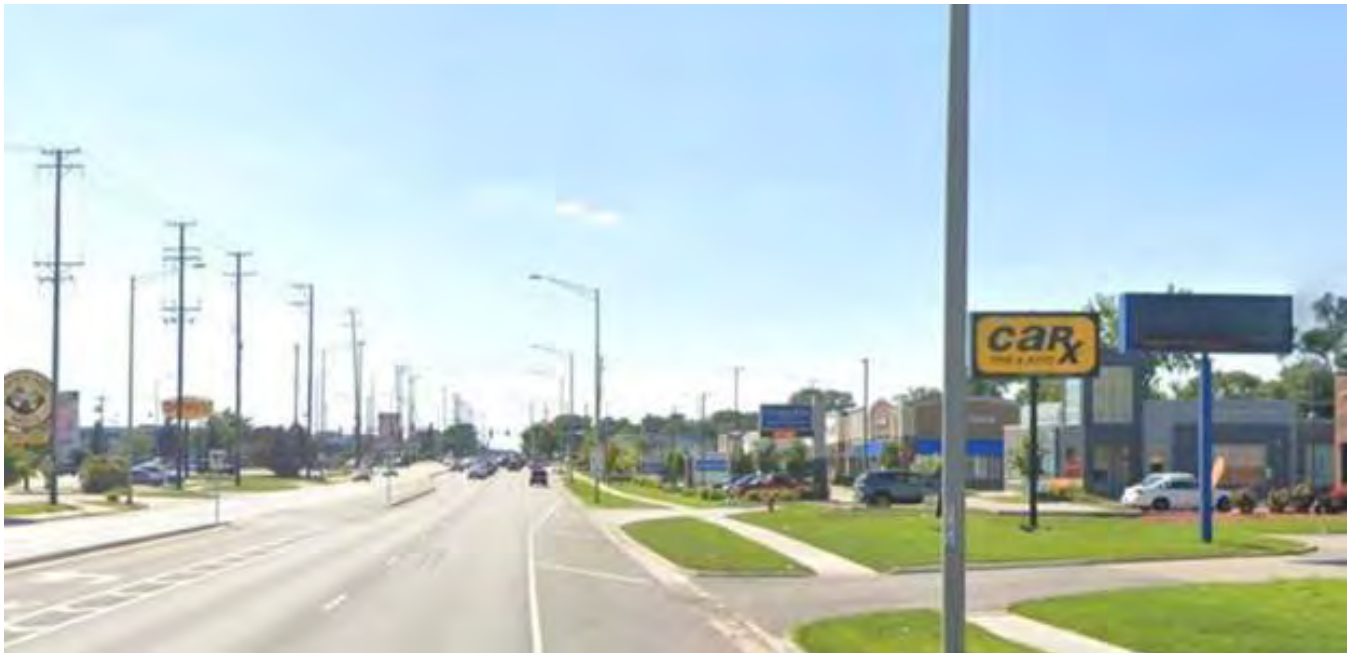
STRATEGY 3: Foster contributive, impactful development along Dundee Road between Rand Road and the eastern boundary of Palatine. *Dundee Road is a gateway into Palatine from Arlington Heights. The land use mix and built form on the south side of the road can play an important role in setting the tone and creating an identity for the rest of the corridor.*

- **3.1:** Review the land use mix in this area and rezone properties into an appropriate zoning district to facilitate by-right development in the future.
- **3.2:** Consider design guidelines for a gateway commercial district south of Dundee Road to establish a unique character and aesthetic.

STRATEGY 4: Facilitate creation & assemblage of larger, deeper lots along Dundee Road to create impactful redevelopment opportunities. *Small and irregular lot sizes are a challenge in the Dundee Road corridor as in other commercial areas in Palatine. Exploring opportunities to expand the boundaries of the B-2 zoning district in key areas on Dundee Road and Hicks Road can create opportunities to expand the corridor by allowing residential land to transition into commercial use.*

- **4.1:** Identify opportunities to expand the boundaries of the B-2 zoning district in areas adjacent to the corridor.

Dundee Road



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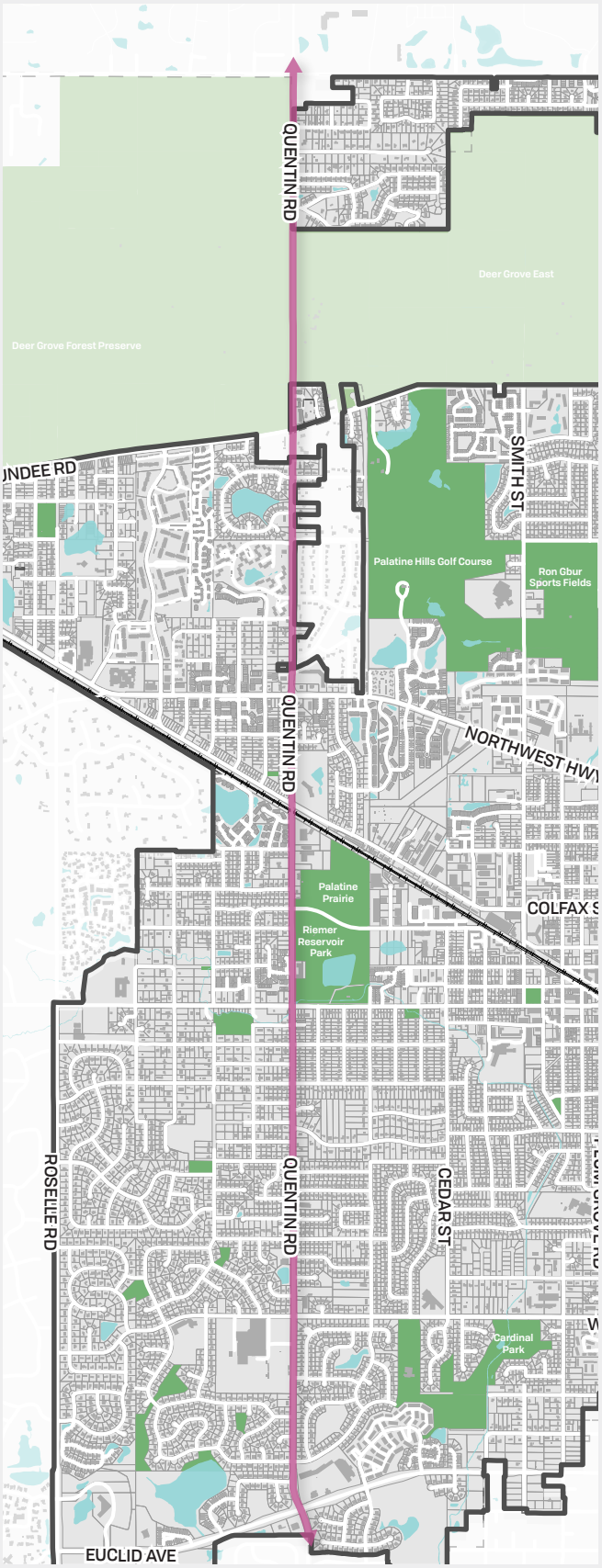
QUENTIN ROAD CORRIDOR

This long roadway runs north/south through Palatine in the west half of town. The character of Quentin Road is unique and the land use mix is predominantly residential. However, several sites can be explored for new commercial and residential development whose land use intensity and built form would contribute to the community while reflecting the overall context of the corridor.

Since the early 1980s, the Cook County Department of Transportation and Highways (CCDOTH) has been widening sections of Quentin Road from Algonquin Road to Dundee Road. The last section remaining to be completed is between Lake Cook Road and Dundee Road. For approximately the last sixteen years, the CCDOTH has been completing Phase 1 engineering for this final section. Additionally, Lake County has fully improved and widened Quentin Road from Lake Cook Road to Route 22.

The Village of Palatine has proactively advocated for the widening of Quentin Road between Dundee Road and Lake Cook Road beginning in the 1990s, with resolutions urging the CCDOTH to widen the road passed in 1996, 2007, 2020, and 2021. Over the last 13 years, the CCDOTH has evaluated six road cross section alternatives and four parallel route alternatives through several public meetings. The CCDOTH determined that a four-lane alternative would align traffic while also including improvements to both the north and south of the study area, fully meeting the purpose and needs criteria for the project. While the Village has continuously supported the widening of Quentin Road, the timing of any improvements is ultimately determined by the CCDOTH. These improvements, once implemented, will enhance the safety and function of the roadway.

Figure 8: Quentin Road



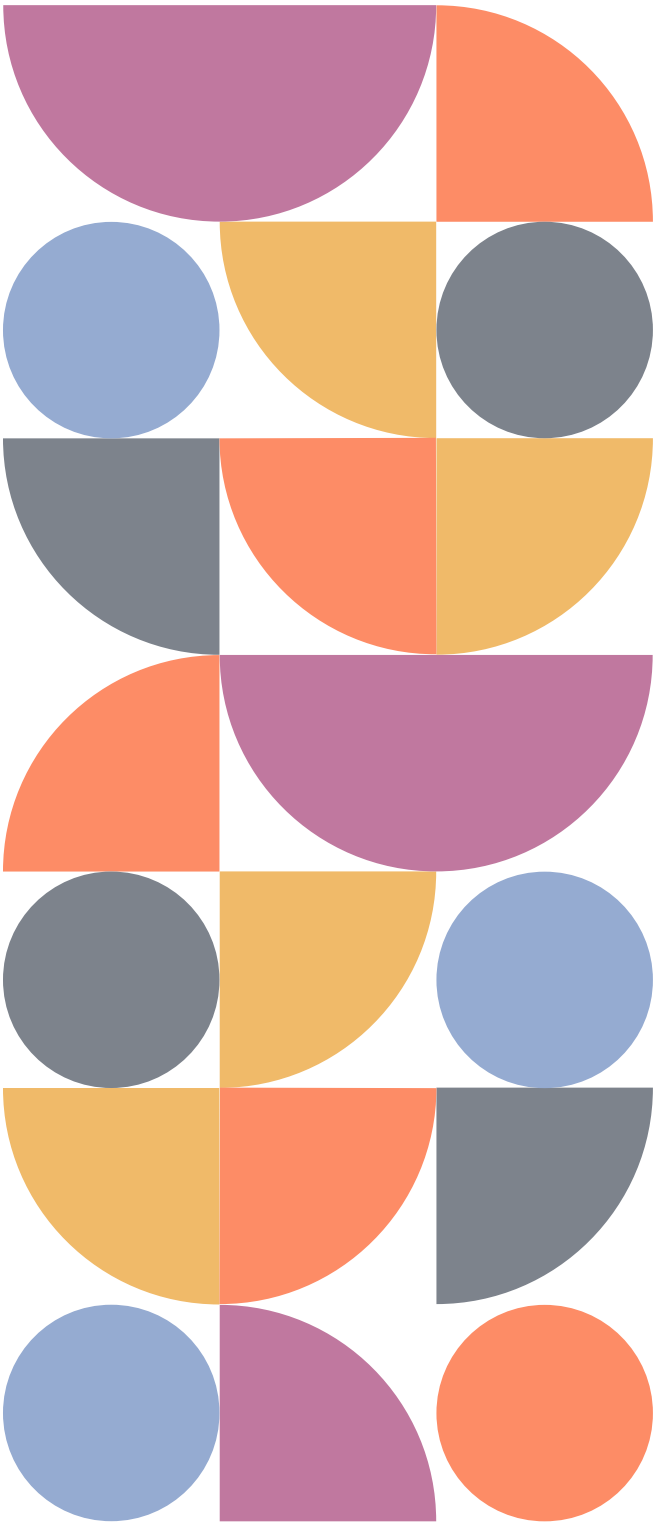
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STRATEGY 1: Evaluate ideas for the redevelopment of key opportunity sites along this corridor. *Several sites along Quentin Road present opportunities for development that reflect the Village's desire for townhouse-scale residential units, neighborhood-serving commercial uses, and mixed-use development.*

- **1.1:** Ensure Palatine's regulatory environment is equipped to facilitate the redevelopment concepts along Quentin Road explored in Chapter 6 of the Comprehensive Plan.

STRATEGY 2: Improve bicycle and pedestrian infrastructure along the corridor. *Quentin Road serves several important community institutions, as well as many residential neighborhoods. As a County highway, it will be important to work with Cook County Department of Transportation and Highways (CCDOTH) on mobility improvements.*

- **2.1:** Install wayfinding signs identifying the route north along Quentin Road near the Riemer Reservoir Park property.
- **2.2:** Support pedestrian safety infrastructure at Quentin Road and Northwest Highway
- **2.3:** Facilitate the installation of mobility and safety improvements where Quentin Road intersects the railroad tracks and Colfax Street.



Attachment: Exhibit A - Comprehenvise Plan - February 2025 Final (Ord Adopting New Comprehensive Plan)



GOAL 2

CREATE A MORE VIBRANT DOWNTOWN AREA WITH A DIVERSE MIX OF BUSINESSES, ENTERTAINMENT OPTIONS, AND GATHERING AREAS, WHILE STILL RETAINING ITS EXISTING CHARM.

Palatine's downtown is a unique asset many communities try to create through regulatory controls, land use changes, and placemaking initiatives. Previous streetscaping and beautification efforts lend the downtown a cohesive feel, a large public park provides valuable green space, and restaurants and retail at a pedestrian scale bring important commerce and activation.

Initiatives to improve downtown were a part of the Village's 2011 Comprehensive Plan. While some of the strategies have been pursued, such as implementation of the Downtown Land Use Guide and Design Guidelines, some of the recommendations remain relevant. These include:

- Identify opportunities for intensification of land uses and multifamily development
- Improve bike and pedestrian infrastructure to enhance mobility from other parts of the Village.
- Establish / enhance a wayfinding sign program in the downtown

Recognizing that a more focused study would benefit downtown planning, the Village commissioned a Downtown TOD Plan that was approved in 2016. Goals of this Plan included:

- Expanding and diversifying downtown residential opportunities to provide more housing options for a growing population
- Increasing connectivity from Downtown to adjacent neighborhoods by improving pedestrian and bicycle routes
- Identifying opportunities to consolidate Downtown surface parking to allow new development in key locations

Attachment: Exhibit A - Comprehenvise Plan - February 2025 Final (Ord Adopting New Comprehensive Plan)

2016 DOWNTOWN TOD PLAN

Recommendations and strategies in this plan include evaluating parking needs, exploring gateway, wayfinding, and branding signs (consistent with the 2011 Comp Plan), and reviewing the regulatory environment for opportunities to improve the development framework and guidance on design and architecture in keeping with the local character. Recommendations and strategies in this plan remain relevant and several are included in this Comprehensive Plan. It will remain important to reference the 2016 Downtown TOD Plan and use it to inform work plans and strategies to improve this commercial district.

From the public engagement process it became clear Palatine residents value the downtown, but want more out of it. More events, more restaurants, more walkability, more activation. Some of this is achievable through urban design and programming with community groups and organizations. But a vibrant commercial culture needs people. Getting people in downtown Palatine will take two things: connectivity to surrounding residential areas and increased residential density in key areas. The 2016 TOD Plan explores both of these and strategies have been carried over into this plan.

Specific properties downtown may present opportunities for redevelopment or repositioning with in a future land use framework. Towne Square Park is a wonderful open space with a central pavilion and sheltered seating areas. However, additional public gathering spaces would provide room for performing arts, cultural celebrations, and outdoor market and dining events. These types of activities give residents more reasons to visit downtown. Village-owned surface parking lots and properties offer redevelopment opportunities that could respond to the needs of the entire community and can serve as more than just commuter parking during the week.

The Palatine Metra Station is a principal driver for downtown activity, serving local and area commuters for decades and ensuring daily visitors to the commercial core. While the busy commuter train is an asset for the community, it becomes incumbent on the Village to provide parking for train users. Surface parking lots are a prominent land use in the downtown, monopolizing several large tracts of land close to the train station and Towne Square Park. By virtue of their close proximity to the Metra station, these public parking lots are heavily used and full to capacity on a regular basis. If there is interest in revisiting the use of Village-owned public parking lots for something other than surface parking, it will need to be accompanied by a plan to address demand and ensure provisions are made to supply adequate parking.

The land use mix in the downtown can also be revisited. Palatine's zoning framework needs to be flexible enough to allow innovative, experiential, and short-term land uses that can reinvigorate the commercial core.

TOD Plan Study Area



Attachment: Exhibit A - Comprehenvise Plan - February 2025 Final (Ord Adopting New Comprehensive Plan)

STRATEGY 1: Develop new infill residential and mixed-use buildings on available sites in the Downtown.*

This strategy is well-defined in the 2016 Downtown TOD Plan with detailed concepts for a series of thirteen sites in downtown Palatine.

- **1.1:** Ensure the Village's regulatory framework is equipped to facilitate the residential and mixed-use concepts envisioned by the 2016 Downtown TOD Plan.
- **1.2:** Share the redevelopment concepts on the Village website and with the development community to establish a shared vision of how the community wants to see the downtown grow.

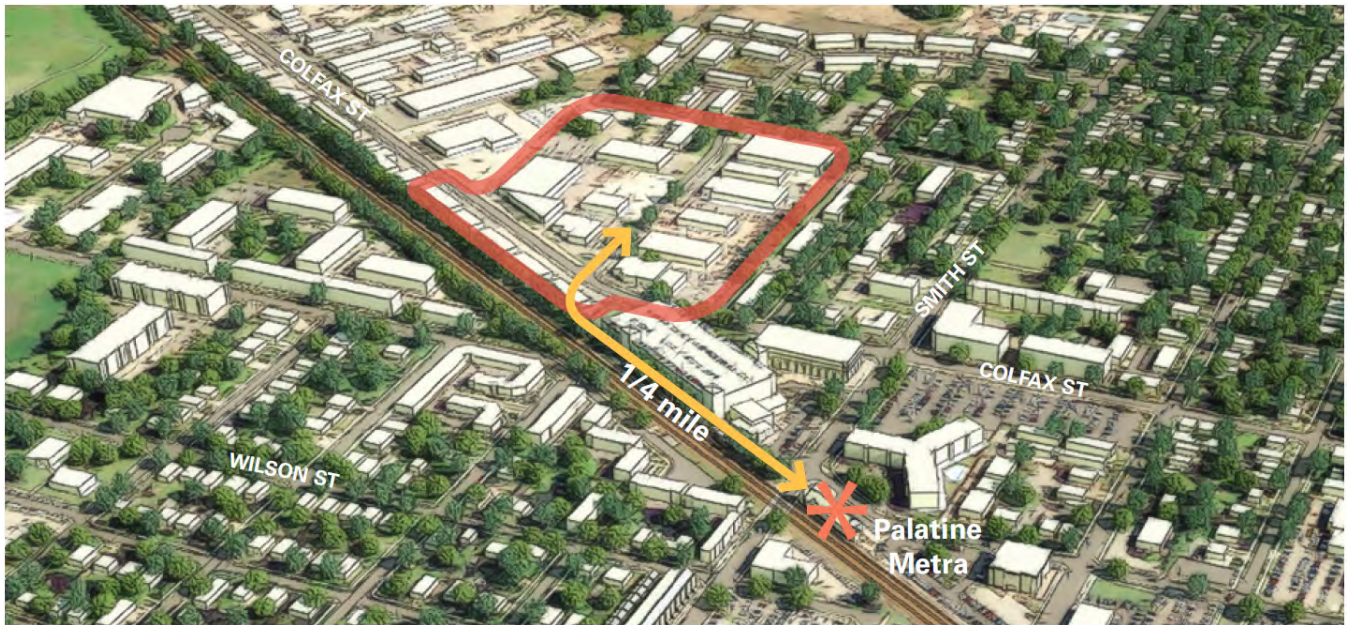
STRATEGY 2: Rebrand the Colfax Street gateway corridor to attract new investment, visitors, and employers to Downtown.*

The 2016 Plan provides a set of strategies and character examples to help establish Colfax Street as a distinct district and a gateway to downtown Palatine.

- **2.1:** Review the 2016 Downtown TOD Plan and its strategies for revitalizing the Colfax Gateway, as identified on pages 54 through 59. Implement when and where feasible.

* Strategy adapted from the 2016 Downtown TOD Plan.

Colfax Street Gateway Area - 2016 Downtown TOD Plan



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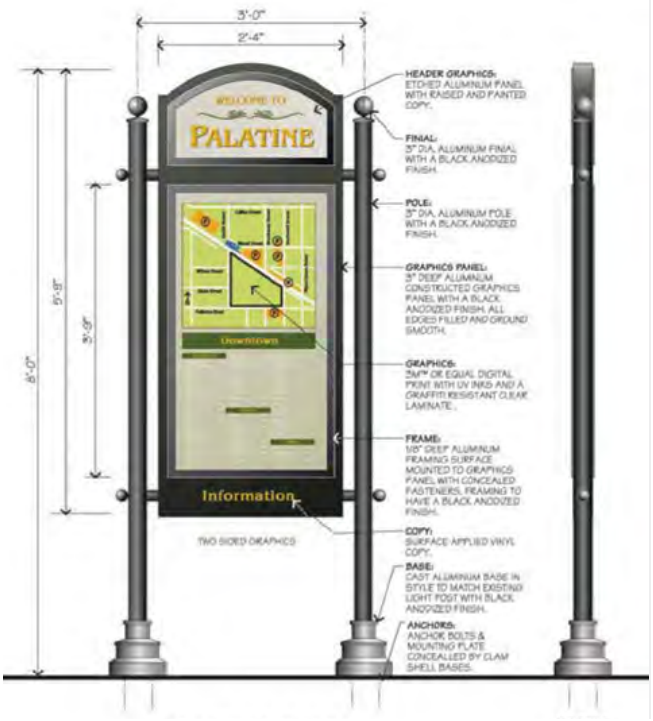
STRATEGY 3: Attract more frequent events, temporary displays, and family friendly activities to Towne Square Park.* *This recommendation remains relevant as part of this Comprehensive Plan. It will be essential in driving customer traffic, but is also a key element of community-building within the Village. Further strategies and actions in support of this are provided under the Communities & Neighborhoods Planning Foundation of this Plan.*

STRATEGY 4: Work with the development community and Metra to consolidate surface parking areas.* *While a multi-level parking structure already provides valuable parking downtown, expansive at-grade parking lots remain a defining land use and limit redevelopment opportunities.*

STRATEGY 5: Develop a gateway and wayfinding sign plan to strengthen the sense of place in Downtown.* *This strategy is identified in both the 2006 Comprehensive Plan and the 2016 TOD Plan. It should remain a priority as the Village plans for the next ten to fifteen years. Both documents provide designs and approaches to achieve this strategy.*

* Strategy adapted from the 2016 Downtown TOD Plan.

Downtown Wayfinding Signage Recommendation from 2011 Comprehensive Plan



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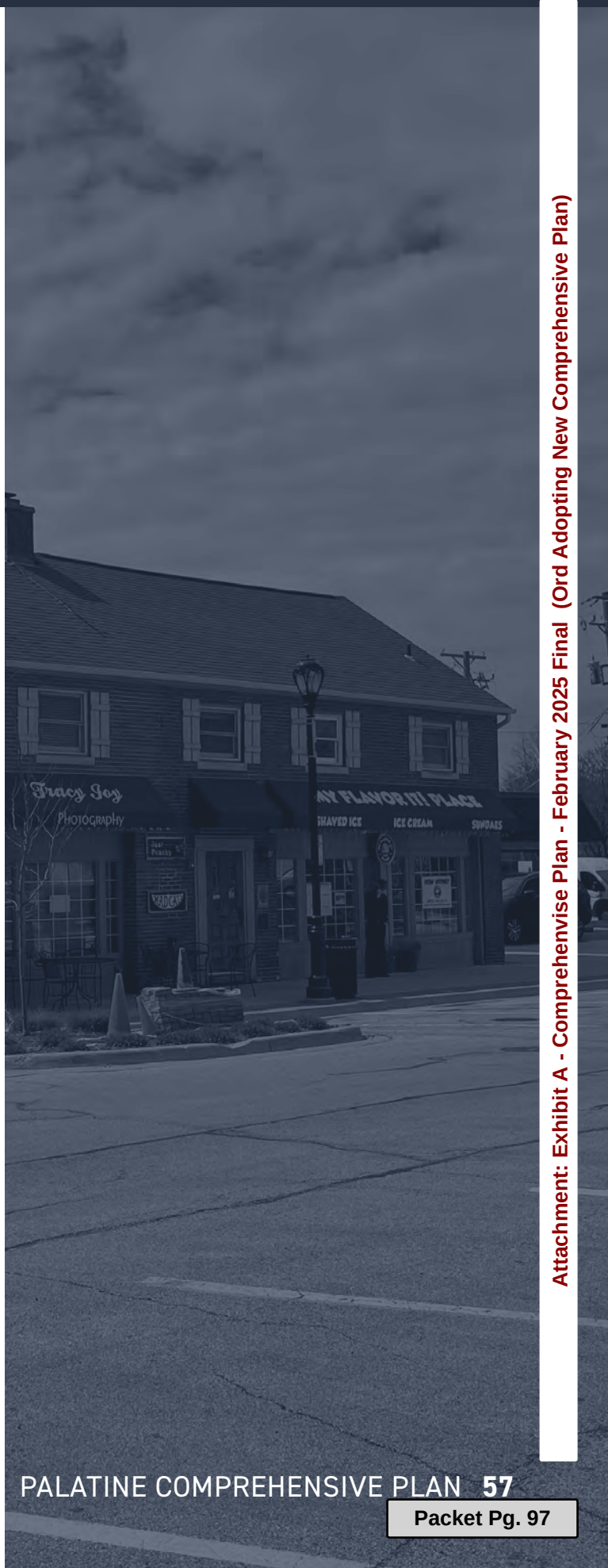
STRATEGY 6: Update the 2001 Downtown Design Guidelines.

- **6.1:** Update graphics and narrative in the design guidelines in a new, modern format.
- **6.2:** Engage Palatine's relevant Boards and Commissions in a discussion about how the 2001 design guidelines reflect the preferred aesthetic for the downtown.
- **6.3:** Research best practices for writing design guidelines to draft a new document that reflects contemporary design practices, products, and materials.

Logo from 2001 Downtown Design Guidelines

PALATINE

DOWNTOWN
DESIGN GUIDELINES



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GOAL 3

DIVERSIFY AND STRENGTHEN PALATINE'S ECONOMIC BASE.

Attracting new businesses and supporting the growth of existing enterprises helps create a resilient business environment that fosters entrepreneurship and job creation. Strategies below provide a framework to support all sectors of Palatine's local economy, improve aesthetics in commercial areas, and help new business ventures get established.

STRATEGY 1: Support Palatine's industrial districts.

- **1.1:** Develop a pro-active code enforcement and property maintenance program to ensure all businesses support the strength and energy of the light industrial districts.
- **1.2:** Ensure street trees and infrastructure in the public rights-of-way around the industrial districts are well-maintained
- **1.3:** Create a brand and identity for Palatine's light industrial districts to demonstrate the Village's support for them and their role in the local economy.

RESOURCE



Cook County Manufacturing Reinvented

This economic development initiative supports manufacturing and light industry in Cook County. Tools and guidance are provided for a range of topics, including leadership, growth, and workforce development. The organization facilitates a funded grant program aimed at assisting business owners in solving their manufacturing challenges while planning for future growth and development. These resources can be accessed at CCMFG.org.

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STRATEGY 2: Leverage existing business organizations to strengthen lines of communication with Palatine's business community.

- **2.1:** Identify existing organizations in Palatine that foster and support commerce and economic development.
- **2.2:** Arrange to attend scheduled meetings of these groups to share resources the Village can offer and to learn about the challenges facing the local business community in Palatine.

STRATEGY 3: Explore expanding programs that incentivize property owners to improve and reinvest in their commercial properties.

- **3.1:** Establish a facade improvement grant program for additional targeted areas, such as within an overlay zoning district on portions of Northwest Highway.
- **3.2:** Create a system to incentivize improvements to commercial building facades and/or properties, such as fee waivers or a grant program.

STRATEGY 4: Identify opportunities in the industrial areas to provide business incubator spaces.

- **4.1:** Maintain an inventory of available light industrial spaces in Palatine.
- **4.2:** Establish lines of communication between the Village, owners of industrial properties, and real estate brokers to facilitate discussions about cost-effective opportunities to lease space for business start-ups.

DID YOU KNOW?



Palatine Façade and Interior Building Improvement Grant Program

The Façade and Interior Building Improvement Grant Program is intended to assist with qualifying interior and façade renovations of existing buildings within Palatine's Downtown TIF District. To be eligible for participation the building must be located within the Village's Downtown Palatine TIF District and the majority of the building's first floor must be dedicated to a non-residential use(s). To date, nearly $175,000 has been granted by the Village for projects that are complete or currently under construction. These projects have included the American Legion, 2 Libras Café, Pizza Bella, Cook Cork & Fork, and Little Broken Things Salon. This program contributes to the beautification of the Downtown Palatine neighborhood.

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Chapter 5

Planning Foundation 3:

COMMUNITY & NEIGHBORHOODS

Attachment: Exhibit A - Comprehenvise Plan - February 2025 Final (Ord Adopting New Comprehensive Plan)



5

PLANNING FOUNDATION 3: COMMUNITY & NEIGHBORHOODS

Palatine's tight knit, yet welcoming neighborhoods and strong community are defining features of the Village. These features must continue to be fostered in order to achieve Palatine's vision for the future – ensuring that the Village is a place that people are proud to call home. One of Palatine's greatest strengths is its sense of community, fostered by top-tier facilities and services, engaged residents, friendly neighbors, community events, and lively gathering places. The Village is well-positioned to enhance its sense of community with policies and initiatives targeted at strengthening its existing assets, underscoring its unique identity, and enhancing the Village's overall livability and residents' quality of life.

This chapter explores goals and strategies to improve Palatine's open spaces, from upgrading existing parks and developing new ones to enhancing accessibility and safety features. Additionally, this chapter covers initiatives to foster a stronger sense of community through diverse events and placemaking, while promoting sustainable practices village-wide. Strategies related to expanding housing options, supporting local businesses, and celebrating Palatine's unique heritage all aim to ensure that every resident feels a strong sense of pride and belonging in their community.

Attachment: Exhibit A - Comprehenvise Plan - February 2025 Final (Ord Adopting New Comprehensive Plan)

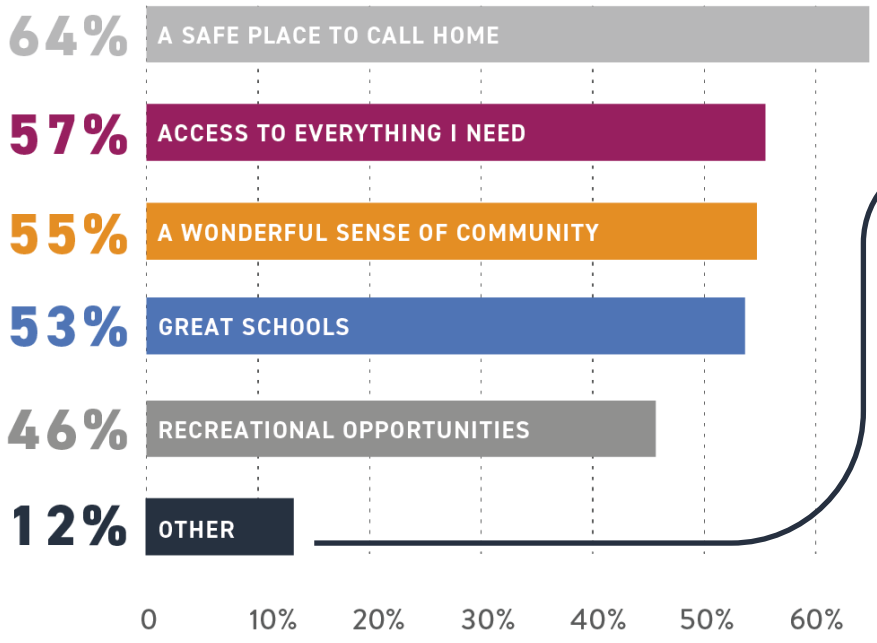
WHAT MAKES PALATINE SPECIAL?

Quality of life means different things to different people. For younger residents in a community, it can mean having access to activities and the ability to get around safely without a car. Older generations may value safety and security, as well as opportunities to stay in the community after moving out of a house. Young families can view quality of life as attainable housing options, good schools, and parks and open spaces for recreation and family-oriented activities.

Throughout the public engagement process and discussions with civic groups, Village leadership, high school students, and many others, themes arose about what makes Palatine a special place to live. The Comprehensive Plan is an ideal tool to identify key elements that support the community's quality of life and build off them. This chapter explores key contributors to the quality of life in Palatine, such as the public services that operate at a gold-standard level.



Survey Question:
"What are things that you like most about Palatine that help make the Village special?"



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QUALITY OF SERVICES

The high level of service provided by Palatine's emergency services and public works department was consistently among the things residents identified as a community asset in Palatine. Below is a summary of key facts for each.

Police Department

Established in 1866, the Palatine Police Department has 108 sworn officers and 37 civilian personnel. The departments mission is to "ensure a safe community in which to live and work and to improve the quality of life in the Village of Palatine by working cooperatively with the public to protect life and property, to preserve law and order and to respect the rights and dignity of all people".

Fire Department

The Palatine Fire Department, established in 1887, currently has 91 career firefighters operating out of five fire stations. The Department responds to about 9,000 fire and emergency medical service and ambulance calls every year. Input from Fire Department leadership indicated there is a strong working relationship between Palatine's Police and Fire Departments, which demonstrates stability and strong leadership in both organizations.

Public Works

Palatine's Public Works Department is comprised of six divisions: Engineering, Forestry, Fleet, Streets, Utilities, Facilities. A Public Works facility on Illinois Avenue is currently shared with the Park District. Staff noted a building addition for the Public Works Department would increase efficiency and allow for more indoor storage of equipment.

"Other" responses to this question included the following:

- **Community and Sense of Belonging:** Many respondents appreciate the sense of community in Palatine. They mention factors like walkable neighborhoods, supportive neighbors, community festivals and events, and the supportiveness of the residents.
- **Access and Convenience:** Residents like the easy access to various amenities and services. This includes proximity to the city, transportation options (Metra), access to the airport, and a wide range of businesses and stores within walking distance.
- **Quality of Services:** Respondents frequently mention the well-managed and reliable services provided by the village, including police and fire services, as well as excellent library services.
- **Diversity:** Palatine is praised for its socioeconomic and cultural diversity.
- **Green Spaces:** The presence of and proximity to green spaces, native plants, parks, forest preserves, bike/walking paths, and recreational opportunities is appreciated by residents.
- **Historical Charm:** Respondents appreciated the charm of historic homes and buildings in downtown Palatine.

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PARKS AND OPEN SPACE

THE COMMUNITY'S TAKE

According to the results of community engagement and conversations with stakeholders, residents want improved access to green spaces. Although Palatine has many parks, open spaces, and natural areas, some feel that access is limited. This is due to barriers like heavily trafficked roadways, a lack of pedestrian crossings, fragmented sidewalks and paths, and minimal on-street parking at park facilities. Residents would like to see more amenities and programming in existing green spaces for residents of all ages. Key areas for suggested improvements include Downtown Palatine and Northeast Palatine.

ACCESS TO GREEN SPACE

Palatine is served by two park districts: the Palatine Park District and the Salt Creek Rural Park District. The Palatine Park District is a separate municipal governing agency that provides parks, facilities, and recreational programs for the Palatine community and visitors.

The Village of Palatine scores well on standardized metrics for the provision of parks and open spaces in the community, as well as for the Level of Service measuring residents' access and proximity to these facilities. There are 40 total parks, natural areas, recreational open spaces, and special-use structures located within the municipal boundary. The total area of park and recreational facilities is 624 acres. While not included in the analysis, the Village of Palatine also abuts the Deer Grove Forest Preserve. Deer Grove, the county's first forest preserve, features nearly 2,000 acres of diverse habitat such as rolling upland forest, wooded ravines, wetlands and prairie. Following years of dedicated restoration work, two areas within Deer Grove are recognized by the Illinois Nature Preserves Commission as some of the highest quality natural areas in Illinois.

A Level of Service Analysis was completed to determine access to green space. 67,073, or 98.5 percent, of residents are served by one or more active recreation areas. The best-served areas are to the southwest near Quentin Road and Illinois Avenue, the middle of Palatine near Palatine Road and Cedar Street, and the area to the northeast of Northwest Highway, near Carpenter Drive and Rohlwing Road. Areas with less access to smaller, neighborhood green spaces are located to the northwest, between Northwest Highway and Dundee, as well as the northeast, above Dundee Road. While these areas may benefit from additional green space, the Park District committed resources and made improvements to Meadowlark Park during this comprehensive planning process.

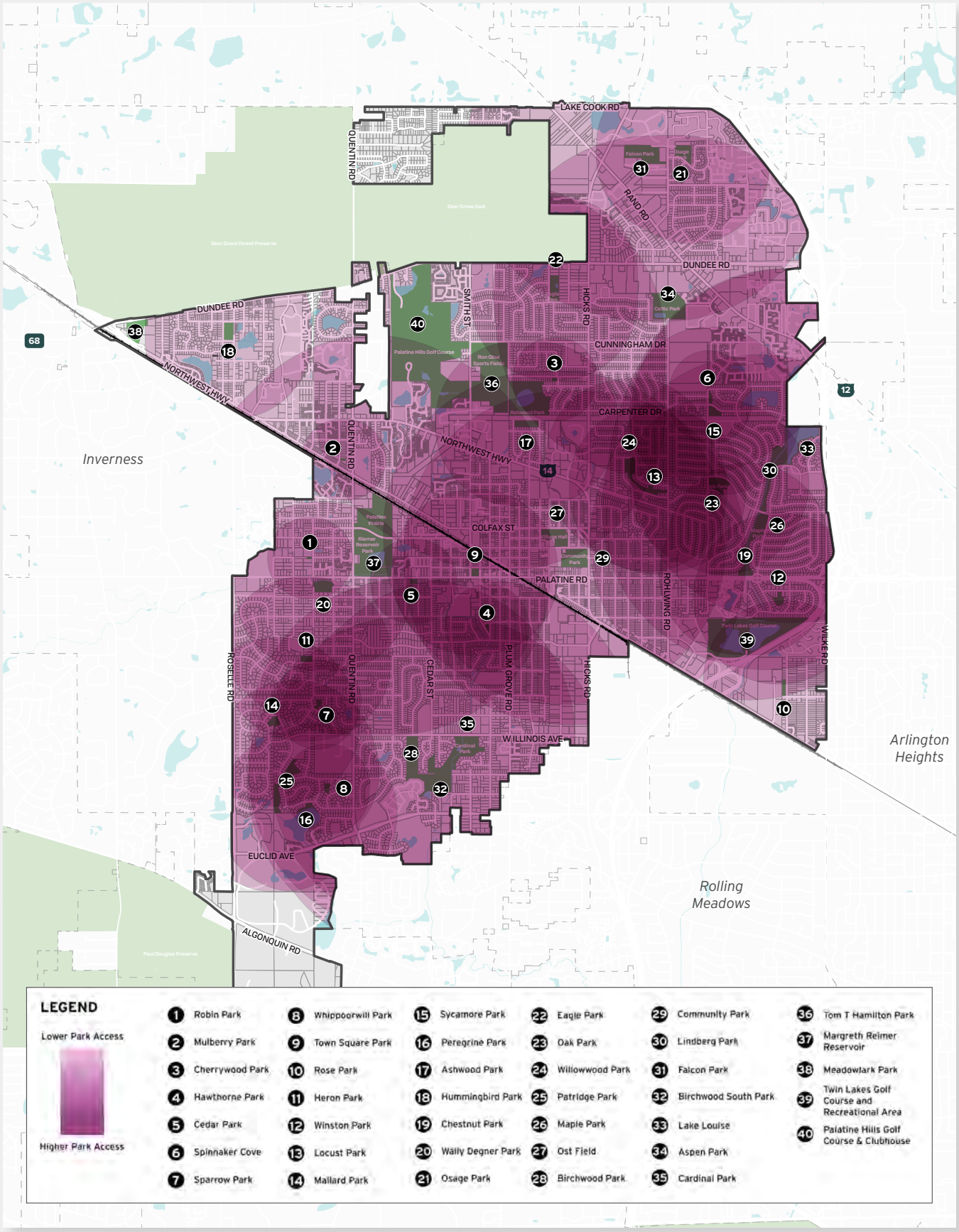
The map on the following page displays park service areas. Darker spots on the map indicate a higher level of service, with multiple park service areas overlapping.

Oak Park



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Figure 9: Park Service Areas



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GOAL 1

CREATE VIBRANT AND ACCESSIBLE COMMUNITY GATHERING PLACES THAT PROMOTE RECREATION AND SOCIALIZATION FOR ALL AGES.

Community gathering spaces that are accessible and enjoyable for all ages can help facilitate recreation and socialization, fortifying an already strong sense of community and supporting health and wellness. Palatine is served by two park districts, and there are forty parks, natural areas, recreational open spaces, and special-use structures in the Village. Most areas of Palatine are well-served by parks and open space, but there is an opportunity to develop additional open spaces within neighborhoods, as well as improve existing open spaces to encourage recreation and gathering.

Improving accessibility through mobility enhancements and wayfinding systems is essential for maximizing the use of existing parks. Pathways that accommodate all levels of mobility, clear signage, and well-marked routes from nearby neighborhoods ensure that residents can easily access these green spaces without barriers. This is especially important for seniors, families with young children, and individuals with disabilities. By enhancing connectivity between neighborhoods and parks, Palatine can encourage more people to enjoy its existing facilities.

Incorporating thoughtful amenities and design features to existing or new green spaces can also benefit the Palatine community. Designing versatile spaces that can be used for multiple purposes—such as hosting community events, sports, or quiet relaxation—maximizes the functionality of these areas and ensures they serve as dynamic hubs for the community. By making these improvements, Palatine can enhance the value of its open spaces, making them more engaging, accessible, and adaptable to the diverse needs of its residents.



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STRATEGY 1: Implement open space improvements that facilitate safe, accessible, and fun community gatherings.

- **1.1:** Enhance lighting by installing energy-efficient lighting in and around open spaces to improve safety and accessibility.
- **1.2:** Design versatile and flexible spaces with movable seating and multipurpose surfaces that can accommodate different types of community gatherings and events.
- **1.3:** Plant native trees and shrubs to provide shade and create inviting, green environments for gatherings.

STRATEGY 2: Enhance access to green spaces.

- **2.1:** Encourage the Park Districts to evaluate opportunities for additional green spaces and parks throughout the community
- **2.2**: Implement wayfinding and install clear, multilingual signage to help visitors easily find and navigate local green spaces and amenities, as well as to guide residents and visitors to green spaces from various parts of the Village.
- **2.3:** Continue to expand bike lanes and install bike racks to encourage cycling as a mode of access.

DID YOU KNOW?



Meadowlark Park

Meadowlark Park is the Palatine Park District's newest park facility, located on Northwest Highway near Dundee Road on the site of a former school property. The park features two playgrounds, an adventure trail, a picnic shelter, rain gardens, an open lawn, and looped pedestrian trails throughout the site. Meadowlark Park is in an area of Palatine with few other playgrounds or park areas, providing an important recreational asset for the surrounding community. The park partially opened to the public in October of 2024 and construction is expected to be completed by 2025.

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GOAL 2

FACILITATE OPPORTUNITIES FOR COMMUNITY GATHERINGS AND EVENTS THAT FOSTER A STRONG SENSE OF COMMUNITY, BELONGING, AND PRIDE.

Additional events and creative placemaking can play a role in bringing the community together and supporting well-being. Throughout the engagement process, residents and stakeholders repeatedly praised Palatine's existing programming and events, such as the Palatine Street Fest, Hometown Fest, and Oktoberfest. Events like these help to support local businesses and activate Downtown Palatine, which can play a role in the area's overall vibrancy and economic success year-round. The Village could explore opportunities through collaboration with other entities to introduce additional events at a variety of scales to the Palatine community.

