



PLANNING AND ZONING COMMISSION

AUGUST 25, 2026 AT 7:00 PM

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

AGENDA

REGULAR MEETING

7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. PUBLIC HEARING

A. 1333 E. Virginia Drive

1. Variation to permit a deck to be set back 18 feet from the rear lot line, instead of the minimum required 25-foot setback for permitted obstructions, pursuant to 10.01(d)(2)(u) of the Zoning Ordinance.
2. Variation to permit lot coverage of 46 percent, instead of the 45 percent maximum for the R-2 zoning district.

B. 180 and 190 N. Smith Street

1. Amendment to Planned Development Ordinances #O-54-01 and #O-146-02, as amended, to permit the reconfiguration and remodeling of the existing building and site improvements, including modifications to the existing surface parking area and drive aisle, at 180 & 190 N. Smith Street; and
2. A Special Use to allow for a new restaurant/bar with brewery, Big Grove Brewery, an expanded ground level outdoor patio with dining, seating, and activity areas, and new exterior signage at 180 N. Smith Street.

V. PUBLIC COMMENT

VI. COMMUNICATIONS

VII. ADJOURNMENT



PLANNING AND ZONING COMMISSION

AUGUST 11, 2026 AT 7:00 PM

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

MINUTES

REGULAR MEETING

7:00 PM

I. CALL TO ORDER

Chairperson Wood called the meeting to order at 7:00 PM

II. ROLL CALL

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

III. APPROVAL OF MINUTES

RESULT:	MOTION APPROVED AS AMENDED BY VOICE VOTE
MOVER:	Schubert
SECONDER:	Friedman
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

A. PZC Minutes - 07-28-2026

IV. PUBLIC HEARING

A. 25 W. Michigan Avenue

1. Final Planned Development to allow for the development of 1 new single-family home on W. Michigan Avenue; and,
2. Preliminary and Final Plat of Subdivision to permit a 1-lot single-family residential subdivision.

PFSUB-000016-2026 25 W Michigan Ave – District #2

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

Petitioner's Exhibits:

1. Application
2. Proof of Ownership
3. Plat of Survey
4. Plat of Subdivision
5. Site Plan
6. Engineer Plans
7. Elevations

Background:

Mr. Vyverberg provides background and states the property is zoned Planned Development and has been the subject of two previous Planned Development applications, the most recent in 2020, which included a Final Planned Development and a single-family residential subdivision.

Sworn in petitioner:

Jigar Patel, 48 N. Inglewood Drive, owner of 25 W. Michigan Avenue.

Sworn in Architect – Mr. Solanki, Algonquin, Illinois.

Mr. Patel states he would like to construct a single-family home for himself and his family. He currently lives in Palatine in a townhouse and would like to remain in Palatine and move into a single-family home.

Commissioner Bettenhausen questions why the site plan shows six new parkway trees while the engineering plans show only two.

Mr. Solanki states the parkway trees were included in the site plan as planned. Commissioner Bettenhausen notes that the engineering plan shows a 10-foot easement on the west side, while a 20-foot easement is required.

Mr. Solanki states the plan should be corrected to show the 20-foot easement.

Commissioner Kolososki asks whether the submitted elevations are final.

Mr. Solanki states they are close to final. He explains that the front elevation will include brick and siding.

Commissioner Kolososki notes differences between the elevations that were submitted.

Mr. Solanki states the plans have been revised several times and are still being finalized.

Commissioner Kolososki states the site plan needs to be corrected and the setbacks need to be clearly identified.

Mr. Solanki agrees and states the plans will be corrected. He discusses the garage and rooms above the garage.

Staff (Mr. Vyverberg) provides additional information and states the previous Planned Developments were approved but never brought to fruition. He explains that parkway trees are required approximately 40 feet on center, resulting in approximately 3.5 to 4 trees being required. If the Final Planned Development is approved, the plans will be reconciled accordingly.

He also explains that the plans contemplate a 20-foot utility easement and right-of-way line. He notes that the easement was not part of the previous Planned Development approval and was not ultimately incorporated into a building plan.

Mr. Vyverberg states the previously approved plans involved a two-lot subdivision. He notes that the proposed front yard setbacks are consistent with the surrounding properties and that the proposed reduced rear yard setback is consistent with previously approved developments in the area.

Commissioner Fedota asks about the proposed side yard setbacks for the subdivision.

Mr. Vyverberg states the R-2 district requires a minimum 10-foot side yard setback. The proposal provides a 21-foot setback on the west side and a 10-foot setback on the east side.

He explains that when the property was annexed into the Village in 1991, the existing development and setbacks were established based on the surrounding properties.

He notes that the driveway to the south and the adjacent property ownership also influenced the configuration. The subject parcel was never formally subdivided.

Commissioner Fedota asks whether the property will ultimately be considered nonconforming.

Mr. Vyverberg explains that the property is currently a vacant tax-divided parcel. The Zoning Ordinance prohibits construction on a tax-divided parcel under these circumstances, which is why the petitioner is required to obtain approval of a formal one-lot subdivision. He notes that some surrounding properties were legally nonconforming when annexed into the Village. The subject property complies with the R-2 standards, with the exception of the rear yard setback.

He further states that the proposed lot depth is consistent with the lot depths of properties to the east and west that were previously approved.

Staff Recommendation:

The requested zoning relief is unique because the subject property is a tax-divided lot that currently contains only an accessory structure and driveway that was associated with the property located at 724 S. Plum Grove Road. Under the Village Code, a tax divided lot that contained a principal structure prior to 2005 would be considered a buildable lot. Because no principal structure exists on the subject property, a formal subdivision is required before a new single-family residence can be constructed. The proposed Planned Development would permit a one-lot single-family residential subdivision similar to the two previously Planned Developments approved by the Village Council. Although the proposed lot does not comply with the required rear yard setback, the property is located within the Michigan Avenue/Plum Grove Road Sub-Area Plan, which recognizes that reduced rear yard setbacks may be appropriate in this area. In addition, the proposed lot depth is consistent with the adjacent properties located on both the north and south sides of Michigan Avenue between Plum Grove Road and Brockway Street. Therefore, Staff recommends approval of the Final Planned Development and Preliminary and Final Subdivision for a 1-lot single-family residential subdivision for the subject lot, subject to the following conditions:

1. The development shall substantially conform to the Plat of Subdivision prepared by Murray and Moody LTD. and the Engineering Plans prepared by Smith LaSalle, dated 5/14/2026, revised 6/26/2026 and the Elevation Plan prepared by SG Solanki Architects, except as such plans may be revised to conform to Village Codes and Ordinances.
2. The Final Plat of Subdivision shall be submitted on Mylar with all required signatures.
3. Planned Development Letter of Credit in the amount of \$10,000 shall be submitted in a manner acceptable to the Director of Planning and Zoning.
4. Review fees shall be submitted in a manner acceptable to the Village Engineer.
5. All required public improvements shall be completed in conjunction with the development of the Subject Property.
6. Recording fees in the amount of \$300 shall be submitted.
7. Any future modifications to the property shall be subject to the bulk requirements of the Village's R-2 Single Family Residential district.
8. Cash-in-lieu of sidewalk shall be required pursuant to the Village's recently installed sidewalk.
9. Parkway trees shall be installed across the frontage of the subject lot, in conjunction with the development of the new lot in a manner acceptable to the Village Engineer

Commissioner Fedota notes that the new sidewalk appears to align with the proposed driveway curb cut and asks how the curb cut will be addressed.

Mr. Vyverberg states the curb cut will be addressed during the building permit application process.

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

Commissioner Cavanaugh made a motion to approve subject staff's conditions; seconded by Commissioner Noonan

DISCUSSION:

Commissioner Friedman states this is an appropriate next step for a property that was previously approved but was not developed by the prior developers. He states the proposal fits well with the R-2 standards and would be a good fit for the property and the future resident.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 9-0. This item will tentatively go to Village Council on Tuesday, September 8th, 2026.

RESULT:	APPROVED
MOVER:	Cavanaugh
SECONDER:	Noonan
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

B. 315 S. Oak Street

1. Special use to operate a Group Home that has five (5) persons, plus staff, pursuant to 10.06(c)(9) of the Palatine Zoning Ordinance.

SU-000270-2026 – 315 S Oak St – District #2

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

Petitioner's Exhibits:

1. Application
2. Proof of Ownership
3. Plat of Survey
4. Business Plan
5. Floor Plan
6. Standards for Group Homes as a Special Use

7. Public Notice

Background:

Staff (Mr. Auer) provides background and states the Petitioner is requesting Special Use approval to operate a group home at 315 S Oak St. The business plan indicates that five individuals will reside at the property and receive care from staff, with staff present and providing supervision 24 hours per day.

Sworn in petitioner:

Sworn in: Mr. Toroiman – 1506 Good Ave., Park Ridge, IL – Owner of the property and business.

Mr. Toroiman states he is proposing a small group home for five residents with one staff member present 24 hours per day. He explains that the property would operate and appear as a residential home, with no office, signage, or high traffic. The residents would live in the home and it would not operate as a clinic or nursing home. He states the business policy would not permit residents to have vehicles on the property. The home has a two-car garage and a two-car driveway, and only one staff vehicle is anticipated. He states there should be no need for on-street parking. The property will comply with applicable Village zoning, building, and property maintenance requirements, including smoke detectors, carbon monoxide detectors, and fire alarm requirements. He states the intent is to preserve the residential character of the property and neighborhood.

Commissioner Cavanaugh asks how many vehicles will be located on the property. Mr. Toroiman states there will be one staff member and one vehicle. He confirms that no other vehicles are anticipated to be parked in the driveway.

Chairperson Wood asks about Mr. Toroiman's experience and the proposed residents. Mr. Toroiman states he is a registered nurse with 25 years of healthcare experience and manages several home health businesses. He states residents will generally be 65 years of age or older and will be screened to ensure they are appropriate for the home. Residents must be capable of evacuating the residence and would be moved to a higher level of care if their needs exceed what can be provided.

Commissioners ask about transportation, therapy services, visitors, staffing, meals, housekeeping, laundry, and the potential impact on traffic. Mr. Toroiman states residents may receive physician, therapy, and transportation services as needed, but these services are not expected to create significant traffic. One staff member will be present during each 12-hour shift. Meals will be prepared in the home, housekeeping and maintenance will be provided, and a visitor policy will be established.

Commissioner Kolososki asks about the number of bedrooms and bathrooms. Mr. Toroiman confirms the residence will have three bathrooms and does not conflict with

state licensing requirements. Staff will primarily handle laundry and other household responsibilities.

Mr. Auer provides additional information regarding the zoning requirements for group homes. He states the proposed use meets the Village's prerequisite standards, including the minimum separation requirement of 1,300 feet from another group home. The proposed residents will not be permitted to park vehicles on the property. He explains that the Village zoning ordinance does not establish a specific staff-to-resident ratio and that staffing requirements are governed by applicable State licensing standards.

Chairperson Wood asks whether four residents would be permitted without Special Use approval. Mr. Auer confirms that a group home serving four residents would be a permitted use, while five or more residents requires Special Use approval. Mr. Vyverberg adds that the property must also comply with all applicable State licensing, parking, and other regulations.

Commissioners ask whether similar group homes exist in Palatine and whether the proposed facility would serve a specific clientele. Staff states that most group homes are located in R-2 districts and that they are not aware of another group home in Palatine specifically serving residents age 55 and older.

Mr. Auer summarizes that the proposed group home meets the zoning standards for a group home and that the Planning and Zoning Commission will make the final determination regarding whether the application satisfies the Special Use standards.

Public Comment:

Resident Jim Kwasiborski, 342 S Oak St., expressed concerns regarding parking, compliance with the Zoning Ordinance, and the potential impact on the established character of the neighborhood. He requested denial of the application and emphasized the importance of applying zoning regulations consistently. He also expressed concerns regarding the manner in which the property was being converted and stated that renovations had already begun.

Commissioner Friedman and Mr. Auer clarified that a group home serving five residents is permitted as a Special Use in the R-2 district and that the application is being evaluated under the applicable Special Use standards. Chairperson Wood further explained that group homes serving four or fewer residents are permitted, while five or more residents require Special Use approval.

Resident Kenneth Joerg, 321 S Oak St., expressed concerns regarding the distance from other group homes, parking, street parking, and work being performed at the property. Mr. Vyverberg stated that parking associated with the group home must be provided on the subject property and that violations of Village parking regulations could be addressed through the Village's enforcement process. He also stated that the remaining work at the property is subject to the permit review process.

Resident Kendall Roberts, 333 S Oak St., expressed concerns regarding traffic, staffing, visitors, transportation services, deliveries, and the potential impact on the residential character of the neighborhood.

Resident John Schwieger, 309 S Oak St., questioned whether the proposed use could change in the future and whether the facility could eventually accommodate residents requiring a higher level of care. Staff explained that any change in the approved use would be subject to applicable State and Village requirements and could require additional review.

Resident Jonathan Pope, 155 E Glade Rd., expressed concerns regarding traffic and the level of detail in the business plan. He questioned staffing levels, resident care requirements, and the lack of detail regarding facility operations.

Resident Ms. Mohilldean, 404 S Oak St., expressed concerns regarding existing traffic, nearby commercial and industrial activity, railroad noise, safety for elderly residents, and emergency power. She questioned whether the property was adequately suited for the proposed use.

Former 315 S. Oak St. property owners, Peter and Kristen Von Busch, now of 824 W. Dorset Avenue, stated that they had owned the property for approximately 14 years and had understood that it was being sold as a private residence. They expressed concerns regarding the proposed number of residents, visitors, transportation, medical equipment, and the potential impact on the character of the neighborhood.

Commissioner Noonan noted that a group home serving four residents could be permitted without Special Use approval if it met Village and State requirements. Mr. Auer confirmed this and stated that applicable permitting requirements would still apply.

Chairperson Wood asks whether Staff has recourse if parking becomes an issue. Mr. Auer states that vehicles parked in violation of Village regulations may be subject to citations and the applicable adjudication process.

Mr. Mihai states the intent of the proposal is to provide housing for elderly residents who want to remain in a residential community rather than move to a nursing home or larger facility. He states he is a registered nurse with extensive healthcare experience and intends to operate the residence in a manner consistent with the surrounding neighborhood.

Chairperson Wood asks about visitors and residents who may require hospice or a higher level of care. Mr. Mihai states that residents will be screened to ensure their needs are appropriate for the facility and that residents requiring a higher level of care would be transferred to an appropriate facility. He also states that additional language regarding visitor limitations could be added to the policy.

Commissioner Fedota asks about staffing and workspace. Mr. Mihai states that staff will work 12-hour shifts and that a designated workspace for documentation will be provided within the residence.

Commissioner Friedman asks about occupancy and age requirements. He states that the business plan identifies a maximum of five residents, generally age 65 and older, subject to applicable State regulations.

