



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

- A. PZC Minutes - 08-11-2026

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