Creative placemaking can further enhance these efforts by transforming key areas, like Downtown Palatine, into vibrant destinations that draw people in and encourage gathering. This means creating a sense of character in a location that differentiates it and sets it apart. By integrating art, culture, and unique design into public spaces, Palatine can create environments that not only support events but also provide daily opportunities for social interaction, recreation, and discovery. Public art installations, interactive sculptures and outdoor performance spaces can serve as year-round attractions that bring people together and create a sense of place. These elements can also foster local pride and identity, while creating a backdrop for spontaneous activities and smaller gatherings outside of formal events.

Other placemaking efforts can help Palatine activate underutilized spaces and connect them with the rest of the community. Well-designed wayfinding, improved lighting, and attractive street furnishings can guide people to key areas, encouraging exploration and enhancing the overall experience of the downtown or other focal points. Creating inviting, aesthetically pleasing streetscapes that reflect the character of Palatine makes the Village more attractive to visitors and residents alike, supporting local businesses and reinforcing the community's sense of identity.

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STRATEGY 1: Work with various community organizations and stakeholders to activate public spaces by introducing and promoting diverse event programming, such as cultural events, art walks, and more.

- **1.1:** Identify and collaborate with key community organizations to plan a calendar of public events.
- **1.2:** Promote events through local media, social platforms, and community networks to ensure broad participation.
- **1.3:** Create branded signage or window displays that businesses can use to promote their involvement in the events.

STRATEGY 2: Explore permanent and temporary placemaking solutions that bring excitement and playfulness to the public realm.

- **2.1:** Launch a public awareness campaign to educate residents and visitors about the placemaking projects and encourage their interaction with the installations.
- **2.2:** Create themed pedestrian zones or streetscape improvements in the downtown area, such as decorative lighting, seasonal decorations, and street furniture, to enhance the atmosphere and encourage foot traffic.
- **2.3:** Encourage the development of outdoor dining areas by working with local restaurants and cafes to expand patio seating and create vibrant, al fresco dining experiences.



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2024 DOWNTOWN PUBLIC REALM ENHANCEMENTS

In March of 2024, the Village of Palatine completed its masterplan for Downtown Public Realm Enhancements. The plan focuses on several key opportunity areas, including Village-owned parking, gateway sites on Brockway Street and Plum Grove Road, Metra railwalk connections, Slade Street, and several Village-owned parcels.

The plan includes concepts for a centralized event space, several “active” and “passive” public spaces, pedestrian improvements, and reconfigured public parking lots. The plan also includes updated wayfinding and signage concepts for key Downtown gateways. All improvements would serve to activate the Downtown area. Strategies identified in Goal 2 of this Comprehensive Plan related to event programming and placemaking improvements will complement these physical realm enhancements as they are implemented.



Public Realm Enhancement Concepts, Design Workshop



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GOAL 3

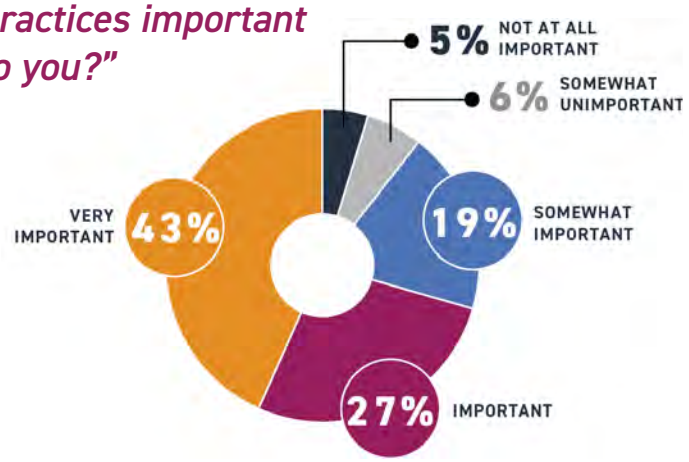
FOSTER A MORE ENVIRONMENTALLY AWARE AND SUSTAINABLE VILLAGE THAT SUPPORTS PRESERVING NATURE AND RESOURCES.

Sustainability and planet-friendly practices are priorities for the Palatine community. Promoting existing sustainability programs and potential new initiatives can boost environmental resiliency and quality of life for residents.

Palatine currently has numerous sustainability programs and resources in place. These include recycling programs, educational materials, recycling guidelines, energy conservation guidelines, green building resources, rain gardens, and textile recycling. The Village has also included electric and hybrid vehicles within their vehicle fleet and introducing LED lighting into the Village's overall lighting system (see page 39). Educating residents about existing sustainability programs and best practices is key to ensuring these initiatives reach their full potential and make a lasting impact. Increased awareness can lead to greater participation and community buy-in. By providing clear, accessible information on programs like recycling guidelines, water conservation, and energy-efficient home upgrades, the Village can empower residents to make informed choices that benefit both their households and the environment. Online resources and partnerships with local schools and businesses can further amplify these efforts, making it easier for residents to adopt planet-friendly practices and contribute to the Village's sustainability goals.

Programs like rain gardens and renewable energy resources can not only enhance environmental resilience but also improve residents' quality of life by reducing waste, lowering energy costs, and promoting greener neighborhoods. By combining educational efforts with innovative sustainability initiatives, the Village can create a healthier, more resilient community for future generations.

Survey Question: ***"Are environmental sustainability and planet-friendly practices important to you?"***



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STRATEGY 1: Educate residents and businesses about existing sustainability programs, guidelines, and other best practices.

- **1.1:** Develop and distribute educational materials, such as brochures, guides, and infographics, that outline key sustainability programs and best practices, making them accessible online and in community centers.
- **1.2:** Create a dedicated sustainability section on the village website that provides comprehensive information on existing programs, including how to participate, benefits, and resources for further learning.
- **1.3:** Launch a social media campaign that highlights success stories, tips, and upcoming events related to sustainability, engaging the community through interactive content and discussions.
- **1.4:** Create visual aids, such as posters and signage, to be displayed in public spaces and businesses, reminding the community of key sustainability practices and how they can contribute.

STRATEGY 2: Improve existing sustainability programs.

- **2.1:** Revisit existing sustainability programs to ensure they are effective and well-publicized.
- **2.2:** Support the creation of additional sustainability initiatives.

STRATEGY 3: Enhance the sustainability of the Village's green spaces.

- **3.1**: Share information about native plantings and habitats, incorporating them into public parks and open spaces and encouraging the community to utilize sustainable planting practices at home.
- **3.2:** Encourage the Park Districts to expand community garden locations where residents can gather and grow food, and learn sustainability practices.

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GOAL 4

EXPAND HOUSING OPTIONS THAT PROMOTE AFFORDABILITY AND ACCESSIBILITY FOR A DIVERSE RANGE OF RESIDENTS.

Providing more housing options for new families, young professionals, empty nesters, disabled residents, and seniors can help enhance community livability while encouraging economic development and density in key areas of the community. Encouraging the development of housing at various price points, from affordable rental units to single-family homes and townhouses, ensures that Palatine remains an inclusive community where residents of all income levels can find suitable housing. This approach not only supports economic diversity but also strengthens the local economy by creating a stable customer base for businesses. Offering diverse housing options can reduce housing instability and help retain residents who might otherwise be priced out of the area.

Developing housing for vulnerable populations, such as seniors and disabled residents, is critical to ensuring that Palatine remains a truly inclusive and supportive community. These groups often face unique challenges in securing safe, affordable, and accessible housing that meets their specific needs. By prioritizing the development of housing that includes universal design features—such as wider doorways, step-free entryways, and accessible bathrooms—Palatine can provide living spaces that allow seniors and disabled residents to live independently and age in place. Creating such housing within mixed-use, transit-oriented areas also enables these populations to stay connected to the community, access essential services, and maintain an active, engaged lifestyle.

Promoting transit-oriented development (TOD) and increasing housing density in key commercial areas, such as Downtown Palatine, can further bolster the Village's appeal. TOD encourages the development of mixed-use housing near transit hubs, making it easier for residents to access public transportation, reduce their reliance on cars, and support local businesses. Increased housing density in these areas also creates a vibrant, walkable environment where residents can live, work, and shop within close proximity, fostering a stronger sense of community and reducing environmental impact. By focusing on inclusive, accessible housing and TOD, Palatine can create a more resilient and sustainable future while addressing the needs of its current and future residents.

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STRATEGY 1: Encourage the development of a range of housing at different price points and sizes.

- **1.1:** Consider a density bonuses that allow developers to build at higher densities if they include a certain percentage of workforce units or housing options suitable for seniors and disabled residents.
- **1.2:** Facilitate the development of mixed-use projects that combine residential units with retail, office, and community spaces, creating vibrant, walkable neighborhoods with diverse housing options.
- **1.3:** Encourage the redevelopment of underutilized or vacant properties into attainable housing.

STRATEGY 2: Ensure that vulnerable populations have access to housing.

- **2.1:** Develop or expand senior-specific affordable housing communities that offer on-site amenities and services tailored to the needs of older adults. A mix of owner-occupied and rental units is encouraged to address the diverse needs of the community.
- **2.2:** Partner with local contractors, volunteers, and nonprofit organizations to offer a home maintenance assistance program that provides free or low-cost repairs and upkeep services for residents in need.
- **2.3:** Develop an educational program to inform residents about available resources for home modifications and maintenance.
- **2.4:** Provide density bonuses to developers that include a mix of unit sizes and afforability levels in their projects, ensuring a range of options for vulnerable populations.

STRATEGY 3: Promote transit-oriented housing development.

- **3.1:** Implement a density bonus program that allows developers to increase the number of housing units beyond the standard zoning limits if the development is located within one mile of the train station, meets certain affordability criteria, and can be supported by existing infrastructure.
- **3.2:** Provide financial incentives, such as tax abatements or impact fee waivers, for developers who include affordable housing units within TOD projects.
- **3.3:** Create a TOD overlay zone that offers additional flexibility in building heights, setbacks, and land use regulations, encouraging higher-density and mixed-use developments near the train station.
- **3.4:** Develop public-private partnerships to leverage resources for infrastructure improvements that support TOD, such as enhanced pedestrian pathways, bike lanes, and public spaces near the train station.
- **3.5:** Encourage mixed-use development within one mile of the train station, combining residential units with retail, office, and community spaces to create vibrant, walkable neighborhoods.

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GOAL 5

PROVIDE HIGH-QUALITY VILLAGE SERVICES AND FACILITIES TO ENHANCE QUALITY OF LIFE, IMPROVE SAFETY, AND SUPPORT HEALTH AND WELLNESS.

Residential assistance programs and physical spaces where residents can access these services, are vital to community well-being. Residential assistance programs and physical spaces where residents can access these services are vital to community well-being. In Palatine, it's essential that Village services and facilities are designed to meet the needs of residents of all ages and abilities—from children to seniors. High-quality facilities, such as community centers, parks, and libraries, should be welcoming and accessible to everyone, including those with disabilities or mobility challenges. By providing spaces where families, teens, adults, and seniors can engage in educational, recreational, and social activities, Palatine fosters a sense of belonging and inclusivity. These spaces serve as hubs for social interaction, support, and personal growth, which are crucial for maintaining a vibrant, engaged community.

Equally important is ensuring that Palatine offers robust youth and family programs that cater to the community's diverse population. As Palatine's population grows more diverse, it's crucial to offer programs that reflect the varied cultural and socio-economic backgrounds of its residents. Whether through mentorship programs for teens, recreational sports for children, or parenting workshops, these initiatives contribute to a healthier, more connected community while ensuring that all residents have the resources and opportunities they need to thrive.



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STRATEGY 1: Support youth and family programs for all families in the Palatine community.

- **2.1:** Provide information on wellness programs, organizations, or resources that focus on both physical and mental health for families.
- **2.2:** Provide bilingual and culturally relevant resources to ensure that all families, including those from diverse backgrounds, feel welcome and included in Village activities.



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GOAL 6

ESTABLISH A COHESIVE AND DISTINCTIVE COMMUNITY IDENTITY THAT FOSTERS A SENSE OF PRIDE AND BELONGING AMONG RESIDENTS AND STRENGTHENS THE BUSINESS COMMUNITY.

Establishing a cohesive and distinctive community identity is vital for fostering a sense of pride and belonging among residents, attracting visitors to the Village, and contributing to economic development. When a community develops a unique identity that reflects its history, values, and aspirations, it creates a shared vision and connection among its residents. This sense of belonging enhances the quality of life by encouraging residents to engage more actively in local events, support neighborhood initiatives, and build strong interpersonal connections with their neighbors. A well-defined community identity also helps residents feel more invested in the well-being of their community and more committed to contributing to its growth and improvement.

A strong community identity can significantly bolster Palatine's local business community. When residents take pride in their town or village, they are more likely to support local businesses, participate in community events, and invest in local economic development. This, in turn, creates a more vibrant and attractive environment for businesses, fostering economic resilience and growth.

By promoting a unique and appealing community brand, local businesses, such as those in Downtown Palatine, benefit from increased visibility and customer loyalty, which can drive economic success and enhance the overall vitality of the area.



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STRATEGY 1: Develop a community brand that reflects the identity, history, and aspirations of the community.

- **1.1:** Update all Village signage, including welcome signs, park signs, and wayfinding markers, to reflect the new brand identity.
- **1.2:** Collaborate with local businesses to encourage them to incorporate elements of the community brand into their own branding and marketing materials.

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GOAL 7

SUPPORT HISTORIC CONSERVANCY BY CELEBRATING PALATINE'S HISTORIC STRUCTURES AND EDUCATING RESIDENTS ABOUT THE VILLAGE'S UNIQUE HERITAGE.

Palatine has a rich history and many historical structures that stem from the 1830s when the area was settled. Celebrating this unique heritage is essential for maintaining a sense of identity and continuity within the community. By showcasing buildings, landmarks, and sites, Palatine can connect current and future generations to the stories that have shaped the Village. Highlighting these structures through educational programs, guided tours, and community events helps instill pride in Palatine's history and encourages residents to take an active role in preserving it. Collaborating with the Palatine Historical Society is key to achieving these goals, as the organization's mission to collect, preserve, display, and highlight historical artifacts and structures serves as the cornerstone of local heritage education.

In addition to promoting awareness, providing pathways for property owners and developers to conserve the historic character of their properties is crucial to maintaining Palatine's architectural legacy. Incentives such technical assistance can support preservation efforts while ensuring that development respects the Village's historical fabric. This not only protects Palatine's visual identity but also enhances the community's attractiveness and uniqueness, drawing visitors and fostering local pride. By integrating historical conservation into the broader vision for Palatine's future, the Village can both honor its past and ensure that its heritage remains a living part of the community's identity.

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STRATEGY 1: Collaborate with the Palatine Historical Society to support their goals and further their mission.

- **1.1:** Work with the Palatine Historical Society to coordinate efforts, share resources, and align on goals for preserving and promoting the Village's heritage.
- **1.2:** Develop joint programs and events that highlight Palatine's historic structures, such as guided tours, open houses, and history-themed festivals.
- **1.3:** Create educational materials in collaboration with the Historical Society, including brochures, online content, and exhibits that tell the story of Palatine's unique heritage.
- **1.4:** Promote the Historical Society's activities through Village communication channels, such as newsletters, social media, and the Village website.
- **1.5**: Facilitate community workshops and seminars led by the Historical Society to educate residents about the importance of historic preservation and how they can get involved.

STRATEGY 2: Showcase historically significant buildings, landmarks, and sites that contribute to Palatine's story.

- **2.1:** Support the development of a historic plaque program that marks significant structures and sites throughout the Village, providing information about their historical significance.
- **2.2:** Integrate historical elements into public spaces by working with the Historical Society to include historical markers, murals, or displays in parks, streetscapes, and Village buildings.
- **2.3:** Facilitate partnerships between the Historical Society and local businesses to sponsor or support preservation projects and events.
- 2.4: Provide educational resources and support for property owners, developers, and contractors, such as workshops and training on how to maintain and restore historic properties.

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N Plum Grove RD

Chapter 6

LAND USE & OPPORTUNITIES

Attachment: Exhibit A - Comprehenvise Plan - February 2025 Final (Ord Adopting New Comprehensive Plan)



6

LAND USE & **OPPORTUNITIES**

Land use is a pattern of physical development and arrangement of residential, commercial, industrial, and open space uses within a community. Palatine's history as an agricultural area that became increasingly connected to the Chicago metropolitan area through the railroad and arterial highways fostered a residentially-intensive land use pattern. This same connectivity has served as an economic driver for concentrated areas of commercial and industrial activity along key transportation corridors. Presently, the majority of Palatine's land is developed, with well-established land uses and limited opportunities for significant land use changes. However, there are several notable properties and areas located within the Village and nearby townships that can be developed or redeveloped to support the goals and strategies presented in this Plan.

This chapter provides an overview of existing land use, as well as targeted future land use recommendations and opportunity site development concepts honed through conversations with community stakeholders. As Palatine looks toward the future, thoughtful planning should guide redevelopment to ensure these varied land uses remain compatible.

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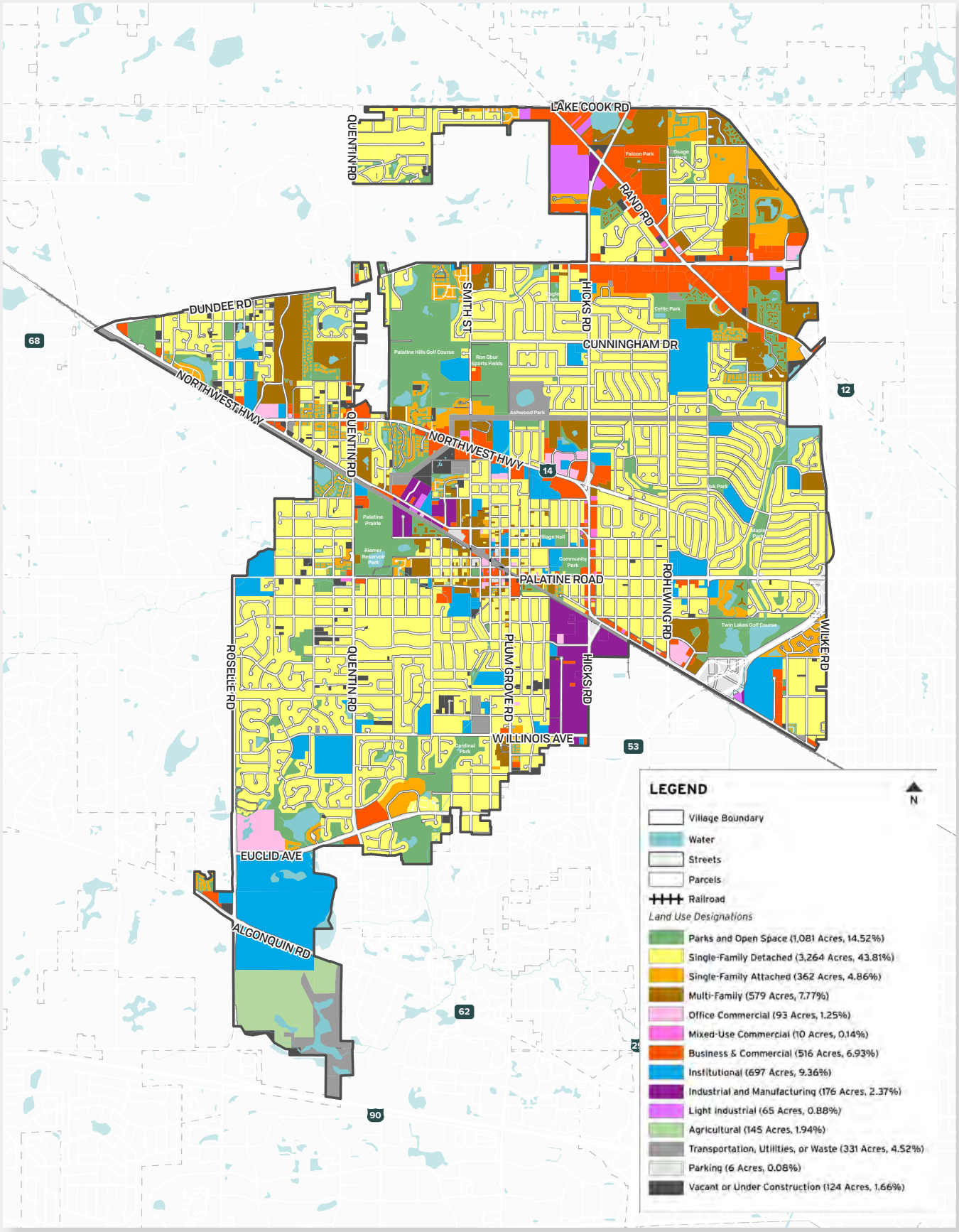
EXISTING LAND USE

An analysis of land uses in Palatine helps identify how these disparate land uses developed throughout the community and where opportunities for transitions and changes in land use may arise. The summary below utilizes land use data created by the Chicago Metropolitan Agency for Planning (CMAP) in 2018. While single-family residential development remains the primary land use in the community, Palatine maintains a strong diversity of land uses within its borders. Active light industrial districts operate in close proximity to established residential neighborhoods. Institutional and intense office uses operate successfully in pockets of the Village. Subdivisions and single-family homes are adjacent to intense commercial and retail corridors all over town. Land uses in Palatine are divided into fourteen classifications:

- **Single-family Detached Residential:** Suburban-scale subdivisions with detached single-family homes.
- **Single-family Attached Residential:** The built form capturing townhomes, rowhomes, and duplexes.
- **Multifamily Residential:** Classifies multifamily residential properties or development occupied by three or more families.
- **Business and Commercial:** Identifies a broad range of commercial and service land uses, such as shopping malls, retail centers, grocery stores, hotels, restaurants, and entertainment uses. This category excludes light or heavy industrial uses.
- **Office Commercial:** Classifies office buildings, office complexes, and corporate campuses.
- **Mixed-Use Commercial:** Classifies a mix of commercial uses with residential uses included on the upper floors.
- **Institutional:** Classifies educational, religious, and publicly-owned facilities.
- **Light Industrial:** Classifies land uses like trucking, warehousing, and self-storage.
- **Industrial and Manufacturing:** Identifies existing industrial uses.
- **Parks and Open Space:** Identifies Palatine's parks, protected areas, and open space within residential planned developments.
- **Agricultural:** Identifies land in agricultural use.
- **Transportation & Utilities:** Classifies land in public use or otherwise dedicated to the provision of utilities.
- **Parking:** Classifies non-residential off-street parking with or without a multilevel structure. This includes municipal lots, but does not include parking lots that are associated with an adjacent land use.
- **Vacant or Under Construction:** Classifies land that is undeveloped or appears under development.

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Figure 10: Existing Land Use



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LAND USE PATTERNS

The railroad line running through the middle of the Village and State and local highway corridors define land use patterns in Palatine. The downtown has grown around the commuter rail station with concentrated commercial land uses and increased residential density. Single family residential neighborhoods represent 43% of the village's land use and are distributed throughout Palatine north and south of the railroad. Dundee Road, Northwest Highway, and Rand Road are key drivers of commercial activity, attracting development that drives the local economy.

Residential Neighborhoods

Comprising over forty percent of the land area in Palatine, residential land uses are an important element of the Village's urban fabric, values, and identity. Neighborhoods are close-knit and defined by residential subdivisions that bring small communities together. Single-family neighborhoods developed adjacent to commercial areas, including Palatine's commercial corridors. This can limit opportunities for growth and expansion in these corridors unless zoning classifications and land use transitions in residential areas are planned for in the future. Attached single-family developments are prevalent around the community and support urban density in the periphery of downtown.

Multifamily Developments

A concentration of apartment buildings in the northeast corner of Palatine provides a substantial portion of the multifamily development in the community. Smaller developments provide transit-oriented dwelling units closer to downtown. Large multifamily projects in Palatine connect to key roadways such as Quentin Road and Dundee Road in northwest Palatine.



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Commercial Districts & Corridors

Palatine's commercial districts are principally located along major transportation routes. Northwest Highway, Rand Road, and eastern Dundee Road are all major commercial corridors. While the scale and character differ among them, each is automobile-oriented with potential to thrive and contribute to the local economy for the foreseeable future.

Palatine's downtown is appreciated by residents for its pedestrian-scale shopping and dining opportunities. Large parking lots serving the commuter rail station occupy a lot of land area and represent an opportunity for future redesign and placemaking

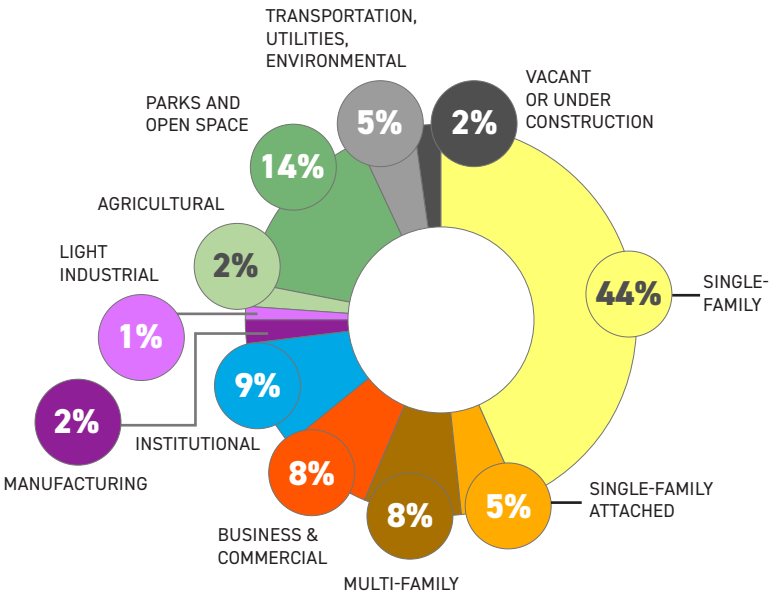
Light Industry & Manufacturing

Industrial areas represent 3% of the overall land use mix. This is an asset for the Village, as this land use diversity lends resiliency to the local economy and opportunities for local employment and business incubator spaces. Access to the regional highway network is a key asset for Palatine and especially important in supporting light industry and manufacturing land uses.

The Colfax Road industrial corridor northwest of downtown presents a unique opportunity for economic development and placemaking. Vacant industrial space here may be impactful as business incubator space that capitalizes on the vitality and energy in nearby downtown.

Recreation & Open Space

Over 1,000 acres, or 14% of land in Palatine is open space or in recreational use. There are 40 total parks, natural areas, recreational open spaces, and special-use structures located within the municipal boundary. Palatine is served by two park districts: the Palatine Park District and the Salt Creek Rural Park District. Both are separate municipal governing agencies providing parks, facilities, and recreational programs for the Palatine community and visitors.



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FUTURE LAND USE STRATEGY

The Future Land Use Strategy is the Comprehensive Plan's guiding document identifying how and where the Village will grow over the next ten to fifteen years. It can help shape public and private investment by providing a level of certainty and predictability in future decision making.

Much of the land use in Palatine is not susceptible to change over the time frame of this Comprehensive Plan. This includes the patterns of single-family detached housing, established commercial corridors and districts, large institutional and office campus uses, and open spaces throughout the community. The Future Land Use Strategy envisions the existing land use in these areas remaining unchanged over the life of this plan.

DOWNTOWN PALATINE

Downtown Palatine has been the subject of two recent studies: the 2016 Downtown TOD Plan and the 2024 Downtown Public Realm Enhancements Strategy. Both envision mixed-use development and the expansion of public open spaces. Concepts and recommendations from these studies are reflected in the Future Land Use Strategy for downtown.

COMMERCIAL CORRIDORS

Strategies related to Palatine's commercial corridors in this Comprehensive Plan contemplate expanding commercial zoning districts to provide continuity of commercial development along the corridors and enabling adjacent non-commercial properties to be assembled into large redevelopment parcels. These strategies are reflected in the Future Land Use Strategy along Dundee and Hicks Road.

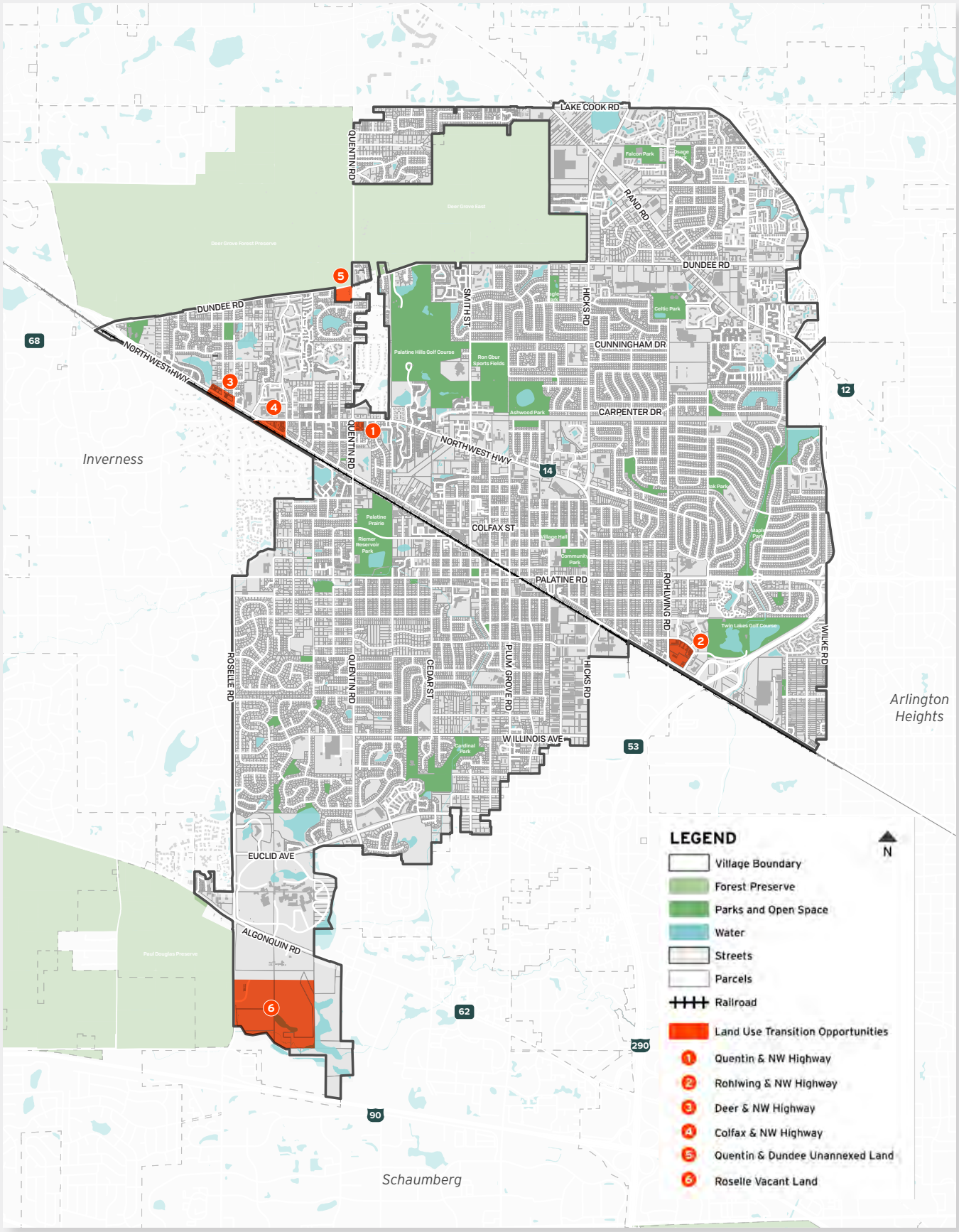
OPPORTUNITY SITES

There are key sites in Palatine that present opportunities for transitions in land use supporting the Village's vision for growth. For this reason, the Future Land Use Strategy will focus on defining how these sites will be used in the future. The map on the following page identifies these opportunity sites, which include the following:

- **Quentin Road and Northwest Highway:** Corner site with two multi-tenant commercial buildings and a gas station.
- **Rohlwing Road and Northwest Highway:** Gateway into Palatine, currently the site of an office building and multi-tenant shopping center.
- **Deer Avenue and Northwest Highway:** Vacant parcel abutting a residential neighborhood.
- **Colfax Street and Northwest Highway:** Commercial and light industrial properties along the train tracks.
- **Quentin Road and Dundee Road:** Unannexed vacant site.
- **Roselle Road south of Algonquin Road:** Recently-annexed vacant land.

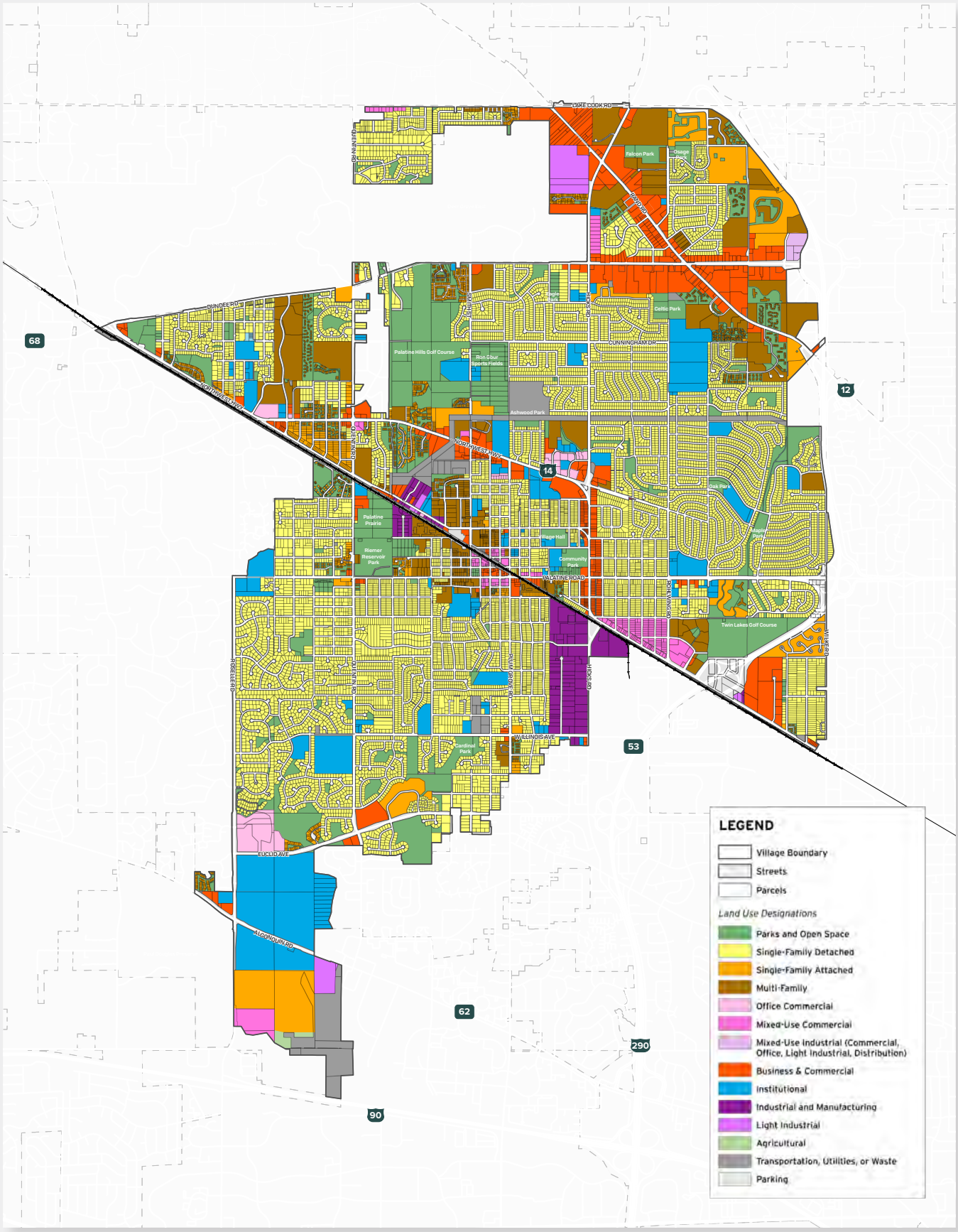
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Figure 11: Opportunity Sites



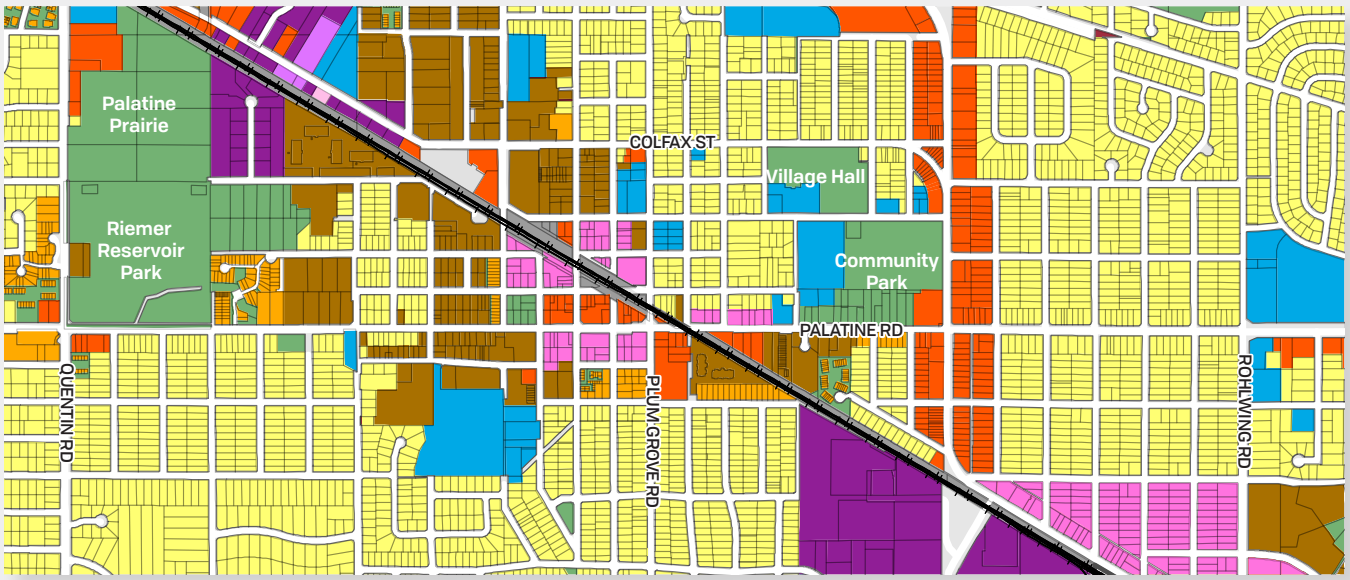
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Figure 12: Future Land Use Map



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Figure 13: Downtown Future Land Use



FUTURE LAND USE MAP

Much of the land use in Palatine is not susceptible to change over the time frame of this Comprehensive Plan. Land use changes are predominantly confined to opportunity sites (see following pages), Downtown Palatine, and select sites throughout the Village that reinforce the character of commercial corridors, districts, and neighborhoods. Along Dundee and Hicks, the future land use envisions a consistent commercial frontage, transitioning away from single-family uses.

Downtown Future Land Use

The Downtown future land use is consistent with the 2016 Downtown TOD Plan and the 2024 Downtown Public Realm Enhancements recommendations. The railroad defines the downtown in many ways. It catalyzes commercial and higher-density housing, requires accommodations for automobile parking, and impacts the redevelopment potential of adjacent properties. The Future Land Use Map for the downtown district recognizes this, but identifies areas that are susceptible to change over the time frame of this Comprehensive Plan.

Existing at-grade parking lots and under-utilized commercial properties are identified as sites for Mixed Use Commercial land uses in the future. This is consistent with the 2016 Downtown TOD Plan that envisions higher density residential development in proximity to the commuter train station and also supports the community's vision of a more vibrant, active downtown.

Expanded parks and open space land uses are identified around the Fireman Memorial site, which the 2024 Downtown Public Realm Study suggests can be repurposed as market space that complements existing park area nearby.

Multifamily land uses are identified on the Future Land Use Map in a manner that more closely reflects the existing zoning districts in the downtown. While the intermittent single-family properties in the area may not be susceptible to change in the near term, it is helpful for the Future Land Use Map to identify the Village's vision for increased residential density in the downtown district.

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OPPORTUNITY SITE 1:
QUENTIN RD & NORTHWEST HWY

Existing Conditions

Opportunity Site 1 is a prominent corner site currently has two multi-tenant commercial properties and a gas station. An outdated site plan has evolved into a property largely covered in pavement with little vegetation or landscaping. Attached and detached single-family residential properties are adjacent on two sides. The site's location at the intersection of two major corridors, as well as its location near residential neighborhoods, presents an opportunity for mixed-use development with commercial and residential components.

Development Objectives

- **Buffer Residential Uses.** Buffer the nearby residential neighborhoods from adjacent commercial land uses by developing the site as a transitional, mixed-use property.
- **Support the Commercial Corridor.** Contribute to the commercial area and capitalize on the heavily-traveled roadways by developing a commercial use on this site.
- **Additional Housing Units.** Support Palatine's goals for developing a range of different housing types within the community by including residential units on this site.

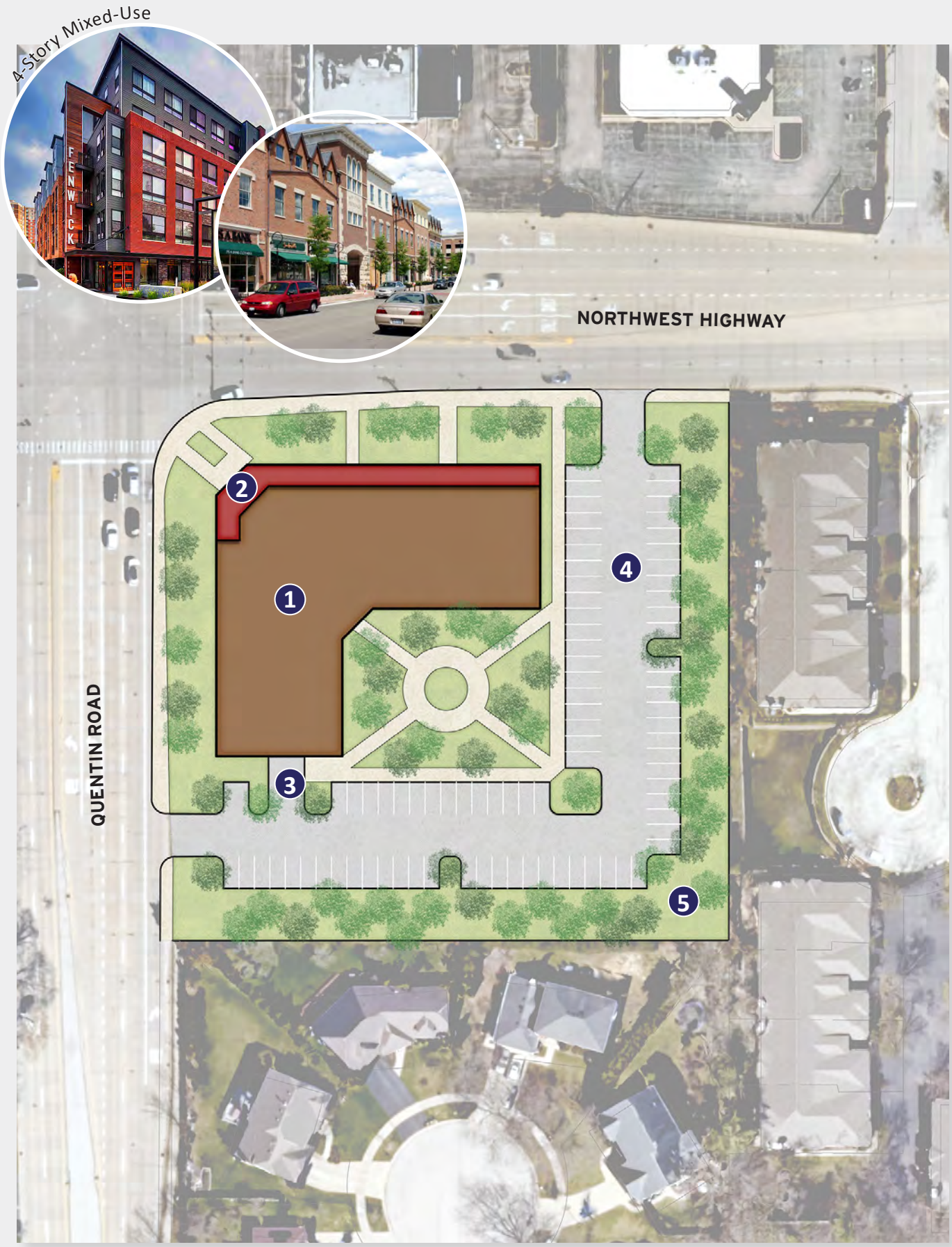
Concept Highlights

1. Mixed-use Building
   - » Mixed-use, 4-story building with frontage along Quentin Road and Northwest Highway
   - » Multifamily residential units
2. Ground Floor Retail
3. Ground Floor Parking
   - » Enclosed parking with access from the south end of the building
4. Surface Parking
5. Screening + Landscaping
   - » Tree plantings on south and east sides of the site, along the street, and within central green space

Existing Conditions



Attachment: Exhibit A - Comprehenvise Plan - February 2025 Final (Ord Adopting New Comprehensive Plan)



Attachment: Exhibit A - Comprehenvise Plan - February 2025 Final (Ord Adopting New Comprehensive Plan)

OPPORTUNITY SITE 2:
ROHLWING RD AND NORTHWEST HWY

Existing Conditions

The existing commercial uses on the property include a shopping center that is oriented outward so its unfinished rear façade faces this site, as well as a series of single-story multi-tenant office buildings. The multi-story office building is expected to continue operations, and is a component of the development concept. This site acts as a gateway into the Village from the southeast on Northwest Highway. It is also near the former Arlington Park horseracing track, which may be redeveloped into a regional attraction in the future. This site has the potential to serve as a food and entertainment destination welcoming visitors into Palatine and benefiting from future development in nearby Arlington Heights.