Mr. Joerg returned to the discussion and asked about occupancy. He questioned whether a married couple could share a bedroom and whether there could be more than five residents. He also asked about the age requirements for residents. Commissioner Friedman stated that the occupancy and age requirements are established by State regulations and the submitted business plan. He noted that the business plan identifies residents age 65 and older and a maximum of five residents.

Staff Recommendation:

The Petitioner is requesting to operate a Group Home at the subject property. The submitted business plan states that the operation will consist of 5 individuals receiving care from staff and be supervised 24 hours per day. The property will be remodeled to accommodate each client receiving care with a dedicated bedroom-dwelling unit. The proposed business operation is compliant with the Village's pre-requisite standards for Group Homes. Residents receiving care at the residence are not permitted to park vehicles at the subject property. The Petitioner has applied for the necessary State review, which is subject to the Village review and approval. The submitted business plan indicates the Petitioner has not operated a Group Home in the past. Therefore, Staff recommends action at the discretion of the Planning and Zoning Commission. If the Planning and Zoning Commission recommends approval of the project, Staff recommends the following conditions be included:

1. The Special Use shall substantially conform to the plans (floor plan, business/operations plan) prepared by Mihai Toroiman, Oak Crest Residential Living LLC, dated 06/26/2026, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The Illinois Department of Public Health licensure shall be submitted in a manner acceptable to the Director of the Planning & Zoning Department.

Discussion:

Commissioner Fedota states that the submitted packet contains inconsistent information regarding the plans and floor plans and requests clarification from Staff. Mr. Auer states that Staff modified the floor plan to clarify the core elements of the proposal. Commissioner Friedman notes that one submitted floor plan incorrectly showed five bedrooms and three bathrooms.

Resident Dina Wasmund Joerg, 321 S Oak St., asks how the facility will be advertised and whether the property address will be disclosed. She also questions the potential impact on surrounding property values.

Mr. Mihai states that the property address will be disclosed and that advertising will include facility pamphlets, Internet advertising, and word of mouth.

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

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

DISCUSSION:

Commissioner Schubert stated that he believes the proposed use could have a negative impact on the surrounding area. He expressed concerns regarding traffic and parking and stated that a caregiving home should have adequate parking and transportation accommodations. He stated that the proposed Special Use does not align with the surrounding area and that there is insufficient community support. He also expressed concern that the petitioner has not demonstrated that he is being a good neighbor.

Commissioner Fedota stated that the proposal is an attempt to address senior housing needs on a smaller scale. However, he expressed concerns regarding the potential impacts on the health, safety, and welfare of the surrounding area. He cited concerns regarding traffic and parking and stated that he was uncomfortable with portions of the business plan. While the proposal appears to comply with State regulations, he stated that additional information is needed regarding parking and emergency power provisions, even if generators are not specifically required. He stated that the petitioner has not adequately addressed the safety of the residents.

Commissioner Roth-Wurster discussed the differences between assisted living and independent living and stated that Palatine needs additional senior housing options. She noted that she lives near Oak Street and understands the close-knit nature of the neighborhood and that the proposed use was not what residents expected when the property changed ownership. She stated that she generally supports group homes because they typically do not negatively impact surrounding neighborhoods and can provide an important community service. She expressed concern, however, that the business plan contains several unanswered questions and that the site plan and operational details need further clarification. She stated that she would support providing seniors with an opportunity to remain in Palatine rather than move to a larger facility, but she was not convinced that this was the appropriate location for the proposed use.

Chairperson Wood stated that there is a significant need for elderly residents to remain in a home-like environment and recognized the petitioner's dedication to providing that type of housing. However, she questioned whether the subject property is large enough to adequately accommodate the proposed use and expressed concerns regarding staffing and the business plan. She stated that parking and traffic were not her primary concerns because the street is relatively quiet despite being located within a busier area. She acknowledged the residents' concerns and stated that she believes the concept could work if the staffing and business plan were improved, but she was not convinced that the property is large enough or that the proposal is ready for approval.

Commissioner Kolososki stated that the Commission has a difficult responsibility in balancing the needs of elderly residents with the concerns of surrounding neighbors. He referenced relatives who have required senior care and stated that he supports

efforts to provide appropriate housing for elderly residents. However, he expressed concern regarding the proposed location and questioned why the group home was being proposed in this particular neighborhood. He stated that while the building itself may be suitable, he believes the location is not appropriate for the proposed use.

Commissioner Friedman stated that he supports the application and the proposed type of use. He noted that the intent is for the facility to function and appear like a residential home rather than a commercial facility, and stated that placing this type of use in a business park would defeat that purpose. He stated that the proposed residents are individuals who want to remain in a home and continue living within the community. He noted that the Zoning Ordinance establishes specific conditions for group homes serving five or more residents and that, if the property housed four residents, the additional Special Use review would not be required. Commissioner Friedman expressed support for the application.

Chairman Wood summarized that this request has not met the standards and request to approve was denied by a vote of 3-6. A second vote to deny the request was approved by a vote of 6-3. This item will tentatively go to Village Council on Monday September 21st, 2026.

RESULT: MOTION TO APPROVE - FAILED

MOVER: Cavanaugh

SECONDER: Kolososki

AYES: Eric Friedman, Patrick Noonan, Robert Kolososki

NAYES: Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Rodney Bettenhausen

RESULT: MOTION TO DENY - APPROVED

MOVER: Cavanaugh

SECONDER: Schubert

AYES: Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Rodney Bettenhausen

NAYES: Eric Friedman, Patrick Noonan, Robert Kolososki

C. 1490 N. Quentin Road and 885 W. Dundee Road

Annexation from unincorporated Cook County into the Village of Palatine;
Final Planned Development to allow a 38-unit townhouse development;
Final Plat of Subdivision; and
Rezoning to Planned Development

FPD-000279-2026 – 1490 N Quentin Road and 885 W Dundee Road

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

Petitioner's Exhibits:

1. Final Architectural Plans
2. Final Engineering Plans
3. Proposed rendering
4. 1490 Quentin Rd Townhomes Landscape Plan 2026-06-12-L-1_v1 (1)
5. Attachment - Fence Spec Sheet_v1 (4)
6. Plat of Annexation 885 W. DUNDEE Road and 1490 N. Quentin Road
7. Townhomes at Deer Grove - PROJECT NARRATIVE Revised 7-27-26
8. Executed Petition to Annex
9. FPD application
10. Public Notice

Background:

The Subject Property is 4.85 acres and is presently located in unincorporated Cook County. The Petitioner received Preliminary Planned Development approval in April 2026 to allow for a 38-unit rental townhouse development on the Subject Property. The Petitioner has submitted the required plans and information and is requesting Annexation from Unincorporated Cook County into the Village of Palatine; Final Planned Development; Final Plat of Subdivision (Plat of Consolidation from 3 lots into 1); and Rezoning to Planned Development.

Sworn in petitioner:

Lawrence Freedman – Attorney for the Applicant – 95 Revere Drive, Northbrook
Mr. Schwartz – Cornerstone LLC, Developer and Applicant – 3190 Doolittle Drive, Northbrook

Mr. Freedman states that they are requesting Final Planned Development approval. He states that the proposal conforms to the previously approved Preliminary Planned Development and is appropriate for final approval. The petitioner has worked with Village Staff and the development team to further develop the plan details and is available to answer questions.

Commissioner Friedman asks what has changed from the Preliminary Planned Development to the Final Planned Development.

Mr. Schwartz states that the plans have been further developed, including the landscape plan and revisions discussed during the preliminary review. The engineering and civil engineering plans have been further developed and refined, along with the annexation and easement agreement addressing potential future development to the west.

Mr. Freedman provides additional information regarding the annexation agreement and states that it will be presented to the Village Council following a public hearing.

The agreement will be a binding contract between the Village and property owner addressing the exhibits and conditions determined appropriate by the Village Attorney. The agreement is currently being drafted by the Village Attorney and will subsequently be submitted to the petitioner for review before being presented to the Village Council.

Chairperson Wood references her previous concerns regarding the lack of landscaping and asks how many courtyards are proposed and how they will be landscaped.

Mr. Freedman states that the number of courtyards remains the same as shown in the Preliminary Planned Development.

Mr. Schwartz references the site plan and explains that the courtyard area will be landscaped.

Commissioner Bettenhausen questions the proposed white vinyl fencing and asks why white was selected.

Mr. Schwartz states that white is the selected color and that he considers it a neutral color.

Commissioner Bettenhausen asks whether the plans are complete and whether fencing or railing will be provided around the detention pond.

Mr. Schwartz states that fencing will be provided along the west side of the detention pond. No fencing will be provided where the pond abuts the roadway; instead, a row of shrubs will provide a buffer in that location.

Commissioner Cavanaugh notes that the existing electric billboard has a 10-year lease and asks for confirmation that the lease will not be renewed.

Mr. Vyverberg explains that the petitioner and attorney have discussed the billboard and that the Village Code does not allow off-site signage. The petitioner does not intend to retain the billboard. Lease information has been provided by the petitioner. The existing billboard at the south-east corner of the property will be removed, and the billboard on the north-west side of the property will be removed at the beginning of 2036.

Mr. Freedman states that the annexation agreement will require that the billboard lease not be renewed. The petitioner has agreed to the concept and has requested that security be posted to ensure funds are available for removal of the billboard if the billboard operator does not remove it when the lease expires. The details are being finalized by the Village Attorney and will be addressed in the annexation agreement.

Commissioner Friedman asks about the utility pole and references the grading plan, noting that the proposed grading lowers the grade at the pole approximately four feet and places it into the detention pond area.

Mr. Schwartz states that the area is already relatively low and clarifies that the four-foot difference is from the existing grade at the edge of the detention pond.

Commissioner Friedman asks whether anything in the existing lease obligates the petitioner to provide an easement area.

Mr. Freedman states that he does not recall seeing anything in the lease requiring an easement. He states that he wanted to confirm the actual expiration date and whether there was an option for renewal.

Commissioner Friedman asks whether the petitioner is aware of any existing access obligation associated with the property.

Mr. Freedman states that he does not believe there is an access obligation contained in the lease.

Commissioner Schubert asks whether construction of all units will occur at the same time.

Mr. Freedman states that construction is anticipated to occur concurrently.

Commissioner Schubert asks about the anticipated construction timeline.

Mr. Freedman states that construction is expected to take approximately 18 to 24 months.

Mr. Schwartz states that they may construct a building and model unit to facilitate presales.

Mr. Vyverberg provides additional information and states that the level of detail provided during the Preliminary Planned Development review was sufficient and that the building materials remain consistent with the previously approved plans. He states that the engineering plans have been conditionally approved by the Village Engineer, subject to conditions, including revisions to the landscaping plan. He also notes Staff's preference that the fencing be constructed in a straight alignment without scalloping.

Mr. Vyverberg references the site plan and notes a termination point that would allow for a future transition to the west. He states that the property to the west is located in unincorporated Cook County and that the adjacent property owner is seeking attached single-family residential development.

He further discusses the proposed access and notes that the petitioner would like a cross-access condition to be incorporated into the plans. This has been discussed with the petitioner and will be noted accordingly. He states that IDOT would likely permit only right-in/right-out access because the property has approximately 100 feet of frontage. Future development of the property to the west could provide full access to the southern property and additional access to Quentin Road for the northern property.

Mr. Vyverberg concludes that the plans are in compliance with the previously approved Preliminary Planned Development

Staff Recommendation:

The final plans are consistent with the preliminary approvals and maintain the required improvements, as identified. As noted through the initial public hearings, the Subject Property has previously been studied and reviewed for annexation into the Village. And, the proposed use of the property aligns with the Comprehensive Plan's Future Land Map recommendations. Therefore, Staff recommends approval of the

Annexation, Final Planned Development, Final Plat of Subdivision, and Rezoning to Planned Development, subject to the following conditions:

1. The Final Engineering Plans and Final Engineer's Estimate of Probable Cost shall be submitted and revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning. The Village will be installing the sidewalks along Dundee Road and recording a recapture accordingly.
2. A Public Improvement of credit shall be submitted in a manner acceptable to the Village Engineer and a Planned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning. A separate letter of credit shall be submitted in a manner acceptable to the Village Attorney and Director of Planning and Zoning to ensure the ultimate removal of the billboard in the north-west corner of the property.
3. Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village Engineer.
4. The final photometric plan shall be submitted in a manner acceptable to the Village Engineer as part of the building permit process.
5. The final plat of consolidation (subdivision) shall be revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
6. Recording fees in the amount of \$600 shall be submitted.
7. A construction management plan indicating the proposed material delivery routes and contractor parking areas, shall be submitted to the Village Engineer and Director of Planning and Zoning.
8. All required extra agency (e.g. IDOT, CCHD, MWRD) permits shall be submitted in a manner acceptable to the Village Engineer.
9. The final architecture and elevation plans shall be revised and submitted in a manner acceptable to the Village.
10. The final landscaping/fencing plan shall be submitted in a manner acceptable to the Director of Planning and Zoning. This would include the final proposed fencing plan and elevation for the proposed fencing plan on the southern and western sides of the property.
11. The final easement language for the roadway connection for the property located directly west of the Subject Property shall be submitted in a manner acceptable to the Village Attorney and Director of Planning and Zoning.
12. Signs prohibiting the displacement of snow into the dead end areas where fire hydrants are proposed to be located shall be submitted in a manner acceptable to the Director of Fire Prevention, as part of the building permit review.
13. The final rules and regulations summarizing the requirements for the townhouse operations shall be submitted in a manner acceptable to the Village Attorney and the Director of Planning and Zoning.
14. The final Plat of Annexation shall be revised in a manner acceptable to the Director of Planning and Zoning.

Commissioner Fedota asks whether street lighting is included in the provisions. Mr. Vyverberg states that photometric plans are included in the final engineering plans.

Sworn In: Chris Lupo, 399 W. Montrose, Elmhurst, IL

Mr. Lupo asks about the proposed grade elevation around the sign, noting that the grade would be lowered approximately four feet, and questions whether a structural analysis has been completed to ensure the integrity of the sign.

David clarifies that the civil engineer established the proposed grading but did not perform a structural analysis of the sign. He states that the area around the sign pole would likely remain at its existing grade, with the surrounding area sloping down.

Mr. Lupo asks whether this would be sufficient.

Commissioner Friedman states that the matter would be addressed during the permit process and reviewed by the Village Engineer.

Mr. Vyverberg agrees and states that the matter would be addressed during permit review. If the Village has additional questions or requires documentation regarding the structural integrity of the sign, the petitioner would be required to provide the information. He notes that this is not a Planning and Zoning Commission matter. Chairperson Wood acknowledges Mr. Lupo's concerns and advises him that he may follow up with staff regarding the matter.

Mr. Lupo reiterates his concern that the project is moving forward without confirmation that the proposed grading can be completed safely and that approval is being based on statements without supporting documentation.

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

Discussion:

Commissioner Kolososki states that he continues to believe the proposed subdivision is crowded. Although two town homes were removed from the plan, he still feels the development appears crowded and states that he is not supportive of the proposal.

Chairperson Wood acknowledges the concern regarding the density of the development and questions whether the site may be better suited for development in another area.

Commissioner Kolososki notes that the cost of land is a driving factor in the proposed density and reiterates that he is not supportive of the proposal.

Commissioner Friedman states that the project received Preliminary Planned Development approval and that the Final Planned Development is required to conform to the Preliminary Planned Development. He clarifies that what items remain open for review at the final stage, noting that the final plans contain additional details, revisions, and nuances that were not presented at the preliminary stage.

Commissioner Friedman also raises a concern regarding the proposed white fencing and asks whether a condition could be added requiring a color other than white, noting that the white fencing may create glare and contrast sharply with the surrounding environment.

Commissioner Noonan questions whether such a condition would be comparable to telling a property owner they cannot build a brown house and notes the difficulty in defining an acceptable color.

Commissioner Friedman states that the fencing is part of the overall community and is subject to review as part of the Planned Development and annexation process.

Commissioner Roth-Wurster notes that approximately

Commissioner Friedman states that the white fencing could reflect sunlight and stand out against the grass, sky, and surrounding environment, appearing as a stark white surface.

Commissioner Roth-Wurster notes that the proposed homes are neutral in color and states that a fence in a similar neutral color would be more appropriate.

Commissioner Friedman reiterates that the amount of fencing is also a consideration.

Mr. Vyverberg states that a fencing plan has been submitted and that fencing is addressed as a condition. He notes that the color of the fencing has been raised as a concern and that portions of the fence are proposed to be scalloped. He states that the Village Council will review the remaining matters and that the contrasting white color has been discussed as part of the condition.

Commissioner Friedman states that he would like the vote to reflect a condition requiring the fence to be a color other than white.

Mr. Freedman states that the petitioner would be agreeable to modifying the condition.

Mr. Vyverberg addresses resident concerns regarding traffic on Quentin Road. He states that a traffic analysis was completed as part of the Preliminary Planned Development review and that the project engineer, who is also the traffic engineer, did not identify concerns. He acknowledges that there may be traffic congestion on Quentin Road and notes that widening Quentin Road near Dundee Road has been discussed, which could improve traffic conditions if completed.

Chairperson Wood asks for clarification regarding the voting process and whether a Commissioner who previously voted against the Preliminary Planned Development is required to vote in favor of the Final Planned Development.

Mr. Vyverberg states that if the Final Planned Development complies with the approved Preliminary Planned Development, the Final Planned Development should be approved. However, a Commissioner who previously voted against the Preliminary Planned Development is not obligated to vote in favor of the Final Planned Development.

Commissioner Noonan made a motion to approve subject staff's conditions; seconded by Commissioner Friedman.

Chairperson Wood summarized that this request has met the standards and was approved by a vote of 8-1. This item will tentatively go to Village Council on Monday, September 21, 2026.

RESULT: MOTION APPROVED BY VOICE VOTE

MOVER: Noonan

SECONDER: Friedman

AYES: Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki

NAYES: Jan Wood

V. PUBLIC COMMENT

NO ONE CAME FORWARD

VI. COMMUNICATIONS

1530 N Elm St and 1254 W Northwest Highway will be heard at Village Council on Monday, August 17th, 2026.

366 N Quentin has not been reviewed by Village Council and is anticipated for a date in September

Next Meeting on August 25th, 2026

VII. ADJOURNMENT

RESULT: APPROVED TO ADJOURN - 10:00 PM

MOVER: Noonan

SECONDER: Roth-Wurster

AYES: Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki

NAYES: None

1333 E. Virginia Drive**STAFF REPORT:**

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: R. Auer

PETITIONER: Joseph Amidei, Owner

PLAN NUMBER: VAR-000286-2026

BACKGROUND:

The Petitioner is seeking a variation to construct a deck which encroaches upon the required setback for permitted obstructions in the rear yard. Therefore, the petitioner is requesting the following:

1. Variation to permit a deck to be set back 18 feet from the rear lot line, instead of the minimum required 25-foot setback for permitted obstructions, pursuant to 10.01(d)(2)(u) of the Zoning Ordinance.
2. Variation to permit lot coverage of 46 percent, instead of the 45 percent maximum for the R-2 zoning district.

KEY ISSUES:

- The Subject Property is zoned “R-2”, Single Family Residential District, and is approximately 8,400 square feet in total area. The property consists of a single-family residence, a shed, and various patio improvements. The rear yard is lined by a 6-foot-tall solid fence.
 - The existing fence is located 2.5 feet inward of the rear property line.
- The Petitioner is proposing to construct a 270 square foot deck at the rear of the home. Pursuant to section 10.01(d)(2)(u) of the Palatine Zoning Ordinance, decks above 16 inches in height are categorized as “permitted obstructions” and are permitted in the required rear yard with conditions. To be permitted, decks must meet the following conditions:
 - Located at least twenty-five (25) feet from the rear lot line
 - Not encroaching in the required side yard setback of that district

- The proposed deck will be located approximately 18 feet from the rear lot line, thus encroaching upon the 25-foot minimum setback requirement. The proposed deck does not conflict with any other zoning standards. The deck stands 44" above grade.
 - The proposed deck is partially screened by a small amount of foliage and landscaping elements. The deck boards will stand 2.5 feet below the top of the fence. The height of the deck, at the proposed setback, may contribute to adverse impacts on surrounding properties.
- *Revision:* The lot improvements shown on the initial site plan exceeded lot coverage maximums. Following public notice, the Petitioner revised the Site Plan stating the property would comply with lot coverage standards. A variation petition to exceed maximum lot coverage is no longer required.
- The proposed deck is partially constructed. The Village received a complaint about the construction occurring at the subject property. The Village performed an inspection for work without a permit and issued a stop work order. The property owner has stopped work following inspection. Photos of current conditions are included below.
- A letter of opposition was submitted to the Village and is attached.
- The application submitted by the Petitioner states the justification for the proposed deck is to replace an aging deck and serve a family member with mobility needs.





Surrounding Properties

- Staff observed properties in the nearby area to determine the character of the locality. Upon review of the surrounding area, Staff confirmed the presence of accessory structures encroaching into the required setback for permitted obstructions. Additionally, Staff identified principal building additions that were granted zoning relief for rear setback encroachments. The proposed encroachment is greater than the majority of approved encroachments in the surrounding area.

STANDARDS FOR A VARIATION: Standards for a Variation are found in Chapter 32 – Zoning, Article III. Variations and Appeals are applicable. Specifically, the Petitioners must show that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality. The Petition for Variation is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The Petitioner is requesting to construct a deck, set back at a distance of 18 feet from the rear lot line. The proposed deck encroaches upon the minimum required 25-foot setback for permitted obstructions in the rear yard. The deck is partially constructed, as construction began without issuance of a building permit. Staff evaluated the surrounding area to understand the character of the locality. The proposed

encroachment is greater than the majority of approved encroachments in the surrounding area. Additionally, at 44 inches above grade, Staff anticipates the deck to generate adverse visual impacts upon neighboring properties.

Therefore, Staff recommends denial of the requested variations to the Planning and Zoning Commission. If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

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

ATTACHMENTS:

1. Aerial Map
2. Variation Application
3. Plat Of Survey
4. Site Plan
5. Deck Plan Documents
6. Letter of Opposition
7. Public Notice



0 50 100
ft

Print Date: 8/17/2026

Notes

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



VARIATION APPLICATION

Department of Planning & Zoning

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

Petitioner Name

Joseph Amidei

Business Name (if applicable)

Subject Property Address

1333 E. Virginia Drive

Please provide a description of your proposed request:

We are requesting a variance of the 25' setback distance for an attached deck at 44" above grade and approval of a setback distance of 18'2". This deck will be an extension of the existing Framed Porch (Deck) that sits at the same level of 44" above grade. The objective of the deck extension is to create an outdoor living space that will allow us to have our Patio Set at the same level as our kitchen to accommodate our ageing family. Currently our Patio Set resides on our 12'x18' ground level Brick Patio area (which is what we based the size of the deck on).

Petitioner Justification

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

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

We are constrained by the location and the current configuration of the home as it is set on the property.

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

My Partner and Co-Owner Romelia Mercado's mother, who is 81 years old and often stays with us, is challenged by the stairs leading to the Brick Patio area which causes a safety concern for us. In addition, we are in our 60s and would like to enjoy our wonderful backyard and outdoor living space for many years to come and feel we could do so more safely without having to navigate the stairs down to the Brick Patio area. In addition, the Framed Porch (Deck and Stairs) that already existed needed replacement given its decay due to the rotting wood and safety concern for Romelia's grandchildren who enjoy visiting and playing in the backyard.

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

Given the deck will sit entirely in the backyard, we do not believe it will alter the character of the neighborhood.

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

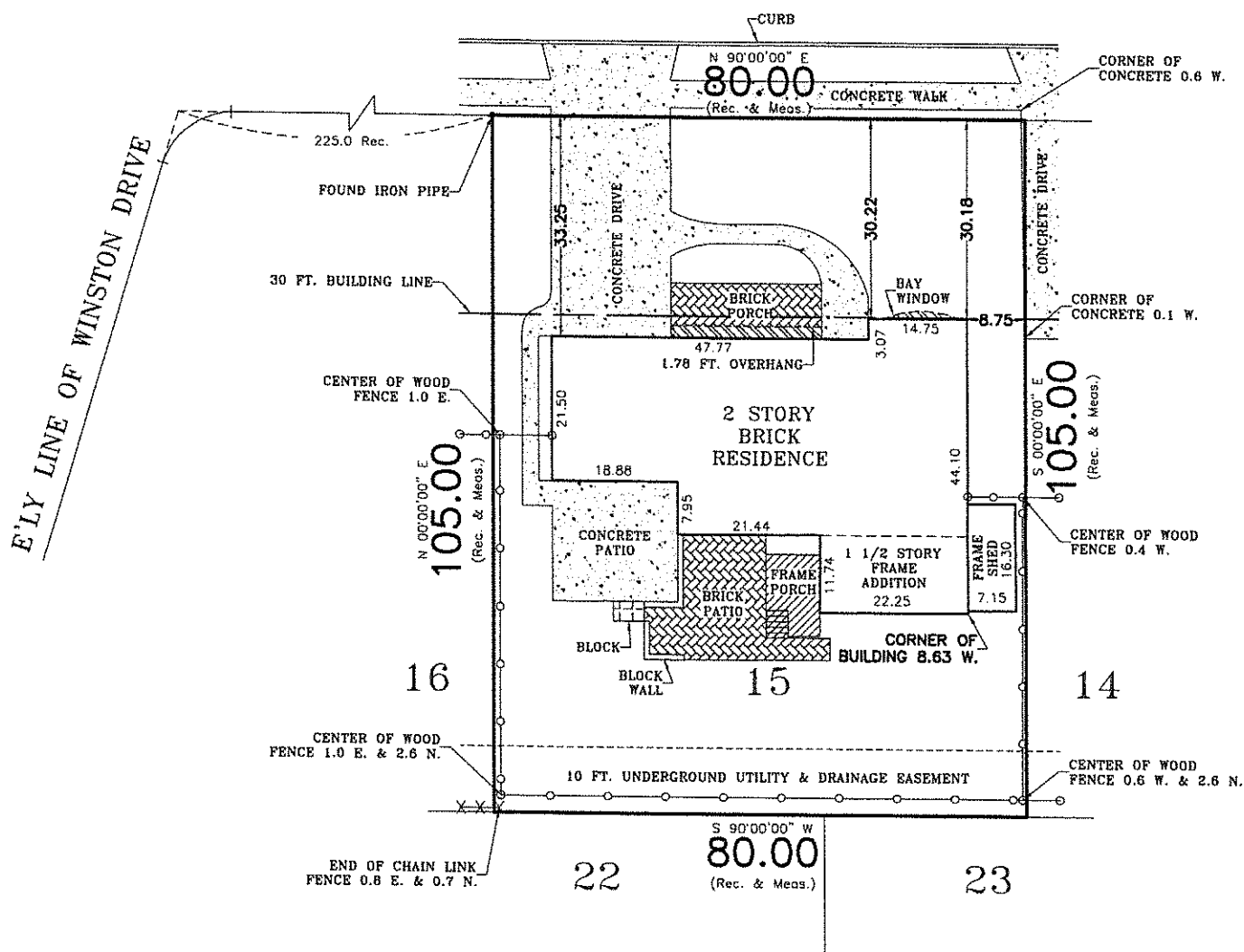
- a. The particular surroundings, shape, or topographical conditions of the property.
- b. A unique hardship for the property not generally applicable to other properties in the same zoning district.
- c. The request is not based on a desire to make more money out of the property.
- d. The petitioner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

(no response from petitioner)

LOT 15 IN BLOCK 6 IN WINSTON PARK NORTHWEST UNIT 1, BEING A SUBDIVISION IN SECTION 13, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 30, 1957 AS DOCUMENT 16972096, IN COOK COUNTY, ILLINOIS.

E. VIRGINIA DRIVE

(50 FT. R.O.W.)



1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.

2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.

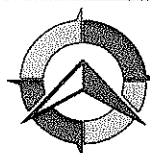
3) BASIS OF BEARING FOR THIS SURVEY IS AS ASSUMED NORTH.

4) IF STAKING IS REQUIRED AS A MATTER OF URGENCY OR FOR CONSTRUCTION, PLEASE NOTIFY THE OFFICE. OTHERWISE THIS PROPERTY WILL BE STAKED WHEN WE HAVE A CREW SCHEDULED TO WORK IN THE VICINITY.

5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.

6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.

Professional Design Registration #184-002795



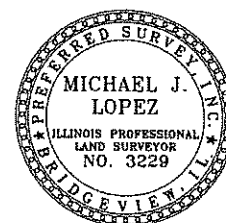
Preferred
SURVEY, INC

7845 W. 79TH STREET, BRIDGEVIEW, IL, 60455
Phone 708-458-7845 / Fax 708-458-7855
www.psisurvey.com

www.psjsurvey.com



STATE OF ILLINOIS)
COUNTY OF COOK) S.S.



SURVEY ORDERED BY: LAW OFFICE OF JEFFREY S. EVENS, P.C.

I, MICHAEL J. LOPEZ, AS AN EMPLOYEE OF PREFERRED SURVEY INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS
14TH DAY OF APRIL A.D. 2022

MY LICENSE EXPIRES ON 11/30/22

P.S.I. NO. 220861

Field Work Completed	04/13/22	FLD CREW:	CD/CR
Land Area Surveyed	8,400.0 Sq. Ft.	CAD:	SH
Drawing Revised			

PLAT OF SURVEY

of

LOT 15 IN BLOCK 6 IN WINSTON PARK NORTHWEST UNIT 1, BEING A SUBDIVISION IN SECTION 13, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 30, 1957 AS DOCUMENT 16972096, IN COOK COUNTY, ILLINOIS.