Development Objectives

- **Create an Entertainment Hub.** Develop larger-scale entertainment uses and dining options that appeal to all ages and attract visitors to the community.
- **Community Gathering Spaces.** Include pathways and central greenspaces that improve walkability, allow visitors to gather, beautify the site, and support the site's commercial users.
- **Create a Gateway.** Attract and welcome visitors to the community with clear community branding that is visible from Northwest Highway.
- **Reorient the Site.** Rather than a complete shift in land use, reorient and repurpose the site to focus inward and create a unified feel among all the buildings on the property, establishing the site as a single destination.

Concept Highlights

1. (2) Large Scale Entertainment Uses or Restaurant Uses
2. Pathway with Streetscaping and Outdoor Plaza Space
3. Restaurant Cluster
   - » Located in southeast corner of the site
   - » Outdoor dining spaces
4. Greenspace Adjacent to Existing Office Building
5. Greened Parking Lot

Existing Conditions



Attachment: Exhibit A - Comprehenvise Plan - February 2025 Final (Ord Adopting New Comprehensive Plan)



Attachment: Exhibit A - Comprehenvise Plan - February 2025 Final (Ord Adopting New Comprehensive Plan)

OPPORTUNITY SITE 3:
DEER AVE AND NORTHWEST HWY

Existing Conditions

This property is privately-owned, but vacant and unused. It is also located in a prominent location on Northwest Highway. While this site is a part of an active commercial corridor, its small size and orientation challenge creating a meaningful retail or commercial development. Given the established residential neighborhood abutting the site to the north, there is an opportunity to introduce additional housing on the property at a scale that residents are eager to have in Palatine: townhome-style attached single-family units.

Development Objectives

- **Infill Development.** Developing this vacant site located along a prominent commercial corridor should be considered to help improve the uniformity of the streetscape while also improving walkability.
- **Neighborhood Continuity.** Compliment surrounding residential uses by developing this site as attached single-family.
- **Buffering.** Reduce the impact on neighboring properties and adjacent public right-of-way with streetscaping and buffering.

Concept Highlights

1. Attached Single-Family Development
   - » Townhome-scale Units
2. Streetscape improvements
   - » Street trees
   - » Improved pedestrian infrastructure
3. Buffering
   - » Landscaped buffer between development and existing neighborhood

Existing Conditions



Attachment: Exhibit A - Comprehenvise Plan - February 2025 Final (Ord Adopting New Comprehensive Plan)



Attachment: Exhibit A - Comprehenvise Plan - February 2025 Final (Ord Adopting New Comprehensive Plan)

OPPORTUNITY SITE 4:
STERLING AVE AND NORTHWEST HWY

Existing Conditions

Opportunity Site 5 is located between Northwest Highway and the Metra railroad tracks, buffered from any residential land uses, and served by a public street ending in a cul-de-sac. There is a light industrial use on the southeast portion of the site, several vacant or underused structures, a parcel of vacant land, and a Wendy's Drive-Thru which will remain in operation. The screened location at the northwest corner of the site lends itself to a destination land use such as a microbrewery with amenities that include outdoor dining, activities, and live music. The parcels lining Northwest Highway are well-suited for commercial development and streetscape improvements. The cul-de-sac allows for on-street parking and activations such as small concerts, markets, and gatherings.

Development Objectives

- **Screened Entertainment Use.** Develop a use suited for the portion of the site near the Metra tracks, such as a microbrewery or other small-scale entertainment use.
- **Commercial Frontage.** Make use of vacant or underutilized properties on the site and redevelop as complementary commercial uses that face Northwest Highway and Sterling Avenue.

Concept Highlights

1. Commercial Along Northwest Hwy and Sterling Ave
   - » Buildings of various sizes & forms
   - » Possible brewery and taproom with outdoor patio and programming
2. Access from Rear
   - » Potential for programming/events in culdesac
3. Common Outdoor Spaces
4. Shared Parking

Existing Conditions



Attachment: Exhibit A - Comprehenvise Plan - February 2025 Final (Ord Adopting New Comprehensive Plan)







Brewery Examples

Attachment: Exhibit A - Comprehenvise Plan - February 2025 Final (Ord Adopting New Comprehensive Plan)

OPPORTUNITY SITE 5: **QUENTIN RD AND DUNDEE RD**

Existing Conditions

This corner property is not currently part of the Village of Palatine or served by municipal utilities. However, it represents another opportunity to introduce attached single-family residential units into the Village. The northeast corner at the intersection of two busy roadways lends itself to a prominent residential amenity building, which is shown on the concept drawing with a small community green space behind it. Seventeen townhome units are shown in a series of six buildings surrounding a central pocket park. Established neighborhoods with detached single-family homes surround the site, so the concept introduces trees and green space to provide adequate buffering.

Any future redevelopment plans would be part of an annexation agreement establishing how the site would be served with utilities and public services, as well as designating an appropriate zoning district for the property.

Development Objectives

- **Residential Development.** Develop a residential use that compliments the surrounding residential neighborhood, mirroring the size and scale of nearby buildings.
- **Buffering and Landscaping.** Provide ample screening surrounding the site so as not to interfere with surrounding neighborhoods. Provide landscaped green space for future residents.
- **Annexation.** Annex the site into the village with an annexation agreement that establishes how the site would be served by utilities and public services.

Concept Highlights

1. Ranch or Traditional-Style Townhomes
2. Central Pocket Park
3. Amenity Building
   - » Adjacent community green space

Existing Conditions



Attachment: Exhibit A - Comprehenvise Plan - February 2025 Final (Ord Adopting New Comprehensive Plan)







Amenity Space and Townhome Examples

Attachment: Exhibit A - Comprehenvise Plan - February 2025 Final (Ord Adopting New Comprehensive Plan)

OPPORTUNITY SITE 6: **ROSELLE RD**

Existing Conditions

This large property on Roselle Road was recently annexed into the Village. Its size and location are appropriate for larger-scale industrial uses or a large residential and commercial development. The site is adjacent to a commercial area in Hoffman Estates and can compliment that retail and restaurant context to provide additional commercial space in Palatine. Much of the site, however, can be utilized to provide housing of the scale and character most desired by Village residents: smaller townhome-style units and Ranch townhomes appropriate for senior and families.

If this site is developed, the Village must assess emergency response capacity and ensure the area receives adequate services.

Development Objectives

- **Residential Community.** Develop a larger residential community with a variety of housing types that are appropriate for seniors or small families.
- **Commercial District.** Build off of the surrounding commercial context and develop a commercial cluster that can serve the residential community, as well as nearby visitors.

Concept Highlights

1. Residential Development
   - » Attached townhomes
   - » Ranch townhomes for seniors or families
2. Common amenity building and open space
3. Landscape buffer from adjacent industrial
4. Commercial cluster
5. 3 Mixed-use buildings
   - » Multifamily units on upper stories
   - » Commercial space on ground floor
6. Expanded detention pond

Existing Conditions



Attachment: Exhibit A - Comprehenvise Plan - February 2025 Final (Ord Adopting New Comprehensive Plan)



Attachment: Exhibit A - Comprehenvise Plan - February 2025 Final (Ord Adopting New Comprehensive Plan)

Chapter 7

IMPLEMENTATION

Attachment: Exhibit A - Comprehenvise Plan - February 2025 Final (Ord Adopting New Comprehensive Plan)



7

PLAN FOR **IMPLEMENTATION**

Achieving the vision for the Palatine Comprehensive Plan requires a sustained commitment by the Village through an ongoing Comprehensive Plan implementation process. Collaboration between key partners will be an important part of this commitment. These include Village departments, local businesses and service organizations, transportation agencies, Cook County, and other local stakeholders. Moving forward, important Comprehensive Plan implementation actions will need to be identified and prioritized.

The Implementation Matrix, a separate document that compiles the Goals, Strategies, and Actions presented in this Plan, is intended to provide a roadmap for the success of the Comprehensive Plan. It is a guidebook for Village staff to use in developing work plans for staff, Boards, Commissions, and the Village Council. The Implementation Matrix should be a part of Capital Improvement Planning and annual budget discussions to ensure these align with the community's vision for improvements, investments, and the growth and vitality of Palatine.

Attachment: Exhibit A - Comprehenvise Plan - February 2025 Final (Ord Adopting New Comprehensive Plan)

USING THE COMPREHENSIVE PLAN

Going forward, the Village should integrate Comprehensive Plan's Goals, Strategies, and actions into everyday decision-making. Implementation progress should be reviewed regularly and the Plan may need to be updated to address new planning issues and challenges Palatine faces in the coming years. The following are recommendations for effective Comprehensive Plan implementation and stewardship. Successful stewardship will require on-going communication and coordination between different Village departments and commissions, from elected leaders, other governmental agencies, and from private sector partners and organizations.

Use the Palatine Comprehensive Plan in preparing annual departmental work plans and budgets.

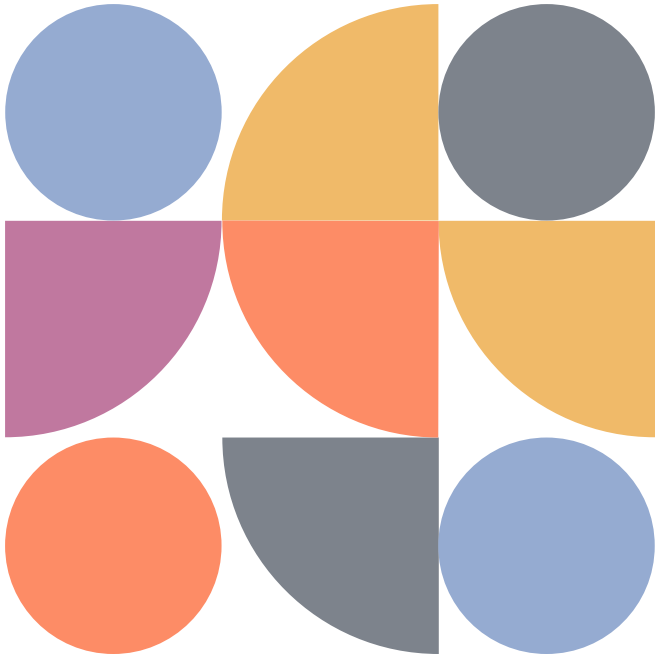
Many communities use their comprehensive plans to prepare annual departmental work plans and budgets. These can include statements on how departmental projects and budgets reflect, impact, or achieve comprehensive plan priorities. In that regard, the Village should consider documentation, metrics and/or performance measures through a departments mission statement, annual work plan, and budget documents about how departments can direct their work consistently with the Comprehensive Plan goals, strategies, and actions.

Use the Comprehensive Plan in preparing future Capital Improvement Plans (CIP).

As with other department work plans and planning documents, CIP's should consider and align with the goals, policies, and actions of the Comprehensive Plan, especially urban design, transportation and mobility initiatives, and infrastructure upgrades needed to facilitate development activity.

Publicize actions and initiatives that implement the Comprehensive Plan.

Initiatives that implement the Comprehensive Plan should be routinely publicized through the Palatine's press releases and website so residents are aware of local success and progress.



Attachment: Exhibit A - Comprehenvise Plan - February 2025 Final (Ord Adopting New Comprehensive Plan)

PARTNERSHIPS

Many of the Comprehensive Plan actions will require collaboration between various jurisdictional bodies, organizations, and institutions to ensure successful implementation.

Village of Palatine. Leaders in Village departments will play an active role in bringing the Comprehensive Plan to reality. Community Development, Public Works, and public safety staff will need to coordinate to achieve the wide-ranging strategies. Village leadership will require accurate information relating to budgets, costs, manpower, and resources available to achieve the Village's goals and visions.

Palatine Park District and Salt Creek Park District. Palatine's many open spaces and recreational facilities fall under the purview of the Palatine Park District and the Salt Creek Park District. Maintaining strong lines of communication and establishing shared goals with the Park District will be an essential part of collaborating to achieve some of the goals and strategies in this plan.

Illinois Department of Transportation (IDOT). Several key commercial corridors in Palatine are under IDOT jurisdiction: Northwest Highway / Rt. 14, Dundee Road, and Rand Road. Communication and coordination with the Department will be essential as the City plans any pedestrian, design, or infrastructure improvements on this or any other roadways under IDOT's control in the community.

Cook County Department of Transportation and Highways (CCDTH). Quentin Road and Roselle Road are under the County's jurisdiction. Palatine needs to partner with CCDTH as planned improvements are planned along these corridors.

Illinois Housing and Development Authority (IHDA). The Illinois Housing Development Authority (IHDA) assesses the supply of affordable housing in each community throughout the state based on the total number of units that are affordable to households earning 80 percent area median income (AMI) for owner occupied and 60 percent AMI for renter occupied units. The Village can work with IHDA to improve access to housing.

William Rainey Harper College. Harper College, located on Algonquin Road, is one of the country's most respected community colleges and serves over 26,000 students annually. With a wide variety of programs and a large student body, the school can be a valuable partner for a range of initiatives in the Palatine Comprehensive Plan.

ZONING AMENDMENTS

Implementation of the land use goals of the Comprehensive Plan will require the use of zoning tools. These include zoning map amendments to address continuity and growth along commercial corridors, as well as establishing zoning districts to facilitate development on the opportunity sites.

Zoning text amendments will be needed to achieve strategies identified in the Comprehensive Plan. These include clarifying the mechanism that allows mixed-use development and reevaluating the P – Planned Development zoning district.

Attachment: Exhibit A - Comprehenvise Plan - February 2025 Final (Ord Adopting New Comprehensive Plan)

PLANNING Palatine's VISION

Attachment: Exhibit A - Comprehenvise Plan - February 2025 Final (Ord Adopting New Comprehensive Plan)

Consider a Motion Granting Approvals, Including Waiver of the Sound Amplification Ordinance and Traffic Controls, for the St. Nectarios Greek Orthodox Church 'Greek Fest' Event on June 20-22, 2025 at 133 S. Roselle Road

BACKGROUND:
St. Nectarios Greek Orthodox Church, 133 S. Roselle Road, wishes to hold their 2025 Greek Fest on June 20 - 22, 2025.

KEY ISSUES:

- The proposed festival hours are as follows:
  - **Friday, June 20:** 4 - 11 PM (Drive thru 4 - 9 PM)
  - **Saturday, June 21:** 3 - 11 PM (Drive thru 3 - 9 PM)
  - **Sunday, June 22:** Noon - 10 PM (Drive thru Noon - 9 PM)
- The organizers are requesting a waiver of the Sound Amplification Ordinance as follows:
  - **Friday, June 20:** 4 - 11 PM
  - **Saturday, June 21:** 3 - 11 PM
  - **Sunday, June 22:** Noon - 10 PM
- The proposed event and sound amplification hours are the same as the 2024 festival.
- Signage for Greek Fest will be on or near their properties on both south corners of Palatine Road and Roselle Road. No additional signage will be placed in the right-of-way in the community.
- Staff will be working with the event organizers on the traffic management and parking plans, drive-through configuration, and required Police services. They are required to reimburse for any Police services provided at the event. Part of the traffic control will again include using the eastern exit of the property for bus traffic only. The buses that are shuttling patrons would proceed out the east exit and turn left on Clyde to proceed back to Palatine Road. This has significantly improved traffic flow on Roselle Road since it was implemented in 2018.
- To improve vehicular/pedestrian traffic related to the event, the Petitioner is proposing to utilize both Holy Family and Marion Jordan for off-site parking. They will provide a bus for each parking lot. The Petitioner and Village/Police will work together to make sure both parking lots run smoothly.
- Security, both armed and unarmed, are required to wear either a shirt or vest that clearly identifies them as security.

ALTERNATIVES:
1. Approve the Annual St. Nectarios Greek Orthodox Church's Greek Fest.
2. Do not approve the Annual St. Nectarios Greek Orthodox Church's Greek Fest.

RECOMMENDATION:
Staff recommends approval of Greek Fest including the waiver of the sound application ordinance and the traffic management plan.

ACTION REQUIRED:
A motion to approve the waiver of the sound amplification ordinance related to the

annual St. Nectarios Greek Orthodox Church's Greek Fest and other related matters subject to the conditions outlined above.

ATTACHMENTS:

- Greek Fest

VILLAGE OF PALATINE
SPECIAL EVENT PERMIT APPLICATION

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

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

GENERAL EVENT INFORMATION

Name of Event
St. Nectarios GreekFest

Exact Address of Event
133 S. Roselle Road, Palatine, IL 60067

Type of Event (Check all applicable)

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

Date(s) of Event	Hours of Event	Total Hours (Step-up - Tear down)
June 20, 21 and 22 of 2025	4-11pm, 3-11pm, 12-10pm	120

Phone number/website for publication	Estimated attendance	Last years actual attendance
847-358-5170/www.stnectariosgoc.org	12,000	12,000

Describe the event's community and/or cultural benefit

Sharing Greek food, culture and hospitality with our community.

SPONSORING ORGANIZATION INFORMATION

Name of Sponsoring Organization	Contact person from Sponsoring Organization	
St. Nectarios Greek Orthodox Church	[redacted]	
Sponsoring Organization Address	**City**	**Zip**
133 S. Roselle Road	Palatine	60067
Phone Number	**E-Mail**	**Website**
[redacted]	[redacted]	www.stnectariosgoc.org

ORGANIZER/COORDINATOR INFORMATION

Name of Organizer/Coordinator	E-mail	
[redacted]	[redacted]	
Organizer/Coordinator Address	**City**	**Zip**
[redacted]	Palatine	60067
Phone Number	**Cell Phone Number**	**Fax Number**
[redacted]		

EMERGENCY CONTACT INFORMATION

Name of Emergency Contact	E-mail	
[redacted]		
Emergency Contact Address	**City**	**Zip**
[redacted]	[redacted]	[redacted]
Phone Number (24hours)	**Cell Phone Number**	**Fax Number**
[redacted]		

Attachment: Greek Fest (Greek Fest 2025)

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? 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 (ie. apples, bananas, etc.) **QUESTIONS ON WHAT QUALIFIES AS EXEMPT? CALL (847) 359-9090.**	☑ Yes ☐ No	If yes, how many vendors? 1 **Each vendor must submit a Temporary Food Event Permit Application 14 days prior to the event. Applications can be found at: http://www.palatine.il.us/events/forms/applications.aspx. Questions? Contact (847) 359-9090. Please see application for full details on what is required.**
Are you erecting either: **(1)** tent(s) larger than 20'x40' (or 800 sq. ft.) or **(2)** that accommodates more than 100 people or **(3)** temporary structure(s) (ie. 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: http://www.palatine.il.us/events/forms/applications.aspx. Questions? Contact (847) 359-9037. Electric submissions are NOT accepted. Please see application for full details on what is required.**
Are you serving alcoholic beverages at your event?	☑ Yes ☐ No	**Alcohol vendors must submit a Special Event Liquor License 60 days prior to the event. You must obtain a Special Event Liquor License for each liquor vendor. Applications can be found at: http://www.palatine.il.us/events/forms/applications.aspx. Questions? Contact (847) 359-9031.**
Will the event include a Race/Walk or Parade?	☐ Yes ☑ No	**If yes, you must complete, Page 3, Section 1.**
Will electronic sound amplification equipment or a public address system be used at the event?	☑ Yes ☐ No	**If yes, you must complete, Page 3, Section 2.**
Are you utilizing any public parking lots, Village streets or other Village property for your event?	☐ Yes ☑ No	**If yes, you must complete, Page 3, Section 3.**

ACKNOWLEDGEMENT/SIGNATURE

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

Signature of Organizer

Date 4/4/25

Application must include the following documentation

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

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

APPLICATIONS WITH MISSING INFORMATION WILL NOT BE PROCESSED.

Attachment: Greek Fest (Greek Fest 2025)

VILLAGE OF PALATINE
SPECIAL EVENT PERMIT APPLICATION

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

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

Name of Event
St. Nectarios GreekFest

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)	Amplified sound will be used to: (am/pm)
4pm Friday ~~6/21~~ 6/20	10pm Sunday ~~6/23~~ 6/22

Describe the sound system(s)

Same as previous years

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

Speakers located in SW corner of the front parking lot facing NW away from residential area.

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

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

Public Parking Lot / Property Intended for "Event"

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

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

Attachment: Greek Fest (Greek Fest 2025)

VILLAGE OF PALATINE
SPECIAL EVENT PERMIT APPLICATION

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

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

SECTION 4: INDEMNITY/HOLD HARMLESS AGREEMENT

Name of Sponsoring Organization
St. Nectarios Greek Orthodox Church

Name of Event
St. Nectarios GreekFest

Date(s) of Event
June 20, 21 and 22 of 2025

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

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

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

SIGNATURE

George Reimnitz	Parish Council Representative	~~04/04~~/25
PRINT NAME	TITLE/POSITION	DATE

SECTION 5: INSURANCE REQUIREMENTS

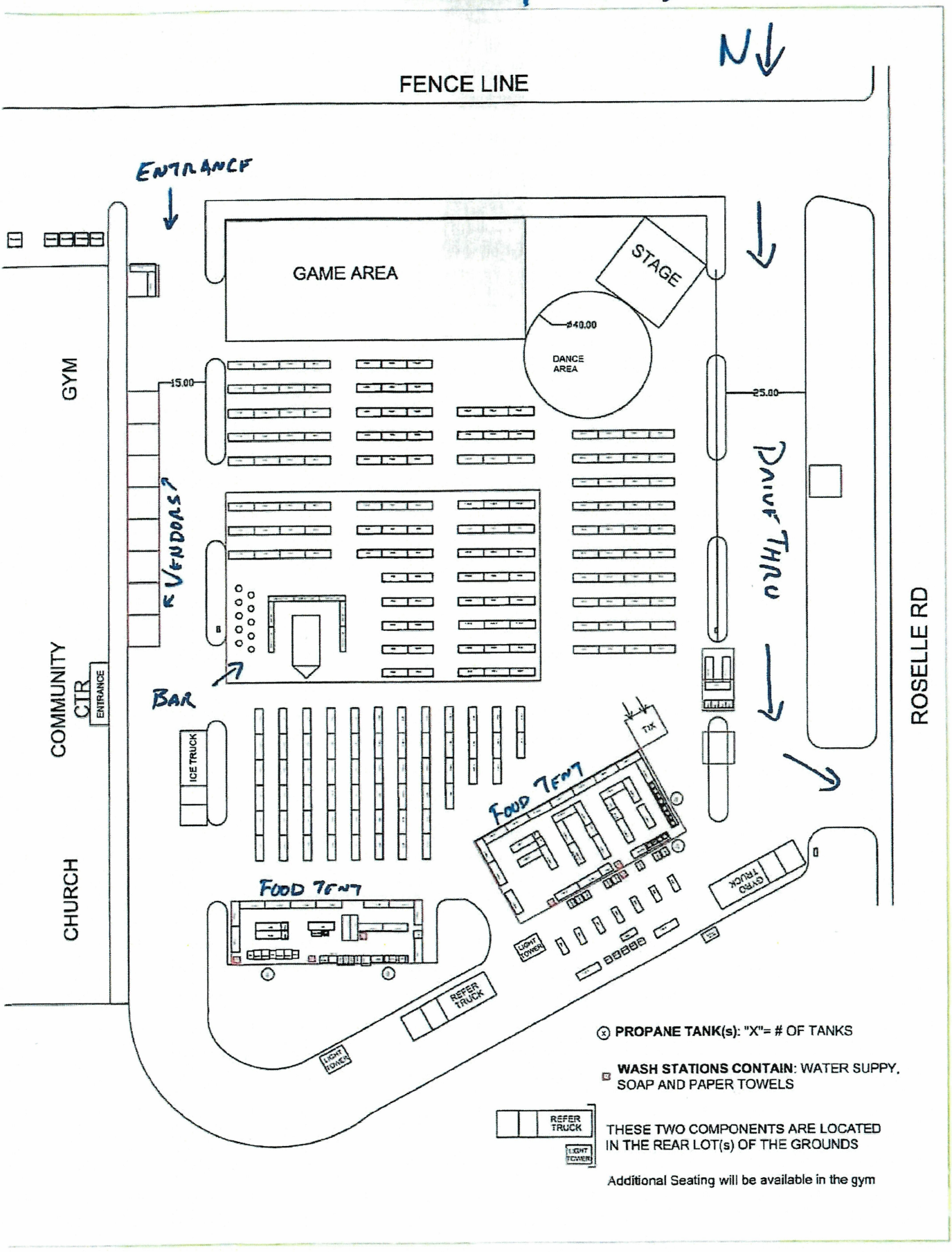
INSURANCE REQUIREMENTS
Sponsoring Organization will be required to provide an original Certificate of Insurance evidencing the following insurance minimums:

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.

Attachment: Greek Fest (Greek Fest 2025)

[redacted] 2025



Attachment: Greek Fest (Greek Fest 2025)

Consider an Ordinance Amending Chapter 3 Alcoholic Beverages of the Palatine Code of Ordinances

BACKGROUND:
In the pursuit of a Class G-1 (Seasonal Beer & Wine) liquor license, Morkes Chocolates asked the Council to consider a code amendment to the requirements for the classification. An additional change to the Class E Temporary Special Event license will allow up to four events in a calendar year for an applicant.

KEY ISSUES:
The following outlines the revision included within the proposed amendments:

- Class G-1 changes allow a restaurant to hold a G-1 license with a Sidewalk Café License Agreement or otherwise provided through Zoning.
- Class G-1 changes modify allowed hours for alcohol from 6 AM to 9 PM daily.
- Class G-1 changes allow establishments without an Outdoor Seating License Agreement to only operate from April 1 through November 30 of each year.
- The change to Class E would allow up to 4 special events in one calendar year for an applicant. The applicant would be required to seek Council approval for the first event and the Village Manager would administratively approve the subsequent events.

ALTERNATIVES:
1. Approve ordinance amending Chapter 3.
2. Do not approve ordinance amending Chapter 3.

RECOMMENDATION:
Staff recommends approval of the ordinance amending Chapter 3 of the Code of Ordinances.

ACTION REQUIRED:
Motion to approve the ordinance amending Chapter 3 of the Code of Ordinances.

ATTACHMENTS:

- Ordinance Amending Ch 3 Alcohol (April 2025)
- Ch 3 Amendment to G-1 and E
- Chapter 3 final version

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 3 – ALCOHOLIC BEVERAGES, REGARDING CLASS G AND E LIQUOR LICENSES, OF THE CODE OF ORDINANCES OF THE VILLAGE OF PALATINE

WHEREAS, the Village of Palatine is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs; and

WHEREAS, the Mayor and Council desire to amend Chapter 3- Alcoholic Beverages of the Village Code to modify the G-1 License and E License; and

WHEREAS, the Mayor and Council have determined that it will serve and be in the best interests of the Village and its residents to amend Chapter 3 of the Village Code pursuant to this Ordinance;

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: That the Code of Ordinances, of the Village of Palatine, Illinois is hereby amended by amending Chapter 03 – Alcoholic Beverages which shall be read as indicated on Exhibit “A”.

SECTION 2: That the Village Clerk is directed to maintain a record of the modifications to the existing ordinance (a redlined version of the modifications approved pursuant to this Ordinance as indicated by Exhibit “B”).

Attachment: Ordinance Amending Ch 3 Alcohol (April 2025) (Amendment to Code of Ordinances Chpt 3 - Alcoholic Beverages)

SECTION 3: If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance are to remain in full force and effect, and are to be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

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

PASSED: This _____ of _____, 2025

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

APPROVED by me this _____ of _____, 2025

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____ of _____, 2025

_____
Village Clerk

Attachment: Ordinance Amending Ch 3 Alcohol (April 2025) (Amendment to Code of Ordinances Chpt 3 - Alcoholic Beverages)

Chapter 3 ALCOHOLIC BEVERAGES

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(10) RESERVED

(11) *Class "E" License* (Temporary Special Event) shall authorize the retail sale of alcoholic liquor on the premises designated therein, for consumption on said premises only, by a civic, fraternal, other not-for-profit organization, or holder of valid Palatine liquor license, for a specific function or occasion and for up to four events in a liquor license year~~and for a limited period of time~~ to be set by the Local Liquor Control Commission; provided, however, that the hours shall be no later than 12:00 midnight on any night and begin no sooner than 11:00 am Sundays. As used in this paragraph (11) "premises" shall mean the entire premises designated in the Class "E" license even though such premises may extend beyond the interior of a building.

For each subsequent event after the initial approval, the applicant must submit a plan and notice to the Village Manager 20 days prior to each event. The Village Manager may issue the subsequent Class "E" licenses, up to four total in a liquor license year.

In the event the Village Manager receives an application for a Class "E" license, complete in all respects and accompanied by a detailed sketch and letter from the Police Department as required under section 3-28(12) of this Code, and because of unavoidable conflicts or other reasons beyond the control of the commission, the application cannot be acted upon in timely fashion by the full Local Liquor Control Commission, a Class "E" license may be issued upon the signatures of any four (4) commissioners, with a report of said approval and copies of the application and all supporting documents being mailed or delivered promptly to each commissioner.

Temporary licenses may be issued by the Local Liquor Control Commission to holders of any licenses, for operations away from the licensed premises for special events. The events, for which such special licenses away from the licensed premises shall be granted, shall be subject individually to the approval of the Local Liquor Control Commission. Such special licenses shall be issued for a period not to exceed seven (7) days in any one year for any license holder. Each individual site for such sale away from licensed premises shall be subject to approval by the Local Liquor Control Commission.

It shall be unlawful for the holder of a Class "E" license to sell or offer for sale at retail any alcoholic liquor in the Village other than as is specifically permitted in the license.

It shall be unlawful for any person to sell or serve alcoholic liquor unless the seller or server has satisfactorily completed the Village of Palatine Liquor Ordinance Compliance Training Course.

There shall be an initial application fee of $50 for ~~each~~ a Class "E" license application and then $25 for each subsequent license.

(12) *Class "F" License* (Park District) shall authorize the retail sale of alcoholic liquor at or from buildings and other facilities located on the premises designated therein, for consumption on

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premises and also from beverage carts operating solely on golf course premises owned by Park Districts, duly established under the Park District Code. The holder of a Class "F" license shall upon issuance and renewal of the license, submit to the Village a list showing those hours at which alcoholic liquor will be sold, offered for sale at retail, served or permitted to be consumed at each respective Park District site; provided, however, the holder of a Class "F" license may sell or serve alcoholic liquor on such premises for special events at hours other than those contained on the aforesaid list upon at least forty-eight (48) hours prior notice to the Village Manager.

It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person is registered or permitted pursuant to Sec 3-27 to sell or serve alcoholic beverages.

(13) *Class "G" License* (Beer and Wine) shall authorize the retail sale in restaurants only, of beer and wine and alcopop for consumption on the premises where sold. Such licenses shall be issued to and retained by only those establishments which:

(a) Offer their patrons' food service during all hours that the sale of alcohol is permitted. The establishment's full menu shall be on file with the Liquor Commission.

(b) No such license shall be granted to or retained by any establishment in which the facilities for food preparation and service are not primarily those of a restaurant.

It shall be unlawful for a holder of a Class "G" license to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 12:00 midnight and 6:00 a.m. Monday through Friday, or during the hours of 1:00 a.m. and 6:00 a.m. Saturday and Sunday. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person is registered or permitted pursuant to Sec 3-27 to sell or serve alcoholic beverages.

(14) *Class "G-1" License* (Seasonal Beer and Wine) shall authorize the retail sale, in restaurants only, of beer, ~~and~~ wine and alcopop for consumption on the premises where sold and in conjunction with a ~~sidewalk~~ Sidewalk ~~café~~ Café ~~license~~ License ~~agreement~~ Agreement between the restaurant and Village ~~of Palatine~~or as otherwise authorized by the Village Council. Such licenses shall be issued to and retained by only those establishments which:

(a) Offer their patrons' food service during all hours that the sale of alcohol is permitted. The establishment's full menu shall be on file with the Liquor Commission.

(b) No such license shall be granted to or retained by any establishment in which the facilities for food preparation and service are not ~~primarily those of a restaurant~~present on premises.

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(~~e~~c) Have a valid Outdoor Seating License Agreement with the Village of Palatine allowing for the use of Village right of way for the purpose of food service, or as otherwise authorized by the Village Council.

It shall be unlawful for a holder of a Class "G-1" license to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of ~~1~~2:00 ~~midnight~~ p.m. and 6:00 a.m. ~~Monday through Friday, or during the hours of 1:00 a.m. and 6:00 a.m. Saturday and Sunday.~~ The license shall be valid only during the dates allowed by the Outdoor Seating License Agreement, or for those establishments without an Outdoor Seating License Agreement, from April 1 through November 30. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

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It shall be unlawful for any person to be employed as a bartender, alcohol server, or to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person is registered or permitted pursuant to Sec 3-27 to sell or serve alcoholic beverages.

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Chapter 3 ALCOHOLIC BEVERAGES

State law reference(s) --Liquor Control Act of January 31, 1934, 235ILCS5; for provisions relating to local control see 235ILCS5/4-1 et seq.

Editor's Note: Ordinance 0-73-06, replaced Chapter 3 in its entirety. This Ordinance was passed on April 17, 2006, with an effective date of June 1, 2006.

Editor's Note: Ordinance 0-34-12, approved on March 19, 2012, replaced Chapter 3 in its entirety.

Editor's Note: Ordinance 0-11-17, approved on February 21, 2017, replaced Chapter 3 in its entirety.

Editor's Note: Ordinance O-19-19, approved March 11,2019, replaced Chapter 3 in its entirety.
Editor's Note: Ordinance O-53-21, approved June 7, 2021, added Class "B-4" License
Editor's Note: Ordinance O-116-21, approved November 1, 2021, added Class "G-2" License
Editor's Note: Ordinance O-34-22, approved April 11, 2022, added LC 1, LC 2 Late Closing Licenses and VG (Video Gaming) License
Editor's Note: Ordinance O-48-23, approved April 17, 2023, replaced Chapter 3 in its entirety.

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Art. I. In General, §§ 3-1--3-25
Art. II. Licenses, §§ 3-26--3-48

ARTICLE I. IN GENERAL

Sec. 3-1. Definitions.

For the purposes of this chapter the following words shall have the meanings indicated unless their context clearly requires otherwise; provided that, any terms used in this chapter which are not defined herein shall have the meaning as provided in the Liquor Control Act, 235 ILCS 5/1-1:

Alcohol means the product of distillation of any fermented liquid, whether rectified or diluted, whatever may be the origin thereof, and includes synthetic ethyl alcohol. It does not include denatured alcohol or wood alcohol.

Alcoholic Beverage Seller Server Permit (ABSS) is a Village of Palatine permit issued to an alcoholic drink server or seller that holds the position of Manager or Assistant Manager who completes a state-certified beverage alcohol sellers and servers educational and training (BASSET) program and completes a background check.

Alcoholic Liquor means any alcohol, spirits, wine, beer, or other liquid containing more than one-half of one per cent of alcohol by volume, which is capable of being consumed as a beverage by a human being. Includes alcohol, spirits, wine and beer, and every liquor or solid, patented or not, containing alcohol, spirits, wine or beer, and in the judgment of the Commission, capable of being consumed as a beverage by a human being.

Alcopop means a flavored alcoholic beverage or flavored malt beverage that includes (i) a malt

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beverage containing a malt base or Beer and added natural or artificial blending material, such as fruit juices, flavors, flavorings, colorings, or preservatives where such blending material constitutes 0.5% or more of the alcohol by volume contained in the finished beverage; (ii) a beverage containing Wine and more than 15% added natural or artificial blending material, such as fruit juices, flavors, flavorings, adjuncts, water (plain, carbonated, or sparkling), colorings or preservatives; (iii) a beverage containing distilled Alcohol and added natural or artificial blending material, such as fruit juices, flavors, flavorings, colorings, or preservatives; or (iv) an alcohol malt beverage containing caffeine, guarana, taurine, or ginseng, where the beverage constitutes 0.5% or more of Alcohol by volume.

Beer means a beverage obtained by the alcoholic fermentation of an infusion or concoction of barley, or other grain, malt, and hops in water, and includes, among other things, Beer, ale, stout, lager beer, porter and the like.

Club means a corporation organized under the laws of this state, not for pecuniary profit, solely for the promotion of some common objective other than the sale or consumption of alcoholic liquors, kept, used and maintained by its members through the payment of annual dues, and owning, hiring or leasing a building or space in a building, of such extent and character as may be suitable and adequate for the reasonable and comfortable use and accommodation of its members and their guests and provided with suitable and adequate kitchen and dining room space and equipment and maintaining a sufficient number of servants and employees for cooking, preparing and serving food and meals for its members and their guests; provided that such club files with the Local Liquor Control Commission at the time of its application for a license under this article two (2) copies of a list of names and residences of its members, and similarly files within ten (10) days of the election of any additional members name and address; and, provided further, that its affairs and management are conducted by a board of directors, executive committee or similar body chosen by the members at their annual meeting; and that no member or any officer, or employee of the club is paid, or directly or indirectly receives, in the form of salary or other compensation any profits from the distribution or sale of alcoholic liquor to the club or the members of the club or its guests introduced by members beyond the amount of such salary as may be fixed and voted at any annual meeting by the members or by its board of directors or other governing body out of the general revenue of the club.

Commission means Palatine Local Liquor Control Commission.

Committee means the Palatine Local Liquor Control Hearing Committee, which shall consist of 3 members appointed by the Commission and may include ex officio members who may be any member of the Commission.

Corporation means any corporate, domestic or foreign, qualified to do business in the state of Illinois under the Business Corporation Act of the Illinois Compiled Statutes, including a limited liability company as defined in said Act.

Keg means any original package container capable of holding more than three gallons of beer.

Licensee means any person issued a license under this chapter.

Limited Liability Company means a legal business entity created and recognized under the Illinois Liability Company Act of the Illinois Compiled Statutes.

Live Entertainment shall be defined pursuant to Chapter 11, Licenses, Permits and Business Regulations. (Ord. #0-1-10, §1, 1/11/10)

Manager or Assistant Manager means any individual of a licensed place of business in a managerial or supervisory position that oversees the merchandising, sale, serving, or identification checking related to

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alcoholic beverages and possesses the same qualifications required of the licensee. Satisfactory evidence of such employment shall be furnished to the Commission in the form and manner as the Commission shall, from time to time, prescribe.

Manufacturer shall include every person who, in the process of filling or re-filling an original package with alcoholic liquors purchased by such person, changes the degree or quality of such alcoholic liquors by any manner or means whatsoever.

Microbrewery, any public place or establishment that engages in the production, manufacturing, or brewing of beer on the premises by means of adequate and sanitary equipment designed and maintained to facilitate the brewing process and dispenses that beer produced on the premises for consumption on the premises and packaged for retail sale.

Owner shall be defined as the person, partnership, corporation, limited liability company, trustee, trust, or any other legal entity having sufficient proprietary interest of record in the place of business.

Peddling shall be defined pursuant to Chapter 11 Article VI. Solicitors

Person includes a corporation, limited liability company (LLC), partnership, co-partnership(s), association(s), club(s), individual(s), trustee(s), receiver(s), assignee(s), executor(s), administrator(s), or other personal representatives of decedent(s).

Premises or Place of Business, as used in this chapter, means the place or location where alcoholic beverages are manufactured, stored, displayed or offered for sale, or where drinks containing alcoholic beverages are mixed, concocted and served for consumption including the interior of the building, sidewalks, streets, parking areas and grounds adjacent to any such place or location or any other area within the control of the licensee.

Retail sale means the sale for use or consumption, and not for resale in any form.

Sale of Keg means any sale of beer in a keg, even though the keg is to be returned by the purchaser to the seller.

Spirits means any beverage which contains alcohol obtained by distillation, mixed with water or other substance in solution, and includes brandy, rum, whiskey, gin, or other spirituous liquors, and such liquors when rectified, blended or otherwise mixed with alcohol or other substances.

Restaurant means any public place kept, used, maintained, advertised and held out to the public as a place where meals are served, and where meals are actually and regularly served, without sleeping accommodations, such space being provided with adequate and sanitary kitchen and dining room equipment and capacity and having employed therein a sufficient number and kind of employees to prepare, cook and serve suitable food for its guests.

Video Gaming Café means an establishment whose primary or major focus is video gaming and the service of alcohol and food is incidental to the operation of video gaming. The following factors may be considered when determining if the establishment is a Video Gaming Café:

- The layout and design of the establishment;
- The preparation and variety of food and beverages offered;

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- The creation and operation of a full-service commercial kitchen;
- The number of video gaming machines relative to the customer seating capacity of the establishment;
- The square footage of space devoted to video gaming relative to the amount of space devoted to other activities;
- The source of proposed or actual revenue derived from the establishment;
- The number of employees at the establishment and their proposed function; and
- Any other factors as determined as relevant by the Local Liquor Control Commission.

Wine means any alcoholic beverage obtained by the fermentation of the natural contents of fruits, or vegetables, containing sugar, including such beverages when fortified by the addition of alcohol or spirits, as above defined.

Sec. 3-2. Local Liquor Control Commission - duties generally.

The Mayor and Village Council of the Village shall be the Local Liquor Control Commission of the Village. The Mayor shall serve as the Chairman of the Local Liquor Control Commission. The Local Liquor Control Commission is charged with the administration of the Liquor Control Act 235 ILCS 5, and or such ordinances and resolutions relating to alcoholic liquor as may be enacted by the Village. The Local Liquor Control Commission may appoint a person or persons to assist them in the exercise of the powers and performance of the duties herein provided for the Local Liquor Control Commission.

Sec. 3-3. Same--Right of entry.

The Local Liquor Control Commission hereby is given the power to enter or to authorize any law-enforcing officer to enter at any time upon any premises licensed hereunder to determine whether any of the provisions of this chapter, the Liquor Control Act 235 ILCS 5, or any rules or regulations adopted by them or by the Illinois Liquor Control Commission have been or are being violated, and at such time to examine the premises of said license in connection therewith.

Sec. 3-4. Public indecency.

(a) No person who is the owner or occupant of any premises open to the public shall permit on the premises any person to:

(1) Expose his or her genitals, pubic hair, buttocks, perineum and anal region or pubic hair region; or

(2) Expose any device, costume or covering which gives the appearance of or simulates the genitals, pubic hair, buttocks, perineum, anal region or pubic hair region; or

(3) Expose any portion of the female breasts at or below the areola thereof, or

(4) Commit an act which constitutes public indecency under Section 12-6 hereof.

(b) No person holding a liquor license under this chapter shall permit any officer, associate, member, representative, entertainer or employee of such licensee to:

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(1) Solicit, induce or request any patron of the licensed establishment to purchase any alcoholic or nonalcoholic beverage for himself/herself or any other employee of the licensed establishment; or

(2) Knowingly serve any employee any alcoholic or nonalcoholic beverage which was purchased by any patron; or

(3) Allow any employee or, entertainer of the license to remain on the premises of the licensed establishment who solicits, induces or requests a patron to purchase an alcoholic or nonalcoholic beverage for any employee.

Sec. 3-5. Peddling prohibited.

It shall be unlawful to peddle alcoholic liquor in the Village.

Sec. 3-6. Condition of premises.

All premises used for the retail sale of alcoholic liquor, or for the storage of such liquor for such sale, shall be kept in a clean and sanitary condition, and shall be kept in full compliance with the ordinances regulating the condition of premises used for the storage or sale of food for human consumption.

Sec. 3-7. Reserved.

Sec. 3-8. Restricted areas.

It is hereby determined that the following described portions of the Village are predominately residential in character: all of the area of the Village except that portion now zoned as manufacturing zones, business zones or which hereafter may be zoned as business or manufacturing zones.

Sec. 3-9. Location restrictions.

(a) No license shall be issued for the sale at retail of any alcoholic liquor within 100 feet of any church, school other than an institution of higher learning, hospital, home for aged or indigent persons or for veterans, their spouses or children, provided, that this prohibition shall not apply to hotels offering restaurant service, regularly organized clubs, or to restaurants, food shops or other places where sale of alcoholic liquors is not the principal business carried on; nor to the renewal of a license for the sale at retail of alcoholic liquor on premises within 100 feet of any church or school where the church or school has been established within such 100 feet since the issuance of the original license. In the case of a church, the distance of 100 feet shall be measured to the nearest part of any building used for worship services or educational programs and not to property boundaries.

(b) For purposes of this Section, a "banquet facility" is any part of a building that caters to private parties and where the sale of alcoholic liquors is not the principal business. Nothing in this Section shall prohibit the issuance of a license to a church or private school to sell at retail alcoholic liquor if any such sales are limited to periods when groups are assembled on the premises solely for the promotion of some common objective other than the sale or consumption of alcoholic liquors.

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Sec. 3-10. Promotional restrictions; happy hours prohibited.

All promotions and/or happy hour periods shall be conducted in accordance with Illinois State law.

(a) A violation of this section shall be grounds for suspension or revocation of the retailer's license as provided by section 3-44.

Sec. 3-11. Premises to be in full view and lighted.

In premises upon which the sale of alcoholic liquor for consumption upon the premises or package sales is licensed, no screen, blind, curtain, partition, article or thing shall be permitted in the windows or upon the doors of such licensed premises nor inside such premises which shall substantially prevent a clear view into the interior of such licensed premises from the street, road or sidewalk at all times, and no booth, screen, partition, or other obstruction nor any arrangement of lights or lighting shall be permitted in or about the interior of such licensed premises which shall prevent a full view of the entire interior of such premises from the street, road or sidewalk, and said premises must be so located that there shall be a full view of the entire interior of such premises from the street, road or sidewalk, with the exception of an establishment in which Video Gaming is being conducted. For establishments that hold a Class VG "Video Gaming" license, there shall be screening installed to reduce or eliminate the ability to view the video gaming terminals from the exterior. Such screening for establishments holding a Class "VG" license shall be in a manner acceptable to the Village Manager. All rooms where liquor is sold for consumption upon the premises shall be continuously lighted during business hours by natural light or artificial white light so that all parts of the interior of the premises shall be clearly visible. In case the view into any such licensed premises required by the foregoing provisions shall be obscured by the licensee or by him/her suffered to be obscured or in any manner obstructed, then such license shall be subject to suspension or revocation in the manner herein provided. In order to enforce the provisions of this section, the Local Liquor Control Commission shall have the right to require the filing with them of plans, drawings and photographs showing the clearance of the view as above required.
(Ord. No. 0-146-10, §1, 12/6/10; Ord. No. O-15-23, 2/20/23)

Sec. 3-12. Persons under the age of twenty-one.

(1) It shall be unlawful for any person within the Village to sell alcoholic liquor to any person under the age of twenty-one (21) years, for the purpose of preventing the violation of this section, any licensee, or employee, may refuse to sell or serve alcoholic beverages to any person who is unable to produce not less than two (2) forms of adequate written evidence of identity, at least one of which shall evidence the fact that he or she is over the age of twenty-one (21) years, and it shall be presumed that any licensee, or employee, who does not require at least two (2) such forms of identification has failed to require adequate evidence of age and identity. Adequate written evidence of age and identity of the person is a document issued by a federal, state, county or municipal government, or subdivision or agency thereof, including, but not limited to, a motor vehicle operator's license, a registration certificate issued under the Federal Selective Service Act, or an identification card issued to a member of the armed forces.

(2) It shall be unlawful for any person under the age of twenty-one (21) years to purchase or obtain any alcoholic liquor in any tavern or other place in the Village where alcoholic liquor is sold.

(3) It shall be unlawful for any person under the age of twenty-one (21) years to misrepresent his or her age for the purpose of purchasing or obtaining alcoholic liquor in any tavern or other place in the Village where alcoholic liquor is sold.

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(4) Any place in the Village where alcoholic liquor is sold there shall be displayed at all times in a prominent place a printed card which shall be displayed and which shall read substantially as follows:

"Warning to persons under the age of twenty-one, you are subject to a fine up to one thousand five hundred dollars ($1,500.00) under the Code of Ordinances of the Village of Palatine if you are under the age of twenty-one (21) and you purchase alcoholic liquor, or misrepresent your age for the purpose of purchasing or obtaining alcoholic liquor."

(5) It shall be unlawful for any holder of a retail liquor dealers license, or its employee, to suffer or permit any person, including employees, under the age of twenty-one (21) years to be or remain in any room or place where such licensed premises is located at any time such premises is open for business and while alcoholic beverages are being served or are permitted to be served; provided that this paragraph shall not apply to any person under the age of twenty-one (21) years who is accompanied by his or her parent or guardian, or to any licensed premises which derives its principal business from the sale or service of other commodities than alcoholic liquor.

(6) It shall be unlawful for any person under the age of twenty-one (21) years to serve or sell liquor in establishments where alcoholic liquor is sold and it shall be unlawful for the holder of a retail dealer's license, his/her employee, to suffer or permit any such person to serve or sell alcoholic liquor of any kind, except as permitted pursuant to the holder liquor license classification.

(7) It shall be unlawful for any person under the age of twenty-one (21) years to carry, transport, consume, or to have in such person's possession any alcoholic liquor anywhere in the Village; provided however that nothing herein shall be construed to prevent any person under the age of twenty-one (21) from carrying, transporting or possessing sealed alcoholic liquor when the carrying, transporting or possession shall be directly related to said person's employment by a transport or trucking company engaged in the cartage, delivery, or storage of alcoholic liquor for hire.

(8) It shall be unlawful for any person, after purchasing or otherwise obtaining alcoholic liquor, to sell, give or otherwise deliver such alcoholic liquor to any other person under the age of 21 years except in the performance of a religious ceremony or service.

(9) In addition to all other fines and penalties, the Local Liquor Control Commission may suspend or revoke the retail dealer's license for any violation of this section.

(10) It shall be unlawful for any parent or guardian to permit any minor child of which he may be parent or guardian to violate any provision of this section.

(11) Notwithstanding anything hereinabove to the contrary, the Village hereby adopts the provisions of Section 6-16.1 of the State Liquor Code (235 ILCS 5/6-16.1) which allows the Palatine Liquor Control Commission to employ or direct a "person under 21 years" of age to assist in investigations of possible sale to minors.

Sec. 3-13. Sale to intoxicated persons.

It shall be unlawful for the holder of an alcoholic liquor dealer's license to sell, deliver or give any alcoholic liquor to any intoxicated person.

Sec. 3-14. Gambling prohibited.

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There shall be no card games or gambling allowed on any premises licensed to sell alcoholic liquor unless otherwise exempted by law or through the issuance of a Class VG Liquor License from the Commission.

Sec. 3-15. Transporting of alcoholic liquor into restaurant prohibited.

It shall be unlawful for any person to bring, carry, transport or otherwise convey alcoholic liquor into a restaurant establishment or other eating establishment for purposes of consumption in such restaurant or other eating establishment, whether or not consumed with a meal, and regardless of whether such restaurant or other eating establishment has been issued a liquor license. Nothing herein shall prevent the bringing in, carrying, or transporting of alcoholic liquor into a restaurant or other eating establishment in connection with the holding of a private party, with the permission of the owner or manager of said establishment, if otherwise authorized pursuant to the provisions of this Code.

Sec. 3-16. Complaint of violation.

Any resident of the Village shall have the right to file a complaint with the Local Liquor Control Commission that any licensee has been or is violating the provisions of this chapter or the rules or regulations issued pursuant thereto. Such complaint shall be in writing and shall be signed and sworn to by the parties complaining. The complaint shall state the particular provisions, rule or regulation believed to have been violated and the facts in detail upon which belief is based. If the Local Liquor Control Commission is satisfied that the complaint substantially charges a violation, it shall set the matter for hearing and shall serve notice upon the licensee of the time and place of such hearing and of the particular charges in the complaint in the manner hereinafter provided.

Sec. 3-17. Transportation of alcoholic liquor.

No person within the Village shall transport, carry, possess or have any alcoholic beverage within the passenger area of any motor vehicle except in the original package and with the seal unbroken.

Sec. 3-18. Sale of alcoholic liquor from drive-up windows, in drive-through facilities or to persons within the passenger areas of motor vehicles; penalty.

(a) It shall be unlawful for any person, retail licensee or employee of such licensee to sell or deliver alcoholic liquor, including, but not limited to, the sale or delivery of alcoholic beverage in the original
package with the seal unbroken and alcoholic beverage in a glass or cup:

(1) From a drive-up window or in a drive-up manner; or

(2) To a person within the passenger area of a motor vehicle.

Nothing herein shall prevent the person or licensee from assisting in loading a vehicle where the sale was otherwise consummated in compliance with Village ordinances.

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Sec. 3-19. Penalty.

Except as may be imposed pursuant to Section 3-44, any person, firm, or corporation violating any provision of this chapter shall be fined not less than one hundred twenty-five dollars ($125.00) nor more than one thousand five hundred dollars ($1,500.00) for each offense; and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues.

Sec. 3-20. Sale of Kegs

A licensee who sells a keg shall keep a logbook of all kegs sold showing the purchaser's name, address, telephone number, driver's license/state identification number, date of birth, and signature. The logbook shall be available for inspections by the Village Police Department during normal business hours.

Secs. 3-21-3-25. Reserved.

ARTICLE II. LICENSES

Sec. 3-26. Required.

It shall be unlawful to sell or offer for sale at retail, in the Village any alcoholic liquor either without a valid retail liquor dealer's license, or other than as is specifically permitted in the terms of such a license.

It shall be unlawful to serve, deliver, or to permit the consumption of alcoholic liquor on any premises for which a retail liquor dealer's license is required, other than as is specifically permitted in the terms of such a license.

No licensee under this Code shall sell or distribute alcoholic beverages outside the licensed premises.

Notwithstanding the foregoing, the holder of a Class B or B-1 Liquor License shall be permitted to conduct off premise delivery, as defined in the Illinois Liquor Control Act, subject to a plan approved by the Liquor Commission that specifies at a minimum, the point of sale age verification process and point of delivery age verification process and is otherwise in conformance with the Illinois Liquor Control Act. (Ord. No. 0-082-24,9/16/24)

Sec. 3-27. Alcoholic beverage seller and server permit and registry required.

(a) Each Manager and Assistant Manager of any licensed premise must possess a valid Alcoholic Beverage Seller and Server Permit pursuant to the granted liquor license requirements in Section 3-35. Further, each Manager and Assistant Manager shall be listed on the annual Liquor License Application.

(1) Owners not involved in the daily operations or the serving and selling of alcohol of a licensed premise are not required to obtain an Alcoholic Beverage Seller and Server Permit but are not exempt from a background check pursuant to Section 3-29.

(b) An Alcoholic Beverage Seller and Server Permit shall be issued by the Village to such applicant upon proof of completion of a state-certified beverage alcohol sellers and servers educational and training (BASSET) program meeting the minimum curriculum requirements of the Department of Human Services (DASA) 77 Adm. Code 3500.101 et seq. or its equivalent (to be determined by the Palatine Police Department) and upon receipt from the Police Department of a background check of the applicant (to be conducted every three {3} years).

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(c) No permit shall be issued to:

(1) A person who has been convicted of a felony under the laws of the State of Illinois or any other state or of the United States, unless the Village Manager determines that such person has been sufficiently rehabilitated to warrant the public trust after considering matters set forth in such person's application and the Village Manager's investigation. The burden of proof of sufficient rehabilitation shall be on the applicant; or

(2) Has been convicted of being the keeper of or is keeping a house of ill repute; or

(3) Has been convicted of pandering; or

(4) A person whose Alcoholic Beverage Seller and Server Permit issued under this Code has been revoked for a cause.

(d) The Chief of Police or his/her designee shall issue to the applicant an Alcoholic Beverage Seller and Server Permit. A facsimile of such permit is to be kept on the premises of the employer at all times.

(e) New Managers or Assistant Managers of an establishment licensed to sell or serve alcoholic beverages are required to secure an Alcoholic Beverage Seller and Server Permit within thirty (30) days from the beginning of their employment. Until receipt of such a permit, the new Manager or Assistant Manager shall work under the supervision of a person who has been licensed by the Village.

(f) Each permit shall be valid for three (3) years from the date of issuance. Renewal licenses shall be issued upon proof of completion of a state-certified beverage alcohol sellers and servers educational and training (BASSET) program meeting the minimum curriculum requirements of the Department of Human Services (DASA) 77 Adm. Code 3500.101 et seq. or its equivalent (to be determined by the Palatine Police Department) and upon receipt from the Police Department of the background check of the applicant.

(g) The Owner of any licensed establishment shall register with the Village any employee engaged in the sale, serving or giving away of any alcohol, spirits, wine, beer or other alcoholic beverages and/or the checking of identification for the purchase or consumption of alcoholic beverages. Said registration must occur within thirty (30) days of employee's employment. All employees subject to this section shall be required to comply with the BASSET requirements as noted in 3-27(f), which shall be recorded in the registration form. The registry shall be confirmed with the Village on an annual basis as part of the liquor license renewal process. A facsimile of registered employees' BASSET completion is to be kept on the premises of the employer at all times. Failure of the Owner to register an employee shall be grounds for a violation of the liquor license and subject to all remedies available in the Code of Ordinances. (Ord. No. O-15-23, 2/20/23)

Sec. 3-28. Applications.

No application for a liquor license may be considered by the Palatine Liquor Commission unless the number of licenses authorized under section 3-33 of this Code for the class of liquor license for which such application is made is greater than the number of such licenses then issued and outstanding, except that a person or persons holding a signed contract to purchase an already licensed establishment may make application for a license of the same class regardless of the number of licenses issued and outstanding. A copy of the contract to purchase must accompany such application.

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All applications for liquor licenses shall be made to the Local Liquor Control Commission in writing, signed by the applicant, if an individual, by all the partners, if a partnership, or by a duly authorized officer thereof, if a club or corporation, verified by oath or affidavit, accompanied by a non-refundable two hundred fifty dollar ($250.00) filing fee, with the exception of an application for a Class E Temporary Liquor License which shall have a non-refundable filing fee of fifty dollars ($50.00), and shall contain the following information and statements: (Ord. O-19-19, 3/11/19; O-102-19, 12/02/19)

(1) The name, age and residence address of the applicant, if an individual or in the case of a copartner, of each person entitled to share in the profits thereof and, in the case of a corporation for profit or a club, the date and state of incorporation, the objects for which organized, the names and addresses of the officers and directors, and the name and address of each stockholder owning in the aggregate more than five (5) per cent of the total issued and outstanding stock of such corporation;

(2) The same information in regard to the manager, if any, by whom such business will be conducted;

(3) The citizenship of each person mentioned in sub-paragraph (1) of this section, his/her place of birth and if a naturalized citizen, the time and place of his/her naturalization;

(4) The type of business then conducted by the applicant and his/her co-partners, if any, and also the length of time that said applicant or his/her co-partners, if any, has been in business of that character;

(5) The location and description of the premises or place of business which is to be operated under such license and that the licensee owns said premises or has a lease thereon for the full terms for which the license is requested.

(6) A statement whether applicant, his/her co-partners, if any, corporation or club has made application for a liquor license on premises other than described in said application, and the disposition thereof.

(7) The name and address of the landlord if the premises are leased;

(8) A statement that applicant and each of his/her co-partners, if any, have never been convicted of a felony and are not disqualified to receive a license by reason of any matter or thing contained in this Code, laws of this state, or other ordinances of this Village.

(9) Whether a previous license by any state or subdivision thereof, or by the federal government has been revoked, and the reasons therefor;

(10) A statement whether the applicant and each of his/her co-partners have ever owned and/or operated another liquor licensed establishment that has ever had any violations related to the liquor license.

(11) A statement that the applicant will not violate any of the laws of the state or of the United States, or any provision of this Code or other ordinance of the Village in the conduct of his/her business.

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(12) All applicants for Class "E" licenses shall submit concurrently with the filing of their license application a layout of the premises wherein alcoholic liquor service will be provided, including a detailed sketch of screening or other physical barriers to be placed around the serving area.

(13) Certificate of Dram Shop insurance evidencing coverage for the full term of the Palatine Liquor License in compliance with the following.

a. The certificate shall insure the applicant and the owner or lessor of the premises for not less than the amount in this section $500,000.00 per occurrence.

b. The Village of Palatine shall be named as an additional insured on the policy of comprehensive general liability insurance.

c. Such certificate shall also on its face name the Village of Palatine as a certificate holder and provide that the Village of Palatine shall be entitled to thirty (30) days advance written notice of cancellation before expiration of such policy.

d. Said coverage shall be from an insurer licensed to do business in the State of Illinois and shall be kept current at all times. Licensees shall have certificates of insurance immediately provided to the Village at the time or renewal and/or within ten (10) days of the date when at such time as a change in insurance carriers occurs. Upon request of the Village, a Licensee shall provide evidence of current coverage at times other than initial application and renewal. All required insurance shall be required to provide coverage for the Premises and Building where a liquor license is maintained, and also to any Permitted Area for any Sale of Alcoholic Liquors (including any outdoor seating area or the area where any Outdoor Special Event, Caterer Event, Nonprofit Special Event or similar event is to be conducted).

A. For purposes of this Section, the required insurance shall be defined to include:

a. Dram shop insurance with policy limits at or in excess of the statutory minimum required under Illinois law.

b. Comprehensive General Liability insurance with policy limits of not less than one million dollars per person/per occurrence.

B. In addition to the foregoing requirements, applicant and Licensees are also required to maintain workers compensation, automobile liability and any other insurance required under applicable Illinois law as a condition of being eligible to obtain or maintain a liquor license. The Village may demand proof of such coverage, in the form of a current certificate of insurance or other proof of insurance acceptable to the Village, at any time a license is in place, or at any time while processing a license application or renewal application.

C. Both the comprehensive general insurance policy and the dram shop insurance policy required hereunder shall name the Village as additional primary and non-contributory insured, without right of subrogation, and without any limiting clauses other than those which may be acceptable to the Village. Upon request, the policy and any endorsements must be tendered to the Village. (Ord. O-19-19, 3/11/19)

(14) Previous year's State of Illinois Liquor License number.

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(15) Any other requested information that is listed in 235 ILCS 5/7-1, or as requested by Village Manager.

(16) A statement as to whether any federal, state, county or local official or law enforcement public official owns any interest in the applicant.

Upon issuance of a state liquor license, Licensee shall submit proof of said issuance to the Village of Palatine within thirty (30) days of issuance of the State Liquor License. Failure to file proof of issuance of the state license within thirty (30) days of the issuance of the Village of Palatine license shall constitute a violation of Section 3-44(b) of this Code.

Sec. 3-28(B). Incomplete or Inaccurate Applications

(1) Applications for liquor licenses which are incomplete, inaccurate or fail to contain the statements or information required by this Chapter shall be rejected by the Village. The Village shall issue a written rejection of such application, setting forth the deficiencies in said application within sixty (60) days of its receipt. Prior to such rejection, the applicant may submit the additional information or statements required to complete such application.

(2) Administrative or legal expenses incurred in reviewing incomplete or inaccurate liquor license applications, advising the applicant of such deficiencies, and rejecting such applications shall be paid by the applicant exclusive of the $250.00 application fee. A bill or invoice shall be submitted to the applicant specifying the additional administrative or legal expenses incurred in processing the applicant's incomplete or inaccurate liquor license application, which shall be paid by the applicant, together with the annual license fee prior to the issuance of such license.

Sec. 3-29. Examination of applicant for local license.

The Local Liquor Control Commission shall have the right to examine, or cause to be examined, under oath, any applicant for a local license or for a renewal thereof, or any licensee upon whom notice of revocation or suspension has been served as provided by statute, and to examine or cause to be examined the books and records of any such applicant or licensee, to hear testimony and take proofs for the information of the members of the commission in the performance of their duties, and for such purpose any member of the commission may issue subpoenas which shall be effective in any part of this state. For the purpose of obtaining any of the information desired by the Local Liquor Control Commission, under this section, it may authorize its agent to act on its behalf, as provided by statute.

Each liquor license applicant, as determined by the Village Manager, shall every three (3) years submit his or her fingerprints to the Palatine Police Department in the form and manner prescribed by the Department of State Police or Palatine Police Department. These fingerprints shall be checked against the fingerprint records now and hereafter filed in the Department of State Police and Federal Bureau of Investigation criminal history records databases. The Village may charge a fee for conducting the criminal history records check of a liquor license applicant. The Palatine Police Department shall furnish pursuant to positive identification, records of conviction to the Local Liquor Control Commissioner.

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Sec. 3-30. Restrictions.

No such license shall be issued to:

(1) A person who is not a resident of the Village of Palatine;

(2) A person who is not of good character and reputation in the community in which he resides or operates a business;

(3) A person who is not a citizen of the United States;

(4) A person who has been convicted of a felony under the laws of the State of Illinois or of any other state or of the United States;

(5) A person who has been convicted of being the keeper of or is keeping a house of ill fame;

(6) A person who has been convicted of pandering or other crime or misdemeanor opposed to decency and morality;

(7) A person whose license issued under this Code has been revoked for a cause;

(8) A person who at the time of application for renewal of any license issued hereunder would not be eligible for such license under a first application;

(9) A copartner, if any general partner thereof, or any limited partner thereof, owning more than five (5) per cent of the aggregate limited partner interest in such copartner would not be eligible to receive a license hereunder for any reason other than residence within the Village.

(10) A corporation, if any officer, manager or director thereof, or any stockholder or stockholders owning in the aggregate more than five (5) per cent of the stock thereof, would not be eligible to receive a license hereunder for any reason other than citizenship and residence within the political subdivision;

(11) A corporation unless it is incorporated in Illinois, or unless it is a foreign corporation which is qualified under the Illinois Business Corporation Act to transact business in Illinois;

(12) A person whose place of business is conducted by a manager unless said manager possesses the same qualifications required of the licensee;

(13) A person who has been convicted of a violation of any federal or state law concerning the manufacture, possession or sale of alcoholic liquor, subsequent to January 31, 1934 or shall have forfeited his/her bond to appear in court to answer charges for any such violation;

(14) A person who does not beneficially own the premises for which a license is sought, or does not have a lease thereon for the full period for which the license is to be issued;

(15) Any federal, state or local law enforcing public official, any Mayor of the Village, any member of a Village council, or any president or member of a county board; and no such official shall be interested in any way, either directly or indirectly, in the manufacture, sale or distribution of alcoholic liquor, except that a license may be granted to such official in relation to premises that are not located within the territory subject to the jurisdiction of that official if the issuance of such license is approved by the State Liquor Control Commission

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(16) Any person, association, or corporation not eligible for a state retail liquor dealer's license.

(17) A person who does not submit proof that all coin operated amusement devices in the establishment have been licensed by the Village of Palatine and the fee paid. Failure to submit said proof as required will be grounds for denying the issuance of the license or the renewal of the same.

(18) A person who is not a beneficial owner of the business to be operated by the licensee.

(19) A person who has been convicted of a gambling offense as proscribed by any of subsections (a) (3) through (a) (11) of Section 28-1 of, or as proscribed by Section 28-1.1 or 28-3 of, the Criminal Code of 1961, or as proscribed by a statute replaced by any of the aforesaid statutory provisions.

(20) A person or entity to whom a federal wagering stamp has been issued by the federal government, unless the person or entity is eligible to be issued a license under Illinois State Law.

(21) A person or corporation that has outstanding, past due financial obligations owed to the Village, including but not limited to fines, fees, utility charges and property taxes.

(22) Any person or entity where the owner of the proposed licensed premises or any person from whom the licensee derives the right of possession of such premises or the corporate officer of such person or owner is ineligible to hold a liquor license.

In the event there is a violation of any of the foregoing restrictions by a person, corporation or partnership holding a license or any officer, manager, director, stockholder, or partner thereof, while said license is in effect, such license may be revoked by the Local Liquor Control Commission upon proof of such violation established at a hearing called by the Local Liquor Control Commission in the manner hereinafter provided.

Sec. 3-31. Conditions to the issuance of liquor licenses.

(a) All new licensees shall be required to comply with section 3-27 as a condition to the issuance of any new liquor license. A copy of the Alcoholic Beverage Seller and Server Permit of all applicable employees and the list of registered employees shall be kept on the premises of the establishment at all times and made available to the Village for inspection upon demand. Upon request, a licensee shall provide a list of all employees which are required to be registered and required to hold an Alcoholic Beverage Seller and Server Permit. Included on the list shall be the employee's date of hire and the expiration date of the Alcoholic Beverage Seller and Server Permit.

(b) In addition to any other requirements in this Chapter or conditions associated with the type of license obtained, the Local Liquor Control Commission may impose reasonable conditions on the issuance or renewal of a liquor license. Such conditions may be based on the past operating history of the establishment, the neighborhood or environs in which the establishment is located and may include additional limitations on the hours otherwise permitted in the license classification sought by the applicant.

(c) At all times when the premise is open, the licensee shall have no less than one manager or assistant manager on duty with an Alcoholic Beverage Seller and Server Permit.

(d) A licensed establishment shall have on file with the Liquor Commission a current site plan of the premises indicating the location of the display, selling, and serving of alcoholic beverages, including but not limited to bars, lounges, shelving, and registers. (Ord. No. 0-34-10, §1, 4/19/10; Ord. No. O-15-23, 2/20/23)

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Sec. 3-32. Term; prorating fee.

Each license shall terminate on June 30 next following its issuance, excepting a temporary license provided that this section shall not affect the period of termination of any license issued before the effective date of this article. The fee to be paid shall be reduced in proportion to the full calendar months which have expired in the fiscal year prior to the issuance of the license.

Sec. 3-33. Failure to operate; lapse of license.

ln the event that the operation of any business for which a liquor license is granted hereunder shall close down, terminate or cease for a period of thirty (30) consecutive days, such license shall forthwith lapse and be of no further force, effect or validity.

The Village Manager may grant a grace period for failure to operate related to construction, remodeling, or other circumstances deemed to be beyond the control of the liquor establishment.

Sec. 3-34. Acquisition of more than five per cent of licensee's stock; report.

Each corporation holding a liquor license and each person who shall acquire in excess of five (5) per cent of the total issued and outstanding stock of the corporation shall report to the Local Liquor Control Commission in writing, not less than thirty (30) days prior to such acquisition, the name and address of the proposed stockholder together with a completed application form and disclosure statement containing the information and statements required under section 3-28 of this Code, together with the intended date of such acquisition.

In the event the proposed stock acquisition will result in a change of stock ownership of the corporation of fifty (50) per cent or more of the total issued and outstanding stock of the corporation as it existed at the time the corporation's existing license was first issued, the acquisition shall be deemed and is hereby declared to be a transfer of the license, and if completed shall cause the license to cease and terminate unless, prior to such completion, an application for a new license if filed with, and a new liquor license is issued by, the Local Liquor Control Commission.

In the event the proposed stock acquisition will result in a change of stock ownership of the corporation in an amount less than fifty (50) per cent of the total issued and outstanding stock of the corporation as it existed at the time the corporation's existing license was first issued, following receipt of such application and disclosure statement, the Local Liquor Control Commission shall have the same rights with respect to the proposed stockholder as are set forth in section 3-29 of this Code. On or before the expiration of the aforesaid thirty-day period, the Local Liquor Control Commission shall complete their review of the qualifications of the proposed stockholder and advise the proposed stockholder and the corporation in writing as to whether they have determined that any grounds exist for revocation of the corporation's liquor license in the event the proposed transfer is consummated.

Failure to report to and file the required application and disclosure statement with the Local Liquor Control Commission as above required, or any transfer of stock in violation of the determination of the Local Liquor Control Commission shall be grounds for revocation of the corporation's liquor license by the Local Liquor Control Commission upon proof of such violation established at a hearing called by the Local Liquor Control Commission in the manner hereinafter provided.

In addition to the above requirements, each corporation holding a liquor license shall report the name

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and address of any person previously holding in excess of five (5) per cent of the issued and outstanding stock of the corporation who acquires additional stock in excess of five (5) per cent of the total issued and outstanding stock of the corporation. The aforesaid report(s) shall be made within five (5) days following such acquisition. Failure to report to the Local Liquor Control Commission, as above required, shall be grounds for the revocation of the corporation's liquor license by the Local Liquor Control Commission upon proof of such violation established at a hearing called by the Local Liquor Control Commission in the manner hereinafter provided.

Nothing herein shall prevent the Local Liquor Control Commission from suspending a license or imposing a fine upon a licensee for violation of any provision of this section.

Sec. 3-35. Classification; fees

Licenses shall be and are hereby divided into the following classes:

(1) **RESERVED.**

(2) *Class "A-1" License* (Sports and Recreation Facilities) shall authorize the retail sale of alcoholic liquor on the premises only to sports and recreation facilities, subject to the provision that a floor plan be submitted prior to issuance of the license, food service must be available, and that no exterior signage advertising alcohol or the tavern/bar name be permitted.

It shall be unlawful for a holder of a Class "A-1" license to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 1:00 a.m. and 6:00 a.m. Monday through Friday, or during the hours of 2:00 a.m. and 6:00 a.m. on Saturday and Sunday, except between the hours of 1:00 a.m. and 2:00 a.m. on the first day of January of every year. The annual fee for such license shall be as provided in the fee schedule supplemental to the Palatine Code of Ordinances.

It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person obtains from the Village Manager a license to sell or serve alcoholic beverage

(3) *Class "B" License* (package liquor store) shall authorize the retail sale of all alcoholic beverages in its original package, not for consumption on the premises where sold. The establishment shall not have more than ten percent (10%) of its shelf space used for consumable goods ("consumable goods" does not include tobacco and soft drinks), derive more than ten percent (10%) of its gross income from consumable goods, and derive more than ten percent (10%) of wholesale purchases of consumable goods.

In addition to all other applicable requirements, a sign shall be posted on every entrance to the establishment (the size of said sign and the type size to be prescribed by the Village Manager's office) providing that no one under the age of 21 may enter the establishment unless accompanied by a parent or guardian 21 years of age or older. Said establishment shall enforce such restriction by denying admittance to any person under the age of 21 unless accompanied by a parent or guardian 21 years of age or over.

It shall be unlawful for a holder of a Class B license to sell or offer for sale at retail any

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alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 12:00 midnight and 6:00 a.m. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

It shall be unlawful for any person to sell alcoholic beverages at the register unless such person is registered or permitted pursuant to Sec 3-27 to sell or serve alcoholic beverages. A point of sale control procedure/policy indicating the liquor license holder's procedures and policies to prevent persons under the age of twenty-one (21) from accessing and purchasing alcoholic beverages and to prevent the sale of alcoholic beverages outside the permitted hours of the granted liquor license shall be on file with Liquor Commission.

(4) *Class "B-1" License* (grocery store with package liquor) shall authorize the retail sale of all alcoholic beverages in its original package, not for consumption on the premises where sold, in an establishment whose primary purpose is the sale of groceries, with the sale of alcoholic beverages as a subsidiary sale. The establishment must have a minimum of fifteen thousand (15,000) square feet of retail floor space, with no more than ten percent (10%) of the floor area used for the display of alcoholic beverages and no more than ten percent (10%) of its gross income shall be derived from the sale of alcoholic beverages.

The primary liquor display area shall be located in the designated area as indicated on the approved floor plan on file with the Liquor Commission. Any change to the primary liquor display area on the approved floor plan shall require Liquor Commission approval.

In addition to the primary liquor display area, a holder of a Class B-1 license shall be permitted up to three (3) incidental display areas for beer and wine only subject to the Village Manager's review and approval and shall be indicated on a plan on file with the Liquor Commission.

A point of sale control procedure/policy indicating the liquor license holder's procedures and policies to prevent persons under the age of twenty-one (21) from accessing and purchasing alcoholic beverages and to prevent the sale of alcoholic beverages outside the permitted hours of the granted liquor license shall be on file with Liquor Commission.

It shall be unlawful for a holder of a Class B-1 license to sell or offer for sale at retail any alcoholic liquor on the licensed premises, between the hours of 12:00 midnight and 6:00 a.m. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

It shall be unlawful for any person to sell alcoholic beverages at the register unless such person is registered or permitted pursuant to Sec 3-27 to sell alcoholic beverages.
(Ord. No. 0-146-10, §2, 12/6/10)

(5) *Class "B-2" License* (General Merchandise store with package liquor) shall authorize the retail sale of all alcoholic beverages, in its original package, not for consumption on the premises where sold, in an establishment whose primary purpose is the sale of household items, groceries, medicine, health or beauty aids, and clothes, with the sale of alcoholic beverages as a subsidiary sale. The establishment must have a minimum of fifty thousand (50,000) square feet of floor area, with no more than five percent (5%) of the floor area used for the display of alcoholic beverages and no more than ten percent (10%) of its gross income shall be derived from the sale of alcoholic beverages.

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A General Merchandise store holding a B-2 license shall have a valid State of Illinois Pharmacy license, pursuant to the Pharmacy Practice Act (225 ILCS 85), at the liquor licensed location and actually employ at least one licensed pharmacist who works at the liquor licensed premises, and shall provide proof to the Village upon request.

The liquor display area shall be located in the designated area as indicated in the approved floor plan on file with the Liquor Commission. Any change to the liquor display area on the approved floor plan shall require Liquor Commission approval.

A point of sale control procedure/policy indicating the liquor license holder's procedures and policies to prevent persons under the age of twenty-one (21) from accessing and purchasing alcoholic beverages and to prevent the sale of alcoholic beverages outside the permitted hours of the granted liquor license shall be on file with Liquor Commission.

It shall be unlawful for a holder of a Class B-2 license to sell or offer for sale at retail any alcoholic liquor on the licensed premises, between the hours of 12:00 midnight and 6:00 a.m. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

It shall be unlawful for any person to sell alcoholic beverages at the register unless such person is registered or permitted pursuant to Sec 3-27 to sell alcoholic beverages.
(Ord. No. 0-159-12, §1, 12/3/12)

(6) *Class "B-3" License* (Drug store with package liquor) shall authorize the retail sale of all alcoholic beverages, in its original package, not for consumption on the premises where sold, in an establishment whose primary purpose is the sale of pharmacy items, prescription drugs, health and wellness services, with the sale of alcoholic beverages as a subsidiary sale. The establishment must have a minimum of ten thousand (10,000) square feet of floor area, with no more than five percent (5%) of the floor area used for the display of alcoholic beverages and no more than ten percent (10%) of its gross income shall be derived from the sale of alcoholic beverages.

A Drug Store holding a B-3 license shall have a valid State of Illinois Pharmacy license, pursuant to the Pharmacy Practice Act (225 ILCS 85), at the liquor licensed location and actually employ at least one licensed pharmacist who works at the liquor licensed premises, and shall provide proof to the Village upon request.

The liquor display area shall be located in the designated area as indicated in the approved floor plan on file with the Liquor Commission. Any change to the liquor display area on the approved floor plan shall require Liquor Commission approval.

A point of sale control procedure/policy indicating the liquor license holder's procedures and policies to prevent persons under the age of twenty-one (21) from accessing and purchasing alcoholic beverages and to prevent the sale of alcoholic beverages outside the permitted hours of the granted liquor license shall be on file with Liquor Commission.

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It shall be unlawful for a holder of a Class B-3 license to sell or offer for sale at retail any alcoholic liquor on the licensed premises, between the hours of 12:00 midnight and 6:00 a.m. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

It shall be unlawful for any person to sell alcoholic beverages at the register unless such person is registered or permitted pursuant to Sec 3-27 to sell alcoholic beverages.
(Ord. No. 0-34-10, §2, 4/19/10; Ord. No. 0-146-10, §3, 12/6/10)

(7) *Class "B-4" License* (Restaurant/Convenient Store with package liquor) shall authorize the retail sale of all alcoholic beverages, in its original package, not for consumption on the premises where sold, in an establishment whose primary purpose is both the sale of freshly prepared on-site food, the sale of gasoline and the sale of general merchandise and other prepackaged food items. The sale of alcoholic beverages shall be secondary to the sale of the above items. The establishment must have a minimum of four thousand five hundred (4,500) square feet of floor area, with no more than ten percent (10%) of the floor area used for the display of alcoholic beverages.

The establishment shall offer their patrons full and complete meals during hours approved by the Palatine Liquor Commission as a condition of the liquor license. The establishment's full menu shall be on file with the Liquor Commission.

The establishment shall maintain a minimum of twelve (12) gasoline pump stations at all times.

The liquor display area shall be located in the designated area as indicated in the approved floor plan on file with the Liquor Commission. Any change to the liquor display area on the approved floor plan shall require Liquor Commission approval.

A point of sale control procedure/policy indicating the liquor license holder's procedures and policies to prevent persons under the age of twenty-one (21) from accessing and purchasing alcoholic beverages and to prevent the sale of alcoholic beverages outside the permitted hours of the granted liquor license shall be on file with Liquor Commission.

It shall be unlawful for a holder of a Class B-4 license to sell or offer for sale at retail any alcoholic liquor on the licensed premises, between the hours of 10:00 p.m. and 8:00 a.m. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

It shall be unlawful for any person to sell alcoholic beverages at the register unless such person is registered or permitted pursuant to Sec 3-27 to sell alcoholic beverages.
(Ord. No. 0-34-10, §2, 4/19/10; Ord. No. 0-146-10, §3, 12/6/10)

(8) *Class "C" License* (Club) shall authorize the retail sale of alcoholic liquor on the premises designated therein, for consumption on the premises only, by a club as defined in this chapter.

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It shall be unlawful for a holder of a Class "C" license to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 12:00 midnight and 6:00 a.m. Monday through Friday, or during the hours of 1:00 a.m. and 6:00 a.m. Saturday and Sunday, except between the hours of 12:00 midnight and 2:00 a.m. on the first day of January of every year. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person is registered or permitted pursuant to Sec 3-27 to sell or serve alcoholic beverages.

(9) *Class "D" License* (Restaurant) shall authorize the retail sale, in restaurant establishments only, of alcoholic liquor for consumption on the premises where sold. Such licenses shall be issued and retained by those restaurant establishments which:

(a) Are in fact operated as restaurants; and

(b) Offer their patrons full and complete meals, including dinner menu. The holder of a Class “D” license may modify the menu of the food to be served after 10:00 p.m. Sunday through Wednesday and 11:00 p.m. Thursday, Friday and Saturday, provided such modified menu includes a variety of sandwiches or similar hot and cold foods and hot and cold non-alcoholic beverages. The establishment’s full menu and limited menu shall be on file with the Liquor Commission. Food Service (taking orders, making and serving prepared foods) may end no earlier than one (1) hour prior to the establishment’s closing time. (Ord. No. 0-64-13, §1, 6/3/13)

No such license shall be granted to or retained by any establishment in which the facilities for food preparation and service are not primarily those of a restaurant or a veterans organization. Without limiting the generality of the foregoing, limited food service such as provided by luncheonettes, diners, coffee shops, drive-ins, etc., does not satisfy the requirements for this license classification.

It shall be unlawful for a holder of a class "D" license to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 1:00 a.m. and 6:00 a.m. Monday through Thursday, or during the hours of 2:00 a.m. and 6:00 a.m. Friday, Saturday and Sunday, except between the hours of 1:00 a.m. and 2:00 a.m. on the first day of January of every year. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person is registered or permitted pursuant to Sec 3-27 to sell or serve alcoholic beverages.

Servers aged 19 and 20 shall be permitted to serve alcoholic beverages at the table within the dining room, provided that said servers are registered pursuant to Section 3-27; and that the establishment has a manager and/or an assistant manager and a bartender, all of whom must be at least 21 years of age, present on the premises at all times, all of whom have registered

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or obtained an Alcoholic Beverage Seller and Server permit pursuant to Section 3-27.

(10) RESERVED

(11) *Class "E" License* (Temporary Special Event) shall authorize the retail sale of alcoholic liquor on the premises designated therein, for consumption on said premises only, by a civic, fraternal, other not-for-profit organization, or holder of valid Palatine liquor license, for a specific function or occasion and for up to four events in a calendar year to be set by the Local Liquor Control Commission; provided, however, that the hours shall be no later than 12:00 midnight on any night and begin no sooner than 11:00 am Sundays. As used in this paragraph (11) "premises" shall mean the entire premises designated in the Class "E" license even though such premises may extend beyond the interior of a building.

For each subsequent event after the initial approval, the applicant must submit a plan and notice to the Village Manager 20 days prior to each event. The Village Manager may issue the subsequent Class “E” licenses, up to four total in a calendar year.

In the event the Village Manager receives an application for a Class "E" license, complete in all respects and accompanied by a detailed sketch and letter from the Police Department as required under section 3-28(12) of this Code, and because of unavoidable conflicts or other reasons beyond the control of the commission, the application cannot be acted upon in timely fashion by the full Local Liquor Control Commission, a Class "E" license may be issued upon the signatures of any four (4) commissioners, with a report of said approval and copies of the application and all supporting documents being mailed or delivered promptly to each commissioner.

Temporary licenses may be issued by the Local Liquor Control Commission to holders of any licenses, for operations away from the licensed premises for special events. The events, for which such special licenses away from the licensed premises shall be granted, shall be subject individually to the approval of the Local Liquor Control Commission. Such special licenses shall be issued for a period not to exceed seven (7) days in any one year for any license holder. Each individual site for such sale away from licensed premises shall be subject to approval by the Local Liquor Control Commission.

It shall be unlawful for the holder of a Class "E" license to sell or offer for sale at retail any alcoholic liquor in the Village other than as is specifically permitted in the license.

It shall be unlawful for any person to sell or serve alcoholic liquor unless the seller or server has satisfactorily completed the Village of Palatine Liquor Ordinance Compliance Training Course.

There shall be an application fee of $50 for each Class “E” license application.

(12) *Class "F" License* (Park District) shall authorize the retail sale of alcoholic liquor at or from buildings and other facilities located on the premises designated therein, for consumption on premises and also from beverage carts operating solely on golf course premises owned by Park Districts, duly established under the Park District Code. The holder of a Class "F" license shall upon issuance and renewal of the license, submit to the Village a list showing those hours at which alcoholic liquor will be sold, offered for sale at retail, served or permitted to be consumed at each respective Park District site; provided, however, the holder of a Class "F" license may sell or serve alcoholic liquor on such premises for special events

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at hours other than those contained on the aforesaid list upon at least forty-eight (48) hours prior notice to the Village Manager.