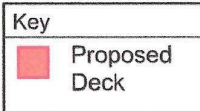
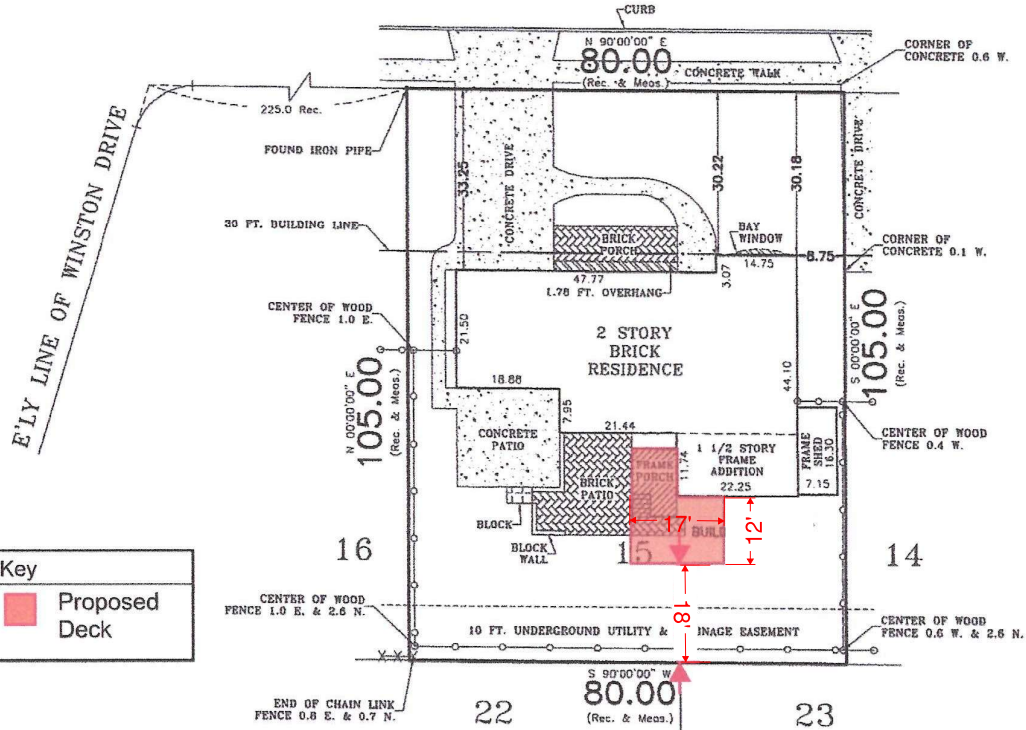
ADDRESS: 1333 E. VIRGINIA DRIVE, PALATINE, ILLINOIS.
P.I.N. 02-13-402-004



SCALE: 1"=20'

E. VIRGINIA DRIVE

(50 FT. R.O.W.)



GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS ASSUMED NORTH.
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Joseph Amidei



STATE OF ILLINOIS)
COUNTY OF COOK)

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GIVEN UNDER MY HAND AND SEAL THIS
14TH DAY OF APRIL A.D. 2022

MY LICENSE EXPIRES ON 11/30/22

P.S.I. NO. 220561

Professional Design Registration #184-002795			
 Preferred SURVEY, INC. 7845 W. 70TH STREET, BRIDGEVIEW, IL, 60455 Phone 708-458-7845 / Fax 708-458-7855 www.psisurvey.com			
Field Work Completed	04/13/22	FLD CREW:	CD/CR
Land Area Surveyed	8,400.0 Sq. Ft.	CAD:	SH
Drawing Revised			





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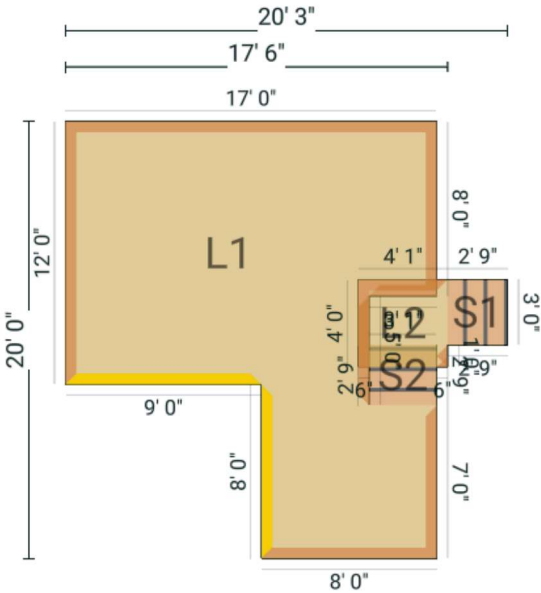


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- 1. On Menards.com, enter "Design & Buy" in the search bar
- 2. Select the Deck Designer
- 3. Recall your design by entering Design ID: 325455545440
- 4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

- 1. Enter Design ID: 325455545440 at the Design-It Center Kiosk in the Building Materials Department
- 2. Follow the on-screen purchasing instructions



Deck Side Color Legend

	Open Side/No Railing		Railing
	Unattached Walls		Attached Walls

Illustration intended to show general deck size and shape. Some options may not be shown for picture clarity.

Layout dimension sheets are intended as a construction aid. Not all options selected are shown.

Final design should be performed by a registered professional engineer to ensure all applicable building codes and regulations are met. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE CUSTOMER WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the customer. Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE CUSTOMER. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.

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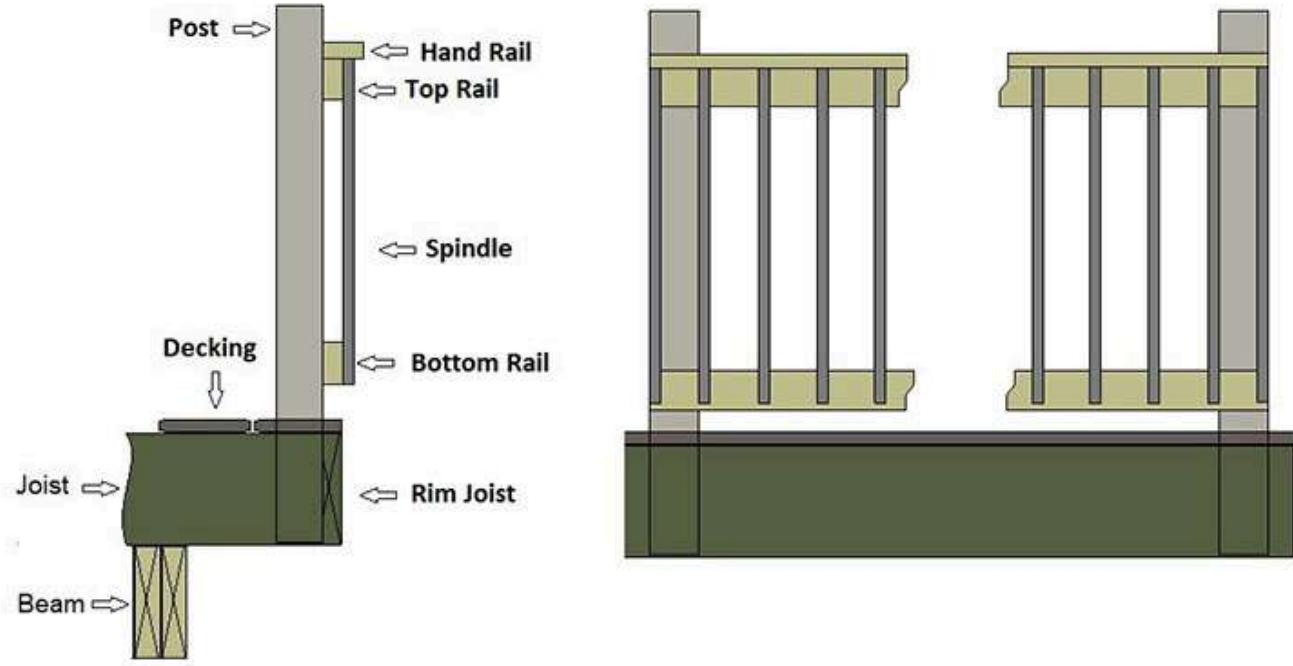
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Page 25 of 26

Ryan Auer

Redacted

To: Ryan Auer
Subject: Ryan Auer-Planning & Zoning

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Caution: This is an external email, Please take care when clicking links or opening attachments.
When in doubt, please talk with the sender or check with VOP IT

Redacted

To Whom It May Concern:

We live at 1332 E Rosita Drive, and are writing to you to express our objection to approving a variance for Joseph Amidei 1331 E Virginia Dr. Palatine, IL 60074.

We live in the house directly behind the already partially constructed deck in question and it is way too close to our house. Our kitchen addition, which had a permit when it was built and is within code, has four windows facing the back of his house on Virginia. Our room is a lovely sunny dining area and we value keeping these windows uncovered. If people are on his deck it will be like having people in our kitchen!! They will be looking directly into our home and we will be looking directly at them!

In addition, we have been advised that this variance will reduce the value of our home. Buyers will not be happy to see this invasion of privacy.

The setback also serves a safety purpose, as it reduces the risk of fire spreading from one house to another, as well as providing space for emergency equipment to be used if needed. Finally, the setback can accommodate utility easements, future infrastructure and access points for maintenance and service if needed in the future.

Sincerely,

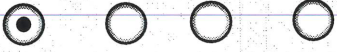
Andrew T. Somor
Kathleen D. Kennedy

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

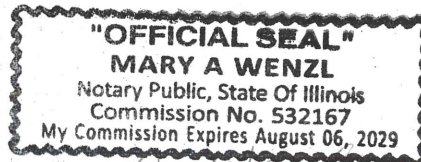
(Village) (Town) (City) (Township) of PALATINE 1333 E. VIRGINIA DR.

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 6TH day of AUGUST, A.D. 20 26, and the last publication thereof was made on the 6TH day of AUGUST, A.D. 20 26.

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

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



Mary A. Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 6TH day of AUGUST, A.D., 20 26.

By Todd Wesselt

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 6TH day of AUGUST, A.D., 20 26.

My commission expires the 6TH day of AUGUST, A.D., 20 29.

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, August 25, 2026 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

- **Variation to permit a deck to be set back 18 feet from the rear lot line, instead of the minimum required 25-foot setback for permitted obstructions, pursuant to 10.01(d)(2)(u) of the Zoning Ordinance.**
- **Variation to permit lot coverage of 46 percent, instead of the 45 percent maximum for the R-2 zoning district.**

The property is commonly known as 1333 E. Virginia Drive.

The petitioner is requesting to construct a wood deck in the rear yard.

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

FILE #: VAR-000286-2026

VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 6th day of August 2026

RA

180 and 190 N. Smith Street Amendment to Planned D

STAFF REPORT:

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ben Vyverberg - Director of Planning and Zoning

PETITIONER: Matthew Swift - Big Grove Brewery Holding Company LLC
on behalf of Big Grove Palatine LLC

PLAN NUMBER: FPD-000289-2026

BACKGROUND:

The Gateway Center Planned Development was approved as a 3-lot Planned Development and Subdivision in 2001, which authorized the development of the Village-owned parking deck, Gateway Center, and ultimately Durty Nellie's on Lot 2.

Big Grove Brewery ("Big Grove") has a contract to purchase the Durty Nellie's building/parking lot and plans to remodel/reconfigure the building and site to allow for a new restaurant and brewery. Therefore, the Petitioner is requesting approval of the following:

1. **Amendment to Planned Development Ordinances #O-54-01 and #O-146-02, as amended, to permit the reconfiguration and remodeling of the existing building and site improvements, including modifications to the existing surface parking area and drive aisle, at 180 & 190 N. Smith Street; and**
2. **A Special Use to allow for a new restaurant/bar with brewery, Big Grove Brewery, an expanded ground level outdoor patio with dining, seating, and activity areas, and new exterior signage at 180 N. Smith Street.**

KEY ISSUES:

- Durty Nellie's has operated in the Village for many years, with its current building being constructed in 2003. Big Grove operates 6 other restaurants and taprooms in Iowa, Nebraska, and Kansas. Big Grove is also the 62nd largest brewery in the United States and distributes its beer to 7 Midwestern states. The proposed Palatine location will include a restaurant, taproom, full-service bar, and a small onsite brewery on the property. It will also include a branded Big Grove storefront selling merchandise, including t-shirts, hats, packaged beer, in conjunction with the liquor license.
- As part of Big Grove's operation, the existing bank and drive-through (Pan

- American bank) will not be affected and will continue to operate at the building.
- Big Grove's interior floorplan changes would relocate the existing bar area, with restaurant seating proposed to surround the bar area and adjacent to the approximately 1,400 square foot full-service kitchen and the brewery. The existing building also has a full-sized basement area. The basement floorplan will include offices, storage, and restrooms for the business. There is also a proposed family restroom off of the dining area on the first floor.
 - The second floor would utilize the existing bar area and add seating and tables for use as both overflow seating and a private event space. Additionally, the exterior seating on the second floor would remain and also be utilized for private event space and overflow seating for seasonal use.
 - Similar to the other Big Grove locations, an approximately 9,000 square foot ground floor exterior patio is also proposed. In addition to seasonal outdoor seating, natural gas fire pits, and a recreational area for patrons and families are proposed. The seating areas would not be enclosed, but would have external trellises above the seating areas. The patio area would be surrounded with open-style fencing along Smith Street and a lower-profile brick wall adjacent to the surface parking lot and train track. Big Grove would be open 7 days a week and would operate from 11 AM to 10 PM on weeknights and 11 AM to 11 PM on weekends. The proposed hours are a reduction of the originally approved night and weekend hours associated with Dirty Nellie's.
 - Big Grove's main entrance would also be moved to the north and generally align with the existing Dirty Nellie's main entrance for the building. The main entrance to the patio area would come through the relocated bar area. The business plan indicates that 150 staff members would be hired, including a mixture of part-time, full-time, back-of-house, and sales/marketing employees.
 - Within the Gateway Center Planned Development, there is an existing Easement and Operating Agreement (EOA) between the Village, Hamilton Partners (owner/developer of the Gateway Center office building), and Dirty Nellie's. With Big Grove's acquisition of the property, the EOA will be amended to memorialize the acquisition of the property and corresponding modification. Additionally, the EOA also provides allowances for customer and employee parking within the parking deck.
 - The table below identifies the proposed interior and exterior seating plan for Big Grove:

Outdoor Seating					
Type	Description	Quantity	Seats	Total Seating	Seat/Type
Patio	Patio Chairs	28	1	28	28
2-Top	Two-Top Table	0	2	0	0
4-Top	Four-Top Table	36	4	144	144
6-Top	Six-Top Table	2	6	12	12
8-Top	Eight-Top Table	1	8	8	8
10-Top	Ten Top Table	0	10	0	0
Total		# of Tables		Total Seats	
		67		192	

Indoor Seating - Option 4					
Type	Description	Quantity	Seats	Total Seating	Seat/Type
Bar-Top	Bar Tops	34	1	34	34
2-Top	Two-Top Table	0	2	0	0
	Two-Top Booth	0	2	0	
4-Top	Four-Top Table	20	4	80	80
	Four-Top Booth	0	4	0	
6-Top	Six-Top Table	2	6	12	96
	Six-Top Booth	14	6	84	
8-Top	Eight-Top Table	0	8	0	0
	Eight-Top Booth	0	8	0	
10-Top	Ten Top Table	4	10	40	40
Total		# of Tables		Total Seats	
		74		250	

- As indicated, the proposed exterior and interior seating totals 492 seats. For reference, the approved Durty Nellie's Planned Development Amendment and Special Use allowed 517 total seats, between the first and second floors, outdoor seating, and roof deck.
- As part of the exterior patio area improvements, the existing parking lot and patio will also be revised with the final parking lot reconfiguration of 30 or 31 parking

spaces. The existing lot includes 41 spaces, but the proposed plans would remove several parking spaces and relocate the existing ingress/egress from the proposed patio area.