It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person is registered or permitted pursuant to Sec 3-27 to sell or serve alcoholic beverages.

(13) *Class "G" License* (Beer and Wine) shall authorize the retail sale in restaurants only, of beer and wine and alcopop for consumption on the premises where sold. Such licenses shall be issued to and retained by only those establishments which:

(a) Offer their patrons' food service during all hours that the sale of alcohol is permitted. The establishment's full menu shall be on file with the Liquor Commission.

(b) No such license shall be granted to or retained by any establishment in which the facilities for food preparation and service are not primarily those of a restaurant.

It shall be unlawful for a holder of a Class "G" license to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 12:00 midnight and 6:00 a.m. Monday through Friday, or during the hours of 1:00 a.m. and 6:00 a.m. Saturday and Sunday. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person is registered or permitted pursuant to Sec 3-27 to sell or serve alcoholic beverages.

(14) *Class "G-1" License* (Seasonal Beer and Wine) shall authorize the retail sale, in restaurants only, of beer, wine and alcopop for consumption on the premises where sold and in conjunction with a Sidewalk Café License Agreement between the restaurant and Village or as otherwise authorized by the Village Council. Such licenses shall be issued to and retained by only those establishments which:

(a) Offer their patrons' food service during all hours that the sale of alcohol is permitted. The establishment's full menu shall be on file with the Liquor Commission.

(b) No such license shall be granted to or retained by any establishment in which the facilities for food preparation and service are not present on premises.

(c) Have a valid Outdoor Seating License Agreement with the Village of Palatine allowing for the use of Village right of way for the purpose of food service, or as otherwise authorized by the Village Council.

It shall be unlawful for a holder of a Class "G-1" license to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 9:00 p.m. and 6:00 a.m. The license shall be

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valid only during the dates allowed by the Outdoor Seating License Agreement, or for those establishments without an Outdoor Seating License Agreement, from April 1 through November 30. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

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It shall be unlawful for any person to be employed as a bartender, alcohol server, or to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person is registered or permitted pursuant to Sec 3-27 to sell or serve alcoholic beverages.

(15) *Class "G-2" License* (Beer and Wine Single-Serve Package) shall authorize the retail sale in restaurants only, of single-serve beer, wine and seltzer. Consumption on the premises where sold shall be approved by the Village Manager and such approved site plan shall be on file with the Liquor Commission. Such licenses shall be issued to and retained by only those establishments which:

(a) Offer their patrons' food service during all hours that the sale of alcohol is permitted. The establishment's full menu shall be on file with the Liquor Commission.

(b) No such license shall be granted to or retained by any establishment in which the facilities for food preparation and other non-alcoholic beverage service are not primarily those of a restaurant.

It shall be unlawful for a holder of a Class "G-2" license to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 09:00 p.m. and 09:00 a.m. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

It shall be unlawful for any person to be employed as a bartender, server, or to manage such an establishment unless such person is registered or permitted pursuant to Sec 3-27 to sell or serve alcoholic beverages.
(Ord. No. O-116-21, 11/1/2021)

(16) *Class "H" License* (Banquet Hall) shall authorize the serving and retail sale of alcoholic liquor for consumption on the premises designated therein in establishments containing banquet hall facilities and authorized for banquets as a principal use; provided that alcoholic liquor under this license may be served and sold only to invited guests. The annual fee for such license shall be provided in the fee schedule supplement to the Palatine Code of Ordinances.

"Banquet hall facility" shall mean a business conducted on premises at which the exclusive activity is the catering of private parties whereat there is service for consumption at tables of a full multiple course meal at a prearranged fixed unit price, or hors d'oeuvres, buffet or smorgasbord, and at which alcoholic liquor may be served or sold as an incident to such food services; provided that each of such private parties is prearranged under the sponsorship of a particular person or organization.

It shall be unlawful for a holder of a Class "H" license to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 1:00 a.m. and 6:00 a.m. Monday through Friday, or during the hours of 2:00 a.m. and 6:00 a.m. Saturday and Sunday, except between the hours of 1:00 a.m. and 2:00 a.m. on the first day of January of every year. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

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It shall be unlawful for any person to be employed as a bartender or to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person is registered or permitted pursuant to Sec 3-27 to sell or serve alcoholic beverages.

(17) *Class "K" License* (Hotel) shall authorize the retail sale in hotel rooms on the licensed premises of alcoholic liquor for consumption only in the hotel rooms on said premises and for special events in hotel meeting rooms. A Class K licensee shall be required to install cabinets for the storage of liquor for the use of room guests in each room provided each such cabinet shall be securely locked with a separate key from the room key. Only guests 21 years or older at the time of registration shall be issued the separate cabinet key.

A Class "K" license shall authorize a hotel to serve alcoholic beverages to registered guests between the hours of five o'clock (5:00) p.m. and ten o'clock (10:00) p.m. Hors d'oeuvres or other food shall be continuously available during the hours when alcoholic beverages are served. Service of the alcoholic beverages and food shall take place in a room (reception lounge) or area separated from the lobby of the hotel.

It shall be unlawful for any person to be employed as a bartender or to manage such reception lounge unless such person is registered or permitted pursuant to Sec 3-27 to sell or serve alcoholic beverages. (Ord. #0-21-09, §1, 3/2/09)

The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

(18) *Class "M" License* (Institutional Conference Center) shall authorize the serving and sale of alcoholic liquor for consumption on the premises designated therein in an Institutional Conference Center establishment; provided that alcoholic liquor under this license may be served and sold only to invited guests that are utilizing the services and facilities of the Institutional Conference Center for educational, cultural, philanthropic, governmental, business and/or training activities and said alcoholic liquor is incidental to such activities. Service and sale of alcoholic beverages shall be restricted to only those events in an Institutional Conference Center.

"Institutional Conference Center" shall mean an event on premises at William Rainey Harper College at which the exclusive activities are those events associated with educational, cultural, philanthropic, governmental business or training activities, and said alcoholic liquor is incidental to such activities. The sale or serving of alcohol at weddings, receptions or other events not involving the educational, cultural, philanthropic, governmental programming or training activities is prohibited.

It shall be unlawful for a holder of a Class "M" license to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 12:00 midnight and 6:00 a.m. The annual fee for such license shall be $10.00.

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It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person is registered or permitted pursuant to Sec 3-27 to sell or serve alcoholic beverages.

(19) *Class "N" License* (Microbrewery) shall authorize establishments dispensing alcoholic liquors for consumption on the premises and engaged in the actual brewing and production of beer on the premises and for the dispensing of beer that has been brewed and produced on site for consumption off the premises and in packaged form only. Holders of a Class N license shall offer their patrons full and complete meals, including dinner menu. The holder of a Class "N" license may modify the menu of the food to be served after 10:00 p.m. Sunday through Wednesday and 11:00 p.m. Thursday, Friday and Saturday, provided such modified menu includes a variety of sandwiches or similar hot and cold foods and hot and cold non-alcoholic beverages. The establishment's full menu and limited menu shall be on file with the Liquor Commission. Food Service (taking orders, making and serving prepared foods) may end no earlier than one (1) hour prior to the establishment's closing time. This license shall be issued only to establishments with a microbrewery, having meal service, and a restaurant capacity of not less than 100 seats. (Ord. No. 0-64-13, §1, 6/3/13)

It shall be unlawful for a holder of a Class "N" license to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 1:00 a.m. and 6:00 a.m. Monday through Thursday, or during the hours of 2:00 a.m. and 6:00 a.m. Friday, Saturday and Sunday, except between the hours of 1:00 a.m. and 2:00 a.m. on the first day of January of every year. The annual fee for such -license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

It shall be unlawful for any person to be employed as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker in such an establishment unless such person is registered or permitted pursuant to Sec 3-27 to sell or serve alcoholic beverages.

(20) *Class "O" License* (Temporary Commercial Special Events, Daily Fee) Authorizes the retail sale of wine and/or beer only, on the premises specified, for consumption on said premises at a business event, grand opening or similar function. Such temporary licenses are to be granted to local businesses promoting a common object rather than the sale of wine and/or beer. Such licenses may also contain further restrictions or conditions which are deemed necessary to ensure that the events are properly supervised and otherwise conducted such that the health, safety and welfare of the general public will be protected. These restrictions or conditions may include, but are not limited to, the event's hours of operation or specific operational conditions.

Such licenses shall be authorized on a day-to-day basis, but for not more than three (3) consecutive days. Such licenses shall permit not more than twenty (20) days of events per calendar year. Such licenses shall only be authorized to a single user premises.

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In conjunction with the license application a list of event(s) shall be submitted to the Village. Any proposed changes to the approved event(s) following the issuance of a license shall be submitted in writing to the Village Manager at least seven (7) days prior to the proposed event. The Village Manager shall be authorized to either approve or deny any proposed changes to the event(s) following the issuance of the license.

It shall be unlawful for any person to be employed as a bartender or to manage such event unless such person is registered or permitted pursuant to Sec 3-27 to sell or serve alcoholic beverages.

The fee for such licenses shall be two hundred and fifty dollars ($250) for five (5) event days or less, or five hundred dollars ($500) for six (6) event days or more.
(Ord. #0-28-09, §1, 3/9/09)

(21) *Class "P" License* (Caterer) shall authorize an establishment to provide catering services. A "Caterer" means a person or business that provides food and/or alcoholic beverage service to private events within the Village of Palatine. Holders of a Class "P" license may sell, dispense, and serve alcohol beverages as part of a private event within the Village of Palatine. Such licenses shall be issued and retain by those establishments which:

(a) The primary business is located in the Village's corporate limits.
(b) Hold a valid Food Dealer Permit issued by the Village.
(c) Demonstrate the ability to store, handle, prepare, transport and serve food in a safe and sanitary manner, in accordance with the standards promulgated pursuant to Village Code of Ordinances. The Department of Community Services shall inspect an applicant's license premises for compliance with this Code and shall report its findings to the Local Liquor Control Commission.

1. "Outside Caterer" which means a caterer whose primary business is located outside of the Village's corporate limits, may register with the Village by supplying the following information to the Village Manager for approval:

a. Location, date, and time of the Catering Event; and
b. Proof of a valid license for the preparation of food for service of the licensed premises, issued by the appropriate licensing authority of the jurisdiction of where the applicant's catering business is located; and
c. Proof of its ability to store, handle, prepare, transport and serve food in a safe and sanitary manner in accordance with the standards no less stringent than those imposed by the Village Code of Ordinance; and
d. Proof of a valid license for the sale of alcoholic liquor issued by the appropriate licensing authority; and
e. Proof of dram shop insurance in an amount equal to that required by the license under this Chapter; and
Proof of completion of a state-certified beverage alcohol sellers and servers educational and training (BASSET) program meeting the minimum curriculum requirements of the Department of Human Services (DASA) 77 Adm. Code 3500.101 et seq. or its equivalent for any person employed by an Outside Caterer as a bartender, server, to manage such an establishment, or to act as a bouncer or identification checker for the Catering Event.
f. Any additional information as required by the Village Manager.

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A registered outside caterer may engage in the sale and service of alcoholic liquor on the same terms and conditions as the holder of the caterer's liquor license under this Code. The registration period for each Outside Caterer shall be on a per event basis, with no event exceeding five (5) consecutive days.

Any person desiring an Outside Caterer registration shall file an application therefor with, no less than fourteen (14) days before the intended date of the event, to the Village Manager or his/her designee, upon a form provided by him/her. The Village Manager may include additional restrictions or conditions to the approved registration.

The annual fee for Class "P" license and registration fee for Outside Caterer shall be as provided in the fees schedule supplement of the Palatine Code of Ordinances.

Every person engaged in the sale of alcoholic liquor as a caterer shall keep a record of each event catered by that person. The record shall indicate the place and time of the event and include the name of the person hiring the caterer; the compensation paid to the caterer; the types of alcoholic liquor and the quantity of each type sold at the event. All such records shall be kept at the caterer's place of business and available for inspection by any authorized representative of the Village for at least three (3) years after the event.

A caterer shall sell alcoholic liquor only to the client or sponsor of a catered event, and only by the full, unopened container.

Either the caterer, or an employee of the caterer, shall be present at all times during a catered event where alcoholic liquor is dispensed. The caterer or caterer's employee shall have on his/her person a copy of the caterer's liquor license or Outside Caterer's registration.

It shall be unlawful for any person to be employed by a holder of a Class "P" License as a bartender, server, bouncer, identification checker, manager, unless such person is registered or permitted pursuant to Sec 3-27 to sell or serve alcoholic beverages.
(Ord. No. 0-45-10, §1, 5/3/10)

(22) *Class "LC" License* (Late Closing License) Effective July 1, 2022 there shall be no further "LC" License (Late Closing License) issued by the Village of Palatine. However, holders of a "LC" License as of June 30, 2022 shall be subject to the following classifications and regulations:

(a) Class "LC 1" License (Late Closing License). For holders of an unconditional Class "LC" License issued prior to January 05, 2005, if the license holder is located within the area bounded by Colfax Street on the north, Palatine Road on the south, the Gateway Center Parking Deck on the west and Plum Grove Road on the east, it shall be unlawful to sell or offer for sale at retail any alcoholic liquor in the Village, or to deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 2:00 a.m. and 6:00 a.m.

Any Class "LC" License issued prior to January 05, 2005, may not be transferred to any new operator. Further, any "LC 1" License shall not be transferred to any new operator.

The holder of a Class "LC 1" License may modify the menu of the food to be served after 10:00 p.m. Sunday through Wednesday and 11:00 p.m. Thursday, Friday and

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Saturday, provided such modified menu includes a variety of sandwiches or similar hot and cold foods and hot and cold non-alcoholic beverages. The establishment's full menu and limited menu shall be on file with the Liquor Commission. Food Service (taking orders, making and serving prepared foods) may end no earlier than one (1) hour prior to the establishment's closing time. (Ord. No. 0-64-13, §1, 6/3/13)

Except for renewal of existing licenses issued prior to July 1, 2022, there shall be no further new Class "LC 1" licenses issued.

(b) Class "LC 2" License (Late Closing License). For holders of an unconditional Class "LC" License issued prior to January 05, 2005, if the license holder is located north of Dundee Road and east of Rand Road, it shall be unlawful to sell or offer for sale at retail any alcoholic liquor in the Village or deliver or permit the consumption of alcoholic liquor on the licensed premises, between the hours of 3:00 a.m. and 6:00 a.m.

Any Class "LC" license issued prior to January 05, 2005, may not be transferred to any new operator. Further, any "LC 2" License shall not be transferred to any new operator.

The holder of a Class "LC 2" license may modify the menu of the food to be served after 10:00 p.m. Sunday through Wednesday and 11:00 p.m. Thursday, Friday and Saturday, provided such modified menu includes a variety of sandwiches or similar hot and cold foods and hot and cold non-alcoholic beverages. The establishment's full menu and limited menu shall be on file with the Liquor Commission. Food Service (taking orders, making and serving prepared foods) may end no earlier than one (1) hour prior to the establishment's closing time. (Ord. No. 0-64-13, §1, 6/3/13)

Except for renewal of existing licenses issued prior to July 1, 2022, there shall be no further new Class "LC 2" licenses issued.

The annual fee for such licenses shall be provided in the fee schedule supplement to the Palatine Code of Ordinances.

(23) *Class "PS" License* (Product sampling) shall authorize product sampling. Only those establishments holding a Class B and Class B-1 liquor license may apply for the Class PS license. (Ord. 0-148-06, §1, 8/21/06)

Holders of a Class "PS" License may conduct product sampling for consumption at the licensed retail location only. Up to 10 samples, consisting of no more than (i) 1/4 ounce of distilled spirits, (ii) one ounce of wine, or (iii) 2 ounces of beer may be served to a consumer in one day.

Holders of a Class "PS" license may conduct product sampling for consumption outside the licensed retail premises for offsite events in accordance with the following conditions:

a. Approval to conduct product sampling outside the licensed retail premises must be granted by the Village Manager in writing with whatever conditions the Village Manager deems appropriate. In addition, the granting of this license shall not give

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the establishment the right to conduct samples or sales of products it would not otherwise be entitled to provide under the establishment's B or B-1 license. Request for approval must be submitted in writing to the Village Manager not less than fourteen (14) days prior to the event.

b. All sampling must be held within the corporate limits of the Village of Palatine.

c. All servers at the events must be registered or permitted pursuant to Sec 3-27.

Any violation of the Class "PS" license or any conditions related thereto shall also be considered a violation of the B or B-1 liquor license held by the licensed establishment and shall be grounds for the revocation, suspension, or other action pursuant to the Village Code of Ordinances, related to all Village licenses held by the establishment.
(Ord. No. 0-122-08, §1, 9/2/08)

(24) *Class "PS-1" License* (Full Serving Product Sampling) shall authorize the sale and full serving size service of products available for retail purchase in the establishment. Only those establishments holding a Class B liquor license and with a square footage in excess of 5,000 sq. ft. may apply for the Class "PS-1" license.

Holders of a Class "PS-1" license shall have a designated and approved area to conduct product sampling of products available for retail purchase at the licensed retail location and limited special offering products from distributors which may or may not be available for retail purchase.

Holders of a Class "PS-1" license shall have a limited food menu, approved by the Village Manager, available at all times product serving is available. Such menu may consist of pre-packaged foods.

It shall be unlawful for a holder of a Class "PS-1" license to sell or offer for sale any alcoholic liquor, or to deliver or permit the consumption of alcoholic liquor on the license premises, between the hours of 9:00 p.m. and 11:00 a.m. The annual fee for such license shall be as provided in the fee schedule supplement to the Palatine Code of Ordinances.

Any violation of the Class "PS-1" license or any conditions related thereto shall also be considered a violation of the B liquor license held by the licensed establishment and shall be grounds for the revocation, suspension, or other action pursuant to the Village Code of Ordinances, related to all Village licenses held by the establishment.

(25*)* *Class "VG" License* (Video gaming) shall authorize video gaming on premise. Only those establishments holding a Class D or Class N liquor license may apply for the Class "VG" license.

Eligible applications must demonstrate that, at the time of application, a minimum of 50% of all sales for the previous twelve (12) months shall have come from the sale of alcoholic beverages. If the sale of alcoholic beverages is less than 50% of total sales, the establishment is not eligible to apply for, nor be considered, for a class "VG" license. The 50% requirement shall be demonstrated to the Village Manager to their standard and satisfaction.

The number of Class "VG" licenses shall be limited to no more than eleven (11) licenses and issued only to those license holders in existence on July 1, 2023 with licenses expiring on

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June 30, 2024.
(Ord. O-93-23, 8-14-23)

Holders of a Class "VG" license may conduct video gaming as an ancillary use on premise in accordance with the following conditions:

a. The establishment must have a video gaming license issued by the Illinois Gaming Board in accordance with the provisions of the Video Gaming Act, 230 ILCS 40/1 et seq, and shall comply with all provisions of the Illinois Video Gaming Act and all rules, regulations, and restrictions imposed by the Illinois Gaming Board.

b. The operation of video gaming terminals shall only be permitted during the hour's alcoholic liquor sales are permitted pursuant to the underlying Class D or Class N liquor license.

c. Video gaming shall be located in a separated area that is restricted to persons 21 years of age or older. Applicants shall submit a floor plan for approval by the Village that clearly indicates the proposed location of all video gaming terminals. Said video gaming area shall be separated by a permanent opaque barrier with a minimum height of four (4) feet. The floor plan shall include specific information as to the type of barrier to be utilized to separate the area, provided however, that such barrier shall not obstruct the view of the entrance to the video gaming area which shall be visible to an employee at all times. The entirety of the separated area shall be visible at all times to an employee through live video surveillance. Additionally, a plan shall be approved as part of the application process that demonstrates frequent physical monitoring of the video gaming terminals by an employee in addition to the video surveillance. Notwithstanding the foregoing and to the extent possible, lighting and sounds from the gaming machines shall be contained within the separated area with minimal intrusion to the remainder of the licensed establishment and the video gaming terminals shall not be visible from outside the establishment.

d. The separated area must provide for accessibility in accordance with all applicable codes including the Americans with Disabilities Act. A floor plan shall be approved by the Liquor Commission as part of the issuance of the Class "VG" License.

e. The total number of video gaming terminals located in the establishment shall not exceed six (6).

f. No video gaming signage or advertising of any type or size, including, but not limited to, posters, paper signage, fliers, neon signage, banners, video or audio feed, or any other form of advertisement, shall be allowed on the exterior of the licensed establishment or on the inside of such establishment if such signage is visible from the outside in any way, including but not limited to, visibility from any street, alley, or public right-of-way within the Village.

g. Video Gaming is prohibited in any establishment located within 100 feet of any school or place of worship as defined under the Illinois Video Gaming Act 230 ILCS 40/1 et seq.

h. The establishment must be in good standing with the Village for no less than one (1) year prior to its application for a License which allows Video Gaming. The one (1) year

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requirement is satisfied if an otherwise eligible establishment is acquired by a new owner that operates qualified video gaming in other locations in the State of Illinois. To be in "in good standing" the licensee shall:

(i) Owe no sums of money to the Village at the time of its application nor have been late in payments to the Village of any sum owed the Village in the previous twelve (12) months prior to date of application;

(ii) Have held a Village of Palatine liquor license;

(iii) Been in continuous bona fide operation under that license for no less than twelve (12) months at the time of its application for the License;

(iv) Have had no legal violations causing a suspension of its liquor or business license in the twelve (12) months prior to its application for the License; and

(v) Be in compliance with all dram shop and video gaming laws, rules and regulations of the Village of Palatine and the State of Illinois.

The Commission shall have the authority to waive the requirements in subsection (h) (ii) and (iii) upon a petition by the applicant that demonstrates that the one (1) year requirement is not necessary.

Additionally, holders of a Class "VG" license shall be equipped with video surveillance equipment capable of recording clear continuous video of the separated video gaming area and the outside of the establishment. Video Surveillance shall meet the following standards:

1) The video surveillance cameras shall be digital in nature (digital video recorder) and shall be of sufficient number, type, placement and location to view and record all activity in front of and on all sides of each entry and exit way used by patrons of the licensee for a distance of 25 feet from the point of entry or exit of the licensed establishment. Further video surveillance cameras shall be installed to record all activity in the portion of the licensed premise approved for video gaming. Full video coverage of this area shall be provided; and

2) The video surveillance cameras shall be sufficiently light sensitive and provide sufficient image resolution (supported by additional lighting if necessary) to produce easily discernible images recorded at all times; and

3) The video surveillance cameras shall record at a minimum speed of fifteen frames per second; and

4) The video surveillance camera image shall be capable of being viewed through use of appropriate technology, including but not limited to a computer screen or closed circuit television monitor; and

5) The video surveillance camera system shall be capable of transferring the recorded images to portable format of media, including but not limited to compact disc, digital video disc or USB thumb drive; and

6) The video surveillance cameras shall be maintained in good working condition; and

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7) The video surveillance cameras shall be in operation and recording continuously, twenty-four (24) hours per day; and

8) The recordings made by video surveillance cameras installed and maintained pursuant to this ordinance shall be indexed by dates and times and preserved for a minimum of thirty (30) days so that they may be made available to the liquor commissioner, the Police Department and other governmental agencies in furtherance of a criminal investigation or a civil or administrative enforcement investigation, prosecution or hearing. The Licensee shall allow the inspection of the video surveillance equipment and/or all video surveillance content by the Palatine Police Department at any time during regular business hours upon oral or written request and without warrant, subpoena or other legal process. Once Licensee receives a request for inspection or copies of video surveillance, no preserved material shall be deleted without written direction from the Palatine Police Department. Any knowing or intentional violation of this paragraph shall constitute sufficient grounds for the revocation of the establishments liquor license; and

9) The licensee shall post signage, in a conspicuous manner and at appropriate locations, notifying the public that video surveillance cameras are in operation

The annual fee for such License shall be provided in the fee schedule supplement to the Palatine Code of Ordinances. Additionally, any establishment operating pursuant to a Class VG License which allows for and authorizes video gaming must pay an annual fee to the Village in the amount of one thousand dollars ($1,000) per video gaming terminal authorized in the establishment.

Any holder of a Class A-1, Class C, Class D, Class G, Class H, and Class N permit shall be entitled to weekend hours on the day before Thanksgiving, St. Patrick's Day, and New Year's Eve of every year when such days fall on a Sunday through Wednesday, upon request, provided that two weeks' notice be given to the Village Manager.

(Ord. O-21-21, 3-1-21; Ord. No. O-34-22, 04/11/22, Ord. No. O-15-23; 02/20/23)

Sec. 3-36. Disposition of fees.

All license fees shall be non-refundable and paid, annually in advance of July 1 in each year on or before the specific date set forth by the Village Manager in the license renewal information. Failure to pay by the specific date set forth shall result in a late payment fee of $125. The license holder may elect to pay in equal semi-annual installments on or before the renewal date set forth above and January 1 in each year. This method of payment is subject to a $150.00 administration fee on the second installment. Failure to tender good funds for full payment for the proportionate amount due by January 1 shall constitute grounds for suspension or revocation of the license under Section 3-44. (Ord. O-19-19, 3/11/19)

A service charge in the amount of $100.00 shall be assessed for all checks for license fees that are returned for insufficient funds. Failure to tender good funds for full payment of the license fee within twenty-four (24) hours of notice from the Village of the returned check shall constitute grounds for suspension or revocation of the license under Section 3-44.

If a new license is issued during a term of the license period, the fee shall be only the proportionate amount due based on the remaining number of months during the term of the license.

Attachment: Chapter 3 final version (Amendment to Code of Ordinances Chpt 3 - Alcoholic Beverages)

Sec. 3-37. Number.

There shall be in force in the Village of Palatine, no more of each classification of Liquor License as designated by Village ordinance from time to time, a complete listing of which shall be maintained at all times by the Village Manager's office and the Village Clerk's office, and no license shall be issued in excess of these limitations. Nothing in the Code or the ordinance adopting this Code shall affect any such ordinance and all such ordinances are hereby recognized as continuing in full force and effect to the same extent as if set out at length in this Code.

Sec. 3-38. List required.

The Village Manager shall keep or cause to be kept a complete record of all such licenses issued, and shall furnish the Clerk and Chief of Police each with a copy thereof; upon the issuance of any new license, or the revocation of any old license, the Village Manager shall post notice of such action.

Sec. 3-39. Transfer.

(a) A license shall be purely a personal privilege, good for not to exceed one year after issuance, unless sooner revoked or terminated as in this chapter provided, and shall not constitute property, nor shall it be subject to attachment, garnishment or execution, nor shall it be alienable or transferable, voluntarily or involuntarily, or subject to being encumbered or hypothecated. Such license shall not descend by the laws of testate or intestate devolution, but it shall cease upon the death of the licensee, provided that executors or administrators of the estate of any deceased licensee, and the trustee of any insolvent or bankrupt licensee, when such estate consists in part of alcoholic liquor, may continue the business of the sale or manufacture of alcoholic liquor under order of the appropriate court, and may exercise the privileges of the deceased or insolvent or bankrupt licensee after the death of such decedent, or such insolvency or bankruptcy until the expiration of such license but not longer than six months after the death, bankruptcy or insolvency of such licensee.

(b) Any licensee may renew his/her license at the expiration thereof, provided he is then qualified to receive a license and the premises for which such renewal license is sought are suitable for such purpose; and provided further that the renewal privilege herein provided for shall not be construed as a vested right which shall in any case prevent the Mayor and Village Council from decreasing the number of licenses to be issued within its jurisdiction. No retailer's license shall be renewed if the Department of Revenue has reported to the Illinois Liquor Control Commission that such retailer is delinquent in filing any required tax returns or paying any amounts owed to the State of Illinois until the applicant is issued a certificate by the Department of Revenue stating that all delinquent returns or amounts owed have been paid by guaranteed remittance or the payment agreement to pay all amounts owed has been accepted by the Department. No retailer's license issued by the Local Liquor Control Commissioner shall be renewed unless the applicant provides documentation that any tax owed to by the applicant has been satisfied by payment in the form of a cashier's check, certified check, money order, or cash.

Attachment: Chapter 3 final version (Amendment to Code of Ordinances Chpt 3 - Alcoholic Beverages)

Sec. 3-40. Live entertainment on the premises.

Issuance of a retail liquor dealer's license under the terms of this article shall not carry with it the right or privilege for any form of live entertainment as defined in this Chapter to be conducted or performed on the premises described in the application and license. Authorization for any such live entertainment shall be obtained separately pursuant to the provisions of the zoning ordinance of the Village of Palatine, by securing any necessary zoning relief as well as a live entertainment license pursuant to section 11-63 and upon payment of the annual fee as provided in Section 11-63 of Article II, Division 2 of Chapter 11. For those establishments that have a liquor license, only those portions of the premises in which the consumption of alcohol is permitted may seek approval for live entertainment. (Ord. 0-1-10, §2, 1/11/10)

Sec. 3-41. Change of location.

A retail liquor dealer's license shall permit the sale of alcoholic liquor only in the premises described in the application and license. Such location may be changed only upon the written permit to make such change issued by the Liquor Commission. No change of location shall be permitted unless the proposed new location is a proper one for the retail sale of alcoholic liquor under the law of this state, provisions of this Code and other ordinances of the Village.

Sec. 3-42. Renewal of license.

(a) In all establishments seeking renewal of their existing liquor license(s), all renewal licenses shall be required to comply with all applicable sections of this Chapter including but not limited to Secs. 3-27, 3-28 and 3-30. A copy of the Alcoholic Beverage Seller and Server Permit for all applicable employees shall be kept on the premises of the establishment at all times and made available to the Village for inspection upon demand.

(b) In addition to any other requirements in this ordinance or conditions associated with the type of license obtained, the liquor control commission may impose reasonable conditions on the issuance of a renewal liquor license. Such conditions may be based on the past operating history of the establishment, the neighborhood or environs in which the establishment is located and may include additional limitations on the hours otherwise permitted in the license classification sought by the applicant.

Sec. 3-43. Prohibited licenses.

(a) No license shall be issued to any person for the sale at retail of any alcoholic liquor at any store or other place of business where the majority of customers are minors of school age.

(b) No license shall be issued to any establishment which also delivers gasoline for automotive vehicles on the same premises, unless such establishment has been issued a B-4 liquor license.

Sec. 3-44. Revocation or suspension of license.

No person holding a license issued by the Local Liquor Control Commission shall, in the conduct of the licensed premises or upon the licensed premises:

1. Violate or suffer or permit a violation of any Federal or State statutes regulating the sale of alcoholic liquors or any other Federal or State statute.
2. Violate or suffer or permit a violation of any Village, county, or other local ordinance or

Attachment: Chapter 3 final version (Amendment to Code of Ordinances Chpt 3 - Alcoholic Beverages)

resolution regulating the sale of alcoholic liquors or any other such ordinance or resolution.

3. Violate or suffer or permit a violation of the conditions of the license or of any other ordinance of the Village.
4. Commit any fraud or misrepresentation or make a false statement in the application for the license
5. Be convicted of any felony or of a misdemeanor involving moral turpitude.
6. Fail to pay any fee, tax, fine or penalty owing to the Village
7. Refuse to permit an inspection of or interfere with a duly-authorized Village officer or employee while in the performance of his/her duties in making such inspections as provided in the Village of Palatine Code of Ordinances
8. Cause nuisance or danger to public health, safety or welfare
9. Suffer or permit disorderly conduct on the premises or in the parking lot, serving the premises or for such other acts that occur on adjoining land or in any other area within the control of the licensee attributable to patrons or employees of the license holder.
10. Commit fraudulent or unfair business practices
11. Cessation of business for more than thirty (30) consecutive days.
12. Failure to hold a valid Palatine Business License
13. Failure to hold a valid State of Illinois Liquor License
14. Failure to carry valid Dram Shop insurance

A license may be revoked or suspended if the licensee violates any of the above provisions of this chapter, or any applicable rules or regulations established by the local liquor control commission or the Illinois Liquor Control Commission which are not inconsistent with law. However, no such license shall be so revoked or suspended except after a public hearing in the manner hereinafter provided.

License revocation and suspension hearings provided for hereunder shall be conducted by a local liquor control hearing committee consisting of three (3) members appointed by the Local Liquor Control Commission, but who need not be members of the Local Liquor Control Commission. The local liquor control hearing committee shall elect a chairman to preside at all its meetings and hearings. Any two (2) members of the local liquor control hearing committee shall constitute a quorum. When a quorum is present, any decision, recommendation, fine, penalty, revocation, suspension or other action by the local liquor control hearing committee shall require a majority vote of those present. In cases of hearings on violation charges, a majority vote of those present shall be required for a finding of guilty.

All hearings shall be held after not less than a five-day written notice to the licensee, served either personally or by registered or certified mail, affording the licensee an opportunity to appear and defend. A count reporter shall be present at all hearings and shall record all proceedings. The expenses of such court reporter shall be paid for by the Village, except that the cost of any copies of the record as transcribed by the court reporter which are desired by a party to the proceedings shall be paid for by that party.

Upon the conclusion of any hearing, the local liquor control hearing committee shall issue written findings and an order with respect to the evidence presented at the hearing, signed by all members on the prevailing side of the decision and participating in the hearing. A copy of said findings and order shall be delivered as promptly as possible to the Village Manager for transmission to all members of the Local Liquor Control Commission, and also shall be sent by registered or certified mail or served personally upon the licensee within five (5) days of the termination of the hearing. If the local liquor control hearing committee determines that the licensee is guilty of any violation charged, the order shall state the penalty to be imposed upon the licensee. The local liquor control hearing committee may revoke the license of any licensee found guilty of any charges brought before it.

Attachment: Chapter 3 final version (Amendment to Code of Ordinances Chpt 3 - Alcoholic Beverages)

If the license is not revoked, the local liquor control hearing committee may impose any one or any combination of the following penalties:

(a) Suspension of the liquor license for a period not to exceed thirty (30) days.

(b) Require that the licensee and any or all of its employees as designated by the committee (including the authority to designate job types) obtain certification from a state-certified beverage alcohol sellers and servers educational and training (BASSET) program meeting the minimum curriculum requirements pursuant to the Administrative Rules of the Illinois Department of Public Health, Division of Alcoholism and Substance Abuse, Title 77, Chapter XVI, Part 3500 or its equivalent (to be determined by the Palatine Police Department) and obtain an Alcoholic Beverage Seller and Server Permit from the Village as a condition to the continued operation of the establishment.

(c) Require the submission of written procedures, reasonably satisfactory to the local liquor control hearing committee established by the licensee for the training of his/her employees in proper age identification evaluation.

(d) Require that appropriate signs be posted with respect to age requirements on the premises. This may be in addition to any signs that may be required under section 3-12 of this chapter.

(e) The payment of a fine not to exceed five thousand dollars ($5,000.00) per violation for a first violation within a 12-month period, ten thousand dollars ($10,000.00) for a second violation, and fifteen thousand dollars ($15,000.00) for a third or subsequent violation within a 12 month period.

Any appeal from a decision of the local liquor control hearing committee shall be made in accordance with the Illinois Liquor Control Act shall be based on the record made at the hearing before the Local Liquor Control Hearing Committee.

Twenty-four (24) hours before the commencement of any suspension or revocation, the Police Department shall have the right to post on all entrances to the licensed establishment a notice that the premises is prohibited from selling or delivering alcoholic beverages by order of the Village of Palatine Local Liquor Control Hearing Committee.

(f) In the event that the licensed establishment and/or employee of the licensed establishment is charged with selling to a person under the age of 21, the Village Manager shall have the authority to issue a letter to the licensed establishment offering to settle the matter for payment of a $500.00 fine in lieu of an appearance before the Liquor Control Hearing Committee. In the event the licensed establishment does not agree to pay the fine or request a hearing, said hearing shall proceed in accordance with the procedure set forth in this Section. This provision shall only apply to a licensed establishment charged for the first time with unlawful sale to a person under the age of 21.

Attachment: Chapter 3 final version (Amendment to Code of Ordinances Chpt 3 - Alcoholic Beverages)

(g) In the event that the licensed establishment and/or employee of the licensed establishment is charged with selling or serving without being registered or permitted pursuant to Sec 3-27, the Village Manager shall have the authority to issue a letter to the licensed establishment offering to settle the matter for payment of a $500.00 fine in lieu of an appearance before the Liquor Control Hearing Committee. In the event the licensed establishment does not agree to pay the fine or request a hearing, said hearing shall proceed in accordance with the procedure set forth in this Section. This provision shall only apply to a licensed establishment charged for the first time with operating without an Alcoholic Beverage Seller and Server Permit pursuant to Sec 3-27.

(h) In the event that the Mayor or a majority of the Liquor Control Commission has reason to believe that the continued operation of a particular licensed premises will immediately threaten the welfare of the community, the Mayor shall have the power to issue a written order requiring the licensed premises closed for not more than seven (7) days, giving the Licensee an opportunity to be heard during that period by the Local Liquor Control Hearing Committee.

(i) Any additional section or conditions deemed appropriate by the Local Liquor Control Hearing Committee.

The notice shall be in letters not less than one-half inch high and shall, in the case of a suspension, give the times of the suspension and in the case of a revocation state the exact time which the revocation goes into effect.

The removal of such notice before the suspension ends by any person is prohibited and shall subject the person to a fine of not less than two hundred dollars ($200.00) nor more than one thousand dollars ($1,000.00).

Sec. 3-45. Commission rules.

The Local Liquor Control Commission may promulgate such rules of procedure from time to time to govern hearings and other proceedings as it deems appropriate.

Sec. 3-46. Owner of Premises Permitting Violation – Penalty.

If the owner of the licensed premises or any person from whom the licensee derives the right to possession of such premises, shall knowingly permit the licensee to use said licensed premises in violation of the terms of this Ordinance, said owner, or other person shall be deemed guilty of a violation of this Ordinance to the same extent as said licensee and be subject to the same punishment and restrictions on issuance of any new licenses to the same extent as said licensee.

Sec. 3-47. Acts of Employee – Liability of Licensee – Knowledge.

Every act or omission of whatsoever nature constituting a violation of any of the provisions of this Ordinance, by any officer, director, manager or employee of any licensee, shall be deemed and held to be the act of such employer or licensee, and said employer or licensee shall be punishable in the same manner as if said act or omission had been done or omitted by him/her personally.

Attachment: Chapter 3 final version (Amendment to Code of Ordinances Chpt 3 - Alcoholic Beverages)

Sec. 3-48. Granting Licenses after Revocation; Waiting Period; Discretion.

When any license shall have been revoked for any cause, no license shall be granted to any person for the period of one year thereafter for the conduct of the business of manufacturing, distributing, or selling alcoholic liquor in the premises described in the revoked license unless the revocation order has been vacated, unless relief is given by the Local Liquor Control Commission.

(Ord. No. O-48-23, 04/17/23; Ord. No. O-26-24, 03/18/24)

Attachment: Chapter 3 final version (Amendment to Code of Ordinances Chpt 3 - Alcoholic Beverages)

Consider an Ordinance Granting a Special Use for a Restaurant, with Liquor Service, at 1890 N. Rand Road

BACKGROUND:
The Subject Property, zoned B-2 General Business District, contains the existing Morkes Chocolates and related improvements. The Petitioner is requesting to include accessory liquor service and an expanded menu, within the existing outdoor seating area. Therefore, the Petitioner is requesting approval of the following:

Ordinance granting a Special Use for a restaurant, with liquor service.

KEY ISSUES:
- The business plan indicates that Morkes Chocolates would like to offer wine and small bites to the existing outdoor seating area, which adjoins the store on the north side of the building. The existing outdoor seating area was added to the store, through a building permit process, several years ago. It is accessory to the permitted use as a candy store.
- The proposed changes are also accessory to the store and would include a "wine garden" service at the existing outdoor seating area. This would be seasonally open in the summer from June through August. The proposed hours of operation would be Monday - Saturday 3 PM - 8 PM. There would 3 employees, 1 for the indoor chocolate shop and 2 to serve the outdoor area.
- The existing outdoor seating provides approximately 30 seats.
- The current menu consists of chocolate and bakery items. The menu would expand to include small plate items and wine on a seasonal basis, in conjunction with the liquor license requirements.
- There are no proposed changes to the interior floor plan or the existing outdoor seating area. Additionally, the parking requirements would not change, with the addition of a liquor license as the existing number of seats is not increasing.

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

RECOMMENDATION:

Public Hearing**:**	PZC meeting on April 8, 2025.
Residents testifying:	None
Vote:	The PZC voted unanimously to approve the Special Use and Staff concurs.

ACTION REQUIRED:
A motion to approve the ordinance granting a Special Use to permit a restaurant with liquor service at 1890 N. Rand Road.

ATTACHMENTS:
- Aerial Map
- ORD SU 1890 N Rand Road
- EXHIBIT - Site Plan and Floorplan

- EXHIBIT - Business Plan
- Planning and Zoning Commission materials - 4-8-2025
- Draft Meeting Minutes 4-8-2025
- Public Notice

GISConsortium

1890 N Rand Road



0 50 100 ft

Print Date: 3/31/2025

Notes

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

Attachment: Aerial Map (1890 N Rand - SU restaurant with liquor Morkes)

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE
1890 N. RAND ROAD

WHEREAS, pursuant to a petition and public hearing on April 8, 2025, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings, relative to a request for a Special Use to permit a restaurant with liquor service, to Rhonda Dehn, Morkes Chocolates pursuant to Section 11.03 (d) (26) of the Palatine Zoning Ordinance on the following legally described property:

Lot 32 IN CAPRI VILLAGE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 1 AND PART OF THE SOUTHEAST QUARTER OF SECTION 2, ALL IN TOWNSHIP 42 NORTH RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

commonly known as 1890 N. Rand Road (PIN# 02-02-410-010)

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

SECTION 1: The Special Use to permit a restaurant with liquor service, Rhonda Dehn, Morkes Chocolates pursuant to Section 11.03 (d) (26) of the Palatine Zoning Ordinance is hereby granted, subject to the following condition(s):

1. **The Special Use shall substantially conform to the Business Plan and Floor Plan submitted by the Petitioner, Rhonda Dehn, except as such plans may be changed to conform to Village Codes and Ordinances.**

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

Attachment: ORD SU 1890 N Rand Road (1890 N Rand - SU restaurant with liquor Morkes)

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

PASSED: This _____day of _____, 2025

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

APPROVED by me this _____day of _____, 2025

_____
Mayor of the Village of Palatine

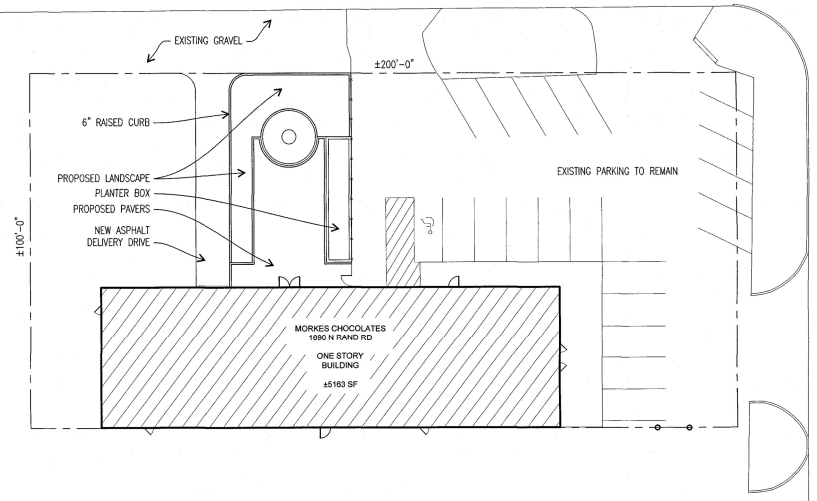
ATTESTED and FILED in the office of the Village Clerk this

_____day of _____, 2025

_____
Village Clerk

Attachment: ORD SU 1890 N Rand Road (1890 N Rand - SU restaurant with liquor Morkes)

NOTE: REFER TO LANDSCAPE PLAN BY JOHN IRVIN LANDSCAPING.