- In addition to the surface parking lot on the property, there are also 70 ground-floor parking spaces in the parking deck, which are available for free 3-hour use for all the retail uses, which will also be available for Big Grove customers. Additionally, there are 1,244 nighttime parking spaces available in the parking deck for night and weekend use.
- In addition to the proposed improvement plans, Big Grove is also proposing signage and wall mural improvements to the property. The existing Durty Nellie's Planned Development and Special Use includes 6 signs and 643 square feet of area. Big Grove is proposing 5 attached signs totaling 561 square feet. Additionally, Big Grove also includes wall murals at all of their locations. Five wall murals are proposed totaling 2,788 square feet. The murals typically depict landscaped features, including the Big Grove emblem, but do not contain any words or letters. Murals are not unusual in the downtown, with multiple murals existing currently at both Tap House Grill and Pizza Bella. Without lettering or words upon the proposed murals, their inclusion reflects more of an accent and scale to the building and surrounding property conditions.
- The Subject Property's location is unique in that it immediately abuts the Union Pacific railroad and the Village-owned 4-story/5-level parking deck. Additionally, the existing use has functioned as a restaurant and bar since Durty Nellie's was initially approved in 2002.

STAFF RECOMMENDATION:

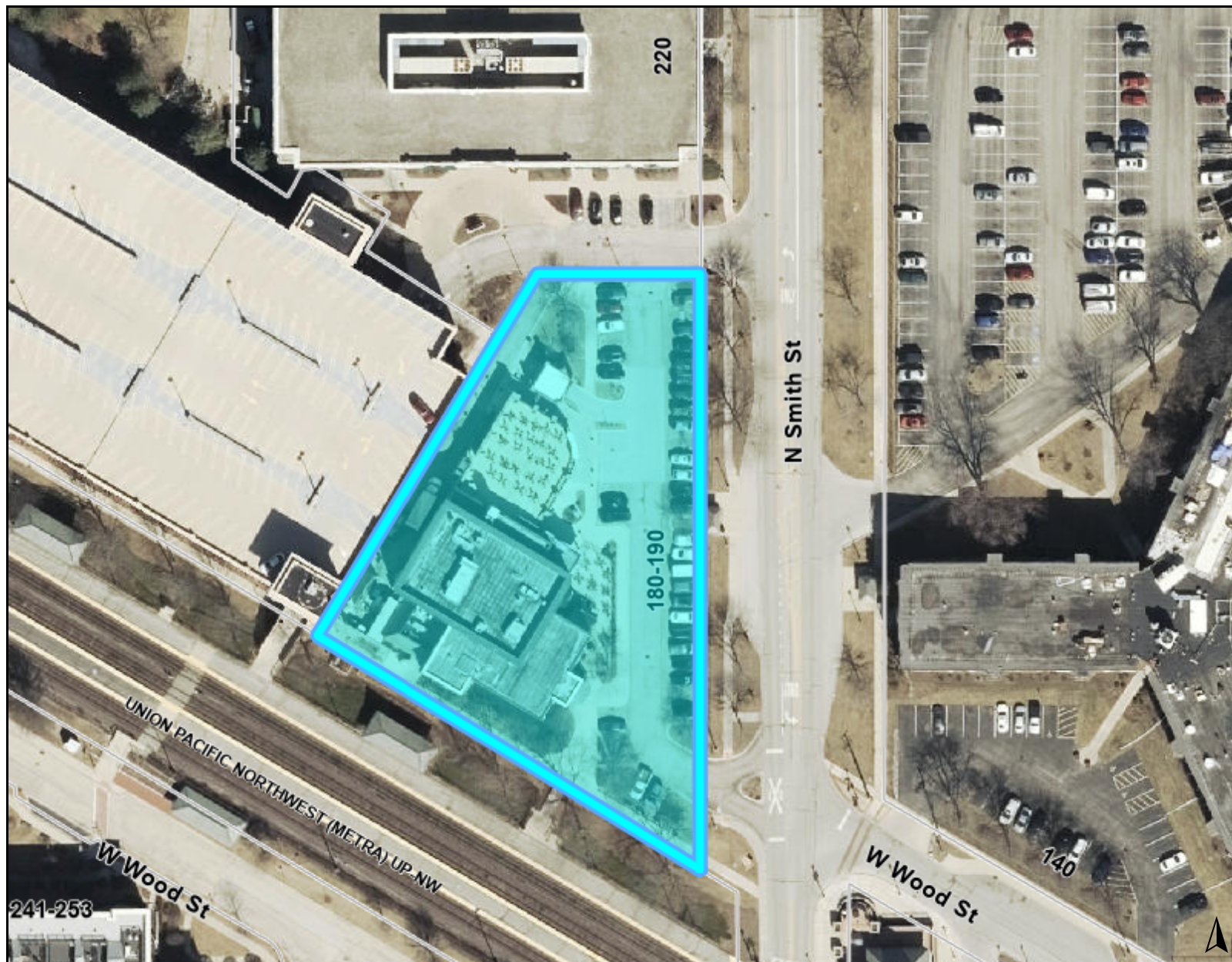
The building has operated as a restaurant, bar, and live entertainment venue for many years. Big Grove's operation as a restaurant, bar, and brewery contains similar functional elements already in operation at the site. Staff believes that the proposed floorplan modifications and exterior patio improvements will further enhance the use and the property. With a reduction in the operating hours and a smaller interior seating plan, the proposed business operations should not negatively impact any of the properties. The sign plan modifications will reduce the number and square footage of the existing signage on the building. And, the proposed murals reflect the unique characteristics and location of the property. Therefore, Staff recommends approval of the Planned Development Amendment and Special Use, subject to the following conditions:

1. The Planned Development Amendment and Special Use shall substantially conform to the floor plans and elevations , dated 07/29/2026 — Pappageorge Haymes Partners and the Big Grove business plan submitted by the Petitioner, except, as such plans may be changed to conform to Village Codes and Ordinances.

2. A license agreement reflecting the proposed activities in the Smith Street right-of-way shall be executed in a manner acceptable to the Village Attorney.
2. A utility easement will be submitted in a manner acceptable to the Village Engineer.
3. The final exterior sound amplification and lighting plans shall be submitted in a manner acceptable to the Village, as part of the building permit review.
4. The final parking lot reconfiguration shall be revised in a manner acceptable to the Village, as part of the building permit review.
5. The existing Easement and Operating Agreement between the Village, Hamilton Partners (Gateway Center building operator), and Big Grove shall be revised in a manner acceptable to the parties.

ATTACHMENTS:

1. Aerial Map - 8.5 x 11 Landscape with Legend
2. BGB Conceptual Design Presentation 07-29-26 RFS
3. Palatine Big Grove Business Plan
4. Planned Development Amendment application
5. ORD - O-54-01 - Gateway Center Planned Development
6. PD Amend O-54-01; #O-146-02
7. Engineering Site Plan
8. LEGAL NOTICE



Legend

0 150 300
ft

Print Date: 8/19/2026

Notes

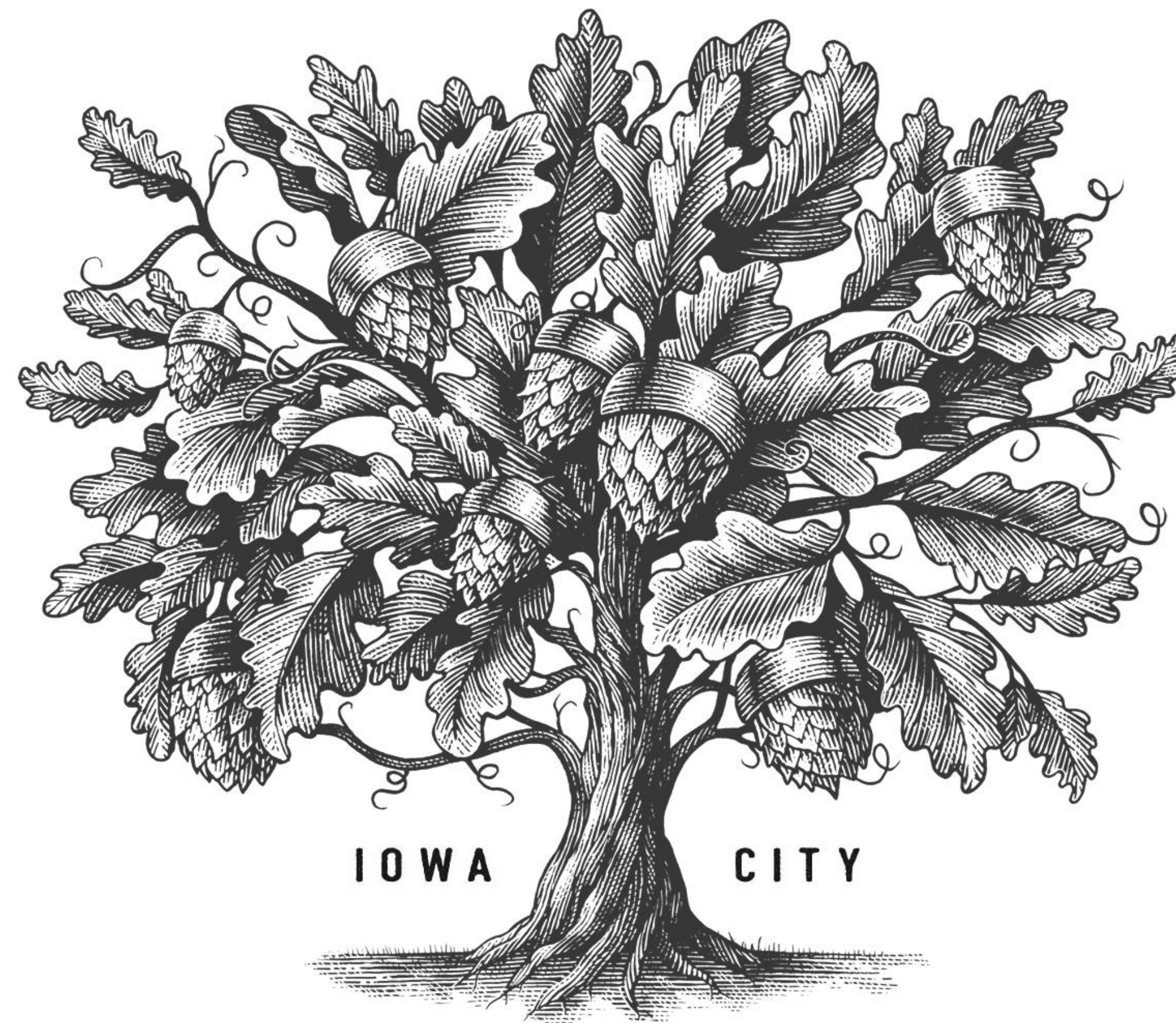
Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently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

Big Grove Brewery

180 N. Smith Street

Palatine, IL

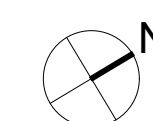
Conceptual Design Presentation
07.29.2026