PARKING
STANDARD = 20 ACCESSIBLE = 1
TOTAL = 21
REQUIRED = 18

A5 SITE PLAN
Scale: 1/16"=1'-0"

N

STATE OF ILLINOIS
TODD DAVID CARLSON
LICENSED ARCHITECT

11-20
LIC. EXP. DATE
03-03-2020
DATE

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WWW.CARLSONARCHITECTURE.COM

MORKES RENOVATION
1890 N RAND ROAD
PALATINE, IL 60074

PROJECT NUMBER:
20001

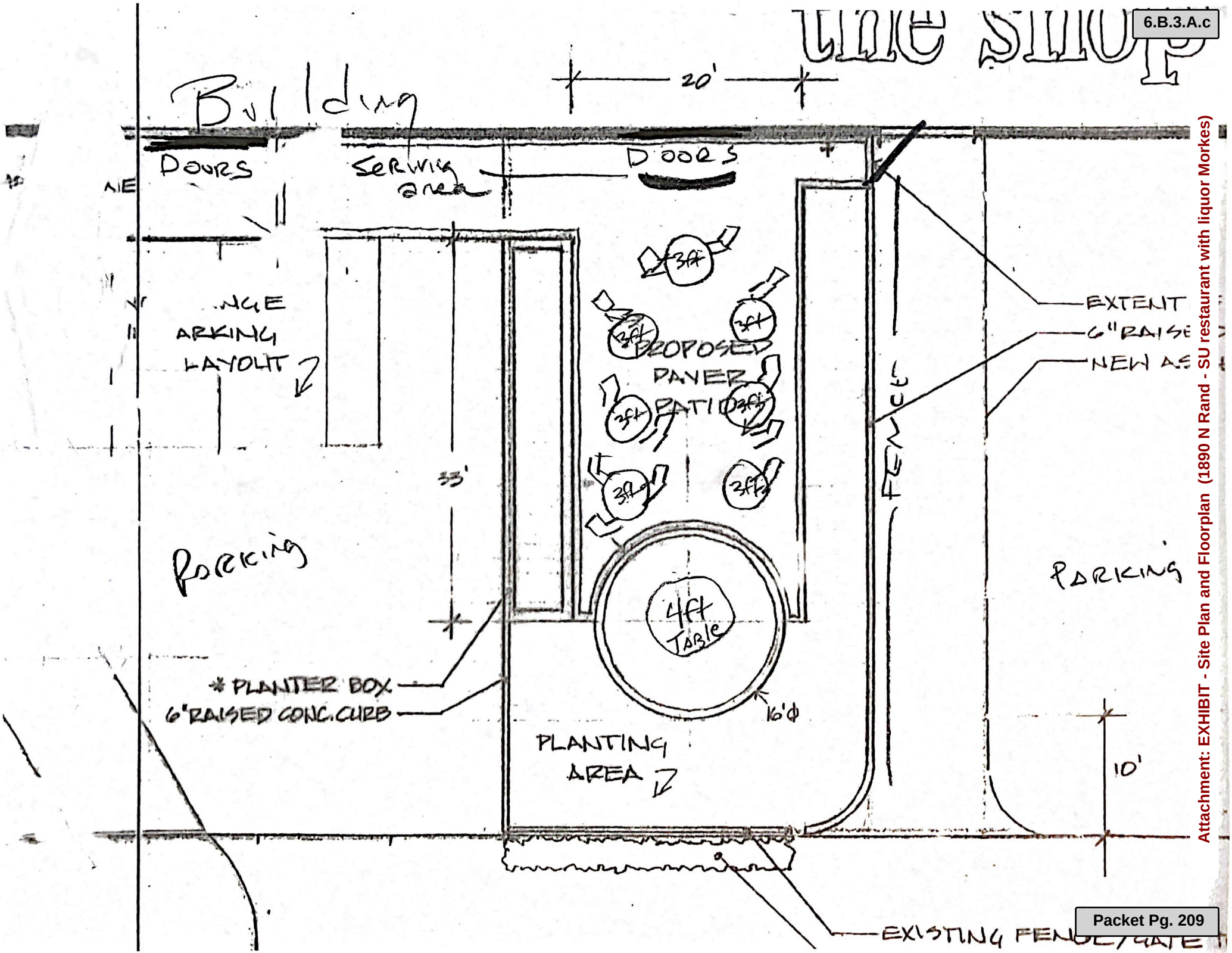
NO.	REVISION REMARKS	DATE
1	PERMIT ISSUE	03.03.2020

DATE:
03/03/2020

SITE PLAN

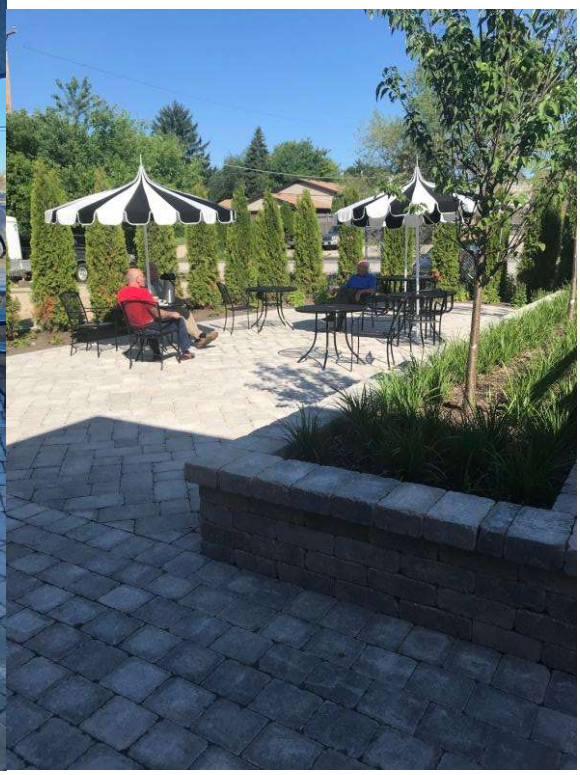
SHEET NUMBER:
SD101

Attachment: EXHIBIT - Site Plan and Floorplan (1890 N Rand - SU restaurant with liquor Morkes)

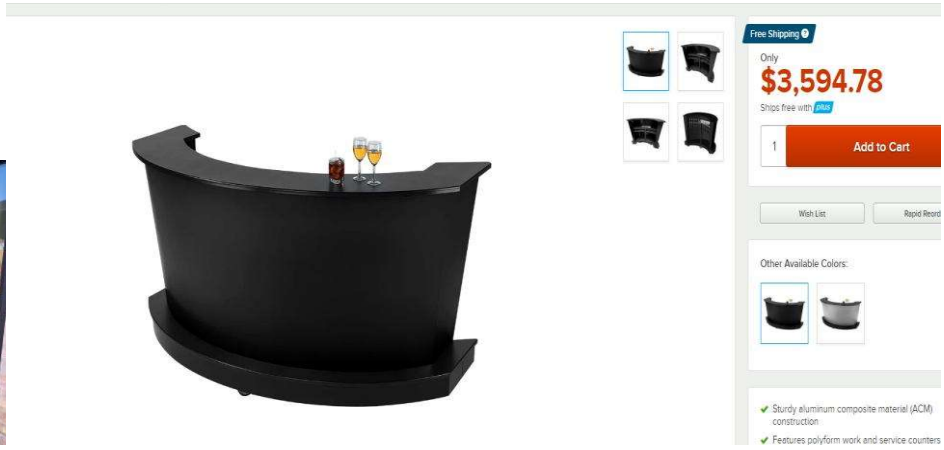


Attachment: EXHIBIT - Site Plan and Floorplan (1890 N Rand - SU restaurant with liquor Morkes)









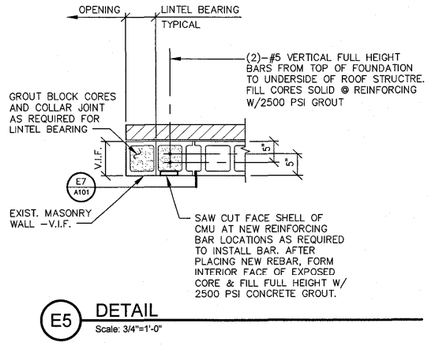
Attachment: EXHIBIT - Site Plan and Floorplan (1890 N Rand - SU restaurant with liquor Morkes)

GENERAL NOTES

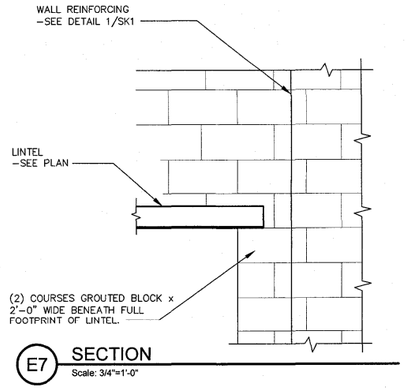
- THE STRUCTURAL STEEL CONTRACTOR IS TO FIELD VERIFY AL DIMENSIONS AND ELEVATIONS WITH EXISTING CONDITIONS AND ARCHITECTURAL REQUIREMENTS PRIOR TO FABRICATING ANY COMPONENT.
- STEEL MATERIAL PROPERTIES:
  - A. ANGLES & PLATES . . . . . ASTM A36
  - B. WELDING ELECTRODES E70XX
- STRUCTURAL STEEL DETAILS, FABRICATION, AND ERECTION SHALL CONFORM TO THE NINTH EDITION OF THE AISC, "MANUAL OF STEEL CONSTRUCTION" (ASD), OR THE SECOND EDITION OF THE AISC, "MANUAL OF STEEL CONSTRUCTION" (LRFD), UNLESS OTHERWISE SHOWN OR SPECIFIED.
- ALL WELDING SHALL BE DONE BY THE SHIELD ARC PROCESS IN ACCORDANCE WITH THE RULES OF THE AMERICAN WELDING SOCIETY (AWS), "STRUCTURAL WELDING CODES." LATEST ADOPTION
- ALL WELDERS SHALL BE QUALIFIED ACCORDING TO THE RULES OF THE AMERICAN WELDING SOCIETY.
- ALL STEEL TO BE SHOP PRIME PAINTED, EXCEPT LOCATIONS TO BE FIELD WELDING.

KEY NOTES

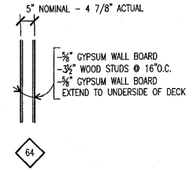
1. CASE OPENING IN PAINTED WOOD TO MATCH EXISTING DECORATIVE MOLDINGS.
2. TOOTH-IN NEW MASONRY (TYP).



E5 DETAIL
Scale: 3/4"=1'-0"

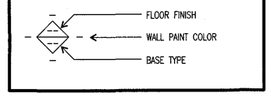


E7 SECTION
Scale: 3/4"=1'-0"



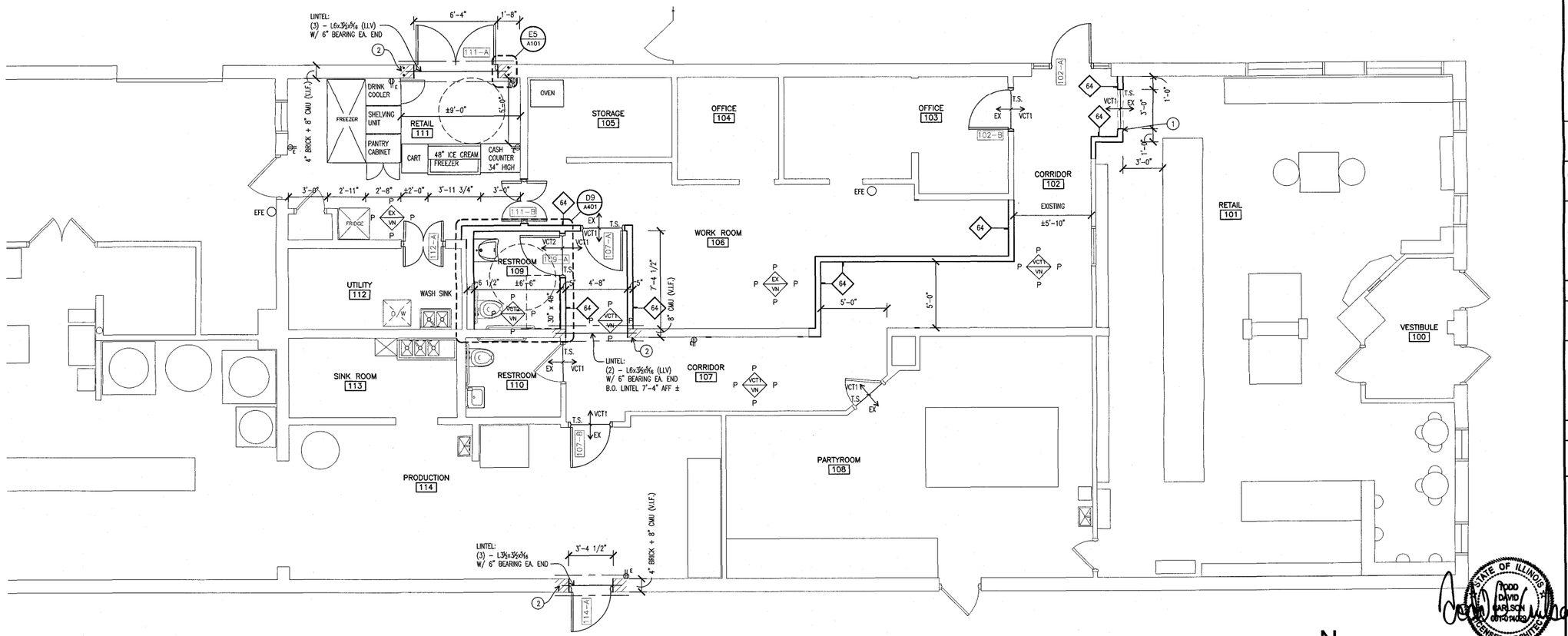
E9 WALL TYPE
NTS

KEY



ABBREVIATIONS

C. – CARPET
C.H. – COAT HOOKS
C.T. – CERAMIC TILE
C.R. – COAT RACK
C1 – ENTRY TRAFFIC (TILES)
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P – PAINT
S.C. – SEALED CONCRETE
TDW – TACTILE DETECTABLE WARNING VINYL TILE
VCT – VINYL COMPOSITION TILE
V.N. – VINYL
VN2 – MOLDED VINYL BASE
WD – OAK 4"
NO – NONE



B1 PROPOSED PLAN
Scale: 1/4"=1'-0"

N

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ROLLING MEADOWS, ILLINOIS 60008
WWW.CARLSONARCHITECTURE.COM

MORKES RENOVATION
1890 N RAND ROAD
PALATINE, IL 60074

PROJECT NUMBER: 20001

NO.	REVISION REMARKS	DATE
1	PERMIT ISSUE	03.03.2020

DATE: 03/03/2020

FLOOR PLAN

STATE OF ILLINOIS – TODD DAVID CARLSON 001-010283 – LICENSED ARCHITECT

11-20
LIC. EXP. DATE
03-03-2020
DATE

SHEET NUMBER: A101

Attachment: EXHIBIT - Site Plan and Floorplan (1890 N Rand - SU restaurant with liquor Morkes)

SINCE 1920
MORKES
The chocolate shop
WWW.MORKESCHOCOLATES.COM

February 25, 2025

Proposed updated business plan for Summer 2020

Morkes Chocolates currently has a covered outside sitting area of approximately 800 square feet.

What we propose to do is offer a Wine garden with small bites and a variety of wine offerings. This area will have 8-10 tables that will allow seating for about 30 people. We will open for the summer months – June, July and August only at this time - Monday through Saturday, opening at 3 with the kitchen closing at 7:30 and seating until 8 or so. This will be weather permitting. We plan on having 2-3 employees for the outside area with one employee in the chocolate store.

Inside our candy store will be open until 8 or so, with easy access to the two bathrooms. Both bathrooms are ADA compliance.

An outside serving table will be set up doing open hours and food and drink will come through doors opening to the outside seating area. This access will be for employees only.

Rhonda Dehn
President, Morkes Chocolates

1890 N. RAND ROAD
PALATINE, IL 60074
phone 847-359-3454
fax 847-359-3553

Attachment: EXHIBIT - Business Plan (1890 N Rand - SU restaurant with liquor Morkes)

SINCE 1920
MORKES
The chocolate shop
WWW.MORKESCHOCOLATES.COM

February 25, 2025

Menu:

-Toasted Sourdough Open faced Lemon Chicken Salad with Cashews & Fresh Greens

-Toasted Sourdough Open faced Egg Salad With Bacon topping & Fresh Greens

-Sirloin, Caramelized Onions with Smoked Gouda Phyllo Pie & Fresh Greens

-Spinach, Feta and Mushroom Phyllo Pie & Fresh Greens

-Fig, Prosciutto, Goat Cheese Flatbread with Fresh Arugula & Pistachios

-Alfredo, Fennel Sausage, Caramelized Onions, Sun Dried Tomato Flatbread with fresh basil

-Honey Mustard, Smoked Ham, Brie and Tomato Flatbread with Scallions

-Creamy Mac N Cheese with Bacon & greens

Sweets: Chocolate Sampler Flight
Warm Apple Strudel w/Ice Cream
Sliced Apples w/Caramel Dipping Sauce & Peanuts

Also:

Capannari's Ice Cream (from Mt. Prospect) – 8 flavors

Assorted of coffee drinks, smoothies, donuts, muffins, brownies, chocolate, like now.

Assortment of Wines and Wine drinks

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phone 847-359-3454
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Attachment: EXHIBIT - Business Plan (1890 N Rand - SU restaurant with liquor Morkes)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 04/08/25 07:00 PM

STAFF REPORT (ID # 9725)

1890 N Rand Road

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Rhonda Dehn

PLAN NUMBER: SU-000162-2025

BACKGROUND:

The Subject Property is zoned B-2 General Business District and is a single user lot containing Morkes Chocolates. The Petitioner is requesting to include accessory liquor service and an expanded menu, within the existing outdoor seating area. Therefore, the Petitioner is requesting:

Special Use to permit a restaurant to operate, with a liquor license.

Surrounding Zoning/Uses:

North:	B-2 Business District
South:	B-2 Business District
East:	R-2 Single Family Residential
West:	Planned Development - Auto Dealer

KEY ISSUES:

- The business plan indicates that the Morkes Chocolates would like to offer wine and small bites to the existing outdoor seating area, which adjoins the store on the north side of the building. The outdoor seating area was added to the store, through a building permit several years ago. It is accessory to the permitted use as a candy store.
- The proposed changes are also accessory to the store and would include a “wine garden” service at the existing outdoor seating area. This would be seasonally open in the summer from June through August. The proposed hours of operation would be Monday through Saturday 3 PM - 8 PM. There would 3 employees, 1 for the indoor chocolate shop and 2 to serve the outdoor area.
- The existing outdoor seating provides approximately 30 seats.
- The current menu consists of chocolate and bakery items. The menu would

Attachment: Planning and Zoning Commission materials - 4-8-2025 (1890 N Rand - SU restaurant with liquor Morkes)

expand to include small plate items and wine on a seasonal basis, in conjunction with the liquor license requirements.

- There are no proposed changes to the interior floor plan or the existing outdoor seating area. Additionally, the parking requirements would not change, with the addition of a liquor license, as the number of seats is not increasing and the proposed use is accessory to the predominate use as a retail candy store.

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

STAFF RECOMMENDATION:

The Petitioner is proposing to expand their current business to include seasonal wine service and introduce additional food components to the existing bakery. The floor and site plans would remain unchanged. Additionally, the business and outdoor area have operated at this location for many years, without issue. The limited hours and seasonal use of this area also do not raise any initial or specific Staff concerns.

Given the existing outdoor area and its current accessory use, the proposed changes and business plan are not anticipated to negatively impact or cause injury to the surrounding neighboring properties and are anticipated to ensure the protection of public health, safety, and welfare.

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

1. The Special Use shall substantially conform to the Business Plan and Floor Plan submitted by the Petitioner, Rhonda Dehn, except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

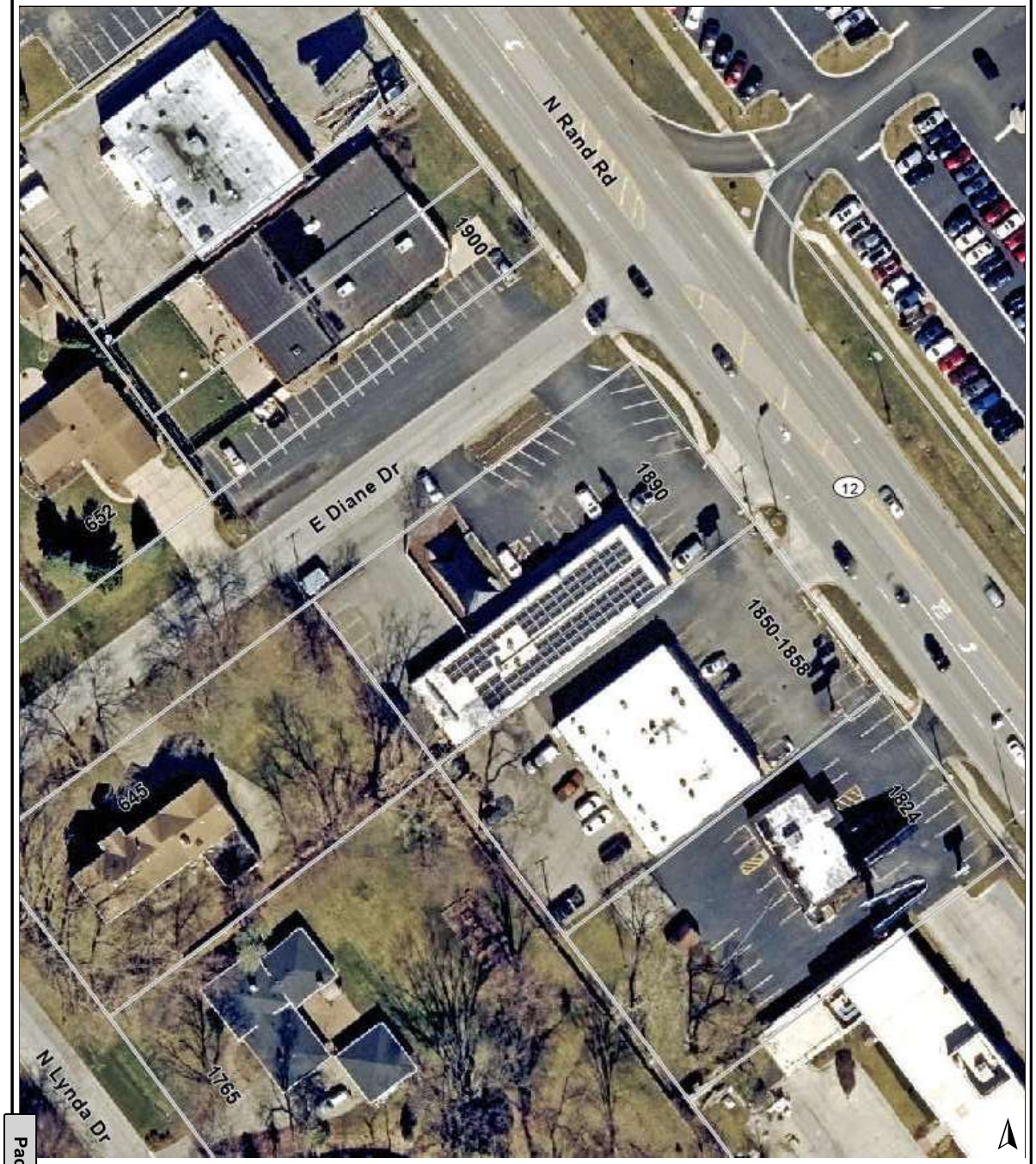
- Aerial Map
- Plat of Survey
- Site Plan
- Building floorplan

Attachment: Planning and Zoning Commission materials - 4-8-2025 (1890 N Rand - SU restaurant with liquor Morkes)

- Business Plan
- Special Use Application
- Public Notice

Attachment: Planning and Zoning Commission materials - 4-8-2025 (1890 N Rand - SU restaurant with liquor Morkes)

GISConsortium | 1890 N Rand Road



0 50 100 ft

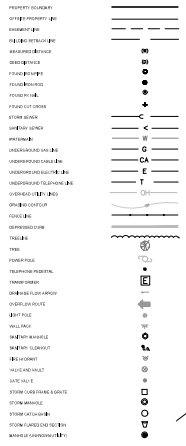
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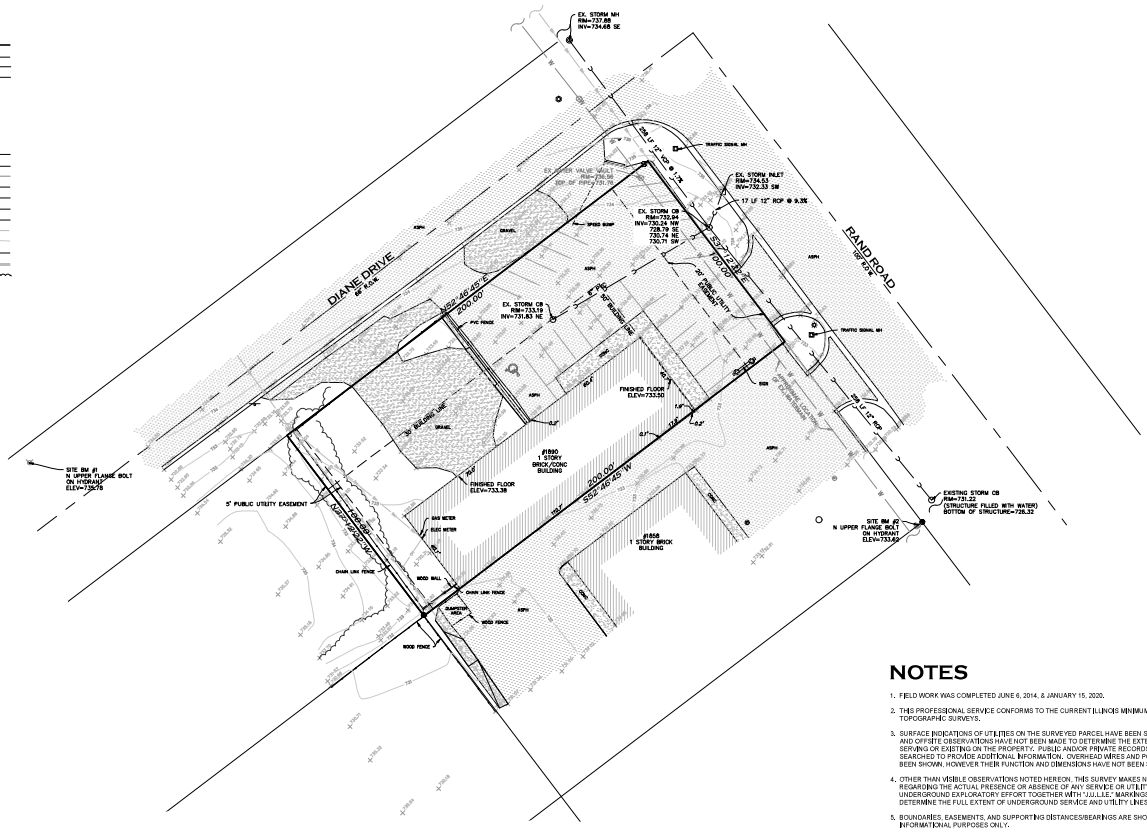
Notes

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

TOPOGRAPHIC MAP

LEGEND





NOTES

1. FIELD WORK WAS COMPLETED JUNE 6, 2014, & JANUARY 15, 2020.
2. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS.
3. SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN. UNDERGROUND AND OFFSITE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
4. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "J.U.L.I.E." MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES.
5. BOUNDARIES, EASEMENTS, AND SUPPORTING DISTANCES/BEARINGS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
6. ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS OBTAINED BY THE VRS TRIMBLE NETWORK ON THE DATE LISTED ON NOTE #1. SITE BENCHMARKS ARE SHOWN ON TOPOGRAPHIC MAP.

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NORTH

1" = 20' GRAPHIC SCA

DESCRIPTION:
ISSUED TO CLIENT
ISSUED TO CLIENT

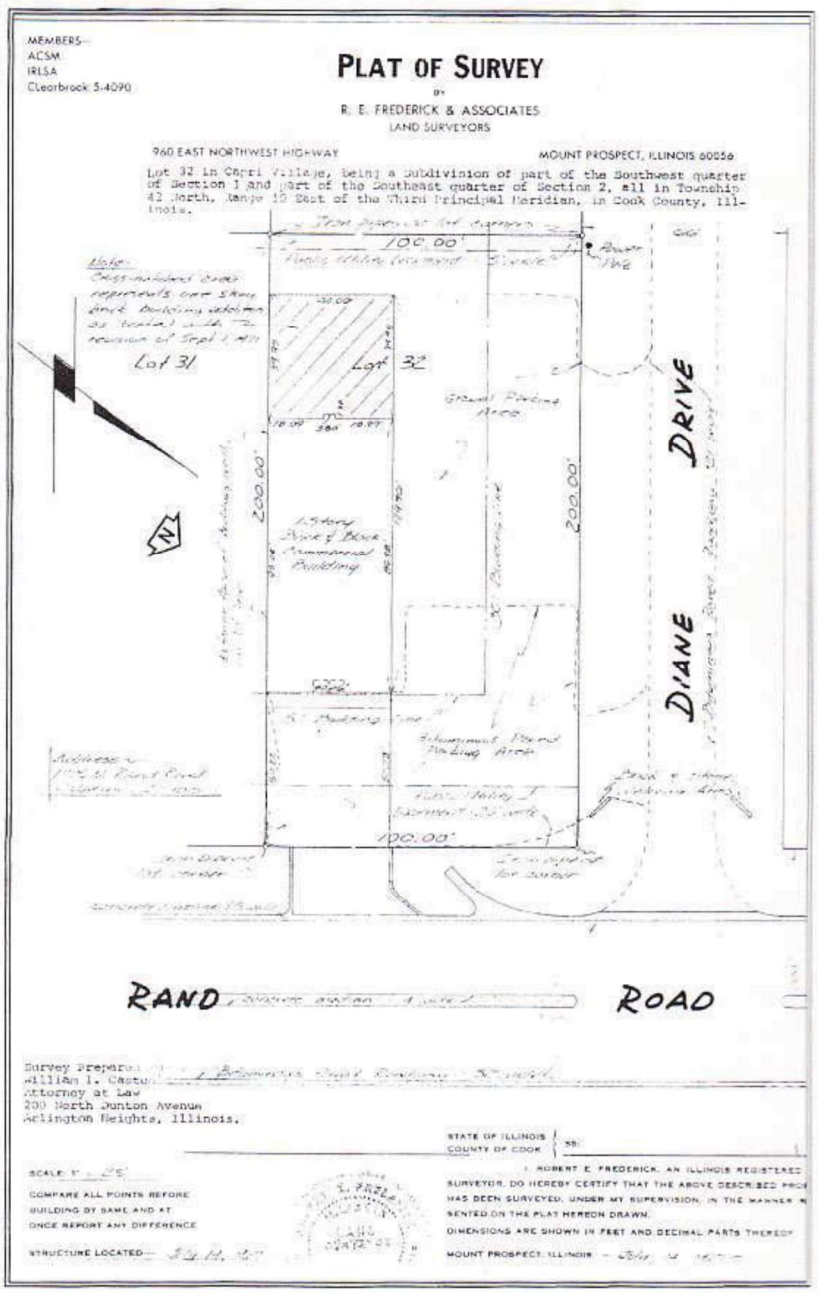
DATE:
2014-06-11
2020-01-24

MeritCorp
Engineering | Planning | Surveying | Environmental

MORKES CHOCOLATES
1890 N RAND ROAD
PALATINE, IL

PROJECT NO. M
DRAWN BY:
CHECKED BY:
SHEET NO. 1

Attachment: Plan of Survey (1890 N Rand Road - SU Restaurant with Liquor Service) (1890 N Rand - SU restaurant with liquor Morkes) - 4-8-2025 Planning and Zoning Commission materials



MEMBERS
ACSM
IRLSA
Clearbrook 5-4090

PLAT OF SURVEY

BY
R. E. FREDERICK & ASSOCIATES
LAND SURVEYORS

960 EAST NORTHWEST HIGHWAY — MOUNT PROSPECT, ILLINOIS 60056

Lot 32 in Capri Village, being a Subdivision of part of the Southwest quarter of Section 1 and part of the Southeast quarter of Section 2, all in Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

100.00'

Lot 31

Lot 32

Ground Parking Area

200.00'

1-Story Brick & Block Commercial Building

DIANE DRIVE

Asphalt Parking Area

100.00'

RAND ROAD

Survey Prepared for:
William I. Castu
Attorney at Law
200 North Dunton Avenue
Arlington Heights, Illinois.

STATE OF ILLINOIS
COUNTY OF COOK } ss:

I, ROBERT E. FREDERICK, AN ILLINOIS REGISTERED SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, UNDER MY SUPERVISION, IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF

MOUNT PROSPECT, ILLINOIS

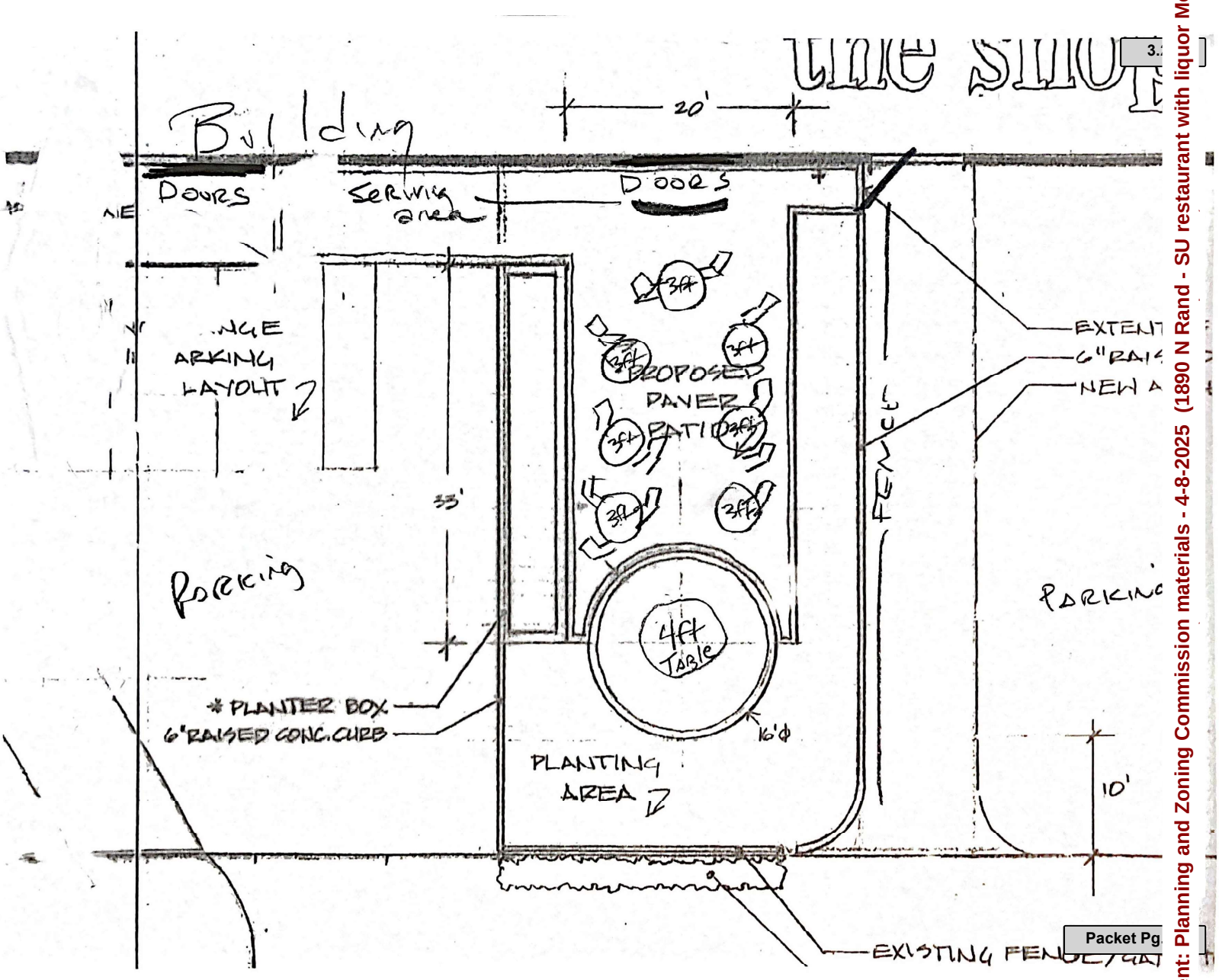
SCALE: 1" = 20'

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE

STRUCTURE LOCATED

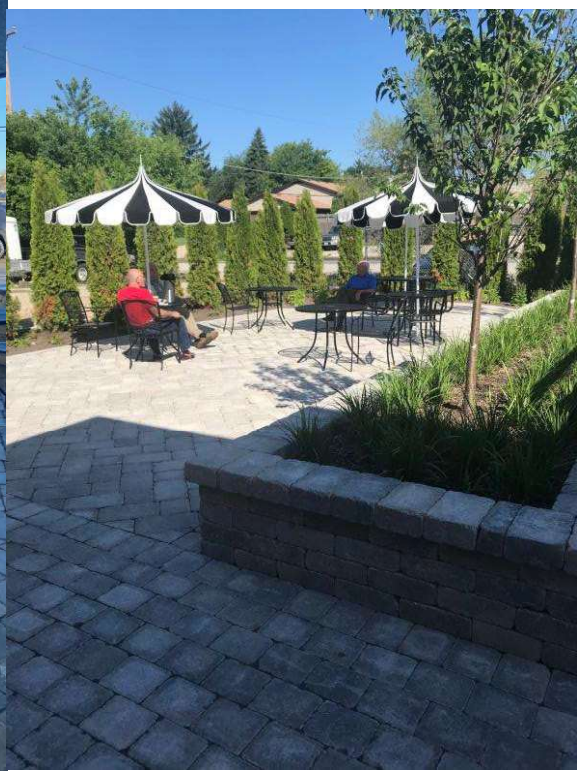
Attachment: Planning and Zoning Commission materials - 4-8-2025 (1890 N Rand - SU restaurant with liquor Morkes)

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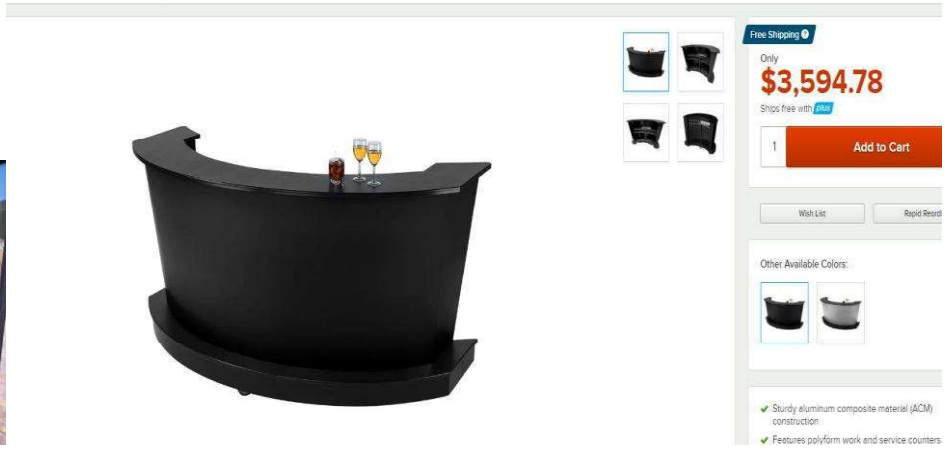


Attachment: Planning and Zoning Commission materials - 4-8-2025 (1890 N Rand - SU restaurant with liquor Morkes)









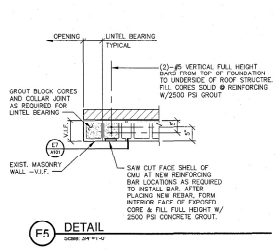
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GENERAL NOTES

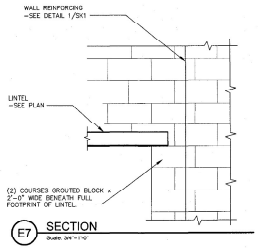
- THE STRUCTURAL STEEL CONTRACTOR IS TO FIELD VERIFY AL DIMENSIONS AND ELEVATIONS WITH EXISTING CONDITIONS AND ARCHITECTURAL REQUIREMENTS PRIOR TO FABRICATING ANY COMPONENT.
- STEEL MATERIAL PROPERTIES:
  - A. ANGLES & PLATES . . . . . ASTM A36
  - B. WELDING ELECTRODES E70XX
- STRUCTURAL STEEL DETAILS, FABRICATION, AND ERECTION SHALL CONFORM TO THE NINTH EDITION OF THE AISC, "MANUAL OF STEEL CONSTRUCTION" (ASD), OR THE SECOND EDITION OF THE AISC, "MANUAL OF STEEL CONSTRUCTION" (LRFD), UNLESS OTHERWISE SHOWN OR SPECIFIED.
- ALL WELDING SHALL BE DONE BY THE SHIELD ARC PROCESS IN ACCORDANCE WITH THE RULES OF THE AMERICAN WELDING SOCIETY (AWS), "STRUCTURAL WELDING CODES," LATEST ADOPTION
- ALL WELDERS SHALL BE QUALIFIED ACCORDING TO THE RULES OF THE AMERICAN WELDING SOCIETY.
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KEY NOTES

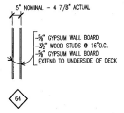
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F5 DETAIL



E7 SECTION

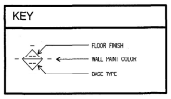


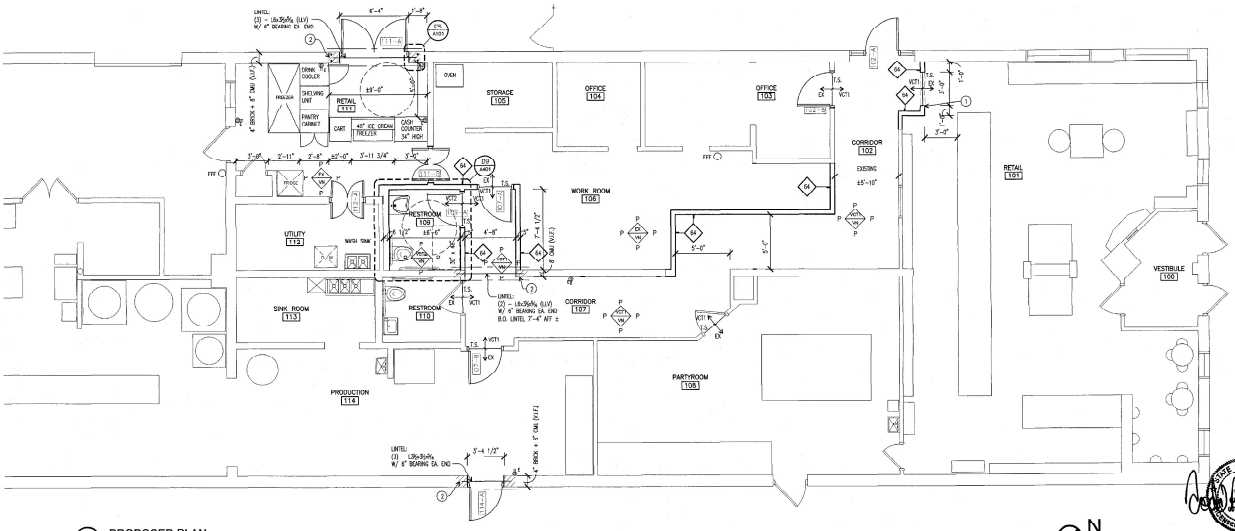
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WD – OAK 4"
NO – NONE

KEY





B1 PROPOSED PLAN

N

STATE OF ILLINOIS — CARL SONNENSCHEIN — 001.020.1990 — REGISTERED ARCHITECT

11-20
LIC. EXP. DATE
03-03-2020
DATE

CONSULTANTS' SEAL
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CARLSONARCHITECTURE
1301 HICKS RD - SUITE A1 Phone 847.845.6946
ROLLING MEADOWS, ILLINOIS 60008
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MORKES RENOVATION
1890 N RAND ROAD
PALATINE, IL 60074

PROJECT NUMBER: 20001

NO.	REVISION REMARKS	DATE
1	PERMIT ISSUE	11.20.2020

DATE: 03/03/2020

FLOOR PLAN

SHEET NUMBER: A101

Attachment: Planning and Zoning Commission materials - 4-8-2025 (1890 N Rand - SU restaurant with liquor Morkes)
Attachment: Building floorplan (1890 N Rand Road - SU Restaurant with Liquor Service)

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President, Morkes Chocolates

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PALATINE, IL 60074
phone 847-359-3454
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Attachment: Planning and Zoning Commission materials - 4-8-2025 (1890 N Rand - SU restaurant with liquor Morkes)

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February 25, 2025

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Attachment: Planning and Zoning Commission materials - 4-8-2025 (1890 N Rand - SU restaurant with liquor Morkes)

VILLAGE OF PALATINE

SPECIAL USE APPLICATION

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

Petitioner Name

Rhonda Dehn

Business Name (if applicable)

Morkes Chocolates

Subject Property Address

1890 N Rand Road

Please provide a description of your proposed request:

We would like to add wine and small bites to our menu options for the summer months utilizing the existing outside sitting area.

Petitioner Justification

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

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

Our wine garden will be a beautiful place to relax after a long day's work. We want to offer a relaxing, tasteful addition to our already family friendly atmosphere.

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

Tucked away by our building, our protected sitting area will be safe and welcoming with healthy food choices and limited alcohol.

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

The sitting area already exists and visually makes the area a nice addition to the neighborhood (winning second place in the best upgraded area for Palatine, a few years back).

Attachment: Planning and Zoning Commission materials - 4-8-2025 (1890 N Rand - SU restaurant with liquor Morkes)

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

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

a. Will meet the following aesthetic criteria:

i. Will not destroy existing vistas in the area;

ii. Will enhance the appearance of the homes and the streets in the area; and

iii. Will not detract from the overall appearance of the community; or

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

Our area has already by in existence for a few years. We are always willing to put money into something to make it better but at this time we meet all standards.

Attachment: Planning and Zoning Commission materials - 4-8-2025 (1890 N Rand - SU restaurant with liquor Morkes)

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 1890 N. RAND RD.

(●) ( ) ( ) ( )

County of COOK

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

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

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

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

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

Mary Alice Wenzl

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

By Todd Wesel

President
Title of Corporate Officer

County of Cook
State of Illinois

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

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

Attachment: Planning and Zoning Commission materials - 4-8-2025 (1890 N Rand - SU restaurant with liquor Morkes)

2. 1890 N Rand Road

SU-000162-2025 - 1890 N Rand Rd

Notice was published in the Journal & Topics on March 20th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Special Use Application**
2. **Proof of Ownership**
3. **Plat/Site Plan**
4. **Floor Plan**
5. **Business Plan**
6. **Public Notice**

Chairman Wood and Commissioner Roth-Wurster acknowledges that they are familiar with the petitioner and it would have no impact on this matter.

Staff - Ms. Bremanis provides background:
The Subject Property is zoned B-2 General Business District and is a single user lot containing Morkes Chocolates. The Petitioner is requesting to include accessory liquor service and an expanded menu, within the existing outdoor seating area. The Petitioner is requesting Special Use to permit a restaurant to operate, with a liquor license**.**

Sworn in petitioner: Rhonda Dehn 1890 N Rand Rd., Palatine, IL
Ms. Dehn states that Morkes Chocolates has been in business since 1967. She provides business details, explaining that they make chocolate, offer activities for kids, host parties, and runs a bakery in the morning. They are looking to increase business during the summer months, which tend to be slow. The business employs 20 people and aims to maintain operations during the summer. She mentions that they previously invested in a small patio area and now would like to implement a small wine garden with small bites. The wine garden would be available Monday through Saturday, until sundown, weather permitting, and closed on Sundays.
Chairman Wood asks how the patio is used now and notes the plan shows 30 seats in the patio area. She asks for clarification on what the patio is used for currently.
Ms. Dehn responds that while many candy stores may offer ice cream, she prefers not to have that option at Morkes. She explains that during the summer months, customers often use the patio to enjoy coffee and donuts, and parties may also wait in the patio area before their session begins.
Chairman Wood notes that parking would not be an issue.
Ms. Dehn states that there is plenty of parking.

Attachment: Draft Meeting Minutes 4-8-2025 (1890 N Rand - SU restaurant with liquor Morkes)

Commissioner Shubert asks if there have been any complaints since the patio area was added.
Ms. Dehn states there have been no complaints.

Chairman Wood notes the request is to have the patio area open for the wine garden during June, July, and August. She asks if September could potentially be added to the request in the future.
Ms. Dehn confirms this and explains that her intent is to start small, but she may request to add an additional month later on. She mentions that September marks the beginning of fall activities, such as caramel apples, so they currently only anticipate operating through August.
Chairman Wood asks if the request could be amended in the future.
Ms. Bremanis responds that a minor special use amendment could be signed off on if they decide to add an additional month.

Commissioner Fedota asks if there is service to the outdoor patios.
Ms. Dehn states that customers would order inside, and staff may bring the order out to them, but there will not be outdoor service.

Commissioner Friedman notes that the floor plan in the packet from 3/2020, where double doors were added, and asks if the doors are in place.
Ms. Dehn states they are.
Commissioner Friedman asks if customers would be coming in and out of the doors.
Ms. Dehn states they would not.
Ms. Bremanis notes that the packet should have shown that area as work completed to avoid confusion.
Commissioner Bettenhausen asks if there is indoor seating.
Ms. Dehn states there are a couple of tables but most customers come and go.

Commissioner Cavanaugh asks staff if the liquor license will be for wine and beer as there is no specific license for just wine.
Ms. Bremanis agrees it would be for wine and beer.
Commissioner Cavanaugh asks if employees are basset trained.
Ms. Dehn states that would be completed after the request is approved.

STAFF RECOMMENDATION:

The Petitioner is proposing to expand their current business to include seasonal wine service and introduce additional food components to the existing bakery. The floor and site plans would remain unchanged. Additionally, the business and outdoor area have operated at this location for many years, without issue. The limited hours and seasonal use of this area also do not raise any initial or specific Staff concerns.

Given the existing outdoor area and its current accessory use, the proposed changes and business plan are not anticipated to negatively impact or cause

Attachment: Draft Meeting Minutes 4-8-2025 (1890 N Rand - SU restaurant with liquor Morkes)

injury to the surrounding neighboring properties and are anticipated to ensure the protection of public health, safety, and welfare.

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

1. The Special Use shall substantially conform to the Business Plan and Floor Plan submitted by the Petitioner, Rhonda Dehn, except as such plans may be changed to conform to Village Codes and Ordinances.

Commissioner Fedota asks if there would be any new signage added.
Ms. Dehn states there would not be - possibly a banner - no permanent signage is planned.
Ms. Bremanis states any temporary signage would require a permit.

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

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

DISCUSSION:
Commissioner Roth-Wurster states it meets the standards for special use and adding something friendly to keep busy during the slow season. It's good for the neighborhood.
Chairman Wood notes the business has operated responsibly for over 60 years and doesn't anticipate they would jeopardize the business or their standing in the community, and she has a level of trust. It's not a drastic change and will be a nice addition. It meets the standards, and she is in favor.
Commissioner Fedota states that keeping steady employment and filling in the gap with a business plan to maintain a consistent workforce meets the standards and is a great model for the community.
Commissioner Bettenhausen states that given the difficult economic times, he is glad to see a business doing well and expanding for customers while maintaining the current employees.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on Monday April 14th, 2025.

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

Attachment: Draft Meeting Minutes 4-8-2025 (1890 N Rand - SU restaurant with liquor Morkes)

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 1890 N. RAND RD.

(●) ( ) ( ) ( )

County of COOK

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

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

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

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

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

Mary Alice Wenzl

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

By Todd Wessel

President
Title of Corporate Officer

County of Cook
State of Illinois

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

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

Attachment: Public Notice (1890 N Rand - SU restaurant with liquor Morkes)

Consider an Ordinance Increasing the Number of Class G-1 (Seasonal Beer & Wine) Liquor Licenses by One for Morkes Chocolates Located at 1890 N. Rand Road

BACKGROUND:
On this evening's agenda is a Special Use request for Morkes Chocolates located at 1890 N. Rand Road. Owner Rhonda Dehn wishes to apply for a Class G-1 (Seasonal Beer and Wine) liquor license. A Code Amendment to Chapter 3 - Alcoholic Beverages - is also on this evening's agenda to allow the Petitioner to qualify for a Class G-1 liquor license. Their proposed hours of operation are Monday through Saturday, 3 PM to 8 PM.

KEY ISSUES:
- Increase Class G-1 (Seasonal Beer & Wine) Liquor Licenses by one.

ALTERNATIVES:
1. Approve the Ordinance increasing the number of Class G-1 Liquor Licenses by one.
2. Do not approve the Ordinance increasing the number of Class G-1 Liquor Licenses by one.

RECOMMENDATION:
Action is at the discretion of the Committee.

ACTION REQUIRED:
Action is at the discretion of the Committee.

ATTACHMENTS:

- ORD Increase Class G-1 Liquor License Morkes
- Business Plan - Summer
- Floor Plan
- Menu

ORDINANCE NO._____

AN ORDINANCE INCREASING THE NUMBER OF CLASS G-1 (SEASONAL BEER & WINE) LIQUOR LICENSES PURSUANT TO CHAPTER 3, SECTION 3-37 OF THE VILLAGE OF PALATINE CODE OF ORDINANCES FOR MORKES CHOCOLATES LOCATED AT 1890 N RAND 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-1 (Seasonal Beer & Wine) liquor licenses shall be increased by one for Morkes Chocolates for a total of 1 Class G-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 _____, 2025

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

APPROVED by me this _____ day of _____, 2025

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____ day of _____, 2025

_____
Village Clerk

Attachment: ORD Increase Class G-1 Liquor License Morkes (Increase Class G-1 Liq.- 1890 N. Rand Road Morkes Chocolates)

SINCE 1920
MORKES
The chocolate shop
WWW.MORKESCHOCOLATES.COM

March 18, 2025

Proposed updated business plan for Summer 2025

Morkes Chocolates currently has a covered outside sitting area of approximately 800 square feet.

What we propose to do is offer a Wine Garden with small bites and a variety of wine offerings. This area will have 8-10 tables that will allow seating for about 30 people. We will open for the summer months – June, July and August only at this time - Monday through Saturday, opening at 3 with the kitchen closing at 7:30 and seating until 8 or so. This will be weather permitting. We plan on having 2-3 employees for the outside area with one employee in the chocolate store.

Inside our candy store will be open until 8 or so, with easy access to the two bathrooms. Both bathrooms are ADA compliance.

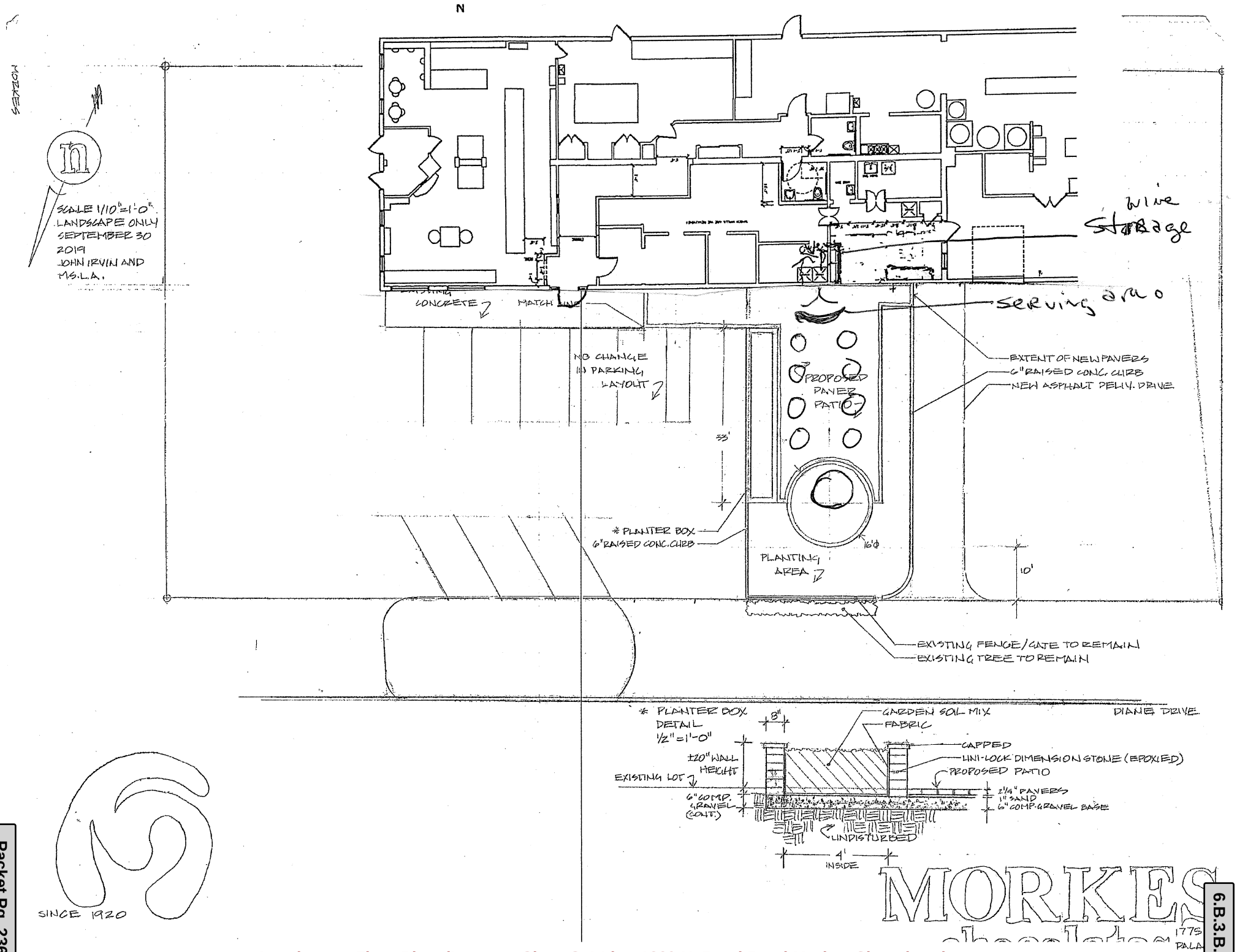
An outside serving table will be set up doing open hours and food and drink will come through doors opening to the outside seating area. This access will be for employees only.

Sincerely,

Rhonda Dehn
President, Morkes Chocolates

1890 N. RAND ROAD
PALATINE, IL 60074
phone 847-359-3454
fax 847-359-3553

Attachment: Business Plan - Summer (Increase Class G-1 Liq.- 1890 N. Rand Road Morkes Chocolates)



Attachment: Floor Plan (Increase Class G-1 Liq.- 1890 N. Rand Road Morkes Chocolates)

SINCE 1920
MORKES
The chocolate shop
WWW.MORKESCHOCOLATES.COM

February 25, 2025

Menu:

-Toasted Sourdough Open faced Lemon Chicken Salad with Cashews & Fresh Greens

-Toasted Sourdough Open faced Egg Salad With Bacon topping & Fresh Greens

-Sirloin, Caramelized Onions with Smoked Gouda Phyllo Pie & Fresh Greens

-Spinach, Feta and Mushroom Phyllo Pie & Fresh Greens

-Fig, Prosciutto, Goat Cheese Flatbread with Fresh Arugula & Pistachios

-Alfredo, Fennel Sausage, Caramelized Onions, Sun Dried Tomato Flatbread with fresh basil

-Honey Mustard, Smoked Ham, Brie and Tomato Flatbread with Scallions

-Creamy Mac N Cheese with Bacon & greens

Sweets: Chocolate Sampler Flight
Warm Apple Strudel w/Ice Cream
Sliced Apples w/Caramel Dipping Sauce & Peanuts

Also:

Capannari's Ice Cream (from Mt. Prospect) – 8 flavors

Assorted of coffee drinks, smoothies, donuts, muffins, brownies, chocolate, like now.

Assortment of Wines and Wine drinks

1890 N. RAND ROAD
PALATINE, IL 60074
phone 847-359-3454
fax 847-359-3553

Attachment: Menu (Increase Class G-1 Liq.- 1890 N. Rand Road Morkes Chocolates)

Consider an Ordinance Amending Chapter 11 - Licenses, Business Regulations of the Code of Ordinances of the Village of Palatine

BACKGROUND:
At the February 18, 2025 Council Meeting, Staff reviewed some proposed changes to the Village's regulations regarding temporary food establishments and related issues. Following input from the Council, Staff prepared these proposed code amendments. In addition to temporary food establishment regulations, Staff is also requesting an amendment to allow for variances to the Food Code and completion of Hazard Analysis of Critical Control Points (HACCP) plans, subject to review and approval by the Village's Environmental Health Division.

KEY ISSUES:

- Establishes regulations for Temporary Food Establishments (single and multiple event permit types). The proposed fee structure is:
    - Temporary Food Establishment Event (single or multiple) for a Village of Palatine based Permanent Food Establishment: $25
    - Temporary Food Establishment (for a non-Village of Palatine based Permanent Food Establishment):
        - Single Event: $75
        - Multiple Event: $150
- Establishes review process and corresponding fees ($150) for variance and hazard analysis critical control point (HACCP) plan review by the Environmental Health Division.
- Shifts food establishment reinspection fees from the Code of Ordinances to the Fee Schedule.

ALTERNATIVES:
1. Approve the amendments to Chapter 11 Licenses, Business Regulations.
2. Do not approve the amendments and refer back to Staff.

RECOMMENDATION:
Staff recommends approval of an ordinance amending several sections of Chapter 11 Licenses, Business Regulations of the Code of Ordinances.

ACTION REQUIRED:
A motion to approve an ordinance amending several sections of Chapter 11 Licenses, Business Regulations of the Code of Ordinances.

ATTACHMENTS:

- Ordinance Amending Ch 11
- Exhibit A - Text Amendments Ch 11 Article III
- Exhibit B - Text Amendments Chapter 11 Article III Redline
- Variance and HACCP Requirements Memo April 3 2025

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 11 – LICENSES, BUSINESS REGULATIONS, OF THE CODE OF ORDINANCES OF THE VILLAGE OF PALATINE

WHEREAS, the Village of Palatine is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs; and

WHEREAS, the Mayor and Council have determined that it will serve and be in the best interests of the Village and its residents to amend several sections of Chapter 11 Licenses, Business Regulations of the Village Code pursuant to this Ordinance;

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: That the Code of Ordinances, of the Village of Palatine, Illinois is hereby amended by amending Sections 11-66.2 Definitions, 11-67 Licenses, Permits and Fees Required, 11-68 License and Permit Application, and 11-70 Food Establishment Noncompliance Inspection Service Fee of Chapter 11 – Licenses, Business Regulations, which shall be read as indicated on Exhibit "A".

SECTION 2: That the Village Clerk is directed to maintain a record of the modifications to the existing ordinance (a redlined version of the modifications approved pursuant to this Ordinance as indicated by Exhibit "B").

Attachment: Ordinance Amending Ch 11 (Amending Chapter 11 - Code of Ordinances)

SECTION 3: If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance are to remain in full force and effect, and are to be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

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

PASSED: This _____ of _____, 2025

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

APPROVED by me this _____ of _____, 2025

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____ of _____, 2025

_____
Village Clerk

Attachment: Ordinance Amending Ch 11 (Amending Chapter 11 - Code of Ordinances)

ARTICLE III. FOOD ESTABLISHMENTS AND VENDING MACHINES

DIVISION 1. GENERALLY

Sec. 11-66. Definitions.

The following adopted codes and Village of Palatine Ordinances sets the standards for the management and personnel; food operations; and equipment and facilities; and provides for plan review; employee exclusion and restriction; permit and license issuance, inspection and permit suspension of food establishments.

Sec. 11-66.1. Minimum Standards.

The Village of Palatine hereby adopts by reference the current version of the Food Code, Title 77, Chapter I, and subchapter m, Part 750 of the Illinois Administrative Code, effective December 7, 2018, as now or hereafter amended.

Sec. 11-66.2. Definitions.

For the purposes of this article, the following words shall have the meanings indicated unless their context clearly requires otherwise:

Food establishment means any operation as defined in the minimum standards referenced in Sec. 11-66.1.

Health authority means the Environmental Health Division of the Village of Palatine.

Health Officer means the Field Director of the Environmental Health Division of the Village of Palatine or their designated representative.

Permit means the document issued by the Health Officer that authorizes a person to operate a food establishment and can be further defined as one of the following types.

(a) *Permanent Food Establishment Permit* allows a permanent food establishment to operate in a permanently constructed structure.

(b) *Temporary Food Establishment Single Event Permit* allows a temporary food establishment to operate for a period of no more than 14 consecutive days in conjunction with a single event or celebration.

(c) *Temporary Food Establishment Multiple Event Permit* allows a temporary food establishment to operate at single or multiple locations and events, for a period that does not exceed twelve consecutive months.

(d) *Mobile Food Dispensing Unit Permit* allows a mobile food establishment to operate and serve only TCS food in individual servings that are prepared and prepackaged in advance at an approved food establishment or commercially prepackaged in an approved food processing plant.

Attachment: Exhibit A - Text Amendments Ch 11 Article III (Amending Chapter 11 - Code of Ordinances)

(e) *Vending Machine TCS Food Permit* allows the operation of a self-service device that dispenses unit servings of TCS food in bulk or packages that is not ancillary to a permanent food establishment.

(f) *Delivery Vehicle Residential Permit* allows the operation of a delivery service of TCS foods to residential properties that is not ancillary to a permanent food establishment.

(g) *Delivery Vehicle Retail Permit* allows the operation of a delivery service of TCS foods to commercial properties that is not ancillary to a permanent food establishment.

Temporary Food Event Coordinator means individual, organization or corporation responsible for planning and coordinating an event with the operation of temporary food establishments, that does not meet the requirements of a Village Special Event as defined by Sec. 11-630.

Time/Temperature Control for Safety (TCS) Food means a food or beverage as defined in the minimum standards referenced in section 11-66.1.

Sec. 11-67. Licenses, Permits and Fees Required.

(a) It shall be unlawful for any person to operate a food establishment in the Village of Palatine without having obtained a license and permit, pursuant to Sec. 11-3 and Article III of this Chapter. Such license and permit shall be valid only for the premises, machine, or vehicle for which it is issued. No license or permit may be transferable to any person other than to that issued. A valid license and permit shall be displayed on the premises, machine, or vehicle of any such food establishment at all times when such service is available to the public.

(b) Each of the following vending classifications shall require a separate annual license and license fee as provided in the fee schedule supplement to the Palatine Code of Ordinances:

(1) Vending machine that offers only prepackaged, non TCS food or beverages;

(2) Ice machine not ancillary to primary use;

(3) Machines vending general merchandise (no food or beverage of any kind).

(c) Each of the following vending classifications shall require a separate permit, annual license, and license fee as provided in the fee schedule supplement to the Palatine Code of Ordinances:

(1) Vending machine that offers TCS foods or beverages;

(2) Mobile food dispensing units and roadside stands;

(3) Vehicles used for the delivery of TCS foods or beverages.

(a) To individual residences;
(b) To retail establishments.

(d) Each of the following food establishment classifications shall require a separate permit and fee as provided in the fee schedule supplement to the Palatine Code of Ordinances:

Attachment: Exhibit A - Text Amendments Ch 11 Article III (Amending Chapter 11 - Code of Ordinances)

(1) Temporary Food Establishment Single Event or Multiple Event for a Village of Palatine licensed and permitted permanent food establishment.

(2) Temporary Food Establishment Single Event.

(3) Temporary Food Establishment Multiple Event.

(e) Each of the following review processes shall require a separate permit and fee as provided in the fee schedule supplement to the Palatine Code of Ordinances:

(1) Variance Review. Reviews for requesting a variance as defined in the Minimum Standards**,** Incorporated and Referenced Materials referenced in Sec. 11-66.1(a) shall require a separate fee as provided in the fee schedule supplement to the Palatine Code of Ordinances.

(2) Hazard Analysis Critical Control Point (HACCP) Review. Review of a HACCP Plan as defined in the Minimum Standards**,** Incorporated and Referenced Materials referenced in Sec. 11-66.1(a) shall require a separate fee as provided in the fee schedule supplement to the Palatine Code of Ordinances.

Sec. 11-68. License and Permit Application.

(a) *In general*: All applications for a license and permit shall be made on forms supplied by the Village Manager.

(b) *Permits*: All such applications for a permit shall be referred to the health authority, who shall either issue said permit or refuse issuance with a report of its findings and reasons for such refusal. No permit shall be issued for any purpose or activity, if the equipment, vehicle, premises or building to be used for the purpose do not fully comply with all applicable provisions of this Code and other ordinances and regulations of the Village and the State.

(c) *Licenses*: Licenses shall be issued by the Village Manager when the applicant has complied with all provisions of this Chapter, including issuance of a permit.

(d) *Temporary Food Establishment Permit Application*: A completed application shall be submitted no less than 10 days prior to proposed operation.

(e) *Temporary Food Event Coordinator Application*: A completed application shall be submitted no less than 10 days prior to proposed event with the operation of temporary food establishments.

(f) *Plans Required*. A permit applicant or permit holder shall submit properly prepared plans and specifications for review and approval before: (A) The construction of a food establishment; (B) The conversion of an existing structure for use as a food establishment; (C) The remodeling of a food establishment or a change of type of food establishment; (D) the operation of a temporary food establishment if the Environmental Health Division determines that plans and specifications are necessary to ensure compliance.

(g) *Contents of the Plans and Specifications*. The plans and specifications for a food establishment shall include, based on the type of operation, type of food preparation, and foods prepared, the following information to demonstrate conformance with Code provisions: (A) Intended menu; (B) Anticipated volume of food to be stored, prepared, and sold or served; (C) Proposed layout, mechanical schematics, construction materials, and finish schedules; (D) Proposed equipment types, manufacturers, model numbers, locations, dimensions, performance capacities, and installation specifications; (E) Evidence that standard procedures that ensure compliance with the requirements of this Code are developed or are being developed; and (F) Other information that may be required by the Environmental Health Division for the proper review of the proposed construction, conversion or modification, and procedures for operating a food establishment.

(h) *Preoperational Inspections***.** The Environmental Health Division may conduct one or more preoperational inspections to verify that the food establishment is constructed and equipped in accordance with the permit application, approved plans, has established standard operating procedures, and is in compliance the Palatine Code of Ordinances.

Sec. 11-69. Summary Suspension and Revocation of Food Establishment Permits

(a) *Suspension of permits by the Health Officer:*

(1) *Suspension of food establishment permits*: Whenever the Health Officer finds an imminent health hazard or other condition or circumstance that may endanger public health during the course of the inspection of a food establishment; the Health Officer may, in addition to any other action taken, order the immediate suspension of such permit. When a permit is suspended, business operations shall immediately cease. The holder of the permit shall be afforded, upon written request to the Health Officer an opportunity for hearing before the Village Manager or designee to occur pursuant to Section 11-69 (a)(3).

(2) *Reinstatement of suspended permits*: Any person whose permit has been suspended may, at any time, make application for a re-inspection for the purpose of reinstatement of the permit to the Health Officer. Following receipt of a written request, including a statement signed by the permit holder that the condition causing the suspension of the food establishment permit has been corrected; the Health Officer shall make a re-inspection. If the permit holder is found to be in compliance with the requirements of this Code, the permit shall be reinstated.

(3) *Hearings*: The hearings provided for in this section shall be conducted by the Village Manager or designee assigned by the Village Manager at the time and place designated by the Village Manager or designee within five (5) business days after receipt of a request for hearing from the permit holder. Based upon the record of such hearing, the Village Manager shall make a finding and shall sustain, modify, or rescind any official notice or order considered at the hearing. A written report of the hearing decision shall be furnished to the permit holder by the Village Manager or designee. The decision of the Village Manager or designee shall be final.

(4) *Appeal*: Any appeal from a decision of the Village Manager or designee made pursuant to Section 11-69(a)(3) shall be made directly to the Circuit Court of Cook County pursuant to the Administrative Review Act.

(a) *Suspension or revocation of licenses by Village Manager*: In the alternative and in addition the remedies set forth above, any license issued to a food establishment may be suspended or revoked by the Village Manager in accordance with Sec. 11-15 of this Chapter.

Sec. 11-70. Food Establishment Noncompliance Inspection Service Fee.

When the Health Officer determines after an initial inspection of a food establishment, that additional follow-up inspections are necessary for enforcement of the code, two additional follow-up inspections for noncompliance shall be granted each permittee without charge. In the event more than two follow-up inspections are needed, the permittee shall be assessed a reinspection fee for each additional inspection as provided in the fee schedule supplement to the Palatine Code of Ordinances. The reinspection fee shall be assessed for each and every follow-up inspection after the initial inspection and two follow-up inspections per inspection cycle. Payment must be made in full prior to the business license being renewed. Failure to pay any balance will serve as grounds to deny further permits or licenses from being issued by the Village.

Sec. 11-71--11-89. Reserved.

ARTICLE III. FOOD ESTABLISHMENTS AND VENDING MACHINES

DIVISION 1. GENERALLY

Sec. 11-66.2. Definitions.

For the purposes of this article, the following words shall have the meanings indicated unless their context clearly requires otherwise:

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Health authority means the Environmental Health Division of the Village of Palatine.

Health Officer means the Field Director of the Environmental Health Division of the Village of Palatine or their designated representative.

Permit means the document issued by the Health Officer that authorizes a person to operate a food establishment and can be further defined as one of the following types.

(a) *Permanent Food Establishment Permit* allows a permanent food establishment to operate in a permanently constructed structure.

(b) *Temporary Food Establishment Single Event Permit* allows a temporary food establishment to operate for a period of no more than 14 consecutive days in conjunction with a single event or celebration.

(c) *Temporary Food Establishment Multiple Event Permit* allows a temporary food establishment to operate at single or multiple locations and events, for a period that does not exceed twelve consecutive months.

~~(d) *Stationary Food Establishment Permit* allows a stationary food establishment to operate in a non-permanently constructed structure and does not include temporary or mobile food establishments.~~

(d) *Mobile Food Dispensing Unit Permit* allows a mobile food establishment to operate and serve only TCS food in individual servings that are prepared and prepackaged in advance at an approved food establishment or commercially prepackaged in an approved food processing plant.

(e) *Vending Machine TCS Food Permit* allows the operation of a self-service device that dispenses unit servings of TCS food in bulk or packages that is not ancillary to a permanent food establishment.

(f) *Delivery Vehicle Residential Permit* allows the operation of a delivery service of TCS foods to residential properties that is not ancillary to a permanent food establishment.

(g) *Delivery Vehicle Retail Permit* allows the operation of a delivery service of TCS foods to commercial properties that is not ancillary to a permanent food establishment.

Attachment: Exhibit B - Text Amendments Chapter 11 Article III Redline (Amending Chapter 11 - Code of Ordinances)

Temporary Food Event Coordinator means individual, organization or corporation responsible for planning and coordinating an event with the operation of temporary food establishments, that does not meet the requirements of a Village Special Event as defined by Sec. 11-630.

Time/Temperature Control for Safety (TCS) Food means a food or beverage as defined in the minimum standards referenced in section 11-66.1.

Sec. 11-67. Licenses, Permits and Fees Required.

(a) It shall be unlawful for any person to operate a food establishment in the Village of Palatine without having obtained a license and permit, pursuant to Sec. 11-3 and Article III of this Chapter. Such license and permit shall be valid only for the premises, machine, or vehicle for which it is issued. No license or permit may be transferable to any person other than to that issued. A valid license and permit shall be displayed on the premises, machine, or vehicle of any such food establishment at all times when such service is available to the public.

(b) Each of the following vending classifications shall require a separate annual license and license fee as provided in the fee schedule supplement to the Palatine Code of Ordinances:

(1) Vending machine that offers only prepackaged, non TCS food or beverages;

(2) Ice machine not ancillary to primary use;

(3) Machines vending general merchandise (no food or beverage of any kind).

(c) Each of the following vending classifications shall require a separate permit, annual license, and license fee as provided in the fee schedule supplement to the Palatine Code of Ordinances:

(1) Vending machine that offers TCS foods or beverages;

(2) Mobile food dispensing units and roadside stands;

(3) Vehicles used for the delivery of TCS foods or beverages.

(a) To individual residences;
(b) To retail establishments.

(d) Each of the following food establishment classifications shall require a separate permit and fee as provided in the fee schedule supplement to the Palatine Code of Ordinances:

(1) Temporary Food Establishment Single Event or Multiple Event for a Village of Palatine licensed and permitted permanent food establishment.

(2) Temporary Food Establishment Single Event.

(3) Temporary Food Establishment Multiple Event.

(e) Each of the following review processes shall require a separate permit and fee as provided in the fee schedule supplement to the Palatine Code of Ordinances:

(1) Variance Review. Reviews for requesting a variance as defined in the Minimum Standards**,** Incorporated and Referenced Materials referenced in Sec. 11-66.1(a) shall require a separate fee as provided in the fee schedule supplement to the Palatine Code of Ordinances.

(2) Hazard Analysis Critical Control Point (HACCP) Review. Review of a HACCP Plan as defined in the Minimum Standards**,** Incorporated and Referenced Materials referenced in Sec. 11-66.1(a) shall require a separate fee as provided in the fee schedule supplement to the Palatine Code of Ordinances.

Sec. 11-68. License and Permit Application.

(a) *In general*: All applications for a license and permit shall be made on forms supplied by the Village Manager.

(b) *Permits*: All such applications for a permit shall be referred to the health authority, who shall either issue said permit or refuse issuance with a report of its findings and reasons for such refusal. No permit shall be issued for any purpose or activity, if the equipment, vehicle, premises or building to be used for the purpose do not fully comply with all applicable provisions of this Code and other ordinances and regulations of the Village and the State.

(c) *Licenses*: Licenses shall be issued by the Village Manager when the applicant has complied with all provisions of this Chapter, including issuance of a permit.

(d) *Temporary Food Establishment Permit Application*: A completed application shall be submitted no less than 10 days prior to proposed operation.

(e) *Temporary Food Event Coordinator Application*: A completed application shall be submitted no less than 10 days prior to proposed event with the operation of temporary food establishments.

(f) *Plans Required*. A permit applicant or permit holder shall submit properly prepared plans and specifications for review and approval before: (A) The construction of a food establishment; (B) The conversion of an existing structure for use as a food establishment; (C) The remodeling of a food establishment or a change of type of food establishment; (D) the operation of a temporary food establishment if the Environmental Health Division determines that plans and specifications are necessary to ensure compliance.

(g) *Contents of the Plans and Specifications*. The plans and specifications for a food establishment shall include, based on the type of operation, type of food preparation, and foods prepared, the following information to demonstrate conformance with Code provisions: (A) Intended menu; (B) Anticipated volume of food to be stored, prepared, and sold or served; (C) Proposed layout, mechanical schematics, construction materials, and finish schedules; (D) Proposed equipment types, manufacturers, model numbers, locations, dimensions, performance capacities, and installation specifications; (E) Evidence that standard procedures that ensure compliance with the requirements of this Code are developed or are being developed; and (F) Other information that may be required by the

Environmental Health Division for the proper review of the proposed construction, conversion or modification, and procedures for operating a food establishment.

(h) *Preoperational Inspections***.** The Environmental Health Division may conduct one or more preoperational inspections to verify that the food establishment is constructed and equipped in accordance with the permit application, approved plans, has established standard operating procedures, and is in compliance the Palatine Code of Ordinances.

Sec. 11-70. Food Establishment Noncompliance Inspection Service Fee.

When the Health Officer determines after an initial inspection of a food establishment, that additional follow-up inspections are necessary for enforcement of the code, two additional follow-up inspections for noncompliance shall be granted each permittee without charge. In the event more than two follow-up inspections are needed, the permittee shall be assessed a reinspection fee for each additional inspection ~~noncompliance service charge of $50~~ as provided in the fee schedule supplement to the Palatine Code of Ordinances. The reinspection fee ~~$50 noncompliance service charge~~ shall be assessed for each and every follow-up inspection after the initial inspection and two follow-up inspections per inspection cycle. Payment must be made in full prior to the business license being renewed. Failure to pay any balance will serve as grounds to deny further permits or licenses from being issued by the Village.

VILLAGE OF PALATINE
Community Development Department

To: Michael Jacobs, Community Development Director

From: Diane Gartner, Environmental Health Field Director

Date: April 3, 2025

Re: Variance and HACCP Requirements for Food Establishments

On January 1, 2025, the Illinois Food Code was amended to incorporate the 2022 FDA Food Code. The new Code provides for the ability to grant variances from the Code for food establishments and also requires restaurants to submit a Hazard Analysis and Critical Control Point (HACCP) plan for review/approval prior to engaging in specialized processes. A variance is a modification or waiver of one or more requirements of the Food Code that will not result in a health hazard or nuisance, while a HACCP is a systematic approach to identifying, evaluating, and controlling food safety hazards.

Prior to these Code amendments, we were unable to authorize food establishments to conduct specialized processes. Some examples of specialized processes that have become more common are reduced oxygen packaging methods (including sous vide cooking and vacuum packaging) and the use of food additives/components such as vinegar for sushi rice. Sushi chefs prefer to hold rice at room temperature, but currently the only options are to refrigerate the rice or discard it after four hours.

While all specialized processes require a HACCP plan, not all specialized processes require a variance. Specific food processes that require a variance could have a higher risk of foodborne illness, thus requiring the implementation of strict operational procedures. These types of operations may require employees to use specialized equipment and demonstrate specific competencies. Due to these circumstances, the variance requirement is designed to ensure that the proposed method of operation is conducted safely.

Other examples of specialized processes that require a variance include:

- Smoking food for preservation (i.e., cold smoked salmon)
- Curing meats (i.e., preparing shelf stable sausage)
- Molluscan shellfish display tanks (i.e., live oysters, clams, mussels in water)

The FDA recommends regulatory authorities develop a written administrative process for variances that are consistent with the FDA Food Code and follow the recommendations of the Conference of Food Protection. To obtain a variance, a food establishment would be required to submit an application for each special process (including a HACCP plan and other supporting materials) for review and approval. For those special processes not requiring a variance, a HACCP plan and supporting materials would be submitted for review and approval.

Due to the additional Staff time involved in the review and inspection of these specialized processes and related documents, Staff recommends a corresponding application/review fee of $150 for a variance or HACCP plan application.

Attachment: Variance and HACCP Requirements Memo April 3 2025 (Amending Chapter 11 - Code of Ordinances)

Presentation of Video Gaming Establishments

In 2022, the Village Council authorized the creation of a Video Gaming (Class VG) Liquor License, allowing establishments that met the criteria to apply for a VG license with the Village and the State. The VG license was established for a 2-year trial period.

The first establishments received their state approvals and began operation in August 2022 with the 11th establishment coming online in February 2023. The Village Council reviewed the operations of the establishments prior to the 2024/25 liquor license renewal process and based upon no negative impact to public safety or other considered factors, the Council lifted the 2024 sunset provision of the license. The Council additionally requested that all establishments make a presentation prior to the 2025/26 license renewal as to how the revenues have impacted their business and how the funds have been utilized and reinvested into the business.

Under state statute, the profits from video gaming are split up, with the establishments and terminal operators both receiving approximately 33% of the profits. The state collects taxes and administrative fees that totals approximately 30% and the local municipality receives 5%.

Since the first video gaming terminals went live in August 2022 and State data is available through February 2025, the following table summarizes the revenues received in aggregate from video gaming proceeds as well as by establishment.

Establishment	**2022 Revenue**	**2023 Revenue**	**2024 Revenue**	**2025 Revenue**	**Total Since Inception**
Lamplighter's	$69,787	$157,477	$182,662	$31,001	$440,927
JL's	$64,143	$170,369	$197,172	$29,449	$461,133
Donkey Inn	$26,905	$94,767	$139,911	$17,629	$279,212
Alley 64	$21,337	$223,410	$222,407	$34,343	$501,497
Durty Nellie's	$13,862	$72,714	$72,999	$11,389	$170,964
P's and Q's	$12,552	$99,253	$105,499	$21,686	$238,990
Schnell's	$0	$116,666	$93,951	$11,925	$222,542
One Taco	$0	$58,564	$60,698	$11.915	$119,274
TJ O'Brien's	$0	$122,226	$165,117	$22,327	$309,670
Legion	$0	$35,109	$55,404	$11,190	$101,703
Gator's	$0	$73,292	$106,383	$18,188	$197,863
TOTAL	$208,586	$1,223,847	$1,402,203	$209,139	$3,043,775

Note: 2025 Revenue is only available through February 2025

As the Village has requested the establishments to discuss how gaming has benefitted their business, it is appropriate to also address how the small 5% revenue share has benefitted the Village organization and subsequently the community.

The Village received $217,370 in 2024 compared to the establishments $1.4 million. As

part of our 2025 Budget, the Village established the Community Engagement and Planning Division within the Palatine Police Department. While some of this division represented a realignment of personnel, it also included $376,315 in new positions as well as a significant expansion in community outreach, re-establishment of the emergency management volunteer program, better integration and use of social workers in policing, and the new administrative sergeant to work with liquor/gaming/cannabis establishments as well as a renewed focus on neighborhood-based policing. The proceeds from gaming fund a small portion of this new effort.

The Village portion of the gaming proceeds are being directly reinvested back into the community.

Additionally, when the VG license was created, there was a concern that the proceeds from gaming would diminish food and beverage sales. While each individual establishment can vary, as a whole, video gaming has not diminished food and beverage sales. In fact, 10 of the 11 establishments have hit their post-pandemic record for food and beverage sales since video gaming went live.

The Village Council Meetings of April 14th and 21st as well as May 12th and 19th will have an agenda item that allows the owners to come forward to discuss the impact of gaming.

Consider a Motion to Award a Contract for the 2025 Sewer Rehabilitation Program

BACKGROUND:
Since the mid-1990s, the Village has conducted a sliplining program designed to eliminate excess infiltration/inflow (I/I), eliminate root intrusion into the sanitary sewers, and eliminate sewer blockages. This effort has been centered in those neighborhoods where sewers are located along the rear lot lines, where defects have been found, areas at risk for sanitary sewer surcharging, or areas tributary to lift stations.

Based upon budget appropriations, this year's program calls for the sliplining of approximately 4,464 feet of sanitary sewer and 771 feet of storm sewer.

KEY ISSUES:
- On Tuesday, March 25, 2025, five bids were received and opened, ranging from a low of $285,575 to a high of $406,477.
- The low responsive and responsible bidder was Hoerr Construction, Incorporated of Goodfield, Illinois in the amount of $282,575.
- The Engineer's estimate was $288,047.

ALTERNATIVES:
1. Award the contract for the 2025 Sewer Rehabilitation Program, Cured in Place Piping (CIPP) to Hoerr Construction.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends that the contract for the 2025 Sewer Rehabilitation Program (CIPP) be awarded to Hoerr Construction in the amount of $282,575.

BUDGET IMPACT:
Funding is available in the 2025 Capital Improvement Program to accommodate this work. The Brockway Street sanitary lining will be funded in the amount of $6,397 from the Downtown TIF. The remaining $276,178 is available in the Sewer Fund.

ACTION REQUIRED:
Motion to award the contract for the 2025 Sewer Rehabilitation Program (CIPP) to Hoerr Construction, Incorporated of Goodfield, Illinois in the amount of $282,575.