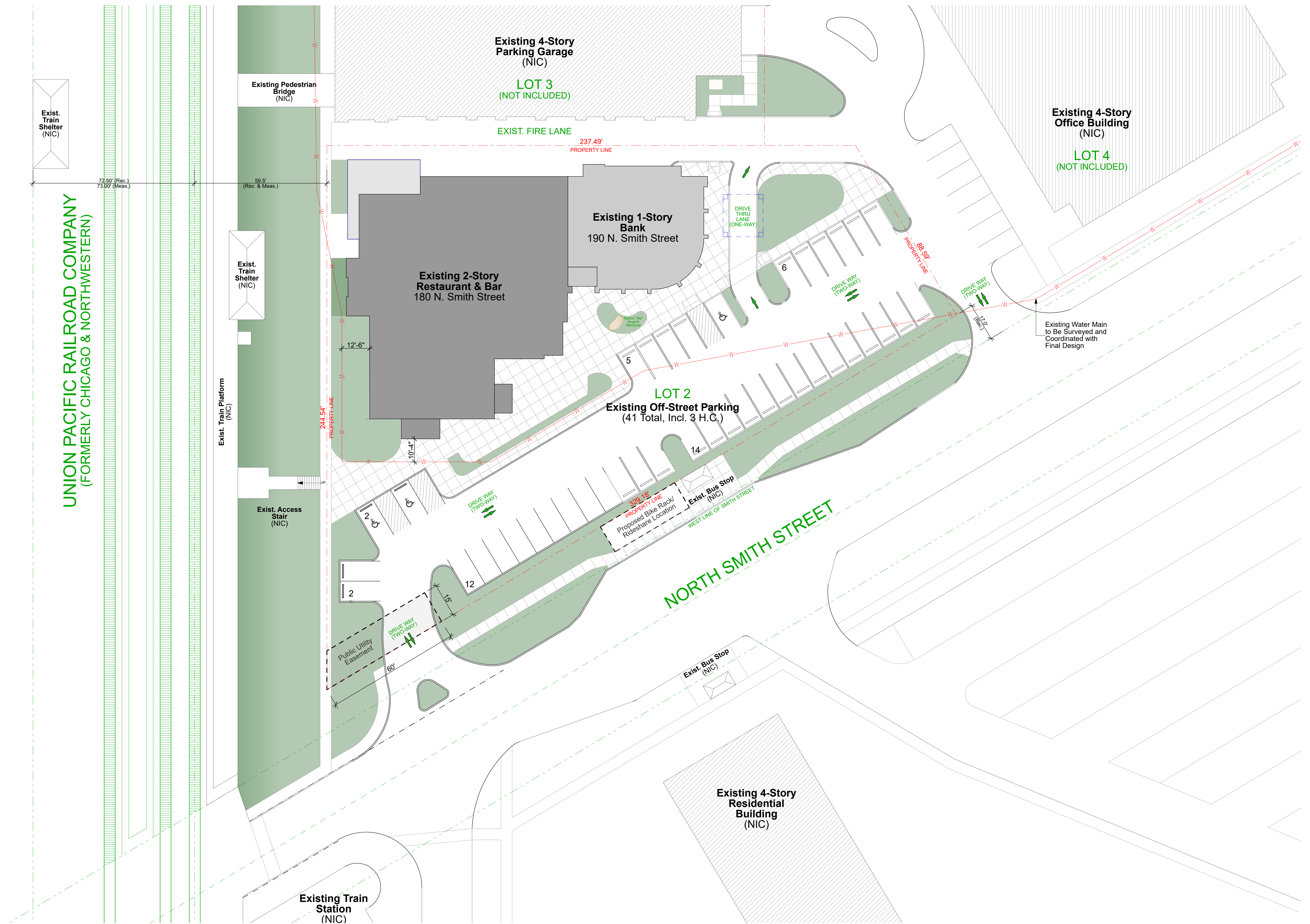


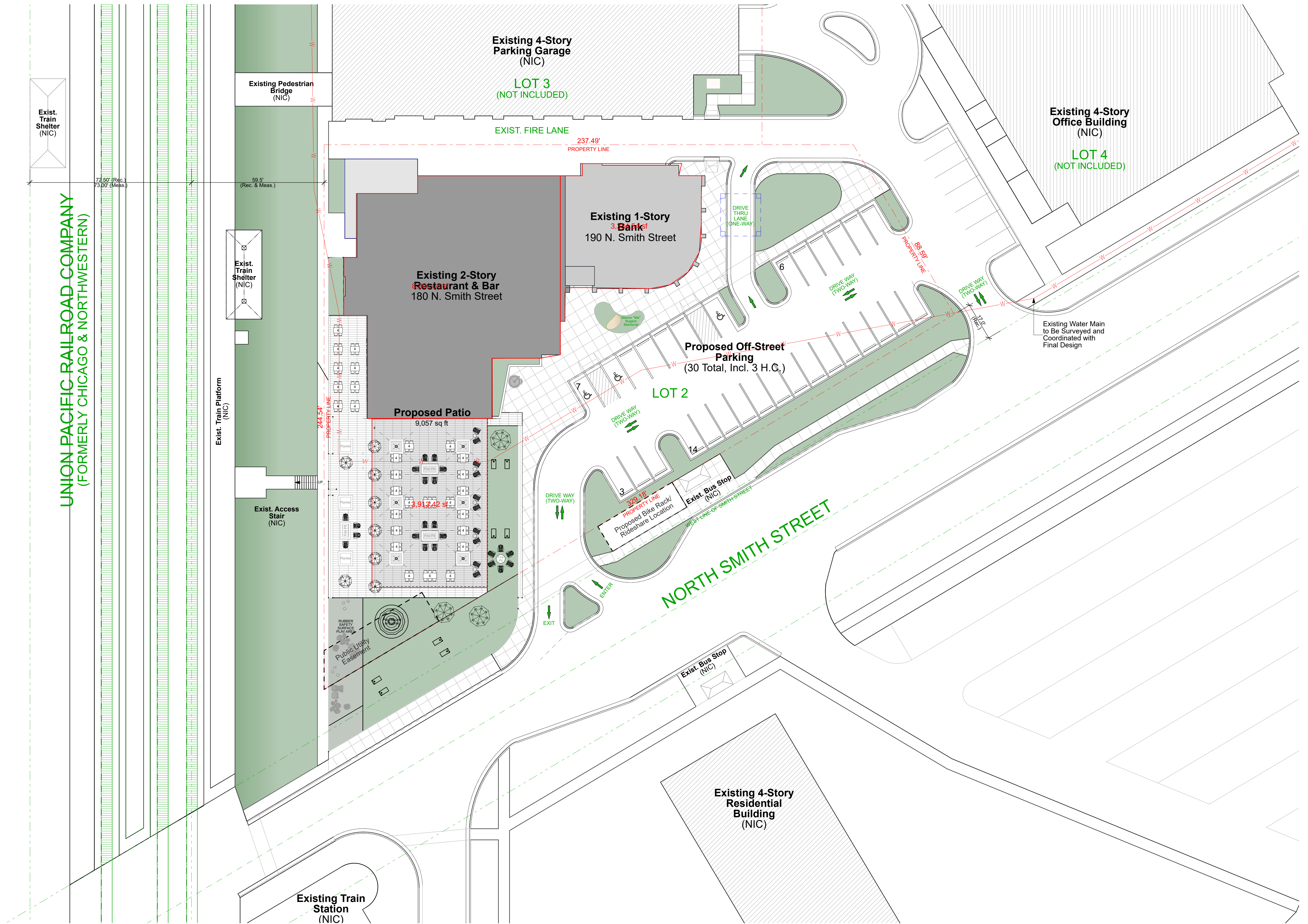
IOWA CITY

BIG GROVE

— B R E W E R Y —

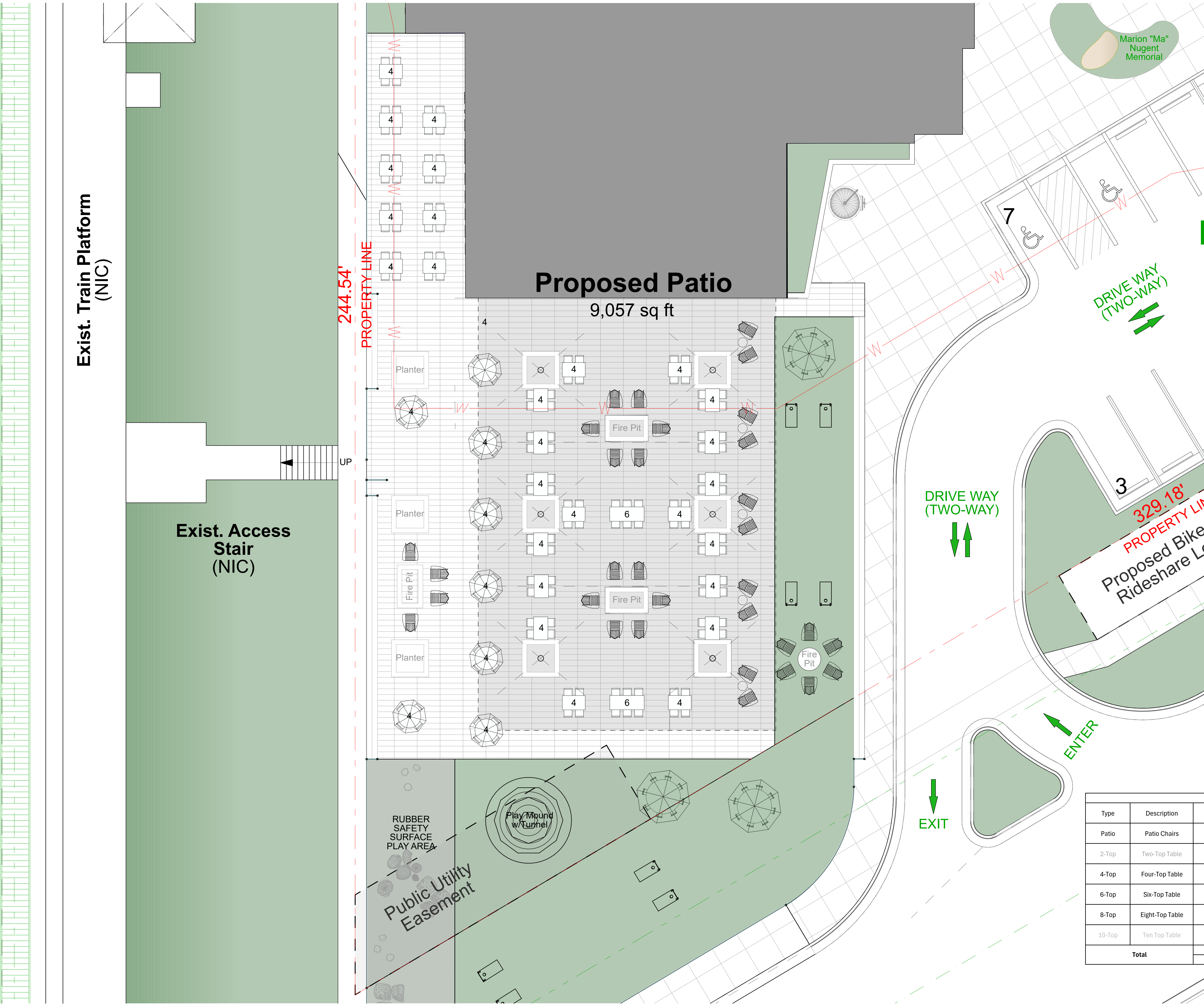
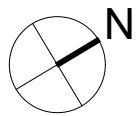






Proposed Site Plan

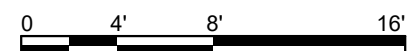


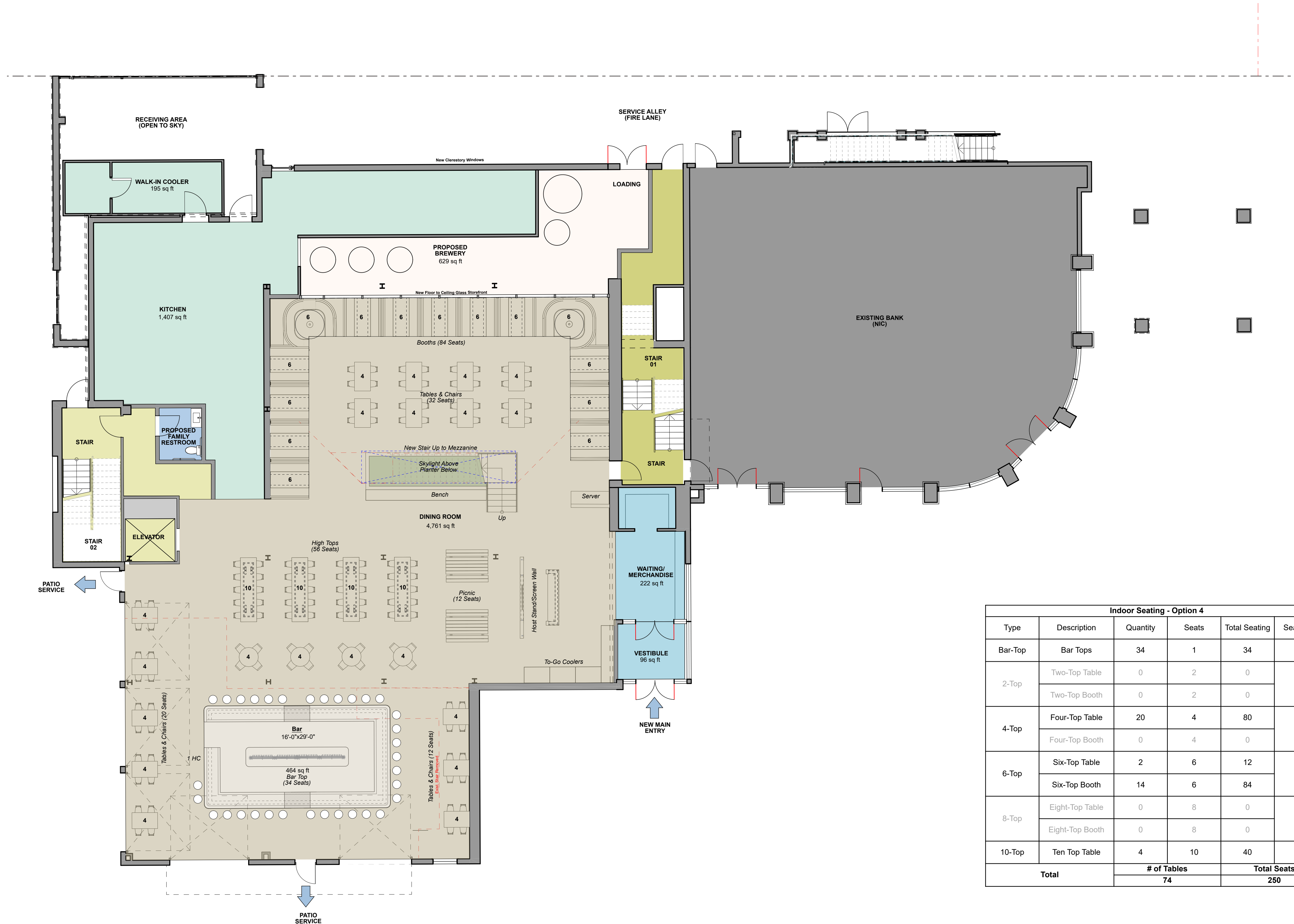


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8-Top	Eight-Top Table	1	8	8	8
10-Top	Ten Top Table	0	10	0	0
Total		# of Tables		Total Seats	
		67		192	



1 Proposed Basement Plan
SCALE: 1/8" = 1'-0"





Indoor Seating - Option 4					
Type	Description	Quantity	Seats	Total Seating	Seat/Type
Bar-Top	Bar Tops	34	1	34	34
2-Top	Two-Top Table	0	2	0	0
	Two-Top Booth	0	2	0	
4-Top	Four-Top Table	20	4	80	80
	Four-Top Booth	0	4	0	
6-Top	Six-Top Table	2	6	12	96
	Six-Top Booth	14	6	84	
8-Top	Eight-Top Table	0	8	0	0
	Eight-Top Booth	0	8	0	
10-Top	Ten Top Table	4	10	40	40
Total		# of Tables		Total Seats	
		74		250	

1 Proposed 1st Floor Plan
SCALE: 1/8" = 1'-0" 0 4' 8' 16'



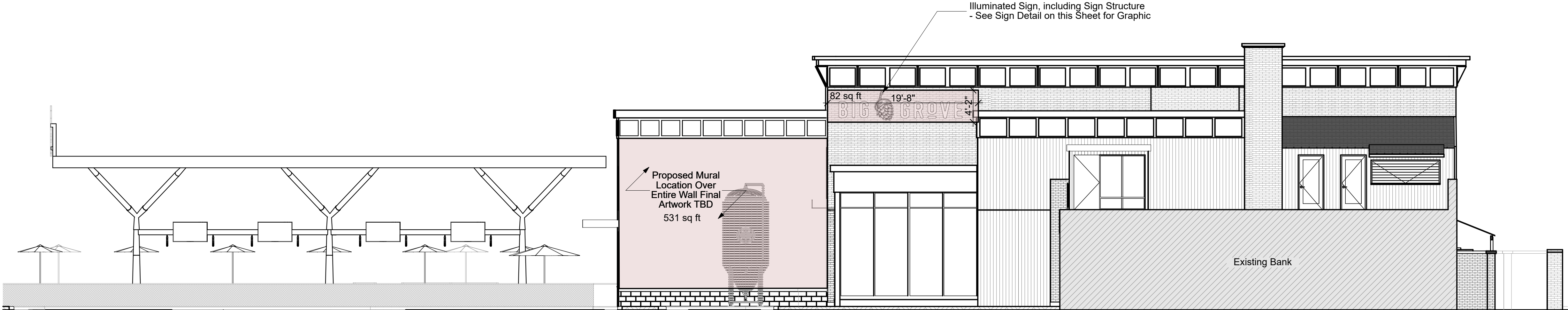
1 Proposed 2nd Floor Plan



3

Sign Detail

NOT TO SCALE

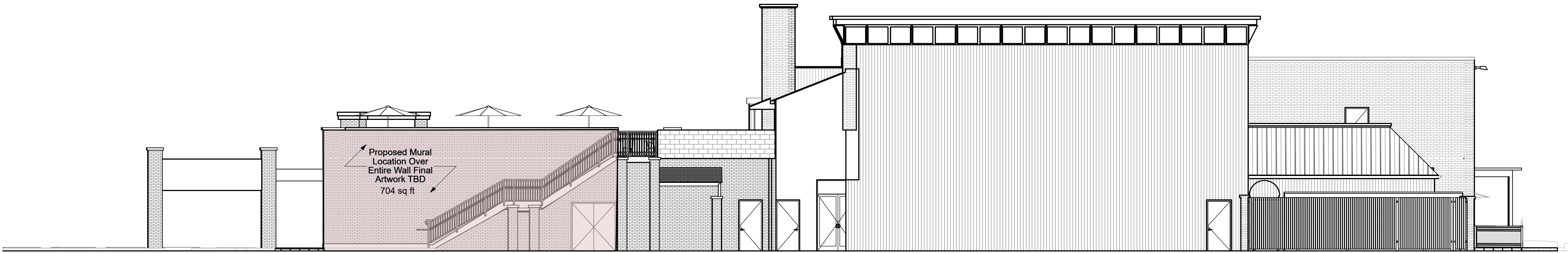


1

Northeast Elevation

SCALE: 1/8" = 1'-0"

0 4' 8' 16'



2

Northwest Elevation

SCALE: 1/8" = 1'-0"

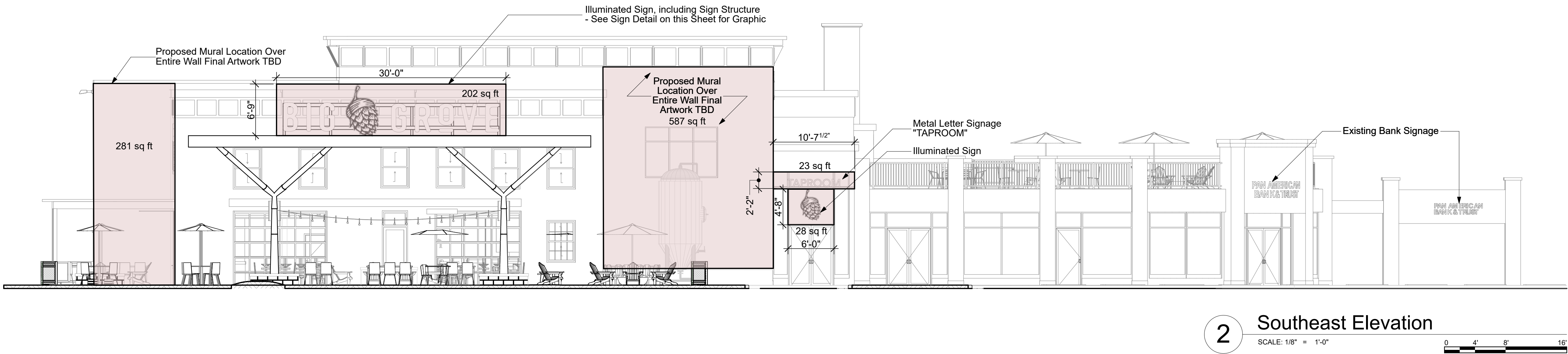
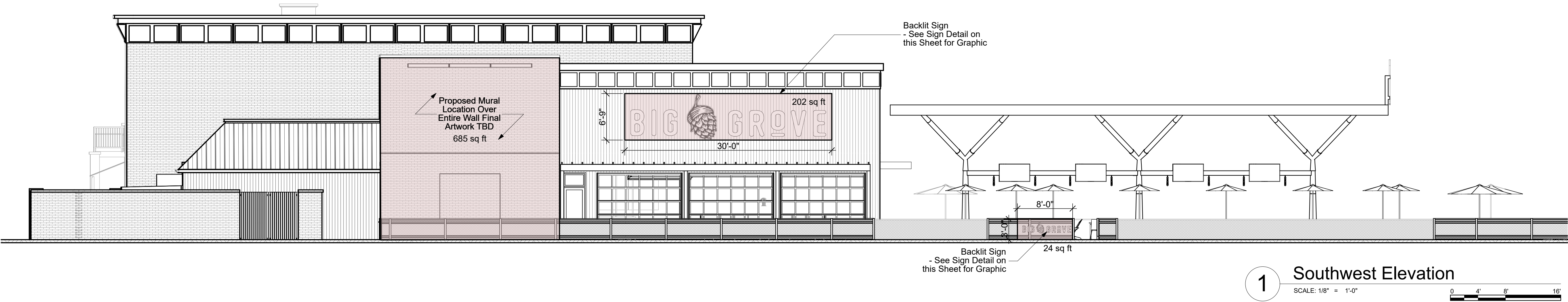
0 4' 8' 16'



3

Sign Detail

NOT TO SCALE











Big Grove Brewery History and Business Plan

Big Grove Brewery was started in 2013 in Solon Iowa by Restauranters Matt Swift and Faye Swift. They partnered with Doug Goetsch out of the Culinary Institute of America on this project to create a unique brew pub that brought an elevated cuisine to small town Iowa. Their initial business plan was 1 location that combined a unique space, gold medal winning beer, an elevated cuisine along with relentless hospitality.

As Big Grove's beer started getting a following in Eastern Iowa, they opened their second location in Iowa City in 2017. This location expanded brewing capacity by 50x and had a 12,000 sq foot taproom with a full acre patio. This location really set the stage to become a meaningful brand in Eastern Iowa.

Over the last 6 years Big Grove has expanded to a total of 6 tap rooms (Solon IA, Iowa City IA, Des Moines IA, Cedar Rapids, IA, Omaha NE, Prairie Village KS) and now distributes their beer in 7 Midwest states. Big Grove is the 62nd largest brewery in the US and is the #1 brewery in the state of Iowa based on barrelage production.

As Big Grove has expanded, they have stayed grounded in their roots and core values. Big Grove continues to create unique spaces with an indoor-outdoor connectivity, run scratch kitchens delivering an exceptional dining experience, making gold medal winning beers and delivering it with unmatched hospitality. The customer experience with the brand within the tap room continues to drive sales of their core beers at other bars-restaurants and off premise retailers.

Palatine's Big Grove will completely remodel the existing Durty Nellie's building. After purchasing the building, we project a total renovation budget north of 4.5 million dollars. In other Big Grove locations of this size/capacity we see an average of 5,000 guests per week and drive significant tourism and tax revenue to the city. We are hopeful that we can be open during the summer of 2027. We plan to hire approximately 150 staff members, a combination of Full Time, Part Time, Front of House, Back of House, Sales and Marketing.

Palatine's Big Grove will operate 7 days a week, 11 AM to 10 PM on weeknights, and 11 AM to 11 PM on weekends. We will have a small brewery on site that will produce unique Palatine beers for 5-6 of our tap lines, and we will bring in our core beers like Easy Eddy and Citrus Surfer from Iowa through our Illinois distribution partners. Big Grove will run a full-service bar at this location, with a cocktail menu, beer, wine and spirits. We will also have a branded storefront with Customer Hats-T Shirts and will sell our packaged beer to go. We have a proven model for pricing, COGS-labor-occupancy cost execution that delivers returns to successfully run a brew pub.

We are looking forward to joining the Village of Palatine and the surrounding Chicagoland area.

Existing land use(s) on the Subject Property include the following:

Restaurant and full service bar

Summarize the proposed modifications to the existing property/Planned Development:

Continued restaurant and bar use with additional brewery capabilities and updated patio space.

The Petitioner's signature below indicates that the information contained on this application and within any accompanying documents is true and correct to the best of their knowledge.

8/3/26

Date

ORDINANCE NO. 0-54-01

**ORDINANCE GRANTING FINAL PLANNED DEVELOPMENT APPROVAL
GATEWAY CENTER
(SOUTHWEST CORNER OF SMITH AND COLFAX)**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On May 15, 2001**

ORDINANCE NO. 0-54-01

**AN ORDINANCE
GRANTING FINAL PLANNED DEVELOPMENT APPROVAL
GATEWAY CENTER**

WHEREAS, upon petition of owners of said property, hearings were held by the Plan Commission of the Village of Palatine on April 3, 2001 in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission, having made its findings in a report to the Mayor and Village Council of the Village of Palatine 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:

Lots 1, 2, 3 and 4 in Millin's Subdivision, being a subdivision of part of the Southeast quarter of Section 15, Township 42 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded June 17, 1970, as Document Number 21186867, in Cook County, Illinois. ALSO that part of the Northwest quarter of the Southeast quarter of Section 15, Township 42 North, Range 10 East of the Third Principal Meridian, described as follows: Beginning at a point in the West line of Smith Street at the intersection of the South line of Colfax Street extended West; thence South along the West line of Smith Street, 132.00 feet; thence West 132.00 feet parallel with the South line of Colfax Street extended West; thence North 132.00 feet to a point in the South line of Colfax Street extended West; thence East along the South line of Colfax Street extended West to the point of beginning, excepting therefrom the North 17.00 feet and the East 17.00 feet thereof dedicated for public streets by Plat of Dedication recorded July 1, 1971 as Document Number 21521353, all in Cook County, Illinois

commonly known as the vacant 5 acres located at the Southwest corner of Smith Street and Colfax Street, commonly known as Commuter's Plaza.

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 and subdivision of land shall substantially conform to the engineering plans sheets 1-10 by Spaceco, Inc. dated March 23, 2001, and to the plat of subdivision by Spaceco, Inc. dated 3/23/01 and to the parking structure plans by Walker Parking Consultants dated 2/9/01 last revised 3/23/01 and to the office/retail and retail building floor plans and elevations by TVS attached hereto as exhibit "A" and to the parking structure elevations attached hereto as Exhibit "B" and to the detail sheet by TVS attached hereto as Exhibit "C", and to the landscape plan by Daniel Weinbach & Partners, LTD. Dated 3/20/01, last revised 3/28/01, except as they may be changed to conform to Village Codes and Ordinances and the following conditions:
2. The uses for the planned development shall conform to the Permitted and Special Uses in the B-2 General Business District. Public hearings for Petitions for Special Uses for restaurants may be heard by the Village Council.
3. Site lighting shall conform to Village Code.
4. Signage shall conform to Village Code and any Downtown Design Guidelines adopted by the Village.
5. All existing ingress/egress and utility easements shall be vacated. New utility easements shall be granted in a form acceptable to the Village Engineer with the approval of the Village Manager.
6. The sidewalk along the railroad right-of-way and the access to the train platform shall conform to the Railwalk design standards adopted by the Village. Joseph Freed & Associates shall be responsible for 50% of the costs of the sidewalk adjacent to Lots 1 & 2.
7. All trash enclosures shall be designed and constructed in a manner acceptable to the Director of Inspection Services with the approval of the Village Manager.
8. A letter of credit to ensure the maintenance of the planned development in the amount of \$50,000 and in a form acceptable to the Village Engineer shall be submitted prior to the start of construction. A letter of credit to ensure the completion of the planned development and public improvements in the amount of \$1.4 million shall be submitted pursuant to the terms and conditions of the Redevelopment Agreement.
9. The planned development shall be subject to the terms and conditions of the Redevelopment Agreement which addresses, among other things, cross access and operating agreements, construction phasing, transferability of development

rights and securities. In the event that the Planned Development Ordinance and the Redevelopment Agreement are in conflict, the more restrictive shall apply.

10. The engineering plans shall be revised in a manner acceptable to the Village Engineer with the approval of the Village Manager.
11. All rooftop units shall be visually and acoustically screened in a manner acceptable to the Director of Inspection Services with the approval of the Village Manager.
12. The landscape plan shall be revised in a manner acceptable to the Village Forester with the approval of the Village Manager.
13. Final building and architectural plans for the office and retail buildings shall be submitted in a manner acceptable to the Director of Inspection Services and shall be approved by the Village Manager. Any substantial changes to the plans referenced in condition 1 of this ordinance shall require Village Council approval.
14. Final building and architectural plans for the parking deck shall be reviewed and approved by the Village Council in conjunction with the construction contract including the guaranteed maximum price.

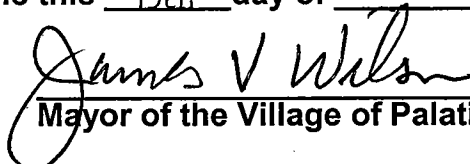
SECTION 3: That the petition for preliminary and final planned development, a copy of the public notice, and the minutes of the Plan Commission Meeting reporting on this petition be attached hereto and form a part of this ordinance.

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

PASSED: This 15th day of May, 2001

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

APPROVED by me this 15th day of May, 2001



Mayor of the Village of Palatine PRO-TEM

ATTESTED and **FILED** in the office of the Village Clerk this 15th day of

May, 2001



Village Clerk

Site Data For Gateway Center Planned Development

Total Site Area:	4.9 acres
Office/Retail Building Area:	100,000 s.f.
Office/Retail Building Height:	4 stories (58 ft.)
Office/Retail Building setbacks:	
From Smith St.	5 feet
From Colfax St.	5 feet
From Parking Deck	30 feet
Retail Building Area:	17,000 s.f.
Retail Building Height:	2 stories
Retail Building Setbacks:	
From Smith St:	56 feet
From Rail ROW:	4 feet
From Parking Deck:	24 feet
Parking Deck Spaces:	1244
Commuter Spaces:	794
Office/Retail Spaces:	400
Retail Spaces in Deck:	50
Surface Retail Spaces:	61
Parking Deck Area:	400,000 s.f.
	80,000 s.f. per floor
Parking Deck Height:	5 levels (42.5 ft.)
Parking Deck Setbacks	
From Colfax St.	0.5 feet
From Rail ROW:	8 feet
From Smith St.:	135 feet
Traffic:	
Office Daily Trips:	1076
Retail Daily Trips:	1240
Commuter Daily Trips:	1700

Gateway Centre Planned Development Summary of Issues

Comparison of DLUG Recommendation to Proposed Development

	DLUG Recommendation	Proposed Development
Land Use	Office, Retail and Public Parking	Office, Retail and Public Parking
Building Area	150,000 s.f. office 10,000 s.f. retail	100,000 s.f. office 17,000 s.f. retail
Building Height	3 story office above 5 level parking deck	4 story office 5 level parking deck
Parking	1495 spaces	1302 spaces
Daily Traffic	4960	4016

Traffic & Parking

- Expected Traffic is less than the traffic planned for in the DLUG and the Downtown Traffic and Parking Study by Metro Transportation Group.
- Smith and Colfax would be widened to 3 lanes to accommodate traffic generated by the site.