ATTACHMENTS:
- Bid Tabulation
- Location Map 2025

VILLAGE OF PALATINE

Bidding Summary
2025 Sewer Rehabilitation Program - CIPP
11:00 AM, Tuesday, March 25, 2025

	Bidding Contractors	As Read Bid Amount	As Corrected Bid Amount
1	Hoerr Construction, Inc.	$ 282,505.00	$ 282,575.00
2	Insituform Technologies USA, LLC	$ 302,081.68	Correct as Read
3	National Power Rodding	$ 311,606.00	Correct as Read
4	Visu-Sewer of Illinois, LLC	$ 328,274.00	Correct as Read
5	Inliner Solutions	$ 406,477.00	Correct as Read

Attachment: Bid Tabulation (2025 Sewer Rehabilitation Program)

VILLAGE OF PALATINE - DEPARTMENT OF PUBLIC WORKS

TABULATION OF BIDS

FOR

2025 Sewer Rehabilitation Program - CIPP

DPW - 2501

COMPUTED BY CDR

BID OPENING	
DATE:	March 25, 2025
TIME:	11:00 AM
PLACE:	Community Room A

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	Engineer's Estimate UNIT PRICE	Engineer's Estimate TOTAL	Hoerr Construction, Inc. P.O. Box 65 1416 County Road 200 N Goodfield, IL 61742 UNIT PRICE	Hoerr Construction, Inc. TOTAL	Insituform Technologies USA, LLC 580 Goddard Avenue Chesterfield, MO 63005 UNIT PRICE	Insituform Technologies USA, LLC TOTAL	National Power Rodding 2500 W. Arthington Street Chicago, IL 60612 UNIT PRICE	National Power Rodding TOTAL	Visu-Sewer of Illinois, LLC 9014 S. Thomas Avenue Bridgeview, IL 60455 UNIT PRICE	Visu-Sewer of Illinois, LLC TOTAL
A	Sewer Main Cleaning, Root Cutting, and Pre-Rehabilitation Televising	Foot	5,235	$6.00	$31,410.00	$3.70	$19,369.50	$10.00	$52,350.00	$5.00	$26,175.00	$4.00	$20,940.00
B	Removal of Protruding Taps	Each	10	250.00	2,500.00	300.00	3,000.00	166.00	1,660.00	225.00	2,250.00	150.00	1,500.00
C	Rehabilitation of Sewer Main, 8" Sanitary	Foot	4,179	30.00	125,370.00	33.50	139,996.50	29.99	125,328.21	34.00	142,086.00	38.00	158,802.00
D	Rehabilitation of Sewer Main, 12" Sanitary	Foot	285	38.00	10,830.00	51.00	14,535.00	42.89	12,223.65	45.00	12,825.00	40.75	11,613.75
E	Rehabilitation of Sewer Main, 12" Storm	Foot	336	42.00	14,112.00	49.00	16,464.00	44.82	15,059.52	45.00	15,120.00	40.75	13,692.00
F	Rehabilitation of Sewer Main, 18" Storm	Foot		76.00						100.00			
G	Rehabilitation of Sewer Main, 36" Storm	Foot	435	200.00	87,000.00	165.00	71,775.00	186.38	81,075.30	199.00	86,565.00	239.75	104,291.25
H	Re-Instatement of Service Laterals	Each	122	95.00	11,590.00	100.00	12,200.00	75.00	9,150.00	175.00	21,350.00	100.00	12,200.00
I	Post Rehabilitation Televising and Video Log	Foot	5,235	1.00	5,235.00	1.00	5,235.00	1.00	5,235.00	1.00	5,235.00	1.00	5,235.00

VILLAGE OF PALATINE - DEPARTMENT OF PUBLIC WORKS

TABULATION OF BIDS

FOR

2025 Sewer Rehabilitation Program - CIPP

DPW - 2501

COMPUTED BY CDR

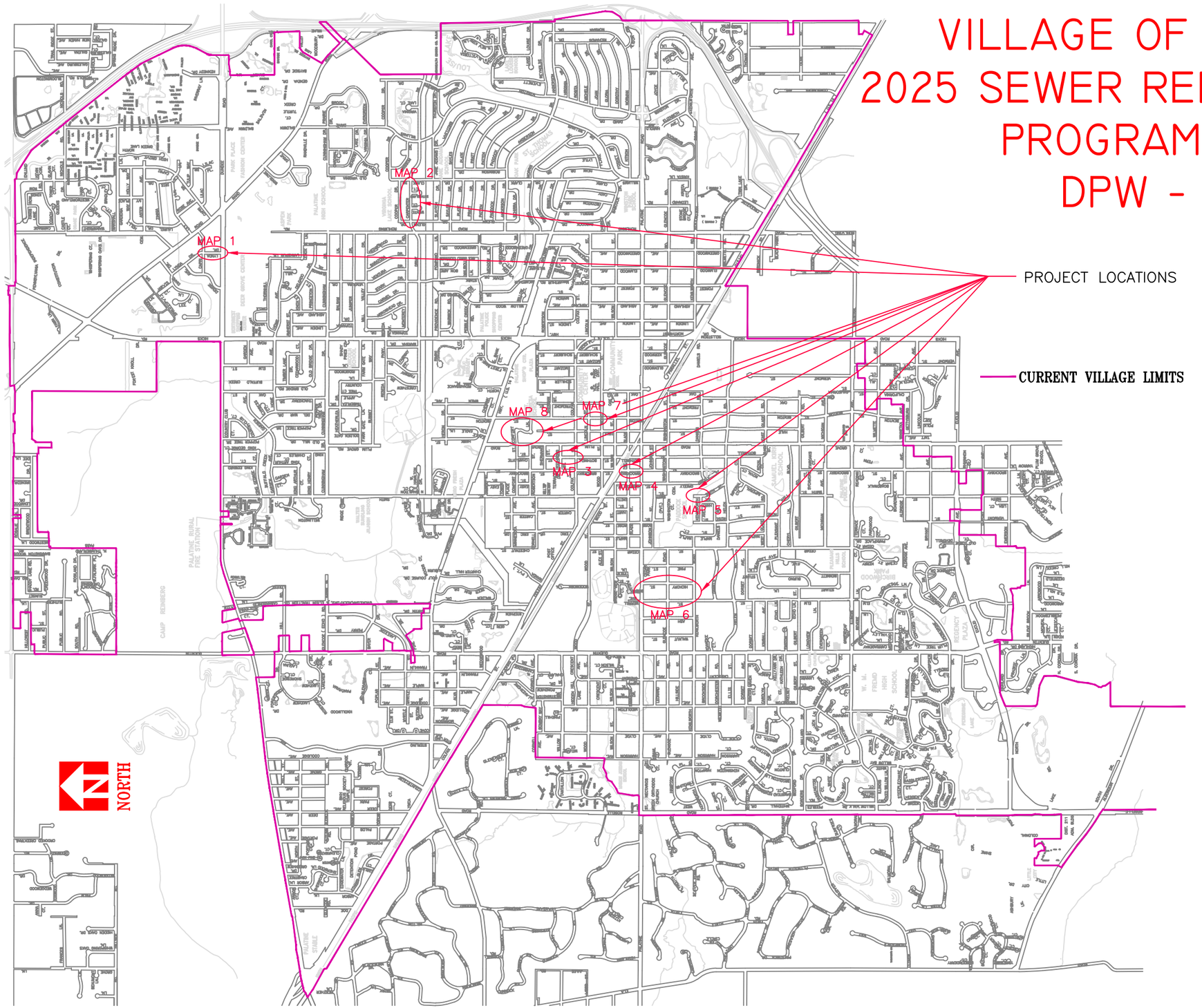
BID OPENING

DATE:	March 25, 2025
TIME:	11:00 AM
PLACE:	Community Room A

				Engineer's Estimate		Inliner Solutions 5031 W. 66th Street Bedford Park, IL 60638							
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
A	Sewer Main Cleaning, Root Cutting, and Pre-Rehabilitation Televising	Foot	5,235	$6.00	$31,410.00	$9.00	$47,115.00						
B	Removal of Protruding Taps	Each	10	250.00	2,500.00	400.00	4,000.00						
C	Rehabilitation of Sewer Main, 8" Sanitary	Foot	4,179	30.00	125,370.00	46.00	192,234.00						
D	Rehabilitation of Sewer Main, 12" Sanitary	Foot	285	38.00	10,830.00	58.00	16,530.00						
E	Rehabilitation of Sewer Main, 12" Storm	Foot	336	42.00	14,112.00	58.00	19,488.00						
F	Rehabilitation of Sewer Main, 18" Storm	Foot		76.00									
G	Rehabilitation of Sewer Main, 36" Storm	Foot	435	200.00	87,000.00	211.00	91,785.00						
H	Re-Instatement of Service Laterals	Each	122	95.00	11,590.00	75.00	9,150.00						
I	Post Rehabilitation Televising and Video Log	Foot	5,235	1.00	5,235.00	5.00	26,175.00						
	TOTALS AS READ				**$288,047.00**		**$406,477.00**						
	AS CORRECTED												
	PROPOSAL GUARANTEE			5% BID BOND		5% BID BOND		5% BID BOND		5% BID BOND		5% BID BOND	
	COMMENTS												

Attachment: Bid Tabulation (2025 Sewer Rehabilitation Program)

VILLAGE OF PALATINE
2025 SEWER REHABILITATION PROGRAM - CIPP
DPW - 2501



DESIGNED:
DRAWN: C.R.
CHECKED: G.R.

0 100 200 Feet

NO.	DATE	DESCRIPTION
	02-11-25	REVISIONS

TITLE SHEET

VILLAGE OF PALATINE
DEPARTMENT OF PUBLIC WORKS
148 WEST ILLINOIS AVENUE
PALATINE, ILLINOIS 60067

DATE:
02-11-2025

SHEET
1 OF 9

Attachment: Location Map 2025 (2025 Sewer Rehabilitation Program)

Consider an Ordinance Reserving Volume Cap in Connection with Private Activity Bond Issues and Related Matters

BACKGROUND:
The Village receives an annual allocation (volume cap) through the State to be allocated to tax exempt private activity bonds. Generally, these bonds are used for financially assisted housing programs or industrial type projects. The bonds are privately placed but allow the business to receive the equivalent of tax-exempt rates.

The volume cap is $130 per capita based upon a population (64,869) determined by the State; thus Palatine's CY 2025 allocation is $8,432,970. Reservation ordinances must be adopted and filed with the State by the first week of May each year.

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

ALTERNATIVES:
1. Approve the ordinance.
2. Do not approve the ordinance.

RECOMMENDATION:
Staff recommends approval of the ordinance reserving the Village's volume cap.

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

ATTACHMENTS:
- Volume Cap Ordinance
- Palatine Letterhead to State
- Palatine Affidavit
- 2025 MCC Flyer
- List of Lenders

ORDINANCE NO. _____

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

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

WHEREAS, Section 146 of the Internal Revenue Code of 1986, as amended (the *"Code"*), provides that the Municipality has volume cap equal to $130 per resident of the Municipality in calendar year 2025, which volume cap may be allocated to certain tax-exempt private activity bonds; and

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

WHEREAS, it is now deemed necessary and desirable by the Municipality to transfer its entire volume cap allocation for calendar year 2025 to the Town of Normal, McLean County, Illinois (the *"Issuer"*) to be applied toward the issuance of single family mortgage revenue bonds by the Issuer (the *"Bonds"*) or for such other purpose permitted by this Ordinance.

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

Section 1. Pursuant to Section 146 of the Code and the Act, the entire volume cap of the Municipality for calendar year 2025 is hereby transferred and reallocated to the Issuer, which shall issue the Bonds using such transfer of volume cap, without any further action required on the part of the Municipality, and the adoption of this Ordinance shall be deemed to be an allocation of such volume cap to the issuance of the Bonds or other private activity bonds or mortgage credit certificates.

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

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

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

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

Presented, passed, approved and recorded this ___ day of _____, 2025.

Approved:

_____
Village Mayor

[Seal]

Attest:

_____
Village Clerk

Ayes: _____

_____

Nays: _____

Absent or Not Voting: _____

Attachment: Volume Cap Ordinance (2025 Volume Cap)

VILLAGE OF PALATINE Est. 1866

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

REPORT OF ALLOCATION GRANTED BY HOME-RULE UNITS

April 14, 2025

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

ATTENTION: Debt Management Unit

Re: Issuer: Village of Palatine, Illinois
Total 2025 Volume Cap Allocation: $8,432,970

Volume Cap allocations granted, transferred, or reserved by Issuer resolution prior to May 1, 2025:

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

Copies of allocation resolution or ordinances are attached.

Total Allocation Granted or Reallocated: $8,432,970.

Sincerely,

Village of Palatine, Illinois

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

Attachment: Palatine Letterhead to State (2025 Volume Cap)

VILLAGE OF PALATINE Est. 1866

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

AFFIDAVIT RELATING TO VOLUME CAP REALLOCATION

Village of Palatine, Cook County, Illinois (the "Municipality") is a home rule unit of local government and a public agency of the State of Illinois and has reallocated $8,432,970 of private activity bond volume cap allocated to the Municipality in calendar year 2025 (the "Reallocated Volume Cap") to the Town of Normal, McLean County, Illinois ("Normal"). In connection therewith, the Municipality makes the following certifications:

1. The Reallocated Volume Cap was properly allocated to the Municipality for calendar year 2025 and properly reallocated to Normal as authorized by an Ordinance or Resolution duly adopted by the governing body of the Municipality.

2. During calendar year 2025, the Municipality has not (a) applied the reallocated Volume Cap to any issuance of tax-exempt bonds, (b) made any election not to issue qualified mortgage bonds, or (c) surrendered or reallocated the Reallocated Volume Cap to any other political subdivisions within the State of Illinois.

3. The Municipality provided notice to the Governor's Office of the reallocation of the Reallocated Volume Cap to Normal in accordance with the Illinois Private Activity Bond Allocation Act, as amended, and the Guidelines and Procedures issued by the Governor's office under such Act.

Dated: _____, 2025

VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS

By: _____

Name: _____

Title: _____

Attachment: Palatine Affidavit (2025 Volume Cap)

Assist Homeownership Program

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

Overview

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

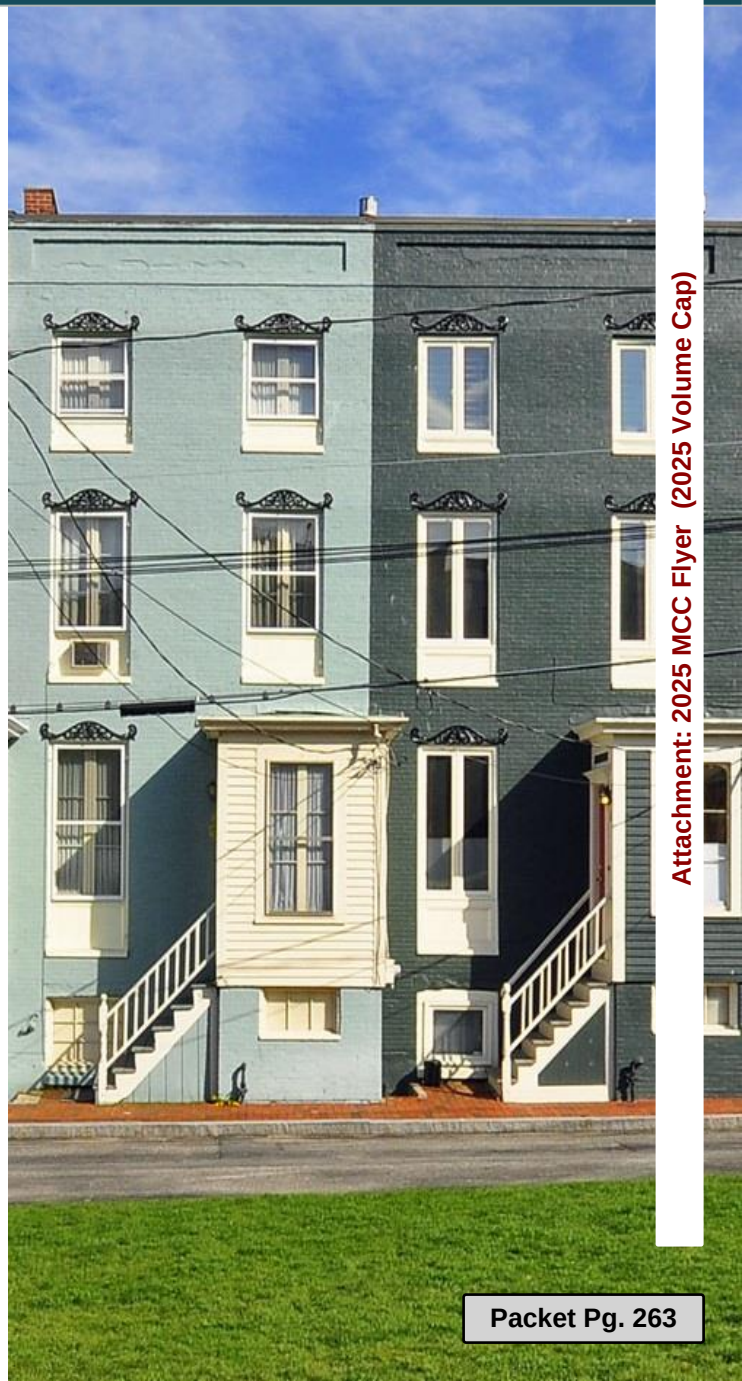
Qualifying Homebuyers

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

Mortgage Credit Certificates

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

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





Attachment: 2025 MCC Flyer (2025 Volume Cap)

PARTICIPATING COMMUNITIES

Village of Arlington Heights
Village of Bartonville
Champaign County
City of Champaign
City of Decatur
Kendall County
Logan County
Macon County
McLean County
Village of Orland Park
Village of Palatine
City of Peoria
Village of Romeoville
Village of Schaumburg
City of Washington
Village of Wheeling
Will County

INCOME LIMITS*				PURCHASE PRICE LIMITS	
Targeted		Non-Targeted			
1 or 2 People	3 or More	1 or 2 People	3 or More	Targeted	Non-Targeted
$123,480 to $134,520	$144,060 to $156,940	$102,900 to $121,300	$118,335 to $139,495	$624,481	$510,939

PARTICIPATING LENDERS

Compass Mortgage	Fairway Independent Mortgage	First State Mortgage	Guild Mortgage	Nations Lending	Point Mortgage
877-793-9362	773-732-6052	309-664-9100	800-971-3864	773-454-8284	309-287-6773

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

LENDERS

The lenders listed below are making MCC's available to eligible customers.

Compass Mortgage, Inc.
Susan R. Nafziger
(309) 275-7899
suzinafziger@gmail.com
https://www.compmort.com

Fairway Independent Mortgage Corporation
Michael Facchini
(773) 732-6052
mike@teamfacchini.com
Eric White
(309) 323-9600
eric.white@fairwaymc.com
https://www.fairwayindependentmc.com/

First State Mortgage Services, LLC
Grant Bellis
(309) 664-7070
gbellis@fsmloans.biz
https://www.firststatemortgage.biz/officers/grant-bellis

Guild Mortgage
Jeremy Maubach, Senior Loan Officer
(314) 400-4090
jmaubach@guildmortgage.net
www.guildmortgage.com

Nations Lending
Richard Cohen, Senior Mortgage Banker
773-454-8284
Richard.cohen@nationslending.com
https://nationslending.com/

Point Mortgage Corporation
DesaRae Ludolph
(309) 287-6773
dludolph@pointmtg.com

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Consider an Ordinance Granting a Minor Planned Development Amendment to Allow a Revised Business Plan and Floor Plan at 60 N. Bothwell Street

BACKGROUND:
The Subject Property contains the existing Lamplighters Inn restaurant and operates within a Planned Development zoning designation. As part of the existing business, Lamplighters Inn operates a dining room on the first floor of the building (at the south end of the building). The business owner recently contacted the Village about some planned revisions to the existing dining room, based upon a desire to improve their business operations and upon customer feedback. Therefore, the Petitioners are requesting approval of the following:

Minor Planned Development Amendment to allow a floor plan and business plan amendment to Planned Development Ordinance #O-62-03.

KEY ISSUES:
- The existing dining room floor plan was approved through the Planned Development (2003), with up to 44 seats. In review of the current business operations for the restaurant, the business owners are proposing floor plan changes to the existing dining room configuration. The proposed changes include the addition of a pool table, video golf machine, and adding a dart board.
- The approved seating count will also be reduced to approximately 30 seats. The dining room has its main entrance on the east side of the building and would continue to be open to patrons of all ages. There is also a point of service machine in the dining room, dedicated server staff, and video camera monitoring of the dining room area. These functions will all be maintained, with the amended floor plan.
- Per the revised business plan, there is also another access door from the dining room to the bar area, which will continue to remain closed. This access point is monitored by Staff to ensure that those entering the bar area are age appropriate.
- The revised business plan also requires that at any time of back dining room occupancy, a BASSET certified employee shall physically be present in the room, not less than every 30 minutes.

ALTERNATIVES:
1. Approve the Minor Planned Development Amendment to allow a revised business plan and floor plan.
2. Do not approve a Minor Planned Development Amendment to allow a revised business plan and floor plan.

RECOMMENDATION:
Staff recommends approval of the Minor Planned Development Amendment.

ACTION REQUIRED:
A motion to approve the ordinance granting a Minor Planned Development Amendment to allow for modifications to the previously approved business plan and floor plan.

Consider an Ordinance Adopting the New Comprehensive Plan for the Village of Palatine

BACKGROUND:
The Village of Palatine's current Comprehensive Plan was adopted in 2011. The issues and challenges facing the Village today are very different than those from 2011. The growth and development that the Village of Palatine will experience over the next fifteen years will likely focus on specific locations and geographic areas for redevelopment. The Village's Planning and Zoning Commission held a public hearing on March 25, 2025, and recommended approval of the proposed Comprehensive Plan. Thus, Staff is recommending approval of the following:

Ordinance adopting the Comprehensive Plan for the Village of Palatine.

KEY ISSUES:
- After completing a Request for Proposals, the Village Council selected the Lakota Group to prepare the Village's next comprehensive Plan in December, 2022. In preparing the new Comprehensive Plan, the Lakota Group completed an initial assessment of the Village, which culminated in a State of the Village report to the public and Village Council in January 2024.
- In addition to two community open houses through the drafting of the Comprehensive Plan, Staff and the Lakota Group completed eight specific stakeholder interviews, representing a variety of entities (e.g., schools districts, public commission members, and private sector employers) and received over 700 online community survey responses in shaping the final document. Additionally, an 8-member Steering Committee comprised of various stakeholders (including representatives of District 15, District 211, local businesses, and residents) worked with Staff and Lakota Group in reviewing the draft plan over the last year and a half.
- In conjunction with Andy Cross of the Lakota Group, Staff is pleased to present the proposed Comprehensive Plan to the Village Council for final consideration.

ALTERNATIVES:
. Approve the ordinance.
2. Do not approve the ordinance.

RECOMMENDATION:
Staff recommends approval of the ordinance adopting the Comprehensive Plan.

ACTION REQUIRED:
Motion to approve the ordinance adopting the Comprehensive Plan.

Consider a Motion Granting Approvals, Including Waiver of the Sound Amplification Ordinance and Traffic Controls, for the St. Nectarios Greek Orthodox Church 'Greek Fest' Event on June 20-22, 2025 at 133 S. Roselle Road

BACKGROUND:
St. Nectarios Greek Orthodox Church, 133 S. Roselle Road, wishes to hold their 2025 Greek Fest on June 20 - 22, 2025.

KEY ISSUES:

- The proposed festival hours are as follows:
  - **Friday, June 20:** 4 - 11 PM (Drive thru 4 - 9 PM)
  - **Saturday, June 21:** 3 - 11 PM (Drive thru 3 - 9 PM)
  - **Sunday, June 22:** Noon - 10 PM (Drive thru Noon - 9 PM)
- The organizers are requesting a waiver of the Sound Amplification Ordinance as follows:
  - **Friday, June 20:** 4 - 11 PM
  - **Saturday, June 21:** 3 - 11 PM
  - **Sunday, June 22:** Noon - 10 PM
- The proposed event and sound amplification hours are the same as the 2024 festival.
- Signage for Greek Fest will be on or near their properties on both south corners of Palatine Road and Roselle Road. No additional signage will be placed in the right-of-way in the community.
- Staff will be working with the event organizers on the traffic management and parking plans, drive-through configuration, and required Police services. They are required to reimburse for any Police services provided at the event. Part of the traffic control will again include using the eastern exit of the property for bus traffic only. The buses that are shuttling patrons would proceed out the east exit and turn left on Clyde to proceed back to Palatine Road. This has significantly improved traffic flow on Roselle Road since it was implemented in 2018.
- To improve vehicular/pedestrian traffic related to the event, the Petitioner is proposing to utilize both Holy Family and Marion Jordan for off-site parking. They will provide a bus for each parking lot. The Petitioner and Village/Police will work together to make sure both parking lots run smoothly.
- Security, both armed and unarmed, are required to wear either a shirt or vest that clearly identifies them as security.

ALTERNATIVES:
1. Approve the Annual St. Nectarios Greek Orthodox Church's Greek Fest.
2. Do not approve the Annual St. Nectarios Greek Orthodox Church's Greek Fest.

RECOMMENDATION:
Staff recommends approval of Greek Fest including the waiver of the sound application ordinance and the traffic management plan.

ACTION REQUIRED:
A motion to approve the waiver of the sound amplification ordinance related to the

annual St. Nectarios Greek Orthodox Church's Greek Fest and other related matters subject to the conditions outlined above.

Consider an Ordinance Amending Chapter 3 Alcoholic Beverages of the Palatine Code of Ordinances

BACKGROUND:
In the pursuit of a Class G-1 (Seasonal Beer & Wine) liquor license, Morkes Chocolates asked the Council to consider a code amendment to the requirements for the classification. An additional change to the Class E Temporary Special Event license will allow up to four events in a calendar year for an applicant.

KEY ISSUES:
The following outlines the revision included within the proposed amendments:

- Class G-1 changes allow a restaurant to hold a G-1 license with a Sidewalk Café License Agreement or otherwise provided through Zoning.
- Class G-1 changes modify allowed hours for alcohol from 6 AM to 9 PM daily.
- Class G-1 changes allow establishments without an Outdoor Seating License Agreement to only operate from April 1 through November 30 of each year.
- The change to Class E would allow up to 4 special events in one calendar year for an applicant. The applicant would be required to seek Council approval for the first event and the Village Manager would administratively approve the subsequent events.

ALTERNATIVES:
1. Approve ordinance amending Chapter 3.
2. Do not approve ordinance amending Chapter 3.

RECOMMENDATION:
Staff recommends approval of the ordinance amending Chapter 3 of the Code of Ordinances.

ACTION REQUIRED:
Motion to approve the ordinance amending Chapter 3 of the Code of Ordinances.

Consider an Ordinance Granting a Special Use for a Restaurant, with Liquor Service, at 1890 N. Rand Road

BACKGROUND:
The Subject Property, zoned B-2 General Business District, contains the existing Morkes Chocolates and related improvements. The Petitioner is requesting to include accessory liquor service and an expanded menu, within the existing outdoor seating area. Therefore, the Petitioner is requesting approval of the following:

Ordinance granting a Special Use for a restaurant, with liquor service.

KEY ISSUES:
- The business plan indicates that Morkes Chocolates would like to offer wine and small bites to the existing outdoor seating area, which adjoins the store on the north side of the building. The existing outdoor seating area was added to the store, through a building permit process, several years ago. It is accessory to the permitted use as a candy store.
- The proposed changes are also accessory to the store and would include a “wine garden” service at the existing outdoor seating area. This would be seasonally open in the summer from June through August. The proposed hours of operation would be Monday - Saturday 3 PM - 8 PM. There would 3 employees, 1 for the indoor chocolate shop and 2 to serve the outdoor area.
- The existing outdoor seating provides approximately 30 seats.
- The current menu consists of chocolate and bakery items. The menu would expand to include small plate items and wine on a seasonal basis, in conjunction with the liquor license requirements.
- There are no proposed changes to the interior floor plan or the existing outdoor seating area. Additionally, the parking requirements would not change, with the addition of a liquor license as the existing number of seats is not increasing.

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

RECOMMENDATION:

Public Hearing**:**	PZC meeting on April 8, 2025.
Residents testifying:	None
Vote:	The PZC voted unanimously to approve the Special Use and Staff concurs.

ACTION REQUIRED:
A motion to approve the ordinance granting a Special Use to permit a restaurant with liquor service at 1890 N. Rand Road.

Consider an Ordinance Increasing the Number of Class G-1 (Seasonal Beer & Wine) Liquor Licenses by One for Morkes Chocolates Located at 1890 N. Rand Road

BACKGROUND:
On this evening's agenda is a Special Use request for Morkes Chocolates located at 1890 N. Rand Road. Owner Rhonda Dehn wishes to apply for a Class G-1 (Seasonal Beer and Wine) liquor license. A Code Amendment to Chapter 3 - Alcoholic Beverages - is also on this evening's agenda to allow the Petitioner to qualify for a Class G-1 liquor license. Their proposed hours of operation are Monday through Saturday, 3 PM to 8 PM.

KEY ISSUES:
- Increase Class G-1 (Seasonal Beer & Wine) Liquor Licenses by one.

ALTERNATIVES:
1. Approve the Ordinance increasing the number of Class G-1 Liquor Licenses by one.
2. Do not approve the Ordinance increasing the number of Class G-1 Liquor Licenses by one.

RECOMMENDATION:
Action is at the discretion of the Committee.

ACTION REQUIRED:
Action is at the discretion of the Committee.

Consider an Ordinance Amending Chapter 11 - Licenses, Business Regulations of the Code of Ordinances of the Village of Palatine

BACKGROUND:
At the February 18, 2025 Council Meeting, Staff reviewed some proposed changes to the Village's regulations regarding temporary food establishments and related issues. Following input from the Council, Staff prepared these proposed code amendments. In addition to temporary food establishment regulations, Staff is also requesting an amendment to allow for variances to the Food Code and completion of Hazard Analysis of Critical Control Points (HACCP) plans, subject to review and approval by the Village's Environmental Health Division.

KEY ISSUES:

- Establishes regulations for Temporary Food Establishments (single and multiple event permit types). The proposed fee structure is:
    - Temporary Food Establishment Event (single or multiple) for a Village of Palatine based Permanent Food Establishment: $25
    - Temporary Food Establishment (for a non-Village of Palatine based Permanent Food Establishment):
        - Single Event: $75
        - Multiple Event: $150
- Establishes review process and corresponding fees ($150) for variance and hazard analysis critical control point (HACCP) plan review by the Environmental Health Division.
- Shifts food establishment reinspection fees from the Code of Ordinances to the Fee Schedule.

ALTERNATIVES:
1. Approve the amendments to Chapter 11 Licenses, Business Regulations.
2. Do not approve the amendments and refer back to Staff.

RECOMMENDATION:
Staff recommends approval of an ordinance amending several sections of Chapter 11 Licenses, Business Regulations of the Code of Ordinances.

ACTION REQUIRED:
A motion to approve an ordinance amending several sections of Chapter 11 Licenses, Business Regulations of the Code of Ordinances.

Consider a Motion to Award a Contract for the 2025 Sewer Rehabilitation Program

BACKGROUND:
Since the mid-1990s, the Village has conducted a sliplining program designed to eliminate excess infiltration/inflow (I/I), eliminate root intrusion into the sanitary sewers, and eliminate sewer blockages. This effort has been centered in those neighborhoods where sewers are located along the rear lot lines, where defects have been found, areas at risk for sanitary sewer surcharging, or areas tributary to lift stations.

Based upon budget appropriations, this year's program calls for the sliplining of approximately 4,464 feet of sanitary sewer and 771 feet of storm sewer.

KEY ISSUES:
- On Tuesday, March 25, 2025, five bids were received and opened, ranging from a low of $285,575 to a high of $406,477.
- The low responsive and responsible bidder was Hoerr Construction, Incorporated of Goodfield, Illinois in the amount of $282,575.
- The Engineer's estimate was $288,047.

ALTERNATIVES:
1. Award the contract for the 2025 Sewer Rehabilitation Program, Cured in Place Piping (CIPP) to Hoerr Construction.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends that the contract for the 2025 Sewer Rehabilitation Program (CIPP) be awarded to Hoerr Construction in the amount of $282,575.

BUDGET IMPACT:
Funding is available in the 2025 Capital Improvement Program to accommodate this work. The Brockway Street sanitary lining will be funded in the amount of $6,397 from the Downtown TIF. The remaining $276,178 is available in the Sewer Fund.

ACTION REQUIRED:
Motion to award the contract for the 2025 Sewer Rehabilitation Program (CIPP) to Hoerr Construction, Incorporated of Goodfield, Illinois in the amount of $282,575.

Consider an Ordinance Reserving Volume Cap in Connection with Private Activity Bond Issues and Related Matters

BACKGROUND:
The Village receives an annual allocation (volume cap) through the State to be allocated to tax exempt private activity bonds. Generally, these bonds are used for financially assisted housing programs or industrial type projects. The bonds are privately placed but allow the business to receive the equivalent of tax-exempt rates.

The volume cap is $130 per capita based upon a population (64,869) determined by the State; thus Palatine's CY 2025 allocation is $8,432,970. Reservation ordinances must be adopted and filed with the State by the first week of May each year.

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

ALTERNATIVES:
1. Approve the ordinance.
2. Do not approve the ordinance.

RECOMMENDATION:
Staff recommends approval of the ordinance reserving the Village's volume cap.

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

Consider a Motion to Approve the Revised Fee Schedule Supplement to the Village's Code of Ordinances

BACKGROUND:
In conjunction with recent Code amendments, a corresponding amendment to the Village's Fee Schedule is also necessary.

KEY ISSUES:
The proposed amendments to the Village's Fee Schedule include:

- Addition of fees for Temporary Food Establishment Events (single and multiple).
- Establishes application/review fees for variance requests or hazard analysis critical control point (HACCP) plans by the Village's Environmental Health Division.
- Adds reinspection fees related to food establishments.
- Removal of fees related to Minor Variations and Minor Special Uses (these types of zoning relief were previously eliminated).

ALTERNATIVES:
1. Approve the revisions to the Fee Schedule.
2. Do not approve the revisions to the Fee Schedule.

RECOMMENDATION:
Staff recommends approval of the revisions to the Fee Schedule.

ACTION REQUIRED:
A motion to approve the revisions to the 2025 Fee Schedule Supplement to the Village's Code of Ordinances.

ATTACHMENTS:

- Chapter 11 & Zoning Fee Schedule Changes April 2025

Existing Fees for Permanent Food Establishments

11-21	Food Establishments (Type B)		
	Step 1: 0 - 2,500 sq ft	$	272
	Step 2: 2,501 - 5,000 sq ft	$	
	Step 3: 5,001 - 7,500 sq ft	$	
	Step 4: 7,501 sq ft and over	$	

CHAPTER 11, Article III - Licenses, Permits and Business Regulations, Food Establishments

11	III	11-67	Vending Machine - Only prepackaged, non TCS food or beverages	$
			Vending Machine - Ice Machine not ancillary to primary use	$
			Vending Machine - General Merchandise (no food or beverage of any kind)	$
			Vending Machine - Offers TCS foods or beverages	$
			Mobile food dispensing units and roadside stands	$
			Vehicle used for delivery of TCS food or beverages:	
			To individual residences	$
			To retail establishments	$
			Temporary Food Establishment Single Event or Multiple Event (for a Village of Palatine licensed and permited Permanent Food Establishment)	$
			Temporary Food Establishment Single Event	$
			Temporary Food Establishment Multiple Event	$
			Variance or Hazard Analysis Critical Control Point (HACCP) Review	$
		11-70	Reinspection Fee	$

Add Fees

APPENDIX A, Article XIV - Zoning, Administration

APP A	XIV	14.09	Text Amendments	
			Residential	$
			Non-Residential	$
			Zoning Map Change	
			Less than one acre	$
			One acre or more	$
			Variations	
			Single Family (excluding zoning relief applications for Lot Coverage)	$
			Administrative (excluding zoning relief applications for Lot Coverage)	$
			~~Minor Variation~~	~~$~~
			All Others	$
APP A	X	10.02-10.07(g)	Residential Lot Coverage applications requiring zoning relief, as a % beyond the maximum % allowed per Zoning District:	
			Res Lot Coverage up to 14.99% above the maximum % Lot Coverage allowed, per Zoning Dist	$
			Res Lot Coverage from 15% to 25% above the maximum % Lot Coverage allowed, per Zoning Dist	$
			Res Lot Coverage over 25% above the maximum % Lot Coverage allowed, per Zoning Dist	$

Remove Fees

APPENDIX A, Article XIV - Zoning, Administration

APP A	XIV	14.09	Special Use Permits	
			Residential Uses	$
			Administrative Special Use	$
			~~Minor Special Use~~	~~$~~
			Special Use Amendments and for non-conforming businesses requiring a Special Use to continue their operations	$
			Special Use Permit for Live Entertainment	$
			All Others	$ 1,019
			Annexation Hearing	$ 815

Attachment: Chapter 11 & Zoning Fee Schedule Changes April 2025 (2025 Fee Schedule Supplement Revision - Ch 11

Consider a Motion Adopting the Village of Palatine's Official 2025 Zoning Map

BACKGROUND:
The Village of Palatine is required to annually update the Village's Official Zoning Map. This is done to ensure the map reflects any zoning changes that occurred during the previous year. The 2025 Village of Palatine Official Zoning Map accurately reflects the current zoning of all properties within the Village as of December 31, 2024.

Motion Adopting the Village of Palatine's Official 2025 Zoning Map.

KEY ISSUES:
- The Zoning Map has been updated to reflect the current zoning of all properties within the Village of Palatine as of December 31, 2024.
- Each of the zoning changes reflected on the map were previously approved by the Village Council in conjunction with formal development or rezoning applications.

ALTERNATIVES:
1. Approve the Adoption of the 2025 Zoning Map.
2. Refer back to Staff.

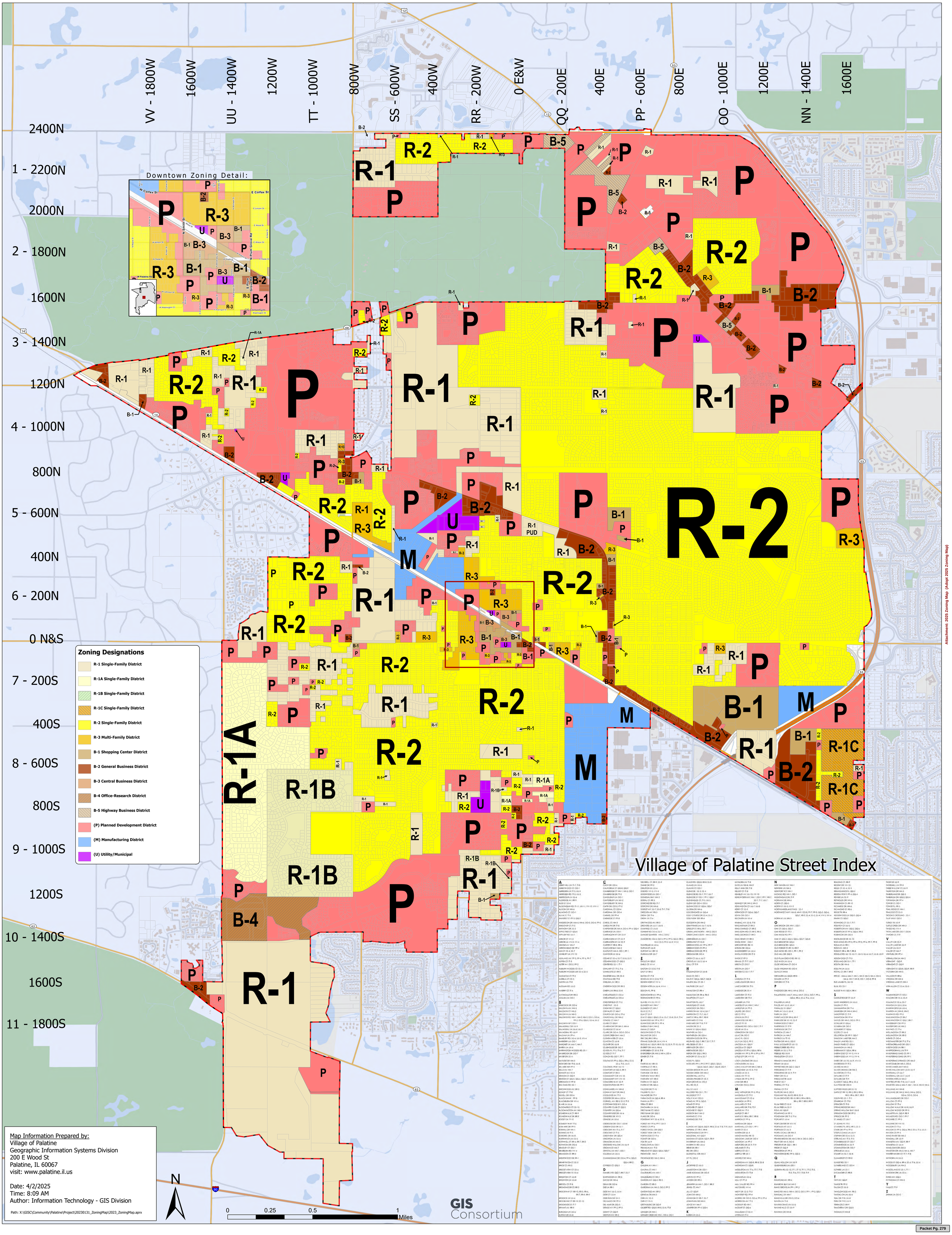
RECOMMENDATION:
Staff recommends approval of the Village's Official 2025 Zoning Map.

ACTION REQUIRED:
Consider a motion approving the Village's Official 2025 Zoning Map.

ATTACHMENTS:
- 2025 Zoning Map

VILLAGE OF PALATINE Est. 1866

2025 Official Zoning Map



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

Date: 4/2/2025
Time: 8:09 AM
Author: Information Technology - GIS Division

Path: X:\GISC\Community\Palatine\Project\20230131_ZoningMap\2023_ZoningMap.aprx

Attachments: 2025 Zoning Map (Adopt 2025 Zoning Map)

Consider an Ordinance Decreasing the Number of Class H (Banquet Hall) Liquor Licenses by One for Cosmopolitan Eventos Located at 1170 E. Dundee Road

BACKGROUND:
Owner Eduardo Haro notified staff that Cosmopolitan Eventos located at 1170 E. Dundee Road closed on February 7, 2025, and consequently surrendered its liquor license to staff on March 17, 2025. It is appropriate to remove their Class H license from the Liquor Code reducing the number of licenses to 1.

KEY ISSUES:
- Decrease Class H (Banquet Hall) Liquor License by one.

ALTERNATIVES:
1. Approve the Ordinance decreasing the number of Class H Liquor Licenses by one.
2. Do not approve the Ordinance decreasing the number of Class H Liquor Licenses by one.

RECOMMENDATION:
Action is at the discretion of the Committee.

ACTION REQUIRED:
Action is at the discretion of the Committee.

ATTACHMENTS:

- ORD Decrease Class H Liq Cosmopolitan Eventos

ORDINANCE NO._____

CONSIDER AN ORDINANCE DECREASING THE NUMBER OF CLASS H LIQUOR LICENSES PURSUANT TO CHAPTER 3, SECTION 3-37 OF THE VILLAGE OF PALATINE CODE OF ORDINANCES FOR COSMOPOLITAN EVENTOS LOCATED AT 1170 E. DUNDEE 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 H (Banquet Hall) Liquor Licenses shall decrease by one from two (2) to one (1), for Cosmopolitan Eventos, located at 1170 E. Dundee Road, Palatine, IL

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

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

PASSED this _____day of _____, 2025

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

APPROVED by me this _____day of _____, 2025

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____day of _____, 2025

_____
Village Clerk

Attachment: ORD Decrease Class H Liq Cosmopolitan Eventos (Dec. Class H Liq. Lic. - Cosmopolitan Eventos 1170 E. Dundee Rd.)