Origin of Commuter Parkers by Community

Community	Percentage of Vehicles
Palatine	52%
Hoffman Estates	15%
Inverness	12%

- 63% of commuter parkers originate from the north side of the tracks.
- 37% of commuter parkers originate from the south side of the tracks.

Expected Route of Commuter Parkers

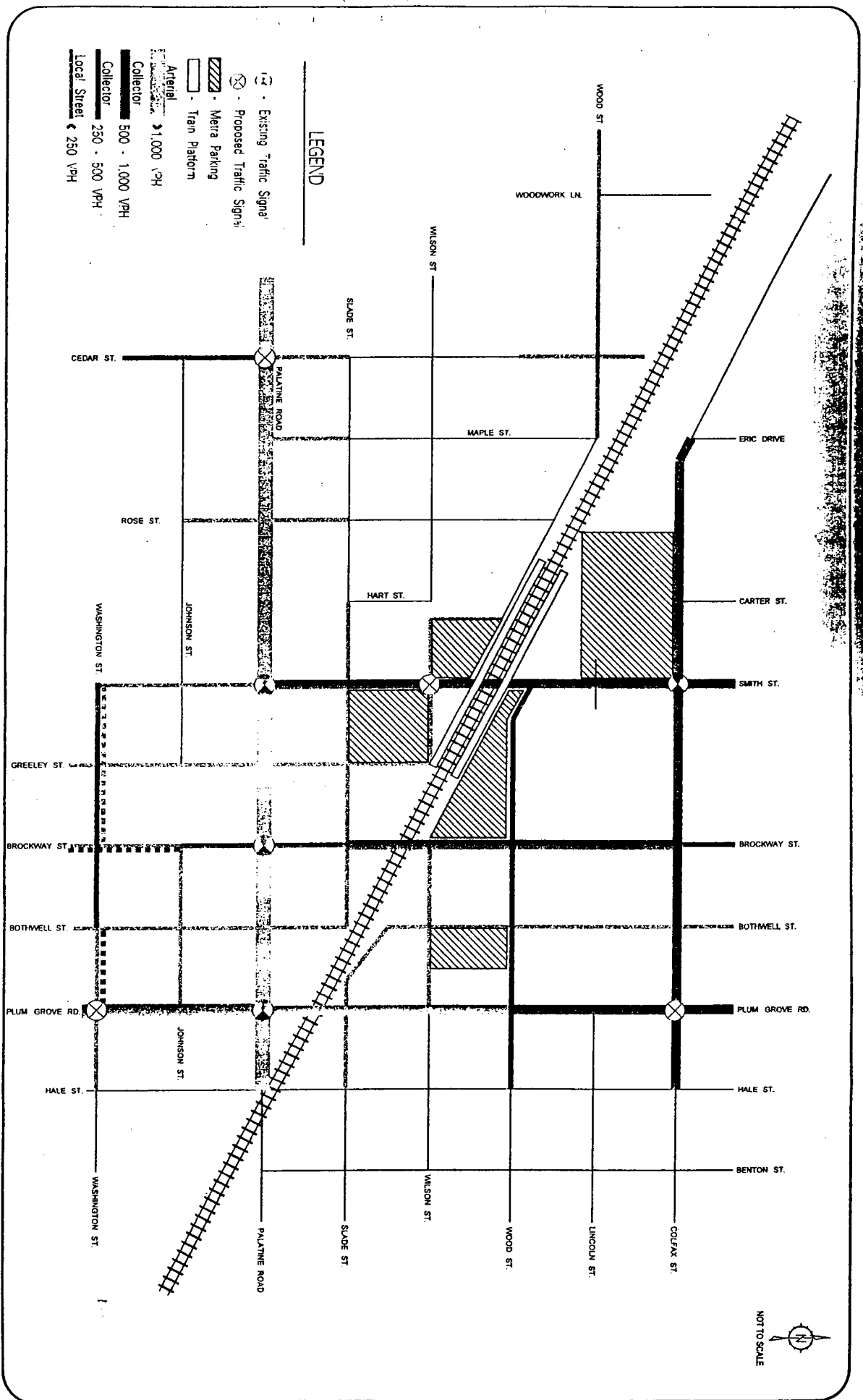
Most Direct Route	Percentage of Vehicles
Wood Street / Palatine Road	43%
Colfax Street (West)	22%
Colfax Street (East)	12%
Smith Street (North)	13%
Smith Street (South)	10%
Total	100%

- Spaces Prior to Train Station and Subject Site Construction: 1383
- Spaces During Subject Site Construction: 1213
- Spaces after Train Station and Subject Site Construction: 1768



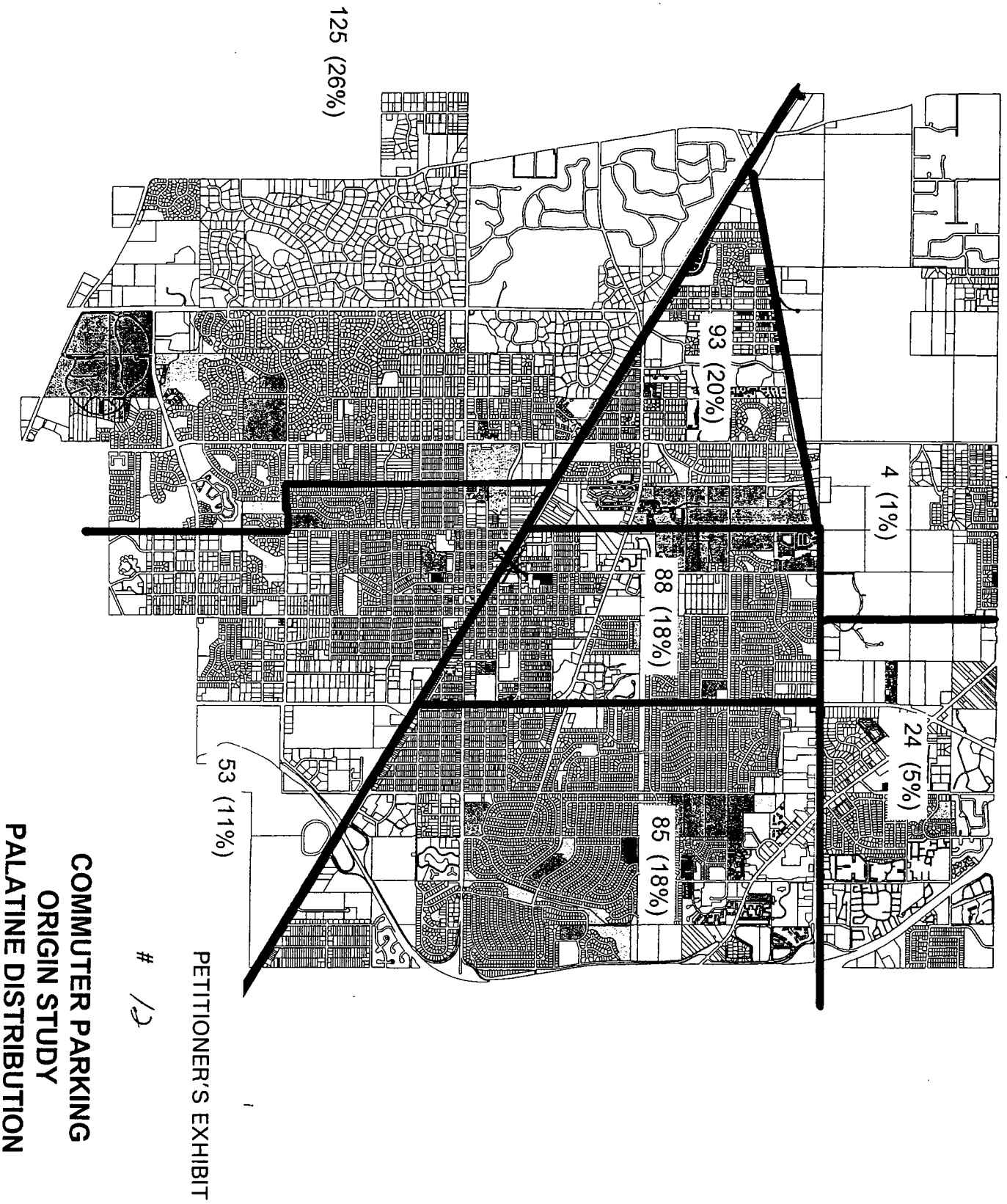
FUTURE TWO-WAY TRAFFIC VOLUMES

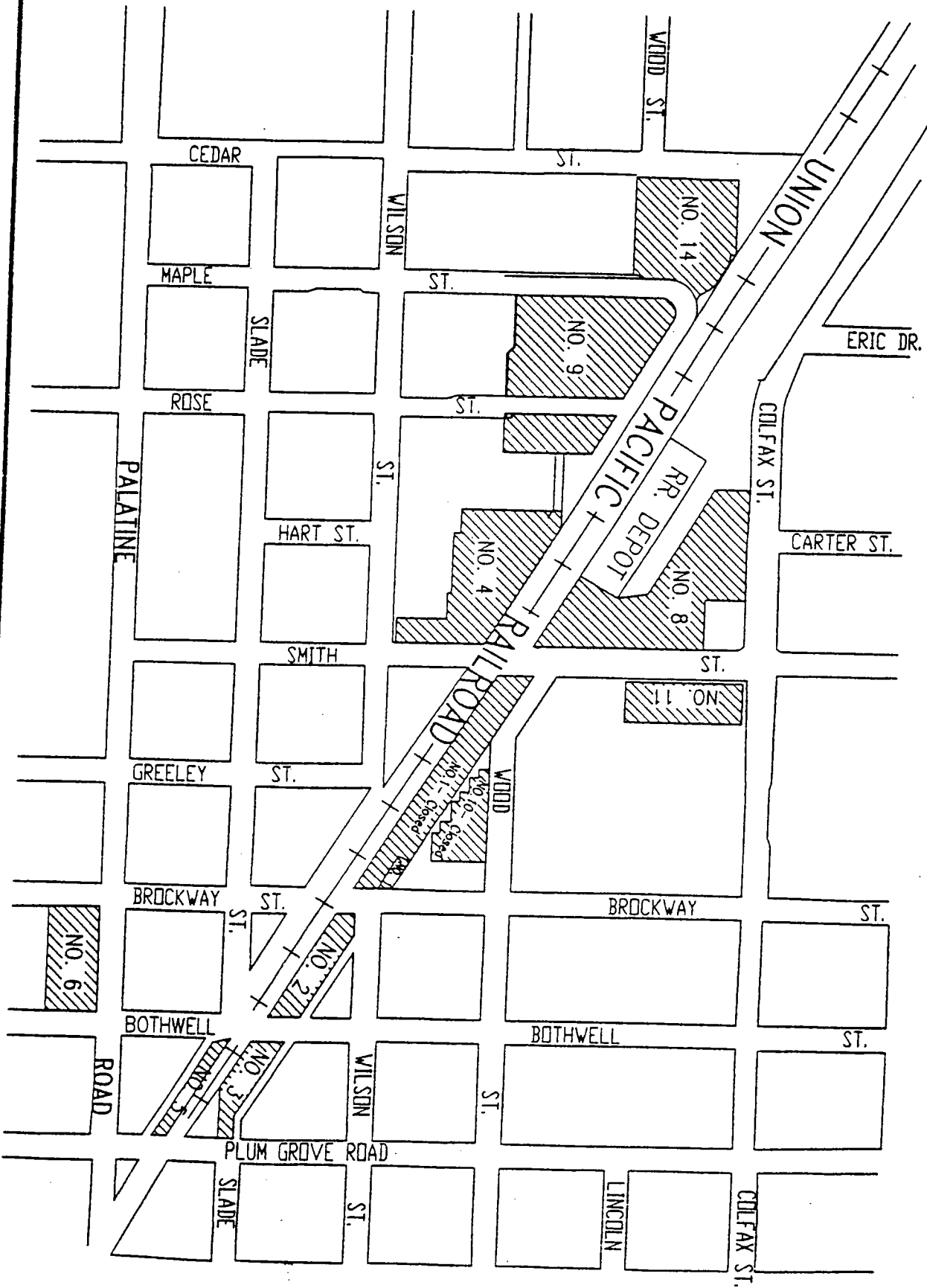
FIGURE: 8



PETITIONER'S EXHIBIT

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PETITIONER'S EXHIBIT

13

ORDINANCE NO. 0-146-02

**ORDINANCE AMENDING PLANNED DEVELOPMENT ORDINANCE 0-54-01
GATEWAY CENTER PLANNED DEVELOPMENT**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On August 26, 2002**

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning & Zoning Commission on Tuesday, August 25, 2026 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

1) Amendment to Planned Development Ordinances #O-54-01 and #O-146-02, as amended, to permit the reconfiguration and remodeling of the existing building and site improvements, including modifications to the existing surface parking area and drive aisle, at 180 & 190 N. Smith Street; and
2) Special Use to allow for a new restaurant/bar with brewery, Big Grove Brewery, an expanded ground level outdoor patio with dining, seating, and activity areas, and new exterior signage at 180 N. Smith Street.

The property is commonly known as 180-190 N. Smith Street (Lot 2 in Gateway Center). The Petitioner is requesting an Amendment to the Planned Development to reconfigure/remodel the existing building and site improvements and a Special Use to allow for a new restaurant/bar with brewery (Big Grove Brewery) at 180 N. Smith Street. The proposed site plan modifications would include a reduction in the surface parking lot, resulting in the loss of approximately 11 parking spaces, expansion of the grade level patio area, and the addition of an outdoor canopy structure. The existing Pan American Bank & Trust, with related drive-through, would remain within the existing tenant space at 190 N. Smith Street. The above petition has been filed by Matthew Swift, Big Grove Palatine, LLC, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
File #: FPD-000289-2026

VILLAGE OF PALATINE

Jan Wood, Chair

Palatine Planning & Zoning Commission

DATED: This 6th day of August, 2026
Published in Daily Herald Aug. 6, 2026 (340024)

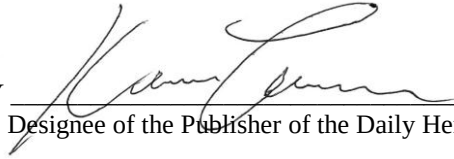
CERTIFICATE OF PUBLICATION

**Northwest Suburbs
Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 08/06/2026 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY


Designee of the Publisher of the Daily Herald

Control # 340024

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- 2) Special Use to allow for a new restaurant/bar with brewery, Big Grove Brewery, an expanded ground level outdoor patio with dining, seating, and activity areas, and new exterior signage at 180 N. Smith Street.**

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VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Planning & Zoning Commission

DATED: This 6th day of August, 2026

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